

## The Village at Peterborough, Peterborough

### Overview

The former Citgo, Chrysler Dealership and New England Telephone properties on Dublin Road in Peterborough recently were redeveloped into a Shaw's grocery store and a CVS pharmacy. The Citgo station was shutdown in 2002 and the New England Telephone property was vacant for several years until redevelopment of the properties was initiated in 2007. As part of the redevelopment project, contaminated soil and underground storage tanks were removed from the Citgo station, as well as contaminated soil from the New England Telephone hydraulic lift system.

### History

The Citgo gas station property was originally developed as a Mobil gas station in 1964/1965. The eastern portion of the lot was developed as Fontaine Ford Sales. Over time the gas station and car dealership eventually evolved into a Citgo gas station and Chrysler dealership. The garage/repair building later became a convenience store. In approximately 1988/1989, the bank foreclosed on the property and the lot was acquired by William Perry. The abutting New England Telephone Storage and Maintenance Shop was developed in 1974 and was used by New England Telephone until 1994. Perry purchased this property in 1994 and used it until the late 1990s for service and parts for the Perry Motors car dealership. The New England Telephone property was leased to Environmental Safety Supply and Mathewson Oil Company before the two properties were sold to The Village at Peterborough, LLC.

### At A Glance:

**Site Location:** Dublin Road, Peterborough

**Site Profile:** Former Citgo, Chrysler Dealership and Peterborough Telephone Redevelopment

**ODD Fund Reimbursements:** \$133,101

#### Outcomes:

- 406.2 tons of contaminated soil removed and properly disposed of from the Citgo tank closure and 75 cu yds from the hydraulic lift closure.
- Comprehensive site investigation and groundwater monitoring program completed at two sites.
- Closure of the two sites is pending and a million dollar+ redevelopment project has been completed.

### Environmental Assessment and Cleanup

**New England Telephone Property:** Underground storage tanks (two fuel oil tanks and a gasoline tank) were removed in 1994 from this property. DES requested further investigation based on the detection of polyaromatic hydrocarbon contamination in soil confirmation samples collected for the tank closure. The owner submitted a site investigation report to DES on October 7, 2002, after multiple DES requests for additional investigation. The site investigation

report documented some contamination in the area of the former tanks and a release from the hydraulic lift system. After groundwater monitoring and an ineffective effort to remove floating product related to a release from the hydraulic lift system, DES determined in 2005 that the best way to address the hydraulic lift release was the completion of a limited soil excavation. The soil excavation project was delayed until redevelopment of the property partly due to financial and partly due to logistical considerations. On May 21, 2007, a remedial plan was submitted for the hydraulic lift system release. In May 2008, the hydraulic lift system and associated tank were removed along with 75 cu. yds. of contaminated soil. After the resolution of the hydraulic lift system release, the environmental management of the NET site was combined with the adjacent Citgo site to reduce project costs and improve efficiency of DES project management and reviews.

**Peterborough Citgo Property:** Tanks were installed at the former Citgo station in 1965 and were upgraded in 1988. The upgrades included a 4,000 gallon gasoline, 5,000 gallon gasoline, 5,000 gallon diesel and 500 gallon fuel oil tank. In addition to these tanks, the car dealership had a 2,000 gallon heating oil and 500 gallon waste oil tank. In October 2002 a soil and groundwater due diligence investigation report was submitted. A more comprehensive site investigation report was submitted at the request of DES on July 30, 2003. Groundwater monitoring continued at the Citgo property until the removal of the tanks presented an opportunity for remediation of the site. The replacement tanks at the Citgo site were removed in 2007 along with the dispenser island and 406 tons of contaminated soil. In 2008 during the redevelopment of the property the groundwater monitoring well network was destroyed. Post redevelopment, the monitoring well network was reconstituted, and in August 2009 groundwater monitoring data was submitted. Based on the April 2011 data, the site is now eligible for closure. The cost for the investigations, groundwater monitoring and soil remediation was reimbursed by the Oil Discharge and Disposal Cleanup Fund (ODD Fund).



### Redevelopment Project Success

Based on the tardiness of past environmental work, DES issued two Administrative Orders by Consent to Perry, one for removal of the tanks at the former Citgo station and one for removal of the hydraulic oil contaminated soil. The orders helped focus the cleanup efforts and timeline, provided certainty for the developer and helped the former owner finalize the property sale. DES worked with the owner and developer of the project to expedite reviews of



*Former Citgo tank removal.*

reports and budgets for work. Some of the issues that DES resolved included the location of stormwater recharge areas (proximity of recharge to contaminated areas) and locations for replacement monitoring wells (some locations were modified to reflect the new structures and property layouts). The property is now occupied by a Shaw's grocery store and CVS pharmacy. The redevelopment project eliminated multiple vacant structures and created a significant net increase in the Peterborough tax base.



*The redeveloped property and Shaw's grocery store.*