Department of the Environment

Facts About...

Westminster Shopping Center Property (Voluntary Cleanup Program)

Site Location

The Westminster Citgo and Shopping Center property consists of two parcels totaling 10.84-acres located at the southeast corner of Route 140 and Englar Road in Westminster, Carroll County, Maryland. The property is a strip mall shopping center with several stand-alone buildings and paved parking areas. Overland flow from the property discharges to the southeast. The Town of Westminster supplies water and sanitary sewer services to the property and the vicinity. The Town of Westminster derives the majority of their potable water from groundwater and the Westminster Citgo property is located in the wellhead protection area. The property is zoned business. Other commercial properties surround the property.

Site History

Prior to 1958, the property was used for agricultural purposes, and in 1958, the property was developed into a shopping center. A dual operator service station was located on the property as early as 1959 and the associated building was demolished in 2006.

The current owner, Washington Real Estate Investment Trust, purchased the property from Westminster Shopping Center, Inc. in 1972. In 1957, Westminster Shopping Center, Inc. purchased the property from Scott and Anita Bair who purchased it in 1955. Prior to 1955, the Albaugh and Babylon Grocery Company owned the property.

Environmental Investigations and Actions

Two service stations operated at the property from 1959 until 2006. Numerous underground storage tanks have historically been associated with the service stations. These tanks have all been removed from the property with the exception of one 8,000-gallon tank that was abandoned in place in 1989. During tank removal in 2006, petroleum contamination was noted in the soil and groundwater. Contaminated soils, totaling 322 tons, were also removed during the tank excavations. A Phase II investigation was conducted subsequently and revealed additional petroleum soil impacts and contamination of groundwater at the property.

An Oil Control Program (OCP) case was opened for the property (#2005-0945-CL). In November 2006, the OCP approved a work plan for the property that required additional sampling. In April 2007, the OCP requested an interim corrective action plan be developed to address the petroleum contamination at the property. The request also includes quarterly sampling of the groundwater from the existing monitoring wells.

In 2009, additional monitoring wells were installed at the property and sampled for volatile organic compounds; the ground water samples indicated no detections above the cleanup standards.

Current Status

On August 20, 2007, Washington Real Estate Investment Trust (WRIT) submitted two Voluntary Cleanup Program applications for the property seeking a restricted no further requirements determination for the shopping center and certificate of completion for the service station for commercial future uses of the property. On November 5, 2009, WRIT withdrew the Westminster Citgo application and now the Westminster Shopping Center application will cover the entire property.

On November 17, 2009, the Department determined that the Westminster Shopping Center property did not qualify for a No Further Requirements Determination and a Response Action Plan (RAP) must be developed and implemented to address the inhalation risks from petroleum compounds in the sub-surface soils at the property.

Planned or Potential Future Action

The proposed future use of the property will be commercial.

Contact

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

Last Update: February 17, 2010