

exceeding either Practice E 1528 or this practice and completed less than 180 days previously is presumed to be valid. An *environmental site assessment* meeting or exceeding either practice and completed more than 180 days previously may be used to the extent allowed by 4.7-4.7.5.

**4.7 Prior Assessment Usage**—Both Practice E 1528 and this practice recognize that *environmental site assessments* performed in accordance with these practices will include information that subsequent *users* may want to use to avoid undertaking duplicative assessment procedures. Therefore, the practices describe procedures to be followed to assist users in determining the appropriateness of using information in *environmental site assessments* performed previously. The system of prior assessment usage is based on the following principles that should be adhered to in addition to the specific procedures set forth elsewhere in these practices:

**4.7.1 Use of Prior Information**—Subject to 4.7.4, *users* and *environmental professionals* may use information in prior *environmental site assessments* provided such information was generated as a result of procedures that meet or exceed the requirements of this practice or Practice E 1528 and then only provided that the specific procedures set forth in the appropriate practice are met.

**4.7.2 Prior Assessment Meets or Exceeds**—Subject to 4.7.4, a prior *environmental site assessment* may be used in its entirety, without regard to the specific procedures set forth in these practices, if, in the reasonable judgment of the *user*: the prior *environmental site assessment* meets or exceeds the requirements of Practice E 1528 or this practice and, the conditions at the *property* likely to affect *recognized environmental conditions* in connection with the *property* are not likely to have changed materially since the prior *environmental site assessment* was conducted. In making this judgment, the *user* should consider the type of *property* assessed and the conditions in the area surrounding the *property*.

**4.7.3 Current Investigation**—Except as provided in 4.7.2 and 4.7.2 of Practice E 1528 prior *environmental site assessments* should not be used without current investigation of conditions likely to affect *recognized environmental conditions* in connection with the *property* that may have changed materially since the prior *environmental site assessment* was conducted. At a minimum, for a Phase I Environmental Site Assessment consistent with this practice, a new *site reconnaissance*, interviews, and an update of the *records review* should be performed.

**4.7.4 Actual Knowledge Exception**—If the *user* or *environmental professional(s)* conducting an *environmental site assessment* has *actual knowledge* that the information being used from a prior *environmental site assessment* is not accurate or if it is *obvious*, based on other information obtained by means of the *environmental site assessment* or known to the person conducting the *environmental site assessment*, that the information being used is not accurate, such information from a prior *environmental site assessment* may not be used.

**4.7.5 Contractual Issues Regarding Prior Assessment Usage**—The contractual and legal obligations between prior and subsequent *users* of *environmental site assessments* or between *environmental professionals* who conducted prior

*environmental site assessments* and those who would like to use such prior *environmental site assessments* are beyond the scope of this practice.

**4.8 Rules of Engagement**—The contractual and legal obligations between an *environmental professional* and a *user* (and other parties, if any) are outside the scope of this practice. No specific legal relationship between the *environmental professional* and the *user* is necessary for the *user* to meet the requirements of this practice.

## 5. User's Responsibilities

**5.1 Scope**—The purpose of this section is to describe tasks that will help identify the possibility of *recognized environmental conditions* in connection with the *property*. These tasks do not require the technical expertise of an *environmental professional* and are generally not performed by *environmental professionals* performing a Phase I Environmental Site Assessment. They may be performed by the *user*.

**5.2 Checking Title Records for Environmental Liens or Activity and Land Use Limitations**—Reasonably ascertainable recorded land title records (see 7.3.4.4) should be checked to identify *environmental liens* or *activity and use limitations*, if any, that are currently recorded against the *property*. Any *environmental liens* or *activity and use limitations* so identified shall be reported to the *environmental professional* conducting a Phase I Environmental Site Assessment. This practice does not impose on the *environmental professional* the responsibility to check for recorded *environmental liens* or *activity and use limitations*. Rather the *user* should check or engage a title company or title professional to check *reasonably ascertainable recorded land title records* for *environmental liens* or *activity and use limitations* currently recorded against the *property*.

**5.2.1 Reasonably Ascertainable**—*Environmental liens* or *activity and use limitations* that are unrecorded or are recorded any place other than *recorded land title records* are not considered to be in *recorded land title records* that are *reasonably ascertainable*. *Recorded land title records* need not be checked if they otherwise do not meet the definition of the term *reasonably ascertainable*.

**5.3 Specialized Knowledge or Experience of the User**—If the *user* is aware of any specialized knowledge or experience that is material to *recognized environmental conditions* in connection with the *property*, it is the *user's* responsibility to communicate any information based on such specialized knowledge or experience to the *environmental professional*. The *user* should do so before the *environmental professional* does the *site reconnaissance*.

**5.4 Reason for Significantly Lower Purchase Price**—In a transaction involving the purchase of a parcel of *commercial real estate*, if a *user* has *actual knowledge* that the purchase price of the *property* is significantly less than the purchase price of comparable properties, the *user* should try to identify an explanation for the lower price and to make a written record of such explanation. Among the factors to consider will be the information that becomes known to the *user* pursuant to the Phase I Environmental Site Assessment.

**5.5 Other**—Either the *user* shall make known to the *environmental professional* the reason why the *user* wants to have



**ENVIRONMENTAL COMPLIANCE SERVICES, INC.**

Citizens Financial Group  
Phase I Environmental  
Site Assessment

103 Main Street  
East Hampton, Connecticut

Prepared for:

Citizens Bank  
Environmental Department  
20 Blackstone Valley Place  
Lincoln, Rhode Island

Prepared by:

Environmental Compliance Services, Inc.  
74 Boston Post Road  
Madison, Connecticut

ECS Project Number 70532.00

April 29, 2002

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**ENVIRONMENTAL COMPLIANCE SERVICES, INC.**

April 26, 2002

Marc A. Guerin, Esquire  
Vice President - Team Leader  
Citizens Financial Group  
Real Estate Risk Services - Environmental Department  
20 Blackstone Valley Place  
Lincoln, RI 02865

Re: Final Report Text and Management Letter  
*Citizens Phase I Environmental Site Assessment*  
103 Main Street, East Hampton, Connecticut  
Project Number 70532.00

Dear Mr. Guerin:

Enclosed are four copies (three GBC punched and one unpunched) of the final text of the *Citizens Phase I Environmental Site Assessment* for 103 Main Street, East Hampton, Connecticut. These pages have been edited to incorporate your comments. A revised *Management Letter* is also enclosed. If any further changes are needed, please do not hesitate to contact me.

We apologize for any inconvenience caused by providing full copies of the report with the initial submission. Since I am aware that this is the second time there has been a problem with deviations from Citizens scope of work over the past year, I have initiated changes in our internal review procedure to ensure that this does not happen again.

Please contact me with any questions.

Sincerely,

**ENVIRONMENTAL COMPLIANCE SERVICES, INC.**

  
Michael E. Hopkins, PE, LEP, LSP  
Branch Manager

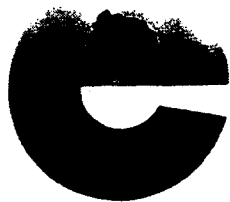
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**ENVIRONMENTAL COMPLIANCE SERVICES, INC.**

**PREVILEGED AND CONFIDENTIAL - ATTORNEY CLIENT COMMUNICATION**

April 26, 2002

Marc A. Guerin, Esquire  
Vice President - Team Leader  
Citizens Financial Group  
Real Estate Risk Services - Environmental Department  
20 Blackstone Valley Place  
Lincoln, RI 02865

Re: Management Letter for *Citizens Phase I Environmental Site Assessment*  
103 Main Street, East Hampton, Connecticut  
Project Number 70532.00

Dear Mr. Guerin:

Environmental Compliance Services, Inc. (ECS) has completed a Citizens Phase I Environmental Assessment of a property located at 103 Main Street, East Hampton, Connecticut. The assessment was performed in accordance with Citizen's Phase I Environmental Site Assessment scope of services. This letter provides our conclusions, opinions, and recommendations. This letter is subject to the same limitations as the accompanying report.

**Summary of Findings**

The site is a 0.45-acre parcel. The only building currently on-site is a shed that contains the remnants of a furnace system. Also located on-site is a small debris pile. A former industrial building was built prior to 1925 (according to Sanborn Fire Insurance maps), and was demolished in a controlled fire training exercise approximately four years ago. It appears that much of the site has been filled, based on the elevation difference between portions of the site and the adjacent property. According to local residents, the site has 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. Remnants of the furnace system are still present in the shed. Natural gas is not available to the site, therefore, it

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103 Main Street, East Hampton, Connecticut

April 26, 2002

Page 2

is assumed that the former heating system was oil-fired. No public records or visible evidence of tanks were found during our site inspection. Debris from the demolition of the former building is still present on-site.

No suspected friable asbestos containing materials were observed in the shed. An old furnace is located in the shed. ECS was unable to view the interior of the furnace and makes 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. The site was previously occupied by the Gong Bell Manufacturing Company, a warehouse, and a sheet metal shop. There is 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.

No CTDEP records were found that pertain to the site, or the known historic occupants. The site is not listed on the NPL, CERCLIS, Connecticut Hazardous Waste Site Inventory, or leaking underground tank databases. No spills reports or hazardous waste manifests are on-file for the site. No underground tanks are registered on-site.

The site is surrounded by commercial properties. A Mobil gasoline station adjoins the property to the southwest, across Main Street. Releases have occurred at this station. The Mobil station appears to be cross-gradient of the site. Five additional releases have been reported at locations within 1,000 feet of the site.

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

- 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

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### **Connecticut Transfer Act Status**

The Connecticut Transfer Act (22a-134 through 22a-134(e), 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 "at another location" (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.

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 does not appear to be an Establishment that would be subject to Connecticut Transfer Act requirements.

### **Conclusions**

The following recognized environmental conditions were identified:

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

No soil or groundwater sampling data is available to evaluate these concerns and determine if releases have occurred on-site. Additional information would be necessary to fully evaluate these concerns.

### **Recommendations**

Additional investigation is necessary to determine if releases have occurred and/or if remedial actions are necessary. ECS recommends performing a subsurface investigation. This would include the following:

- collecting soil and groundwater samples from approximately four locations. Soil and

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103 Main Street, East Hampton, Connecticut  
April 26, 2002  
Page 4

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.

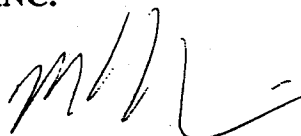
Please contact us with any questions.

Sincerely,

**ENVIRONMENTAL COMPLIANCE SERVICES, INC.**



Roberto Quiles  
Environmental Technician I



Michael E. Hopkins, PE, LSP, LEP  
Manger/ECS-Connecticut

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Site Photographs

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Appendix A	DataMap Technology Corporation
Appendix B	Supporting Documentation
	Legal Description
	Tax Card

## 1.0 EXECUTIVE SUMMARY

Environmental Compliance Services, Inc. (ECS) performed a *Citizens Financial Group (Citizens) Phase I Environmental Site Assessment* of a vacant commercial property at 103 Main Street, East Hampton, Connecticut (the site). The only structure currently on-site is a small shed. ECS inspected the site on April 9, 2002. This report documents our investigation and presents our findings.

### 1.1 Purpose

The purpose of this assessment is:

- to provide an objective third party opinion as to the environmental status or conditions of the site,
- to identify *recognized environmental conditions*<sup>1</sup>,
- to recommend any additional testing or investigation warranted by the findings and to provide a cost estimate for such work, and
- to gather preliminary information regarding the site's compliance with applicable environmental laws, regulations and permits.

---

<sup>1</sup> The term "Recognized Environmental Condition", is used 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.

## **1.2 Scope of Services/Methodology**

This assessment was performed in accordance with Citizens' *Phase I Environmental Site Assessment Scope of Services*. ECS was able to inspect all portions of the site.

This assessment was performed at the request of Marc Guerin of Citizens Bank. This report is for the sole use of Citizens (and the affiliated companies specified in our master agreement). It is not to be used or relied upon by any other party without the written authorization of ECS and Citizens.

## **1.3 Findings**

The site is a 0.45-acre parcel. The only building currently on-site is a shed that contains the remnants of a furnace system. Also located on-site is a small debris pile. A former industrial building was built prior to 1925 (according to Sanborn Fire Insurance maps), and was demolished in a controlled fire training exercise approximately four years ago. It appears that much of the site has been filled, based on the elevation difference between portions of the site and the adjacent property. According to local residents, the site has 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. Remnants of the furnace system are still present in the shed. Natural gas is not available to the site, therefore, it is assumed that the former heating system was oil-fired. No public records or visible evidence of tanks were found during our site inspection. Debris from the demolition of the former building is still present on-site.

No suspected friable asbestos containing materials were observed in the shed. An old

furnace is located in the shed. ECS was unable to view the interior of the furnace and makes 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. The site was previously occupied by the Gong Bell Manufacturing Company, a warehouse, and a sheet metal shop. There is 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.

No CTDEP records were found that pertain to the site, or the known historic occupants. The site is not listed on the NPL, CERCLIS, Connecticut Hazardous Waste Site Inventory, or leaking underground tank databases. No spills reports or hazardous waste manifests are on-file for the site. No underground tanks are registered on-site.

The site is surrounded by commercial properties. A Mobil gasoline station adjoins the property to the southwest, across Main Street. Releases have occurred at this station. The Mobil station appears to be cross-gradient of the site. Five additional releases have been reported at locations within 1,000 feet of the site.

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

- 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

## **2.0 SITE DESCRIPTION**

### **2.1 Site Location and Legal Description**

The site is a 0.45-acre property at 103 Main Street, East Hampton, Connecticut. Figure 1 is a topographic site location map. Figure 2 is a photocopy of the tax assessor's map. Figure 3 is a site plan. Figure 4 is a copy of the street map. Photographs of the site are included in the "Photograph" section.

David J. Stickler is the owner of the site, according to East Hampton land records. He acquired the site on July 29, 1992. The current land record is documented in Book 252, Page 149. A tax assessor's card is provided in Appendix B.

### **2.2 Site and Vicinity Characteristics**

The only structure currently on-site is a small shed that contains a furnace. The site was previously occupied by a larger building. The building was demolished during a controlled fire training exercise by the East Hampton Fire Department approximately four years ago. A debris pile from the former building is still present. According to local residents, the building was vacant for at least forty years prior to its demolition. The site was historically occupied by a plating facility, a paint shop and a sheet metal shop.

Based on a visual observation of the site, it appears that fill material has been placed on-site. ECS did not inspect or sample the fill material. Other than the former building, ECS observed no other evidence of previous development or use of the site.



Based on the historic use of the site as part of a manufacturing facility, oils and/or hazardous materials may have been used on-site. No federal or state records pertaining to the site were found. No environmental orders, notices of violation, liens or land use restrictions for the site were recorded in the East Hampton land records.

The surrounding properties are commercial. The site is abutted to the north by a warehouse. It is abutted to the southwest by Main Street, across which is a Mobil gas station. The site is abutted to the south and northeast by Pocotopaug Creek. A paper company is located across Pocotopaug Creek to the northeast. A senior center and library is located across Pocotopaug Creek to the south.

## **2.3 Site Improvements**

### **2.3.1 Structures and Improvements**

The only structure on-site is a small shed. Debris from the demolition of the former industrial building is still present. No suspected hazardous materials were observed on-site or in the debris. No visible evidence of oil or hazardous material releases (such as staining or distressed vegetation) was observed. No visible evidence of aboveground and/or underground storage tanks was observed, although the status of any tanks associated with the former furnace could not be determined.

### **2.3.2 Roads**

There are no driveways or paved areas on-site.

### **2.3.3 Heating Source**

The shed contains the remnants of a furnace system. No information was found regarding the former fuel used on-site or its storage. However, natural gas is not available to the site and the furnace is likely to have burned fuel oil. There are no records pertaining to the site at the East Hampton Fire Marshal's Office. There is currently no visible evidence of heating oil tanks on-site.

### **2.3.4 Sanitary Sewage Disposal**

There are no utilities currently on-site. Municipal sanitary sewers are available to the site. No former septic system plans or sewer connection records were available from the East Hampton Engineering or Health Departments.

### **2.3.5 Water Supply**

Based on town records, the former building was connected to a public water supply. The site and surrounding area have been served by a public water supply since the early 1900's. There are no known drinking water wells on-site or on any adjoining property.

## **2.4 Information from the Site Operator**

ECS attempted to contact David J. Stickler (the owner) on numerous occasions. Mr. Stickler was contacted on the initial attempt and allowed access to the site. All other attempts to interview Mr. Stickler went unanswered.

## **2.5 Present Ownership and Use**

According to East Hampden tax assessment records, the site is owned by David J. Stickler. Mr. Stickler acquired the site on July 29, 1992. The site is currently vacant. According to local residents, the site has been unoccupied for the past thirty years. The site was last occupied by a sheet metal shop.

## **2.6 Adjoining Properties**

The surrounding area includes commercial and municipal properties. The following properties abut the site.

- To the north:           by a warehouse,
- To the northeast:     by Pocotopaug Creek, across which is Carpenter Hayes Paper Box Co. (folding boxes, printing, dye cutting),
- To the southwest     Main Street, across which is a Mobil gasoline station,
- To the south:         by Pocotopaug Creek, across which is a community center and library.

The remainder of the area within one-quarter mile is predominantly residential.

The groundwater is classified "GAA" by the Connecticut Department of Environmental Protection (CTDEP). GAA groundwater is classified as a potential drinking water supply. The site and surrounding properties are served by a public water supply. No wells are present on-site. Groundwater is assumed to flow radially to the southwest towards Pocotopaug Creek. No "high risk" properties were identified at assumed upgradient locations within 1,000 feet of the site.

## **2.7 Environmental Permits and/or Violations**

No CTDEP air emission or wastewater discharge permits have been issued for the site. No underground storage tanks are currently registered on-site with the CTDEP. The East Hampton Fire Marshal had no records on-file pertaining to the site. No hazardous wastes are currently generated or stored on-site. No orders or notices of violation pertaining to the site are on-file with the CTDEP.

### **3.0 SITE HISTORY**

#### **3.1 Information from Owner/Operator**

Numerous attempts were made to obtain site information from the owner. Mr. Stickler did not return our calls and no information was provided. Limited information was obtained from Mrs. Stickler.

#### **3.2 Previous Environmental Reports**

No previous environmental site assessments reports for the site were available for review.

#### **3.3 Building Department Records**

ECS reviewed building department records at the East Hampton Town Hall. No records pertaining to the site were found.

#### **3.4 Title Records**

The site is owned by David J. Stickler. Mr. Stickler acquired the site on July 29, 1992. ECS examined East Hampton land records to identify previous owners of the site. The following past owners were identified:

**Owner**

David J. Stickler

**Date Acquired**

July 7, 1992

Rand Construction	January 1, 1990
Cornerstone Enterprises Inc.	December 15, 1987
Henry J. Hartley	June 20, 1977
Angelo Barba and Richard Borruso	June 3, 1975
Joseph Ramondetta, Sebastian Ramondetta, Angelo Barba, and Richard Borruso	February 18, 1971
Newconn Corporation	February 8, 1965
Gong Bell Manufacturing Company	Undetermined

Attempts to trace the title history prior to 1965 were unsuccessful. According to the East Hampton Fire Marshal, Gong Bell Manufacturing Company occupied the site prior to 1950. A deed was found indicating that Joseph Thibeaudeau acquired the site on October 7, 1893. ECS found no references to environmental liens, environmental use restrictions or other potential environmental concerns in the deeds reviewed.

### **3.5 Local Records**

#### **3.5.1 Fire Department**

No underground tank or spill records were on-file at the East Hampton Fire Marshal's office. According to the East Hampton Fire Marshall, the Gong Bell Manufacturing Company, a storage warehouse, and B. S. R. Sheet Metal Store previously occupied the site.

#### **3.5.2 Town Clerk**

ECS reviewed the land records at the East Hampton Town Clerk's Office. Land records were discussed in Section 3.4. ECS reviewed the tax card and tax map at the East Hampton Tax



Assessor's office. The assessment record does not indicate when the former building was built. Based on Sanborn Maps, the building was built between 1914 and 1925.

### **3.5.3 Health Department**

No records were on-file for the site at the East Hampton Health Department.

### **3.5.4 Engineering Department**

No records were on-file for the site at the East Hampton Engineering Department. According to the East Hampton Water Department, no natural gas is available to the site.

### **3.5.5 Conservation Commission**

ECS reviewed the *Inland Wetland and Watercourses Map* at the East Hampton Town Hall. No wetlands were delineated on the subject site.

### **3.5.6 Department of Public Works**

No records were on-file for the site at the East Hampton Department of Public Works.

## **3.6 Historical Sources**

ECS reviewed Sanborn Fire Insurance Company maps, aerial photographs and published street directories to identify previous uses of the site.

### **3.6.1 Sanborn Fire Insurance Company Maps**

ECS reviewed Sanborn Fire Insurance Company maps at the Connecticut State Library. Full or partial coverage of the site was provided on the maps dated 1903, 1908, 1914, 1925, 1945, and 1959. Copies of these maps are provided as Figures 5a, 5b, 5c, 5d, 5e, and 5f, respectively.

The site is shown as being occupied by a storage facility on the 1903 and 1908 Sanborn Maps. The 1914 map indicates that the previous building has been converted to a machine room. The site was occupied by the Watrous Manufacturing at that time. The 1903, 1908 and 1914 maps indicate that the site was abutted to the north and east by Fourth Pond, which appears to have been an impoundment resulted from a dam on Pocotopaug Creek (located at the southern corner of the site). A raceway that connected Pocotopaug Creek and Fourth Pond is shown to have passed under the building on the 1914 Sanborn Map.

The 1925, 1945, and 1959 maps provide only partial coverage of the site, but indicate the presence of a large "factory" building smaller shed. No description of the building or operations is provided. The site appears to have been occupied by the Watrous Manufacturing Company in 1925, and part of the larger Gong Bell Manufacturing Company facility on the 1945 and 1959 maps.

### **3.6.2 Aerial Photographs**

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.

### **3.6.3 Historical Atlases**

No historical atlases were available for review.

### **3.6.4 City Directories**

ECS also reviewed selected East Hampton town directories at the Connecticut State Library. Directories were only available for the years 1974 and 1975. No other directories were available.

B S R Corp. Sheet Metal is listed in the 1974 and 1975 directories at 103 Main Street. The site is abutted by Ram Bar Industries to the north and by G & S Service Fuel Oil to southwest (across Main Street) in the 1974 to 1975 directories.

### **3.6.5 Additional Historical Sources**

No other historical resources were available.

### **3.6.6 Summary of Historical Information**

The current building was built between 1914 and 1925, based on Sanborn maps. The site appears to have been undeveloped prior to that time. According to the fire marshal, the site was occupied by Gong Bell Manufacturing Plating and Painting Shop until at least the 1950s, a

warehouse during the 1960s, and a sheet metal shop until at least the 1970s. According to area residents, the building was abandoned and vacant after that time. The surrounding area has been developed with residential, commercial, and industrial properties since at least the early 1900s.

## **4.0 ENVIRONMENTAL SETTING**

### **4.1 Topography**

The site is relatively level and is located at an elevation of 400 feet above mean sea level. The general topography of the surrounding area slopes to the southwest. Pocotopaug Creek forms the northeast, southeast, and southern property lines. In general, the site slopes radially towards the creek.

Surface runoff appears to drain directly to Pocotopaug Creek. The site does not appear to receive significant runoff from adjacent properties.

### **4.2 Hydrology**

#### **4.2.1 Surface Water**

Pocotopaug Creek abuts the site and forms the property line to the south. Pocotopaug Creek is classified as a "C/B" surface water body by the CTDEP.

#### **4.2.2 Wetlands**

ECS reviewed the *Inland Wetlands and Watercourses* map at the East Hampton Town Hall. No wetlands are delineated on the subject site. No obvious wetland vegetation was observed on-site.

#### 4.2.3 Hydrogeology

No data is available on the depth to groundwater or the groundwater flow direction. Groundwater is assumed to flow radially towards Pocotopaug Creek, but no hydrological data is available to verify this. The predominant groundwater flow direction for the surrounding properties is generally to the southwest.

The CTDEP has classified the groundwater in the area of the site as "GA". The CTDEP *Water Quality Classification Map* classifies the area as a potential public drinking water supply that may not meet current standards. The site is served by a public water supply.

Prior to development of the site in the 1920s, the site appears to have been bisected by Pocotopaug Creek (based on Sanborn maps). "Pond No. 4" abutted the site to the east. Pocotopaug Creek appears to have been subsequently diverted and the pond filled in the 1920s.

No site specific hydrogeological or geotechnical reports are available. The *Middlesex County Soil Survey* classifies the on-site soils as "Udorthents". Udorthents refer to urban soils that have been extensively altered by cutting or filling activities.

The bedrock in this area is classified as Brimfield Schist, based on the *Connecticut Geological Survey Bedrock Map*. Brimfield Schist is gray, rusty weathering, medium to coarse grained inter-layered schist and gneiss. The depth to bedrock has not been determined.



## **5.0 RECORDS REVIEW**

ECS obtained a commercial environmental database search from DataMap Technology Corporation (DMTC). The DMTC report is provided as Appendix A. The search included the following state and federal databases for records within the specified areas. The search distances are consistent with those specified in the Citizen's Phase I scope of services.

### **5.1 Federal Records**

<b>Database</b>	<b>Facilities Within the Search distance</b>
NPL	None
CERCLIS	None
RCRA CORRACTS	None
RCRA TSD	None
Hazardous Waste Generators	None
ERNS	None
FINDS	None

#### **5.1.1 National Priority List**

The site is not listed on the NPL. No NPL properties are listed within one mile of the site.

#### **5.1.2 CERCLIS Listings**

The site is not listed on the CERCLIS. No properties are listed within one-half mile of the site.

### **5.1.3 RCRA CORRACTS Facilities**

The site is not listed on the RCRA CORRACT list. None are listed within one mile of the site.

### **5.1.4 RCRA non-CORRACTS TSD Facilities**

The site is not listed on the RCRA TSD. None are listed within one-half mile of the site.

### **5.1.5 RCRA Generators**

The site is not listed on the hazardous waste generators list. No adjacent facilities are listed.

### **5.1.6 ERNS Sites**

No ERNS notifications have been made for the site.

### **5.1.7 FINDS**

The site is not listed on the FINDS database.

## **5.2 State Records**

The state records identified by DMTC are summarized in the following table.

<b>Database</b>	<b>Facilities Within the Search distance</b>	<b>Distance and Direction to Nearest Facility</b>
State-Listed Sites	10	425 feet southeast
Registered Underground Tanks	0	
Leaking Underground Tanks	5	100 feet southwest

Solid Waste Landfills/Facilities  
Spill Sites

None  
9

100 feet southwest

#### **5.2.1 State-listed Sites**

The site is not listed on the Connecticut Hazardous Waste Site Inventory. Ten facilities are listed within one mile of the site. The closest reported facility is 425 feet southeast of the site (SNET). The closest reported potentially upgradient facility is L & W Industries, Inc. (740 feet northwest). All other listed properties are either more than 1,000 feet from the site, or are not at assumed upgradient locations. The status of investigations and/or remedial actions on these properties is not reported.

#### **5.2.2 Registered Underground Storage Tanks**

No underground storage tanks are registered on or adjacent to the site.

#### **5.2.3 Leaking Underground Storage Tanks**

The site is not listed on the Leaking Underground Storage Tanks list. Leaking underground storage tanks are reported at three locations within one-half mile of the site. A 2,000-gallon leaking underground diesel fuel tank was reported at the abutting property to the southwest, across Main Street (G & S Auto). The tank and an unspecified amount of soil were removed. The site is not at an assumed upgradient location. The case is closed. The remaining tanks are located more than 1,000 feet from the subject site.

#### **5.2.4 Solid Waste Facilities and Landfills**

None are listed within one-half mile of the site.

### 5.2.5 Spill Index

The site is not listed on the CTDEP Spill List. Nine spills are reported within one-quarter mile of the site. A 2,000-gallon diesel fuel spill is reported at 100 Main Street (100 feet southwest) in January 1999. The 2,000-gallon tank and contaminated soil were removed. The case is closed. One hundred gallons of diesel fuel reportedly spilled at 100 Main Street (100 feet southwest) on August 13, 1998. No additional information is given and the case is closed. The above two spill reports are at locations not assumed to be upgradient.

A sewage discharge was reported at Route 16/Main and Skinner (475 feet northwest) on June 25, 1992. The spill was contained and the road was sanded. The case is closed. Also reported at the above site was a spill due to a motor vehicle accident on June 26, 1992. The spill was sanded and the case closed. This property is potentially upgradient of the subject site.

A heating oil and bunker fuel oil spill was reported on September 27, 1991 at the East Hampton Board of Education (580 feet northwest). The quantity of oil released is not provided, but approximately 420 gallons of spilled fuel was recovered from the surrounding area and water. The tank and contaminated soil were removed and the case is closed. Also reported at this location is an in-ground tank failure on September 27, 1991. The in-ground tank and an undetermined amount of soil were removed. The case is closed. This property is potentially upgradient of the subject site.

An unknown substance was reported at 8 Walnut Avenue (690 feet northeast) on December 30, 1999. No other information is given and the case is closed.

Northeast Utilities reported a 3-gallon non-PCB dielectric oil spill on Skinner Street (690 feet southwest). The spill was contained and removed. The case was closed. An additional spill was reported at the same location. No additional information is given.

An illegal dumping incident was reported at 86-88 Main Street (795 feet northwest). A suspected asbestos containing material was placed into a dumpster. A dust cloud was generated. The case is closed. The remaining reported spills are more than one-half-mile from the site.

## **6.0 SITE RECONNAISSANCE**

Roberto Quiles of ECS inspected the site on April 12, 2002. All portions of the site were inspected.

### **6.1 Underground Storage Tanks**

No evidence of underground tanks was observed on-site. No underground tanks are registered with the CTDEP at this address. There is no information pertaining to underground tanks on-file with the East Hampton Fire Marshal's Office. There is no information pertaining to the former fuel source used by the heating system of the former building. Since, natural gas is not available to the site, heating oil may have been used and stored on-site.

### **6.2 Aboveground Storage Tanks**

No evidence of aboveground tanks was observed on-site. There is no information pertaining to aboveground tanks on-file with the East Hampton Fire Marshal's Office.

### **6.3 Hazardous Substances**

No suspected hazardous materials or hazardous wastes were observed on-site. The site was previously occupied by a manufacturing, plating, and painting operation (Gong Bell). ECS assumes that hazardous materials (such as paints, solvent and electroplating solutions) may have been used by this operation, but no details are available.



#### **6.4 Hazardous Waste**

No suspected hazardous wastes were observed on-site at the time of the inspection. Past uses of the site include industrial/manufacturing operations. No details are available regarding the types or quantities of waste previously generated.

#### **6.5 Polychlorinated Biphenyls**

No transformers are located on-site.

#### **6.6 Solid Waste Disposal**

A small debris pile is located on the site. It appears that fill may have been brought on-site, due to its relative elevation. There is no visible evidence of significant solid waste disposal on-site.

#### **6.7 Stained Surfaces and Distressed Vegetation**

ECS observed no obvious staining, distressed vegetation, unusual mounding or depressions, waste disposal pits or visible evidence of waste disposal on-site. It does appear that due to a difference in elevation between the site and adjoining property, that fill has been placed on-site. Mrs. Stickler confirmed the presence of the fill. No sampling data is available to characterize the fill.

## **6.8 Underground Structures and Wastewater Disposal**

No wastewater is currently generated on or discharged from the site. There are no visible indications of pits, ponds, or lagoons on-site. No information is available on wastewater discharges from previous operations.

## **6.9 Additional Issues of Environmental Concern**

### **6.9.1 Asbestos Containing Material**

The site is vacant except for a small shed. No friable suspected asbestos containing materials were observed in the shed. An old furnace is stored in the shed. ECS was unable to view the interior of the furnace and, therefore, makes no representations regarding the presence or absence of asbestos inside the furnace. No suspected asbestos containing materials were observed in the debris pile on-site.

ECS's asbestos observations were limited to materials that were readily visible while walking through the site. No samples were collected or analyzed for verification.

### **6.9.2 Lead Based Paint**

No lead-based paint testing was performed. Connecticut Lead-Based Paint Regulations apply to residential dwellings that are occupied by children under the age of six. There are no residential units on-site.

## **7.0 LIMITATIONS AND CONDITIONS**

ECS was able to inspect all portions of the subject site.

ECS's asbestos comments are based solely on visual observations of potentially asbestos containing materials exposed in the accessible portions of the on-site buildings. No samples were collected or analyzed. Therefore, our asbestos observations should not be construed as a full asbestos inspection.

ECS performed no lead-based paint testing and makes no representations as to the presence or absence of lead-based paint in the on-site buildings.

Much of the information used in the preparation of this report was obtained from government sources. This information is assumed to be complete and accurate. ECS did not independently verify information from such sources, and is not responsible for errors or omissions in information from government or other third party sources.

Roberto Quiles conducted this assessment. Michael E. Hopkins, PE, LSP, LEP provided technical review of the report. Their resumes are on-file with Citizens.

## **8.0 REFERENCES**

### **8.1 Persons Interviewed**

Mrs. Strickland, Owner's wife  
Fire Marshall Philip Visintainer

### **8.2 Resources Consulted**

Sanborn Fire Insurance Map Collection at the Connecticut State Library

Aerial Photographs for 1965, 1970, 1975, 1980, 1985, 1990, and 1996

DataMap Technology Corporation report dated April 1, 2002

U.S. Geological Survey, East Hampton, Conn.

*Middlesex Soil Survey*, U.S. Department of the Agriculture, Soil Conservation Service.

### **8.3 Agencies Contact**

Town of East Hampton Tax Assessor's Office  
Town of East Hampton Fire Marshal's Office  
East Hampton Town Clerk's Office  
Wetlands Commission  
Building Department  
Engineering Department  
Health Department



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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  
7 Island Dock Road  
Haddam, CT 06438**

**Project Number: CTA3-0302  
August 1, 2003**

HADDAM, CT  
BOW, NH

TAMPA, FL  
MARION, NY

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SOUTHBRIDGE, MA  
RICHMOND, VT

WAKEFIELD, MA  
BRATTLEBORO, VT

## 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.

Michelle Girioni, SC

Michelle Girioni  
Environmental Scientist II

John A. Bondos

John A. Bondos, LEP  
Senior Hydrogeologist

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### FIGURE:

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Figure 2	Site Plan
Figure 3	Ground and Surface Water Classification
Figure 4	Soil Classification
Figure 5	Bedrock Geology

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### **APPENDICES:**

<b>Appendix A</b>	<b>Photographs</b>
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<b>Appendix C</b>	<b>Sanborn Fire Insurance Maps</b>
<b>Appendix D</b>	<b>Previous Environmental Report</b>
<b>Appendix E</b>	<b>Supporting Documentation</b>



## 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 duck 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.

# **DEP File Search**

MOFFITT AND DUFFY, INC.

CONSULTING ENGINEERS

178 OAKWOOD DRIVE

GLASTONBURY, CONNECTICUT 06033

RICHARD L. MOFFITT, P.E.

JOHN B. DUFFY, P.E.

AREA CODE 203

633-0201

July 22, 1987

Mr. Walt Smith  
Du-Lite Corporation  
171 River Road  
Middletown, Ct 06457

Site 347-2505  
Home 342-3726

Re: Assessment of New Data  
137-1

Dear Mr. Smith:

Further to the information contained in our report of June 23, I have reviewed the data developed from Environmental Science Corp.'s subsequent sampling. The ESC results clearly show increasing quantities of all contaminants in the soil taken from the bank that goes up to the CL&P right of way to the south of your property. The contamination levels generally increase to the south, a direction away from your property, and uphill. These data would generally lead to the conclusion that the source of the contamination is on the CL&P property.

In earlier samples, higher concentrations were detected to the north of more southerly samples. However, earlier samples were taken in the lowest possible areas of the property in order to get the highest possible levels of contamination. The relative contaminant concentrations may be more related to drainage than to actual source location. You also have asserted that the fill material which was placed in the cellar hole of the building that existed at the site of sample #3 (north) was taken from the bank to the south.

The soil at the site of sample #1 (south) is clean sand with little absorption capacity and it is high and exposed. It is, therefore, not surprising that the contamination level is low in this sample.

A clear trend toward increasing contamination on neighboring property is presented in the Environmental Science data even though this was not evident in earlier data. This being the case, I seriously question the wisdom of excavation to remove contamination from your property before the extent and degree of the problem on the CL&P property is known.

In addition, levels of soil contamination identified in the recent sampling round do not exceed action levels where action

Mr. Walt Smith  
Du-Lite Corporation

-2-

July 22, 1987

levels have been published. Excessive levels of Dichloropropane identified in earlier samples appear to be limited in extent.

Groundwater monitoring is complex in this case since a general groundwater contamination problem has been identified. Of the compounds identified in the laboratory report at least four have been identified in the groundwater of surrounding properties in previous studies, showing higher concentrations than in the soil in some cases. It is, therefore, unlikely that the groundwater contamination came from a source on this property.

In my opinion, it is safe to conclude from the above facts that:

- . Soil contamination existing on the property at 87 Main Street did not originate on site, but has migrated on site by way of the higher concentrations on the adjoining CL&P property.
- . Groundwater contamination existing on the property at 87 Main Street did not result from soil contamination thereon, but migrated on site from surrounding contaminated groundwater.
- . Areas where Dichloropropane concentrations exceed action levels appear to be limited to a small area.

I feel that these conclusions are justified by the data in the analytical samples and by the surrounding site conditions. Please let me know if you have any questions.

Very truly yours,



Daniel A. Young, P.E.

DAY:wmr

SECTION I  
INTRODUCTION

L & W Industries was operated as a metal products finisher, cleaning and plating small metal parts. The facility is a single story structure located on 0.57 acres at 87 Main Street, East Hampton, Connecticut. This location is shown in Figure I.

The property is to be transferred to a new owner. In compliance with the Connecticut Real Estate Transfer Bill, the property was inspected by the owner with the help of the Department of Environmental Protection to determine if contamination existed from the operations at L & W Industries.

A large concrete tank was found to contain minor remains of zinc wastewater treatment sludges. This tank was thoroughly emptied, triple rinsed, steam cleaned and made free of zinc contamination.

In order to assure that no tank overflows had left zinc contamination on surrounding soil, and to provide accurate data on site contamination, L & W Industries retained Moffitt and Duffy, Inc., to perform a site audit on the area around the tank.

## SECTION VII

### CONCLUSIONS

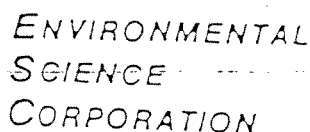
This study concludes that minor amounts of zinc and chromium exist in the soil at the site of L & W Industries. The levels of this contamination were below the accepted EP toxic levels.

Several organics are present in low concentrations. One, 1,2-Dichloropropane, exceeds its action level. This presence of this material at levels above action levels is cause for concern. DEP policy requires removal of soils contaminated above their action levels.

We recommend that additional samples be taken to determine the extent of the 1,2-Dichloropropane contamination.

It may also be necessary to install groundwater monitoring wells in order to determine the impact of this contamination on the groundwater. A review of the status of the general groundwater problem in the area of Main Street, East Hampton, should be performed before additional efforts at groundwater monitoring are undertaken.

copy 1987 "Investigation of Soil Contamination"  
at L & W Industries  
Moffitt Ruffy, Inc.  
Consulting Engineers  
VII-1



LAB. REPORT NO.

C - 1512

State Certification No. PH-04

WALNUT STREET • MIDDLETOWN, CONN. 06457  
TELEPHONE: 347-6961

DATE June 25, 1987

Mr. Walt Smith  
L & W Industries  
c/o Dulite Corp.  
River Road  
Middletown, CT 06457

CLIENT  
PHONE NO. 347-2505

SPECIAL INSTRUCTIONS:

L & W Industries

## Soil Samples

### SAMPLE DESCRIPTION

TEST

## RESULTS

HALOGENATED VOLATILE ORGANICS METHOD 8010

	#1	#2	#3	#4	#5
	<u>ug/kg</u>	<u>ug/kg</u>	<u>ug/kg</u>	<u>ug/kg</u>	<u>ug/kg</u>
ethyl chloride	N.D.	N.D.	N.D.	N.D.	N.D.
is (2-chloroethoxy)methane	N.D.	N.D.	N.D.	N.D.	N.D.
is (2-chloroisopropyl) ether	N.D.	N.D.	N.D.	N.D.	N.D.
monobenzene	N.D.	N.D.	N.D.	N.D.	N.D.
monodichloromethane	N.D.	N.D.	3	9	6
monofrom	N.D.	N.D.	7	8	9
monomethane	N.D.	N.D.	N.D.	N.D.	N.D.
Carbon Tetrachloride	N.D.	N.D.	N.D.	N.D.	N.D.
acetaldehyde	N.D.	N.D.	N.D.	N.D.	N.D.
alcohol	N.D.	N.D.	N.D.	N.D.	N.D.
monobenzene	N.D.	N.D.	N.D.	N.D.	N.D.
monoethane	N.D.	N.D.	N.D.	N.D.	N.D.
monofrom	N.D.	N.D.	N.D.	N.D.	N.D.
Chlorohexane	N.D.	N.D.	N.D.	N.D.	N.D.
Chloroethyl vinyl ether	N.D.	N.D.	N.D.	N.D.	N.D.
monomethane	N.D.	N.D.	N.D.	N.D.	N.D.
monomethyl methyl ether	N.D.	N.D.	N.D.	N.D.	N.D.
monotoluene	N.D.	N.D.	N.D.	N.D.	N.D.
monochloromethane	N.D.	N.D.	6	6	5
monomethane	8*	26*	76*	80*	91*
Dichlorobenzene	N.D.	N.D.	N.D.	N.D.	N.D.
Dichlorobenzene	N.D.	N.D.	N.D.	N.D.	N.D.
= None Detected	N.D.	N.D.	N.D.	N.D.	N.D.

July 10, 1987

DATE REPORTED

Thomas F. McElroy  
LABORATORY DIRECTOR



ENVIRONMENTAL  
SCIENCE  
CORPORATION

P.O. BOX 516  
WALNUT STREET • MIDDLETOWN, CONN. 06457  
TELEPHONE: 347-6961

Laboratory Report

LAB. REPORT NO.

C - 1512

State Certification No. PH-0476

SENT

Mr. Walt Smith  
L & W Industries  
c/o Dulite Corp.  
River Road  
Middletown, CT 06457

DATE June 25, 1987

CLIENT  
PHONE NO. 347-2505

SPECIAL INSTRUCTIONS:

L & W Industries

Soil Samples

SAMPLE DESCRIPTION	TEST					RESULTS
LOGENATED VOLATILE ORGANICS (cont.)	#1	#2	#3	#4	#5	
	ug/kg	ug/kg	ug/kg	ug/kg	ug/kg	
4-Dichlorobenzene	N.D.	N.D.	N.D.	N.D.	N.D.	
chlorodifluoromethane	N.D.	N.D.	N.D.	N.D.	N.D.	
1-Dichloroethane	N.D.	N.D.	N.D.	N.D.	N.D.	
2-Dichloroethane	N.D.	N.D.	N.D.	N.D.	N.D.	
1-Dichloroethylene (Vinylidene chloride)	N.D.	N.D.	N.D.	N.D.	N.D.	
trans-1,2-Dichloroethylene	N.D.	N.D.	N.D.	N.D.	N.D.	
chloromethane	N.D.	N.D.	N.D.	N.D.	N.D.	
2-Dichloropropane	N.D.	N.D.	8	5	10	
3-Dichloropropylene	8*	26*	76*	80*	91*	
1,1,2,2-Tetrachloroethane	1**	1**	7**	14**	9**	
1,1,2-Tetrachloroethane	N.D.	N.D.	N.D.	N.D.	N.D.	
tetrachloroethylene	1**	1**	7**	14**	9**	
1,1,1-Trichloroethane	2	4	7	4	7	
1,2-Trichloroethane	8*	26*	76*	80*	91*	
trichloroethylene	19	17	12	7	9	
trichlorofluoromethane	N.D.	N.D.	N.D.	N.D.	N.D.	
trichloropropane	N.D.	N.D.	N.D.	N.D.	N.D.	
vinyl chloride	N.D.	N.D.	N.D.	N.D.	N.D.	
trans-1,3-Dichloropropylene	N.D.	N.D.	N.D.	N.D.	N.D.	

D. = None Detected

Corner of Building

Corner of Prop.N.E.

Uphill Side R.R. Land

Hill Side Middle R.R. Land

Top of R.R. Right of way near center

\*\* These two compounds co-elute, result reported may be either one or a Combination.

\* These three compounds co-elute, result reported may be either one or a Combination.

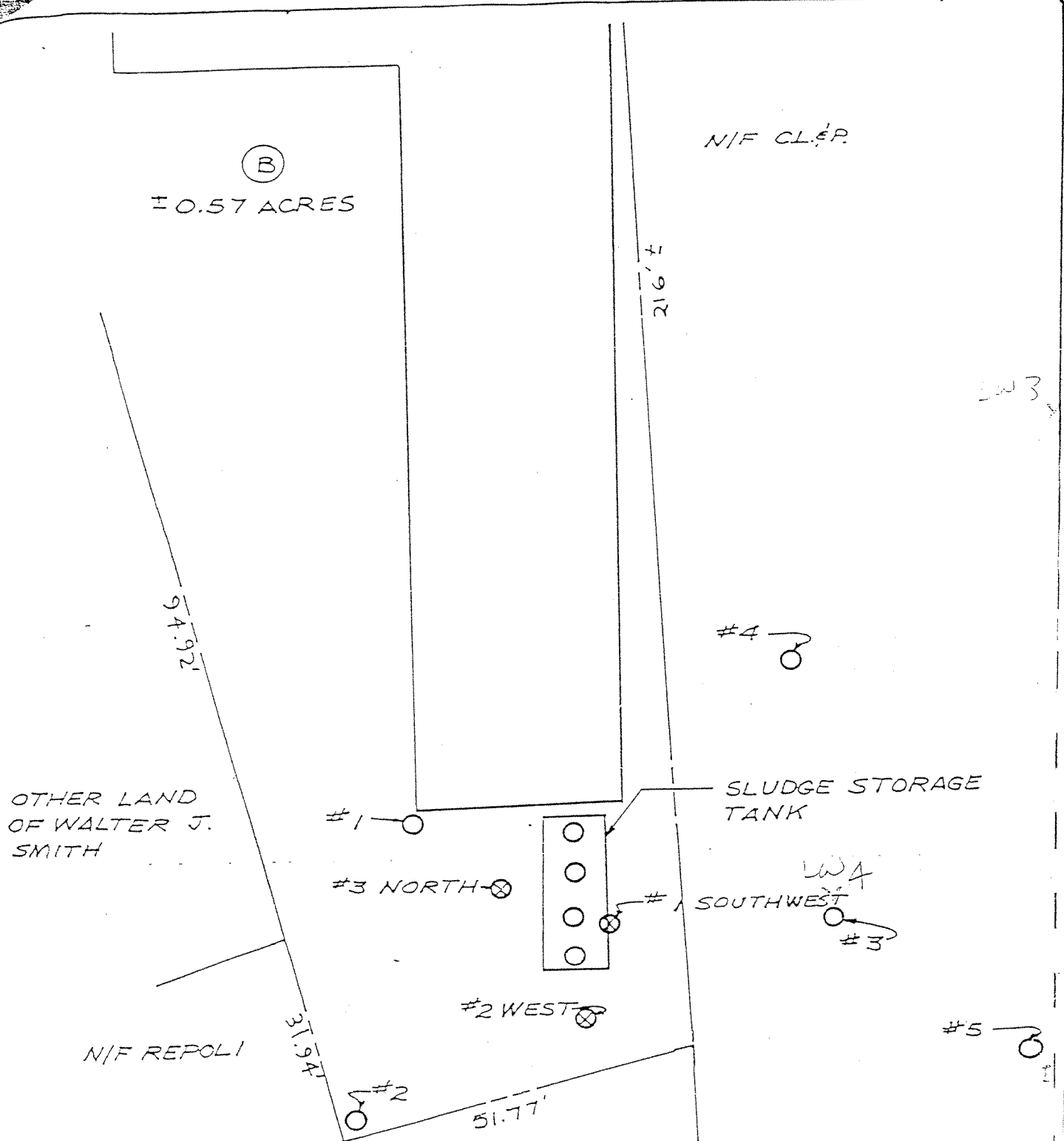
July 9, 1987

DATE REPORTED

LABORATORY DIRECTOR

*Thomas F. McElroy*



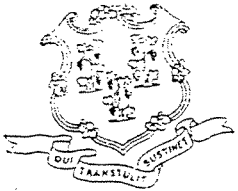


⊗ SAMPLES BY M&D  
○ SAMPLES BY ESC

MOFFITT AND DUFFY, INC.

CONSULTING ENGINEERS  
GLASTONBURY, CT.

SITE • ENVIRONMENT • ENERGY



STATE OF CONNECTICUT  
DEPARTMENT OF ENVIRONMENTAL PROTECTION



October 5, 1992

Walter J. Smith  
Penfield Hill Road  
Portland, CT 06480

Site Name L & W Industries  
Address East Hampton  
County CPD

Dear Mr. Smith:

On July 29, 1987, a Form III certification was received by the Property Transfer Program, Department of Environmental Protection for the transfer of L & W Industries located at 85 Main Street Rear, East Hampton, Connecticut. The site was transferred by Walter J. Smith to David Yeager. The Form III was filed pursuant to section 22a-134a(c) of the Connecticut General Statutes.

As the party signing the Form III, you certified to contain, remove, or otherwise mitigate the effects of any discharge, spillage, uncontrolled loss, seepage, or filtration of hazardous waste at the site.

Documentation of the extent and degree of contamination due to any hazardous waste releases was not submitted with the Form III. Therefore, please submit a report describing any current and former waste streams generated at this location, an assessment of the environmental conditions on the property and a proposal for further soil and groundwater investigation necessary to define the extent and degree of any contamination present as a result of any identified releases. Enclosed is a copy of the Transfer Act Site Assessment Guidance Document for your use in preparing the report. Please submit the report and proposal, in writing, within 60 days of receipt of this letter.

If you have any questions, please contact me at (203) 566-5473.

Sincerely,

*Jan M. Czeczotka*

Jan Michael Czeczotka  
Environmental Analyst 2  
Permitting, Enforcement and  
Remediation Division  
Bureau of Water Management

enclosure

Sent Certified Mail  
Return Receipt Requested

consolidated Master

**MCCABE, LYNN & POTTER, L.L.C.**

ENVIRONMENTAL RISK MANAGEMENT &  
ASSET TRANSACTION SUPPORT

2011 CEDAR SPRINGS  
DALLAS, TEXAS 75201

**RECEIVED**

**JUN 21 1999**

WATER MANAGEMENT BUREAU

SHAUN E. MCCABE, ESQ.  
JOHN R. LYNN, III  
D. LES POTTER

TELEPHONE (214) 720-7766  
TELECOPIER (214) 720-7134

June 1, 1999

Administrator  
Property Transfer Program  
Department of Environmental Protection  
79 Elm Street  
Hartford, CT 06106-5127

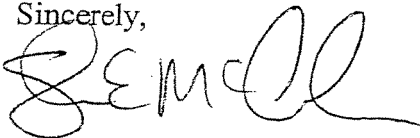
RE: Property Transfer Application  
East Hampton, CT

Dear Sir:

Enclosed with the Property Transfer Application Form I for the 3 Watrous Street, East Hampton, facility are the records that document a release and recovery of fuel oil that occurred on 10-23-98.. An above-ground fuel oil storage tank located in a concrete basement vault overfilled and spilled approximately 100 gallons of fuel oil. Clean up and recovery of product was performed on 10-23-98 by Environmental Services, Inc. using absorbent pads. Product did not come into contact with the environment. Spent absorbent was disposed of through Laidlaw Environmental Services, Inc. and Safety Kleen, Inc.

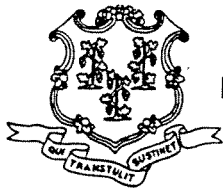
Should you have any additional questions, please feel free to contact us at (214) 720-7766.

Sincerely,



Shaun E. McCabe

enclosure

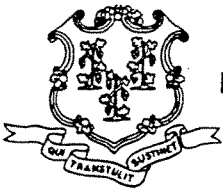


STATE OF CONNECTICUT  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
Bureau of Waste Management, Oil and Chemical Spill Response Division



Emergency Incident Report

Case No.: 2002-08006  
Staff Receiving Call: 923 MCCANN, MIKE  
Assigned To: 000 NO RESPONSE  
Date Reported: 11/14/2002 Time Reported: 10:50  
Date of Release: 11/14/2002 Time of Release: UNKNOWN  
Town of Release: EAST HAMPTON State of Release: CT  
Location of Reported Release: 105 MAIN ST/EAST HAMPTON PUBLIC LIBRARY  
Reported By: PHIL VISITINTIAN Phone: (860) 267-0088  
Representing: EAST HAMPTON FIRE MARSHALL  
Responsible Party: EAST HAMPTON PUBLIC WORKS Phone:  
Street Address: 105 MAIN ST  
Town: EAST HAMPTON State: CT Zip Code: 06424-  
Does the Responsible Party Accept Financial Responsibility? YES  
Release Type: PETROLEUM  
Release Substance: #2 FUEL OIL  
Media: GROUND SURFACE  
Total Quantity: 5 Gallons 0 Cubic Yards 0 Cubic Feet 0 Drums 0 Pounds  
Emergency Measures: LOOSE FILTER ON FURNACE/ESI HIRED TO CLEAN  
Has the Release Been Terminated?: YES  
Type of Waterbody Affected: CATCH BASIN  
Name of Waterbody Affected:  
Total Quantity Recovered: 5 Total Quantity in Water: 0  
Corrective Actions Taken: CONTRACTED  
Discharge Class: GOVERNMENTAL  
Cause of Incident: VALVE FAILURE  
Agencies Notified:  
Status: CLOSED



STATE OF CONNECTICUT  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
Bureau of Waste Management, Oil and Chemical Spill Response Division



Emergency Incident Report

Case No.: 2002-08003

Staff Receiving Call: 917 EMANUELSON, BRIAN

Assigned To: 000 NO RESPONSE

Date Reported: 11/14/2002

Time Reported: 11:17

Date of Release: 11/14/2002

Time of Release: UNKNOWN

Town of Release: EAST HAMPTON

State of Release: CT

Location of Reported Release: 104 MAIN ST.

Reported By: SUSAN HEGENER

Phone: (860) 528-9500

Representing: ENV SERVICES INC

Responsible Party: TOWN EAST HAMPTON

Phone:

Street Address:

Town:

State:

Zip Code:

Does the Responsible Party Accept Financial Responsibility? YES

Release Type: PETROLEUM

Release Substance: #2 FUEL OIL

Media: GROUND SURFACE

Total Quantity: 20 Gallons 0 Cubic Yards 0 Cubic Feet 0 Drums 0 Pounds

Emergency Measures:

Has the Release Been Terminated?: YES

Type of Waterbody Affected: NA

Name of Waterbody Affected: NA

Total Quantity Recovered: 20

Total Quantity in Water: 0

Corrective Actions Taken: CONTRACTED  
REMOVED

CONTAINED

Discharge Class: GOVERNMENTAL

Cause of Incident: FILTER FAILURE

Agencies Notified: LOCAL FIRE DEPARTMENT  
LOCAL FIRE MARSHAL

BUREAU OF WASTE MANAGEMENT - OIL AND CHEMICAL SPILL RESPONSE

Status: CLOSED

( Printed on Recycled Paper )

79 Elm Street • Hartford, CT 06106 - 5127

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An Equal Opportunity Employer

# Lust Lookup

33980

Entry: ☐ Active: ☐

Status:

☐ Pending ☐ Investigation ☒ Cleanup Initiated ☐ Completed

Incident Date: 5/5/1998  
 Site Name1: ROD MEARA  
 Site Name2:  
 Site Address1: 1 EDGERTON STREET  
 Site Address2:  
 Site Town, Zip: 42 East Hampton CT Zip Code: 06424-  
 Comments: # 2 FUEL OIL, , 1,500 GALLON TANK - ABANDONED  
 SOMETIME AGO WITH 6 INCHES IN IT STUCK PRIOR TO  
 REMOVAL TANK EMPTY / GAA AREA

LUST Staff:  
 Investigator: 26  
 DEP Contact:  
 Ref Source:  
 Date Referred:  
 Zip Code: 06424-

Referred To:

## Flags

- ☐ Emergency ☒ OCSR Complete ☐ Alt Water Supply  
☒ Private HF ☐ Leak  
☐ Commercial HF ☐ Tank  
☐ Comm HF LE 2100 Ga ☐ Removal  
☐ Comm HF GR 2100 Ga ☐ Piping  
☐ Comm HF Unknown Amt. ☐ Overfill  
☐ Motor Fuel ☐ Other Release >  
☐ Diesel ☐ Spill \$ Candidate ☐ Relocation  
☐ Gasoline  
☐ Lust Follow Up Follow Up Date:

Work Done: ☐ Site Inspection

- ☐ Cellar Borings ☐ Soil Gas ☐ Survey  
☐ Install MWs ☐ Soil Venting ☐ Potable Well Sample  
☐ GW Sample ☐ Soil Excavate ☐ Sample MWs  
☐ Soil Sample ☐ Geo Probe ☐ GW Gauging

Contractor  
 Consultant  
 Site Contact:  
 Contact Address1:  
 Contact Address2:  
 Contact Town St: 0 0  
 Contact Zip:  
 Contact Phone:  
 Contact Fax:  
 Contact Type:

☐ Responsible Party

RP Name1:  
 RP Name2:  
 RP Address1:  
 RP Address2:  
 RP Town, St: 0  
 RP ZipNo:  
 RP Phone:  
 RP Phone2:  
 RP Fax:

## Links

USTE Facility ID:  
 Owner ID:  
 SITS Spillcase No: 0098-02686  
 Old SITS Spillcase No:  
 Cost Recovery Spillcase No:  
 UST Comm Site No:

## Case Log

Log ID:

## Monthly Rpt

Monthly Rpt ID: 0000-00000

Action	Date	Medium: DEP?
Removed Tank	5/5/1998	<input type="checkbox"/>
Pumped Out	5/5/1998	<input type="checkbox"/>
Soil Removed	5/5/1998	Soil <input type="checkbox"/>

Release	Substance	Source	Quantity	Unit
Heating Oil	Residential Heati	150	Gallons	

## Ground Water

GW Classification:  
 Receptor:  
 GW Flow Direction:  
 GW Depth:  
 Areas of Concern:  
 Depth of Free Product:  
 Comments:

NOV NOV Discovery Date: Discovery ☐ Stop All  
 NOV Issued: +90 NOV  
 NOV Compliance Sched: +120 (30) Actions  
 Admin Order: +180  
 Referred To AG: +210

☐ Release Investigation Rpt ☐ Qrtly GWater Monitor Rpts  
☐ DEP Approval Letter1 ☐ Closure Request Report  
☐ Corrective Action Plan ☐ DEP Closure Letter  
☐ DEP Approval Letter2  
☐ Remedial System Install Install Date:  
☐ Remedial Sys Monitor Rpt  
 NOV Comments: Closure Date:

Location:  
 Release:  
 Work done:  
 Follow up:

# Lust Lookup

33980 Entry:

Active: ☐

Status:

☐ Pending ☐ Investigation ☒ Cleanup Initiated ☐ Completed

## SITS Data Report

Spillcase: 0098-02686



1998		RP: ROD MEARA		Area3: (860)	
Location: 1 EDGERTON STREET		Discharger Phone: 523-7641			
Release Town, State: EAST HAMPTON CT		RP Town: EAST HAMPTON			
Assigned To: 935		State / ZIP: CT 06424-			
Date Reported: 5/5/1998		Responsibility: YES			
Date of Release: 5/5/1998		Rel. Substance: #2 FUEL OIL			
Reported By: BILL OTTO					
Area1: (860)		Gallons, Yards, FT: 0 20 0			
Phone: 643-1213		Waterbody: NA			
Representing: TANKS - R - US		Tot Quant Recovered: 0			
Area2:		Tot Quantity in Water: 0			
Phone2:		Release Term, Status: NO CLOSED			
Street: 1 EDGERTON STREET		AT Inspector name: TORRES, NEIL			
Emerg Measures:		1,500 GALLON TANK - ABANDONED SOMETIME AGO WITH 6 INCHES IN IT STUCK PRIOR TO REMOVAL TANK EMPTY / GAA AREA			
LUST Flags:					
<input type="radio"/> Removal <input type="radio"/> Leak <input type="radio"/> Emergency <input type="radio"/> Tank <input type="radio"/> Piping <input type="radio"/> Overfill <input checked="" type="radio"/> OCSR D Complt <input type="radio"/> Referral Site <input type="radio"/> RP					
<input type="radio"/> Spill\$ <input type="radio"/> Motor Fuel <input type="radio"/> Other <input checked="" type="radio"/> Private HF <input type="radio"/> Comm HF <input type="radio"/> Comm HF > <input type="radio"/> Comm HF <					
Lust Comments					
Action:		Other:		Media:	
Pumped Out				Ground Surface	
Removed Tank					
Soil Removed					
		Waterbody:		Other:	
		Other		POSSIBLY GROUNDWA	
Release Type:		Other:			
petroleum					
Agency:		Other:		Cause:	
DEP				Inground Tank Failure	



# SITS Data Report

Spillcase: 0099-03897



1999		RP: ROENIGK		Area3: (860)	
Location: 26 BARTON HILL ROAD		Discharger Phone: 267-8682			
Release Town, State: EAST HAMPTON CT		RP Town: EAST HAMPTON			
Assigned To: 000		State / ZIP: CT 06424-			
Date Reported: 6/16/1999		Responsibility: YES			
Date of Release: 6/16/1999		Rel. Substance: #2 FUEL OIL			
Reported By: JOANN					
Area1: (860)		Gallons, Yards, FT: 0		0 0	
Phone: 651-6545		Waterbody:			
Representing: UNDERGROUND SYSTEMS IN		Tot Quant Recovered: 0			
Area2:		Tot Quantity in Water: 0			
Phone2:		Release Term, Status: YES		CLOSED	
Street: 26 BARTON HILL ROAD		AT Inspector name: **NO RESPONSE			
Emerg Measures: 20 TONS OF SOIL REMOVED ( 1000 GAL TANK REMOVED)					
LUST Flags:					
<input type="radio"/> Removal <input type="radio"/> Leak <input type="radio"/> Emergency <input type="radio"/> Tank <input type="radio"/> Piping <input type="radio"/> Overfill <input checked="" type="radio"/> OCSR D Complt <input type="radio"/> Referral Site <input type="radio"/> RP <input type="radio"/> Spill\$ <input type="radio"/> Motor Fuel <input type="radio"/> Other <input checked="" type="radio"/> Private HF <input type="radio"/> Comm HF <input type="radio"/> Comm HF > <input type="radio"/> Comm HF <					
Lust					
Comments					
Action:		Other:		Media:	
Removed Tank				Ground Surface	
Release Type:		Other:		Discharge Class:	
petroleum				Private	
Cause:		Other:			
Inground Tank Failure					

# Lust Lookup

36403 Entry:  
Active: ☐

Status:  
☐ Pending ☐ Investigation ☐ Cleanup Initiated ☒ Completed

Incident Date: 6/16/1999 LUST Staff:  
Site Name1: ROENIGK Investigator: 35  
Site Name2: DEP Contact:  
Site Address1: 26 BARTON HILL ROAD Ref Source:  
Site Address2: Date Referred:  
Site Town, Zip: 42 East Hampton CT Zip Code: 06424-  
Comments: 1000, Heating Oil, PRIVATE, 20 TONS OF SOIL REMOVED ( 1000 GAL TANK REMOVED)

Referred To:

## Flags

- ☐ Emergency ☒ OCSRD Complete ☐ Alt Water Supply  
☒ Private HF ☐ Leak  
☐ Commercial HF ☐ Tank  
☐ Comm HF LE 2100 Ga ☐ Removal  
☐ Comm HF GR 2100 Ga ☐ Piping  
☐ Comm HF Unknown Amt. ☐ Overfill  
☐ Motor Fuel ☐ Other Release >  
☐ Diesel ☐ Spill \$ Candidate ☐ Relocation  
☐ Gasoline  
☐ Lust Follow Up Follow Up Date:

Work Done: ☐ Site Inspection

- ☐ Cellar Borings ☐ Soil Gas ☐ Survey  
☐ Install MWs ☐ Soil Venting ☐ Potable Well Sample  
☐ GW Sample ☐ Soil Excavate ☐ Sample MWs  
☐ Soil Sample ☐ Geo Probe ☐ GW Gauging

## Ground Water

GW Classification: \_\_\_\_\_  
Receptor: \_\_\_\_\_  
GW Flow Direction: \_\_\_\_\_  
GW Depth: \_\_\_\_\_  
Areas of Concern: \_\_\_\_\_  
Depth of Free Product: \_\_\_\_\_  
Comments: \_\_\_\_\_

Contractor Consultant  
Site Contact: \_\_\_\_\_  
Contact Address1: \_\_\_\_\_  
Contact Address2: \_\_\_\_\_  
Contact Town St.: 0 0  
Contact Zip: \_\_\_\_\_  
Contact Phone: \_\_\_\_\_  
Contact Fax: \_\_\_\_\_  
Contact Type: \_\_\_\_\_

☐ Responsible Party

RP Name1: \_\_\_\_\_  
RP Name2: \_\_\_\_\_  
RP Address1: \_\_\_\_\_  
RP Address2: \_\_\_\_\_  
RP Town, St: 0  
RP ZipNo: \_\_\_\_\_  
RP Phone: \_\_\_\_\_  
RP Phone2: \_\_\_\_\_  
RP Fax: \_\_\_\_\_

## Links

USTE Facility ID: \_\_\_\_\_  
Owner ID: \_\_\_\_\_

## SITS

Spillcase No: 0099-03897

## Old SITS

Spillcase No: \_\_\_\_\_

## Cost Recovery

Spillcase No: \_\_\_\_\_

## UST Comm

Site No: \_\_\_\_\_

## Case Log

Log ID: \_\_\_\_\_

## Monthly Rpt

Monthly Rpt ID: 0000-00000

Action	Date	Medium: DEP?
Removed Tank	6/16/1999	<input type="checkbox"/>

Release	Source	Quantity	Unit
Heating Oil	Residential Heati	1000	Gallons

NOV NOV Discovery Date: \_\_\_\_\_ Discovery ☐ Stop All  
NOV Issued: \_\_\_\_\_ +90 NOV  
NOV Compliance Sched: \_\_\_\_\_ +120 (30) Actions  
Admin Order: \_\_\_\_\_ +180  
Referred To AG: \_\_\_\_\_ +210

- ☐ Release Investigation Rpt ☐ Qrtly GWater Monitor Rpts  
☐ DEP Approval Letter1 ☐ Closure Request Report  
☐ Corrective Action Plan ☐ DEP Closure Letter  
☐ DEP Approval Letter2  
☐ Remedial System Install Install Date: \_\_\_\_\_  
☐ Remedial Sys Monitor Rpt  
NOV Comments: \_\_\_\_\_ Closure Date: \_\_\_\_\_

Location:  
Release:  
Work done:  
Follow up:

Lust Lookup

36403 Entry:  
Active: ☐

Status: ☐ Pending ☐ Investigation ☐ Cleanup Initiated ☒ Completed

# SITS Data Report

Spillcase: 0098-06495



1998		RP: EAST HAMPTON CONGRAGATION		Area3: (860)	
Location: 57 MAIN ST.		Discharger Phone: 267-4959			
Release Town, State: EAST HAMPTON CT		RP Town: EAST HAMPTON			
Assigned To: 916		State / ZIP: CT 06424			
Date Reported: 9/24/1998		Responsibility: YES			
Date of Release: 9/24/1998		Rel. Substance: #2 FUEL OIL			
Reported By: JOHN PODGORSKI					
Area1: (860)		Gallons, Yards, FT: 0		0 0	
Phone: 342-3500		Waterbody: NA			
Representing: VALLEY OIL CO.		Tot Quant Recovered: 0			
Area2:		Tot Quantity in Water: 0			
Phone2:		Release Term, Status: NO		CLOSED	
Street: S.A.A.		AT Inspector name: STAVOLA, ROSANNE			
Emerg Measures: CONTAINED IN SUMP PUMP. CONTRACTOR RETAINED [UNITED INDUS. SER.]					
LUST Flags:					
<input type="radio"/> Removal <input type="radio"/> Leak <input type="radio"/> Emergency <input type="radio"/> Tank <input type="radio"/> Piping <input type="radio"/> Overfill <input checked="" type="radio"/> OCSR D Complt <input type="radio"/> Referral Site <input type="radio"/> RP <input type="radio"/> Spill\$ <input type="radio"/> Motor Fuel <input type="radio"/> Other <input checked="" type="radio"/> Private HF <input type="radio"/> Comm HF <input type="radio"/> Comm HF > <input type="radio"/> Comm HF <					
Lust Comments					
Action:		Other:		Media:	
Contained				Inside Building	
Contracted					
		Waterbody:		Other:	
		Groundwater			
Release Type:		Other:			
petroleum					
		Cause:		Other:	
		Inground Tank Failure			

# Lust Lookup

31555 Entry:  
Active: ☐

Status: ☐ Pending ☐ Investigation ☒ Cleanup Initiated ☐ Completed

Incident Date: 9/24/1998 LUST Staff:  
Site Name1: East Hampton Congregational Investigator: 29  
Site Name2: DEP Contact:  
Site Address1: 59 Main Street Ref Source:  
Site Address2: Date Referred:  
Site Town, Zip: 42 East Hampton CT Zip Code: 06424  
Comments:

Referred To:

## Flags

- ☐ Emergency ☒ OCSRD Complete ☐ Alt Water Supply  
☐ Private HF ☐ Leak  
☒ Commercial HF ☐ Tank  
☐ Comm HF LE 2100 Ga ☐ Removal  
☐ Comm HF GR 2100 Ga ☐ Piping  
☒ Comm HF Unknown Amt. ☐ Overfill  
☐ Motor Fuel ☐ Other Release >  
☐ Diesel ☐ Spill \$ Candidate ☐ Relocation  
☐ Gasoline  
☐ Lust Follow Up Follow Up Date:

Work Done: ☐ Site Inspection

- ☐ Cellar Borings ☐ Soil Gas ☐ Survey  
☐ Install MWs ☐ Soil Venting ☐ Potable Well Sample  
☐ GW Sample ☐ Soil Excavate ☐ Sample MWs  
☐ Soil Sample ☐ Geo Probe ☐ GW Gauging

## Ground Water

GW Classification:   
Receptor:   
GW Flow Direction:   
GW Depth:   
Areas of Concern:   
Depth of Free Product:   
Comments:

Contractor Consultant  
Site Contact: John Podgorski  
Contact Address1: Valley Oil Co.  
Contact Address2:   
Contact Town St.: 0 ZipCode Unknown XX 0  
Contact Zip:   
Contact Phone: (860) 342-3500  
Contact Fax:   
Contact Type:

☐ Responsible Party

RP Name1:   
RP Name2:   
RP Address1:   
RP Address2:   
RP Town, St: 0   
RP ZipNo:   
RP Phone:   
RP Phone2:   
RP Fax:

## Links

USTE Facility ID:   
Owner ID:   
SITS Spillcase No: 0098-06495  
Old SITS Spillcase No:   
Cost Recovery Spillcase No:   
UST Comm Site No:

## Case Log

Log ID:

## Monthly Rpt

Monthly Rpt ID: 0000-00000

## Action

Action	Date	Medium: DEP?
Contained	9/28/1998	Not Listed <input type="checkbox"/>
Investigated	9/28/1998	Not Listed <input type="checkbox"/>

## Release

Substance	Source	Quantity	Unit
Heating Oil	Comm. Heating	0	Gallons

NOV NOV Discovery Date:   
Discovery ☐ Stop All  
NOV Issued: +90 NOV  
NOV Compliance Sched: +120 (30) Actions  
Admin Order: +180  
Referred To AG: +210

- ☐ Release Investigation Rpt ☐ Qrtly GWater Monitor Rpts  
☐ DEP Approval Letter1 ☐ Closure Request Report  
☐ Corrective Action Plan ☐ DEP Closure Letter  
☐ DEP Approval Letter2  
☐ Remedial System Install Install Date:   
☐ Remedial Sys Monitor Rpt  
NOV Comments: Closure Date:

Location:  
Release:  
Work done:  
Follow up:

# Lust Lookup

31555

Entry:

Active: ☐

Status:

☐ Pending ☐ Investigation ☒ Cleanup Initiated ☐ Completed

**East Hampton**  
**POTW File Search**

*Town of East Hampton*  
Water Pollution Control Authority  
P.O. Box 218, 20 Gildersleeve Drive  
East Hampton, Connecticut 06424-0218  
Telephone (860) 267-2536, Fax (860) 267-9913

July 13, 2004

Mr. Florin Ghisa  
Sanitary Engineer  
State Department of Health  
410 Capitol Ave. MS#51WAT  
P.O. Box 340308  
Hartford, CT. 06134

Re: East Hampton Water & Sewer Authority  
Town Center Water System (CWS I.D. #42903)  
Request for system modifications

Dear Mr. Ghisa:

As the Connecticut Department of Public Health (CTDPH) has approved the Town of East Hampton's (the Town) request for the increase in water production rates at the Town Center Water System, We now request the CTDPH's approval to make the necessary modifications to the system. Accompanying this letter is a packet of five detailed drawings, prepared by our consultant *GeoInsight*, to aid the CTDPH in review of the proposed changes to the Town's water supply system. Figure 1 depicts a plan view of the system; Figure 2 depicts the existing configuration of the valves and Figures 3, 4 and 5 show the proposed valve configurations of the three filter banks (Bank 1 - Filter 1 and 2), (Bank 2 - Filter 3 and 4), and (Bank 3 - Filter 5 and 6). The latter three figures provide a side by side comparison of the two possible valve configurations in each bank.

*Background*

In December 2003, the Town submitted a request to the CTDPH for approval to increase the production rate of the Town's water system from 12 gallons per minute (gpm) to 18 gpm. This request was accompanied by GeoInsight, Inc.'s (GeoInsight) evaluation of the feasibility of increasing the production rates. The evaluation included a discussion of water quality trends in volatile organic compounds (VOCs) concentrations, well yields and treatment system design, capacity and operation.

As discussed in the system evaluation, the Town's system was designed as two banks of three in-series GAC filters. However, the system is currently set up to run in parallel - water comes in from the wells, through one filter and then out into storage.



During original construction of the Town's water supply, valves were put in place to allow for easy future reconfiguration, if necessary. A result of this is more options for valve configuration than the filter banks require to operate in the proposed configuration. For example, both the current and proposed configuration allows Filter 1 to send and receive water from Filter 3, but this has never been utilized. Similar options exist in each filter bank which will not be put in effect.

#### *Findings of System Evaluation*

In the evaluation, GeoInsight proposed a filter valve configuration that will allow the Town to maximize the treatment efficiency of the system while gaining the desired increase in production rate to 18 gpm. Positioning the valves so the filters are configured into three banks of two in-series filters and relying mainly upon Well 1 water will achieve maximum treatment efficiency. This arrangement will permit the blending of Well 2 water with Well 1 water when necessary. As noted in the evaluation, Well 2 water has not historically had problems with VOC concentrations.

#### *Proposed System Configuration*

By repositioning the valves to configure the filters into three banks of two in-series filters, the Town will have the ability to position the first filter as the lead filter *or* the lag filter in the event of contaminant breakthrough and the need for carbon filter media replacement. Water quality will be monitored at a sampling point located between the two filters, which will allow for identification of breakthrough in the lead filter. If sample results show that breakthrough has occurred, the filter media will be changed in the lead filter and the valves will be reconfigured to put the lead filter in the lag filter position.

At an increased flow rate of 18 gallons per minute (gpm), each filter bank will receive 6 gpm, which will provide a total of 75 minutes of bed contact time (37.5 minutes per filter times two filters per bank).

The proposed configuration is advantageous as it provides better, safer water treatment through two in-series filters, rather than one, and it allows for simplified management of the filters if breakthrough does occur. This arrangement also provides the same contact time, 75 minutes, as the system's original design, plus the added benefit of simplified management and more even usage of the filter media over time.

#### *Proposed Modifications*

Please refer to Figures 3, 4 and 5 for a representation of the proposed valve configurations. Please note that the valve numbering in each bank of filters is the same (1 through 16). Valves are referred to by "Filter number - Valve number" - valve 3-2 refers to valve 2 on Filter 3. Requirements to make the proposed modifications are described below.

As previously discussed, the filters are currently designed in two banks of three in-series filters (Filters 1, 2, 3 and Filters 4, 5, 6). Interconnections exist between the filters in each bank, but

State Department of Health  
July 13, 2004

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not between banks, meaning that Filter 3 and Filter 4 are not currently connected. To switch to three banks of filters, a connection will need to be installed between Filter 3 and Filter 4.

The effluent line from Filter 3 that formerly went to Filter 2 will be repiped to Filter 4. Specifically, the effluent line from valve 3-6 will be fitted with a tee and a PVC pipe section to make the connection to valve 4-14. Similarly, the effluent line from valve 4-11, which formerly went to Filter 6, will be fitted with a tee and PVC pipe section to make the connection to valve 3-9. This latter change will allow Filter 4 to be the lead filter in this bank if ever necessary.

As a result of the original construction of the system and valve configuration, no significant construction is required to effect the modifications described above. Based on the relative ease with which the modifications can be made and the positive benefits offered to the Town as a result of the system reconfiguration, GeoInsight and the Town request that the CTDPH offer approval for the system modifications.

If you have any questions or need additional information, please contact one of the undersigned below.

Sincerely,



Vincent F. Susco, Jr.  
Public Utilities Administrator

Cc: Donald P. Iannicelli, GeoInsight, no enc.  
Alan H. Bergren, Town Manager, no enc.

***Town of East Hampton***  
**Water Pollution Control Authority**  
P.O. Box 218  
East Hampton, Connecticut 06424-0218  
Telephone (860) 267-2536  
FAX (860) 267-9913

To: Members of WPCA

Date: September 13, 2002

Re: Expansion of the Town Center Water Station

Xc: Alan H. Bergren, Chris Goff, Thad King

From: V. F. Susco, Jr.

The Town Center public water system was designed and constructed over ten years ago to respond to the DEP's water supply order requiring the Town to provide potable drinking water to 19 properties. Since that time the system has expanded to 29 users and has continually met or exceeded state and federal requirements for drinking water quality. Experience with groundwater contamination issues has taught us that these issues are not passive but rather very dynamic. Over time all contamination issues must be revisited. I believe now is the time to revisit the data from over a decade ago and compare it to the most recent data to determine if the solution developed then is still appropriate today.

The raw water analysis representative of production well # 1 taken during the summer of 1990 indicated the following Volatile Organic Chemicals (VOC's) were present at the following levels:

- trichloroethylene (39 ppb)
- tetrachloroethane (55 ppb)
- Trans-1,2 dichloroethylene (8.6 ppb)
- Methylene chloride (< 0.5ppb)
- Methyl tert-butyl ether – MTBE ( 0.8 ppb)

The raw water analysis representative of production well # 2 taken during the same time period indicated only trichloroethylene and Trans-1,2 dichloroethylene but at much lower limits well below the maximum contaminant limit (mcl) established by the DOHS.

Since 1992 Wells #1 and 2 have been monitored for these chemicals on a quarterly basis and the results have been reported to the DOHS. One of the first major maintenance items performed on the water station in the summer of 2000 was the full change out of the carbon filters and the rebuilding of these filters with full gravel support beds. The idea at that time was to prevent short circuiting within the filter beds thereby increasing their efficiency in removing VOC's. Enclosed you will find graphical representations of the most current three years of monitoring for these compounds and one additional, cis-1,2-Dichlorethylane, which was not detected in 1990 for Well # 1. Well #2 continues to show minimum levels of VOC's. Our review of this data has determined that the original levels of contamination have dropped and along with the improved efficiencies of the filters we believe the time is right to request another review by the DOHS. The intention would be to request a modification of the present treatment process to allow for greater production from the wells to enter the distribution system.

Page 2  
Members of the WPCA  
September 13, 2002

The solution in 1992 was to limit the treatment process to 12.5 gpm or 24% of the capacity of the two wells (51gpm). This allows us to produce a maximum of 18,000 gpd with a safe yield (18 hours of pumping) of 13,500 gpd. The average day for 7/1/01 to 6/30/02 was 11,100 gpd. With these lower levels of contamination and more efficient filters it may be possible that modifications/different treatment processes/enhancements can be made that will allow us to utilize more water from the wells. This increase in capacity will allow us to expand the village water system possible by two-fold. Such an expansion would allow us to solve problem areas immediately outside of the present distribution system.

We recently received a call for project proposals for Drinking Water State Revolving Funds (DWSRF) fiscal year 2003. The deadline for submissions is October 11, 2002. I believe this project warrants the filing of an application. Due to the limited amount of time to submit an application it will require some assistance by a groundwater consultant. Mr. Donald Iannicelli of GeoInsight, formerly with Marin Environmental has familiarity and current knowledge of the original design and has successfully obtained funding from the DWSRF program. This item will be placed on the October 1<sup>st</sup> WPCA meeting agenda. I will be requesting authorization to proceed with the preparation of the application and submission of the project for fiscal year 2003. We presently have allocated \$2,000.00 for professional services in this year's fiscal budget. As there are no other projects presently scheduled that will require professional services, such authorization to proceed will be limited to this amount.

# East Hampton Suing Gasoline Additive Producers

By GREGORY SEAY  
COURANT STAFF WRITER

East Hampton started a water utility more than a decade ago when traces of a gasoline additive meant to make the air cleaner showed up in local wells, turning bad-tasting water even worse.

Operating the tiny water works beneath Center School to serve 29 residents in the village center has been a drain on other taxpayers who subsidized their neighbors' water bills with \$9,000 last fiscal year.

With few places to turn to recover its costs, including any eventual cleanup, the town is joining school systems in Canton and Columbia, and a Harwinton day care in suing makers and suppliers of gasoline containing the controversial additive methyl tertiary butyl ether, MTBE.

Meanwhile, Attorney General Richard Blumenthal said Thursday that he is gathering facts and

would soon decide whether to sue on behalf of hundreds of contaminated water systems throughout the state. New Hampshire was the first state a year ago to sue 22 oil companies to pay for tracking MTBE pollution and cleaning it up.

"MTBE has created a serious groundwater problem that may well be worsening," Blumenthal said. The public and private plaintiffs are part of a nationwide sprint to the courthouse, triggered by a provision in a comprehensive federal energy bill that would shield makers and distributors of MTBE from future lawsuits.

The "safe harbor" provision is portrayed by critics, from water utilities to environmentalists to gas-station owners, as a blatant attempt by the oil industry to avoid liability for costly MTBE clean up.

The industry defends MTBE, arguing it shouldn't be penalized for introducing a product it says the federal government mandated to reduce vehicle emissions.

"It is not a defective product," said Edward Murphy, general manager of refining and marketing for the American Petroleum Institute in Washington. But trial lawyers point to the \$89 million settlement of an MTBE suit by South Tahoe, Calif., against oil giants ARCO and Shell as evidence of the industry's wariness.

"It's a big national problem," said Shari Blecher, a New Jersey environmental lawyer suing major petroleum companies on behalf of hundreds of property owners.

In September alone, approximately 60 MTBE-related lawsuits were filed nationally, said Blecher. The total could climb to 100 within a couple of months.

In Connecticut, lawyer Neil Moskow said he filed three lawsuits in state court on Sept. 30 against the industry for the Cherry Brook Primary School in Canton; d Columbia's Horace Porter School and Childhood Memories Day Care in Harwinton.

Moskow said he expects to file as many as 10 more suits, including East Hampton's, before the end of the month. The suits seek damages above \$15,000.

Moskow said some plaintiffs were referred to him by other clients, or he located them on the state's list of public water systems whose MTBE levels are high enough to require periodic monitoring. According to Moskow, his firm collects a third of any damages as a contingency fee; the clients pay nothing if they lose.

In 1991, water wells in the center of East Hampton showed levels of MTBE and other industrial by-products high enough to force the town to provide residents an alternative water source. The system also serves Center School.

The town supplied them with bottled water before drilling new wells, using \$1 million in state funds to build the water works and distribution system. Earlier this week, East Hampton town leaders agreed 5:1 to retain Moskow's firm.

## Diocese

CONTINUED FROM PAGE B1

The latest settlement brings to more than 70 the number of victims of childhood sexual abuse in the diocese, according to Tremont & Sheldon, the firm representing the victims.

"I would like to thank God for finally bringing this journey to an end and my prayer now is that all of the survivors and their families find closure and peace of mind," Mario O. Jaiman, one of the victims, said in a statement.

Jaiman, a 38-year-old Bridgeport resident, said he was abused several times, starting in the a



## Links

CONTINUED FROM PAGE B1

appear to have the organization, hierarchy or numbers of established street gangs such as the Latin Kings or Bloods and Crips.

"These aren't gangs so much as small crews or groups that are operating loosely together," he said.

Hammick said the groups do not use any names to identify themselves, at least that police are aware of, adding that their numbers do not appear to be significant.

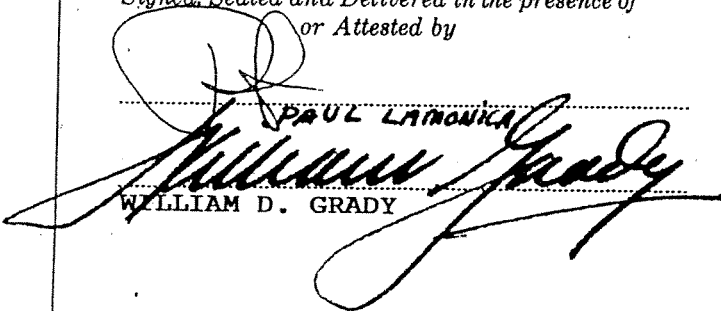
**East Hampton**  
**Town Hall Files**

And Furthermore, the Grantors do by these presents bind themselves and their heirs, successors and assigns forever to WARRANT AND DEFEND the premises hereby conveyed to the Grantees and their heirs, successors and assigns against all claims and demands whatsoever, except as herein stated.

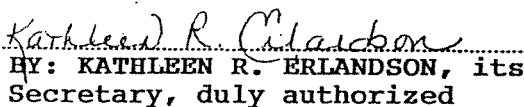
In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

In Witness Whereof, the Grantors have hereunto set their hands and seals, or if a corporation, it has caused these presents to be signed by its corporate officers and its corporate seal to be affixed hereto, this 28th day of JULY 19 92

Signed, Sealed and Delivered in the presence of  
or Attested by

  
WILLIAM D. GRADY

RAND CONSTRUCTION, INC.

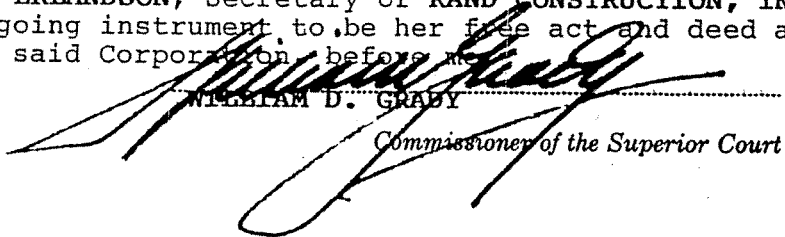
  
BY: KATHLEEN R. ERLANDSON, its  
Secretary, duly authorized

State of Connecticut  
County of MIDDLESEX

} ss. Middletown

The foregoing instrument was acknowledged before me this 28th day of JULY 19 92, by KATHLEEN R. ERLANDSON, Secretary of RAND CONSTRUCTION, INC. who acknowledge the foregoing instrument to be her free act and deed and the free act and deed of said Corporation before me.

RECEIVED FOR RECORD AT E. HAMPTON, CT  
ON 7/29/92 AT 9:53 A.M.  
Attest: PAULINE L. MARKHAM, Town Clerk

  
WILLIAM D. GRADY  
Commissioner of the Superior Court

**Warranty Deed**

RAND CONSTRUCTION, INC.

TO

DAVID J. STICKLER

Dated JULY 28 19 92

Received for Record \_\_\_\_\_ 19

at \_\_\_\_\_ M.

Recorded in Vol. \_\_\_\_\_ Page \_\_\_\_\_

of \_\_\_\_\_

Land Records by \_\_\_\_\_

Town Clerk

C 24—WARRANTY DEED—LONG FORM  
Ind. or Corp.

R ST-1

© 1978 by ALL-STATE LEGAL SUPPLY CO.  
One Commerce Drive, Cranford, N. J. 07016**To all People to Whom these Presents shall Come. Greeting:**

**Know Ye, That** RAND CONSTRUCTION, INC., a Connecticut Corporation having its principal place of business in the Town of East Hampton, County of Middlesex and State of Connecticut,

herein designated as the Grantors,

for the consideration of SEVENTY-FIVE THOUSAND AND 00/100ths (\$75,000.00)

**DOLLARS**

received to the full satisfaction of the Grantors, from DAVID J. STICKLER, of the Town of East Hampton, County of Middlesex and State of Connecticut

whose mailing address is Dzick Drive

East Hampton, CT. 06424

herein designated as the Grantees,

do hereby give, grant, bargain, sell and convey to the Grantees

All that certain piece or parcel of land, with the buildings and improvements thereon situated on the easterly side of Main Street, in the Town of East Hampton, County of Middlesex and State of Connecticut, and more particularly bounded and described as follows:

Commencing at an iron pin set in the easterly line of Main Street, which point marks the southwesterly corner of land now or formerly of Barba and Richard Borruso and the northwesterly corner of the herein described premises; thence proceeding S 77° 55' 20" E, a distance of 218.00 feet, more or less, along the southerly line of land now or formerly of said Barba and Richard Borruso to a point in the center line of the Pocotopaug Creek; thence proceeding in a southerly direction, a distance of 60.00 feet, more or less, along the center line of said Pocotopaug Creek to a point; thence continuing southwesterly along the center line of said Pocotopaug Creek, bounded southeasterly by land now or formerly of the Town of East Hampton, to a point; thence continuing westerly along said center line of Pocotopaug Creek, a distance of 109.00 feet, more or less to a point in the easterly street line of Main Street; thence proceeding N 16° 57' 20" W, a distance of 152.00 feet, more or less, along the easterly street line of Main Street to the iron pin set marking the point or place of beginning.

Reference is made to a map or plan entitled, "Land to be Conveyed to Henry Hartley Main Street East Hampton, Conn. CASCIO, BECHIR & ASSOCIATES, INC. Civil and Environmental Engineers Certified Class A-2 Code of Conn. Technical Council, Inc. Scale 1" = 20' Drawn by GAC Dated Mar. 25, 1977 Revised 3-30-77 Rev. 5-3-77 Approved by Gerald A. Cascio, P.E., L.S. Drawing Number 77-104", which map or plan is on file, or is to be filed in the East Hampton Town Clerk's Office.

Together with a 12 foot wide minimum Right of Way or Easement for purposes of ingress or egress by vehicle or on foot from Main Street to the Pocotopaug Creek.

Subject to certain water rights, rights of way, easements and agreements as of record may appear.

Subject to a sewer assessment in favor of the Town of East Hampton as of record appears.

Subject to building, building line and zoning restrictions, and any and all provisions of any ordinance, municipal regulation, public or private law.

Subject to taxes due the Town of East Hampton on the List of October 1, 1991, which taxes the Grantee herein assumes and agrees to pay as part consideration for this Deed.

Town 82.50 Conveyance Tax received \$ 375.00 Conveyance Tax received State  
Pauline Markham Pauline Markham  
Town Clerk of East Hampton Town Clerk of East Hampton

**To Have and to Hold** the premises hereby conveyed, with the appurtenances thereof, unto the Grantees and unto the Grantees' heirs, successors and assigns forever and to the Grantees' and their own proper use and behoof; and the Grantors do for themselves, their heirs, successors and assigns covenant with the Grantees, their heirs, successors and assigns that the Grantors are well seized of the premises as a good indefeasible estate in FEE SIMPLE; and have good right to grant and convey the same in manner and form as herein written and the same are free from all incumbrances whatsoever, except as herein stated.



[illegible]

COMMERCIAL BUILDING DATA & COMPUTATIONS									
A		B				C			
SCHEDULE	BR	FR	MTL	BR	FR	MTL	SPECIAL FEATURES		
EXTERIOR WALL	354	L/F							
EFF. PERIMETER	6								
PER. AREA RATIO									
NO. OF UNITS									
AVG. UNIT SIZE									
BSMT. SIZE									
	HT.			HT.					
BASEMENT	10								
FIRST	46.55								
SECOND									
HT.	-9.45								
	-3.60								
BASE PRICE	33.50						TOTAL SPEC. FEAT. A		
SPECIAL USE							TOTAL SPEC. FEAT. B		
AIR COND.							ADDITIONS		
HEATING	-2.50								
PLUMBING	-1.15								
SPRINKLER									
INT. FINISH									
PARTITIONS	1.15								
Lights	-2.50								
Floor	2.45						TOTAL ADDITIONS A		
							TOTAL ADDITIONS B		
SF/CF PRICE	23.75						FLAT ITEMS		
AREA/CUBE	5538 ft								
SPL. FEATURES									
ADDITIONS									
SUB TOTAL	131,500								
GRADE FACTOR									
SUB TOTAL	.70								
FLAT ITEMS									
BASE VALUE	92050						TOTAL FLAT ITEMS A		
							TOTAL FLAT ITEMS B		

MEMORANDUM Previous Incidents

Abandoned - van soot

BUILDING SUMMARY																			
OCCUPANCY	CONSTRUCTION	SIZE	AREA	RATE	COND.	ERECT.	AGE	REMOD.	GRADE	BASE VALUE	PHYS.	DEP.	F/E	ACT. VALUE	E.Q. FACT.	ASSESSMENT	BOARD OF TAX REVIEW		
	frame	5-16	5938	23.75	B10	old	-	-	D	92050	95			4600	70%	5220	Demolished by		
															70%				
															70%				
															70%				
															70%				
															70%				
															70%				
															70%				
													IMPROVEMENT TOTAL		4600		5220		



1

...

Conf Code

Owner  
STICKLER DAVID J

Rec. Date  
07/29/1992

Real Estate Management Services, Inc.