



February 6, 2018

GeoInsight Project 8691-000

Todd E. Piskovitz, P.G.
NHDES/ORCB
29 Hazen Drive/ P.O. Box 95
Concord, NH 03302-0095

RE: Groundwater Evaluation Work Scope
Former Rand Lumber Company
511 Wallis Road
Rye, New Hampshire
NHDES #198604301
Project Type: SITEEVAL

Dear Mr. Piskovitz:

GeoInsight, Inc. (GeoInsight) prepared this document to present a proposed work scope to evaluate groundwater at the Former Rand Lumber Company site located at 511 Wallis Road in Rye, New Hampshire (the Site). The Site is currently the location of a residential development consisting of 20 residential properties known as Sea Glass Lane (see attached as-built Utility Plan).

BACKGROUND

Prior to being developed, the Site was the location of Rand Lumber Company. Environmental investigations performed in 2001 for financing identified the presence of up to 37, 55-gallon waste oil containers. It was reported that some of the containers appeared to have leaked resulting in stained soil. Documentation from the previous owners regarding the disposal of the containers observed at the Site was not available. The area where the containers were located is identified on the attached plan from a report prepared by Exeter Environmental Associates.

In a letter, dated December 13, 2017 (attached), to Wallis Road Properties, LLC (Wallis), the New Hampshire Department of Environmental Services (NHDES) requested the installation of a minimum of three monitoring wells to evaluate groundwater in the vicinity of an area where 55-gallon containers reported to contain waste oil were once located.

During a Site reconnaissance on January 22, 2018 to evaluate access to potential drilling locations, it was learned that each of the 20 residential properties has a perimeter drain connected to sump in the basement to manage groundwater. Therefore, GeoInsight collected a groundwater



sample from a sump located in the basement of Lot 13 for analysis of volatile organic compounds (VOCs) by United States Environmental Protection Agency (USEPA) Method 8260B. The sample was submitted to Absolute Resource Associates, LLC of Portsmouth, New Hampshire for analysis of VOCs. VOCs were not detected above the Reporting Limits of the laboratory in the sample collected from the sump located on Lot 13.

Wallis requested a meeting with the NHDES to further discuss the contents of their December 13, 2017 letter. During the meeting on January 31, 2018, the NHDES requested that Wallis submit a work scope to propose a sampling plan from groundwater sumps located in the basement of select properties in the vicinity of the area identified where containers were stored.

WORK SCOPE

GeoInsight will collect groundwater samples from three groundwater sumps located at Lots 6, 9, and 13. Lot 13 is believed to be located in an area where 55-gallon containers were stored. Lots 6 and 9 are located on the presumed downgradient boundary of where the containers were stored.

One groundwater sample from each Lot will be analyzed for VOCs by USEPA Method 8260B. The groundwater sample collected from Lot 13 (source area) will be analyzed for polycyclic aromatic hydrocarbons (PAHs) by USEPA Method 8270, polychlorinated biphenyls by USEPA Method 8082, and Resource Conservation Recovery Act (RCRA)-8 Metals. Groundwater samples collected for PAHs and RCRA-8 Metals analyses will be field filtered.

Sampling will be performed at a time when the groundwater elevation results in water flowing through the sumps from the foundation perimeter drains. It is anticipated that the sampling would occur in April 2018. The results from the sampling event will be sent to the NHDES within 30 days of obtaining the laboratory results.

If you have questions regarding the information presented herein, please contact me at (603) 314-0820.

Sincerely,
GEOINSIGHT, INC.

Brian D. Kisiel, P.G.
Principal

Attachments

cc: Ed Hayes, Wallis (electronic only)

P:\8691 Sea Glass Lane Rye NH Wallis Properties\8691_2018-02-06_SOW to NHDES February 2018.docx



ATTACHMENTS



The State of New Hampshire
Department of Environmental Services



Robert R. Scott, Commissioner

REGULAR MAIL

December 13, 2017

Edward Hayes
Wallis Road Properties, LLC
105 Bartlett Road
Portsmouth, NH 03801

Subject Site: Rye – Former Rand Lumber Company, 511 Wallis Road
DES Site #198604301, SITEEVAL Project #34669

Additional Information Regarding Site Activities, prepared by GZA
GeoEnvironmental, Inc., dated August 22, 2017 (Activity #248767)

Dear Mr. Hayes:

The New Hampshire Department of Environmental Services (NHDES) has reviewed the subject report and other information in our files regarding SITEEVAL Project #34669 at the referenced site. Based on our review of the existing information, NHDES has the following comments:

1. The information outlined by your consultant in their August 22, 2017 letter provides additional information for this site; however, the fate of 37 drums of waste liquid that were observed on the site by Exeter Environmental Associates in 2001 remains unknown.
2. According to conversations between GZA GeoEnvironmental, Inc. and the former owner of the property, removal of drums of waste liquid was documented in the May 23, 2002 waste manifest on file with NHDES. However, there is a discrepancy between the number of drums (37) reportedly observed in 2001 and the May 23, 2002 waste manifest, which documented the removal of only a single drum of oily rags and debris. Furthermore, several of the 37 drums were reported to be leaking in 2001. Therefore, NHDES cannot rule out the potential that a release of petroleum from these drums may have occurred and impacted groundwater.
3. In the absence of additional evidence documenting removal and proper disposal of the drums, NHDES requires an investigation to determine if soil or groundwater were impacted by the reportedly leaking drums. Therefore, please direct your consultant to submit a work scope for a limited subsurface investigation of the former gravel pit area where the 37 drums were reportedly observed. Because the precise location of the former drum storage area may not be identifiable, and the area may have since been developed, NHDES anticipates that installation and sampling of a minimum of three monitoring wells will be required to adequately assess whether a potential release from the drums may have impacted groundwater. Furthermore, because soil on site has likely been extensively reworked, soil sampling alone will not be sufficient to evaluate the potential for a historical release.

www.des.nh.gov

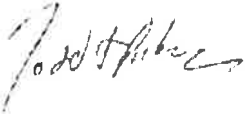
PO Box 95, 29 Hazen Drive, Concord, NH 03302-0095

Telephone: (603) 271-3899 Fax: (603) 271-2181 TDD Access: Relay NH 1-800-735-2964

4. Please direct your consultant to submit the work scope within 30 days receipt of this letter. The work scope should include recommended drilling locations, as well as recommended analytical parameters. A summary report of the investigation is due by April 15, 2018.

Please do not hesitate to contact me if you have any questions regarding this letter.

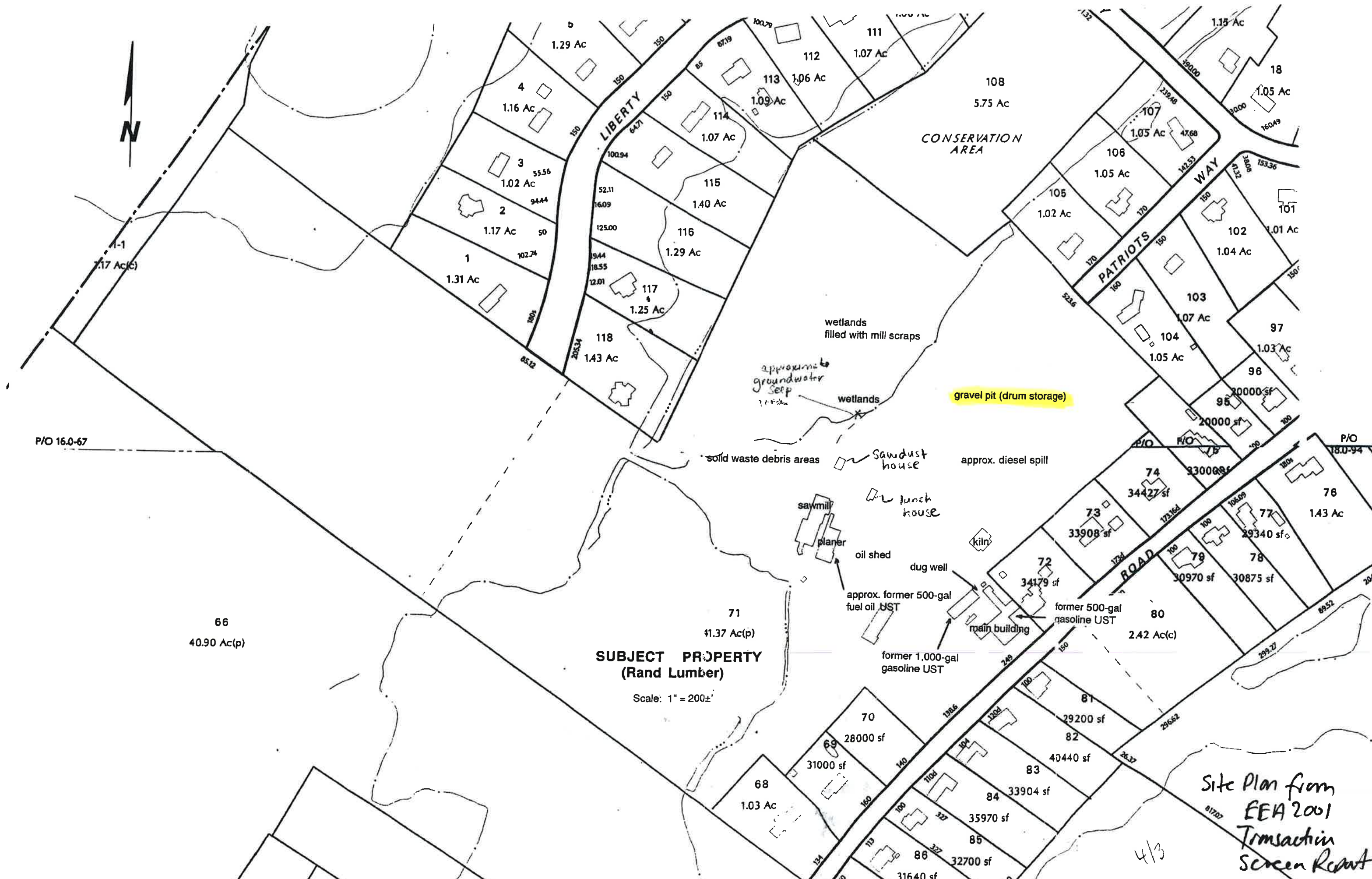
Sincerely,



Todd E. Piskovitz, P.G.
Oil Remediation and Compliance Bureau
Tel: (603) 271-2490
Fax: (603) 271-2181
Email: Todd.Piskovitz@des.nh.gov

cc: Sarah Yuhas Kirn, P.G., Administrator, ORCB
Margaret Bastien, P.E., ORCB
Erin Holmes, P.E., ORCB
Jeffery D. Rowell, P.E., GZA GeoEnvironmental, Inc.
John C. Murphy, CCM, CHMM, GZA GeoEnvironmental, Inc.
Rye Health Officer
Michael Magnant, Rye Town Administrator

Route/cc: Jennifer A. Marts, P.G., ORCB

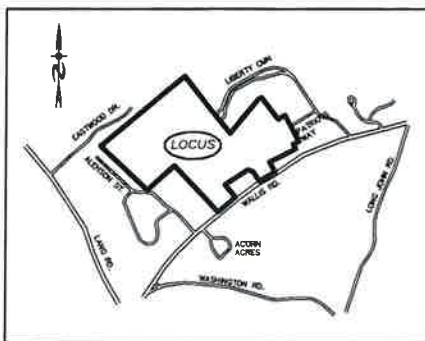


SUBJECT PROPERTY
(Rand Lumber)

Scale: 1" = 200±'

Site Plan from
EEA 2001
Transaction
Screen Report

4/3



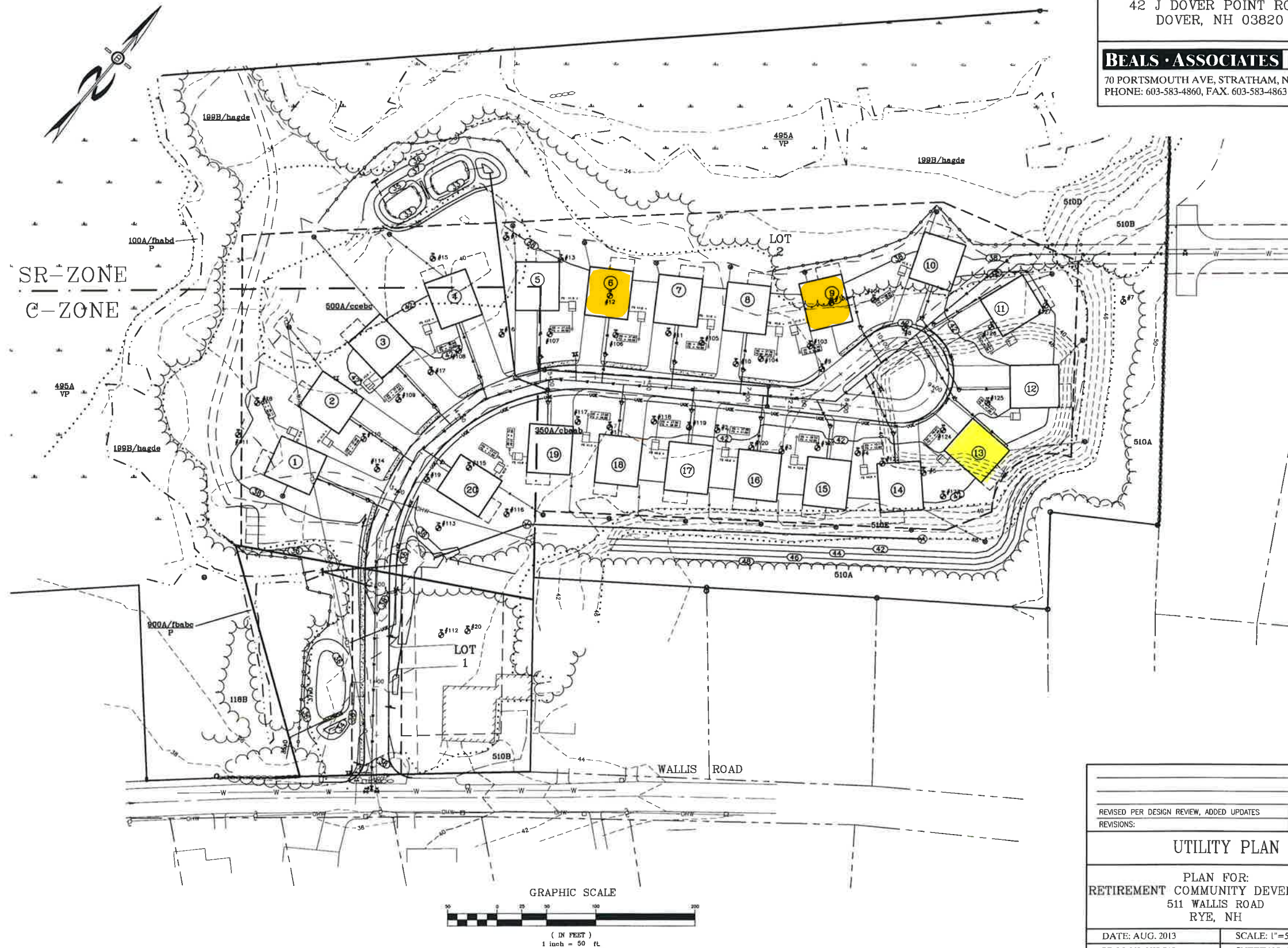
LOCATION MAP
1"=2000'

PREPARED FOR:

WALLIS ROAD PROPERTIES LLC
42 J DOVER POINT ROAD
DOVER, NH 03820

BEALS ASSOCIATES PLLC

70 PORTSMOUTH AVE, STRATHAM, N.H. 03885
PHONE: 603-583-4860, FAX: 603-583-4863



LEGEND

- UTILITY POLE
- TEST PIT W/ NO.
- STONE WALL
- TREE LINE
- EXISTING CONTOUR - 10'
- EXISTING CONTOUR - 2'
- WETLAND BOUNDARY
- SOILS BOUNDARY LINE
- BUILDING SETBACK LINE
- SEPTIC SETBACK LINE
- ABUTTING PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE

GRAPHIC SCALE



REVISED PER DESIGN REVIEW, ADDED UPDATES	
REVISIONS:	DATE:
1-30-14	
UTILITY PLAN	
PLAN FOR: RETIREMENT COMMUNITY DEVELOPMENT 511 WALLIS ROAD RYE, NH	
DATE: AUG. 2013	SCALE: 1"=50'
PROJ. NO: NH-718	SHEET NO. 9A OF 14