

State of Vermont  
Department of Environmental Conservation  
Waste Management & Prevention Division  
1 National Life Drive – Davis 1  
Montpelier, VT 05620-3704  
(802) 828-1138

AGENCY OF NATURAL RESOURCES

Center & Wales LLC  
c/o Justin Belden  
15 Belden Road  
Rutland, Vermont 05701

October 9, 2024

### Notice of Approved Corrective Action Plan for Berwick Block

27 Wales, 33 Wales, 92 Willow, and 43 Center Street  
Rutland, Vermont  
SMS Site #2008-3813

Dear Justin Belden:

The Sites Management Section (SMS) reviewed the Corrective Action Plan, dated July 12, 2024 and revised Corrective Action Plan (CAP) dated August 23, 2024. The CAP was prepared by Weston and Sampson Engineers, Inc. for Berwick Block, which is located at 27 Wales, 33 Wales, 92 Willow, and 43 Center Streets, Rutland, Vermont. The CAP was prepared for the owner, Center & Wales LLC. The CAP meets all the requirements of § 35-603 and § 35-606 of the IRULE. Public notice was conducted from September 5, 2024 until October 8, 2024. A public meeting was held October 1, 2024 from 5:30-6:30pm at 16 Evelyn Street in Rutland as well as a virtual attendance option. No comments were received during the public comment period.

#### Summary of the Nature of Contamination and Components of the Correction Action Plan

Phase I ESA, Site Investigation, and supplemental site investigations have been performed at the Site. Site investigations indicated releases of benzene, tetrachloroethene (PCE), and vinyl chloride (VC) in subsurface soil above Vermont Soil Standards for residential uses but below non-residential. Polycyclic Aromatic Hydrocarbons (PAHs) are present in subsurface soil above the Urban Background. Intermixed soil and buried waste from the demolition of the former Berwick Hotel contains asbestos-containing material (ACM). Groundwater is impacted with several metals (antimony, arsenic, and lead) as well as per and polyfluoroalkyl substances (PFAS) above the Vermont Groundwater Enforcement Standards (VGES).

This CAP addresses potential human health risks at the site related to benzene, PCE, VC, PAHs, and ACM in soil and exceedances of the VGES in groundwater. The CAP details the recommended remedial design for protecting human health at the site, which consist of:

- Excavation and removal of approximately 5,555 cubic yards of impacted soil and buried debris
- Capping the remaining impacted soil with an engineered barrier (incorporated with the new building)
- Maintaining the existing site building as a barrier to impacted soil beneath it
- Placing a land-use restriction (within the Certificate of Completion) on the site
- Monitored natural attenuation including the implementation of an annual groundwater monitoring plan to monitor concentrations of lead and PFAS to determine when compliance has been achieved

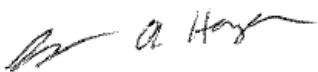
This Site will receive a Certificate of Completion (COC) after the goals of the CAP have been met and documented in a CAP Completion Report approved by VT DEC.

The SMS has determined that the Corrective Action Plan for the remediation of Berwick Block, SMS Site # 2008-3813 is **approved for implementation**. The approved Corrective Action Plan must be implemented within 90 days of the date of this approval or based on an approved alternate schedule.

You are required to file this “*Notice of Approved Corrective Action Plan for Berwick Block*” in the Rutland land records within 15 days of receipt of this notice. **Please confirm that this was recorded by sending a copy of the book and page number indicating where this document was recorded.**

If I can be of assistance, please contact me at (802) 461-6918 or [kristi.herzer@vermont.gov](mailto:kristi.herzer@vermont.gov).

Sincerely,



Kristi Herzer, Site Manager  
Sites Management Section  
Brownfields Response Program

CC:

Kent Belden, Center & Wales LLC  
Carly Belden Perry, Belden Property Management, LLC  
Steve Shaw, Weston and Sampson  
Greg Poelker-McKee, Rutland Regional Planning Commission  
Lyle Jepson, Chamber & Economic Development of the Rutland Region  
Sarah Bartlett, VT DEC  
Kasey Kathan, VT DEC  
Kristie Farnham, VT DEC  
Dorrie Parr, US EPA Region 1  
Rutland Town Clerk  
(all submitted electronically)