

Facts About...

SNOW HILL LANE PHASE II PROPERTY (VOLUNTARY CLEANUP PROGRAM)

Site Description:

The approximately 35-acre undeveloped site is situated in northern Anne Arundel County, Maryland. The site is bordered to the south by the bulk petroleum storage facilities; to the north by Pennington Avenue Landfill; to the west by the undeveloped Snow Hill Lane Phase I property and to the east by the Drumco site. The property is traversed in the western and southwestern portion of the site by two petroleum pipeline right-of-ways owned by Colonial Pipeline. Landfilling activities are alleged to have occurred in the eastern portion of the property. The site is heavily vegetated except for the cleared area of the pipeline right of way and numerous recreational vehicle tracks. The area in the vicinity of the site receives public water and sanitary sewer services. Two domestic wells were identified within a half mile of the site.

Topographically, the site generally slopes to the southeast toward Cabin Branch. Throughout the site, the degree of topographic relief varies greatly. Surface runoff flows to the east and northeast towards Cabin Branch Creek, a tributary of Curtis Creek, which flows eastward along the southern border of the property. Unconsolidated sediments of the Potomac Group underlie the site. Groundwater occurs under shallow unconfined conditions and is anticipated to flow to the east and northeast towards Cabin Branch.

Site History:

In 1944, Title Guarantee and Trust Company purchased the property. Curtis Bay-Shipley Realty Corporation acquired the property in 1945 and in 1969, the Curtis Bay-Shipley Realty Corporation was dissolved. In 1982, the co-trustees deeded the property to the DWC Holding Company. B&S Properties Inc. acquired the property at auction in 2000.

Prior to the 1950s, the property was primarily used for agricultural purposes. From at least the 1950s to the 1970s, the property was owned by Mr. D. Chetkof and operated as an unpermitted dump. Access to the site is unrestricted and evidence of nuisance dumping has been noted on the property.

A representative of the Department of Health and Mental Hygiene's Waste Management Administration (WMA) discovered the site in February 1982 and conducted a visual inspection which revealed several separate piles of damaged and empty 55-gallon drums.

In response to an August 1983 citizen's complaint of illegally dumped drums near the Pennington Avenue Landfill, WMA inspectors completed a reconnaissance of the site and found five groups of approximately 275 drums in varying stages of deterioration.

In June 1984, samples of the drums, Cabin Branch Creek and suspected contaminated soils were collected. Elevated levels of lead, zinc and chromium were detected in soil samples. High levels of lead, chromium, and toluene were also detected in samples from the drums.

In September 1984, a Site Complaint was issued to DWC Trust Holding Company requiring a plan to effectively cleanup the site. Attorneys representing the property owner and WMA could not



finalize an agreement on the cleanup of the site. As a result, in September 1986 the WMA's Enforcement Program drafted a Complaint and Order requiring cleanup of the site by the property owner.

In July 1990, the Maryland Department of the Environment (MDE), U.S. Environmental Protection Agency (EPA) and EPA's Technical Assistance Team jointly performed a Preliminary Assessment. Analytical results of composite soil samples collected near the drum piles revealed significant levels of polychlorinated biphenyls, lead, cyanide, mercury, chrome and copper.

On January 31, 1991, a Unilateral Administrative Order (UAO) was issued to DWC Trust Holdings Company to mitigate the threat of hazardous substances on site within five business days. Due to the Potential Responsible Party's unwillingness to heed the UAO, the EPA's Emergency Response Cleanup System was mobilized on February 11, 1991. When the emergency removal action was completed on August 29, 1991, 322 drums of hazardous wastes, 436 drums of non-hazardous waste, and 180 cubic yards of debris and tires were removed from the site and taken to licensed facilities. During the removal action, it was documented that trespassing was a daily problem, even after the 86-acre site was fenced and posted with warnings of hazardous wastes on site. Gates and fencing were vandalized frequently even with the presence of security guards.

After the drum removal action was completed in 1991, MDE determined that the site did not warrant further investigation by the EPA. Access to the site continues to be unrestricted.

Environmental Investigations and Actions:

After the drum removal action was completed in 1991, MDE determined that the site did not warrant further investigation by the EPA. A Phase II Environmental Site Assessment completed in 2003 for Snow Hill Lane Phase I identified several areas of concern including the 1.5-acre area of the former drum removal action, the former drum staging area, and several areas where nuisance dumping had been identified. The Phase II sampling identified soil contaminants arsenic and mercury. Nickel and zinc were detected in groundwater samples.

Current Status:

On August 18, 2003, Glen Abbey V, LLC., the prospective purchaser, submitted a Voluntary Cleanup Program application seeking a No Further Requirements Determination as an inculpable person for the Snow Hill Lane Phase II property. Future development plans include the construction of a residential development with associated recreational facilities. On August 22, 2006, the Department confirmed the applicant's status as an inculpable person and issued a No Further Requirements Determination contingent upon future restricted residential, restricted commercial or restricted industrial purposes; vapor barrier or testing required for all new building construction and a groundwater use prohibition.

Contact:

For additional information, please contact the Land Restoration Program at (410) 537-3493.

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