

CARPENTER'S VARIETY SITE ASSESSMENT PROFILE



TIMELINE

1986: gasoline leaks from four underground tanks first discovered

1988-1998: Additional testing and remediation design, Petroleum recovery system installed. Soil Vapor Extraction/Air Sparge system installed.

1991: Mass DEP lien placed on the property

1999-2002: Petroleum recovery and Soil Vapor Extraction/Air Sparge systems deactivated.

2002-2006: Groundwater monitoring performed.

2010: site becomes vacant, assessments and cleanup activities go dormant

2017: Town tax taking is filed

2018-2019: Town begins implementing its EPA Brownfields Assessment Grant: recovering and sampling previously installed monitoring wells on site and adjacent sites.

2020-2021: indoor air sampling, groundwater sampling, and sub slab soil gas sampling

Introduction

The Carpenter's Variety site is located at 347 Main St in Great Barrington. It sits right between Dewey Academy and the Berkshire Community College building on a 0.41-acre lot. The assumed direction of groundwater flow is to the southeast towards the Housatonic River. The area is mainly commercial with some residential properties behind it. On the lot sits a vacant one-story building with a basement that was built in 1900 and a detached shed in the back that was built in the late 1980s.

The use of the lot from 1950-1986 was primarily a gas station. In 1986 it was discovered that the underground tanks were leaking gasoline. Since 1986 there has been a variety of stores that have occupied the building such as convenience stores, restaurants, office supply store, pool supply store, auto supplies and lawn mower service repair stores. For example, the site is also referred to as "the Deli" and "Hong Kong Buffet".

Since the leak was discovered, the site has undergone numerous environmental assessments and cleanup. In 2019 the most recent assessments began with groundwater sampling of the property to assess contamination and then moved into indoor air and sub-slab soil gas quality assessments at the adjoining properties.

CARPENTER'S VARIETY BROWNFIELDS ASSESSMENT



The Site has a long history of environmental investigations and remediation activities resulting from a release of gasoline from four former underground storage tanks (USTs) discovered in 1986. Extensive environmental investigations and cleanup activities have occurred at the site and nearby properties from 1986 through 2021 including the following:

- March 1987 – A recovery system of two 8-inch recovery wells was installed and commenced operation. System monitored every week and influent water samples collected bi-weekly.
- April 1988 – Two additional 8-inch diameter recovery wells were installed on the John Dewey Academy/Searles Castle. Gasoline recovery, groundwater treatment and monitoring performed.
- 1989-1993 – A total of 37 monitoring wells installed and monitored. Gasoline recovery and water treatment continued. Additional recovery system installed to intercept and recover gasoline flowing toward the John Dewey Academy/Searles Castle. Indoor air and sub-slab soil gas sampling performed. Risk assessments performed. Initial recovery system deactivated. Approximately 10M gallons of groundwater treated and discharged under EPA National Pollution Discharge Elimination System permit.
- 1994-1997 – continued gasoline recovery, groundwater treatment and monitoring performed. Gasoline in wells decreasing over time. Approximately 16.5M gallons of groundwater treated.
- 1998-2006 – soil vapor extraction and air sparge system installed in 1998. Groundwater recovery system shut down in 1999. Volatile vapors in air decreased and soil vapor extraction and air sparge system shut down in 2002. Groundwater and indoor air monitoring continued, some concentrations beginning to increase.
- 2010 – groundwater, soil gas, and indoor air sampling conducted at the John Dewey Academy/Searles Castle.
- 2018-2021 – under Town's EPA Brownfields Assessment Grant, TRC conducted groundwater, soil gas, and indoor air sampling at the Site, Berkshire Community College (BCC) building, and the John Dewey Academy/Searles Castle.

Investigations identified the presence of petroleum in groundwater near the BCC building. Tetrachloroethylene and petroleum were identified in indoor air in the BCC building; however, the concentrations were attributed to chemicals used inside the building and not originating from the ground.

WHAT'S NEXT FOR CARPENTER'S VARIETY?



- Evaluate for the possible presence of hazardous building materials in the former Site building and abate any hazardous materials prior to renovation or demolition.
- Remove the suspected indoor air sources of contamination.
- Continue investigation and response actions under the state's regulatory program.

Redevelopment of this site is likely best suited for commercial and/or mixed use with appropriate measures in place to mitigate potential exposure to indoor air. Additional investigation, evaluation, and possibly remediation is warranted if a more sensitive use is desired (e.g., residential, day-care, playground) and/or if located in areas not previously investigated.

