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Tighe and Bond, Inc. has been retained by the Town of East Hampton to conduct a Phase I Environmental Site Assessment (ESA) of the property located at 13 Watrous Street in East Hampton (the site). The purpose of this Phase I ESA is to evaluate the potential for contamination of soil, groundwater, and surface water resulting from current or historic site operations, use, and conditions at the site. This information will be used to determine if there is potential for current or historic releases of hazardous substances or petroleum products to the environment. This report is prepared for the exclusive use of the Town of East Hampton. This Phase I ESA was performed in general accordance with the requirements defined in the Connecticut Department of Environmental Protection (CTDEP) Transfer Act Site Assessment Guidance Document, dated June 1989, and revised November 1991 and the guidance for Phase I Site Assessments set forth in the June 12, 2000 Draft Site Characterization Guidance. This report also generally follows the standards of the American Society for Testing and Materials (ASTM) Standard Practice for Environmental Site Assessments (ASTM E1527-00 and E1528-00).

The scope of this Phase I ESA included multiple tasks to determine the presence of potential areas of concern (PAOC) and constituents of concern (COC). These tasks include the following:

- visually inspect the site (site reconnaissance);
- assemble and review historic aerial photographs, Sanborn Fire Insurance maps, historic topographic maps, published city street directories and historic maps;
- examine published public records at the East Hampton Town Hall including archives at Planning and Zoning, Town Clerk's Office, Tax Assessor's Offices, and the Fire Marshal's Office;
- evaluate state and federal environmental site inventories and databases in accordance with standards specified in ASTM E-1527-00; and
- review publicly available background information sources (soil surveys, water quality maps, topographic maps, geological references, wetlands maps, etc).

This assessment did not include the collection and analysis of soil, water, air, building material or waste samples. Additionally, no radon, asbestos, or lead based paint testing was performed.

### 2.1 PROPERTY DESCRIPTION AND USE

The site is located at 13 Watrous Street in East Hampton, Connecticut (Figure 1). The site is comprised of approximately 1.36 acres. The site sketch provided by the current tenant identifies the first floor area as 11,675 ft<sup>2</sup>, however, the property card lists the building area as 14,017 ft<sup>2</sup>. There is no basement under the building. A subfloor extends throughout the building (refer to Section 6.1). Site features are shown on Figure 2.

**Tax Assessor's Code:** Map 06A Block 59 Lot 12 (East Hampton Town Hall files).

**Zoning:** Industrial (East Hampton Town Hall files).

**Number of Buildings:** An irregular shaped building with three distinct sections. Refer to Figure 2 (Site reconnaissance and East Hampton Town Hall files).

**Building(s) Description:** An industrial complex with concrete floors, a mixture of concrete and brick walls, and steel trusses. The roof was replaced in October 2004 (Site reconnaissance and interviews).

**Dates of Construction:** The main building was built in 1910 (East Hampton Town Hall records). The southern section of the building was added after 1936 but before 1959 (Sanborn Fire Insurance maps).

**Current Use:** Automobile repair and storage and industrial storage for J.C. Products (Site reconnaissance).

**Previous Uses:** The site was originally designed as a powerhouse for the former Summit Thread Company and Artistic Wire Company from the early 1900s to 1940s. The site was also used as an automobile body and repair shop (Ghezzi Motors).

### 2.2 UTILITIES

**Water Services:** There are two wells located on the property. A drilled well is located in the northern section of the building (Figure 2). This well formerly supplied water to the building. The well pump is still present in the well but has been disconnected from a power source. According to Robert Fuller, the current tenant of the property, the well has not been operated in several years. Thad King, Director of Health, stated the well was used by the previous owner, Ghezzi Motors.

The second well is an excavated well located off the southeast corner of the property. The well supplies water to two off-site residential locations. This supply well periodically runs dry and is supplemented with potable water from a private water

supply company. According to Vincent Susco, East Hampton WPCA, the well is approximately 85 feet in depth and contains a cistern at the bottom.

Municipal water is accessible in the area and is provided by the East Hampton Village Center Water System. In 1985 the Connecticut Department of Health ordered the Town of East Hampton to provide potable drinking water to the homes and businesses affected by a groundwater contamination plume. The area affected by the problem included Main Street, Summit Street, Bevin Boulevard, Watrous Street and Walnut Avenue. Following a study of alternative sources of water, the town constructed the Village Center Water System. The Village Center Water System became operational in August of 1992 and has been owned and operated by the East Hampton Water Pollution Control Authority (East Hampton Initial Water Supply Plan).

**Sewage Services:** The site does not currently have sewer service. Municipal sewer service is available. A municipal sewer system has been available in the area since 1983 (East Hampton Initial Water Supply Plan.).

**Heating:** A wood stove is the current form of heat. A propane fired furnace was the former heat source. The furnace is no longer on premises but the duct work is still visible. A coal fired boiler was used at the site in the early 1900's (Sanborn Fire Insurance maps).

### **2.3 STORAGE TANKS**

**Underground Storage Tanks (USTs):** No underground storage tanks are registered with the CTDEP (CTDEP record search). The current tenant, Robert Fuller, was not aware of any exact locations of current or former locations of USTs. However, Mr. Fuller was told informally that there was once an underground storage located off site tank between Watrous Street and the building. The 1925, 1936, and 1959 Sanborn maps show a gasoline tank west of the railroad spur at the north end of a small building labeled as storage. This may be the above mentioned underground storage tank (Sanborn Fire Insurance maps).

**Aboveground Storage Tanks (ASTs):** No ASTS are currently in use for heating purposes. The previous owner left behind three 300-gallon tanks filled with a motor oil-like liquid. The current tenant, Robert Fuller, recycled the oil in two of the tanks. These tanks are empty and stored behind the building. A third 300-gallon tank remains on the property and contains a similar substance. Robert Fuller has made plans to recycle the remaining AST contents (Interview).

The 1959 Sanborn Fire Insurance map depicts a large propane tank to the southwest of the property. It is not clear if the tank was located on the property. The storage capacity of the tank is unknown (Sanborn Fire Insurance Map).

**Additional Petroleum Products Storage:** The northern and central areas of the site are used for automotive repair and painting. There are approximately ten automobiles inside the building. Each automobile contains petroleum-based fluids including motor oil, gasoline, and other typical automobile fluids.

Small quantities of gasoline and petroleum filled containers are stored throughout the building. All of these containers combined would amount to less than 50 gallons (Site reconnaissance).

## **2.4 HAZARDOUS MATERIALS AND WASTE**

**Cleaner/Solvent Storage:** The current tenant removed approximately thirty 5-gallon buckets of lacquer thinner. The exact use of the lacquer thinner is unknown but is suspected to have been used by Ghezzi Motors for thinning lacquer-based automobile paint (Interview).

**Waste Removal:** The current tenant removed approximately three-hundred tires from the site. These tires remained from the previous tenant, Ghezzi Motors. Approximately ten automobile batteries are stored on the premises. The automobile batteries are associated with the on-site automobile storage.

Currently, there are no regularly scheduled waste removal activities at the site (Interview).

**Hazardous Waste Manifests:** No hazardous waste manifests were available for the current or previous tenants/owners (Interview and CTDEP file review).

**Recycling:** Currently, there are no regularly scheduled recycling activities at the site (Interview). The current tenant does not generate any hazardous waste on the premises. There are no on-site dumpsters.

## **2.5 HAZARDOUS BUILDING MATERIALS AND RADON**

**Lead Based Paint:** The scope of this assessment did not include a comprehensive lead based paint survey or sampling. The age of the building (1910) and presence of original architecture and design suggest that lead based paint is present at the site.

**Transformers:** No ground-level transformers were noted during the site visit. The current tenant confirmed that no ground-level transformers are located at the site. The nearest pole mounted transformer is located directly west across Watrous Street. The telephone pole is the property of Connecticut Light and Power (CL&P) and the identification on the pole is CLP 1716. CL&P was contacted for this report and stated that there have been no known reports of the transformer leaking. Records did not

indicate the levels of PCBs (if any) in the transformer and therefore it should be assumed concentrations of 50 to 500 ppm of PCBs are present in the transformer.

**Asbestos Containing Materials:** The scope of this assessment did not include a comprehensive asbestos survey or sampling. However, Tighe & Bond, Inc. attempted to note the presence of any obvious suspected asbestos containing materials that were visible during the site visit. Suspected asbestos containing material (ACM) may be present in the white insulation material observed throughout the building in the ceiling, surrounding pipes, and trusses. An asbestos survey and sampling would be necessary to evaluate the risk associated with suspected ACM prior to renovation or demolition of the building (Site reconnaissance).

**Hydraulic Lifts:** An in-ground hydraulic lift system is located in the northern section of the building as shown on Figure 2. The hydraulic reservoir is below grade. The hydraulic lift was originally installed by Ghezzi Motors. At the time of the site visit, the hydraulic lift was not in use. The hydraulic fluid has not been removed or drained (site reconnaissance).

**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. No radon testing was performed as part of this assessment.

## 2.6 SITE GEOLOGY AND HYDROGEOLOGY

**USGS 7.5 Minute Topographic Map:** Middle Haddam (USGS, 1992). A digitized version of the map is provided as Figure 1.

**Elevation and Slope:** The elevation of the site is approximately 400 feet above sea level. The contours found on the USGS topographic map indicates a slight elevation slope in a southwesterly direction (USGS, 1992).

**Soil Survey:** Udorthents – Urban Complex. Udorthents land consists of well drained to excessively drained soil. The soil has a wide range of characteristics. Texture ranges mainly from sandy loam to silt loam. Consistency ranges from looses to very firm. Permeability ranges from very rapid to slow. Urban soil is soil covered by buildings, paved roads, and parking lots. Slopes range from 0 to 25 percent but are dominantly 0 to 8 percent (Natural Resources Conservation Service State Geographic Soil Survey Database for Middlesex County).

**Surficial Material:** Till. Till is defined as glacial drift composed of an unconsolidated, heterogeneous mixture of clay, sand, pebbles, cobbles, and boulders.

The till is thin (generally less than 10 to 15 inches thick) and includes areas of bedrock outcropping (Surficial Materials Map of Connecticut, Scale 1:125,000).

**Bedrock:** Brimfield Schist. Based on the *Connecticut Geological Survey Bedrock Map* the Brimfield Schist is characterized as gray, rusty weathering, medium to coarse layered schist and gneiss. Slightly to the west of the site, the bedrock is classified as Monson Gneiss. This bedrock is characterized as a light to dark, medium to coarse grained gneiss. (John Rodgers, *Bedrock Geological Map of Connecticut*, 1985 Connecticut Geological and Natural History Survey, CTDEP, in cooperation with the U.S. Geological Survey, 2 sheets, 1:125,000 publication scale).

**Site Drainage:** Based on a review of the Natural Drainage Basins in Connecticut Map and the Leachate and Wastewater Discharge Sources for the Connecticut River Major Basin Map, the site is located within the Pine Brook Drainage Basin (#4709). Drainage from the site would eventually discharge to the Pine Brook, located approximately three miles south of the site. The Pine Brook has been designated by the CTDEP as having a Class B surface water classification (Environmental GIS Data for Connecticut, 2003).

Based on review of the Federal Emergency Management Agency (FEMA) Flood Insurance Map indicates that the site is outside a 100-year flood zone (Environmental GIS Data for Connecticut, 2003).

## 2.7 WATER QUALITY CLASSIFICATIONS

**Groundwater Classification:** The quality of groundwater beneath the site is classified by the CTDEP as “GA, GAA may not meet current standards”. Such groundwater may not meet the GA or GAA water quality standards, which presume that groundwater is suitable for drinking without treatment. However, CTDEP’s goal is to restore groundwater in this area to background quality.

In November 2004, the Maguire Group completed the *Town of East Hampton Initial Water Supply Plan*. This plan identified the site as located in an area with MTBE and hydrocarbon contamination. A conversation with Vincent Susco, Public Utilities Administrator of the Colchester East Hampton WPCF, confirmed the presence of these chemicals in the groundwater proximate to the site (Interviews).

The nearest aquifer protection area, the Glastonbury Road Wellfield in the Town of Portland, is over 5 miles to the northeast of the site (Environmental GIS Data for Connecticut, 2003).

**Nearest Surface Water:** The nearest surface water body, Pocotopaug Creek, is located approximately 250 feet east of the site. The Pocotopaug Creek is classified by the State of Connecticut as C/B. Inland surface waters classified by the CTDEP as C/B are those that, due to point or non-point sources of pollution, currently do not meet

certain Class B Water Quality Criteria or one or more designated uses. The water quality goal is achievement of Class B criteria and attainment of Class B designated uses. Class B waters are those known or presumed to meet Class B Water Quality Criteria that support the following designated uses: recreational use; fish and wildlife habitat; agricultural and industrial supply and other legitimate uses, including navigation (Environmental GIS Data for Connecticut, 2003).

## 2.8 ADJOINING LAND USE

Land use information was collected during site inspection and review of East Hampton Tax Assessor's maps and aerial photography. The table below identifies the land use of adjoining properties.

Address	Description	Direction from Site
12 Summit Street	Industrial – Current tenant: Nesci Enterprises	West
1 Watrous Street	Industrial – Current tenant: Carpets Plus	North
2 Starr Place	Commercial – Starr Automotive	North
4 Starr Place	Residential	East
6 Starr Place	Residential	East
8 Starr Place	Residential	East
17 Watrous Street	Industrial – Current tenant: J.C. Products Company	South

**3.1 HISTORICAL OVERVIEW**

The Town of East Hampton Assessor's field cards and property deeds were reviewed for ownership. The following information pertaining to the transfer of the site was revealed in the Tax Assessor's field cards and deeds.

<b>Real Estate Transaction</b>	<b>Date of Transaction</b>
Ghezzi/ Cartelli to Town of East Hampton	2002
R Planeta to J. Axelrod	1981
Planeta Realty to R. Planeta	1969
R. Planeta to Planeta Realty Group	1943
Summit Thread Company	1910

The building was originally built in 1910 to serve as a coal fired boiler powerhouse for the Summit Thread Company. The northern portion of the building was used a coal pocket for coal storage. The 1925 Sanborn Fire Insurance Map depicts railroad tracks traversing the western perimeter of the property. Coal was unloaded from the railroad cars into the coal pocket. For many years, this section of the building did not contain a roof. The roof was present in 1959 when the building was under the management of Artistic Wire Products Company. The exact date of the roof installation is not known. The southern section was roofed and contained the actual boiler. Little description is provided about the boiler house except for the steel roof trusses and concrete floor. In addition to the boiler, a 750-gallon per minute water pump was located in the building. This pump is still located on the premises (Sanborn Fire Insurance maps).

In 1943, the building changed ownership to the Artistic Wire Products Company. Artistic Wire Products Company also owned the manufacturing buildings to the north of the property (formerly Summit Thread). The Sanborn Fire Insurance Map from 1959 depicts the northern section of the building as a factory building. The specific manufacturing activities in the northern portion of the site is unknown. The southern portion of the building was used as storage.

Prior to the town purchasing the property, it was the owned by Ghezzi Motors, Inc., an auto body and auto repair shop. Ghezzi Motors went out of business, leaving behind approximately 50 junk cars and automobile parts strewn throughout the property.

The town of East Hampton acquired the property through foreclosure by sale. The town is currently leasing the property, with the option to buy, to Phoenix Redevelopment Company. The co-owner of Phoenix Redevelopment, Robert Fuller, has an option to purchase the property. The northern section of the building has recently been rented and used for automobile maintenance. In particular, older automobiles are stored on site and stripped for parts. The southern section of the building is used exclusively for storage by Phoenix Redevelopment Company.

### **3.2 STREET 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 1974-1975 (Price and Lee Company). The address, 13 Watrous Street, was not listed in any of the street directories.

### **3.3 SANBORN FIRE INSURANCE MAPS**

Historic Sanborn Fire Insurance Maps were reviewed at the Connecticut State Library and were obtained from the Environmental Data Resources Incorporated. Sanborn Fire Insurance maps dating from 1903 to 1959 were reviewed for this report. Selected Sanborn Insurance maps are provided in Appendix A.

- 1903 – The site was not depicted on the Sanborn Fire Insurance map. The building was not built until 1910.
- 1908 – The site was not depicted on the Sanborn Fire Insurance map. The building was not built until 1910.
- 1914 – The site was not depicted on the Sanborn Fire Insurance map. The building was built and should have been visible on the map. The map view is cut-off at the approximate location of the building and may be the reason why it is not visible.
- 1925 – The site is shown without the southern section of the building. The northern section is labeled as an open coal pocket and it is unclear if it is covered. A fire pump is shown on the west side of the building. The pump was capable of generating 750 gallons per minute. Railroad tracks for the New York, New Haven, and Hartford Railroad are depicted to the west of the site. The building contains an automatic sprinkler system. A gasoline tank is shown at the north end of a small building to the west of the railroad spur adjoining the site. This gasoline tank may be the UST the current tenant mentioned during the interview as being between Watrous Street and the site (See Section 2.3).

- 1936 – The site is shown with the addition of the southern portion of the building. This building use is depicted as storage. The site layout is very similar to present day. Water pipes (8 in.) are connected to the water pump and connected to the Main Summit Thread building. A gasoline tank is shown at the north end of a small building to the west of the railroad spur adjoining the site. This gasoline tank may be the UST the current tenant mentioned during the interview as being between Watrous Street and the site (See Section 2.3).
- 1959 – The building layout is very similar to the 1936 Sanborn Fire Insurance map. However, the property is now owned by Artistic Wire Products Company. The former coal pocket is now described as a factory building and the remaining buildings are used for industrial storage. A pond (referred to as Third Pond) was positioned at the corner of Summit Street and Watrous Street. The 1959 Sanborn Fire Insurance map “scratches out” the outline of the pond and the land use description has changed to parking. A large propane tank is depicted to the west of the building. It is not clear if the tank is on the property. The storage capacity of the tank is unknown. A gasoline tank is shown at the north end of a small building to the west of the railroad spur adjoining the site. This gasoline tank may be the UST the current tenant mentioned during the interview as being between Watrous Street and the site (See Section 2.3).

### **3.4 HISTORIC AERIAL PHOTOGRAPHS**

Aerial photographs were reviewed for the years 1934, 1970, 1986, 1999, and 2001. The photographs for 1970, 1986, and 2001 are provided in Appendix B.

- 1934 – The building is present but the resolution is poor. The southern addition to the building appears to be present. The Third Pond, located due west, is present on the photograph.
- 1970 – The site appears very similar to present day. The surrounding area is more industrialized than the 1934 photograph. Buildings associated with the East Hampton Bell Company, located to the south of the site, are visible in the photograph. A large industrial complex was built slightly south of the site. Based on current property boundaries, these industrial buildings were part of 101 and 103 Main Street. During this period, the BSR Corporation Sheet Metal Company occupied these addresses.
- 1986 – The site appears very similar to present day. The buildings associated with the East Hampton Bell Company and BSR Corporation are no longer present.
- 1999 – The site appears very similar to present day.

- 2001 – The site appears very similar to present day. There is noticeable damage to the roof of the building in the northern section. Approximately 30 vehicles can be seen parked or stored outside of the building.

### **3.5 HISTORIC TOPOGRAPHIC MAPS**

Topographic maps of the Middle Haddam Quadrangle were reviewed from 1945, 1952, and 1984. A pond (referred to as Third Pond) was positioned at the corner of Summit Street and Watrous Street. The pond no longer exists and is currently the site of parking for 12 Summit Street. Third pond is depicted in the 1945 and 1952 topographic maps but has been removed from the 1984 topographic map.

## **SECTION 4 PREVIOUS INVESTIGATIONS**

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No previous environmental investigations have been conducted at the site. Additional Phase I ESAs were located at the following nearby locations:

- 10 Summit Street – Fuss & O’Neill Design/Build Services, LLC. Completed December 2003
- 11 Skinner Road – EnviroScience Consultants, Inc. Completed June 2001
- 103 Main Street - ECS Marin Completed August 2003

All three reports were reviewed as part of this study.

**5.1 SUMMARY OF REGULATORY DATABASE INFORMATION**

Files of Federal, State and local agencies were reviewed for environmentally-related issues pertinent to the site and nearby parcels, such as permits, inspection reports, enforcement history, or documented releases of hazardous materials. The sources of information listed in the following tables were researched to identify properties of concern within distances of the site specified by ASTM Practice E 1527-00. Additionally, a file review was conducted at the CTDEP Bureaus of Water and Waste Management as discussed in Section 5.2.

<b>Information Source</b>	<b>Search Distance</b>
<b>Federal Files</b>	
NPL site list	1 Mile
RCRA COR list	1 Mile
RCRA TSD list	0.5 Mile
CERCLIS list	0.5 Mile
RCRA NLR list	0.25 Mile
RCRA GEN list	0.25 Mile
TRIS	0.25 Mile
ERNS list	0.15 Mile
<b>State Files</b>	
Hazardous waste site list (State Site)	1 Mile
Landfill and solid waste site list	0.5 Mile
Leaking UST list	0.5 Mile
Oil and chemical spills list –1990	0.15 Mile
Registered UST/AST list	0.15 Mile

Transfer act filings	Property and adjoining
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Tighe & Bond, Inc. used FirstSearch Technology Corporation, an environmental database search service, to obtain the information referenced in the above table. FirstSearch provides access to publicly available environmental databases maintained by various Federal and State agencies. A copy of the information provided by FirstSearch relative to the site and nearby properties is included in Appendix C.

No environmental concerns were identified for the site in the environmental databases searched.

The table below highlights potential concerns associated with neighboring sites. These sites were identified by the database search and considered significant due to their proximity to the site.

Site/Address	Database *	Distance/Direction	Map ID **
Consolidated Plastech, Inc.	State Site, Spills, Other	0.09 NE	12
Baylis T H Conn Co Inc.	RCRA NLR, FINDS, Spills	0.13 NE	3
Summit and Watrous Street	Spills	0.13 NE	3
Bevin Brothers Mfg. Co.	TRIS, RCRA, FINDS	0.20 N	1

\* = Database acronym defined in Appendix C.

\*\* = Refers to the map identification number assigned by the database service and shown on the database service's maps (Appendix C).

Potential concerns associated with these nearby sites are provided below. Site detail reports are provided with the FirstSearch report in Appendix A.

- **Consolidated Plastech, Inc** – Consolidated Plastech, Inc. is referenced to 3 Watrous Street. However, that address no longer exists and is believed to instead be located at 17 Watrous Street. The site was listed on the CTDEP's database of known and suspected waste sites maintained by the Bureau of Waste Management.

- **Baylis T.H. Conn. Co. Inc** – This site is on the EPA’s database of sites that generate less than 100 kg of hazardous waste per month or do not meet other RCRA requirements. Several hazardous waste materials were documented to be used on site including volatile organic compounds (VOCs), cyanide salts. A spill of 100-gallons of #2 fuel oil was reported on 10/23/1998. The spill was attributed to an overfill by Peterson Oil who was the responsible party.
- **Spill at Summit and Watrous Street** – A spill of an unknown white solvent was observed coming out of the retaining wall on Summit and Watrous Street. The spill was documented on 5/3/2002. The responsible party was never identified.
- **Bevin Brothers Manufacturing Company** - A bell manufacturing company that is still in operation (SIC #3669). The facility was reported as a Toxic Release Inventory (TRI) site in 1992 for large quantities of copper handled on site. The site was also registered as a RCRA generator in 1989 for several organic solvents used in degreasing operations.

## 5.2 CONNECTICUT DEP FILE REVIEW

As part of the file review, correspondence files for the following former or current businesses that operated at the site were requested on December 18, 2004 from the CTDEP Waste Management Bureau (WstMB) and Water Management Bureau (WtrMB).

- 13 Watrous Street;
- Ghezzi Motors;
- Artistic Wire Company;
- Summit Thread Company (site and adjacent location);
- Consolidated Plastech, Inc (adjacent location); and
- Baylis T. H. Conn Co. Inc (adjacent location).

No correspondence files for these businesses were present for the site at the WstMB or WtrMB. The property transfer fee payment form was available for Consolidated Plastech, Inc. to Continental Container Corporation, LLC on July 1, 1999.

The Connecticut Leachate and Wastewater Discharge Sources Map was reviewed to determine if any historical discharges to the ground in the area of the site have been

reported (Environmental GIS Data for Connecticut, 2003). The following historical discharges, all described active, are located within a one-half mile radius of the site.

Facility Discharge	Distance/Direction from Site
Well contaminated with salt	0.15 miles/ southwest
Town of East Hampton – covered salt storage on asphalt and covered sand/salt storage on asphalt	0.21 miles/ east
L&W Plating Company -	0.31 miles / northwest

Due to their distance and/or their downgradient or sidegradient locations relative to the site, none of these discharges are inferred to have a significant potential to adversely impact the site.

### 5.3 LOCAL FILE REVIEW

Files and personnel at the Town of East Hampton offices of Tax Assessor, Town Clerk, Town Manager, and Fire Marshal were queried regarding environmental concerns at the site and surrounding sites. No environmental concerns were identified for the site or adjacent properties.

### 5.4 TRANSFER ACT STATUS

The State of Connecticut property transfer program, described in Section 22a-134a through 22a-134e of the Connecticut General Statutes (the “Transfer Act”), requires the disclosure of environmental conditions when certain real properties and/or businesses are transferred. The program applies only to those properties that are deemed to be “Establishments” as defined under the law. As defined by the Transfer Act (Sections 22a-134a et seq. of the Connecticut General Statutes, as amended), establishment is “any real property at which or any business operation from which (A) on or after November 19, 1980, there was generated, except as the result of remediation of polluted soil, groundwater or sediment, more than one hundred kilograms of hazardous waste in any one month, (B) hazardous waste generated at a different location by another person or municipality was recycled, reclaimed, reused, stored, handled, treated, transported or disposed of, (C) the process of dry cleaning was conducted on or after May 1, 1967, (D) furniture stripping was conducted on or after May 1, 1967, or

(E) a vehicle body repair shop or vehicle painting shop is or was located on or after May 1, 1967.”

If the site is determined to be an establishment, CTDEP reporting and involvement will be required in order to transfer the property, and CTDEP will require identification, delineation, and remediation of all environmental concerns in accordance with Connecticut’s Remediation Standard Regulations (RSRs).

The site has been occupied by numerous industrial businesses from the early 1900s to the 1990s. Files available at the CTDEP do not indicate that former businesses associated with the site have generated hazardous waste. In addition, none of the former tenants were RCRA notifiers. However, Ghezzi Motors, a former tenant, was a vehicle repair shop and vehicle paint shop which would classify the site as an Establishment under the Transfer Act. An environmental attorney should be consulted as to the status of the site as an establishment as defined by the Connecticut General Statutes Section 22a-134a through 22a-134e.

## **SECTION 6 SITE RECONNAISSANCE AND INTERVIEWS Tighe & Bond**

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The site reconnaissance was conducted by Brian Conte and James Olsen of Tighe & Bond, Inc, accompanied by Robert Fuller, current tenant, and co-owner of Phoenix Redevelopment Company on January 5, 2005. Dave Terry, East Hampton Brownfields Committee Chair, and Kay Wilson, East Hampton Brownfields Committee. During the site reconnaissance, the site was inspected for pAOCs. Photographs taken during the site reconnaissance are provided in Appendix B.

### **6.1 BUILDING**

The site layout map with approximate building dimensions is shown on Figure 2. The northern and central sections of the building were constructed in 1910. The southern building section was added between the years 1925 and 1959. All of the building floors are concrete with varying concrete and brick exterior walls. Steel trusses support the roof and wall structures. The current tenant replaced the roof in October 2004.

#### Northern Section

The northern section of the building has a long rectangular open design. Electric lighting was not available at the time of the walk through and observations were made by flashlight. Low light levels combined with multiple automobiles and parts limited visibility. This building built over the former coal storage area. The concrete floors are in good condition with only a few small cracks observed near the northern wall. There are obvious automobile fluid stains on the floors in several areas. The most extensive staining was observed near the eastern wall. The floor and walls were inspected for noticeable water damage. None was observed.

Three above ground (300-gallons) storage tanks were previously located near the western wall. Two of the three tanks have been removed as discussed in Section 2.3. Minor floor staining was observed near the former AST storage location. One in-ground hydraulic lift is located near the southern wall. The lift is no longer in use and the reservoir is still below grade. Approximately 10 automobiles are located in the northern section of the building. The primary use of these cars is parts reclamation. Automotive repair tools are found throughout this section of the building. The number of automobile batteries, located on site, was estimated by the current tenant at less than 15. Less than 20 tires were observed during the site reconnaissance.

A drilled well is located in an enclosed section in the northern corner of the building as discussed in Section 2.2. The well is located approximately two feet below floor grade. Wood-board flooring covers the well. An electric pump is found in the well but is no longer connected to a power source. A pressured water tank is located above the well.

A pump house is located between the northern and central section of the building. The pump house is depicted in Sanborn Fire Insurance maps dating back to 1925. The pump is still present. The number of original parts and the last time the pump was used is unknown. There is a crawl space below the pump that houses the water pipes. The Sanborn Fire Insurance maps depict two eight-inch pipes that leave the building and the property to the north and to the west.

### Central Section

The central section of the building is accessed through an exterior door. This section is currently used for automobile storage and repair. The two cars located in this section were in good condition and appeared to be there solely for storage purposes. However, automobile repair equipment was stored throughout the room.

Stains were observed throughout the concrete floors. Robert Fuller pointed a floor drain located near the center of the room. The drain was covered by a wooden table and complete access to the drain was not possible. However, a pipe inside the floor drain appeared to head in a northern direction. Robert Fuller did not know the specifics of the drain system. Mr. Fuller also described the five-gallon buckets of lacquer thinner that were formerly in this building section. Approximately 30 buckets (total of 150 gallons) of lacquer were taken off site to be recycled. A metal panel is located in the concrete floor near the northern wall. It was lifted to expose the sub-floor and it appears that this area was once used as a machine pit.

### Southern Section

The southern section of the building is used by Phoenix Redevelopment for temporary industrial storage. The building was also used for storage in 1959. (1959 Sanborn Insurance map). Due to the small and narrow layout of this section it is likely that the area has always been used for storage. There is an extensive crawl space below the southern section. The crawl space houses water pipes and some electrical wiring and was likely associated with the former boiler operations.

## **6.2 GROUNDS**

The building footprint closely mirrors the property boundary. The property boundary is an unusual “stair step” shape bordering both Watrous Street and Starr Place. The eastern extent of the building footprint is only set back a few feet from the property boundary. An existing hand dug well is located to the south of the building. The well has not been used recently and its condition is unknown. A paved driveway extends from Watrous Street to the overhead doors into the northern building section. The remainder of the western perimeter is pervious. This area was the former location of a

railroad right-of-way that would travel along the western boundary to unload coal to the facility.

At the time of the site reconnaissance, there were three automobiles in disrepair stored along the western perimeter. Additional refuse – engine blocks, metal parts, wood, etc. – were stored on the road along Watrous Street. The eastern side of the property was also littered with disused ASTs, metal, plastic, and wood refuse.

When Ghezzi Motors went out of business, they left behind approximately 50 junk cars. The majority of these cars have since been removed from site. In addition to the car removal, approximately 200 tires were recycled off site. The 2001 aerial photograph provided in Appendix B depicts the historic car storage on the property.

Several areas of stressed vegetation have been observed on the property. Most of these areas coincide with vehicle storage areas. In particular, the western and southern perimeters have stressed vegetation and areas of soil staining. No fill pipes or vents were observed on the site.

### 6.3 INTERVIEWS

The table below provides the names of the people interviewed about the site. Information provided by them is referenced in the report.

Name	Position / Title	Date of Interview
Robert Fuller	Phoenix Redevelopment LLC. - current tenant of site	January 5, 2005
Philip Visintaine	Town of East Hampton Fire Marshal	January 18, 2005
Vincent Susco	Public Utilities Administrator of the Colchester East Hampton WPCF	December 21, 2004
Donna Ralston, CCMA II	Town of East Hampton Tax Assessor	January 15, 2005
Mark Gauthier	Connecticut Light and Power Company	January 15, 2005

## **SECTION 7 CONCLUSIONS AND RECOMMENDATIONS**

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Tighe & Bond, Inc. prepared this Phase I ESA report in general accordance with the scope and limitations of ASTM Practice E 1527-00 and the Connecticut TASA Guidance Document.

The site has been occupied by various commercial and industrial facilities since the site was first developed in 1910. These businesses include: Summit Thread Company, Artistic Wire Company, and Ghezzi Motors. Based on the likely nature of these businesses, the potential exists that undocumented historical releases of petroleum products or hazardous substances have occurred and adversely affected soil or groundwater quality at the site.

This assessment has revealed several PAOCs that are referenced on the site layout map (Figure 2).

- **Floor Drain:** The floor drain in the central section of the building could present a conduit for contaminants to enter the environment from inside the building. The direction and extent of the floor drainage system is not known. The potential exists for groundwater and/ or soil contamination near the floor drain, drain pipes, and discharge point. Potential COCs may include VOCs, polycyclic aromatic hydrocarbons (PAHs), and/or petroleum hydrocarbons.
- **300-gallon AST Location:** Three 300-gallon tanks were contained in the northern section of the building. Minor floor staining was observed in the former AST storage location. The condition of the tanks is unknown but the potential exists that the one of the tanks has leaked and adversely affected soil or groundwater quality at the site. Potential COCs may include petroleum hydrocarbons and/or PAHs.
- **Pump House Location:** The pump (built 1910) is still housed in the center section of the building. The pump and associated motors contain lubricants and oils that have the potential to adversely affect soil or groundwater quality. Electrical cabinets in this section warrant additional investigation. Potential COCs may include PCBs, PAHs, mercury, and/or petroleum hydrocarbons.
- **In-Ground Hydraulic Lift:** An in-ground hydraulic lift is located in the northern section of the site. The current tenant does not use the lift. However, the hydraulic fluids are still contained in the lift and present a potential environmental hazard. Potential COCs may include PAHs, and/or petroleum hydrocarbons.
- **Former Coal Pocket Storage Area:** The northern section of the building was used as a coal pocket for coal storage. It is likely that the area was not covered.

Although the floor is concrete, there is a potential that coal constituents have historically leached into the soil and groundwater underlying the concrete slab. Potential COCs may include metals and/or PAHs.

- **Interior Floor Stained Areas:** Several areas of staining were documented during the site reconnaissance. Most notably, the northeast area of the building. Visibility of the floors was limited due to on-site automobile storage. Cracks in the concrete floor may provide a pathway for contaminants to migrate to the subsurface and environment. Potential COCs may include VOCs, PAHs, and/or petroleum hydrocarbons.
- **Exterior Areas of Stressed Vegetation and Soil Staining:** Current and historic site information suggests a potential for soil or groundwater contamination at the site perimeter. Automobile and refuse storage has historically occurred on the property exterior. In addition, a railroad track formerly traversed the western portion of the property. Stressed vegetation and soil staining has been documented during site reconnaissance. Potential COCs may include metals, VOCs, PAHs, and/or petroleum hydrocarbons.

The quality of groundwater beneath the site is classified by the CTDEP as “GA, GAA may not meet current standards”. Such groundwater may not meet the GA or GAA water quality standards, which presume that groundwater is suitable for drinking without treatment. However, CTDEP’s goal is to restore groundwater in this area to background quality. This groundwater designation warrants the most stringent RSR criteria.

The scope of this assessment did not include a comprehensive asbestos survey or sampling. However, Tighe & Bond, Inc. attempted to note the presence of any obvious suspected asbestos containing materials that were visible during the site visit. Suspected asbestos containing material (ACM) may be present in the white insulation material observed throughout the building in the ceiling surrounding pipes and trusses. An asbestos survey and sampling would be necessary to evaluate the risk associated with suspected ACM prior to renovation or demolition of the building.

An environmental attorney should be consulted as to the status of the site as an establishment as defined by the Connecticut General Statutes Section 22a-134a through 22a-134e. Files available at the CTDEP do not indicate that former businesses associated with the site have generated hazardous waste. In addition, none of the former tenants were RCRA notifiers. However, Ghezzi Motors, a former tenant, was a vehicle repair shop and vehicle paint shop which would classify the site as an Establishment under the Transfer Act. If the site is determined to be an establishment, CTDEP reporting and involvement will be required in order to transfer the property, and CTDEP will require identification, delineation, and remediation of all

environmental concerns in accordance with Connecticut's Remediation Standard Regulations (RSRs).

Tighe & Bond, Inc. recommends that a Phase II ESA Scope of Work be developed and implemented to determine if a release has occurred from the PAOCs at the site. This investigation should, at a minimum, include the collection of soil and groundwater samples, particularly near stained areas inside and outside the site.

Tighe & Bond, Inc. has performed a Phase I Site Assessment in general accordance with guidelines described in ASTM E1527-00 and ASTM E1528-00 to identify PAOCs and COCs at this site in a manner consistent with standard practice in the industry. However, as indicated in the ASTM standard, "No environmental site assessment can wholly eliminate uncertainty regarding the potential for PAOCs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for PAOCs in connection with a property, and the practice recognizes reasonable limits of time and cost."

**Topographic Maps**

United States Geological Survey, 1992, Middle Haddam Quadrangle Connecticut-Middlesex County, 7.5-Minute Series Topographic Map: United States Department of the Interior, U.S. Geologic Survey, 1968, Photo revised 1992.

United States Geological Survey, 1992, Moodus Quadrangle Connecticut-Middlesex County, 7.5-Minute Series Topographic Map: United States Department of the Interior, U.S. Geologic Survey, 1968, Photo revised 1992.

University of New Hampshire Dimond Library, Documents Department & Data Center On-line Collection of United States Geologic Survey Maps 7.5-Minute Series.

- Middle Haddam 1945 (Surveyed in 1942 and 1943)  
1952 (Surveyed in 1942, 1943, and 1952)
- Moodus 1946 (Surveyed in 1942 and 1943)  
1952 (Surveyed 1941 (aerial photographs), 1942, 1943,  
1952 (revised))

**Geologic Maps**

Connecticut Department of Environmental Protection. "Surficial Materials Map of Connecticut" .Stone, et al. 1992.

Connecticut Geological and Natural Survey. "Bedrock Map of Connecticut" Rogers. 1995.

Connecticut Department of Environmental Protection. "Leachate and Wastewater Discharge Sources for the Upper Connecticut River Basin" dated December, 1992.

Connecticut Department of Environmental Protection. "Environmental GIS Data for Connecticut 2003 Edition". 2003 edition.

**Aerial Photography**

University of Connecticut Map and Geographic Information Center and Connecticut State Library, 1934 Fairchild Aerial Survey of East Hampton.

University of Connecticut Map and Geographic Information Center, 1970 and 1986, digitized aerial photographs provided courtesy of Bill Miller, University of Connecticut, Map and Geographic Information Center.

Connecticut Department of Environmental Protection, 1990, Environmental and Geographic Information Center, United States Geological Survey Digital Orthophoto Quarter Quadrangles, 2003 Edition.

SBC Aerial Photography, April 2001, East Hampton Village Center and surrounding area.

### **Historic Hazard Mapping**

Connecticut State Library, 1903, 1908, 1914, 1925, Sanborn Fire Insurance Maps (Sanborns), Library of Congress Map Collection.

Environmental Data Resources, Inc., 1903, 1908, 1914, 1925, 1936, and 1959, The Sanborn Map Library, LLC.

### **Historic Phone Directories**

The Price and Lee Company, 1967, East Hampton, CT Phone Directory

The Price and Lee Company, 1969, East Hampton, CT Phone Directory

The Price and Lee Company, 1971, East Hampton, CT Phone Directory

The Price and Lee Company, 1974-1975, East Hampton, CT Phone Directory

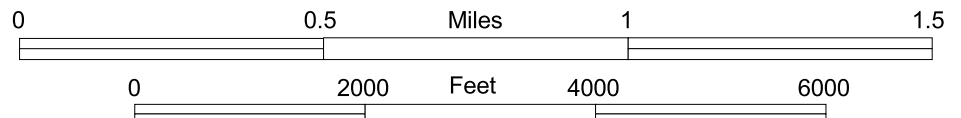
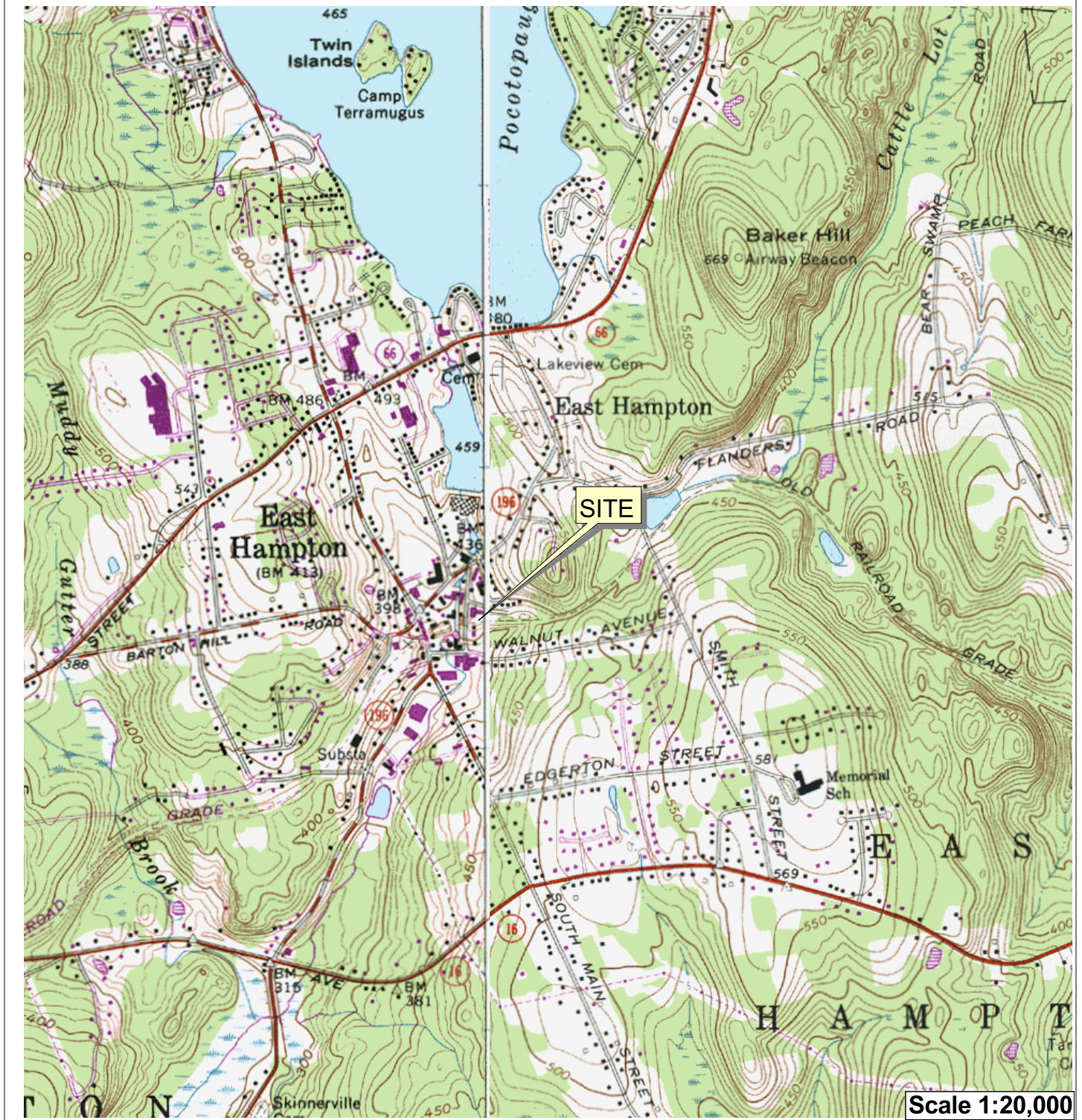
### **Previous Environmental Reports**

ECS Marin, 2003, Phase I Site Assessment 103 Main Street, East Hampton, CT, Provided by the Town of East Hampton.

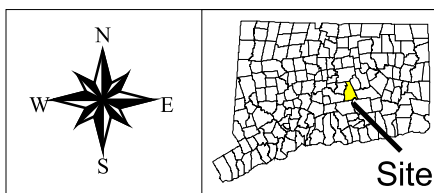
Fuss and O'Neill Design/Build Services, 2003, LLC, Phase I Site Assessment Former Allied Metal Finishing, 10 Summit Street, East Hampton, CT., Provided by East Hampton Brownfields Steering Committee.

EnviroScience Consultants Inc., 2001, Phase I Environmental Site Assessment, 11 Skinner Road, East Hampton, CT., Provided by East Hampton Brownfields Steering Committee.

Maguire Group, 2004, Town of East Hampton Initial Water Supply Plan, Provided by Town of East Hampton.



Base map is a portion of the following U.S.G.S.  
Quadrangles: Middle Haddam, 1955, Revised 1984  
and Moodus, CT 1955 Revised 1984



## Site Location Map

13 Watrous Street  
East Hampton, CT

## Tighe & Bond, Inc.

Consulting Engineers

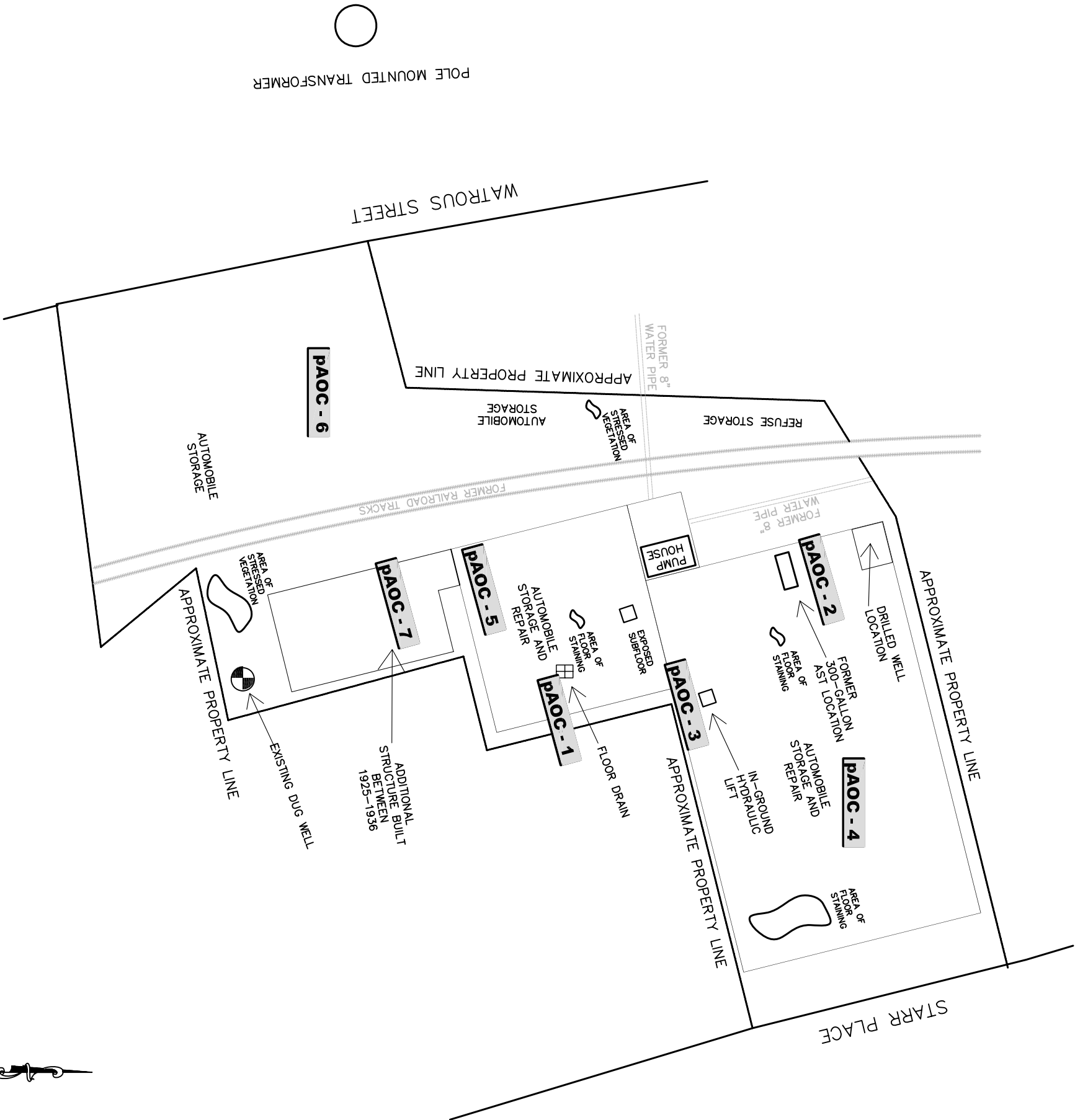
213 Court Street, Suite 900 - Middletown, CT 06457

Job No. 126136	Drawn By: BCC	Date: 3/28/05
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/6136/Figures/Figure1.pdf

Figure 1

Potential AOCs		
PAOC 1	Floor Drain	
PAOC 2	300-gallon AST Location	
PAOC 3	In-ground Hydraulic Lift	
PAOC 4	Former Coal Pocket Area	
PAOC 5	Interior Floor Stained Area	
PAOC 6	Exterior Soil Stained Area	
PAOC 7	Temporary Storage Area	



NOTE:  
ALL PROPERTY BOUNDARIES AND BUILDING AREAS ARE APPROXIMATE

<b>Tighe &amp; Bond</b>		Revisions					
		No.	By	Date			
213 Court Street – Suite 800 Middletown, Connecticut 06457 Ph: 860-704-4760							
<u>13 Watrous Street</u> East Hampton, CT							
PHASE I ESA							
SITE LAYOUT WITH PAOCs							
Job No.	12-6136	Designed By	BCC	Checked By	JTO	Scale:	NOT TO SCALE
Drawn By	BCC	Date	May 2005				Figure 2
Cod File: 0136/13 WATROUS/PHASE2.rvt							