

Bevin Brothers Manufacturing – Site 1

Site Address: 2 Bevin Boulevard

Tax Assessor's Code: 05A/62A/14F

Current Owner

Name: Stanley Bevin

Address: 2 Bevin Boulevard
East Hampton, CT.

Phone: (860) 267-4431



Current Use: Bell manufacturer since 1880's.

Historic Use: Bell manufacturer since 1880's. The original business (built in 1832) was several hundred yards northwest from its present site. Majority of structures built in 1880, 1904-1910.

Relevant Environmental Information

- CT DEP file search identified the use of perchloroethylene and trichloroethylene during 1993 site inventory.
- CT DEP file search documented Bevin Brothers as former large quantity generators under the Resource Conservation and Recovery Information System (RCRA).
- FirstSearch report identified Bevin Brothers as a 1993 Toxics Release Inventory (TRI) reporter for copper.
- A 10,000-gallon buried oil tank is depicted in the 1925 Sanborn Map north of current factory building.
- Pocotopaug Creek formerly ran through the center of the building and was central to manufacturing processes.
- Additional historic information provided in Section 4.
- No environmental site assessment available for the property.

Bevin Brothers Manufacturing (cont.) – Site 1

Physical Information

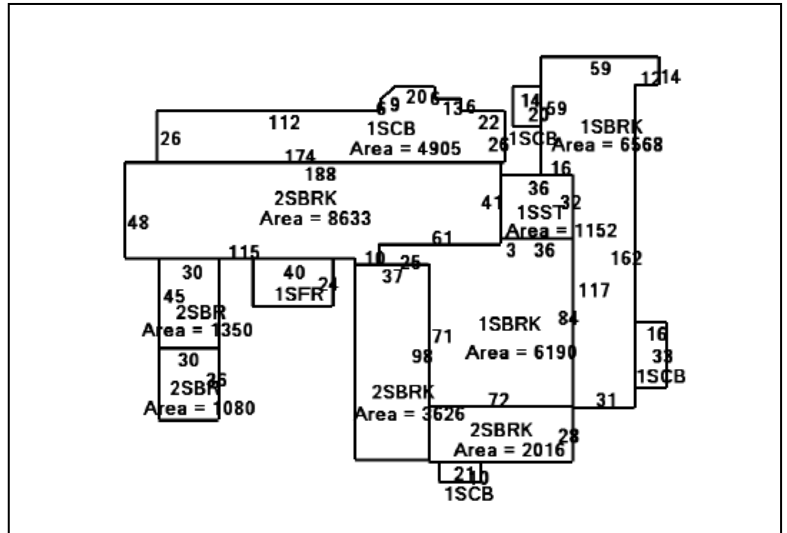
Acres: 4.81

Year Structure Built: 1880

Total Square Feet: 54,203

Tax Status as of December 2004:
Current

Zoning: R-1



Sale History

Real Estate Transaction	Year
G Bevin to Stanley Bevin	1974
Bevin Brothers Manufacturing Company to Stanley A Bevin	1949
Avery Bevin and Chauncey Bevin to Bevin Brothers	1904

Historic Map and Photograph Review

Sanborn Maps	Industry included in maps. See Section 4.3.
1934 Fairchild Aerial Survey	Site present. Buildings similar to present day
1970 Aerial Photograph	Site present. Buildings similar to present day
1986 Aerial Photograph	Site present. Buildings similar to present day.

Notes

- Seven parcels designates as Bevin Brothers in East Hampton Assessor's Office. For the purposes of this report, 05A/62A/14F was used.
- A narrow and unpaved access road, known as Bevin Road, extends off of Bevin Boulevard and leads to the site.

Former Summit Thread – Site 2

Site Address: 13 Summit Street

Tax Assessor's Code: 06A/ 62 / 2A

Current Owner

Name: Artistic Mills LLC; Managing Partner Mike O'Brien of Location Realty

Address: 921 Saybrook Road
Middletown, CT

Phone: Location Realty – (860) 870-0111



Current Use: Open industrial space and studio rental. Karate and music studios are current renters.

Historic Use: Earliest known use was Merrick and Conant Silk Factory (1880). Summit Thread, manufactures of silk and cotton thread, occupied the building from 1882-1940. Used as a metal manufacturer and photographic studio after 1940.

Phone Directory Year	Name of Business
1967	Early American Gift Shop, Freds Speed Shop Gift Shop, Central Wood Working Industries, Electro Metals Incorporated
1969	Early American Gift Shop, Vacant, Central Wood Working Industries, Electro Metals Incorporated
1971	Early American Gift Shop, Vacant, Central Wood Working Industries, Electro Metals Incorporated
1974-1975	Early American Gift Shop, Vacant, Central Wood Working Industries, Electro Metals Incorporated

Fox's Cleaners, a dry cleaning establishment, was a tenant in the 1990's.

Relevant Environmental Information

- CT DEP file search documented Fox's Cleaners, former tenant, as a former large quantity generator under the Resource Conservation and Recovery Information System (RCRA).

Former Summit Thread (cont.) – Site 2

- FirstSearch identified a spill of unknown size and type occurred on the corner of Summit Street and Watrous Street in 1999.
- Pocotopaug Creek formerly ran through the center of the building and was central to manufacturing processes.
- Additional historic information provided in Section 4.
- No environmental site assessment available for the property.

Physical Information

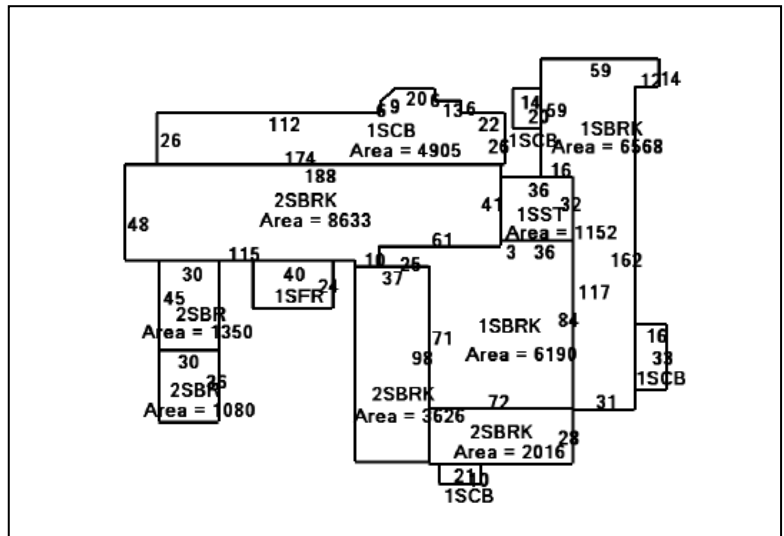
Acres: 2.1

Year Structure Built: 1880

Total Square Feet: 43,509

Tax Status as of December 2004:
Delinquent

Zoning: Industrial



Sale History

Real Estate Transaction	Year
13 Summit Street Assoc. to Artistic Mill LLC	2002- Current
Summit Thread Owner	1882-1940
Merrick & Conant Silk Manufacturer	1880-1882

Historic Map and Photograph Review

Sanborn Maps	Industry included in maps. See Section 4.3.
1934 Fairchild Aerial Survey	Site present. Buildings similar to present day. A covered walkway is visible across Summit Street.
1970 Aerial Photograph	Site present. Buildings similar to present day. Pond located East of building much larger than present day.
1986 Aerial Photograph	Site present. Buildings similar to present day. Covered bridge has been removed.

Former Clark and Watrous Company – Site 3

Site Address: 1 Watrous Street

Tax Assessor's Code: 06A/ 59 / 12A

Current Owner

Name: Keith Erbe

Address: 14 Summit Street
East Hampton, CT

Phone: Not Available

Current Use: Open industrial space,
fiberglass auto classic reproductions,
cabinet construction, furniture repair and refinishing.



Historic Use: Earliest known use was Merrick and Conant Silk Factory (1880). Summit Thread, manufactures of silk and cotton thread, occupied the building from 1882-1940. Used as an automobile repair, electric manufacturing, and wood cabinet repair.

Phone Directory Year	Name of Business
1967	Corson Electric Manufacturing Company
1969	Corson Electric Manufacturing Company
1971	U-Fix and Save Auto Repairs
1974-1975	A & A Autoparts

Relevant Environmental Information

- 100-gallons of #2 fuel oil spilled in 1998. Spill caused by a tank overflow by Peterson Oil.
- Additional historic information provided in Section 4.
- No environmental site assessment available for the property.

Former Clark and Watrous Company (cont.) – Site 3

Physical Information

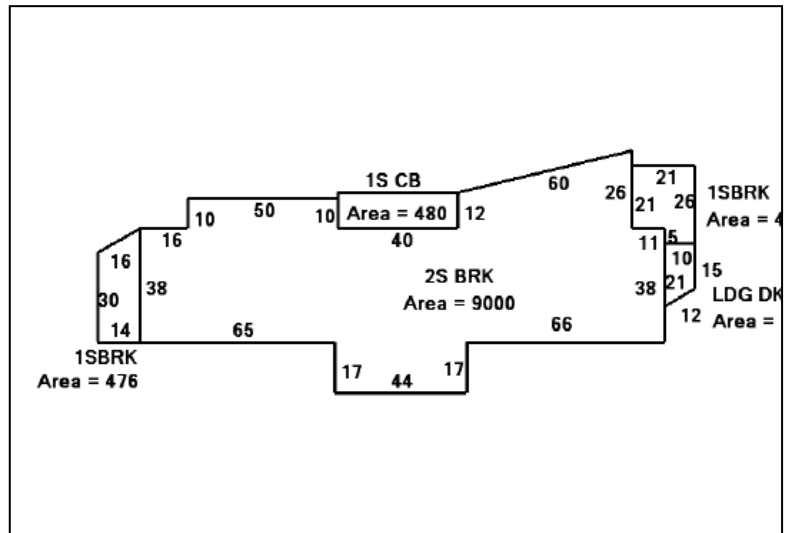
Acres: 0.51

Year Structure Built: 1880

Total Square Feet: 19,447

Tax Status as of December 2004: Current

Zoning: Village Center



Sale History

Real Estate Transaction	Year
Erbest LLC to Keith Erbe	2001
Jack Axelrod to Erbest LLC	1976
N&M Smetaniuk to James C. Barton	1943
R Planeta to Planeta Realty	1941
Summit Thread	1882-1940

Historic Map and Photograph Review

Sanborn Maps	Industry included in maps. See Section 4.3.
1934 Fairchild Aerial Survey	Site present. Building similar to present day. The pond "Number 3" referenced in the Sanborn Maps is present.
1970 Aerial Photograph	Site present. Building similar to present day. Pond Number 3 has been drained and filled.
1986 Aerial Photograph	Site present. Building similar to present day.

Nesci Enterprises – Site 4

Site Address: 12 Summit Street

Tax Assessor's Code: 06A/ 61 / 1

Current Owner

Name: R & D Enterprises

Address: 12 Summit Street
East Hampton, CT

Phone: (860) 267-2588

Current Use: Industrial space.
Classic Lighting Devices, East
Hampton Small Engine Repair, Nesci Factory Welding Store.



Historic Use: Former location of Veazy and White and Starr Brothers Bell Manufacturing Company. More recent uses include welding, cabinet making, and small engine repair.

Phone Directory Year	Name of Business
1967	Nesci Enterprises Inc. and Vandermann Manufacturing Cabinet Maker
1969	Nesci Enterprises Inc. and Vandermann Manufacturing Cabinet Maker
1971	Nesci Enterprises Inc. and Vandermann Manufacturing Cabinet Maker
1974-1975	Vandermann Manufacturing The Metal Goods Manufacturer

Relevant Environmental Information

- CT DEP records lists Nesci Enterprises as a STATE site for known and suspected waste sites maintained by the Bureau of Water Management.
- Nesci Enterprises is a former RCRA large/small quantity generator.
- A buried oil tank is referenced in the 1925 Sanborn map to the west of the factory building.
- 3 pole mounted transformers located outside building.
- Additional historic information provided in Section 4.
- No environmental site assessment available for the property.

Nesci Enterprises (cont.) – Site 4

Physical Information

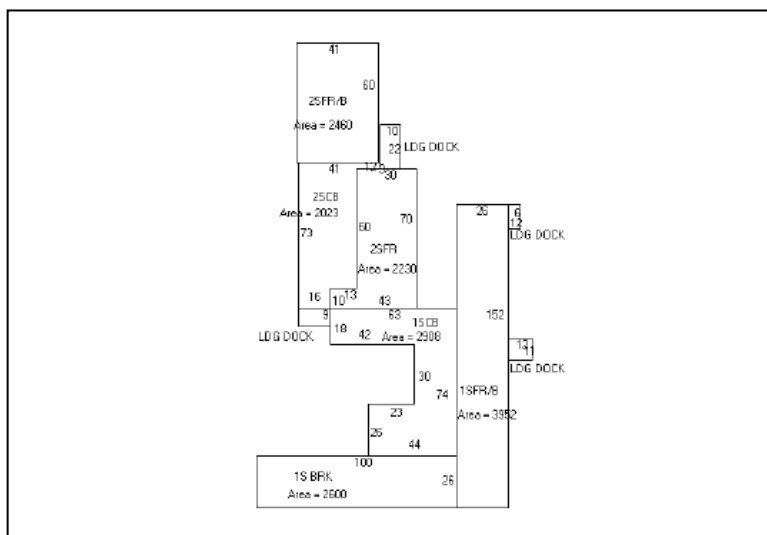
Acres: 1.8

Year Structure Built:
1840

Total Square Feet:
22886

Tax Status as of
December 2004: Current

Zoning: Village Center



Sale History

Real Estate Transaction	Year
D&R Nesci to R&D Enterprises	2003
V Nesci to D&R Nesci	1981
W Smith to V Nesci	1977
Starr Brothers Bell Company	1882-
Veazy and White	1840-1882

Historic Map and Photograph Review

Sanborn Maps	Industry included in maps. See Section 4.3.
1934 Fairchild Aerial Survey	Site present. Buildings similar to present day. Pond #3 is present to the north of the building and Pocotopaug Creek seems to have a greater volume. Photograph is unclear, however, there appears to be several smaller buildings to the south of the main complex.
1970 Aerial Photograph	Site present. Buildings similar to present day
1986 Aerial Photograph	Site present. Buildings similar to present day.

Former Ghezzi Motors – Site 5

Site Address: 13 Watrous Street

Tax Assessor's Code: 06A/ 59 / 12

Current Owner

Name: Town of East Hampton

Address: 20 East High Street
East Hampton, CT

Phone: (860) 267-4468



Current Use: Industrial space. Automobile repair and storage and industrial storage.

Historic Use: Former boiler house for Summit Thread Company. More recent use includes autobody repair, automobile paint shop, and automobile parts storage.

No listings in historic telephone directories.

Relevant Environmental Information

- A large portion of the building was designated as a coal pocket (approx. 1910-1940).
- Additional historic information provided in Section 4.
- Site is owned by the town of East Hampton and leased with an option to purchase to Robert Fuller of J.C. Products.

Former Ghezzi Motors (cont.) – Site 5

Physical Information

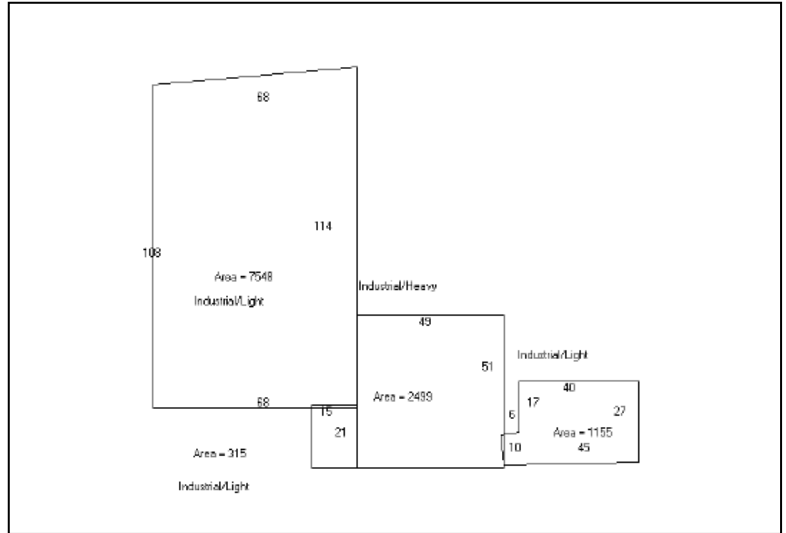
Acres: 0.84

Year Structure Built: 1910

Total Square Feet: 20,028

Tax Status as of December 2004:
Current

Zoning: Industrial



Sale History

Real Estate Transaction	Year
Ghezzi/Cartelli to Town of East Hampton	2002
R Planeta Jr. To J. Axelrod	1981
Planeta Realty to Rudolph Planeta SR	1969
R Planeta to Planeta Realty Group	1943
Summit Thread Powerhouse	1910-1943

Historic Map and Photograph Review

Sanborn Maps	Industry included in maps. See Section 4.3. Sanborn indicated that the large section of the building was used as coal storage and did not have a roof.
1934 Fairchild Aerial Survey	Site present. Buildings similar to present day. Photograph has poor resolution, but there appears to be a roof covering the entire building.
1970 Aerial Photograph	Site present. Buildings similar to present day
1986 Aerial Photograph	Site present. Buildings similar to present day.

Additional Notes

Site is currently undergoing Phase I Environmental Site Investigation.

Former Metal Allied Finishing – Site 6

Site Address: 10 Summit Street

Tax Assessor's Code: 06A/ 61 / 2

Current Owner

Name: Carlevale Properties LLC

Address: 58 Barton Hill Road
East Hampton, CT

Phone: Not Available.

Current Use: Industrial mixed use-
machine shop and residential.
Currently undergoing renovation.



Historic Use: Former location of Fishing Equipment. More recent uses include the Continental Cable Company and Allied Metal Finishing.

Phone Directory Year	Name of Business
1967	Starr A M Net Company Fishing Equipment
1969	Starr A M Net Company Fishing Equipment
1971	Starr A M Net Company Fishing Equipment
1974-1975	Continental Cable Company

Relevant Environmental Information

- Fill and vent pipes were observed by Fuss and O'Neil during Phase I Investigation. The pipes are likely associated with an underground storage tank. However, no information was available for former or existing tanks associated with the site.
- The location of a buried oil tank is referenced to the west of the factory building adjacent to Watrous Road.
- Additional historic information provided in Section 4.
- Fuss and O'Neill Design/Build Service performed a Phase I Environmental Site Assessment in 2003.

Former Metal Allied Finishing (cont.) – Site 6

Physical Information

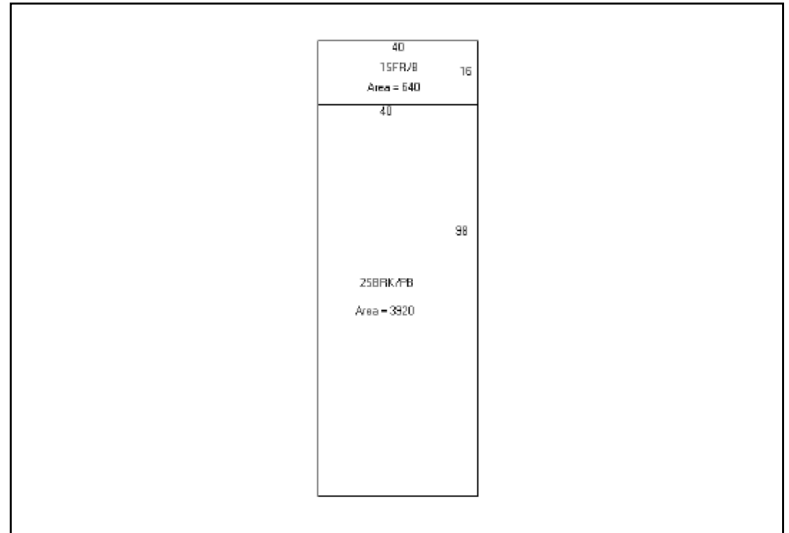
Acres: 0.43

Year Structure Built: 1914

Total Square Feet: 8480

Tax Status as of December
2004: Current

Zoning: Village Center



Sale History

Real Estate Transaction	Year
Rabinowitz to Carlevale Properties	2004
J & V Mitchell to Rabinowitz	1983
Claibert Corp to Robert Harcke	1982
Chatham Supply Company from R&C Starr	1958
R&C Starr	1914-1958

Historic Map and Photograph Review

Sanborn Maps	Industry included in maps. See Section 4.3.
1934 Fairchild Aerial Survey	Site present. Buildings similar to present day.
1970 Aerial Photograph	Site present. Buildings similar to present day.
1986 Aerial Photograph	Site present. Buildings similar to present day.

J.C. Products – Site 7

Site Address: 17 Watrous

Tax Assessor's Code: 06A/ 59/ 8

Current Owner

Name: Phoenix Redevelopment
LLC

Address: PO Box 278
Higganum, CT

Phone: (860) 267-5516



Current Use: J.C. products manufacturer of wire and wire products.

Historic Use: Former location of Franco-American Thread Company. Previously owned by Star Brothers Bell Company and Summit Thread Company. More recent uses include the Consolidated Container Company and Consolidated Plastech, Inc..

No historic telephone listings.

Relevant Environmental Information

- Additional historic information provided in Section 4.
- Former tenant, Consolidated Plastech, Inc. was listed on the Inventory and Suspected Hazardous Waste Site.
- No environmental site assessment available for the property.

J.C. Products (cont.) – Site 7

Physical Information

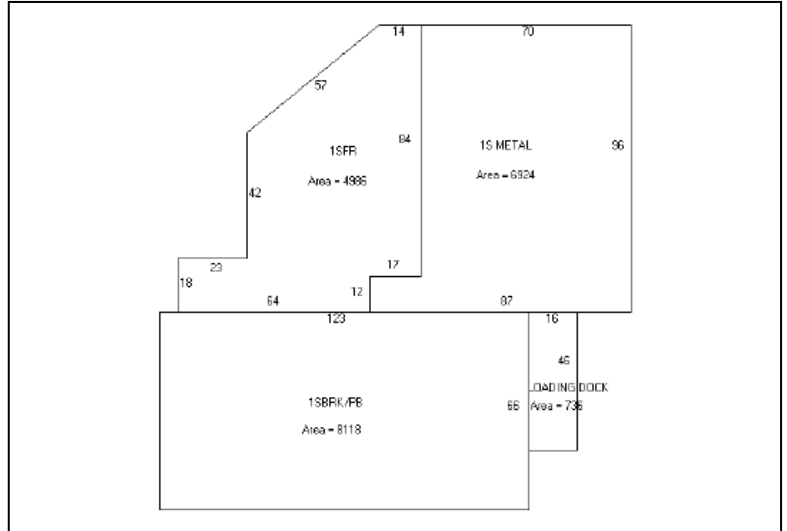
Acres: 0.84

Year Structure Built: 1910

Total Square Feet: 20028

Tax Status as of December 2004:
Delinquent

Zoning: Village Center



Sale History

Real Estate Transaction	Year
Consolidated Container to Phoenix Redevelopment	2004
New York, New Haven And Hartford RR to Gong Bell	1953
Summit Thread to Gong Bell	1940
Starr Brothers Bell Company to Summit Thread	1930

Historic Map and Photograph Review

Sanborn Maps	Industry included in maps. See Section 4.3.
1934 Fairchild Aerial Survey	Site present. Buildings similar to present day. . Building similar to present day. Very distinctive sky lights are remnant from Franco-American American Thread Company.
1970 Aerial Photograph	Site present. Buildings similar to present day
1986 Aerial Photograph	Site present. Buildings similar to present day.

8 Summit Street-Site 8

Site Address: 8 Summit Street

Tax Assessor's Code: 06A/ 61 / 2A

Current Owner

Name: Lionel Valluzzo

Address: 8 Summit Street
East Hampton, CT

Phone: (860) 267-1482



Current Use: Residential, industrial storage.

Historic Use: Building built in 1938. Historic records have not identified landuse. Assumed residential and commercial storage use.

Phone Directory Year	Name of Business
1967	Not Listed.
1969	Vacant
1971	Vacant
1974-1975	Vacant

Relevant Environmental Information

- No environmental site assessment available for the property.

8 Summit Street (cont.) – Site 8

Physical Information

Acres: 0.21

Year Structure Built: 1938

Total Square Feet: 6,864

Tax Status as of December
2004: Current

Zoning: Village Center



Sale History

Real Estate Transaction	Year
Lionel Valluzzo	2002

Historic Map and Photograph Review

Sanborn Maps	Industry not included in maps. Hazard maps predate building.
1934 Fairchild Aerial Survey	Site present. Building is not present in the photo. Trees and greenspace occupy location.
1970 Aerial Photograph	Site present. Several cars and parking spaces surround building.
1986 Aerial Photograph	Site present. Buildings similar to present day.

EMS Mailing -Site 9

Site Address: 85 Main Street

Tax Assessor's Code: 06A/ 61 / 7A

Current Owner

Name: Jonathan and Gail Freeman

Address: 8 Summit Street
East Hampton, CT

Phone: (860) 267-1482



Current Use: Residential, industrial storage.

Historic Use: Building built in 1919. Originally used as a storage facility for Star Brothers Bell Company. More recently used as a supermarket and mailing services business.

Phone Directory Year	Name of Business
1967	Sid Gordons Supermarket
1969	Sid Gordons Supermarket
1971	Sid Gordons Supermarket
1974-1975	Sid Gordons Supermarket

Relevant Environmental Information

- No environmental site assessment available for the property.
- Sanborn 1925 shows building used for storage, possibly coal storage.
- Section 4 contains more information about historic use.

EMS Mailing (cont.) – Site 9

Physical Information

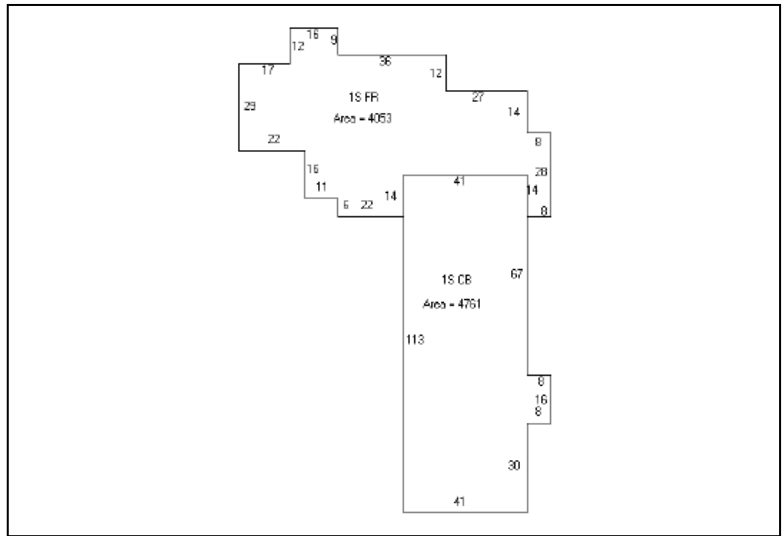
Acres: 0.57

Year Structure Built: 1910

Total Square Feet: 8814

Tax Status as of December
2004: Current

Zoning: Village Center



Sale History

Real Estate Transaction	Year
Jonathan and Gail Freeman	1998

Historic Map and Photograph Review

Sanborn Maps	Industry included in maps. See Section 4.3.
1934 Fairchild Aerial Survey	Site present. Poor photo resolution does not allow for the verification of building structure.
1970 Aerial Photograph	Site present. A long narrow building is shown to the west of the main structure. It is not present in the 1986 aerial. It may be a storage or refrigeration shed.
1986 Aerial Photograph	Site present. Buildings similar to present day.

Former East Hampton Bell Company -Site 10

Site Address: Walnut Avenue

Tax Assessor's Code: 06A/ 60 / 2

Current Owner

Name: Brookside Industrial Park Company

Address: 11 Skinner Street
East Hampton, CT

Phone: (860) 267-1482



Current Use: Water source for pressurizing fire-suppression sprinkling in some neighboring buildings in Village Center.

Historic Use: Site of the East Hampton Bell Company built in 1851. A plastic manufacturer occupied the site in the 1960's and 1970's.

Phone Directory Year	Name of Business
1967	Williams Robert East INC Plastics
1969	Tenglad Industries
1971	Williams Robert East INC Plastics
1974-1975	None listed

Relevant Environmental Information

- No environmental site assessment available for the property.
- Sanborn 1910, 1914, and 1925 show charcoal storage areas at northern extent of property.
- Section 4 contains more information about historic use.
- Blast furnace located on the first floor was used for foundry operations.

Former East Hampton Bell Company (cont.) – Site 10

Physical Information

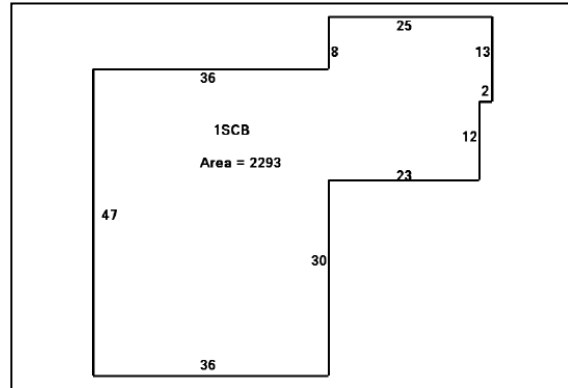
Acres: 0.63

Year Structure Built: 1851

Total Square Feet: NA

Tax Status as of December 2004:
Current

Zoning: Village Center



Sale History

Real Estate Transaction	Year
Belltown Industrial Corp. to J.C. Barton Real Estate	1973
N.N Hill Brass Company to Belltown Industrial Corp.	1960

Historic Map and Photograph Review

Hazard Maps	Industry included in maps. See Section 4.3.
1934 Fairchild Aerial Survey	Site present. Large pond (Pond #4) to the north of the site.
1970 Aerial Photograph	Site present. Large industrial complex with over 10 buildings. Very similar to 1934 aerial.
1986 Aerial Photograph	Most of the buildings have been removed. Only the two recent buildings and water tower remain. Very similar to the current condition.

Carpenter- Hayes Paperbox - Site 11

Site Address: 8 Walnut Avenue

Tax Assessor's Code: 06A/ 57 / 2A

Current Owner

Name: 8 Walnut LLC

Address: 44 Laurel Crest Road
Madison, CT 06443

Phone: (203) 245-9696



Current Use: Manufacturing of cardboard boxes and paper products.

Historic Use: Site of Gong Bell Company and M.L. Carpenter Paper Box and Rubber Stamp Making Company.

Phone Directory Year	Name of Business
1967	Carpenter – Hayes Paper Box
1969	Carpenter – Hayes Paper Box
1971	Carpenter – Hayes Paper Box
1974-1975	Carpenter – Hayes Paper Box

Relevant Environmental Information

- No environmental site assessment available for the property.
- 1914 Sanborn map shows a 50-gallon gasoline tank (not in use) located to the south and west of the building.
- Approximately 500-gallons of heating oil spilled on site in 1988.
- Section 4 contains more information about history.
- Unknown oil substance discovered in groundwater while digging a well in 2001.

Carpenter-Hayes Paperbox (cont.) – Site 11

Physical Information

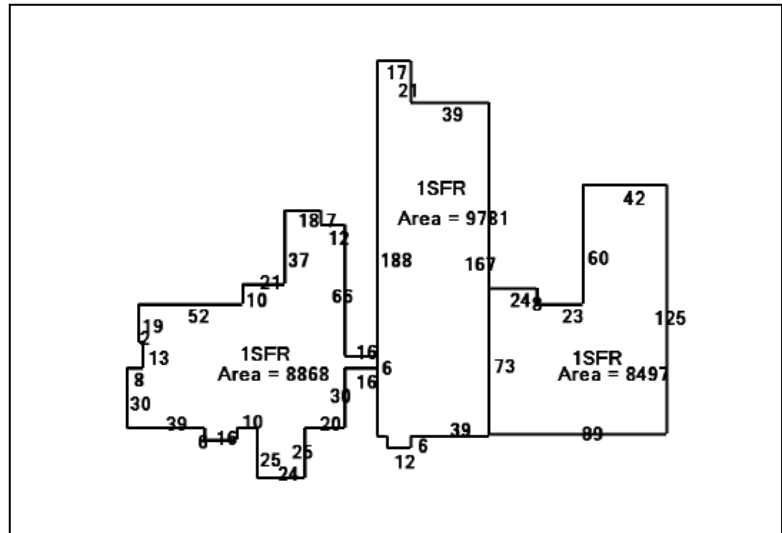
Acres: 1.09

Year Structure Built: 1875

Total Square Feet: 27146

Tax Status as of December
2004: Current

Zoning: VC



Sale History

Real Estate Transaction	Year
Bonita Fins Stoddard to 8 Walnut LLC	2004
Irving Fins to Bonita Fins Stoddard	1993
Gong Bell Manufacturing to L Carpenter	1920
J. Forbes to LS Carpenter and Son	1912

Historic Map and Photograph Review

Sanborn Maps	Original building contained two sections. Building contained the eastern two sections of present day facility. Industry included in maps. See Section 4.3.
1934 Fairchild Aerial Survey	Site present. Poor resolution of the photograph prevents assessment of building structure.
1970 Aerial Photograph	Site present. Buildings additions and larger structure visible.
1986 Aerial Photograph	Site present. Buildings similar to present day. Rear addition no longer present.

GMA3- Site 12

Site Address: 101 Main Street

Tax Assessor's Code: 06A/ 57 / 2

Current Owner

Name: Sumner and Sheila
Einhorn

Address: Colchester, CT

Phone: (860) 537-3696



Current Use: Used for industrial storage.

Historic Use: Property part of Gong Bell Manufacturing Company.

No historic phone records.

Relevant Environmental Information

- No environmental site assessment available for the property.
- Section 4 contains more information about history of Gong Bell Company.
- 1970 aerial photography illustrate a larger industrial complex then currently exists.

GMA3 (cont.) – Site 12

Physical Information

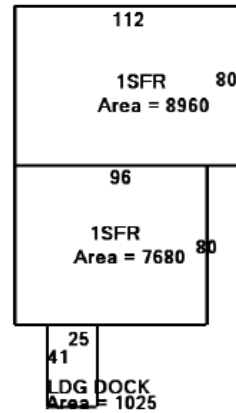
Acres: 2.52

Year Structure Built: 1900

Total Square Feet: 16640

Tax Status as of December
2004: Current

Zoning: VC



Sale History

Real Estate Transaction	Year
GMA3 LLC to Einhorn	2003
Barbara to Villa	1983
Borruso to Barba	1972
Newconn Corp to Barba	1971

Historic Map and Photograph Review

Sanborn Maps	Industry included in maps. See Section 4.3.
1934 Fairchild Aerial Survey	A large industrial facility wraps around Walnut Avenue to Main Street. The building section on Main Street is current location of building.
1970 Aerial Photograph	Site present. The large industrial complex occupies the majority of the corner between Walnut Avenue and Main Street.
1986 Aerial Photograph	Site present. Buildings similar to present day including trailer storage areas.

Bell Town Cleaners and Laundry - Site 13

Site Address: 97 Main Street

Tax Assessor's Code: 06A/ 57/1A

Current Owner

Name: Llena Ruitto

Address: 474 Glastonbury Tpk
Portland, CT

Phone: Not Available



Current Use: Residential apartment on second floor, first floor appears to be unused. The landlord is the current owner.

Historic Use: Sanborn 1925 shows a bakery in the current location. Property was most recently a dry cleaners.

Phone Directory Year	Name of Business
1967	Belle-Towne Cleaners And Laundries, Theodore Kusosik
1969	Belle-Towne Cleaners And Laundries, Theodore Kusosik
1971	Belle-Towne Cleaners And Laundries, Theodore Kusosik
1974-1975	Belle-Towne Cleaners And Laundries, Theodore Kusosik

Relevant Environmental Information

- No environmental site assessment available for the property.
- The location was adjacent to the former Gong Bell Manufacturing Plant.

Bell Town Cleaners and Laundry (cont.) – Site 13

Physical Information

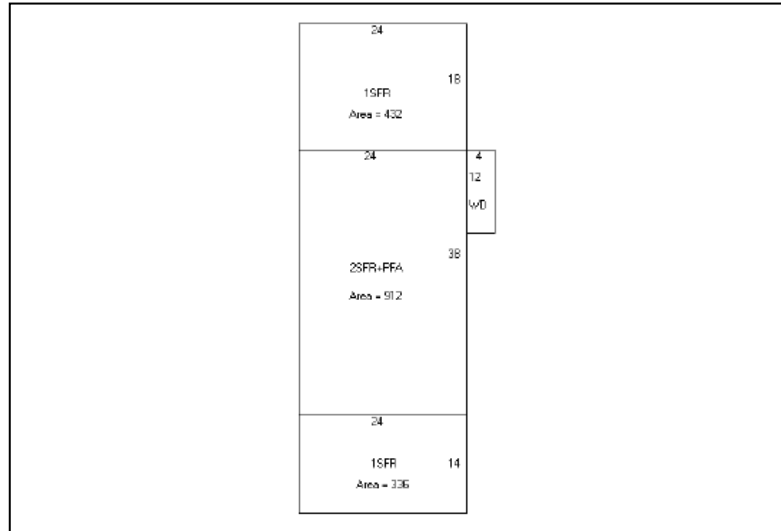
Acres: 0.11

Year Structure Built: 1890

Total Square Feet: 2479

Tax Status as of December
2004: Current

Zoning: VC



Sale History

Real Estate Transaction	Year
Anne Kustisk to Llena Ruito	1995
John and Janice Allegra to Anne Kustisk	1986
Samuel Kochuk	1952

Historic Map and Photograph Review

Sanborn Maps	Industry not included in maps. Hazard maps show buildings near location (Summit Thread) but it is not clear the use of the building. Tax records indicate the age of the building 1890. See Section 4.3.
1934 Fairchild Aerial Survey	Site present. Buildings similar to present day
1970 Aerial Photograph	Site present. Buildings similar to present day
1986 Aerial Photograph	Site present. Buildings similar to present day.

90 Main Street - Site 14

Site Address: 90 Main Street

Tax Assessor's Code: 02A/ 48A/ 2

Current Owner

Name: Alice and John Peterson

Address: 62 Barton Hill Road
East Hampton, CT

Phone: (860) 267-2867



Current Use: One building on the property. Current use unknown.

Historic Use: Formerly a restaurant. Historic aerial photos indicate that a large building, perhaps the restaurant, occupied the frontage area to Main Street.

Phone Directory Year	Name of Business
1967	The Purple Cow Restaurant
1969	The Purple Cow Restaurant
1971	Not listed.
1974-1975	The Purple Cow Restaurant

Relevant Environmental Information

- No environmental site assessment available for the property.

90 Main Street (cont.) - Site 14

Physical Information

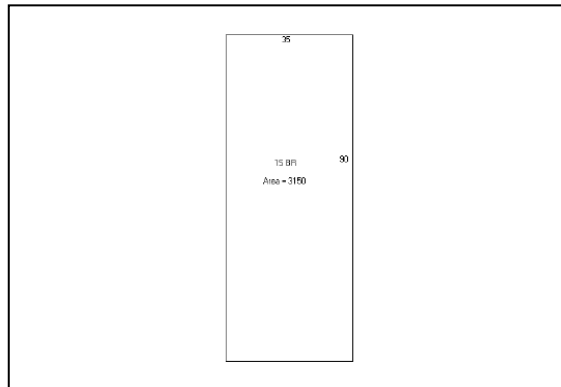
Acres: 0.86

Year Structure Built: 1920

Total Square Feet: 3150

Tax Status as of December 2004:
Current

Zoning: VC



Sale History

Real Estate Transaction	Year
Alice and John Peterson	1994

Historic Map and Photograph Review

Sanborn Maps	The location of site is not covered by Sanborn maps.
1934 Fairchild Aerial Survey	Site present. Tax records indicate that the current building was built in 1920. 1934 aerial photograph depicts the building similar to present day
1970 Aerial Photograph	Site present. Four additional buildings are located on the site. Historic use indicates the property was a restaurant. A large building fronts Main street. This building no longer exists.
1986 Aerial Photograph	Buildings similar to present day. The property that fronts Main Street appears to be a parking lot.

Train Station Motors - Site 15

Site Address: 5 Barton Hill Road

Tax Assessor's Code: 02A/48/30A

Current Owner

Name: Blaire J. Binge

Address: 62 Barton Hill Road
East Hampton, CT

Phone: (860) 267-8733

Current Use: Automotive repair and sales.



Historic Use: Train station depot, lawn mower repair, automobile repair and storage.

Phone Directory Year	Name of Business
1967	Not listed.
1969	Not listed.
1971	Not listed.
1974-1975	Not listed.

Relevant Environmental Information

- Environmental site assessment (ESA) performed by GeoInsight in 2004 and provided by owner.
- GeoInsight report states water service provided by an onsite supply well installed in November 2001.
- Sanitary waste disposal to a subsurface disposal system. The septic system is located off-site on property owned by the Department of Transportation. According to GeoInsight report, the existing septic system is currently failing and the owner has the option to replace the system or connect to the municipal sewer system.
- Two 275-gallon ASTs are located onsite. One provides #2 heating oil to furnace the second is used for waste oil storage.

Train Station Motors (cont.) - Site 15

Physical Information

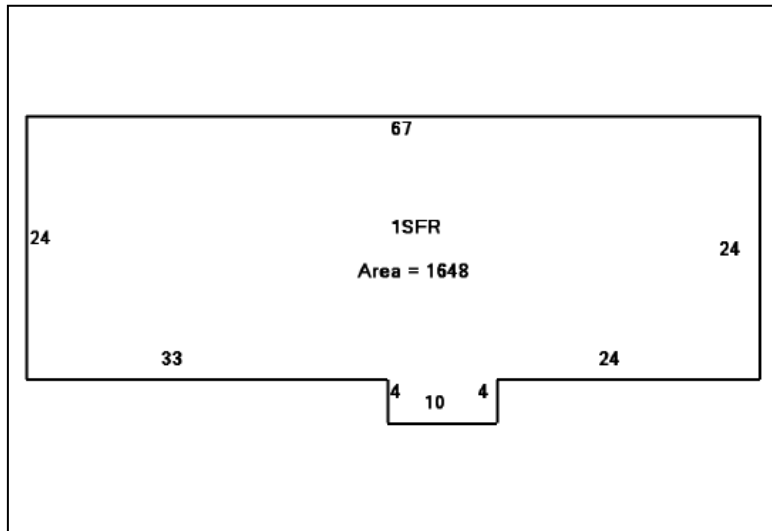
Acres: 1.4

Year Structure Built:
1902

Total Square Feet: 1648

Tax Status as of
December 2004: Current

Zoning: VC



Sale History

Real Estate Transaction	Year
Blair Binge	1994

Historic Map and Photograph Review

Sanborn Maps	The location of site is not covered by Sanborn maps.
1934 Fairchild Aerial Survey	Site present. Photograph indicates a more prominent driveway from Barton Hill Road than currently exists. No automobile storage visible from photograph.
1970 Aerial Photograph	Site present. Although several cars can be observed in photograph, the site does not appear to be used as an automobile storage area.
1986 Aerial Photograph	Buildings similar to present day. No automobile storage visible from photograph.

103 Main Street - Site 16

Site Address: 103 Main Street

Tax Assessor's Code: 06A/57/2B

Current Owner

Name: Town of East Hampton

Address: 20 East High Street
East Hampton

Phone: (860) 267-4468

Current Use: Vacant Lot

Historic Use: Paint shop for Gong Bell Manufacturing Company and sheet metal manufacturing. Structure was intentionally burned in 1994.



Phone Directory Year	Name of Business
1967	Not Listed
1969	Vacant
1971	Vacant
1974-1975	BSR Sheet Metal Manufacturing

Relevant Environmental Information

- ECS Marin performed a Phase I Environmental Site Assessment in 2003.
- A suspected furnace located in the brick building may have been fueled by oil. No evidence (vent lines, fill lines) of a storage vessel for fuel oil was observed during environmental site walk through.
- Historic use as paint shop may present an environmental condition.

103 Main Street (cont.) – Site 16

Physical Information

Acres: 0.45

Year Structure Built: 1890

Total Square Feet: none

Tax Status as of December 2004: Current

Zoning: VC

Sale History

Real Estate Transaction	Year
Town of East Hampton	2003
Rand Construction	1990
Cornerstone Enterprise	1987
Henry J. Hartley	1977
Angelo Barba & Richard Baorruso	1975
NewConn Corporation	1965
Gong Bell Manufacturing	Since late 1800's

Historic Map and Photograph Review

Sanborn Maps	The location is listed as “storage” in the 1908 map. In 1914 it is labeled as “machine room and storage”. In 1925 it is labeled as “factory building”.
1934 Fairchild Aerial Survey	Site present. Aerial is difficult to interpret due to poor resolution. Large industrial building and storage shed appear very similar to the 1970 photograph.
1970 Aerial Photograph	Large industrial building and storage shed visible. Only the storage shed remains today.
1986 Aerial Photograph	Large building and storage shed visible. The community center is visible to the South of the site.

G & S Service Station - Site 17

Site Address: 100 Main Street

Tax Assessor's Code: 02A/49/2

Current Owner

Name: Leroy J. Goff Jr.

Address: 100 Main Street,
East Hampton, CT

Phone: (860) 267-4284

Current Use: Gas Station



Historic Use: Originally owned by N.N. Hill toy manufacturing company. More recent use is as a gas station.

Phone Directory Year	Name of Business
1967	G & S Service Station
1969	G & S Service Station
1971	G & S Service Station
1974-1975	G & S Service Station

Relevant Environmental Information

- CT DEP has two documented spills on the property. A documented leak of 2,000 gallons of diesel was reported in 1998. A second release was reported in 1999 of unknown quantity.
- The site has three underground storage tanks currently registered with the Department of Environmental Protection.
- No environmental site assessment available for the property.

G & S Service Station (cont.) - Site 17

Physical Information

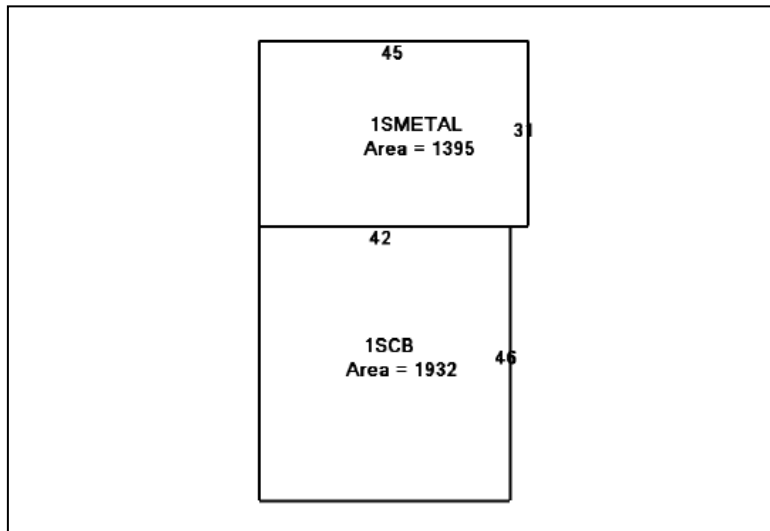
Acres: 1.43

Year Structure Built:
1959

Total Square Feet: 3327

Tax Status as of
December 2004: Current

Zoning: VC



Sale History

Real Estate Transaction	Year
Leroy J. Goff to SGOFF Enterprises, LLC	2004
Chevron USA to Goff	1979
Red Wing Oil to Chevron	1958
W&N Hill to Chevron	1953
NN Hill to W&N Hill	1894

Historic Map and Photograph Review

Sanborn Maps	The site location is covered by Sanborn maps. However, specific reference to the site is not available.
1934 Fairchild Aerial Survey	Two similar sized structures visible in photograph. The western building appears to be the existing main garage. The eastern building no longer exists.
1970 Aerial Photograph	Main garage and shed visible. Southern parcel does not contain automobile storage.
1986 Aerial Photograph	Aerial photograph shows structures and land use very similar to current use. Automobile storage area and shed available to the south of main garage.

102 Main Street - Site 18

Site Address: 102 Main Street

Tax Assessor's Code: 02A/49/3-1

Current Owner

Name: Leroy J. Goff Jr.

Address: 100 Main Street,
East Hampton, CT

Phone: (860) 267-4284



Current Use: Vacant land, automobile storage.

Historic Use: Originally owned by N.N. Hill toy manufacturing company. More recent use is as a gas station.

Phone Directory Year	Name of Business
1967	G & S Service Station
1969	G & S Service Station
1971	G & S Service Station
1974-1975	G & S Service Station

Relevant Environmental Information

- No environmental site assessment available for the property.

102 Main Street (cont.) - Site 18

Physical Information

Acres: 0.46

Year Structure Built: No Structures

Total Square Feet: No Structures

Tax Status as of December 2004: Current

Zoning: VC

Sale History

Real Estate Transaction	Year
Leroy J. Goff to SGOFF Enterprises, LLC	2004
Chevron USA to Goff	1979
Red Wing Oil to Chevron	1958
W&N Hill to Chevron	1953
NN Hill to W&N Hill	1894

Historic Map and Photograph Review

Sanborn Maps	The site location is covered by Sanborn maps. However, specific reference to the site is not available.
1934 Fairchild Aerial Survey	Two large structures visible in parcel to the north. The western building appears to be the existing main garage. The eastern building no longer exists. The storage shed that currently exists today is not visible in the photograph.
1970 Aerial Photograph	Shed visible. However, vehicle storage is not evidenced in photograph.
1986 Aerial Photograph	Automobile storage area and shed visible. Very similar to current use of property.

SNET - Site 19

Site Address: 115 Main Street

Tax Assessor's Code: 06A/57/5A

Current Owner

Name: SBC

Address: One SBC Center,
Room 36-M
St. Louis, MO



Phone: Not Available

Current Use: Telecommunications.

Historic Use: Previously owned by Southern New England Telephone since 1952.

Phone Directory Year	Name of Business
1967	Southern New England Telephone
1969	Southern New England Telephone
1971	Southern New England Telephone
1974-1975	Southern New England Telephone

Relevant Environmental Information

- No environmental site assessment available for the property.
- No underground storage tanks registered with the state. However, fill pipes were visible on the site.
- Listed as a state site by the CT DEP's known and suspected waste sites maintained by the Bureau of Waste Management.
- The site was not located on Sanborn Maps.

SNET (cont.) - Site 19

Physical Information

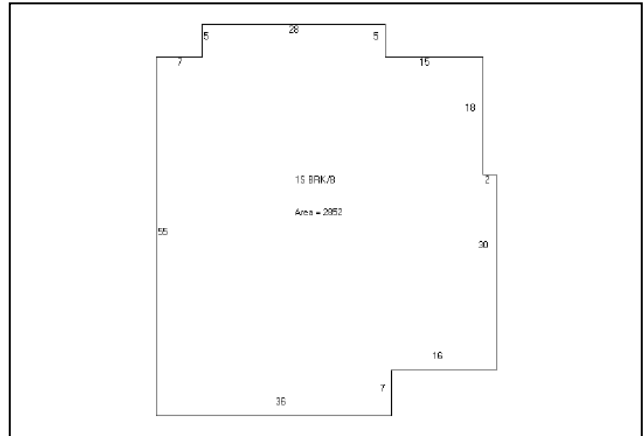
Acres: 1.34

Year Structure Built: 1952

Total Square Feet: 2852

Tax Status as of December 2004:
Current

Zoning: VC



Sale History

Real Estate Transaction	Year
R&E Nichols et al to SNET	1952
Lillie Starr Edgerton to R&E Nichols	1944
Francis Edgerton to Lillie Star Edgerton	1931

Historic Map and Photograph Review

Sanborn Maps	The site location is not covered by Sanborn maps.
1934 Fairchild Aerial Survey	Tax records indicate the building was not constructed until 1952. The site does not contain any building structures.
1970 Aerial Photograph	Site structures and surroundings very similar to current land use.
1986 Aerial Photograph	Aerial photograph shows structures and land use very similar to current use.

J.C. Barton Machine Shop - Site 20

Site Address: 11 Skinner Street

Tax Assessor's Code: 02A/49/1-1

Current Owner

Name: JCB Real Estate LLC

Address: 11 Skinner Street
East Hampton, CT

Phone: (860) 267 - 2538

Current Use: Office space.



Historic Use: Originally owned by the N.N. Hill Brass Company. The N.N. Hill Brass Company made bells and brass toys.

Phone Directory Year	Name of Business
1967	Not listed
1969	Not listed
1971	Not listed
1974-1975	Not listed

Relevant Environmental Information

- EnviroScience Consultants, Inc. performed a Phase I Environmental Site in Assessment in 2001. They noted the following findings and conclusions:
 - A pad-mounted transformer is located on site.
 - A 10,000 gallon UST over 30 years old is currently in use.
 - A septic system and floor drains exist on site.
- CT DEP records noted two additional registered underground storage tanks removed in 1990.

Physical Information

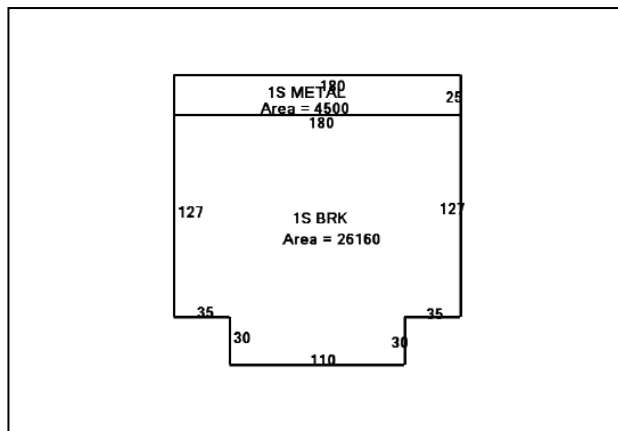
Acres: 2.24

Year Structure Built: 1967

Total Square Feet: 30660

Tax Status as of December 2004:
Current

Zoning: VC



Sale History

Real Estate Transaction	Year
Belltown Industrial Corp. to J.C. Barton Real Estate	1973
N.N Hill Brass Company to Belltown Industrial Corp.	1960

Historic Map and Photograph Review

Sanborn Maps	The area is included in site maps. However, the buildings and site use were not illustrated on the maps. The property was owned by the N.N. Hill Brass Company which operated south of the current building location.
1934 Fairchild Aerial Survey	A small building is visible near the current location of the site. This building no longer exists.
1970 Aerial Photograph	Site present. Buildings similar to present day.
1986 Aerial Photograph	Site present. Buildings similar to present day.

Brookside Industrial Complex - Site 21

Site Address: 25-29 Skinner Street

Tax Assessor's Code: 02A/49/1-2

Current Owner

Name: JCB Real Estate LLC

Address: 11 Skinner Street
East Hampton, CT

Phone: (860) 267 - 5585

Current Use: Office space.

Current Tenants include: Alternate Solution International, J&M Sons Construction, East Hampton Powder Coating, Modern Woodworking, Rite-Way Welding

Historic Use: Originally owned by the N.N. Hill Brass Company. The N.N. Hill Brass Company made bells and brass toys. Former tenant Pressure Pak Container Company made pressurized cylinders.



Relevant Environmental Information

- CT DEP record search identified the use of 1,1,1- Trichloroethane used by Pressure Pak.
- Sanborn maps depict N.N. Hill Industrial complex centered on Pocotopaug Creek. Coal piles and iron storage areas shown on the map. A blast furnace and chimney was located adjacent to Pocotopaug Creek.
- Additional information on N.N. Hill Bell Factory can be found in Section 4.
- No environmental site assessment available for the property.

Brookside Industrial Complex (cont.) - Site 21

Physical Information

Acres: 1.85

Year Structure Built: 1900

Total Square Feet: 42524

Tax Status as of December 2004: Current

Zoning: Industrial

Sale History

Real Estate Transaction	Year
Belltown Industrial Corp. to J.C. Barton Real Estate	1973
N.N Hill Brass Company to Belltown Industrial Corp.	1960

Historic Map and Photograph Review

Sanborn Maps	The area is included in site maps. The original N.N. Hill Brass Company only operated in southern portion of property. These buildings still exist and are currently occupied by Rite-Way Welding. Please refer to section 4.3.2 for more information.
1934 Fairchild Aerial Survey	Only the southern buildings (N.N. Hill) are present. The picture depicts a large dark area (possibly dense vegetation) in the areas where most of the Brookside Industrial complex currently resides.
1970 Aerial Photograph	Site present. Buildings similar to present day
1986 Aerial Photograph	Site present. Buildings similar to present day.

The Lyon and Billard Company - Site 22

Site Address: 26 Skinner Road

Tax Assessor's Code: 02A/48A/9

Current Owner

Name: Chesmere Associates

Address: P.O. Box 874
Meriden, CT

Phone: (860) 267 - 2565



Current Use: Construction lumberyard

Historic Use: Lumber yard since 1984. The previous use of the property is unknown.

Relevant Environmental Information

- No environmental site assessment available for the property..

Physical Information

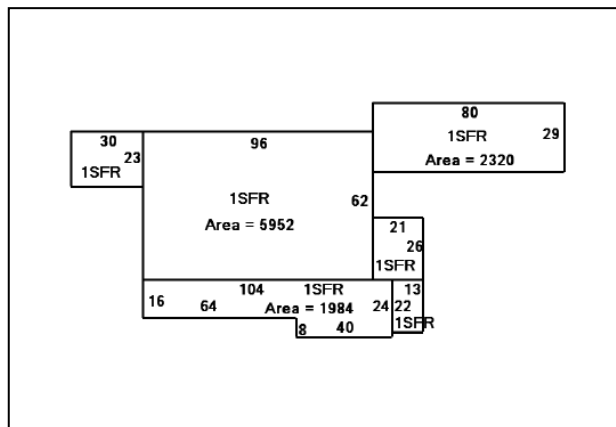
Acres: 2.48

Year Structure Built: 1930

Total Square Feet: 11,778

Tax Status as of December 2004:
Current

Zoning: Industrial



Sale History

Real Estate Transaction	Year
Chesmere Associates	1984

The Lyon and Billard Company - Site 22 (cont.)

Historic Map and Photograph Review

Sanborn Maps	Site location not covered by Sanborn maps.
1934 Fairchild Aerial Survey	Buildings and development are depicted on the photograph. Specific interpretation of the use is not possible due to poor resolution. Tax assessor's information indicates the current building was constructed in 1930.
1970 Aerial Photograph	Current building present. The area surrounding the building is undisturbed and vegetated. The storage shed, currently located at the southern extent of the property, is not present.
1986 Aerial Photograph	Current building present. The storage shed is not present. Lumber and construction materials are present throughout the site.

Skinner Grist and Sawmill - Site 23

Site Address: 65 Skinner Street

Tax Assessor's Code: 20/50/23-1

Current Owner

Name: Lorrin T and Ronald Pittengraph

Address: P.O. Box 668
Moddus, CT

Phone: (860) 267 - 2565



Current Use: Unknown, appears to be vacant.

Historic Use: Grist and Sawmill. Sanborn maps were not available for the location.

Historic telephone directories did not contain listings for the property.

Relevant Environmental Information

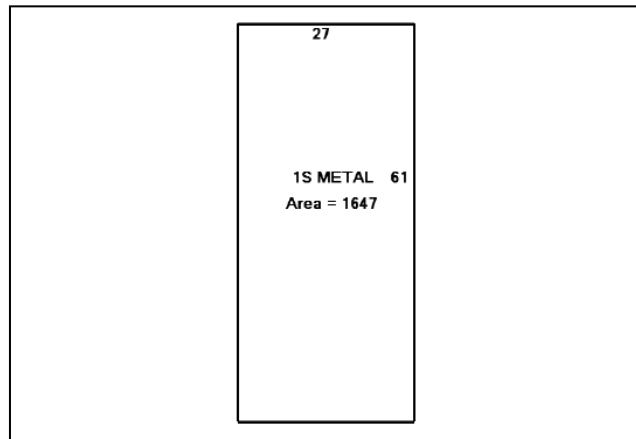
- No environmental site assessment available for the property.

Skinner Grist and Sawmill - Site 23

Physical Information

Acres: 3.0

Year Structure Built: 1880.
Building addition shown in diagram was built in 1970. Diagram of the original building was not available from the town assessor's office.



Total Square Feet: 1647

Tax Status as of December 2004: Current

Zoning: Industrial

Sale History

Real Estate Transaction	Year
W. Caffyn III to L&R Pittengraph	1989
W. Caffyn from Bevin Wilcox Line	1974
W. Caffyn from Bevin Wilcox Line	1880-1974

Historic Map and Photograph Review

Sanborn Maps	Site location not covered by Sanborn maps.
1934 Fairchild Aerial Survey	Buildings and development are depicted on the photograph. The building addition to the north of the property is not depicted. The area surrounding the building envelope is cleared. The other surrounding areas are vegetated.
1970 Aerial Photograph	Current building and addition present. The tax assessor's card indicates that the addition was built in 1970. The area surrounding the building is still undisturbed and vegetated.
1986 Aerial Photograph	Current building an addition is present. The surrounding area very similar to present day.