

December 12, 2017

Mr. Paul Foley
DRI Director
Martha's Vineyard Commission
P.O. BOX 1447
Oak Bluffs, MA 02557

Dear Director Foley:

In October 2017, Capaccio Environmental Engineering, Inc. (CAPACCIO) reviewed the decommissioning process of a retail gas station, car wash, convenience store and automobile lube service facility (Airport Mobil) located on a parcel of land in the Martha's Vineyard Airport Business Park at 3 North Line Road in Edgartown, Massachusetts. As a proposal to re-install a retail fuel distribution facility is under consideration by the Martha's Vineyard Commission (MVC), CAPACCIO is providing the following summary of pertinent regulatory information. This information is provided to the MVC as Duke County's regional planning authority. Additionally, the MVC provides a regulatory function to protect, preserve and conserve the area's resources.

As you are aware, the Property is located within a Massachusetts Department of Environmental Protection (MassDEP) designated potentially-productive high-yield aquifer. The aquifer is also designated by the United States Environmental Protection Agency (USEPA), under the Clean Water Act, as a sole-source aquifer, meaning that the aquifer is the sole or principal drinking water source for an area, and which, if contaminated, would create a significant hazard to public health. Based on these designations, there are specific criteria under the MassDEP Drinking Water Regulations, 310 CMR 22.00, that may apply to re-development of the Property, particularly as it would relate to the installation of a fuel distribution facility. Further details relating to this can be found in correspondence provided to the MVC by Mr. Joseph Forns of Applied Marine Ecology Lab on December 12, 2017.

The role of a Massachusetts Licensed Site Professional (LSP) is to direct the assessment and cleanup of a site in a manner consistent with the requirements of the Massachusetts Contingency Plan (MCP) 310 CMR 40.0000 and other relevant regulations and laws. Should underground storage tanks (USTs) be re-installed at the Property, there are several requirements that would apply, as follows:

MassDEP 310 CMR 80.00, Underground Storage Tank Systems

This regulation outlines requirements for the installation and leak detection, operation, training and release response relating to USTs, piping and dispensers. Specifically, the owner/operator must:

- Respond and document every UST system alarm that may indicate the presence of leakage or a release; this response must conclude within 72 hours
- Develop and keep current a written procedure for how UST facility employees and contractors should respond in the event of a UST system or UST component emergency
- Conduct tightness testing as required

- o If the tank or piping fails a tightness test pursuant to 310 CMR 80.32, the owner/operator shall report to the MassDEP as necessary under the MCP, as summarized below
- Third-party inspections every three years

MassDEP 310 CMR 40.0000, MCP

- Tank testing results indicating the substantial likelihood of a leak equal to or greater than 0.05 gallons per hour may require notification to the MassDEP within 72 hours; an LSP should be consulted to assist with this
- Notification to the MassDEP under the MCP may require further investigation and reporting by an LSP

USEPA Source Water Protection Practices Bulletin: Managing Underground Storage Tanks to Prevent Contamination of Drinking Water

This bulletin presents information relating to the management of USTs to prevent contamination of drinking water sources areas and includes:

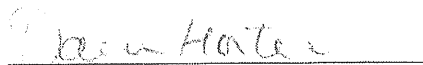
- USTs must be installed according to industry standards with great care to maintain the integrity and the corrosion protection of the tank
- Tanks must be properly sited away from wells, reservoirs, and floodplains; ideally, all types of USTs should be located outside of source water protection areas
- USTs must have corrosion protection, spill prevention and overfill protection devices
- Sites that have more than 42,000 gallons of oil storage capacity at one site may need to comply with Federal Spill Prevention Control and Countermeasures (SPCC) regulations

Additional requirements may be established by regional and/or local authorities, including the installation of monitoring wells downgradient of the UST system (USTs, piping and dispensers) to evaluate groundwater conditions at the Property.

If you have any questions, or require additional information, please do not hesitate to contact me at 508-970-0033, ext. 118.

Sincerely,

Capaccio Environmental Engineering, Inc.
BY:



Dawn Horter, PG, LSP
Senior Hydrogeologist