

Public Informational Meeting

Response Action Plan

Vacant (Former Grantsville Garage) and
Residential Property

129, 131 and 133 E. Main Street
Grantsville, MD

July 8, 2020 7:00 PM



AGENDA

- **Introductions**
- **Site Description/History**
- **Future Development Plans**
- **Environmental Investigations**
- **Contaminants of Potential Concern**
- **Exposure Assessment**
- **Land Use Scenario**
- **Proposed RAP Components**
- **Comments/Questions**



Project Parties

**Regulatory Agency: Maryland Department of the Environment (MDE)
Voluntary Cleanup Program (VCP)**

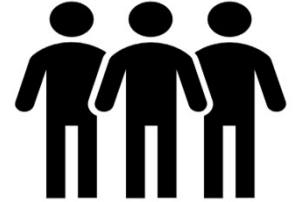
Project Manager: Anuradha Mohanty
Contact No. 410-537-3466

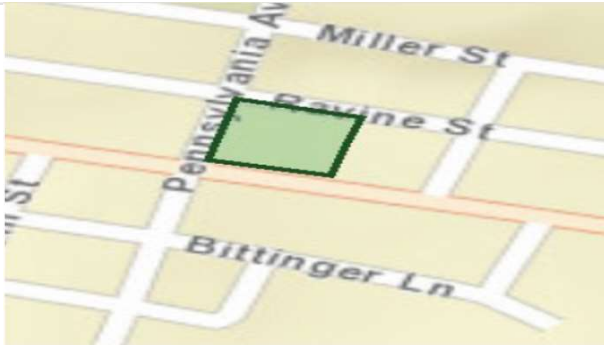
VCP Participant: PTV 1075, LLC
400 Penn Center Boulevard
Bldg: 4, Suite 1000
Pittsburgh, PA 15235

Representative: Ben Syput
Contact: 412-400-4077

Environmental Consultant: Intertek-PSI
850 Poplar Street
Pittsburgh, PA 15220

Project Manager: David Christner
Contact No. 412-922-4000, Ext. 382

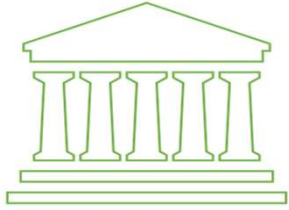




SITE DESCRIPTION

The subject property consists of two adjoining parcels of land totaling 0.67 acres.

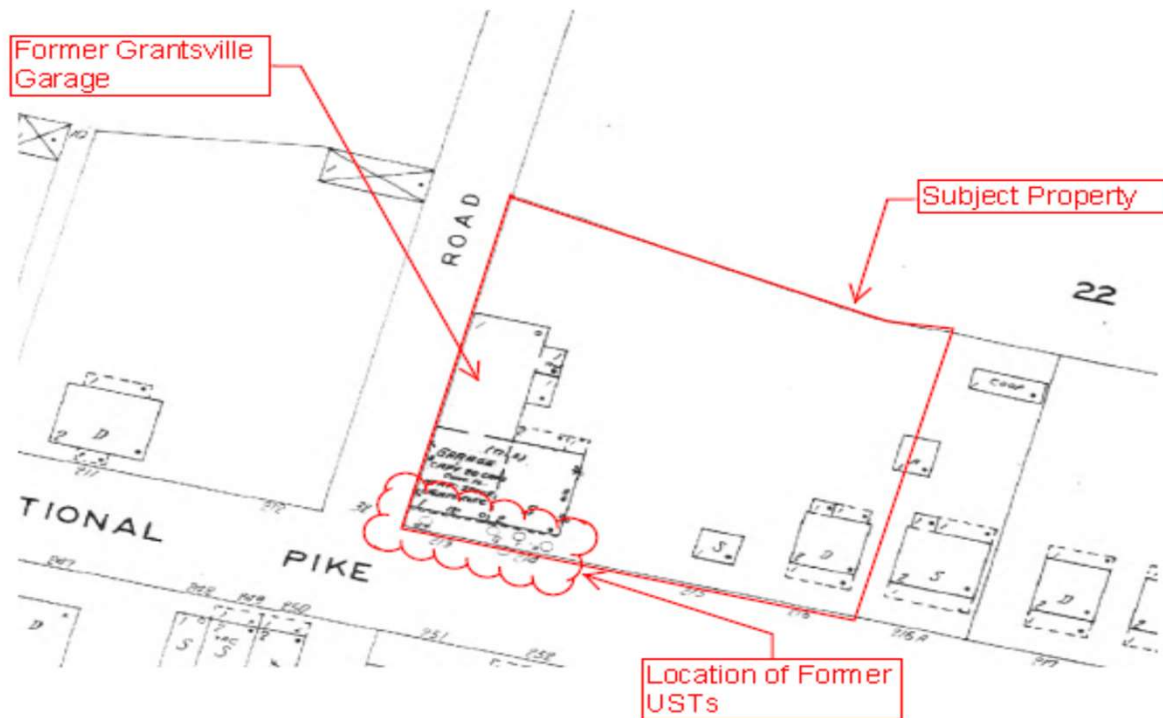
- 131 and 133 E. Main Street – This Tax Parcel (Map 008A Grid 0016 Parcel 0049) is located on the western approximate two-thirds of the subject property and is owned by the Gregory Lawson/Roger Resh Life Int. This parcel is currently vacant grass-covered lot with a gravel driveway. There are currently no structures located on this parcel.
- 129 E. Main Street – This Tax Parcel (Map 008A Grid 0016 Parcel 130) is located on the eastern third of the subject property and is owned by Norman & Hazel Beitzel. This parcel is improved with an approximately 1,500 square foot (SF), two-story with basement residential home and approximately one-third of a 600 SF garage. There is an asphalt / grass-covered drive that goes to the existing detached garage. There is an active 1,000-gallon underground heating oil tank located adjacent to the east side of the house.



SITE HISTORY

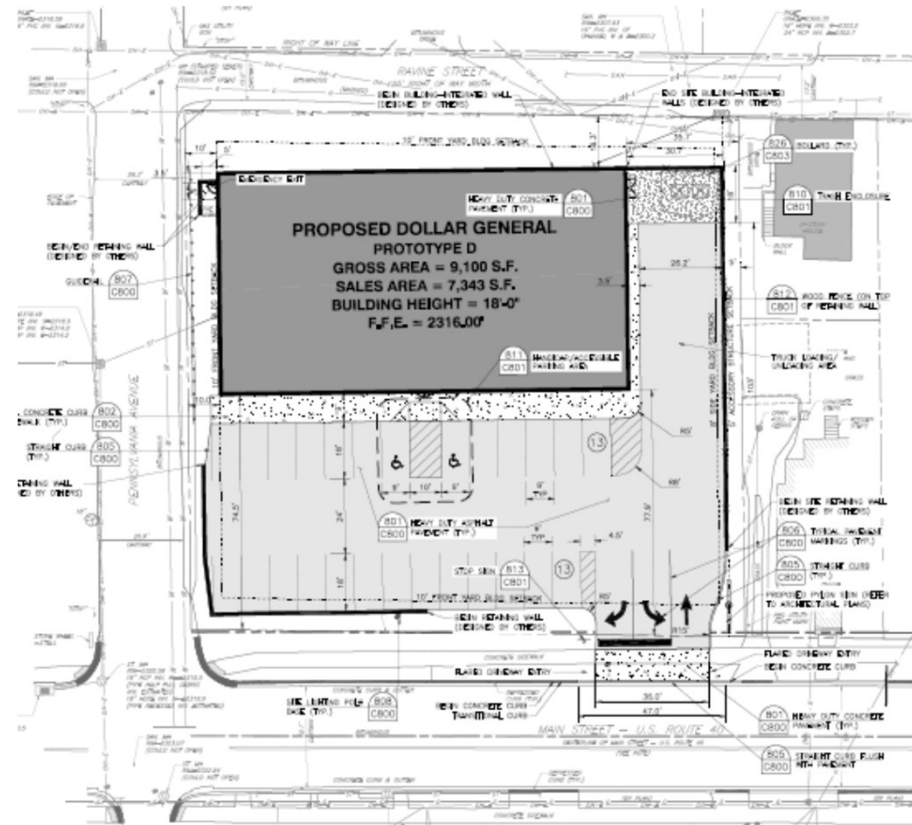
- 129 E. Main Street – This property has contained a two-story plus basement residential structure and detached garage since circa 1930. The house is currently occupied.
- 131 and 133 E. Main Street – This property contained an auto repair garage and gasoline filling station (referred to in a past deed as “Grantsville Garage”) from at least 1922 until the mid-1990’s when it reportedly burned down. The use of the gasoline station was discontinued in the 1980’s prior to the on-set of EPA and State UST regulations; however, the auto repair garage use continued. The 1922 Sanborn Map shows two underground storage tanks outside the south side of the shop and the 1930 Sanborn Map shows five USTs at the same location. The auto repair garage structure was located on the western side of this parcel. The eastern side of this portion of the subject property contained a residential structure, that may have also been utilized at times as an unknown shop, from at least 1922 until circa 2009, when it was demolished.

SITE HISTORY – 1930 SANBORN® FIRE INSURANCE MAP



FUTURE DEVELOPMENT PLANS

The VCP applicant (PTV 1075 LLC) is proposing to construct an approximately 9,100 square foot, one-story, slab-on-grade building on the northern side of the property. The building will be occupied by a Dollar General retail store. There will be some limited landscaping on the northern side. The southern side of the property will be completely covered with a paved asphalt parking lot and drive lanes as well as a new concrete sidewalk on the southern perimeter. The subject property building will utilize public utilities, including both potable water and sanitary sewage disposal. Storm water drainage will also be through the Town of Grantsville's Storm Water system. The subject property will discharge to the system under Ravine Street to the north.



Environmental Investigations

Phase I Environmental Site Assessment (ESA), dated March 4, 2019.

- The Phase I ESA is conducted to an American Society for Testing and Materials Standard (ASTM E1527-13).
- This report looks to identify any potential environmental concerns (called Recognized Environmental Concerns) at a subject property through the conductance of a site reconnaissance, review of government database records, review of historical sources and interviews. It does not include any physical sampling or testing.

Phase II Environmental Site Assessment (ESA), dated April 18, 2019.

The Phase II ESA is conducted to an American Society for Testing and Materials Standard (ASTM E1903). This report looks to confirm the absence or presence of any environmental concerns identified in the Phase I ESA through sampling and analysis of soils and or groundwater at subject property. It is a focused investigation conducted on areas most likely to show contamination due to the identified RECs. It is not intended to document the extent of contamination (if any found).

Additional Site Investigation Activities, dated February 6, 2020

This was a more comprehensive investigation of the contaminants found during the Phase II ESA to get a better idea of their locations and extent.

Soil Gas Sampling, Dated March 18, 2020

This investigation includes conducting sampling to determine the potential presence and concentration of volatile organic compounds present as a gas in the soils for the purpose of determining if there may be a potential for these vapors to intrude (seep) into a structure built on top of the soil.



PHASE I ESA

- The report identified the following evidence of recognized environmental conditions:
 - There was a gasoline station and auto service garage located on the western portion of the subject property from at least 1922 until approximately the late 1990's when the garage burnt down. It is not known if the garage was vacant prior to burning down. The 1922 and 1930 Sanborn Maps identify underground storage tanks (USTs) on the southwestern portion of the site. The status of the USTs is not known. Fill from a newly constructed home was reportedly used to fill in the hole where the gasoline station and auto service garage were located. The property owner representative had no additional information available for the property. This facility operated prior to the implementation of current environmental regulations. Based on the lack of information on the USTs, the length of time the facility operated as a gasoline station and auto service garage, and the facility present prior to the implementation of current environmental regulations, the former gasoline station and auto service garage would be considered an REC in relation to the subject property.
 - There is a 1,000-gallon underground storage tank (UST) for heat located outside the residential home (eastern parcel). The UST contains home heating oil. There were no reported releases with the UST. The age of the UST was not reported. The UST is not equipped with automatic leak or spill detection. No tightness testing has been conducted. USTs with 1,100-gallon capacity or less that are to store petroleum products at a private residence or farm are exempt from most Maryland oil control regulations. However, these systems must comply with closure requirements when no longer used as a fuel source. Due to its underground location and lack of automatic leak detection, PSI can not rule out the possibility of a latent release from the tank, thus it is considered to represent evidence of a REC.



Phase II ESA

- Included a Ground Penetrating Radar Survey to check for potential USTs in the area where the Sanborn Maps showed the USTs to be present in 1930. No indications of existing USTs was found during the survey. The GPR survey was also used to delineate the extent of the known 1,000-gallon heating oil UST outside the house. The GPR was unable to locate this UST, most likely due to interference from the house foundation/walls.
- Included a total of four soil borings using a direct push hydraulic Geoprobe®. Three in the area of the former USTs and one in the area existing heating oil UST. A total of five soil samples and one groundwater sample were collected and analyzed for volatile organic compounds (VOCs, lead and total petroleum hydrocarbons (TPH) – Diesel Range Organics (DRO) and Gasoline Range Organics (GRO). The analytical parameters were based on what is required by the MDE during the removal of petroleum USTs.
- The investigation found the following:
 - No evidence of current underground storage tanks (USTs) was found on the southwestern corner of the subject property (133 E. Main Street) in the area where historic Sanborn Maps showed USTs to be present.
 - The presence of one heating oil UST was confirmed outside the southeast corner of the residential house at 129 E. Main Street.
 - Petroleum product soil and groundwater impact above regulatory standards was found on the southwestern corner of the subject property in the area where the historic Sanborn Maps showed USTs to be present.
 - No compounds were found in the soils from a soil boring conducted adjacent to and on the up-gradient side of the heating oil UST. Due to property boundaries and subsurface utilities, no sample could be collected on the down-gradient side of the heating oil tank. No groundwater was found in this area to a depth of 13' below ground surface (bgs).



ADDITIONAL INVESTIGATION ACTIVITIES

- **The Additional Investigation included the conductance of eight additional soil borings to various depths using split spoon sampling with hollow stem augers. It included collecting soil samples at various pre-determined depths as well as additional samples from any areas of suspect contamination. The scope also included the collection of three groundwater samples from the three borings. A total of sixteen soil and three groundwater samples were submitted to the laboratory for analysis of various compounds including VOCs, TPH – DRO and GRO, polycyclic aromatic hydrocarbons (PAHs) and RCRA Metals (arsenic, barium, cadmium, chromium, lead, mercury, selenium and silver).**
- **The investigation found the following:**
 - **Petroleum product soil impact above MDE regulatory standards was found at the location of the former USTs on the southwestern corner of the subject property.**
 - **Petroleum product impact above MDE regulatory standards was found in the groundwater in all three deep soil borings.**
 - **One PAH compound, benzo (a) pyrene, above MDE regulatory standards, was found in the shallow soils at the existing heating oil UST.**
 - **Arsenic and total chromium impact above the MDE arsenic and hexavalent chromium standards was found in the majority of the soils at the subject property above their respective MDE regulatory standards. The majority of the impact appeared to be consistent with natural background levels, with the exception of the arsenic concentration in soils at approximately five feet bgs on the western side of the subject property.**



SOIL GAS SAMPLING

SCOPE OF WORK

PSI collected a total of three soil gas samples at the subject property. The samples were collected at the location of the proposed Dollar General building to check for potential vapor intrusion concerns into the building. The samples were collected from temporary soil gas vapor monitoring points (SVP). In order to install the SVPs, a two-inch soil boring was conducted to a depth of five feet below ground surface (bgs). The SVPs were constructed of a 6-inch stainless steel implant with anchor point and HDPE tubing to the ground surface. A sand pack was installed above the top foot of the screen, followed by granular bentonite (Benseal) to the ground surface. The Benseal was moistened and allowed to harden prior to sampling.

A six-liter Summa® canister was connected to the vapor point. Air-flow into the canister was controlled using a laboratory supplied regulator, calibrated to collect the sample continually over an approximate one-hour time period. A tracer gas (Helium) was utilized as a leak detector to check for any leakage of ambient air into the canister/sample. The sampling point and connections were placed in a metal shroud for the delivery of helium gas and one for a purge pump and mercury direct reading instrument. The sampling train was purged of three volumes of air using a battery operated low-flow pump at approximately 0.2 liters per minute. Helium will then be introduced into the shroud. The helium concentration was checked prior to initiating sampling. If the helium concentration is less than 10%, then sampling can proceed. Upon the start of sampling, the initial pressure in the canister will be read. If the pressure is below 25 in/Hg, the canister will not be utilized. Sampling will be discontinued once a pressure of 0.0 in/Hg is reached. The time weighted average of the helium concentration in the shroud for the sampling period will be recorded. One sample will be collected from each SVP.

- Various VOCs were detected in the soil gas samples; however the detected soil gas concentrations were all below the Tier 1 and Tier 2 EPA Risk-based concentrations for commercial properties. No helium was detected.



Investigation Soil Analytical Summary Map



Groundwater Analytical Summary Map



Soil Gas Analytical Summary Map



Contaminants Above Regulatory Standards and Locations

Surface Soils (0 – 2' bgs)

- Metals (throughout Site)
- SVOCs (benzo(a)pyrene) (by heating oil UST)

Subsurface Soils (>2' bgs)

- Metals (throughout site)
- Total Petroleum Hydrocarbons (TPH) – Diesel and Gasoline Range Organics (DRO & GRO)
(Area of former gas USTs on southwestern portion)
- VOCs (Area of former gas USTs on southwestern portion)

Groundwater

- TPH GRO & DRO (throughout site)
- Metals, VOCs and SVOCs (Area of former gas USTs on southwestern portion)

Soil Gas

- None

Exposure Assessment

Potential Exposure Pathways (No Controls)

Potential Exposure Pathway	Future Construction Worker	Future On-Site Tenant/Visitor
Incidental ingestion of soil	X	X
Dermal contact with soil	X	X
Inhalation of fugitive dust	X	X
Incidental ingestion of groundwater	X	
Dermal contact with groundwater	X	

Exposure Pathways and Proposed Remedies

Exposure Pathway	Proposed Response Action		
	Engineering Controls	Institutional Controls	
Ingestion of Surface and Subsurface Soil	Site Wide Cap (asphalt, concrete slab or clean fill)	Deed Restriction Requiring Annual Cap Inspection and Maintenance When Needed	Health & Safety Plan and Soil Management Plan to be prepared and Implemented during all Construction Activities involving excavation below barrier
Inhalation of Fugitive Dust			
Dermal Contact with Surface and Subsurface Soil		Deed Restriction Prohibiting Groundwater Use	
Dermal Contact/Accidental Ingestion of Groundwater			

Other Remedial Activities

1,000-gallon Heating Oil UST

- This UST will be removed prior to the start of construction at the subject property. The UST will be removed in accordance with MDE Oil Control Program UST regulations. The removal will be conducted by MDE certified personnel.

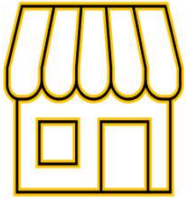
Existing House and Garage

- PSI conducted an asbestos inspection of the house and garage on March 23, 2019. The inspection determined that friable asbestos containing material (ACM) was present in the form of duct wrap insulation in the basement of the house. Non-friable ACM included the wallpaper mastic on the first floor of the house and in the roof of the garage. The ACM will be abated in accordance with MDE regulations prior to or during the structure demolitions.



Land Use Scenario

As part of the proposed remedial activities, the subject property will be restricted to the MDE classified “Tier 2B, Restricted Commercial Use”. The term restricted commercial refers to the planned use of the property that allows exposure and access by the general public, workers, and other expected users, including patrons, customers and visitors. Commercial purposes allow access to the property and duration consistent with a typical business day. Tier 2 properties typically include shopping centers, retail businesses, vehicle service stations, medical offices, hotels, commercial offices, religious institutions and restaurants. Restricted Commercial also indicates that one or more land use controls are imposed on the subject property as a condition for the future use of the property. Future use of the property will be limited via a deed restriction. The listed uses above are specific to this category for MDE VCP purposes only. The use of the property will always be in accordance with local Zoning regulations.



Proposed RAP Components

Engineering Controls

➤ Site Cap

- **Building Slab** – The building slab will consist of approximately 4” of wire reinforced concrete with an approximate 4” aggregate base below.
- **Parking and Drive Areas** - The paved asphalt will consist of approximately 1.5” of wearing course asphalt, 2.5” of binder course asphalt and 6” of aggregate base.
- **Heavy Duty Exterior Areas** - Concrete areas will consist of approximately 8” of concrete on a 6” aggregate base.
- **Sidewalks** - will consist of approximately 4” of concrete on a 4” aggregate base.
- **Grass and Landscaped Areas** - covered with a minimum of two feet of MDE certified “soil like” clean fill suitable for vegetative growth. Following placement of the clean fill, these areas will be covered with turfgrass through either the placement of sod or by seeding. In addition to the above, any utility trenches that are excavated as part of the construction will be backfilled with clean fill.

Proposed RAP Components

Institutional Controls (Deed Restrictions)

- **Land Use Restriction** – Future Property restricted to Tier 2B Commercial Use.
- Prohibition of the use of groundwater at the property for any purpose.
- Requirements for any Future Excavation at the Property
 - Notification to the MDE prior to any excavation activities.
 - Notification of the Maryland One Call Utility alert (Miss Utility) for inclusion in their records.
 - Characterization and proper disposal of any excavated materials.
 - Implementation of a Health & Safety Plan
- Annual inspection and maintenance of impervious caps and clean fill soil cover

Proposed RAP Components

Additional Remedial Activities

➤ Construction

- Health & Safety Plan During Construction
 - Worker Training
 - Engineering Controls including Dust Minimization
 - Personal Protective Equipment as Needed
 - Environmental Monitoring During Construction
- Soil Management Plan
 - Proper Management of any excavated impacted soils
 - Off-site disposal of any impacted excavated soils
 - Dewatering and proper storage and disposal of any encountered groundwater
 - Placement of Clean Fill
- Administrative
 - Monthly reporting to MDE during implementation of RAP
 - Final Report of Response Action Plan Completion to the MDE
 - Future Cap Inspection and Maintenance Inspections reported to the MDE

Questions

Any questions, responses or comments should be submitted to the attention of the MDE VCP Project Manager by July 25, 2020.

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