

**MD-262
Howard County**

**SCOVITCH PROPERTY
Laurel, Maryland**

1951	Andrew Scovitch inherited the property from Eva Scovitch.
1985	Howard County Health Department advised Mr. Scovitch to remove the automobile debris on site.
1986	Howard County Health Department issued Corrective Order No. 86-001 after Mr. Scovitch failed to remove the debris from the property.
1987	Robert B. Balter Co. completed a geotechnical study for proposed construction of a housing development. The Maryland Department of the Environment (MDE) and the Howard County Health Department jointly inspected the property and found no evidence of hazardous waste.
1988	A Preliminary Assessment by MDE was completed.
1989	Environmental Strategies Corporation completed a surface water sampling investigation.
11/1991	MDE completed a Screening Site Survey. Construction of the Country Meadows Apartments was completed.
11/1996	EPA classified the site as "No Further Remedial Action Planned."

Site Location

The 30.88-acre site is located at 9713 Washington Blvd., Laurel, Maryland, approximately 1.5 miles southwest of the intersection of Route 32.

Site History

Eva Scovitch purchased the property on June 10, 1939 and it was willed to Andrew Scovitch on April 17, 1951. The property was deeded to Country Meadows Limited Partnership, with Steven Storch as General Partner, on July 15, 1986. On December 16, 1987, the property was split into two parcels. Parcel A is owned by Country Meadows Limited Partnership, and Parcel B is owned by Country Meadows II Limited Partnership. Both parcels were part of a planned apartment development totaling 17 buildings.

In a letter to EPA dated November 11, 1986, Joseph Scovitch alleged the property was contaminated by hazardous waste due to 50 years of operation as Highway Auto Wreckers, a gas station and automobile junkyard.

Environmental Investigations

In July 1985, Howard County Health Department personnel observed drums and automobile debris in and around a stream passing through the property and advised Andrew Scovitch to remove the debris. Eight samples of soil and surface water were taken during the county inspection, but only one surface water sample of the stream near the northeast border and Route 1 revealed contamination with low levels of gasoline constituents.

A follow up inspection by county personnel in December 1985 revealed no action had occurred. Consequently, corrective order No. 86-001 was issued on January 9, 1986.

The MDE and the Howard County Health Department inspected the property on May 1987 to investigate Joseph Scovitch's allegations of hazardous waste on site but no evidence of contamination was found.

The Robert T. Balter Company completed a geotechnical study in September 1987 for the proposed construction of Country Meadows Apartments to determine if hazardous waste was present. Twenty surface and sub-surface samples were composited into three samples. All results were below detection limits.

Air Analysis Associates completed an assessment of risk and liability for Mr. Storch in September 1987. Because of the observation of oily, discolored surface water at four separate areas and the presence of drums, tanks, and old automobile parts, Air Analysis Associates recommended that the entire area be excavated and regraded with fill of known quality. Also, the consultant advised against construction downgradient of drum and tank storage areas.

MDE visited the site again in January 1988 in response to a citizen complaint of 20 drums of trichlorofluoromethane illegally dumped on the site. Only three of the drums contained product. Mr. Storch was advised to remove the drums and secure the site to prevent further dumping.

A Preliminary Assessment by MDE in May 1988, coinciding with the construction of Country Meadows Apartments, revealed that the three drums of trichlorofluoromethane product were not removed. However, during construction, the three drums of trichlorofluoromethane, along with automobile debris, two underground storage tanks, and approximately 500 cubic yards of soil were removed from the site. Following the removal, Environmental Strategies Corporation took surface water and soil samples and no contamination above EPA Risk-Based Concentrations was detected.

In June 1988, Mr. Storch was advised that MDE did not believe that the Balter sampling was sufficient to determine whether hazardous waste was present and advised against development without a more thorough environmental investigation. Construction proceeded despite the advisory.

A Screening Site Inspection completed by MDE in September 1991 recommended the site be given a "No Further Remedial Action Planned" status. In 1996, EPA designated the site as "No Further Remedial Action Planned."

Current Status

For the 1999 Cooperative Agreement with EPA, the MDE is conducting a site survey of the Scovitch/Country Meadows Property. The Site Survey Initiative was proposed to reassess the status of those sites that were previously designated No Further Remedial Action Planned by the EPA. This initiative is intended to determine if site conditions have remained stable, provide a current description of the site, and identify and address any new pathways for contamination. The initiative is also intended to determine whether the State should recommend further investigation by EPA, oversight by the State and no further investigation by EPA, or no further action to be taken by EPA or the State and the State designate the site as a "Formerly Investigated Site."

Site Contact

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