



# Aboveground Storage Tank System Closure

## Former Piney Point, LLC Property (Case No. 2026-0311-SM)

Maryland Department of the Environment's (MDE) Oil Control Program (OCP) received notification of the pending closure of multiple aboveground storage tank (AST) systems at the Piney Point Terminal (the "Facility"), located at 17877 Piney Point Road in Tall Timbers, St. Mary's County. On March 19, 2025, OCP was notified of the pending permanent closure of all ASTs. The commercial property was sold to the current owner in October 2025. The former and current owners are working to obtain all necessary approvals to begin AST closure activities.

### Site Location

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The Facility is a permitted AST oil storage and handling facility, covered under Individual Oil Operations Permit no. 2019-OPT-3484. This permit encompasses all petroleum related activities at the property, including the storage and transfer of petroleum products. Included as part of the permit are twenty-eight field-elected AST systems with storage capacities ranging from 2 million to 21 million gallons and fourteen shop-fabricated AST systems with storage capacities ranging from 275 to 20,000 gallons. Over the duration of operation, the facility has stored a variety of petroleum products, including gasoline, diesel fuels, aviation gas, No. 2 heating oil, No. 6 oil, and asphalts.

### Site History

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Petroleum storage at this location predates MDE's existence as a state agency. MDE's regulatory oversight of the Facility began in 1987, and the facility has maintained an Oil Operations Permit from 1988 to 2024. The facility was last operated as an active storage facility in April 2023, when the owner on record notified OCP that all storage of oil had stopped at the facility while the fate and distribution of the facility was determined. The facility continues to maintain a National Pollutant Discharge Elimination System (NPDES) Individual Discharge Permit for the monitoring of stormwater and hydrostatic testing discharges: 2024-ODS-3484 (MD0062278).

A review of OCP's records indicated there are a total of seventeen closed cases associated with the property. The investigations completed under the closed cases varied. OCP provided closure oversight of a total of fifteen underground storage tank (UST) systems (thirteen were removed from the ground and two were closed in place). OCP also monitored clean-up and investigation of reported fuel releases and overfills. Most recently, Case No. 17-0601SM was closed on January 11, 2023, after OCP determined the investigative and remedial measures were complete, and a *Site Status and Case Closure* letter was issued to the owner of the facility. The property is zoned industrial and is served by a private water supply well.



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## Environmental Investigations and Actions

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On December 29, 2025, OCP received the *Permanent Closure Site Assessment Work Plan* (aka the “Work Plan”), which outlines the proposed steps to complete the required environmental assessments following proper cleaning and closure of all petroleum containing structures. OCP opened case 26-0311-SM to monitor all AST closure and site assessment activities.

## Current Status

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OCP is working with the former and current Facility owners to ensure all AST systems scheduled for closure are safely removed from the property and the required environmental assessments are completed in accordance with the Code of Maryland Regulations and industry standards. OCP has briefed the St. Mary’s County Health Department on the MDE review process and to ensure all local permits are properly obtained.

## Future Updates and Other Helpful Information

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Postings available: <https://mde.maryland.gov/programs/land/OilControl/Pages/remediationsites.aspx>.

*Permanent Closure of Aboveground Storage Tank Systems* fact sheet

File available at MDE’s headquarters in Baltimore.

## CONTACTS

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Oil Control Program: 410-537-3442 or 1-800-633-6101, ext. 3442

## DISCLAIMER

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The intent of this fact sheet is to provide the reader a summary of site events as they are contained within documents available to OCP. To fully understand the site and surrounding environmental conditions, MDE recommends that the reader review the case file, which can be requested through the Public Information Act. The inclusion of a person or company’s name within this fact sheet is for informational purposes only and should not be considered a conclusion by MDE on liability, involvement in a wrongful act, or contribution to environmental damage.