

MtBE Remediation Bureau Case Study



Former TDL Gas and Food

Overview

The Former TDL Gas and Food site is located on Central Avenue in Dover. The MtBE Remediation Bureau completed a tank removal and soil cleanup remedy at this former gas station in 2015.

History

The TDL Gas and Food site operated as a retail gasoline and auto repair facility starting in the mid-1940s. The gas station property was owned at one time by Tidewater Oil and Getty Oil. Both of these companies no longer exist (Getty exists essentially as a trademark only). At least 11 underground storage tanks were installed at various points in time over the history of the use of the property as a retail gas station.

In 2002, a prospective purchaser of the property conducted due diligence prior to property purchase. The property sale did not proceed due to the contamination that was detected. The owner of the property complied with state law and notified NHDES of the gasoline contamination. A series of investigations and groundwater monitoring events were completed over the next decade to delineate the extent of soil and groundwater contamination. During the investigations in 2005 an indoor air odor complaint was filed with NHDES by a nearby property owner. The indoor air problem appeared to be episodic in nature but indicated that the contamination was relatively widespread and could impact multiple buildings located in close proximity to the site.

Changes in property use occurred when the current owner purchased the property in 2011. Retail gasoline operations ended shortly thereafter and the commercial use of the property switched to take out food and auto repair.

MtBE Bureau Investigation and Remediation Actions

The MtBE Remediation Bureau became involved with the site in 2015. The contaminated soil at the site surrounded the existing pump island and underground storage tanks and was inaccessible. The tank system was in compliance and could be left in place for an indeterminate time. Based on a review of the past indoor air issues, the long-term costs for monitoring to the State's petroleum reimbursement funds and the age and superfluous nature of the tanks; the decision was made to proceed with the removal of the tanks and contaminated soil. During the summer of 2015, contractors working for the owner with MtBE fund reimbursement removed the tanks, pump island and contaminated soil. The soil contamination was more extensive than expected and two additional previously unidentified tanks that were in very poor condition

AT A GLANCE

Site Location:

Central Avenue, Dover

Bureau Actions:

Impacted Soil and USTs Removed

MtBE Fund Reimbursements:

\$236,354

Outcomes:

- Four underground storage tanks removed
- 1,356 tons of petroleum contaminated soil removed and

were also cleaned and removed. Past industry practice prior to gasoline storage regulations was to abandon tanks in place when they developed leaks that allowed water to mix with the gasoline and cause damage to customer cars. Therefore, it is not uncommon to encounter undocumented tanks at gas stations of this age.

After the project was completed, the property was repaved and a small rain garden was constructed to meet Dover's requirements for stormwater infiltration.



Contaminated soil is removed in the vicinity of the underground storage tanks at the former TDL Gas and Food in Dover.

Current Status, 2019:

The removal of the tanks and contaminated soil has changed the potential uses of the property. The owner is in the process of converting the second floor of the building into rental apartments. The removal of the tanks has also freed up space in the front of the building for parking or for outdoor seating for the small Lebanese restaurant in the building. Although all necessary remediation has been completed, additional groundwater monitoring is required. Replacement groundwater monitoring wells have been installed to track the improvements in groundwater quality. NHDES believes that the offsite groundwater contamination plume will quickly contract and deed restrictions on adjacent properties can be lifted in the near future.