



May 6, 2020

Mr. Dwayne Stambaugh  
Trustee and Project Manager  
Stambaugh's, LLC  
222 South Springdale Road  
New Windsor, MD 21776

**RE: REQUEST TO SAMPLE 2200 SYKESVILLE ROAD;  
2173 SYKESVILLE ROAD POET REMOVAL AND SAMPLING RESPONSE; and  
MONITORING REDUCTION AND CASE CLOSURE REQUEST RESPONSE  
Case No. 2007-0096-CL  
Administrative Consent Order OCP-081564  
Little George's Deli & Gas (Formerly Little George's Market)  
602 Deer Park Road, Westminster, Carroll County, Maryland  
Facility I.D. No. 9357**

Dear Mr. Stambaugh:

The Maryland Department of the Environment's (MDE) Oil Control Program (OCP) completed a review of the case file for the above-referenced former gasoline station, including the *August 2019 Potable Supply Well Sampling Event*, dated September 6, 2019, and the *November 2019 Sampling Event*, dated January 13, 2020. In December 2018, Chesapeake GeoSciences, Inc. (CGS), on behalf of Country Side Trust, submitted an amended half-mile well survey. The amended half-mile well survey identified seven potential properties with supply wells within 500 feet of the site (602 Deer Park Road), 24 potential properties with supply wells between 500 feet and 1,000 feet of the site, and over 100 potential properties with supply wells between 1,000 feet and a half-mile of the site. Pursuant to MDE's letter of July 9, 2019, the OCP required sampling of the drinking water supply wells at 12 of these properties.

**August 2019 Potable Supply Well Sampling Event**

A total of 13 supply wells were sampled on the 12 properties required to be sampled. The samples were analyzed for full-suite volatile organic compounds (VOCs), including fuel oxygenates and naphthalene, using EPA Method 524.2 and total petroleum hydrocarbons - diesel range organics (TPH-DRO) using EPA Method 8015. All drinking water sampling results were non-detect for petroleum constituents except the supply well at 2200 Sykesville Road, which reported methyl tertiary-butyl ether (MTBE) at a concentration of 15.3 parts per billion (ppb); tetrachloroethene (PCE) at a concentration of 0.65 ppb; and tertiary-amyl methyl ether (TAME) at a concentration of 1.02 ppb.

According to the report, a retail store operates in the former church building at the 2200 Sykesville Road property and the supply well is not used for drinking water. The supply well is plumbed only to the boiler and outside spigot. PCE is a non-petroleum related constituent and, according to CGS, the constituent has not been detected as a contaminant during groundwater monitoring events throughout the history of the case. CGS concludes the detections in the 2200 Sykesville Road supply well are not related to the petroleum release at the site. It is OCP's position, however, that since on-site historical and current concentrations of MTBE and TAME were detected during groundwater monitoring events, the off-site impacts to the supply well at 2200 Sykesville Road are potentially related to the former release. The OCP requires a confirmation sample be collected from the supply well at 2200 Sykesville Road **no later than June 30, 2020**.

### **November 2019 Sampling Event**

All 17 wells in the monitoring well network were gauged and groundwater samples were collected from 11 of the monitoring wells during the semi-annual sampling event conducted in November 2019. A groundwater sample was not collected from monitoring well MW-6 due do an insufficient amount of groundwater in the well. Potable supply well samples were collected from the on-site supply well and the supply wells at 2173 Sykesville Road and 2040 Don Avenue. The analytical results reported MTBE concentrations above the State action level of 20 ppb in 4 of the 11 monitoring wells sampled at concentrations ranging from 22.3 ppb (MW-4) to 291 ppb (Lot Well 7). MTBE was detected in two of the three supply wells: the 2040 Don Avenue well sample reported an estimated concentration of 0.49 ppb and the on-site well reported a concentration of 0.81ppb. The sample from the supply well at 2173 Sykesville Road was non-detect for all VOCs.

According to the historical summary of drinking water sampling results, MTBE has been non-detect in the influent sample from the supply well at 2173 Sykesville Road during the past seven sampling events that date back to April 2012. The on-site supply well has had detections of MTBE during four out of the five previous sampling events (November 2017, June 2018, and December 2018, and November 2019) at concentrations ranging from 0.58 ppb to 0.84 ppb.

In the *November 2019 Sampling* report, CGS again recommends to further reduce the number of monitoring wells to be sampled from 12 to 5 (MW-1A, MW-4, Lot 7 Well, H-1A, and Sentinel Well). Additionally, Country Side Trust requested removal of the granular activated carbon (GAC) filtration system from the drinking water supply well at 2173 Sykesville Road and to eliminate future sampling of 2173 Sykesville Road. The Country Side Trust also requested case closure following an additional round of sampling of the monitoring well network (17 wells) and the drinking water supply well at 2040 Don Avenue if the sampling event demonstrated stabilization or continued reduction in MTBE concentrations.

Based on the current residential land use and the available information reviewed for the case, the OCP approves removal of the GAC filtration system at 2173 Sykesville Road contingent upon the following:

- The Country Side Trust must provide the property owner with the option to retain and maintain the GAC filtration system or have it removed at the expense of Country Side Trust.

- Documentation of GAC removal or conveyance must be provided in writing to the OCP.
- The OCP approves discontinuation of sampling the drinking water at this property.

The OCP does not approve the monitoring well sampling reduction and case closure request. The monitoring well network must continue to be gauged and sampled at the reduced frequency approved in MDE's directive letter dated October 12, 2018.

Please note that the following documentation required in previous correspondence continues to be outstanding. These issues must be addressed before case closure can be considered:

1. Formal written documentation from Mr. John Sweeney regarding current and future site plans for the Victories Farm Property. Documentation of the absence of potential future receptors that may be impacted by the residual dissolved phase petroleum impacts is critical for the consideration of case closure;
2. Well abandonment reports for Lot Wells 2, 3, 5, and 6; and
3. Names and mailing addresses for all current Trust members responsible for managing the Trust Fund established for the site.

If you have any questions, please contact Mr. Matthew Mueller at 410-3574 ([matthew.mueller@maryland.gov](mailto:matthew.mueller@maryland.gov)) or me at 410-537-3482 ([ellen.jackson@maryland.gov](mailto:ellen.jackson@maryland.gov)).

Sincerely,



for

Ellen Jackson, Northern Region Supervisor  
Remediation Division  
Oil Control Program

cc: Mr. Kevin Howard, Chesapeake GeoSciences, Inc.  
Mr. John Sweeney, Sweeney Builders, Inc.  
Ms. Catherine Ader, Current Property Owner/Operator  
Ms. Patricia Mezardash, Former Property Owner/Operator  
Mr. Melvin Higgs, Little George's Markets, Inc.  
Margaret M. Witherup, Esquire  
Clark Shaffer, Esquire  
Mr. Leigh Broderick, Director, Bureau of Environmental Health, Carroll County Health Dept.  
Mr. Tom Devilbiss, Director, Land and Resource Management, Carroll County Govt.  
Mr. Andrew B. Miller, Chief, Remediation Division, Oil Control Program  
Julie Kuspa, Esquire, MDE Office of the Attorney General  
Mr. Christopher H. Ralston, Program Manager, Oil Control Program