



TOWN CLERK'S OFFICE
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 Of St. Johnsbury Land Records
 ATTEST: Brooke Demers, Asst Town Clerk

AGENCY OF NATURAL RESOURCES

State of Vermont
 Department of Environmental Conservation
 Waste Management & Prevention Division
 1 National Life Drive – Davis 1
 Montpelier, VT 05620-3704
 (802) 505-8060
kassandra.kimmey@vermont.gov

Town of St. Johnsbury
 Attn: Mr. Joe Kasprzak
 51 Depot Square, Suite 3
 St. Johnsbury, VT 05819

February 26, 2024

Notice of Approved Corrective Action Plan - Minor Amendment for the Former St. Johnsbury Armory

**St. Johnsbury, Vermont
 SMS Site #2012-4326**

Dear Mr. Kasprzak:

The Sites Management Section (SMS) reviewed the Corrective Action Plan Minor Amendment, dated January 25, 2024. The amendment was prepared by Montrose Environmental for the former St. Johnsbury Armory site, which is located at 1249 Main Street, St. Johnsbury, Vermont. The amendment was prepared for the owner, the Town of St. Johnsbury. The amendment meets all the requirements of § 35-603 and § 35-607(e)(2) of the Investigation and Remediation of Contaminated Properties Rule (IRule) The referenced Corrective Action Plan dated December 22, 2022 and prepared by Atlas Technical Consultants, had previously been approved for implementation.

Summary of the Nature of Contamination and Components of the Correction Action Plan – Minor Amendment

Phase I Environmental Site Assessments, site investigations, and subsequent supplemental site investigations have been performed at the Site. Concentrations of polychlorinated biphenyls (PCBs) are present in building materials above applicable federal standards. PCB impacted paint, caulking, and flooring material, among others, have been identified at various locations throughout the existing building along with other regulated building materials. Shallow soil along the southern and eastern portions of the property have been impacted by polycyclic aromatic hydrocarbons (PAHs) and lead above Vermont Soil Standards. Additional sampling completed by Nobis after CAP approval identified one area of PCB impacted shallow soil adjacent to the loading dock on the western property boundary.

This CAP amendment addresses potential human health risks at the site related to PCBs in shallow soil above Vermont Soil Standards. The CAP amendment details the recommended remedial design for protecting human health at the site, which consists of:

- Excavation of approximately 6 cubic yards of PCB impacted soils to a depth of 1.5 feet below grade. Soil will be excavated and transported to Casella’s Coventry, VT landfill.

This Site will receive a Certificate of Completion (COC) after the goals of the CAP have been met and documented in a CAP Completion Report approved by VT DEC.

The SMS has determined that the Corrective Action Plan – Minor Amendment for the remediation of the Former St. Johnsbury Armory, SMS Site #2012-4326, is **approved for implementation**. SMS Site#2012-4326 is **approved for implementation**. The approved amendment must be implemented within 90 days of the date of this approval or based on an approved alternate schedule.

You are required to file this “*Notice of Approved Corrective Action Plan-Minor Amendment for the Former St. Johnsbury Armory*” in the St. Johnsbury land records within 15 days of receipt of this notice. **Please confirm that this was recorded by sending a copy of the book and page number indicating where this document was recorded.**

If I can be of assistance, please contact me at (802) 505-8060 or kassandra.kimmey@vermont.gov.

Sincerely,



Kassandra Kimmey, Site Manager
Sites Management Section
Brownfields Response Program

CC:

Andrea Pedersen, Montrose Environmental
Kevin Ignaszak, Montrose Environmental
Christine Beling, US EPA
Sarah Bartlett, VT DEC
Kristie Farnham, ACCD
St. Johnsbury Town Clerk
(all submitted electronically)