

# Muriel B Harris Trust – Evaluation of Corrective Action Alternatives



## Services / Expertise

Evaluation of Corrective Action Alternatives  
BRELLA

## Markets

State  
Commercial Developer

## Project Location

Sutton, Vermont

## Date Completed

2020 to present

## Project Owner

Vermont Department of Environmental  
Conservation

## Project Manager

Katrina Mattice, PE

## Project Team

Dan Voisin  
Dan Curran  
Laura Rajnak

## Subconsultants

Eastern Analytical, Inc.  
KD Associates, Inc.  
Phoenix Environmental Laboratories, Inc.



*Pump house exterior in 1952. Photo from Terracon Report, 2014*

**THE** West Burke Pumping Station was developed in 1941 to pump crude oil and was operated by Portland Pipe Line Corporation (PPLC). The Property contains two right-of-way easements: one for high-pressure crude oil pipelines and the other for a utility corridor. Two pipelines run through the southern part of the Property; one, 18-inch pipeline actively transports crude oil while the second 12-inch pipeline was decommissioned in 1982. In 1952, the Property was purchased by Thomas Harris who used the Property to store commercial fuel oil until the 1990s.

Kingdom Village, LLC plans to redevelop the property by renovating the existing 5,500 square-foot pump house to be used by Vermont Wood Pellet Company of North Clarendon, Vermont. Stone performed an Evaluation of Corrective Actions Alternatives (ECAA) Site Investigation in 2020 to assess environmental data gaps and support the property redevelopment plan. The site investigation portion required an Investigation and Remediation of Contaminated Properties Rule (IRule) compliant work plan and field work including groundwater, vapor intrusion, and building materials assessment.

The remedial alternative selected in the ECAA included abatement of asbestos contaminated material within the buildings subject to renovation or demolition, removal, and disposal of sludge from the floor drains in the pump house and septic tank, removal of and subsequent UST Closure Assessment of the septic tank, abandonment of subsurface piping by draining all the fuel, purging the piping with suction, and sealing all openings, long term groundwater monitoring, and placing land use restriction on the Site in the form of a Certificate of Completion. A corrective action plan (CAP) is pending for the site.