



Town Center Plaza (Voluntary Cleanup Program)

What You Need to Know

Site Location

This 7.31-acre property is located at 805-815 East Main Street in a mixed residential, agricultural, and commercial area of Middletown, Frederick County, Maryland. The area generally slopes to the south towards Hollow Road Creek, located less than 1,000 feet of the property. The property is serviced by public water and sewer.

Site History

The site, constructed in 1985 on agricultural land, is improved with one story 1.3-acre slab on grade inline retail shopping center building, parking lot, landscaped areas, and storm water basin. The on-site dry cleaning facility, Town Cleaners, conducted on-site dry cleaning operations utilizing chlorinated solvent tetrachloroethene (PCE) since the shopping center was constructed. As of October 2013, the dry cleaning tenant has discontinued the use of the PCE-solvent equipment and associated chemicals, and all dry cleaning equipment and associated liquid solvent and waste has been removed from the site.

Environmental Investigations And Actions

A Phase I Environmental Site Assessment (ESA) and Phase II ESA were conducted in 2003. A new Phase I ESA and Phase II ESA were submitted in December 2013 for the property as part of an application for participation into the Voluntary Cleanup Program (VCP). Chlorinated solvents were detected in soil and soil vapor samples at the property. In December 2013, a sub-slab depressurization system (SSDS) was activated in tenant spaces where chlorinated solvents concentration in sub-slab soil gas was detected above the Department's risk threshold. Summary report for additional interior soil sampling results was completed in January 2014.

Current Status

In December, 2013, Middletown Associates Limited Partnership submitted a VCP application for the property as a responsible person. An additional site assessment and monitoring of SSDS were conducted between October 2013 and September 2016. On November 23, 2016, the VCP issued a No Further Requirements Determination to Town Center Plaza for restricted commercial or restricted industrial purposes with a prohibition on the use of the groundwater for any purpose, requirements to characterize soil prior to appropriate disposal, requirements to conduct indoor air sampling prior to change in occupancy of the tenant space 813 East Main Street, requirement to continuously operate SSDS at the property, and vapor barrier requirement for new construction. The planned future property use is commercial.