



Facts About...

Rotorex Property, Parcel 325
Voluntary Cleanup Program

Site Location

The 182.68-acre Rotorex Parcel 325 property, located at 8301-B Retreat Road in Walkersville, Frederick County, Maryland, is approximately two miles northeast of the City of Frederick in a primarily rural, agricultural area. The property is located adjacent to the Rotorex, Parcel 74 property, where the Rotorex manufacturing plant operated from 1972 to 2003. The property is bounded to the north, northwest and south by the Monocacy River and to the east by agricultural land. Fort Detrick is located across the river. A few residences are located to the east of the property on Retreat Road and Fountain Rock Road.

Site History

The Parcel 325 property has been used for agricultural purposes. It also includes several production wells for the Parcel 74 plant building.

The first developed use of the adjacent Parcel 74 property was as a manufacturing plant for residential air conditioner compressors by Rotorex in 1972. The plant area is limited to a 15-acre portion of the property with access restricted by a fence. The plant was used to manufacture electrostatic air cleaning units for residential applications. Manufacturing processes included machining, painting, and degreasing processes. The degreasing process included the use of solvents, such as trichlorofluoromethane prior to 1990 and 1,1,1-trichloroethane (TCA) to clean and degrease the rotary pump parts via immersion. A chromium rinsing process was also used in preparation for painting. The Fedders plant ceased manufacturing operations in 2001 but continued distribution activities until August 2003 when they began decommissioning the facility.

Environmental Investigations and Actions

In the mid-1990s, volatile organic compounds (VOCs) were detected in groundwater pumped from water supply wells on parcel 74. Additional investigations determined that soils near the two degreaser locations were impacted with VOCs as well.

In April 1996, water samples collected by MDE from the water supply system confirmed the presence of TCA, trichloroethene (TCE) and 1,1-dichloroethene (1,1-DCA) above the Maximum Contaminant Levels.

In May 1996 through 1998, additional investigations of soil, surface water and groundwater were completed. VOCs were identified in soils in the vicinity of the parts washer and drum storage areas. Surface water samples identified no contamination in the Monocacy River down stream of the property. Additional samples from water supply wells on the property identified VOC contamination up to 300 feet in depth. Dichlorodifluoromethane and trichlorofluoromethane were also detected in the groundwater.

In 1997, four domestic wells near the property were tested and no contaminants were detected. These four domestic wells are upgradient of the property.



In 2006, a Phase II environmental assessment was completed that included the collection of soil and groundwater samples from some of the production wells as well as indoor air samples. The samples collected confirmed the presence of TCE in the groundwater and identified the presence of TCE in the indoor air of the plant building. Four additional monitoring wells were installed and sampled in August 2006 that TCE was present in only one well above the applicable standard.

Current Status

An application and work plan were submitted to the Voluntary Cleanup Program (VCP) on November 1, 2004 by the Rotorex Company, Inc., the current property owner for the entire Rotorex property that included both Parcel 74 and Parcel 325. Rotorex Company, Inc. submitted the results of the additional investigations in 2006. The VCP completed a review of the application package and accepted the property into the VCP on September 7, 2006 and at the same time notified Rotorex Company, Inc. that a Response Action Plan was required to address the environmental concerns at the property.

Rotorex later revised their original application to include only the 42.15-acre Rotorex, Parcel 74 property and submitted a separate application for the 182.68-acre Rotorex Parcel 325 property requesting a No Further Requirements Determination (NFRD) for commercial use of the property. The VCP issued a NFRD for the property on December 21, 2006 with use of the property for restricted commercial or restricted industrial purposes and certain restrictions regarding use of the ground water beneath the property

Contacts

For additional information, please contact the Land Restoration Program at (410) 537-3493.

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