

Dorchester County

Pre-1912	Two farms operated on the property.
1915	The original hospital was constructed.
1915 to late 1990s	The hospital operated at the property. Portions of the property were used for farming.
3/1999	Three applicants applied to VCP seeking inculpable person status.
4/1999	Maryland Department of the Environment (MDE) approved the three VCP applications.
7/1999	MDE approved a response action plan for the property.
8/1999 to 10/1999	Soil excavation activities conducted. Contaminated soils disposed of off-site.
10/12/1999	MDE issued a Certificate of Completion.

EASTERN SHORE HOSPITAL CENTER Route 50 Cambridge, Maryland

(Voluntary Cleanup Program)

Site Description

This 351-acre property was operated by the State of Maryland, Department of Health and Mental Hygiene as a psychiatric hospital since 1915. Approximately thirty-eight buildings were located on the property, including administrative buildings, dormitories, maintenance facilities, and single family residences, along with farmed land, woodlands, wetlands, and streams.

The Choptank River borders the property to the north. A residential community is located east of the site. Commercial businesses located along Route 50 border the property to the south. Shoal Creek, the Cambridge Wastewater Treatment Plant and a shopping center are located west of the property. Municipal water is available, but residences to the east rely on groundwater for potable water.

Site History

Two farms operated at the property until it was purchased by the State of Maryland in 1912. The original hospital was constructed in 1915, including English Hall, Unit 1, Unit 2, and the power plant. Until recently, portions of the site had been farmed by patients or local farmers.

Dredge spoils from the Choptank River were piled on the property until discontinued in approximately 1988. The spoils were contained within a six foot high bermed area on the southwest portion of the property.

Environmental Concerns

Environmental investigations at the property identified several areas of concern, including heavy metal contamination in soil, groundwater, and surface water; polycyclic aromatic hydrocarbon (PAH) contamination in soil near the power plant; and volatile organic compound (VOC) contamination in soil and groundwater.

Analysis of painted surfaces at the site identified lead-based paint on interior and exterior surfaces of many buildings. Based on the results of the lead-based paint survey, soil samples were collected in the vicinity of thirty buildings. Laboratory analysis of the soil samples revealed elevated concentrations of lead in the vicinity of five of the buildings.

Heavy metals, including lead, selenium, cadmium, arsenic, and manganese were identified in surface water samples collected from Shoal Creek. These substances were present at concentrations above the Toxic Substances Criteria for Ambient Surface Waters, which are intended for the protection of aquatic life.

Elevated concentrations of PAHs were identified in a surface soil sample collected in the vicinity of the smoke stack at the power plant. Consequently, eight additional surface and subsurface soil samples were collected in this area to determine the extent of the contamination. The analytical results indicate that the

PAH contamination is confined to the surface soils in an area adjacent to the eastern wall of the power plant.

Elevated concentrations of VOCs were identified in the vicinity of the maintenance building. Contamination in this area was determined to be the result of a former leaking underground storage tank used for gasoline.

Localized areas of contamination were also identified in other areas of the property. Minor petroleum hydrocarbon contamination and heavy metal contamination were identified in some areas in association with aboveground storage tanks, current and former underground storage tanks, a debris pile, and a burn pit (used to dispose of unusable paint).

Voluntary Cleanup Program (VCP) Status

On March 10, 1999, separate applications were submitted to the VCP by Chesapeake Resort, LLC, Chesapeake Communities, LLC, and the Maryland Economic Development Corporation (MEDCO). The application packages indicated that Chesapeake Resort, LLC would purchase the entire Eastern Shore Hospital Center property. Chesapeake Communities, LLC would purchase portions of the property from Chesapeake Resort, LLC for development of residential units. MEDCO would lease portions of the property for development and operation of a golf course, marina, hotel, and related facilities.

The Department approved the three applications on April 8, 1999 with inculcable person status for each. The Department also notified the applicants that a response action plan had to be developed for remediation of the contamination at the site.

A proposed response action plan was submitted on behalf of the applicants on May 3, 1999. The plan proposed excavation and off-site disposal of contaminated soils in areas of the property that could pose an unacceptable risk to human health or the environment. The Department approved the response action plan on July 27, 1999.

All site excavation activities and off-site disposal of drummed hazardous wastes and electrical transformers were completed by October 4, 1999. A final report documenting the removal activities was submitted to the Department.

On October 12, 1999, the Department issued a Certificate of Completion to each of the three participants. The certificates were conditioned on the use of the property for limited residential purposes, defined as unrestricted use of the property, except for groundwater. Shallow groundwater beneath the property may not be used for any purpose. Use of deep groundwater at the property is unrestricted. Deep groundwater at the property will be monitored for a minimum of five years.

Site Contact

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