



Maryland Department of the
Environment

FACTS ABOUT: Deep Harbour

Site Location

The 18.3-acre Deep Harbour property is located at 311 Trenton Street, in the town of Cambridge, Dorchester County, Maryland and encompasses the former Cambridge Arundel Corporation (MD-25) property. The property also includes the properties formerly known as 200, 205, 206, 207, 211 and 306 Trenton Street, and 100 and 102 Green Street. The property is bounded to the northwest by a construction company and restaurant, to the north by Maryland Avenue and residences, to the east by commercial area, to the south by Cedar Street and a commercial area and to the west by Cambridge Creek.

The Deep Harbour property is currently being redeveloped for residential housing. The property is located immediately adjacent and downgradient (west) of the former Dorset Cleaners property.

Site History

The earliest known use of the southern portion of the property is 1891 for fertilizer manufacturing by S.L. Webster and Son. Dorchester Fertilizer produced granulated fertilizer at the property from 1926 until the plant was destroyed by a fire in 1963. Later in 1963, the Baugh Company purchased the property and rebuilt the plant for continued fertilizer production from 1964 to 1965. Kerr-McGee purchased the plant in 1965 and continued fertilizer production until the plant closed in 1977. In 1978, the Arundel Corporation purchased the plant and used it for the storage of aggregate for concrete operations.

Kerr-McGee, who operated the plant from 1965 to 1977, notified the U.S. Environmental Protection Agency (EPA) that they had disposed of air pollution control sludges on the site in the 1970s. The fertilizer mixing process resulted in dust emissions, which were controlled by scrubbers. Scrubbing effluent was recycled in a closed loop system which utilized two on-site lagoons. The sludge, which settled in the lagoons, was removed periodically and disposed on an on-site field. As part of the plant closure, the lagoons were filled and compacted. As a result of the notification by Kerr-McGee, the site was placed on the EPA and State of Maryland lists of potential hazardous waste disposal sites. The site is described as receiving 100 tons of inorganic solids. All buildings on the Cambridge Arundel portion of the property were demolished in 1991.

The Cambridge Ice Company and C. Orem & Company Fertilizer occupied the northern



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portion of the property beginning in 1891. In 1930, the Atlantic Ice Company and T.M. Brambridge and Company oyster packing plant replaced the Cambridge Ice Company. Corkran's Creamery also was present on the property.

In 1962, the northern portion of the site housed the Carroll Thomas Sons office, feed and grain warehouse and corn mill. A grain business, the Dorchester Water Company, and the oyster packing house remained on the northern portion of the property.

The properties located at 200 and 205 Trenton Street were previously occupied by offices. The 205 Trenton Street property also included a warehouse. The properties located at 100 and 102 Green Street were previously occupied by residences. One underground storage tank (UST) was removed from the residence at 102 Green Street in March 2005. The property located at 207 and 211 Trenton Street was occupied by the Cambridge Tractor Company. The property located at 206 Trenton Street was previously occupied by Wayne's Feed and Seed. One heading oil UST was closed in place on the property in 1989. In March 2005, an additional tank was discovered and removed.

Environmental Investigations

In 1985, a site inspection and preliminary soil sampling was conducted on the Cambridge Arundel portion of the property, which resulted in the detection of lead, pesticides, PCBs and several organic compounds in low concentrations. None of the contaminants observed in the NUS study were determined to be present at levels that presented a threat to human health or the environment.

In 1988, the Arundel Corporation completed 41 borings across the site. Composite samples were analyzed for fertilizer components including potassium, magnesium, calcium, nitrate and total phosphorus.

In 1989, a Phase I Preliminary Investigation was completed on the Cambridge Arundel portion of the property. Six shallow borings were collected and a soil gas survey conducted. The investigation concluded that the low levels of base neutral compounds and dieldrin identified did not pose a risk to human health and no further investigation at the site was necessary.

In 1990, the first complaint regarding the Cambridge Arundel Corporation was issued for a spill of 5,000 gallons of sulfuric and phosphoric acid. The acid tanks were removed. A subsequent complaint was issued regarding the presence of a 5-gallon can of toxaphene, 4 cans of various herbicides and 6 PCB containing capacitors. All were removed and a notice of Compliance was issued in Feb 1991.

In 1992, the Arundel Corporation complied with the Maryland Department of the Environment's (MDE) request to address other environmental issues at the site. Among



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these were the removal and proper disposal of lab chemicals found in a storage room, underground tanks, acid storage tanks and residual acid sludge, two capacitors containing PCBs, transite panels found in structures on site, and stored fertilizer components such as lamp-black, clay and lime. A low level Hazard Ranking Score prompted MDE to recommend the site for no further action. EPA concurred with these recommendations and gave the site a No Further Remedial Action Planned status.

The property was part of the 1999 Site Survey Initiative conducted by MDE's State Superfund Division to reassess the status of those sites that were previously designated No Further Remedial Action Planned by the EPA. This initiative was intended to determine if site conditions have remained stable, provide a current description of the site, and identify and address any new pathways for contamination.

From 2001 through 2005, the property was the subject of numerous environmental assessments including groundwater investigations related to the upgradient Dorset Cleaners, collection of soil samples from the former lagoon areas and soil and groundwater samples during removal of USTs.

Additional surface soil, groundwater samples, and soil gas samples were collected in June 2005 to evaluate the potential risks to exposed populations from surface soil on the property and to determine the potentially affected buildings from solvent contamination in the groundwater beneath the property.

Current Status

The property owner, Beazer Homes Corporation, submitted an application to the Voluntary Cleanup Program (VCP) as a responsible person, on May 19, 2005 for future limited residential use of the property. The property was accepted into the VCP on August 2, 2005. The proposed response action plan (RAP) was submitted on July 12, 2005 and a public informational meeting was held on August 9, 2005. The VCP accepted the RAP on October 3, 2005.

On October 30, 2006, the VCP notified the applicant that an amendment to the RAP would be necessary to address the potential for vapor intrusion to indoor air in buildings B and C due to concentrations of PCE and TCE in the groundwater. The amendment to the RAP, which included construction details for future construction of Buildings B and C, was approved on February 2, 2007.

Implementation of the RAP has been completed and on April 16, 2007, a Certificate of Completion was issued to Beazer Homes Corporation for restricted residential use of the property. The Certificate of Completion states that the use of the groundwater prohibited for any purpose and includes certain requirements for long-term monitoring of groundwater, maintenance of venting system and concrete slab in Buildings Q and R,



construction requirements for Buildings B and C, soil excavation and disposal, maintenance of paved areas.

In November 2010, the VCP approved an amendment to the RAP that included the substitution of townhomes with appropriate protection from vapor intrusion for Buildings B and C. In December 2010, the VCP approved a second amendment to the RAP that slightly altered the construction details for the future townhomes. Based on a request from the applicant to revise the restriction on the COC, once the activities set forth in the amendments are completed, the VCP will issue a new COC removing the restriction for construction of Buildings B and C.

In January 2011, the results of the fourteenth and final round of groundwater monitoring were submitted to complete the requirements for long-term monitoring of groundwater set forth in the RAP approved in October 2005.



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