

April 7, 2009

Mr. Jeffrey O'Keefe
Town Manager
Town of East Hampton
20 East High Street
East Hampton, CT 06424

Subject: Sensitive Receptor Survey Update
Former Summit Thread Company Boiler House Property
13 Watrous Street, East Hampton, Connecticut

Dear Mr. O'Keefe,

AECOM (formerly Metcalf & Eddy, Inc.) was contracted by the Town of East Hampton (the Town) to update a Sensitive Receptor Survey (SRS) at the 13 Watrous Street property located in East Hampton, Connecticut. The initial SRS was performed by Tighe & Bond (T&B) in 2005 to locate water supply wells located within a 500 foot radius of the subject property. The following provides results of the SRS Update, as well as the methodology used in generating this report. AECOM notes that, consistent with the 2005 SRS, the only type of sensitive receptor evaluated within the study area during this update was water supply wells.

Background

Previous investigation activities conducted at the site by T&B identified conditions which required reporting to the Connecticut Department of Environmental Protection (CTDEP) under the Significant Environmental Hazard (SEH) Reporting requirements. Specifically, as referenced in the 2005 T&B SRS report, groundwater impacts were identified on the 13 Watrous Street site at concentrations which required a SEH Notification for "Drinking Water Well Threatened". The CTDEP response included a requirement to sample all water supply wells located within 500 feet of the 13 Watrous Street property. T&B provided a summary of results in a letter report dated September 29, 2005.

Creation of Receptor Area

A list of the properties within a 500-foot radius of the 13 Watrous Street property is provided as Table 1. A figure illustrating the locations of properties within a 500-foot radius of the property boundary is provided as Figure 1. Properties determined to be served by a public water supply within the buffer area are also shown on this figure. A figure showing all properties within the village center that are served by a public water supply is provided as Figure 2.

ESRI ArcMap 9.1 Geographical Information Systems (9.1) was used to create the 500-foot buffer around the site. The northern extent of the buffer extends to the Bevin Manufacturing Company, located at 10 Bevin Road, and the southern extent to Walnut Avenue. A portion of the railroad right of way is included within a portion of the southern buffer area. The western extent includes portions of the Village Center, and the eastern extent includes most of Railroad Avenue and all of Starr Place.

A digitized parcel map, last updated in 2004, was provided by the Midstate Regional Planning Authority in Middletown, CT. The 500-foot radius was overlain on this map. Forty eight parcels are contained within this buffer area (completely or partially), including the subject site.

Community Water System

T&B conducted a SRS that included the subject area in 2005. The 2005 SRS report included information regarding properties in the village center that were served by the Water Pollution Control Authority (WPCA), also known as the Village Center Community Water System (CWS). The Village Center CWS became operational in August of 1992 and has been owned and operated by the WPCA since that time.

As part of this SRS update, AECOM contacted the WPCA to confirm properties connected to the CWS and to obtain any updates regarding the WPCA Village Center CWS since the 2005 T&B SRS. On February 12, 2009 AECOM personnel interviewed Mr. Vincent Susco and Ms. Marge Foran, both of the East Hampton WPCA. According to the WPCA, one of the properties previously connected to the CWS (1 Watrous Street) may still be using an on-site supply well as no well abandonment permit was obtained, and the Town further indicated the public water supply to this location has been terminated within the last two months.

The properties located within the 500 foot buffer area that are served by the CWS are shown in bold italics in Table 1, and are highlighted in red on Figure 1. As shown in Table 1 and Figure 1, 11 properties within the 500 foot radius of the Watrous Street property are currently connected to the CWS. Use of the public water supply and the abandonment of water supply wells (where applicable) by these residences was verified by Mr. Susco and Ms. Foran. Mr. Susco indicated that residents were required to abandon private wells prior to connecting to the public water supply. Properties with well abandonment records within the 500 foot radius are also summarized in Table 1. The property located at 1 Watrous Street is shown in dark green with a note regarding termination of the public supply, as this property is no longer serviced by the WPCA.

As requested by the Town, Figure 1 shows all of the locations within the Village Center that are currently connected to the CWS. This includes properties within the 500 foot boundary, as well as properties outside the 500 foot boundary line. Properties serviced by the CWS include a school, businesses and private residences. As shown on Figure 1, a total of 29 properties are currently connected to the CWS.

Street Address Survey

On January 27, 2009, AECOM personnel conducted a drive-by street address survey of the sensitive receptor study area. The purpose of the survey was to identify physical street addresses within the 500-foot radius and note any changes to the area that may have occurred since the last receptor survey performed in 2005.

Additional Address Information

In addition to the physical street address survey, AECOM personnel researched additional property information provided by the East Hampton Real Estate Management Services website: <http://www.rmsreval.com>. This website provided updated information including current mailing addresses for property owners and recent property transfers. This additional information is also provided in Table 1.

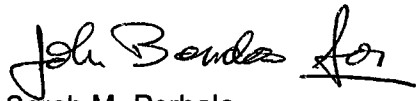
Summary

The 500-foot radius for 13 Watrous Street identified 48 properties within the sensitive receptor study area, including the subject property. Eleven of the identified 48 properties are currently serviced by the Village Center Community Water System. All of the properties connected to the public water system were required to abandon their supply wells when the municipal system was established. The 37 remaining properties within the search area (including the subject site) are presumably serviced by private water supply wells.

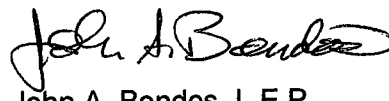
Please feel free to contact us at (860) 263-5800 with any questions or comments.

Very truly yours,

AECOM



Sarah M. Perhala
Environmental Scientist



John A. Bondos, L.E.P.
Project Manager

Attachments:

Table 1 – Properties Located within Study Area

Figure 1 – Site Plan

cc:

D. Wolfram, East Hampton Brownfields Redevelopment Agency
C. Sylvester, East Hampton Brownfields Redevelopment Agency
S. Bristol, East Hampton Brownfields Redevelopment Agency
J. Albrecht, AECOM

Table 1
DRAFT
Properties Located Within a 500-ft Radius of
13 Watrous Street
East Hampton, CT

First Name	Last Name	Parcel ID			Property Address	Mailing Address (if different)	Served by Public Supply	Well Abandonment Reports
		Map	Block	Lot				
Dorino	Bastiani	6A	58	1	29 Watrous Street	21 East Street, Hebron	N	NA
Allen & Rita	Dunham	6A	58	2	Watrous Street	15 Walnut Avenue	N	NA
Allen & Rita	Dunham	6A	58	3	9 Walnut Avenue	15 Walnut Avenue	N	NA
Allen & Rita	Dunham	6A	58	2A	15 Walnut Avenue		N	NA
John & Linda	Grenman	6A	58	2B	17 Walnut Avenue		N	NA
Carol	Caplan	6A	59	2	11 Railroad Avenue		N	NA
Robert & Lorraine	Valli	6A	59	3	9 Railroad Avenue		N	NA
Tina	Velasquez	6A	59	4	7 Railroad Avenue		N	NA
Ernest	Anderson	6A	59	5	5 Railroad Avenue		N	NA
Mark & Melody	Philhower	6A	59	6	10 Starr Place	212 White Birch Road	N	NA
Mark & Melody	Philhower	6A	59	7	Railroad Avenue	212 White Birch Road	N	NA
Pheonix Redevelopment		6A	59	8	17 Watrous Street	PO Box 278, Higganum	N	NA
Merry & Leo	Williams	6A	59	9	8 Starr Place		N	NA
Donna	Daigle	6A	59	10	6 Starr Place	11 Valli Drive	N	NA
Robert	Holmes	6A	59	11	4 Starr Place	77 Peterson Street, Vernon	N	NA
Town of East Hampton		6A	59	12	13 Watrous Street	20 East High Street	N	NA
Victor	Biondi	6A	59	13	2 Starr Place	Starr Auto Body	N	NA
Wendy & Donald	Flis	6A	59	14	11 Starr Place		N	NA
Edward	Roy	6A	59	15	7 Starr Place		N	NA
William & Michelle	Drotar	6A	59	16	5 Starr Place		N	NA
Eleanor	Lancey	6A	59	17	1 Starr Place		N	NA
Phyllis	Westcott	6A	59	18	16 Summit Street	PO Box 106	N	NA
Michael & Victoria	Havey	6A	59	19	18 Summit Street		N	NA
Ronald & Gail	Petanovitch	6A	59	21	20 Summit Street		N	NA
Yenwood Realty LLC		6A	59	12A	1 Watrous Street	164 Knollwood Drive, Glastonbury	N*	N*
Michael	Krajewski	6A	59	15A	9 Starr Place		N	NA
Jason	Baltrucki	6A	59	17A	3 Starr Place		N	NA
Stuart & Kimberley	Fontaine	6A	59	1A-1	4 Railroad Avenue		N	NA
Hancin Construction LLC		6A	59	1A-2	10 Railroad Avenue	79 Park Road, Marlborough	N	NA
Brookside Industrial Park Company		6A	60	2	Walnut Avenue	11 Skinner Street	N	NA
RSN Inc		6A	61	1	12 Summit Street		Y	Y
Carl E. Vale Properties LLC		6A	61	2	10 Summit Street	58 Barton Hill	Y	Y
Larry & Mary	Bair	6A	61	3	6 Summit Street		Y	Y
William	Devine	6A	61	4	4 Summit Street	43 Main Street	Y	Y
Myrialis	Lambis	6A	61	7	87 Main Street	31 Donna Drive, Burlington	Y	Y
Michael	Cummings	6A	61	8	22 Watrous Street	91 St. Nicholas Avenue, NY, NY	Y	Y
John	Witherly	6A	61	1A	4 Watrous Street	PO Box 7, Middle Haddam	Y	NA - No Well
Lionel	Valluzzo	6A	61	2A	8 Summit Street	8-B Summit Street	Y	NA - No Well
Gspeed Realty LLC		6A	61	7A	85 Main Street		Y	Y
Town of East Hampton		5A	62	31	7 Summit Street	20 East High Street	Y	No- Always part of water system supply
Polly	Poulin	5A	62A	20	17 Summit Street	25 Summit St.	N	NA
Thomas & Julie	Dagle	5A	62A	21	15 Summit Street aka 1 Bevin Ct		N	NA
Chatham Historical Society		5A	62A	56	6 Bevin Boulevard	60 Colchester	N	NA
Bevin Bros MFG Co.		5A	62A	57	10 Bevin Road	PO Box 60	N	NA
Bevin Bros MFG Co.		5A	62A	58	10 Bevin Road	PO Box 60	N	NA
Bevin Bros MFG Co.		5A	62A	14H	Bevin Road	PO Box 60	N	NA
Helene	Dipace	5A	62A	1A	2 Bevin Boulevard		Y	Y
Artistic Mill LLC		5A	62A	2A	13 Summit Street	30 Lafayette Square, Vernon	N	NA

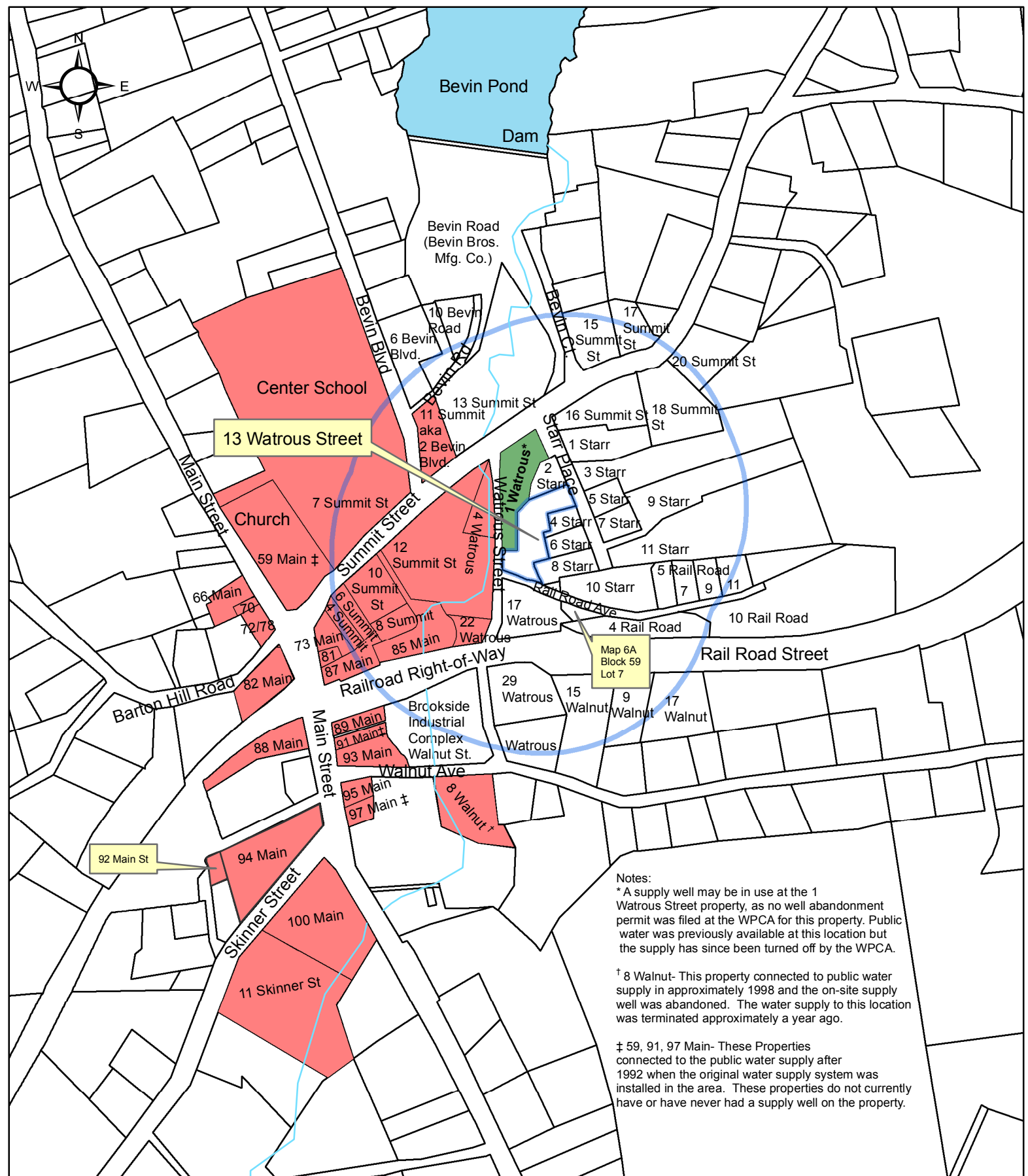
Notes:

Bold italicized cells indicate properties that are serviced by public water.

Well abandonment reports were verified to be on file at the East Hampton WPCA where indicated.

The highlighted row indicates this is the subject property.

*According to the East Hampton WPCA, the original well may still be in use as no abandonment permit was obtained. Additionally, the public water supply service was terminated at this location .



East Hampton, CT - 13 Watrous Street Site Plan

Figure 1

DR. By: MH

Project No. 04632-057

CK'D. By: MM

Date: March 2, 2009

AECOM