



Residential and Vacant Property (MD1994)

What You Need to Know

Site Location

The Property consists of two adjacent parcels located at 129, 131 and 133 E. Main Street in Grantsville in Garrett County, Maryland. The Property is bounded to the north by Ravine Street followed by a residential property; to the east by residential property followed by Ravine Street; to the south by Main Street followed by residential properties; and to the west by Pennsylvania Avenue followed by residential properties. The 0.67-acre land is located in a mixed residential commercial zone and proposed for development into a Dollar General. The western parcel, 131 and 133 E. Main Street (aka 161 E. Main Street), is currently a vacant lot. The eastern parcel, 129 E. Main Street, is used as a residential property and is improved with one 1500 square feet home and approximately one-third of a 600 square feet garage. The nearest water body is a branch of Casselman River which is located approximately 128 feet north of the Property boundary.

Site History

The western portion of the Property was a gasoline station and auto service garage from 1922 till late 1990's, when the garage burnt down. The western portion had a large fenced hole for several years until fill from a newly constructed home was used to fill the hole where the former auto storage garage and service station were located. Sanborn maps identify underground storage tanks (USTs) on the southwestern portion of the Property. A shop was located in the central portion of the subject Property from the 1930's till 2013. The residential home and the garage have been located on the eastern portion of the subject property from the early 1900's till date. A 500-gallon heating oil UST is located outside the eastern part of the residential home. The UST is not equipped with automatic leak and spill detection.

Environmental Investigation

In March 2019, Personal Services Industries, Inc. (PSI) conducted a Phase I Investigation for the PennTex Ventures, LLC as part of due diligence. A follow up Phase II Environmental Site Assessment was conducted in March 2019 and four soil borings were installed on the Property near the location of the USTs in the southwestern portion of the property and the heating oil UST near the residential structure. Six soil samples and one groundwater sample were collected from locations near the former UST areas and analyzed for total petroleum hydrocarbon (TPH) and volatile organic compounds (VOCs). The results indicated petroleum product impact above

regulatory standards in the soil and groundwater samples from the southwestern portion of the subject property. No samples were collected from near the currently operational heating oil UST. PSI also conducted a Geotechnical Engineering Service.

In September 2019, PTV 1075 LLC applied to the Voluntary Cleanup Program (VCP) of the Maryland Department of the Environment as an inculpable person for obtaining a No Further Requirements Determination (NFRD). In a letter dated November 14, 2019, VCP requested additional investigation to address data gaps in the environmental investigation. In February 2020, PSI submitted an Additional Phase II ESA Investigation to the VCP. The results from this investigation indicate that the soil in the western portion of the Property has been impacted by metals, mainly arsenic. The impact was noted in deeper soil which will be exposed during the upcoming development activity. In addition, TPH and benzene were observed in elevated levels collected from all three groundwater samples. In March 2020, PSI conducted additional characterization of the soil gas within the western portion of the Property, in the footprint of the proposed Dollar General building. The results indicated that the soil gas underneath the building has not been impacted from the TPH contaminations on the Property.

The currently operational heating oil UST remains an outstanding issue and will be addressed following the demolition of the building. There may be additional requirements at the time of the UST removal.

Current Site Status

The Property has been approved for participation in the VCP. The site owners have submitted a Response Action Plan (RAP) to the VCP for review and approval.