



Hampstead Trade Center, MD1441

What You Need to Know

Site Location

The Hampstead Trade Center property is an approximately 118-acre property located along North Houcksville Road in Hampstead, Carroll County. It is currently zoned for residential use. The property is bordered to the north by North Houcksville Road beyond which are residential homes and agricultural fields. Bordering the property to the west is the Castle Farms property, recently redeveloped into a residential community, and to the east are tributaries of Deep Run stream and the Hampstead Bypass (Maryland Route 30). The property is bordered to the south by additional agricultural fields and residential developments.

The property is currently undeveloped agricultural fields with a small wooded area located on the north-eastern portion of the site. There are no municipal water or sewer services located onsite. Additionally, tributaries for Deep Run stream flow across the east and south-eastern portions of the property.

Site History

Since at least the 1940s the property has been privately owned and utilized for agricultural purposes. During that time, portions of the property were also used for domestic dumping and a shooting range. In 2008, FRP Hampstead LLC purchased the property and continues to maintain the area as open land consisting mainly of agricultural fields.

Environmental Investigations and Actions

Phase I ESAs were completed at the property in August 2006, September 2009 and July 2014. Limited Phase II ESAs were completed for the property in June 2007 and February 2010. The 2006-2007 assessments identified storage sheds, hay barns, two silos, private residences, private gun-shop and above ground storage tanks (ASTs) at the property. Soil samples collected during these assessments noted the presence of arsenic, lead, copper, nickel, zinc, total chromium and total petroleum hydrocarbons-diesel range. Water samples collected from beneath the property reported trace amounts of chlorinated solvents (tetrachloroethylene and trichloroethylene) in the groundwater beneath the site.

From 2009-2010, additional soil samples were collected from the property and analyzed in order to determine the exact location of the former shooting range and the extent of the lead concentrations in surface soils located onsite. During this time, soil samples were also collected and analyzed in order to document the removal of the ASTs identified in the Phase I ESAs, as well as an underground storage tank (UST) discovered during the AST removal activities. All AST and UST removal activities, including the excavation of petroleum impacted soil, were completed under the Maryland Department of the Environment's Oil Control Program.

In 2010, soil gas and additional groundwater samples were also collected from the property and submitted for analysis. No chlorinated solvents, specifically tetrachloroethylene and trichloroethylene, were identified in the groundwater samples from beneath the property. The



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evaluation of the soil gas samples collected from the property did not identify an onsite risk from the soil gas.

In 2014, in support of the new VCP application package being submitted to the Department, the property owner's environmental consultant performed soil removal activities in the location of the former shooting range. Additional soil samples were collected to document and confirm all removal activities for the lead impacted soil.

In 2015, at the request of the VCP, multi-depth incremental soil samples were collected across the entire property to determine if the onsite soils were impacted by arsenic used in previous agricultural operations. The composite soil samples reported the presence of arsenic at specific depths and specific areas at the property.

Current Actions and VCP Status

FRP Hampstead LLC submitted a VCP application for the Hampstead Trade Center property on July 20, 2009, seeking a No Further Requirements Determination (NFRD) as a responsible party. On November 20, 2010, the VCP issued a NFRD for the Hampstead Trade Center property conditioned on use of the property for restricted commercial, restricted industrial or restricted public recreational area purposes, certain soil excavation and disposal requirements, a restriction regarding groundwater encountered during excavations and a prohibition on the use of groundwater beneath the property for any purpose.

On August 27, 2014, FRP Hampstead LLC submitted a new VCP application seeking a NFRD for future restricted residential use at the Hampstead Trade Center property. Upon review of the submitted application package and subsequent documentation, including the additional soil samples collected at the property, the VCP determined a Response Action Plan (RAP) was required to achieve the restricted residential future property use. On October 8, 2015, the Department accepted the property, consisting of 118-acres, into the VCP and requested the development of a proposed RAP to achieve the new property use being requested. On July 7, 2016, a proposed RAP for the Hampstead Trade Center property was submitted to the VCP for review and approval. Simultaneously, FRP Hampstead LLC scheduled a public informational meeting to present the submitted RAP to the general public. The public informational meeting was held on August 3, 2016 at 6:30 p.m., at the North Carroll Branch Library located at 2255 Hanover Pike, Hampstead, Maryland.

On July 19, 2017, the VCP granted conditional approval of the revised proposed RAP dated April 26, 2017. VCP approval of the revised RAP is conditioned on documentation from the Water Science Administration acknowledging that the property is not located within the 100 year floodplain, does not have to meet the requirements for altering floodplains, waterways, tidal or non-tidal wetlands; and is not required to install any additional liners for the proposed cap area.



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The approved RAP proposes targeted soil removal activities in areas on the property with arsenic concentrations above the residential cleanup criteria. The approved RAP also includes a proposal for consolidating and capping the excavated soil and an explanation that public utilities will be installed at the property. Groundwater beneath the property will not be used for domestic wells.