



MARYLAND DEPARTMENT OF THE ENVIRONMENT

Oil Control Program, Suite 620, 1800 Washington Blvd., Baltimore MD 21230-1719

410-537-3442 410-537-3092 (fax)

1-800-633-6101, ext. 3442

Martin O'Malley
Governor

Robert M. Summers, Ph.D.
Secretary

Anthony G. Brown
Lieutenant Governor

June 20, 2013

Mr. Donald Bull
Senior Specialist
Hess Corporation
One Hess Plaza
Woodbridge NJ 07095

RE: APPROVAL OF SELECT MONITORING WELL ABANDONMENT

Case No. 91-2100-BA

Hess Service Station No. 20204

1613 East Joppa Road, Towson

Baltimore County, Maryland

Facility I.D. No. 545

Dear Mr. Bull:

The Oil Control Program recently completed a review of the case file for the above-referenced property, including the *Proposed Monitoring Well Abandonment – May 20, 2013* letter. In January 2013, the Department received the *Conceptual Site Model (CSM)*, which proposed the razing of residential structures from 1612 through 1642 Yakona Road. These lots would then be redeveloped as green space. The final redevelopment plan will be dependent upon approval and permitting from State and local agencies. The Department conceptually approved the *CSM* in April 2013.

During the razing and redevelopment along Yakona Road, the current groundwater monitoring well network may be damaged and destroyed. In the May 2013 *Proposed Monitoring Well Abandonment* letter Hess requested permission to abandon the monitoring well network on the station and all off-site properties. At this time, the Department does not approve the abandonment of all monitoring wells associated with this case. A sub-set of monitoring wells must remain intact for sampling as redevelopment activities are completed. Monitoring of groundwater conditions during site redevelopment is necessary, as a precautionary measure, to evaluate conditions in the vicinity of occupied residences.

Per the Departments April 2013 *Approval of Conceptual Site Model* directive letter (copy enclosed), an *Addendum* to the *CSM* must be submitted prior to redevelopment. A plan to replace monitoring wells abandoned for redevelopment must be included in the required *Addendum*. Based on the aforementioned findings, the Department hereby requires the following:

1. Based on historical groundwater sampling data collected to date, the following monitoring wells may be abandoned by a Maryland-licensed well-driller: LW-1; LW-3; LW-4; LW-5; LW-6; LW-7; MW-2; MW-3; and MW-5.
2. Based on their proximity to the area being redeveloped, the following monitoring wells may be abandoned by a Maryland-licensed well-driller: MDE-1; MDE-2; MDE-3; RW-1; RW-2; RW-3; RW-4; RW-5; P-1; P-2; P-3; P-4; P-5; and MW-6.
3. The following wells must remain in place and be protected during site redevelopment: YMW-1; YMW-2; MW-1; MW-4; MW-7; OW-1; and MDE-4. Groundwater samples from these wells must be collected on a quarterly basis as previously approved.
4. The Department understands that the redevelopment schedule is dependent upon permit approvals. The monitoring well network may not be abandoned until all necessary permits are obtained and a redevelopment schedule is finalized. Until wells are abandoned, they must continue to be gauged and sampled per the previously approved schedule.
5. Notify the case manager in writing at least two weeks prior to scheduling well abandonment.

Hess must continue to provide updates to the Oil Control Program as work progresses. If you have any questions, please contact the case manager, Ms. Jenny Herman, at 410-537-3413 (email: jenny.herman@maryland.gov) or me at 410-537-3482 (email: ellen.jackson@maryland.gov).

Sincerely,



Ellen Jackson, Central Region Section Head,
Remediation and State-Lead Division
Oil Control Program

JH/nln
Enclosure

cc: Stephen L. Leifer, Esquire (Baker Botts)
Mr. Keith Green (WSP Environmental & Energy, LLC)
Mr. Kevin Koepenick (Baltimore County DEPS)
Priscilla N. Carroll, Esquire (MDE)
Mr. Andrew B. Miller
Mr. Christopher H. Ralston
Mr. Horacio Tablada



MARYLAND DEPARTMENT OF THE ENVIRONMENT

Oil Control Program, Suite 620, 1800 Washington Blvd., Baltimore MD 21230-1719

410-537-3442 410-537-3092 (fax)

1-800-633-6101, ext. 3442

Martin O'Malley
Governor

Robert M. Summers, Ph.D.
Secretary

Anthony G. Brown
Lieutenant Governor

April 30, 2013

Mr. Donald Bull
Senior Specialist
Hess Corporation
One Hess Plaza
Woodbridge NJ 07095

RE: APPROVAL OF CONCEPTUAL SITE MODEL

Case No. 91-2100-BA

Hess Service Station No. 20204

1613 East Joppa Road, Towson

Baltimore County, Maryland

Facility I.D. No. 545

Dear Mr. Bull:

The Oil Control Program (OCP) recently completed a review of the case file for the above-referenced property, including the *Conceptual Site Model - January 28, 2013*. The *Conceptual Site Model (CSM)* was submitted after the Hess Corporation obtained ownership of residential properties ranging from 1612 through 1642 Yakona Road. The property transaction was part of a settlement agreement between Hess and select property owners. The CSM describes the razing of these select residential duplex structures and redevelopment of the properties as a park/green space. Subsurface control measures, including the installation of drainage piping, will be utilized to control the shallow groundwater in this area. Groundwater drainage pipes will be gravity fed to discharge into the storm sewer and sanitary sewer systems. The site will be graded and a retaining wall may be installed. The final redevelopment plan will be dependent upon approval and permitting from State and local agencies.

On April 16, 2013, a meeting was held between Hess personnel, your environmental consultants, and MDE-OCP personnel to discuss the CSM. Based on discussions at this meeting, the Department understands that the groundwater monitoring wells located in the area to be redeveloped will have to be properly abandoned prior to the completion of demolition activities. All monitoring wells must be properly abandoned by a Maryland-licensed well driller and copies of the well abandonment reports must be provided to the MDE-OCP case manager.

The Department approves the CSM as proposed with the understanding that the final redevelopment plan will be dependent upon approval and comment from other State and local agencies. The remedial goals for site redevelopment must be to: control shallow groundwater with elevated concentrations of dissolved phase petroleum constituents; eliminate nuisance petroleum odors; and reduce surface iron staining and iron fouling.

Once site redevelopment plans are finalized, Hess must submit a supplemental *Addendum Report* to the January 2013 CSM including, at a minimum, the following information:

1. A plan to replace the monitoring wells after redevelopment of the site as green space is completed. At a minimum, a sub-set of monitoring wells must be installed. The number and locations of replacement monitoring wells must be sufficient to monitor conditions in the vicinity of groundwater drainage pipes on-site and to evaluate known areas of groundwater contamination.
2. Detail how each of the remedial goals listed above will be achieved and monitored to document continued compliance.
3. Detail how petroleum contaminated soil and/or groundwater encountered during razing and redevelopment will be handled and properly disposed.
4. An updated redevelopment plan, including a schedule of field activities.
5. Hess must obtain all necessary State and local permits.

Notify the MDE-OCP case manager at least five (5) working days prior to conducting any field work associated with this project. When submitting documentation to the Oil Control Program, include three hard copies and an electronic copy on a labeled compact disc (CD). If you have any questions, please contact the case manager, Mrs. Jenny Herman, at 410-537-3413 (email: jherman@mde.state.md.us) or me at 410-537-3482 (email: ejackson@mde.state.md.us).

Sincerely,



Ellen Jackson, Central Region Section Head,
Remediation and State-Lead Division
Oil Control Program

JH/nln

cc: Stephen L. Leifer, Esquire (Baker Botts)
Mr. Keith Green (WSP Environmental & Energy, LLC)
Mr. Kevin Koepenick (Baltimore County DEPS)
Priscilla N. Carroll, Esquire (MDE)
Mr. Andrew B. Miller
Mr. Christopher H. Ralston
Mr. Horacio Tablada