



State of Vermont
Department of Environmental Conservation
Waste Management & Prevention Division
1 National Life Drive – Davis 1
Montpelier, VT 05620-3704
(802) 828-1138

11/26/2018

Mr. Ed Larson
117 Towne Hill Road
Montpelier, VT 05602

RE: Sites Management Activities Completed, Cabot Sawmill, Cabot (SMS Site #2018-4800)

Dear Mr. Larson,

The Sites Management Section (SMS) has recently conducted a review of the above referenced site file to determine if the site is eligible for a Sites Management Activity Complete (SMAC) designation. Information contained within the site file includes the following:

- The property occupies 1.7 acres adjacent to the Winooski River. Historical operations of environmental concern included a wool mill, sawmill, tannery, and blacksmith. The property came to the attention of the VT DEC in July 2018 upon submittal of a *Phase II Environmental Site Assessment (ESA) dated June 1, 2018* which detected the semi-volatile organic compound benzaldehyde in soils on the east side of the Winooski River in exceedance of its Industrial Soil standard. In addition, polycyclic aromatic hydrocarbons (PAHs) were detected in surface soils on the west side of the Winooski River in exceedance of the residential standard, less than the industrial standard.
- The following environmental investigation was conducted in response to initial property discovery:

Site Investigation and Correction to June 1, 2018 Phase II ESA- September 27, 2018, ATC

Table 1 of the June 1, 2018 Phase II ESA was revised to reflect previously transcribed errors with respect to the concentrations of benzaldehyde detected on the east side of the Winooski River (2nd bullet of our July 27, 2018 First Letter). The revised table indicates no benzaldehyde exceedances of soil standards. The revised table also includes data collected from further investigations of benzaldehyde conducted on August 29, 2018 and confirms the absence of any soil quality or groundwater issue on the east side of the Winooski River.

Based on the above information, the SMS has determined that the site has satisfied the requirements of Subchapter 7 § 35-701 of the IRULE and the SMS is not requesting any additional work in response to PAH soil impacts at this time. These soils shall not be considered clean fill material and shall require corrective action should property use become non-industrial. Soils should be handled in accordance with existing environmental regulations if ever removed off-site.

This SMAC letter shall be recorded in the Municipal Land Record for this property within one week of receipt of the document. A copy of the recorded SMAC letter with the recorder's stamps must be provided to the Agency within 10 days of recordation; upon which time the SMAC designation will take effect. The SMAC designation does not release you or future property owners from any past or future liabilities. The Secretary may return the site to an active status if any of the criteria outlined 7 § 35-701(e) of the IRULE are met.

Should you have any questions, please do not hesitate to call me; I may be reached at (802) 249-5770.

Sincerely,

Matthew D. Becker

cc: Cabot Select Board



Cabot Health Officer