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**PHASE I ENVIRONMENTAL  
SITE ASSESSMENT**

**103 Main Street  
East Hampton, Connecticut**

**Prepared For:**

**The Town of East Hampton  
20 East High Street  
East Hampton, CT 06424**

**Prepared By:**

**ECSMarin  
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**Project Number: CTA3-0302  
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HADDAM, CT  
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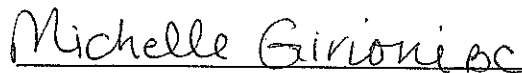
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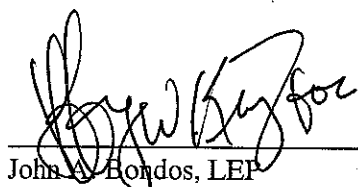
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## SIGNATURE PAGE

This report has been prepared by the employee(s) of Environmental Compliance Services, Inc. (dba ECSMarin) listed below. Questions or comments on the contents of this report should be directed to the individuals listed below.

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# TABLE OF CONTENTS

1.0	CONCLUSIONS AND RECOMMENDATIONS.....	1
2.0	OBJECTIVES AND LIMITATIONS.....	3
3.0	PREVIOUS INVESTIGATIONS.....	5
4.0	SITE DESCRIPTION.....	7
4.1	SITE INSPECTION .....	8
4.2	STORAGE TANKS .....	8
4.3	PETROLEUM PRODUCTS, HAZARDOUS MATERIALS AND WASTES .....	8
4.4	AREA RECONNAISSANCE.....	8
4.5	ASBESTOS CONTAINING MATERIALS .....	9
4.6	LEAD-BASED PAINT TESTING .....	9
4.7	RADON.....	9
4.8	POLYCHLORINATED BIPHENYLS .....	9
5.0	SITE HISTORY .....	10
5.1	OWNERSHIP .....	10
5.2	FIRE INSURANCE MAPS .....	10
5.3	TOWN DIRECTORIES .....	10
5.4	AERIAL PHOTOGRAPHS.....	11
5.5	OTHER SOURCES & INTERVIEWS.....	11
5.6	TRANSFER ACT STATUS .....	11
5.7	SUMMARY OF SITE HISTORY .....	12
6.0	HYDROLOGIC CHARACTERISTICS .....	13
7.0	REGULATORY AGENCY FILE SEARCH .....	14
7.1	Files Pertaining to the Site.....	14
7.2	Files Pertaining to Nearby Properties .....	15
8.0	CERTIFICATION AND QUALIFICATIONS.....	17

## FIGURE:

Figure 1	Site Location Map
Figure 2	Site Plan
Figure 3	Ground and Surface Water Classificaiton
Figure 4	Soil Classification
Figure 5	Bedrock Geology

## TABLE OF CONTENTS (Continued)

### APPENDICES:

Appendix A	Photographs
Appendix B	FirstSearch Technology Corporation Report
Appendix C	Sanborn Fire Insurance Maps
Appendix D	Previous Environmental Report
Appendix E	Supporting Documentation

## 1.0 CONCLUSIONS AND RECOMMENDATIONS

ECSMarin has performed a phase I environmental site assessment of a commercial property at 103 Main Street, East Hampton, Connecticut (the site). ECSMarin inspected the site on July 23, 2003.

The site is an approximately .45 acre vacant lot. A small brick structure is present on the eastern portion of the site. Part of a suspected furnace system was observed inside the structure. A former 5,558 square foot building previously existed on the site. The former building was originally associated with the Gong Bell Manufacturing Company from the mid-1800's to around 1960. Reportedly, the former building was the paint shop. Sanborn Fire Insurance Maps also indicate the former building was used as a factory, a machine shop and storage, but no specific detail was available. The only other known use of the site was for sheet metal production between approximately 1973 and 1980. The former building was vacant after that time. The Town of East Hampton Fire Department burned the former building for a controlled fire burning exercise practice in the early 1990s. A small amount of fire debris still remains on the site. The majority of the site is overgrown with vegetation. No oil or hazardous materials were observed on-site, and no visible indication of releases was observed. There are no indications of storage tanks, water supply wells or septic systems on-site.

A limited interior inspection of the brick structure was conducted. Suspected asbestos containing material (ACM) may be present on the ceiling. The interior portion of the suspected furnace system was not inspected. Therefore, ECSMarin makes no representation as to the presence or absence of potential ACM inside the system.

No CTDEP orders, notices of violation or spill reports were found for the site. The site is not listed on the NPL, CERCLIS, CORRACTS or "Connecticut Inventory" databases. No underground storage tanks have been registered on-site.

CTDEP records (including spill reports, underground tanks registrations, leaking underground tank reports and Connecticut Inventory listings) were identified for several off-site properties within the search distances. Several records pertain to abutting and potentially hydraulically upgradient properties.

ECSMarin found no records or other evidence indicating that dry cleaning, furniture stripping or vehicle body repair have been performed on-site. There are no indications that hazardous wastes have been generated on-site after November 1980. On this basis, the site does not appear to be an "Establishment" that would be subject to the Transfer Act requirements.

In summary, the potential concerns or "recognized environmental conditions" identified for the site are presented below:

- No specific information relating to operating procedures of the former paint shop and factory building were found. However, it is possible that hazardous or other regulated materials were used and/or stored on-site. As such, a Phase II Environmental Site Assessment that includes soil and groundwater testing should be collected and analyzed to evaluate the environmental conditions at the site.
- The suspected presence of potentially asbestos containing materials inside the brick structure. Asbestos sampling, testing and a complete inspection of the suspected furnace system is recommended at this time.
- Several off-site upgradient industrial properties were reported in the surrounding area. In addition, spills and a leaking underground storage tank that impacted the groundwater were reported at the

- Several off-site upgradient industrial properties were reported in the surrounding area. In addition, spills and a leaking underground storage tank that impacted the groundwater were reported at the western abutting property. As part of the recommended Phase II Environmental Site Assessment soil and groundwater samples should be collected and analyzed to verify that the site has not been impacted by off-site releases.

## 2.0 OBJECTIVES AND LIMITATIONS

### OBJECTIVES

The purpose of ECSMarin's Phase I Environmental Site Assessment is to identify and record existing, potential or suspected conditions that may impose an environmental liability to, or restrict the use of, the site<sup>1</sup>. This report documents ECSMarin's assessment, and provides our findings, conclusions and recommendations.

This assessment was performed in accordance with American Society for Testing and Materials Standard E1527-00 (*Standard Practice for Environmental Assessments: Phase I Assessment Process*) and the *Connecticut Transfer Act Site Assessment Guidance Document*. The scope of this assessment included:

- visually inspecting the site,
- reviewing "standard" published state and federal environmental site inventories and databases (as specified in ASTM E-1527-00),
- reviewing historic aerial photographs, Sanborn Fire Insurance Company maps, published city street directories and historic topographic maps,
- reviewing public records at the East Hampton Building Department, Planning and Zoning, Inland Wetlands, Town Clerk's office, Tax Assessor's Offices, and Fire Marshal's Office and
- reviewing published or publicly available background information sources (soil surveys, water quality maps, topographic maps, geological references, wetland maps, etc).

No soil, water, air, building material or waste samples were collected or analyzed. No radon, asbestos or lead-based paint testing was performed. A comprehensive inspection, including sampling, would be needed to confirm the preliminary findings provided in this report.

This report is prepared for the exclusive use of the Town of East Hampton. This report is not to be used by any other party without ECSMarin's written authorization.

### LIMITATIONS

The work described in this report was performed in accordance with the Terms and Conditions of our contract to perform these services. It is subject to any and all limitations described in the report narrative and the limitations described below. This report was completed by ECSMarin for the sole use of the Town of East Hampton and their attorneys and lenders in connection with assessment of on-site environmental conditions. Use of the report by any other person for any other purpose is not authorized except with the prior written

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<sup>1</sup> This includes identifying "Recognized Environmental Conditions", as defined in ASTM E1527-00. This term will be used to mean the presence or likely presence of any hazardous substance or petroleum product on the site under conditions that indicate an existing release, a past release or a material threat of a release into structures on the site or into the ground, groundwater or surface water. The term is not intended to include de minimis conditions that generally do not present a material risk to the public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of the appropriate government agencies.

consent of ECSMarin.

The work was undertaken to assess environmental conditions specifically on the subject property in accordance with generally accepted engineering and hydrogeological practices. No other warranty, express or implied, is made. Absolute assurance that any and all possible contamination at the site was identified cannot be provided. The scope of work conducted did not include a facility compliance audit with respect to local, state, or federal laws and regulations.

Where visual observations are included in the report, they represent conditions at the time of the inspection and may not be indicative of past or future site conditions. Our observations are based on inspection of areas to which access was provided. ECSMarin makes no representations on the presence of potentially hazardous materials or recognized environmental conditions in areas that were inaccessible or hidden at the time of our inspection.

ECSMarin incorporated data from local, state and federal records into this assessment. ECSMarin assumes that this information is complete, accurate and reliable, but has not performed any independent testing or analyses to verify data from such sources. ECSMarin is not responsible for the accuracy, reliability or completeness of data obtained from government agencies.

The report conclusions are based, in part, on information including files provided by the client, their agents, property owners or third parties, including state or local officials and agencies. ECSMarin did not independently verify information provided by others and assumes no responsibility for the accuracy and completeness of this information.

The scope of work completed for this assessment did not include the sampling and chemical testing of sediment, septic liquid or sludge, asbestos containing building materials (ACBMs), surface water, soil, ground water, polychlorinated biphenyl (PCB) containing fluids, radon, mold or lead-based paint.

Title search information, where provided, is intended to provide historical information only.

Sanborn Fire Insurance maps were reviewed at the State Library in Hartford, Connecticut. The Sanborn Fire Insurance maps on file at the State Library consist of the Library of Congress map collection. Although the Library of Congress map collection is an extensive collection of historical Sanborn Fire Insurance Maps, it is not a complete collection, and additional maps (if any) that are not part of this collection may cover the subject site but were not reviewed by ECSMarin. Any such additional maps are considered by ECSMarin to not be reasonably ascertainable and to not be publicly available.

Typically, aerial photographs are reviewed at the Connecticut Department of Environmental Protection. Aerial photographs dated 1965, 1970, 1975, 1980, 1985 and 1995 were unavailable for review to inventory. However, ECSMarin relied on the previous environmental report for aerial photograph interpretation.

Our conclusions and recommendations are based on the information available to us at the time of report preparation and are based on the conditions observed at the time of our inspection. Discovery of information not available to us at the time of our assessment could affect our conclusions and recommendations.



### 3.0 PREVIOUS INVESTIGATIONS

ECSMarin reviewed available documentation regarding environmental investigations conducted for the site. The documentation included the following:

- *Phase I Site Assessment*, 103 Main Street, East Hampton, CT, April 2002 by Environmental Compliance Services, Inc. (ECS)

ECS conducted a Phase I Environmental Site Assessment in April 2002. The following is a summary of their findings and recommendations. The only building on-site was a shed that contained the remnants of a furnace system. A former industrial building was demolished in a controlled fire training exercise. A small debris pile remained on-site. It appeared that much of the site had been filled, based on the elevation difference between portions of the site and the adjacent property. According to local residents, the site had been unoccupied for the past thirty years. Past uses of the site include the Gong Bell Manufacturing Plating and Painting Company, a warehouse, and a sheet metal shop.

A public water supply and municipal sanitary sewers are available to the site. Natural gas is not available to the site, therefore, it was assumed that the former heating system was oil-fired. No public records or visible evidence of tanks were found during the site inspection.

No suspected friable asbestos containing materials were observed in the shed. ECS was unable to view the interior of the furnace and made no representations regarding the presence or absence of asbestos inside the furnace. No suspected asbestos containing materials were observed in the debris pile. No lead-based paint testing was performed.

No hazardous materials or hazardous waste were observed on-site. There was no information concerning the historic use, management or generation of hazardous materials or hazardous wastes by these operations. No visible evidence of spills or releases of hazardous materials was observed on-site.

Based on these findings, the following potential concerns or "recognized environmental conditions" were identified by ECS:

- the possible presence of a former heating oil tank,
- the presence of fill from an unknown source, and
- the historic use of the site for manufacturing, plating, and painting

No evidence was found that dry cleaning, a furniture stripping, or vehicle body repair has occurred on-site. Although former operations may have generated hazardous waste, no industrial operations are known to have occurred after November 1980. On this basis, the site did not appear to be an Establishment that would be subject to Connecticut Transfer Act requirements.

Additional investigation was recommended by ECS to determine if releases have occurred and/or if remedial actions were necessary. ECS recommended performing a subsurface investigation that include the following:

- "collecting soil and groundwater samples from approximately four locations. Soil and groundwater samples should be analyzed for metals (arsenic, barium, cadmium, chromium, copper, lead, mercury, nickel, selenium, silver and zinc), volatile organic compounds (VOC) and extractable total petroleum hydrocarbons (ETPH). Sample locations should be randomly distributed, since no specific release

points have been identified. Sample intervals should be selected to evaluate the characteristic of the fill, as well as to determine if oil or hazardous material have been released on-site",

- "a ground penetrating radar survey should be considered to verify that no underground tanks remain on-site".

A copy of the report is provided in Appendix D.

## 4.0 SITE DESCRIPTION

The site is comprised of an approximately .45 acre lot with a small brick structure. Figure 1 is a site location map. Figure 2 is a site plan. Photographs are provided in Appendix A. General site data is summarized below:

<b>Address:</b>	103 Main Street, East Hampton, Connecticut
<b>Building Description:</b>	Former 5,538 square foot wooden building; Small brick structure that appears to be part of a former furnace system.
<b>Dates of Construction:</b>	Mid to late 1800s; Burned down in 1994 by the Town of East Hampton.
<b>Current uses:</b>	Vacant land
<b>Previous uses:</b>	Paint shop for the Gong Bell Manufacturing Company (toy manufacturer) and sheet metal manufacturer
<b>Water Service:</b>	None; Reportedly domestic water was piped down from an upgradient spring. A public drinking water supply was first available to the site and surrounding area in 1989.
<b>Sewage service:</b>	None; Reportedly, all sanitary waste was piped to Pocotopaug Creek. A municipal sewer system was first available to the site and surrounding area in 1983.
<b>Heating:</b>	None reported, however, the small brick building contains what appears to be part of a former furnace system.
<b>Underground Storage Tanks:</b>	None observed
<b>Aboveground Storage Tanks:</b>	None observed
<b>Floor drains/sumps:</b>	None observed
<b>Asbestos Containing Materials:</b>	Suspected asbestos containing material (ACM) on the ceiling of the brick structure. The interior portion of the suspected furnace system was not inspected. Therefore, ECSMarin makes no representation to the potential presence or absence of suspected ACM materials.
<b>Lead-based Paint</b>	None suspected; No painted surfaces or buildings are currently present on-site. Painted surfaces of the previous wooded structure is unknown.
<b>Transformers:</b>	None; Pole mounted transformers located on the sidewalk along Main Street.

**Oil and Hazardous Materials:** None observed; it is likely that the former paint shop and/or factory stored and used potentially hazardous materials and/or wastes that may have included oils, paints, solvents, thinners and paint waste.

**Industrial Operations:** None reported

#### 4.1 SITE INSPECTION

Michelle Girioni of ECSMarin inspected the site on July 23, 2003. Access was provided to all areas of the site, although observations of the ground were limited by vegetation.

The site is located in the "Village Center" (VC) zone. The site is currently a vacant lot with a small brick structure remaining on the site. A former wood building was present from approximately the mid 1800s to 1994. According to the Fire Marshal, the local fire department burned down the wood building for a controlled fire exercise in 1994 with the permission of the property owner. The owner was responsible for removing any fire debris. A small amount of fire debris was observed on the site (see Site Photograph 2) at the time of our inspection. There is no evidence of wells, septic systems or storage tanks on-site. There are no transformers on-site.

No drums, trash or other evidence of significant dumping or waste disposal were observed on-site. Most of the site is heavily vegetated with shrubs and weeds. A small brick structure remains on the eastern portion of the site. Sheet metal duct work remains inside the structure. It appears to be part of a former furnace system. No visible evidence of oil or hazardous releases (such as staining or distressed vegetation) was observed.

The site is relatively level. The Pocotopaug Creek abuts the site to the north and east.

#### 4.2 STORAGE TANKS

No underground or aboveground tanks are present on-site. No underground tanks have been registered at this location with the CTDEP. The suspected furnace located in the brick structure may have been fueled by oil. Evidence (i.e., vent lines, fill lines, UST, AST, etc.) of a storage vessel for fuel oil waste was not observed.

#### 4.3 PETROLEUM PRODUCTS, HAZARDOUS MATERIALS AND WASTES

No petroleum products or suspected hazardous materials were observed on-site. Based on the former use of the site as a paint shop, a machine shop and factory, it is possible that hazardous materials and/or wastes have been generated or otherwise managed on-site. No records were available to verify this. There are no indications of previous industrial operations on-site, however, the former paint shop is considered a "high risk" operation.

#### 4.4 AREA RECONNAISSANCE

The site is zoned commercial, specifically, village center. The following properties abut the site:

To the north:	by Pocotopaug Creek, beyond is undeveloped land
To the east:	by Pocotopaug Creek, beyond if the town library, community center and elderly housing,

To the west:	by a warehouse that was previously occupied by Gong Bell Manufacturer, and
To the south:	by Main Street, across which is gasoline station (G&S Service Station).

Several former industrial or suspected "high-risk" commercial facilities were identified within 1,000 feet of the site. Facilities identified on the federal and state database are discussed in Section 7.2

#### **4.5 ASBESTOS CONTAINING MATERIALS**

The scope of this assessment did not include a comprehensive asbestos survey or sampling. However, ECSMarin attempted to note the presence of any obvious suspected asbestos containing materials that were visible during our inspection. Suspected asbestos containing material was observed on the ceiling of the brick structure. ECSMarin did not inspect the roof. An asbestos survey and sampling would be necessary to evaluate the risk associated with potential asbestos containing materials prior to renovations or demolition of the building.

#### **4.6 LEAD-BASED PAINT TESTING**

No buildings with painted surfaces are present on-site. No lead-based paint testing was performed.

#### **4.7 RADON**

According to the *Indoor Radon Potential Map of Connecticut* dated 1997, the radon propensity in the area of the site is moderate to moderate-high. The USEPA advisory threshold for radon is 4.0 pCi/L. The risk associated with possible radon hazards are reduced (but not necessarily eliminated) by the use of the site. No radon testing was performed as part of this assessment

#### **4.8 POLYCHLORINATED BIPHENYLS (PCBs)**

No transformers or other suspected PCB-containing materials or fixtures were observed on-site. Pole mounted transformers are present along Main Street, however, any releases from these transformers would be the responsibility of the utility company.

## 5.0 SITE HISTORY

### 5.1 OWNERSHIP

The site is owned by David J. Stickler. David J. Stickler acquired the site on July 29, 1992.

The site is identified on the Town of Berlin Tax Assessors Map as Map 30, Block 74, Lot 37. Previous owners of the site were:

Name	Date of Acquisition
Rand Contrsution	January 1990
Cornerstone Enterprise	December 1987
Henry J. Hartley	June 1977
Angelo Barba & Richard Borruso	June 1975
Joseph Ramondetta, Sebastian Ramondetta & Angelo Barba, Richard Borruso	February 1971
Newconn Corporation	February 1965
Gong Bell Manufacturing Company	Undetermined

ECSMarin found no references to environmental liens, environmental use restrictions or potential environmental concerns in the deeds reviewed. A copy of the most recent deed is provided Appendix E.

### 5.2 FIRE INSURANCE MAPS

ECSMarin reviewed the Sanborn Fire Insurance Company maps at the Connecticut State Library in Hartford. Coverage of the site was provided for the years 1908, 1914, 1925, 1945 and 1959. Copies are provided in Appendix C.

The former building is shown and labeled "storage" on the 1908 map. The brick structure is shown and is labeled "storage". A small structure is shown on the southern portion of the site. The Hardware and Woodenware Manufacturer Company is present to the north. The Pocotopaug Creek is present o the east and south. Beyond the creek (south) appears to be undeveloped. Across Main Street (west), a carpenter and carriage painting shop are present.

The former building is shown on the 1914 map. It is labeled "machine room and storage". The remainder of the site is the same as the 1908 map. The Watrous Manufacturing Building and Gong Bell Manufacturer are present to the north. The only change across Main Street (west) is an additional building labeled "meat".

The former building is shown and labeled "factory building" on the 1925, 1945 and 1959 maps. The foot print of the building changes slightly on each map. The northern, eastern and southern abutting properties remain unchanged. Across Main Street is the N.H. Hill Brass Company until 1959, when a filling station is present.

### 5.3 TOWN DIRECTORIES

Published street directories for the Town of East Hampton were reviewed at the Connecticut State Library. Directories were reviewed for years 1967, 1969, 1971, and 1974/75 (only directories available). The site was

first listed in the 1974/75 directory. BSR Corporation Sheet Metal was listed at 103 Main Street. The surrounding area listings were Ram Bar Industries and G&S Fuel Oil Service.

#### **5.4 AERIAL PHOTOGRAPHS**

Aerial photographs were not available for review at the CTDEP at the time of our assessment. As mentioned in our Limitation section, ECSMarin relied on the previous phase I environmental site assessment for aerial photograph interpretation. ECS examined aerial photographs taken in 1965, 1970, 1975, 1980, 1986, 1990 and 1995 at the CTDEP Maps and Publications Office.

The site is occupied by a large building and the current shed on the 1965 to 1990 photographs. The larger building is no longer present on the 1995 photograph, but the shed is still present. Commercial properties abut the site to the north, northeast, and southwest on all photos reviewed. Undeveloped land is present across Pocotopaug Creek on the 1965 to 1975 photographs. The abutting property to the south (across Pocotopaug Creek) appears to have been cleared in the 1980 photograph. A building (East Hampton Community Center) is present to the south on the 1986 and all-subsequent photographs.

#### **5.5 OTHER SOURCES AND INTERVIEWS**

Alan Bergren, Town Manager, and Frank Grzyb, Town Facilities Manager, were interviewed for historical information and the proposed future use of the site. Information regarding occupant timelines, water and sewer availability were obtained from the interview. The intended future use of the site is a town parking lot to be utilized by the Town Library, Community Center and elderly housing community. The Fire Marshal provided specific information regarding the controlled building fire.

#### **5.6 TRANSFER ACT STATUS**

The Connecticut Transfer Act (22a-134 through 22a-134(d), inclusive) places requirements on one or more parties to the transfer of an "Establishment". An Establishment is defined as a business or real property on which one or more of the following has occurred:

- more than 100 kilograms of hazardous waste has been generated in any calendar month after November 1980,
- hazardous waste generated by "another person" (in any quantity) has been transported, stored, staged, treated, discharged, disposed of, recycled or otherwise managed,
- dry cleaning, furniture stripping or vehicle body repair have been performed after May 1, 1967.

ECSMarin found no records or other evidence indicating that dry cleaning, furniture stripping or vehicle body repair has been performed on-site after 1967. In addition, there is no evidence that hazardous waste generated at another location was recycled, reclaimed, reused, stored, handled, treated or disposed of on the site after November 1980. There are no hazardous waste manifests on-file at the CTDEP Bureau of Waste Management and the site is not registered as a hazardous waste generator. On this basis, the site does not appear to be an Establishment that would be subject to the Transfer Act requirements.

## 5.7 SUMMARY OF SITE HISTORY

The site was previously part of the Gong Bell Manufacturing Company, a toy manufacturer. A former wooden building was present on site from approximately the mid 1800s to 1960. The building was used for storage, a paint shop, a machine shop and a factory. Hazardous materials and/or wastes may have been used and stored on-site. No historical documentation was available to support this assumption. The building was occupied by a sheet metal manufacturer from 1973 to 1980. The former building was vacant from 1980 to 1994. The local fire department burned the building down in 1994. A small brick structure remains present on the site.



## 6.0 HYDROLOGIC CHARACTERISTICS

The site is located at elevations of approximately 350 feet above mean sea level. The Pocotopaug Creek abuts the site to the north and east. It does not appear that there have been wetlands delineated adjacent to the stream. A copy of the Official Inland Wetlands and Water Coarses Map is provided in Appendix E.

The US Soil Conservation Service's *Soil Survey for Middlesex County* classifies the soils on-site predominantly as "Urban land". Urban land consists of areas where urban structures (roads, parking lots and buildings) cover more than 85 percent of the surface.

Based on the *Connecticut Geological Survey Bedrock Map*, the bedrock in this area is classified predominantly as a "Brimfield Schist". Brimfield Schist is characterized as gray, rusty-weathering, medium to coarse inter-layered schist and gneiss.

The CTDEP has classified the groundwater in the area of the site as "GA". GA groundwater is designated for use as a potential drinking water supply but may not currently meet drinking water standards. The surrounding properties are also classified as GA.

The depth to the water table has not been determined. Based on regional topography, groundwater is presumed to flow towards the Pocotopaug Creek. No site-specific hydrogeologic data is available for the site.

According to the Federal Emergency Management Agency *Flood Insurance Rate Map* (panel 090064-0010B dated October 16, 1979) for the town of Berlin, the site is located in Zones "C" and "A" flood plains. Zone C areas are within the 100 year flood plain limits. Zone A areas are in the 100 year flood plain limits.

## 7.0 REGULATORY AGENCY FILE SEARCH

ECSMarin obtained a commercial environmental database search report from FirstSearch Technology Corporation. The search distances are consistent with those specified in ASTM E1527-00. A copy of the search report is provided as Appendix B. The following databases were searched:

- USEPA *National Priorities List* (NPL); Search distance = 1.0 miles
- USEPA *Comprehensive Environmental Response, Compensation and Liability Information System* (CERCLIS); Search distance = 0.5 miles
- USEPA *CERCLIS No Further Remedial Action Planned Sites* (NFRAP); Search distance = 0.5 miles
- USEPA *Resource Conservation and Recovery Act Notifiers List for Connecticut* (RCRA Notifiers); Search distance 0.5 miles for TSDFs and 0.125 miles for generators.
- USEPA *Resource Conservation and Recovery Information System - Corrective Action Sites* (CORRACTS); Search distance = 1.0 miles
- USEPA *Emergency Response Notification System* (ERNS); Search distance = 0.5 miles
- CTDEP *Leaking Underground Storage Tank* (LUST) list; Search distance = 0.5 miles
- CTDEP *Registered Underground Storage Tank* (UST) list; Search distance = 0.5 miles
- Connecticut *Solid Waste Landfills Report* (SWF); Search distance = 0.5 miles
- Connecticut *Known Contaminated Sites List* and *Site Discovery List* (collectively referred to as "State Sites"); Search distance = 1.0 miles
- Connecticut *Spill Index* (Spills); Search distance = 0.25 miles

In addition, ECSMarin reviewed the files of the following CTDEP units for records pertaining to the subject site: Waste Engineering and Enforcement, Water Permitting, Enforcement and Remediation, Transfer Act, Underground Storage Tanks, Hazardous Waste Manifests and Oil and Chemical Spills.

### 7.1 FILES PERTAINING TO THE SITE

No records were found that pertain to subject site. No CTDEP orders, notices of violation or spill reports were found for the site. The site is not listed on the NPL, CERCLIS, CORRACTS or "State Site" databases. No underground tanks have been registered on-site.

## 7.2 FILES PERTAINING TO NEARBY PROPERTIES

Twenty-nine records were identified for off-site properties within the specified search distances. A summary of the records is provided below. Details are provided in the FSTC report provided as Appendix B.

Database	Off-Site Records Within Search Distance	Distance to Nearest Off-Site Facility
State Site	11	550 feet southeast
Spills	9	Southern Abutter
Registered Underground Tanks (USTs)	4	Abutter Across Main Street
Leaking Underground Tanks (LUSTs)	5	Abutter Across Main Street

G & S Service Station is located west of the site across Main Street. Spills, LUSTs and USTs are reported and registered at this site. Three gasoline USTs are registered at the site. A leaking diesel UST was removed from this facility in 1999. Reportedly, soil was also removed and the groundwater was impacted. No other information was available for review. A 100-gallon diesel fuel spill was reported in 1998. No clean-up measures were reported. Based on Sanborn Fire Insurance Maps, this facility has been operating as a fuel station format least the late 1950's. It is not at an assumed hydraulically upgradient location, however, it is within 100 feet of the subject site.

A spill report is on file for 105 Main Street (southern abutter). Five-gallons of heating oil was released to a nearby catch basin. Based on the quantity of the release, this spill is not expected to significantly impact the subject site. Twenty-gallons of heating oil was released at 104 Main Street (300 southeast). This release would not be expected to directly impact the site.

Center Package Store at 93 Main Street has one registered UST. Reportedly, the UST was removed in 1998. A motor vehicle accident involving a sanitation vehicle occurred at the corner of Main and Skinner. An unknown amount of sewage was released. The release was sanded. An oil release was reported in the stream at Walnut Avenue and Watrous Street. No clean-up measures were reported. It does not appear that releases from these locations would be expected to directly impact the site.

ECSMarin requested a file review for five state sites within 1,000 feet of the site. Center Village Plaza at Skinner Street, Consolidated Plastech, Inc. at 3 Watrous Street, L&W Industries at 85 Main Street, Nesci Enterprises at 12 Summit Street, and SNET at 115 Main Street. No records were on-file for Center Village Plaza. A spill was reported at Nesci Enterprises in 1990. Reportedly, a heavy foam was discharged to the creek. No other information was available for review. Form I Negative Declaration Forms were on-file for SNET (filed in 1998) and Consolidated Plastech, Inc. (filed in 1999).

A Form III filing was submitted in 1992 for L&W Industries (550 feet northwest). Soil contamination was reported at this facility around a wastewater treatment sludge tank. Groundwater contaminated was also reported at this facility, however, the source was suspected to originate from an off-site location. The only potentially upgradient location is Consolidated Plastech, Inc. (1,100 feet northeast). Based on the distance from the subject site, it is unlikely that releases from this location would significantly impact the subject site. However, based on historical review of the surrounding area several industrial properties have operated upgradient of the subject site and along the Pocotopaug Creek. Site specific soil and groundwater (from 103

Main Street) data would be necessary to verify that off-site releases have not impacted the site. Copies of related documentation is provided in Appendix E.

The remaining reported facilities and incidents are more than 500 feet from the site, or are not at assumed upgradient locations from the subject site. Releases at these locations would not be expected to directly impact the site.

FSTC also identified sixty-nine additional records with "non-geocoded" locations in zip code 06424. Based on the facility names and partial addresses provided, none of these records appear to pertain to the subject site or to properties where releases would be expected to impact the site.

## 8.0 CERTIFICATION AND QUALIFICATIONS

This assessment was performed by Michelle Girioni of ECSMarin. Ms. Girioni is an Environmental Scientist with over three years of experience performing environmental site assessments in Connecticut, Massachusetts, Rhode Island and New York. The report was reviewed by John A. Bondos. Mr. Bondos is a licensed environmental professional and has greater than 16-years experience in performing environmental site assessments and remediation projects.

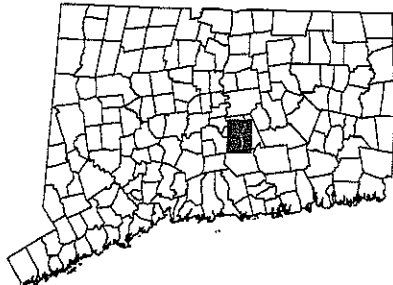
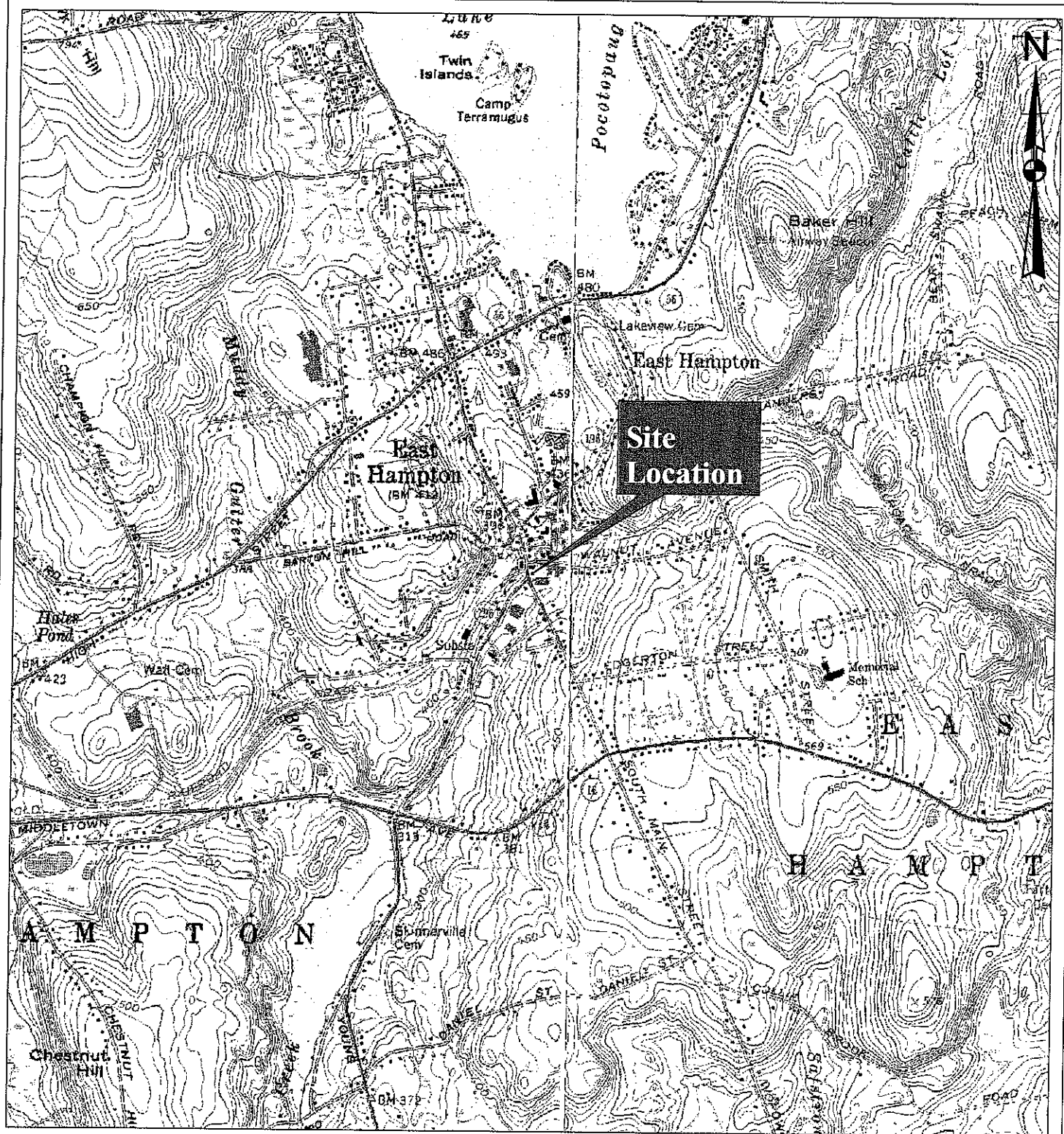
Environmental Compliance Services, Inc. was established in 1984, and merged with Marin Environmental, Inc. (to become ECSMarin) in 2002. ECSMarin (including its predecessor companies) has completed over 4,000 environmental site assessment projects in twenty-six states. ECSMarin's clients include national and regional banks, investment firms, real estate asset management firms, private investors, attorneys, property owners, potential buyers and industrial firms.

### CERTIFICATION

ECSMarin certifies that this assessment was performed in accordance with the ASTM E1527-00 and prevailing professional standards. To the best of our knowledge, the information provided in this report is complete and accurate. The report is subject to any and all limitations specified in Section 2. ECSMarin notes that certain information was obtained from governmental agencies and other public domain sources. ECSMarin assumes that information from such sources is accurate and reliable, but has not independently verified such information. ECSMarin accepts no responsibility for the accuracy of information from such sources.

## FIGURES

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# **Site Location Map** **103 Main Street** **East Hampton, CT 06424**

**Figure 1**

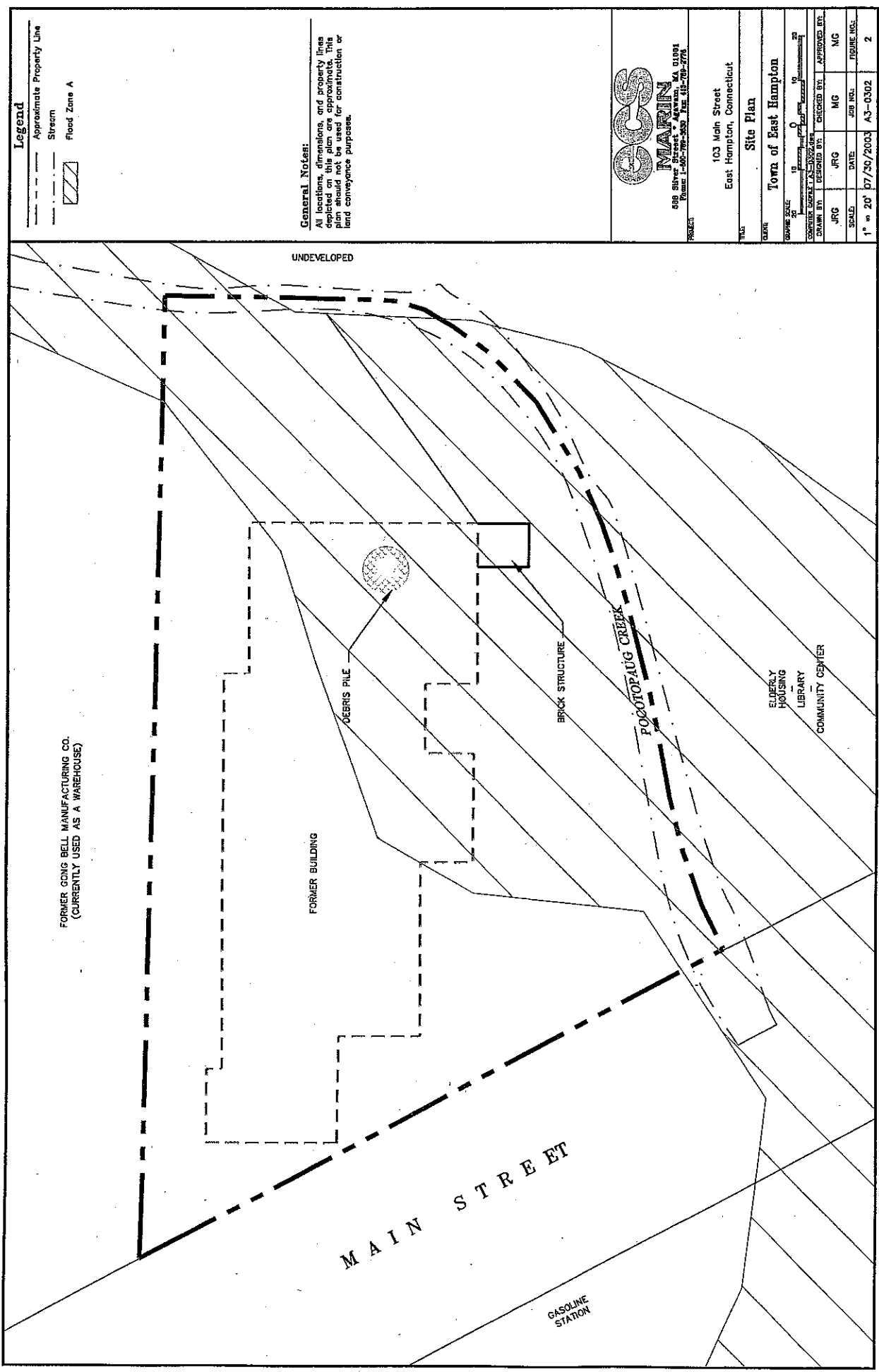
1000 0 1000 Feet

1 in. = 2000 ft.

CTA3-0302  
28 July 03

**ECS**  
**MARIN**

Map taken from the 7.5 minute USGS Middle  
Haddam Quadrangle, 1982. (Photorevised 1985.)



**Legend**

--- Approximate Property Line  
 --- Stream  
 --- Flood Zone A

**General Notes:**

All locations, dimensions, and property lines depicted on this plan are based on the best available information. The plan should not be used for construction or land conveyance purposes.

**CCS MARIN**

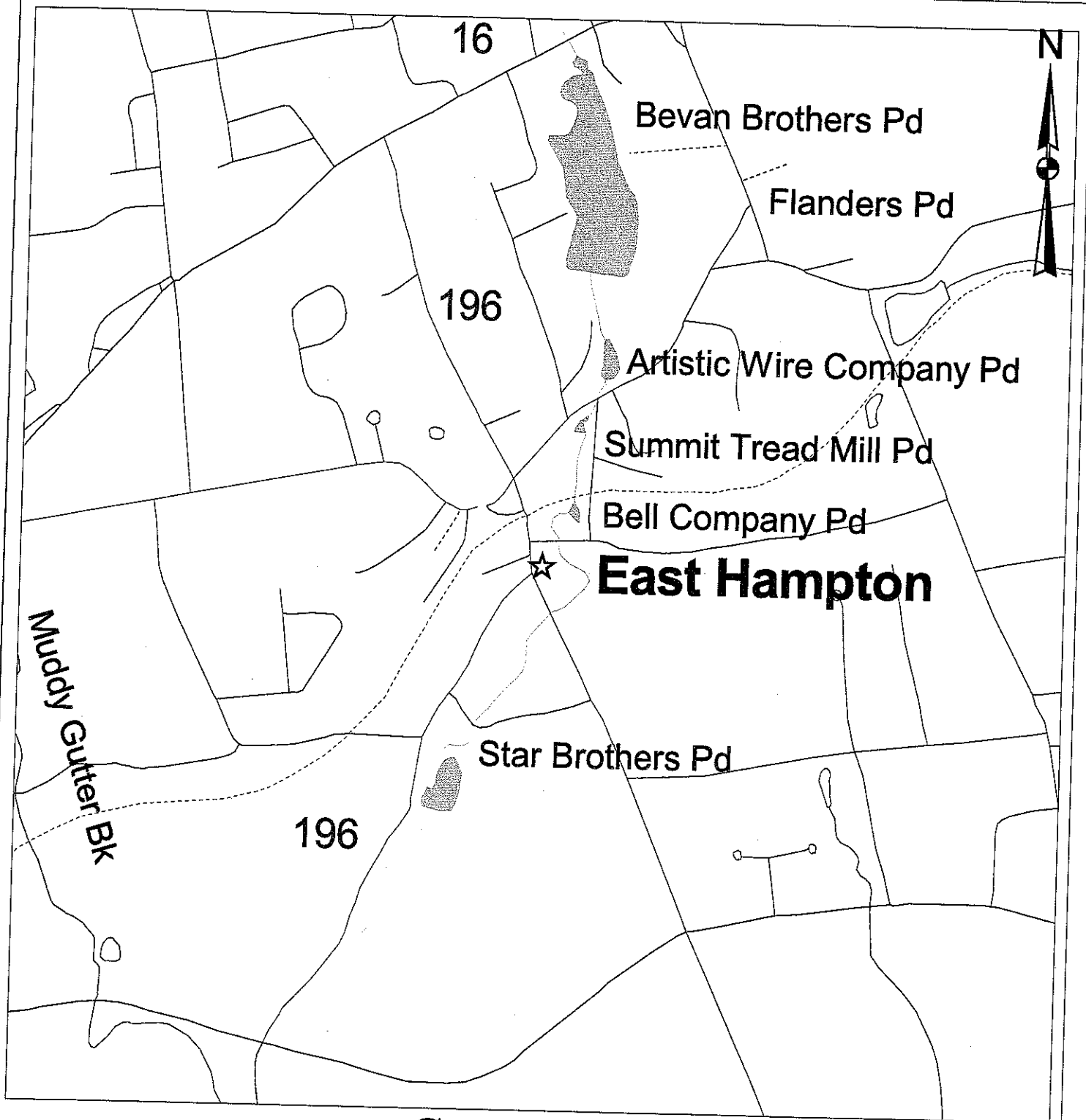
388 Silver Street • East Hampton, MA 01901  
 Phone: 1-800-786-3857 Fax: 415-789-2778

**PROJECT:** 103 Main Street  
 East Hampton, Connecticut

**TITLE:** Site Plan

<b>Town of East Hampton</b>			
DATE: 07/30/2003	DESIGNED BY: JRG	CHECKED BY: JRG	APPROVED BY: MG
SCALE: 1" = 20'	DATE: 07/30/2003	JOB NO.: A3-0302	FIGURE NO.: 2





Groundwater Classification	Surface Water Classification
GA	— A, SA
GAA, GAAs	AA, A/AA
GB	B, B*SB
GC	B/A, B/AA, C/A, SB/SA, SC/SA, SD/SA
GA, GAA May be impaired	C/B, D/B, SC/SB, SD/SB
	— Change of Class

Surface and ground water quality classifications adopted by the Bureau of Water Management, 2/93.

## Ground and Surface Water Classification

103 Main Street  
East Hampton, CT 06424

**Groundwater: GA-Impaired**  
**Surfacewater: C/B**

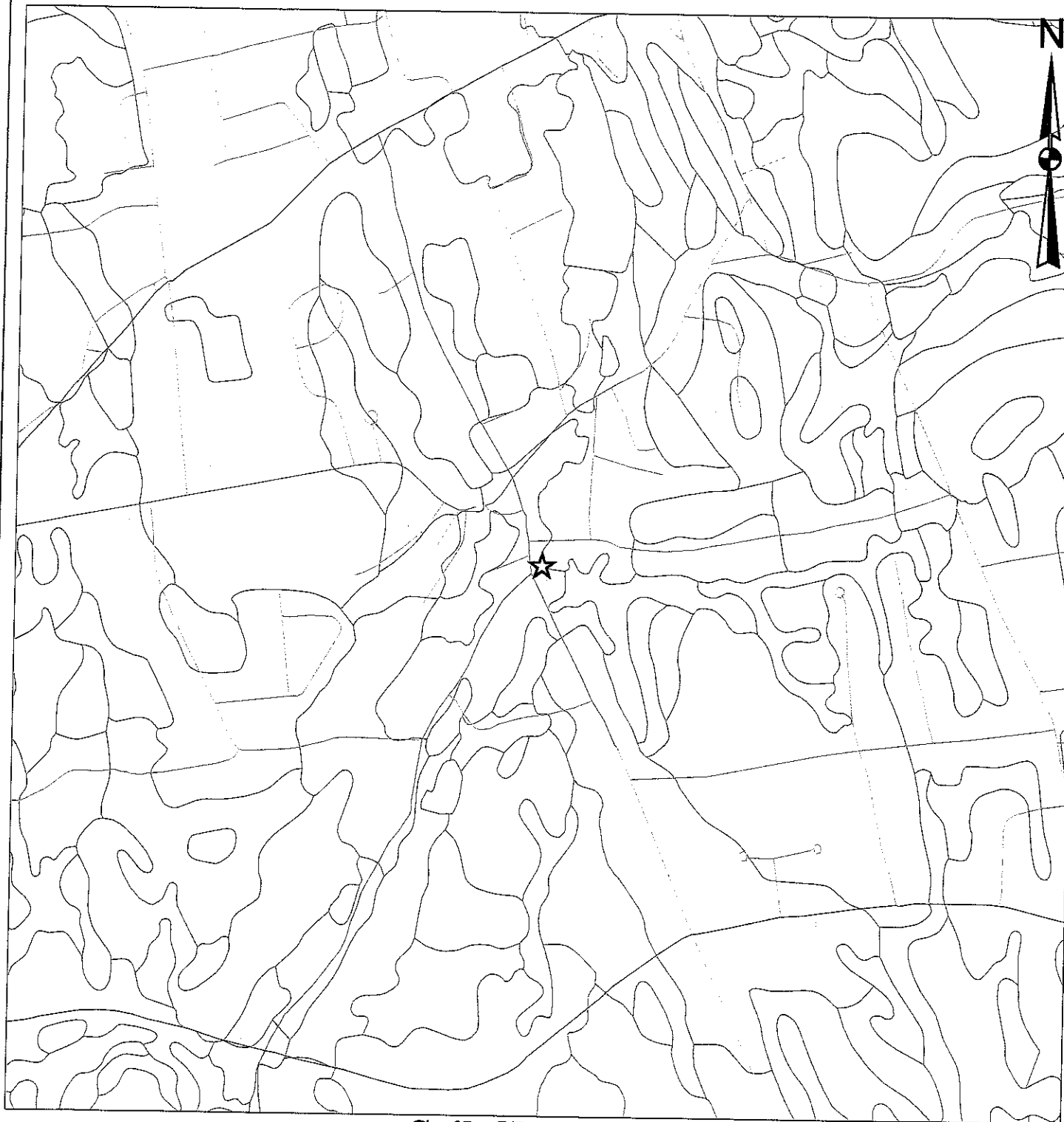
Figure 3

500 0 500 Feet

1 in. = 1000 ft.

CTA3-0302  
28 July 03

**ecs**  
**MARIN**



## Soil Classifications

Figure 4

103 Main Street  
East Hampton, CT 06424

500 0 500 Feet

 Soil Boundaries

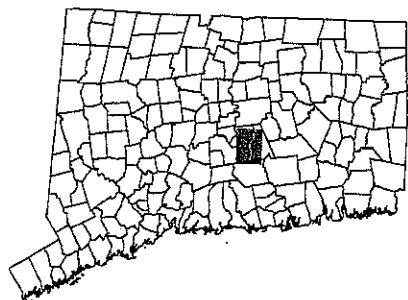
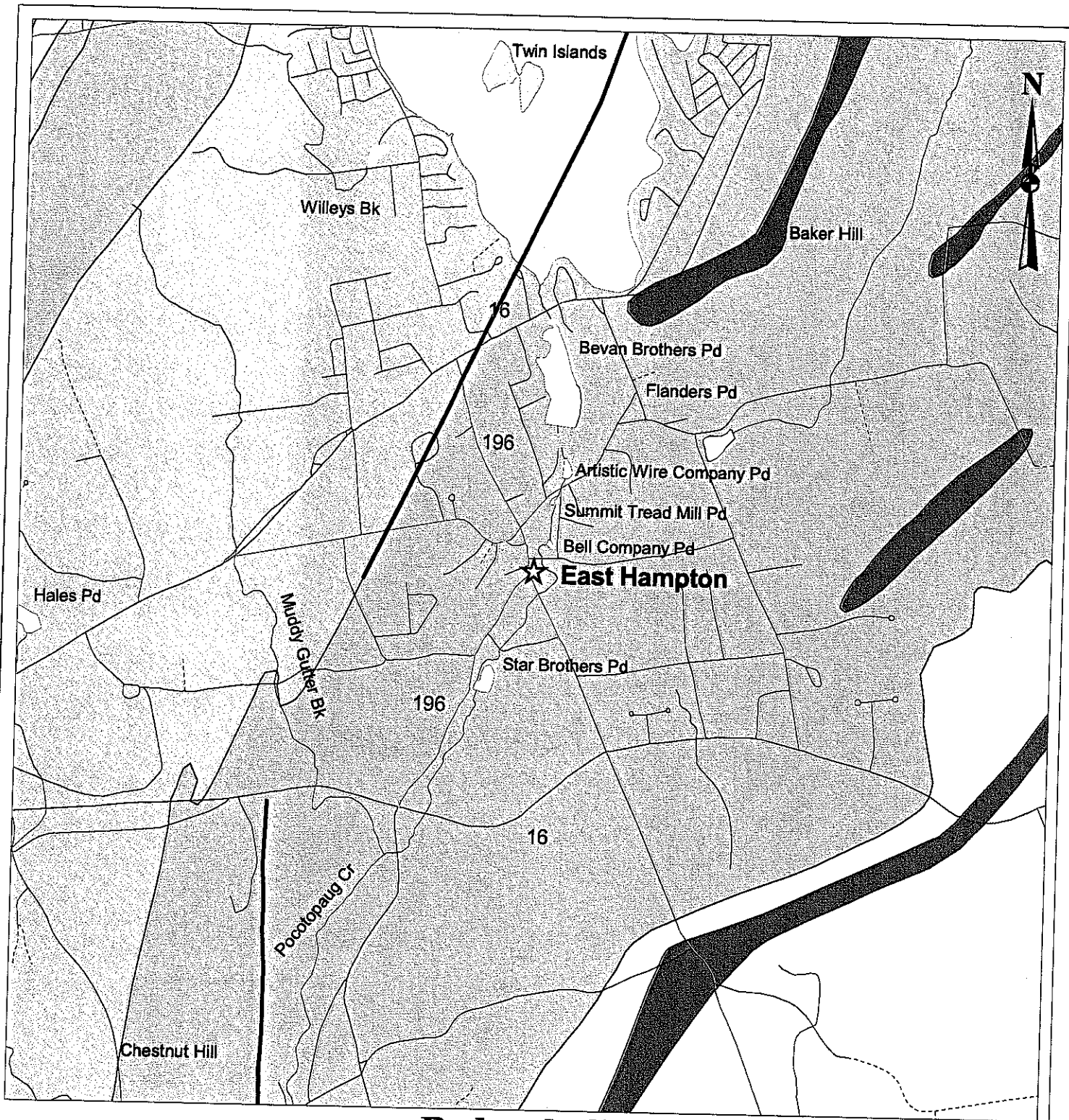
1 in. = 1000 ft.

Map Unit: 307  
Map Unit Name: Urban Land  
Minimum Slope: 0  
Maximum Slope: 45

CTA3-0302  
28 July 03

Natural Resources Conservation Service, 1962 - 1995.

**ecs**  
**MARIN**



Bedrock Geological Map of Connecticut, 1985.

## Bedrock Geology

103 Main Street  
East Hampton, CT 06424

Unit: Obr

Formation: Brimfield Schist

Definition: Gray, rusty-weathering, medium-  
to coarse-grained, interlayered s  
chist and gneiss

Lithology: Schist

Figure 5

1000 0 1000 Feet

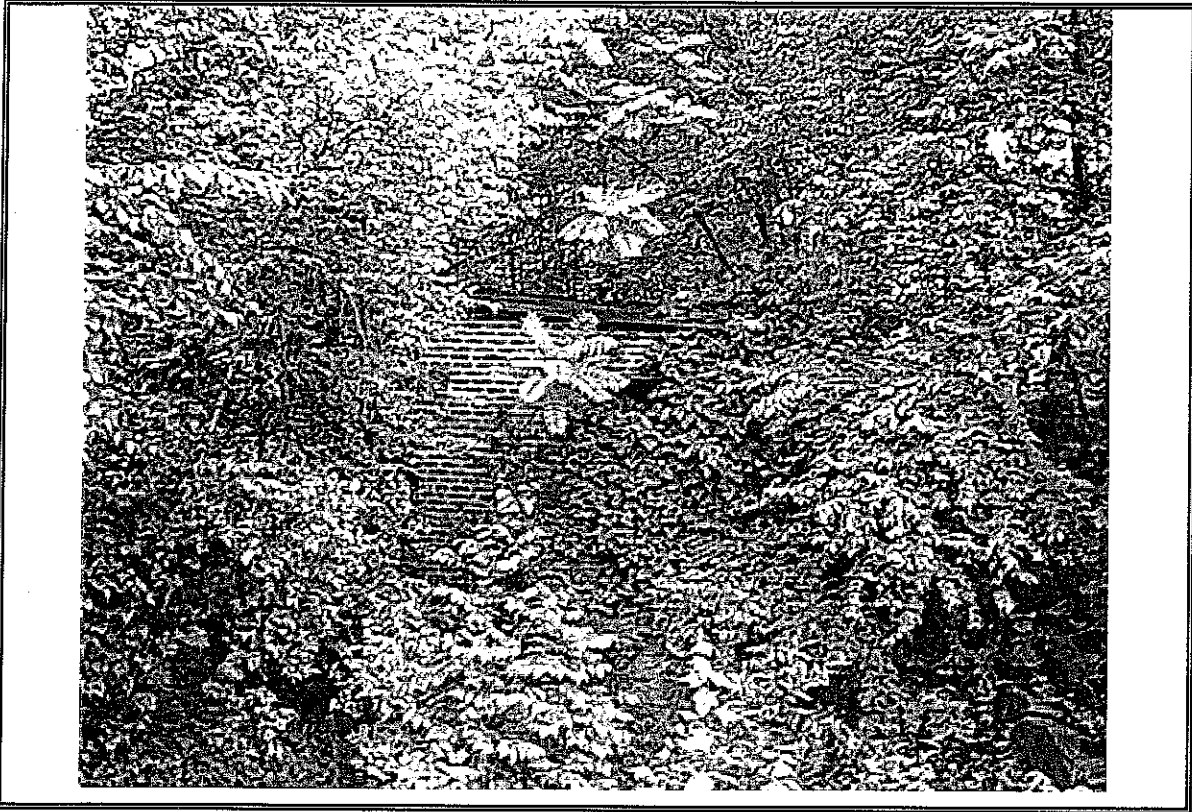
1" = 2000'

CTA3-0245  
12 June 03

**ecs**  
**MARIN**

**APPENDIX A**  
**PHOTOGRAPHS**

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*Photograph 1* Brick Structure.



*Photograph 2* Debris.



*Photograph 3* View from Main Street.



*Photograph 4* View from Main Street.