



Facts About...

848 High Street Property
(Voluntary Cleanup Program)

Site Location

This 3.27-acre property, located at 848 High Street in Chestertown, Kent County, Maryland, consists of an asphalt-paved parking lot and a building housing commercial/industrial operations. Overland flow from the property discharges to High Street, and ultimately to Radcliffe Creek, located approximately 100 feet to the southwest of the property. Municipal water and sanitary sewer services are provided to the property and the surrounding area.

Site History

In May 2002, Dinning Family Limited Partnership purchased the 848 High Street property from D B A Marketing, which had purchased the property in June 1995 from the Murtaugh Corporation. When Murtaugh Corporation owned the property, the reported tenant was the Arnold Corporation - Printed Communications For Business. Arnold Corporation was the result of a 1985 merger with Baltimore Business Forms. The current tenant at the property is USA Fulfillment, a mail order fulfillment company.

Environmental Investigations and Actions

In 1994, under the supervision of the Department's Oil Control Program, an underground storage tank for heating oil was removed from the property. In July 2004, soil and water sampling conducted at the property indicated elevated levels of naphthalene in soil and other chlorinated solvents in ground water. In October 2004, the property owner requested that the Department conduct a Brownfields Phase I and II investigation at the property. The Department completed the Phase I and Phase II investigations in February 2005. In September 2005, air samples collected at the property indicated elevated levels of volatile organic compounds in the indoor air.

Current Status

On November 18, 2005, the Dinning Family Limited Partnership submitted a Voluntary Cleanup Program (VCP) application for the eligible property seeking a No Further Requirements Determination as a responsible person. On January 9, 2006, the property was accepted into the VCP and the participant was advised that a response action plan (RAP) would be necessary to address potential risks to indoor air from soil and ground water contamination. The applicant submitted a proposed RAP for the property on June 21, 2006.

On July 11, 2006, a public informational meeting was held at the Chestertown Middle School. No members of the public attended the meeting or contacted the Department regarding the meeting. Due to concerns whether adequate notice was provided to the public regarding the July 11, 2006 meeting, a second public informational meeting was scheduled on August 23, 2006. Two members of the public attended the second public meeting.



On August 7, 2006, 848 High Street, LLC submitted a VCP application for the eligible property seeking a Certificate of Completion (COC) as an inculpable person. The VCP approved the RAP on October 27, 2006 accepting the applicants into the program. The COC was issued by the VCP on December 8, 2006 to the Dinning Family Limited Partnership and recorded in the land records of Kent County on January 17, 2007. A second COC was issued to 848 High Street, LLC on March 30, 2007 and recorded in the land records of Kent County on April 12, 2007.

Planned or Potential Future Action

The planned future use of the property will continue to be commercial or industrial.

Contact

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

Last Update: January 12, 2012

