



The State of New Hampshire
DEPARTMENT OF ENVIRONMENTAL SERVICES



Thomas S. Burack, Commissioner

EMAIL ONLY

May 9, 2016

Reginald Jones

The Valley Land Corp
220 Holiday Drive Suite 27
White River Junction, VT 05001

REQUEST FOR GROUNDWATER QUALITY ASSESSMENT

Subject Site: **New London** – Former Frank Gilman Property, also known as the Canary Systems Property (Tax Map 084-080-000), 5 Gould Road
DES Site #200104029, OPUF Project #11015

Limited Subsurface Investigation Report and **Observation Report**
both reports prepared by Harper Environmental Associates, Inc, dated
November 12, 2014 and January 26, 2015, respectively (Activity
#215644)

**Stahlman Office Building 74 Pleasant Street Site Plan for Proposed
Parking Lot**, prepared by Pennyroyal Hill Land Surveying & Forestry
LLC, dated April 23, 2016

Dear Mr. Jones:

The New Hampshire Department of Environmental Services (DES) has reviewed the subject reports and other information in our files regarding the fuel oil discharge discovered on April 17, 2001 at the referenced site.

On April 28, 2016, Deb Langner, the Town of New London Health Officer, notified DES of the "Robert Stahlman Site Plan Application and Public Hearing" agenda item to be discussed at a planning board meeting scheduled for May 10, 2016. Mr. Stahlman proposes to extend a driveway located on the side of his office building (74 Pleasant Street) with an easement over the subject property. Based on site plan for the proposed parking lot, DES has determined that petroleum contaminated soils may be encountered during the driveway extension project. Also, in reviewing our database of fuel oil spill sites DES notes that further evaluation of this discharge has not been completed.

Therefore, DES requires that you complete a Groundwater Quality Assessment with additional soil delineation as described below. The Groundwater Quality Assessment is necessary to determine the extent of the groundwater contamination both on and off site and due to the potential of redevelopment, and DES requires the installation of additional soil borings at the time the wells are installed to determine the extent of soil impact in the vicinity of the proposed redevelopment area. DES anticipates the soil borings and wells will be installed in one day, however DES will approve an additional day of drilling if necessary to fully delineate the soil impacts.

DES Web Site: www.des.nh.gov

P.O. Box 95, 29 Hazen Drive, Concord, New Hampshire 03302-0095
Telephone: (603) 271-3899 Fax: (603) 271-2181 TDD Access: Relay NH 1-800-735-2964

Groundwater Quality Assessment Requirements

The Groundwater Quality Assessment shall include the following:

1. Installation of 4 two-inch diameter groundwater monitoring wells. One monitoring well shall be located as close as possible to the discharge in the former 2,000 gallon fuel oil underground storage tank location. One monitoring well shall be installed in the proposed 12 foot paved driveway as shown on the subject site plan. A third monitoring well shall be installed between vapor point V-1 and groundwater points GW-1 and GW-2. A fourth well shall be located on the 74 Pleasant Street property in the vicinity of the Stahlman's former fuel oil underground storage tank.
2. Collection of one groundwater sample from each monitoring well. Groundwater samples shall be analyzed by a New Hampshire Certified laboratory for the DES Waste Management Division Full List of Analytes for Volatile Organics and for polynuclear aromatic hydrocarbons (PAHs) by EPA Method 8270. PAH samples shall be filtered in the field;
3. Installation of at least 4 soil borings to delineate the extent of petroleum contaminated soil in the proposed driveway extension area. If additional soil borings are required to fully delineate the extent of soil impact, please contact the undersigned to discuss a second day of drilling. During the soil boring installation and the monitoring well installation activities within the source area, please continuously sample each boring from grade to a depth where PID readings are no longer elevated. Samples shall be field screened for the presence of volatile organic compound (VOC) vapors at 1-foot intervals. In addition, a boring log shall be generated for each boring, with detailed observations of site stratigraphy and the presence of lower or high permeability lenses. One soil sample shall be collected for laboratory analysis of DES Waste Management Division Full List of Analytes for Volatile Organics and total petroleum hydrocarbons (TPH) from the highest VOC screening zone observed within each boring or from the depth of the groundwater table elevation, if elevated VOCs are not detected;
4. Preparation of a site sketch depicting the property features, location of the discharge, location of the former underground storage tanks on both the 5 Gould Street and 74 Pleasant Street properties, surveyed location and elevation of each soil boring and monitoring well, location of any on-site drinking water wells, location of any remedial work previously completed, location of the proposed driveway extension, location of any groundwater contamination, and direction of groundwater flow. A second site plan shall be prepared showing the extent of petroleum impacted soil with soil contaminant concentration contours; and
5. Submittal of a Groundwater Quality Assessment report that documents the above work and provides an estimate of petroleum contaminant mass and quantity of soil in tons exceeding New Hampshire's Soil Remediation S-1 Standards. The report is due at the DES within 60 days of receipt of this letter.

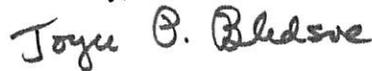
DES will provide guidance on the need for further investigation, remediation or closure of this project after we have reviewed the Groundwater Quality Assessment report.

Facility Compliance and Cost Reimbursement

To receive reimbursement from the Fund, all work must be pre-approved and conducted in accordance with the above referenced guidance manual. Please direct your consultant to submit a work scope and budget for a Groundwater Quality Assessment with a site plan showing proposed monitoring well and soil boring locations. The work scope and budget is due within 30 days of receipt of this letter. For additional assistance on the Fund reimbursement process and compliance status of your facility, please contact Worthen Muzzey, P.G., Petroleum Fund Management Section Supervisor at 603 271-2570 or by email at Worthen.Muzzey@des.nh.gov.

Please do not hesitate to contact me if you have any questions regarding this letter.

Sincerely,



Joyce Bledsoe, P.G.
Oil Remediation & Compliance Bureau
Tel: (603) 271-5569
Fax: (603) 271-2181

Waste
Management
Division

Digitally signed by Waste
Management Division
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Date: 2016.05.09 12:28:12 -04'00'

ec: Margaret Bastien, P.E., ORCB
Erin Holmes, P.E., ORCB
Deb Langner, Town Health Officer
Lucy St. John, Town Planning and Zoning Administrator
Cliff Harper, P.G., Harper Environmental Associates, Inc.
Robert Stahlman
Alex Neuwirt, Canary Systems

Route/ec: Jennifer Marts, P.G., ORCB