



Facts About...

MARLBORO AVENUE PROPERTY (VOLUNTARY CLEANUP PROGRAM)

Site Location

This 0.9-acre property is located at 220 Marlboro Avenue in Easton, Maryland (Talbot County) and consists of an asphalt-paved parking lot and a multi-tenant, commercial building. The property is a pad site of a larger shopping center property, Tred Avon Square. Overland flow from the property discharges to the North Fork of the Tred Avon River via the storm water management system. The Town of Easton supplies water and sanitary sewer services to the property and the vicinity. The property is zoned as a General Commercial District (GC).

Site History

Prior to 1989, the property was undeveloped agricultural land. In October 1996, the current owner of the property, Fox Marlboro Road, LLP acquired the property from Fox Brothers Partnership. In February 1988, the Fox Brothers Partnership acquired the property from Parkway Limited Partnership, who originally purchased the property from Marlboro Road Limited Partnership in June 1980.

Environmental Investigations and Actions

As part of a larger environmental audit of Admiral, Inc. facilities in 1999, the Marlboro Avenue property (Store #67) was inspected for compliance with applicable state and federal regulations. During this environmental audit, recommendations were generated for each facility including the Marlboro Avenue property.

In September 2005, a Limited Phase II Environmental Site Assessment was completed for the property. This assessment identified perchloroethylene ("PCE") and trichloroethane ("TCE") in soil and ground water at the property and recommended additional investigation to confirm the nature and extent of the contamination and establish the need for corrective action.

In October 2005, an additional Phase II Subsurface Investigation was completed for the property. This investigation provided additional information regarding the soil and ground water contamination at the property by PCE, TCE, and their degradation products. Recommendations were made for additional characterization and extent of the ground water plume.

A Phase I Environmental Assessment was completed in January 2006 for the property. The Phase I indicated that the Admiral Cleaners facility at the property uses PCE in their dry cleaning process and concluded that the shallow soils and ground water have been impacted by a release of PCE. Recommendations were made in the Phase I to enter the Voluntary Cleanup Program (VCP) and assess the risks posed by the existing soil and ground water contamination.



Supplemental sampling was conducted in May 2006 in response to the VCP comments of March 2006. Sampling of soil, ground water, and sub-slab soil gas detected contamination from PCE. Additional sampling of indoor air occurred in August and November 2006. These air samples indicated that dry cleaning contamination was not detected in indoor air.

Current Status

On February 14, 2006, Admiral, Inc. submitted a VCP application for the property seeking a No Further Requirements Determination (NFRD) as a responsible person. The applicant has requested a commercial (Tier 2), restricted (no use of ground water for drinking water purposes) future use for the property. On March 8, 2007, the VCP issued an NFRD that is conditioned upon a restricted commercial future use of the property and restricts the use of ground water beneath the property for any purpose.

Planned or Potential Future Action

The proposed future use of the property will continue to be commercial.

Contact

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