

Phase I Environmental Site Assessment

***CT-999-0075-  
Middle Turnpike***

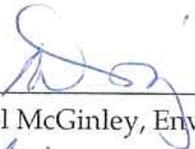
640 Hilliard Street  
Manchester, Connecticut

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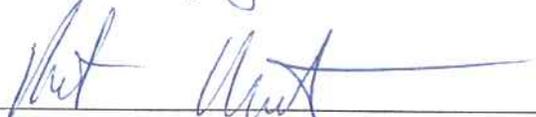
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## Executive Summary

At the request of Optasite, Inc. (Optasite) Vanasse Hangen Brustlin, Inc. (VHB) conducted a Phase I Environmental Site Assessment (PESA) of a proposed wireless telecommunications Facility (identified herein as the "Site") located at 640 Hilliard Street in Manchester, Connecticut (identified herein as the "host property").

The PESA was conducted to identify potential areas of environmental concern at and within the vicinity of the Site based on a review of available environmental information and observations of the Site/host property for overt evidence of a release or threat of a release of oil or hazardous materials (OHM). The scope of services for this PESA included a historical review, federal and state environmental database search, state and municipal regulatory file reviews, and a perimeter Site reconnaissance.

The PESA was conducted in conformance with the ASTM E 1527-00 Standard Practice for Environmental Site Assessments. This PESA is subject to the terms of the Agreement between VHB and Optasite, as well as the Limitations included in Appendix A. VHB understands that Optasite may enter into a lease agreement with the current owner to construct a telecommunications Facility on the host property.

### Site Characteristics and Vicinity

The Site, and subject of this assessment, includes a proposed  $\pm 30$ -foot by  $\pm 70$ -foot ground lease utility compound area and its associated access/utilities easement. Optasite is proposing to install a  $\pm 150$ -foot tall monopole within the utility compound area to be developed for future use by service providers. Future transmission/reception antenna will be attached to the monopole and associated ground equipment will be installed at the base of the monopole. Access to the Site will be provided via an existing gravel parking area of the industrial warehouse on the host property at 640 Hilliard Street. The Site is located along the eastern boundary of the host property, as part of the gravel lot.

Surrounding land use in the vicinity of the host property is primarily mixed, consisting of commercial, industrial, and residential. An industrial complex (642 Hilliard Street) abuts the host property to the west, and appears vacant at the time of this investigation. The lots are overgrown with discarded trash present on the west side, from the industrial warehouse on the host property to the abutter's industrial complex. The Hockanum River is located to the north across Hilliard Street; an Irving gas station abuts the property to the east at the intersection of Hilliard and Adams Street, and appears to be under construction or renovation. Bigelow Brook flows

near the southern boundary of the host property, followed by a steep slope leading up to residential properties located further south.

### **Site History**

VHB personnel reviewed available public records at the Town of Manchester municipal offices, available historical topographic maps dated 1944, 1952 and 1963, historic aerial photographs dated 1934, 1957, 1970, 1986, 1999, and 2004, available Sanborn Fire Insurance Maps dated 1911, 1919, and 1926 for information regarding the host property/Site.

According to documents reviewed, the host property was developed in the early 1800s as the Hillard Woolen Mill. Since the early 1960s the host property has been utilized for manufacturing, woodworking, and general retail. Three underground storage tanks (USTs) were reportedly removed from the host property including a 1,000-gallon heating oil UST removed in 1999 and two 1,000-gallon heating oil USTs in 2000.

Based on aerial photographs and Sanborn Maps reviewed, the subject Site area appears to have been undeveloped and utilized primarily as a parking area.

### **Environmental Regulatory Review**

VHB reviewed federal and state environmental databases in accordance with the ASTM E 1527-00 Standard Practice for Environmental Site Assessments using the *FirstSearch Technology Corporation's Environmental FirstSearch™* Report. VHB also reviewed available files at the Connecticut Department of Environmental Protection (CTDEP) and select Town of Manchester municipal offices regarding the Site/host property.

The Site/host property is listed on five separate occasions in the environmental databases queried by FirstSearch™. These listings involve reports of various chemicals being either removed or released at the host property. All of the reports are listed as "closed". No documentation regarding regulatory actions/orders for the host property was identified at CTDEP.

The industrial property abutting the west side of the host property at 642 and 642A Hilliard Street was identified on the FirstSearch™ report as a hazardous waste generator (no longer reporting). This property was also issued an order by CTDEP to correct potential sources of pollution associated with this facility. The property abutting the east side of the host property at 318 Adams Street (gasoline station) is listed in the database report as having four spills, a LUST, and USTs. Releases from these properties may have the potential to impact groundwater beneath the Site.

VHB personnel reviewed the remaining listings identified within the specified search radii, and none of these additional listings are expected to have any direct effect on environmental conditions at the Site/host property due to the relative location and nature of the listing.

### Site Observations

VHB performed a Site reconnaissance on December 8, 2006 that included observations of exterior portions of the host property for overt evidence of OHM. VHB was not provided with interior access to the industrial warehouse located on the Site/host property; observations were limited to exterior portions of the Site and immediate surrounding vicinity. A Site Schematic is provided in Figure 2 and photographs taken during the Site reconnaissance are provided in Appendix D.

The ±1.23-acre host property is currently improved with a ±39,526 square-foot two-story industrial warehouse within the western region of the host property, surrounded by a gravel parking lot leading from Hilliard Street, which abuts the north side. The gravel parking lot continues onward to the industrial complex on abutter's property to the west, at 596 and 642 Hilliard Street. Bigelow Brook runs along the southern boundary ±30 feet from the southern end of the industrial warehouse. An Irving gas station at 318 Adams Street abuts the east side of the property, and appears under construction or renovation.

The Site is located approximately 50 feet east of the industrial warehouse at 640 Hilliard Street, situated in the gravel parking lot near a chain-link fence along the eastern boundary. According to signs posted outside, the south side of the industrial warehouse is occupied by Bolduc and Associates and Mark Manufacturing. Liberty Arms and Supply military surplus and a Splattown USA paintball store occupy the north end, facing Hilliard Street. VHB was not provided with interior access to the industrial warehouse. A single dumpster was observed near the chain-link fence along the eastern boundary; a backhoe, bulldozer, and Galasso Materials truck with a tank marked "water" was also parked near the chain-linked fence, and a car appeared to be abandoned near the proposed Site area. A Sam "store and move" trailer was parked in the gravel lot, near the north end of the industrial warehouse; some trash barrels were observed at the southern end; a plow blade and scattered trash were observed in the back (southwest) corner. The remaining portions of the host property and the proposed access/utilities easement exist as a gravel parking lot.

Vent and fill pipes were observed along the east side of the host property building. It is unknown whether these pipes are associated with aboveground storage tanks (ASTs) in the basement of the building, USTs on the east side of the building, or remnant of the former USTs that were reportedly removed from the host property.

No overt evidence of OHM was observed on the subject Site area. Other than the vent & fill pipes on the east side of the building no additional evidence of OHM was observed in association with the host property.

### Conclusion and Recommendations

Based on the results of this PESA, VHB did not identify any significant concerns with regard to OHM releases on the subject Site area. However, historical land uses (manufacturing and woodworking) and storage of OHM has been identified at the host property. Therefore, there is a potential for OHM impacted to soils to exist on the host property and for OHM impacted groundwater beneath the host property and the Site area. Although no documentation found

during the conduct of the PESA to indicate any releases occurred within the Site area, VHB recommends any soils excavated during installation activities remain on-Site unless proper waste characterization sampling is conducted to determine potential disposal requirements. If geotechnical or other intrusive investigatory work is going to be conducted at the Site representative soil samples can be collected at that time for waste characterization purposes.

Depth to groundwater beneath the Site area is unknown. Due to the potential for OHM impacted groundwater to be flowing beneath the Site area from releases on the host property, westerly abutting property, and easterly abutting gas station, it is recommended that if installation activities involve excavation below the water table, groundwater should be collected and sampled for waste characterization/disposal purposes.

# 2

## Introduction

At the request of Optasite, Inc (Optasite) Vanasse Hangen Brustlin, Inc. (VHB) conducted a Phase I Environmental Site Assessment (PESA) of a proposed wireless telecommunications Facility (identified herein as the "Site") located at 640 Hilliard Street in Manchester, Connecticut (identified herein as the "host property").

The PESA was conducted to identify potential areas of environmental concern at and within the vicinity of the Site based on a review of available environmental information and observations of the Site/host property for overt evidence of a release or threat of a release of oil or hazardous materials (OHM). The scope of services for this PESA included a historical review, federal and state environmental database search, state and municipal regulatory file reviews, and a perimeter Site reconnaissance.

The PESA was conducted in conformance with the ASTM E 1527-00 Standard Practice for Environmental Site Assessments. This PESA is subject to the terms of the Agreement between VHB and Optasite, as well as the Limitations included in Appendix A. VHB understands that Optasite may enter into a lease agreement with the current owner to construct a telecommunications Facility on the host property.

## Site Description

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### Location Description

The ±1.23 acre host property is currently occupied by a ±39,326 square-foot industrial warehouse, sections of which appear currently leased by Bolduc and Associates, Mark Manufacturing, Splattown U.S.A. paintball store, and Liberty Arms and Supply military surplus. The Site is situated approximately 50 feet east of the industrial complex, on the host property. The host property is identified by the Town of Manchester's Assessor's Office on Map No. 45, Block 2920, Lot 640. Based on information provided by Optasite, the coordinates for the Site are 41° 47' 05.00" latitude and 72° 33' 04.00" longitude.

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### Site and Vicinity Characteristics

The Site, and subject of this assessment, includes a proposed ±30-foot by ±70-foot ground lease utility compound area and its associated access/utilities easement. Optasite is proposing to install a ±150-foot tall monopole within the utility compound area to be developed for future use by service providers. Future transmission/reception antenna will be attached to the monopole and associated ground equipment will be installed at the base of the monopole. Access to the Site will be provided via the existing gravel parking area of the industrial warehouse on the host property at 640 Hilliard Street. The Site is located along the eastern boundary, and currently exists as part of the gravel lot to the industrial warehouse.

Surrounding land use in the vicinity of the host property is primarily mixed, consisting of commercial, industrial, and residential. An industrial complex situated on 3.06 acres abuts the host property to the west and appears vacant. The Hockanum River is located to the north across Hilliard Street, with a residential area to the west, and a business area to the east, along Adams Street. An Irving gas station abuts the property to the east at the intersection of Hilliard and Adams Street, and appears under construction or renovation. Bigelow Brook runs along the southern boundary of the host property, followed by a steep slope leading up to residential properties, approximately 100 feet further to the south.

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### Physical Setting

The USGS 7.5-Minute Manchester Quadrangle topographic map was used to characterize the general topography of the Site (see Figure 1). The Site is located approximately 135-feet above

mean sea level. Groundwater flow in the vicinity of the Site is presumed to be in a southerly direction toward Bigelow Brook, which is located near the southern boundary of the Site/host property, approximately 30 feet from the industrial warehouse. Bigelow Brook is the nearest surface water body.

Soils in the vicinity of the Site are classified as sand and gravel overlying sand (Surficial Materials Map of Connecticut, 1992).

Bedrock geology underlying the Site is identified as part of the Mesozoic Basin Meriden Formation (Bedrock Geological Map of Connecticut, John Rogers, 1985).

The Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) Flood Zone Mapping Community Panel (FZMCP) #090031 0003 E dated January 19, 1994 for the Town of Manchester, Connecticut indicates that the Site is located outside of a 500-year floodplain.

Based on the Town of Manchester Inland Wetland and Watercourse Map dated October, 1972, the Site is not located within a mapped wetland area.

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## **Description of Structures**

The host property is developed with a two-story, ±39,526 square-foot "L" - shaped industrial warehouse building located within the western portion of the host property. According to the Town of Manchester Assessor's Office, the building was constructed in 1900.

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## **Current and Past Uses of Site and Adjoining Properties**

VHB personnel reviewed available historical topographic maps dated 1944, 1952 and 1963, historic aerial photographs dated 1934, 1957, 1970, 1986, 1999, and 2004, and available Sanborn Fire Insurance Maps dated 1911, 1919, and 1926 for information regarding the host property/Site.

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## **Historic Topographic Maps**

Topographic maps dated 1944, 1952, and 1963 depict the Site/host property as improved with the existing industrial warehouse. The industrial complex abutting the west side at 636 and 642 Hilliard Street is visible, as are two residential structures to the east, along Adams Street. The Hockanum River and Bigelow Brook are also visible.

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## **Historic Aerial Photographs**

Aerial photographs dated 2004 and 1999 depicts the Site/host property as nearly identical to its current configuration, with the industrial complex west of the Site/host property clearly

visible. Hilliard Street abuts the north side of the host property, with a gas station visible to the east, along Adams Road. Bigelow Brook is visible as a thin line running across the southern portion of the host property, with a forested ridge visible further south leading up to the residential area situated approximately 130 feet from the host property.

Aerial photographs dated 1986 and 1970 also depict the Site/host property as nearly identical to its current configuration, with the industrial complex west of the Site/host property clearly visible. The Hockanum River is visible across Hilliard Street to the north, followed by a forested area and some large buildings along Adams Street. There are two buildings visible abutting the east side of the Site/host property, at the intersection of Adams and Hilliard Street, with smaller buildings where the Irving gas station now exists. Residential neighborhoods are visible along both sides of Adams Street, with large industrial-type buildings to the northeast. Bigelow Brook is clearly visible as it runs through the southern portion of the host property, and several residential neighborhoods are visible further south, situated along both sides of the Middle Turnpike. The 1970 aerial photograph depicts Hilliard Pond approximately 950 feet southeast of the host property (another pond with a similar name -- *Hilliard's Pond* -- is presently located approximately 1,350 feet northeast of the host property). In the 1986 aerial photograph, Hilliard Pond appears extremely diminished compared to its overall circumference in 1970.

The 1957 aerial photograph depicts the Site/host property as nearly identical to its current configuration, with the industrial complex west of the Site/host property clearly visible. The Hockanum River is visible across Hilliard Street to the north, followed by a forested area that stretches from Adams Street west to New State Road. Residential-type buildings appear along Adams Street east of the host property, where the Irving gas station now exists, with several neighborhoods apparent further east along Hoffman Road, Brent Road, and Duval Street. Forested land appears south along both sides of Bigelow Brook. Residential areas appear further south, along the Middle Turnpike.

The 1934 aerial photograph depicts the Site/host property as nearly identical to its current configuration, with the industrial complex west of the Site/host property clearly visible. Agricultural fields are more prevalent to the north, where forested land was present in the 1957, 1970, and 1986 aerial photographs, along the Hockanum River. The residential neighborhoods depicted east and south of the Site/host property in 1957, 1970, and 1986 are represented by smaller, less inhabited neighborhoods and/or undeveloped land.

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## City Directories

Allied Mold and Engineering Inc. is listed at 640 Hilliard Street in Manchester City Directories dated 1961 and 1963. Micro Manufacturing Inc. and Metronics Inc. Machine Shop is listed in 1967; Micro Manufacturing Inc. and Conn Salvage company is listed in 1972; in 1978 the property is listed as vacant. In 1984 the businesses listed at 640 Hilliard Street are Automotive Parts Supply, HRC Woodworks, Mark Manufacturing, and Quality Cabinets & Woodworking. In 1989 the businesses listed are New England Furniture Factory Store, Bezzini's Old Colony Company, MAK Company, Mark Manufacturing, and Quality Cabinets

& Woodworking. In 1996 the listing describes A-Chem, Anthony Dube, Antiques Workshop, Automotive Parts Supply, Bezzini's Company, Bolduc Associates, Furniture Depot, Mark Manufacturing, Old Colony Company, Rose and Company Inc., Sterling RG, and Wood Unlimited. In 2006 the listing describes DMR Construction, Furniture Depot, Liberty Arms and Supply, Lombardo Erroll, Mark Manufacturing, and Splat-Town USA 2.

No City directories prior to 1961 were available for review.

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### Sanborn Fire Insurance Maps

Based on the maps reviewed, the host property existed as a portion of the Hilliard Woolen Mill. Operations conducted on the host property included a machine shop, pickering, weaving, warping, and finishing of textile products. According to maps reviewed, no structures are depicted in the subject Site area.

## Records Review

VHB conducted regulatory file reviews to help identify properties within the vicinity of the Site/host property that have had a release or pose a threat of release of OHM, and which may potentially impact the environmental quality of the Site. VHB reviewed federal and state environmental databases in accordance with the ASTM E 1527-00 Standard Practice for Environmental Site Assessments using the *FirstSearch Technology Corporation's* Environmental FirstSearch™ Report.

### Environmental Database Search

VHB reviewed the following FirstSearch™ environmental databases, including: National Priorities List (NPL); Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS); Resource Conservation and Recovery Act (RCRA) Treatment, Storage, and Disposal (TSD) facilities list; RCRA Corrective Actions (COR); RCRA generators (GEN); RCRA no longer registered (NLR) generators; Emergency Response Notification System (ERNS); state hazardous waste sites; state list of spills sites; Active Solid Waste Landfill (SWL) facilities; registered underground storage tanks (USTs); and Leaking USTs (LUSTs). The FirstSearch™ report is attached in Appendix B. Database search radii were chosen generally in accordance with the ASTM E 1527-00 Standard Practice for Environmental Site Assessments, as outlined below.

DATABASE	ASTM SEARCH RADIUS	NUMBER OF SITES WITHIN SEARCH RADIUS
NPL sites	1 mile	0
CERCLIS sites	0.5 mile	0
RCRA TSD	0.5 mile	0
RCRA COR	1 mile	0
RCRA Generators	0.25 mile	4
RCRA NLR	0.25 mile	5
ERNS	0.25 mile	3
State Hazardous Waste Sites	1 mile	26
State Spills	0.5 mile	45
SWL facilities	0.5 mile	0
Registered UST's	0.25 mile	6
LUSTs	0.5 mile	6

The Site/host property is mentioned in the above referenced environmental databases queried by FirstSearch™, and described in the following reports:

The first two incidents are undated ERNS listings involving the Rose Ann Company at 640 Hilliard Street. Miscellaneous chemicals were removed from the host property, with no release detected at the time of removal.

The host property is listed as a State Site under three separate reports. The first incident describes asbestos reported on March 20, 1992, with no evidence found and no action taken, with a "closed" status. On September 25, 1997, various laboratory chemicals were released. The chemicals were removed, the property was assessed by the DEP/EPA, and the status is now "closed". Twenty gallons of foam was reported on June 3, 2005 at 11:13 am. It was investigated and the present status is now "closed".

The industrial complex abutting the west side of the host property at 642A Hilliard Street is listed as an RCRA NLR Site. A Final Compliance Order for generator requirements (Sections 22a-432 "Order to correct potential sources of pollution") was issued in December of 1997 and resolved by January 18, 2001. Status is still listed as "NLR". 642 Hilliard Street is also listed within the same complex as 642A, and is reported as an RCRA NLR listing with two civil actions for compliance on June 23, 1999, and one from the state and EPA for monetary penalties on March 1, 2000. Citation 22a-449©-110 was issued; this rule provides a mechanism other than a permit or an order to implement corrective action at RCRA interim status land disposal facilities ("LDFs"). Status is "NLR".

The property abutting the east side of the host property at 318 Adams Street (gasoline station) is listed in the database report as having four spills, a LUST, and USTs. According to the report, the LUST listing relates to a former hydraulic oil UST that was reportedly removed in July 2006. Several other USTs are reported as having been removed from this property. Three gasoline USTs and one waste oil UST are reportedly in use at this property.

Releases from both the above mentioned properties may have the potential to impact groundwater beneath the Site.

Other listings identified within the specified search radii have been reviewed by VHB personnel. None of these listings are expected to have any direct effect on environmental conditions at the Site due to the relative location and nature of the listing.

VHB reviewed non-geocoded listings (properties with minimal or no address information) identified by FirstSearch™ within the specified search radii. None of these listings appear to be associated with the host property or the adjoining properties.

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## State Record Sources

VHB searched the CTDEP's records and database of spills and State-listed properties to supplement information provided in the database review. The following information was found regarding known environmental conditions at the Site/host property.

The aforementioned incident dated June 3, 2005, involving twenty gallons of foam is described as "foam in trout management stream" and refers to a "tributary to Hockanum River" (Bigelow Brook). The case was investigated with no quantity reported in the water; status is considered "closed".

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## Municipal Record Sources

Select municipal offices were visited to obtain information regarding Site/host property history and use, zoning, and oil or hazardous materials use, storage, release, and/or disposal practices that may have occurred at the Site/host property.

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### Assessor's Office

Based on the Town of Manchester Assessor Office records, the host property consists of ±1.23-acres of land identified on Assessor's Map No. 45, Block 2920, Lot 640. The host property is currently owned by 640 Hilliard Street, LLC. One two-story building is located within the western portion of the host property. According to the Assessor's field card, the building is ±39,526 square-feet, built in 1900 and described as "Mill Building". The gravel area covers ±29,200 square-feet. There are no other structures on the Site/host property.

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### Town Clerk's Office

Deeds and Easements for the host property located at the Town of Manchester Clerk's Office include the following:

- Volume 3358, page 1. According to the deed, 640 Hilliard Street, LLC acquired the property from Pamela J. Lyons as recorded on October 16, 2006.
- Volume 1591, page 131. According to the Certificate of Devise, Descent or Distribution, Pamela J. Lyons inherited the property from Leslie L. Lyons as recorded on April 14, 1993.
- Volume 1031, page 265. According to the deed, Leslie L. Lyons and Pamela J. Lyons acquired the property from Gilbert R. Hotchkiss as recorded on June 26, 1986.
- Volume 832, page 22. According to the deed, Gilbert R. Hotchkiss and Leslie L. Lyons acquired the property from Mark Realty as recorded on January 26, 1983.
- Volume 763, page 111. According to the deed, Mark Realty acquired the property from Morris and Richard Bezzini as recorded on December 19, 1980.

- Volume 377, page 415. According to the deed, Morris, Richard, and Peter Bezzini acquired the property from George and Philomenia LeBel as recorded on December 29, 1961.
- Volume 353, page 559. According to the deed, George and Philomenia LeBel acquired the property from Edward E. Machie as recorded on February 3, 1960.
- Volume 353, page 561. According to the deed, Edward E. Machie acquired the property from George and Philomenia LeBel on February 3, 1960.
- Volume 350, page 464. According to the deed, Edward E. Machie acquired the property from Emma L. Pike as recorded on October 3, 1959.
- Volume 303, page 51. According to the deed, Edward E. Machie and Emma L. Pike acquired the property from Diane L. Sweet as recorded on May 19, 1956.
- Volume 303, page 49. According to the deed, Diane L. Sweet acquired the property from Edward E. Machie as recorded on May 21, 1956.
- Volume 335, page 72. According to the deed, Edward E. Machie acquired the property from George Leturmy as recorded on May 31, 1922.

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### **Building Department**

VHB conducted a file review of the Town of Manchester's Building Department records.

According to files reviewed, a demolition permit was granted to owner Pamela Lyons for the removal of two 1,000 gallon oil tanks on February 2, 1999.

According to a Certificate of Completion observed in the Building Department files, one of the 1,000 gallon USTs was reportedly removed from the host property on February 8, 1999.

No documentation was found to confirm that the other oil tank was removed at that time.

An "approved" building permit was observed that documented the removal of two 1,000 gallon tanks by Ultimate Oil on November 6, 2000. The removal was inspected by the Town of Manchester Building Department.

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### **Planning and Zoning Department**

According to the Town of Manchester Assessor's information, the Site is situated within the IND (Industrial) Zone.

VHB conducted a file review of the Town of Manchester's Planning and Zoning Department. There are presently no records on file for the facility at 640 Hilliard Street.

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**Department of Public Health**

VHB conducted a file review of the Town of Manchester's Health Department records for the host property. A State of Connecticut Manufacturing Employer Hazardous Material Survey dated July 3, 1996 lists several hazardous materials stored at Rose and Company, which occupied the industrial warehouse on the host property.

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**Fire Marshal's Office**

VHB conducted a file review of the Town of Manchester Fire Marshal records. According to Fire Marshal David Bellevue, no files exist for the host property.

## Perimeter Site Reconnaissance

VHB performed a Site reconnaissance on December 8, 2006 that included observations of exterior portions of the host property for overt evidence of OHM. VHB was not provided with interior access to the commercial warehouse located on the Site/host property; observations were limited to exterior portions of the Site and immediate surrounding vicinity. A Site Schematic is provided in Figure 2 and photographs taken during the Site reconnaissance are provided in Appendix D.

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### General Observations

The ±1.23-acre host property is currently improved with a ±39,526 square-foot two-story industrial warehouse within the western region of the host property, surrounded by a gravel parking lot leading from Hilliard Street, which abuts the north side. The gravel parking lot continues onward to the industrial complex on abutter's property to the west, at 596 and 642 Hilliard Street, which appears abandoned and overgrown. Bigelow Brook runs along the southern boundary ±30 feet from the southern end of the industrial warehouse. An Irving gas station along Adams Street abuts the east side of the property, and appears under construction or renovation.

The Site is located in the eastern section of the host property at 640 Hilliard Street, approximately 50 feet east of the industrial warehouse. It is situated in the gravel parking lot near a chain-link fence along the eastern boundary. VHB was not provided with interior access to the industrial warehouse, but according to signs posted outside, the industrial warehouse is occupied (from south to north) by Bolduc and Assoc., and Mark Manufacturing. Liberty Arms and Supply (military surplus), and a Splattown USA paintball store are located on the northern end, facing Hilliard Street. A dumpster was observed near the chain-link fence along the eastern boundary, and a car appeared to be abandoned near the proposed Site area. A backhoe, bulldozer, and Galasso Materials truck with a tank marked "water" was also parked near the chain-linked fence. A Sam "store and move" trailer was parked in the gravel lot, near the north end of the industrial warehouse. Some trash barrels were observed at the southern end; a plow blade and scattered trash were observed in the back (southwest) corner. Remaining portions of the host property and the proposed access/utilities easement exist as a gravel parking lot.

Other than the vent & fill pipes on the east side of the building no additional evidence of OHM was observed in association with the host property.

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## Storage Tanks

Based on municipal information reviewed and interviews with municipal personnel, no existing USTs have been report for the host property. As previously mentioned, several USTs have reportedly been removed from the host property.

As mentioned above, vent and fill pipes were observed along the east side of the host property building. It is unknown whether these pipes are associated with aboveground storage tanks (ASTs) in the basement of the building, USTs on the east side of the building, or remnant of the former USTs that were reportedly removed from the host property.

No overt evidence was observed indicating the existence of USTs in the subject Site area.

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## Utilities

The host property is serviced via underground and overhead utilities. Based on information provided by Optasite, the Site will be serviced via overhead utilities that will follow the proposed utilities easement.

The host property is serviced via municipal water service, sewer, gas and electric available off of Hilliard and Adams Street. Based on information provided by Optasite, the proposed Site does not require a water and/or sewage connection.

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## Indications of Polychlorinated Biphenyls

During the Site reconnaissance, pole-mounted transformers were observed along Hillard Street in the vicinity of the host property. No staining or overt evidence of PCBs were observed in the vicinity of the subject Site.

# References

Assessor's Office, Town of Manchester file review, December 2006.

Site visit conducted December 8, 2006.

Town of Manchester municipal file review, December 2006.

Boyden Library's online digital Sanborn Map database review, <http://www.boydenlibrary.org>, December 2006.

FirstSearch™ Technology Corporation Environmental FirstSearch™ Report, December 2006.

Heritage Consultants, LLC., review of historic aerial photographs dated 1934, 1957, 1970, 1986, 1999, and 2004.

Manchester City Directories available at the Connecticut State Library.

Historic USGS topographic maps (dated 1944 and 1952), Historic USGS Topographic Maps of New England and New York, University of New Hampshire Library Government Documents Department website, September 2006.

USGS 7.5-Minute Rockville Quadrangle topographic map, 1963.

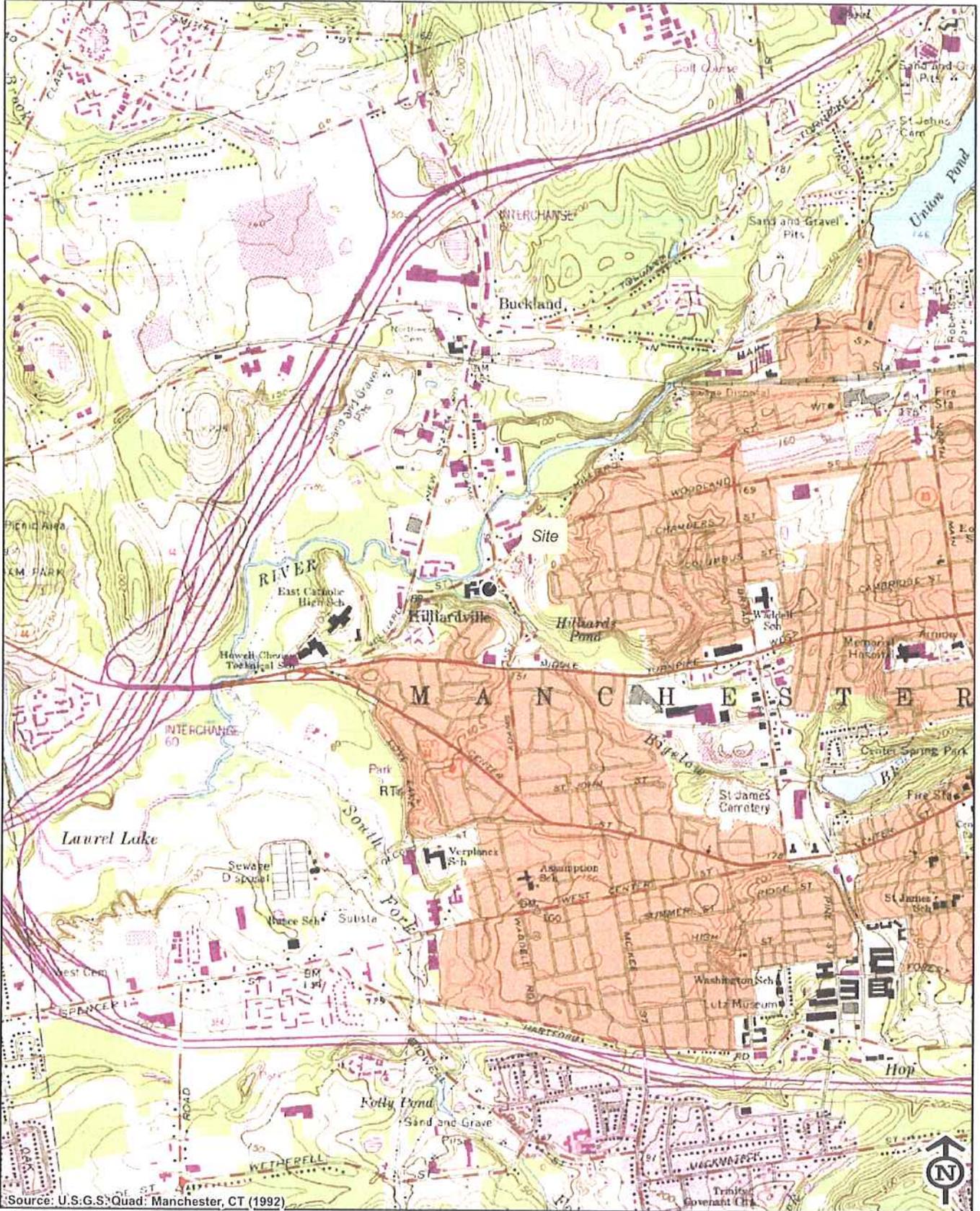
Surficial Materials Map of Connecticut, 1992.

Bedrock Geological Map of Connecticut 1985.

The Federal Emergency Management Agency (FEMA) National Flood Insurance Program (NFIP) Flood Zone Mapping Community Panel (FZMCP) #090031 0003 E dated January 19, 1994

Town of Manchester Inland Wetland and Watercourse Map dated October, 1972

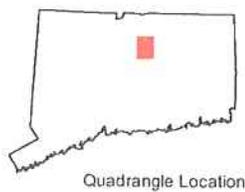


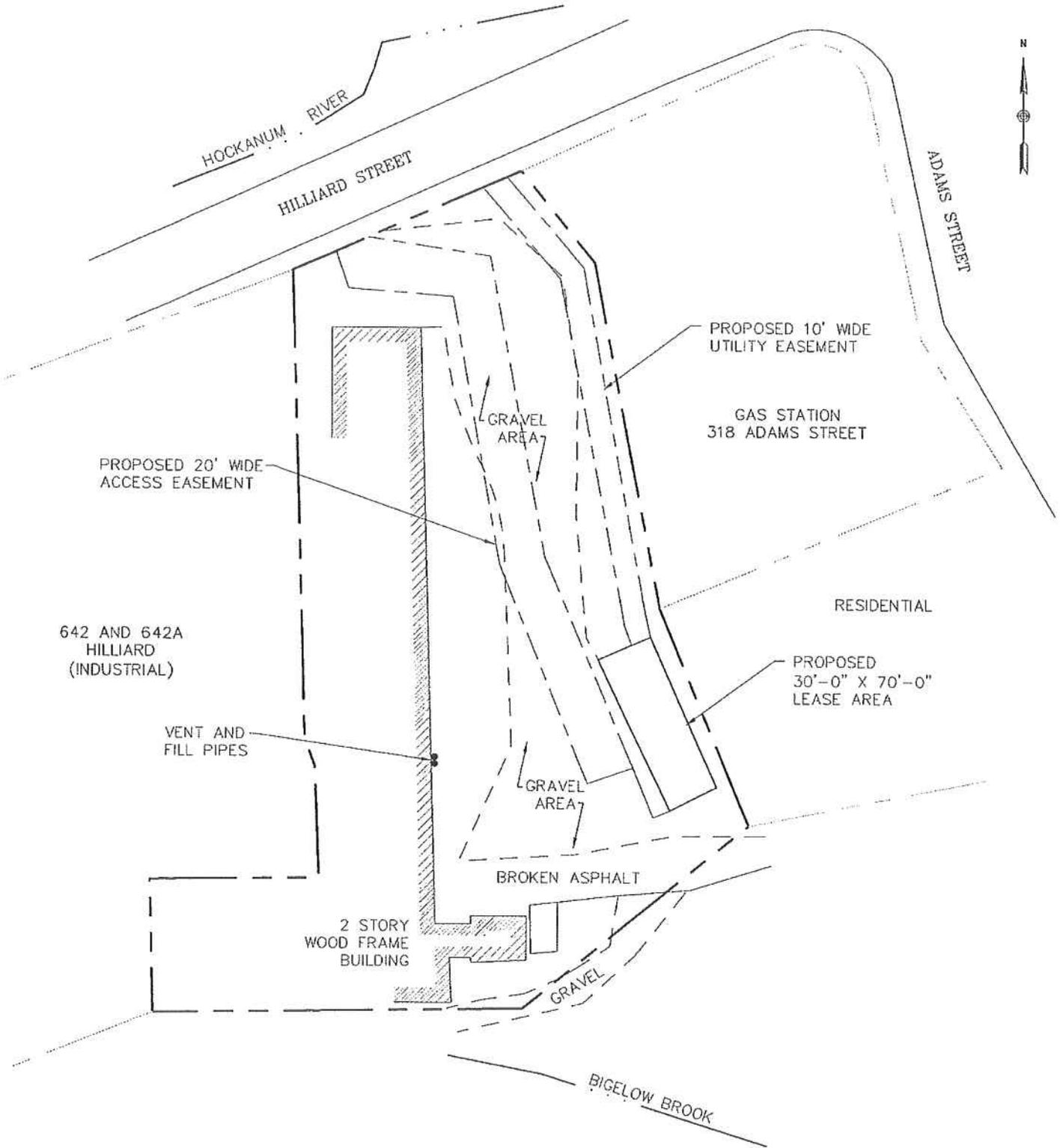


Vanasse Hangen Brustlin, Inc.

Figure 1 Site Location Map  
Proposed Optasite Facility  
640 Hilliard Street  
Manchester, Connecticut

November 15, 2006





NOT TO SCALE

SOURCE(S):  
ABUTTERS MAP AND  
FIELD OBSERVATION  
BY VHB, INC.

**Vanasse Hangen Brustlin, Inc.**

**Site Schematic  
640 Hilliard Street  
Manchester, Connecticut**

**Figure 2  
March 2007**

**LEGEND**

----- APPROXIMATE PROPERTY BOUNDARY



CLOUGH HARBOUR & ASSOCIATES LLP

Site Number: CT-999-0075  
Site Name: Middle Turnpike  
Site Address: 640 Hilliard Street, Manchester, CT 06042

Access distances:

Distance of access over existing gravel driveway: 270'  
Total distance of site access: 270'

Distance to Nearest Wetlands:

114' to the south

Distance to Property Lines:

234' to the northern property boundary  
65' to the southern property boundary  
141' to the western property boundary  
29' to the eastern property boundary

Residence Information:

There are 44 residences within 1,000' feet of the tower. The closest residence is 360' to the south.

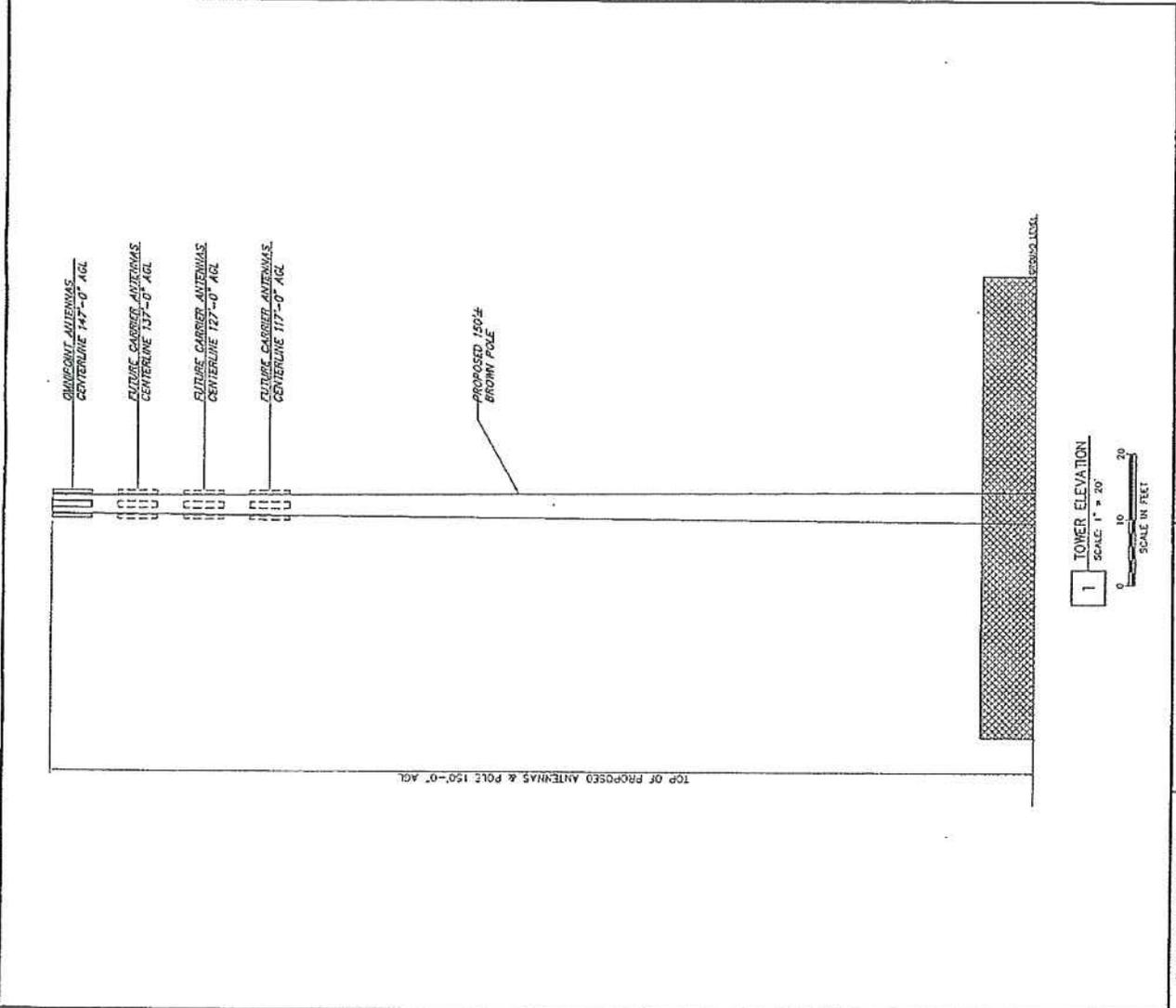
Tree Removal Count:

No trees need to be removed to construct the facility.









<p><b>CHIA</b>  <small>CLARENCE HARRISON &amp; ASSOCIATES LP          217 JEFFERSON STREET, SUITE 200          MANCHESTER, NH 03101          TEL: 603-271-1111 FAX: 603-271-1112</small></p>	<p><b>Optasite</b>  <small>OPTASITE, INC.          1 WESLEY DRIVE          WASHINGTON, NH 03581</small></p>	<p><b>1 TOWER ELEVATION</b>          SCALE: 1" = 20'          0 10 20          SCALE IN FEET</p>	<p><b>CT-999-0075</b>          MIDDLE TURNPIKE          640 HILLIARD STREET          MANCHESTER, CT 06042          HARTFORD COUNTY</p>	<p><b>SHEET TITLE:</b>          TOWER ELEVATION</p>	<p><b>DATE:</b>          01/05/07</p>	<p><b>REVISION:</b>          0</p>
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1 2004 AERIAL PHOTO  
 SCALE: 1" = 1000'  
 0 500 1000  
 SCALE IN FEET



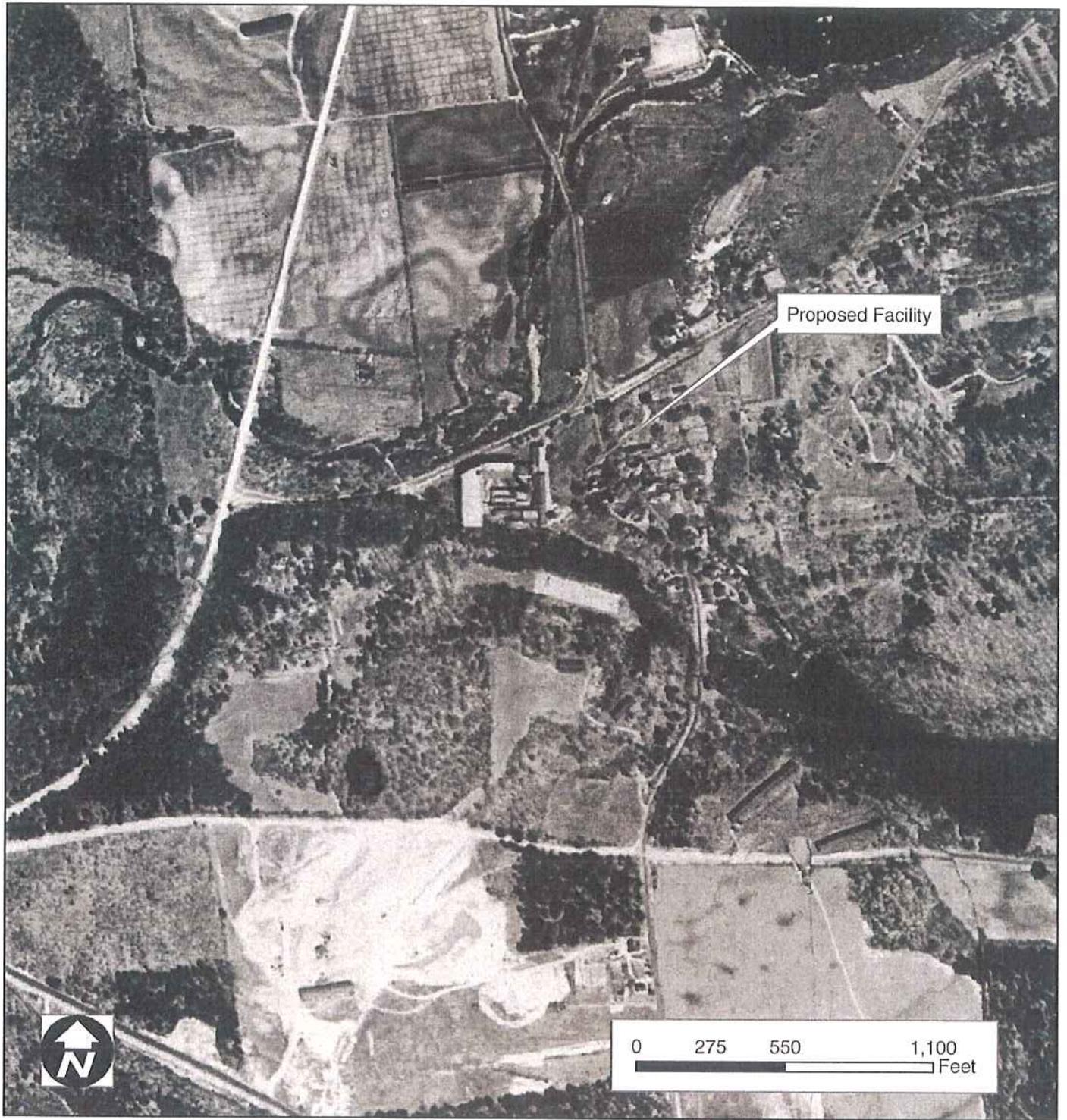
<p><b>GLIA</b>  <small>GEOTECHNICAL INVESTIGATING ASSOCIATES LLP</small>  <small>3018 East Cheshire Highway, Suite 211 • North Avon, CT 06042</small>  <small>860-832-5100 • www.glia.com</small></p>	<p><b>Optasite</b>  <small>OPTASITE, INC.</small>  <small>1 RESEARCH DRIVE, SUITE 200C</small>  <small>WESTBROOK, MA 01581</small></p>	<p>SHEET TITLE:  <b>AERIAL PHOTO</b></p>
<p>SITE ID:  <b>CT-999-0075</b></p>		<p>DATE:  <b>01/05/07</b></p>
<p>SITE NAME:  <b>MIDDLE TURNPIKE</b></p>		<p>REVISION:  <b>0</b></p>
<p>SITE ADDRESS:  <b>640 HILLIARD STREET        MANCHESTER, CT 06042        HARTFORD COUNTY</b></p>		

Drawn: David F. 12/2005; Ortho: Robert J. 1/2007; Aerial: 1/2004



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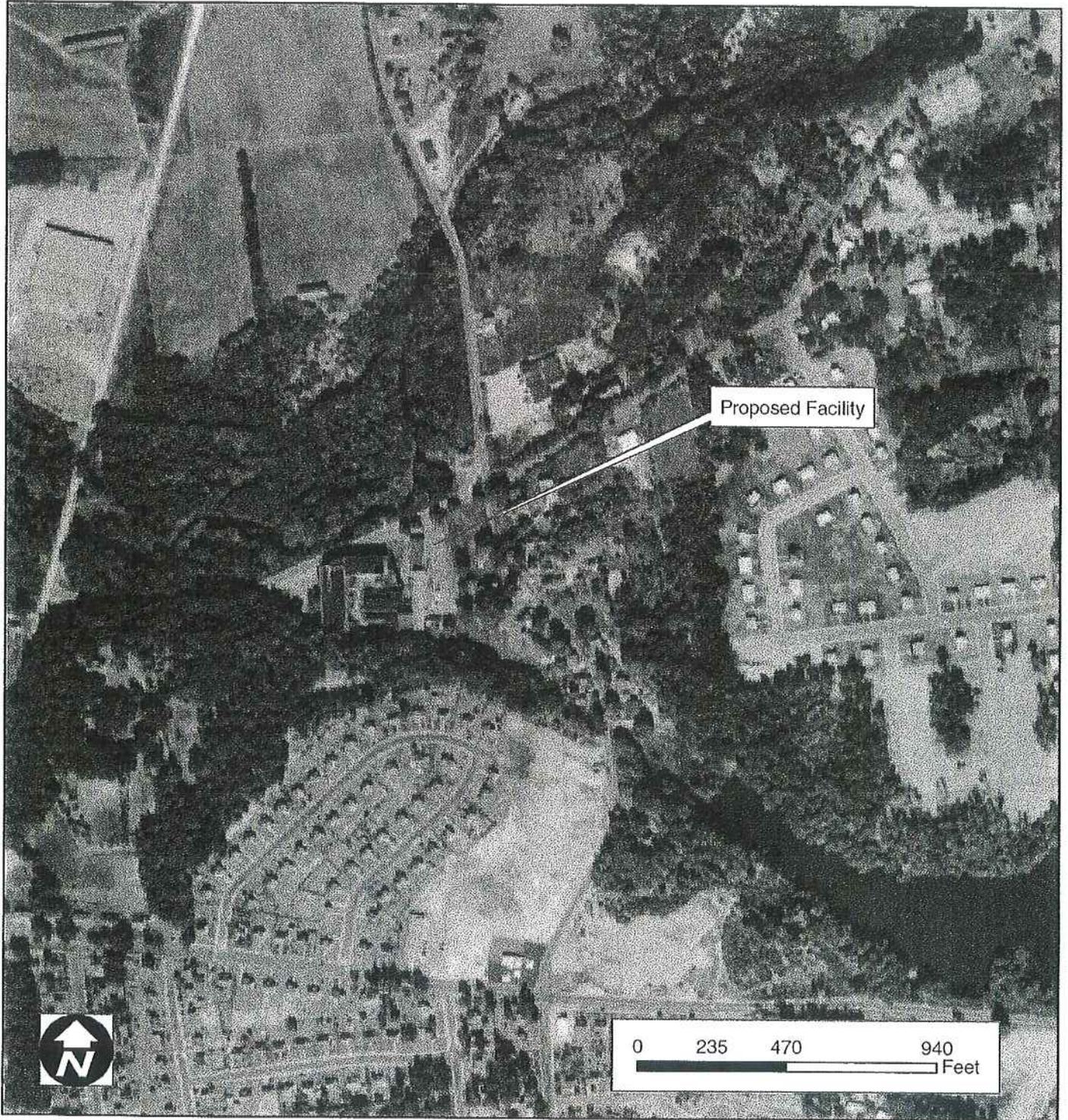
# Appendix D Photographs



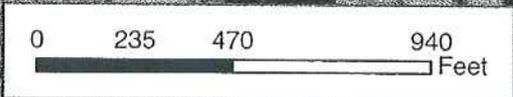
Proposed Facility

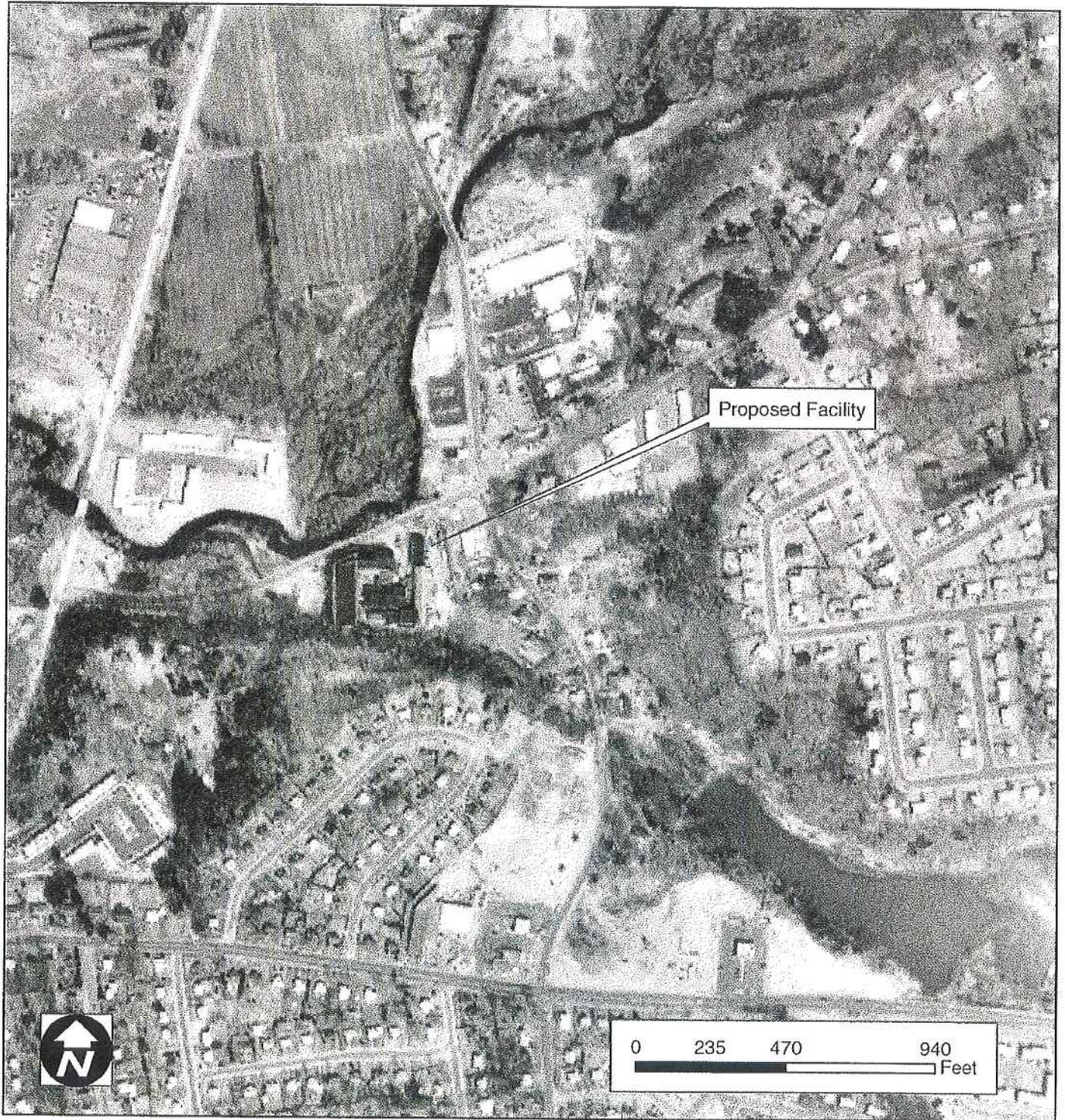


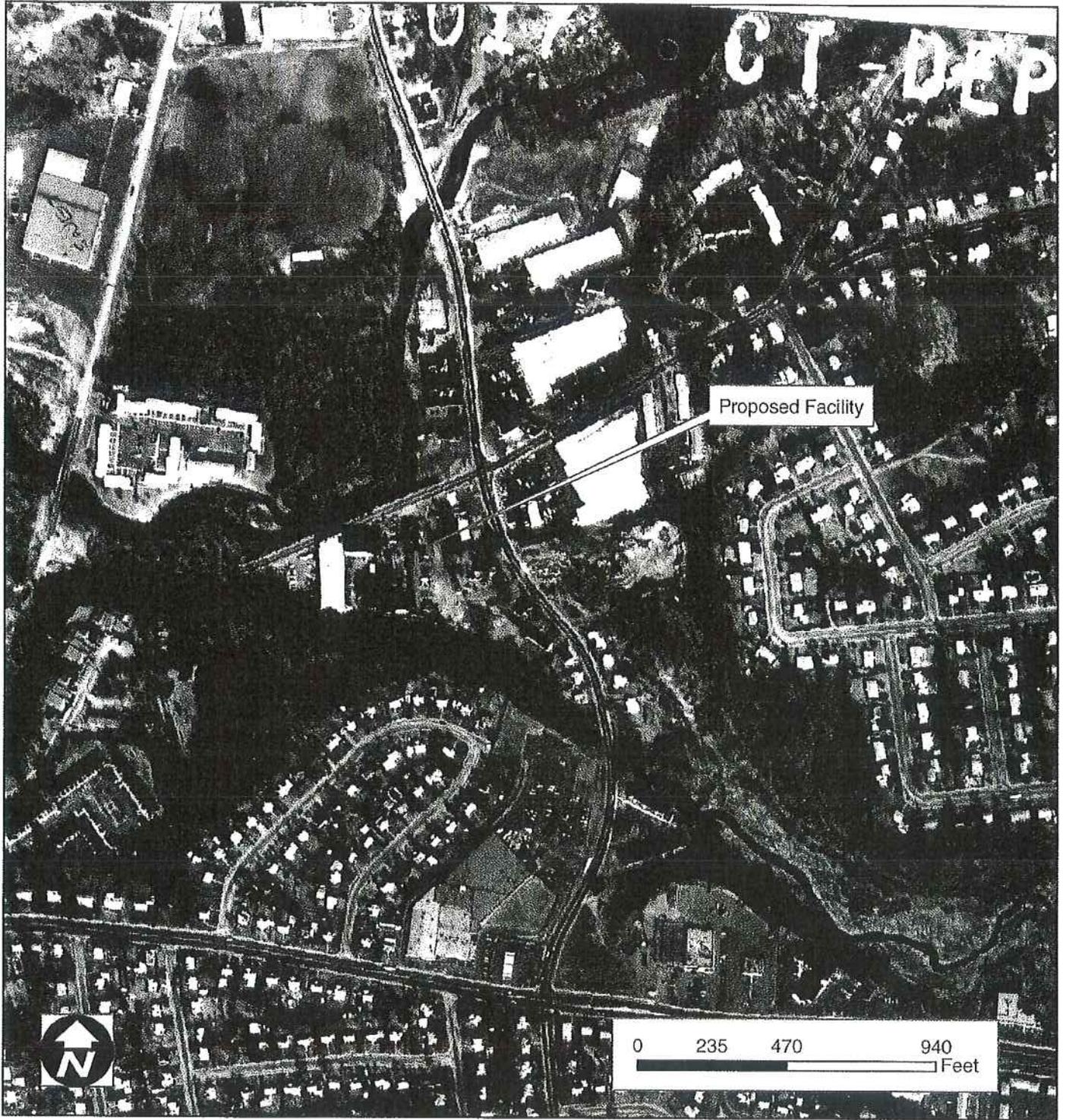
0 275 550 1,100 Feet

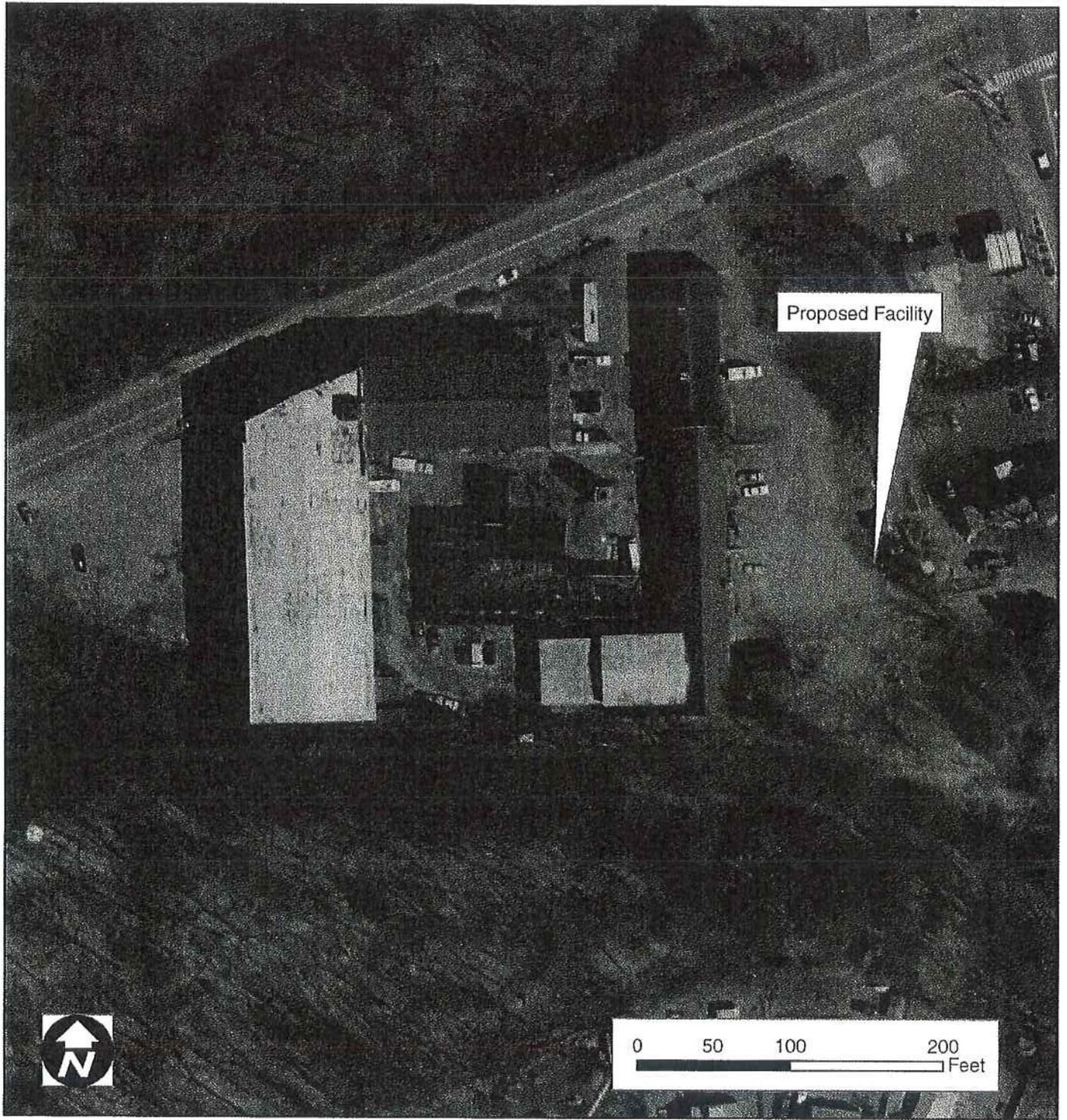


Proposed Facility



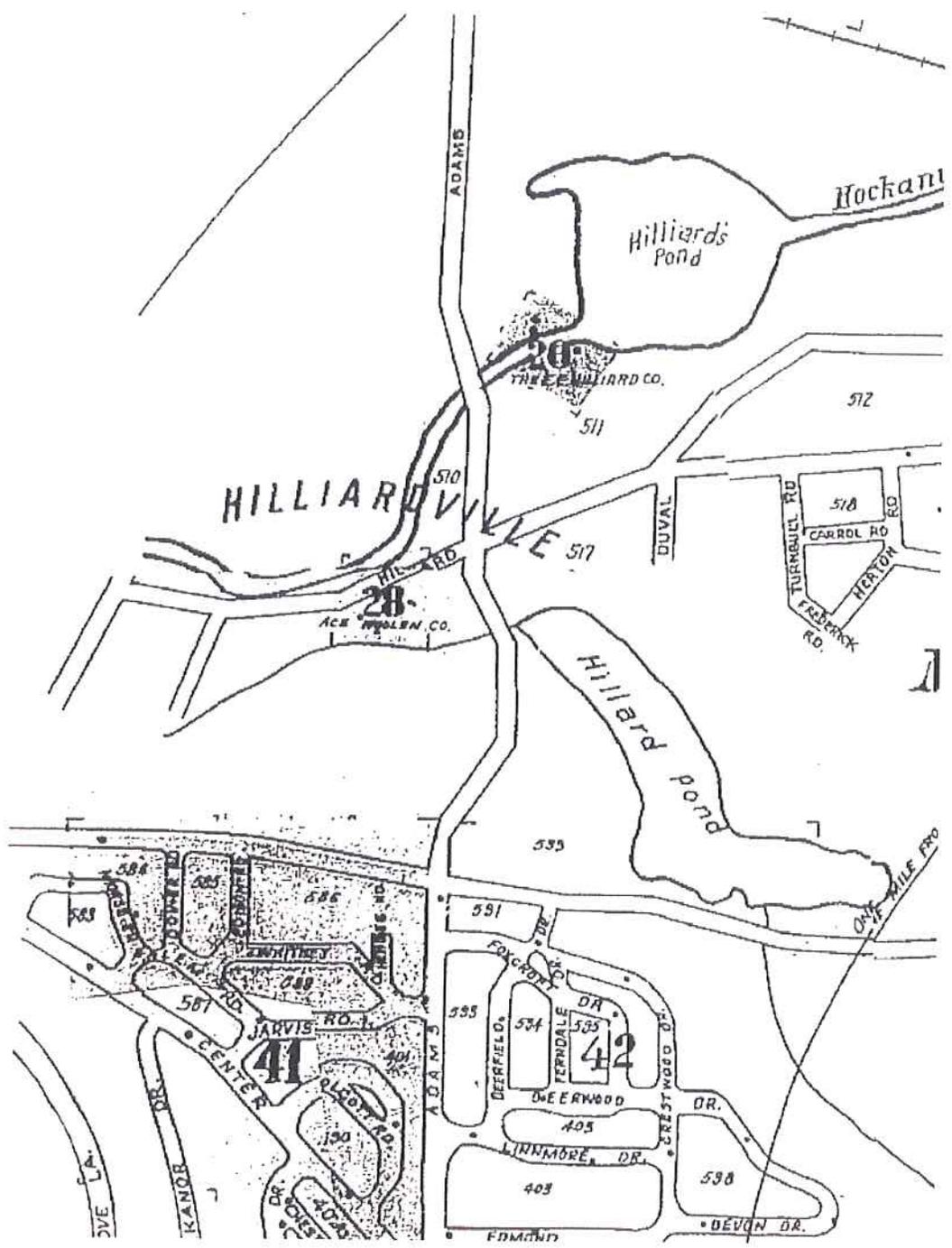




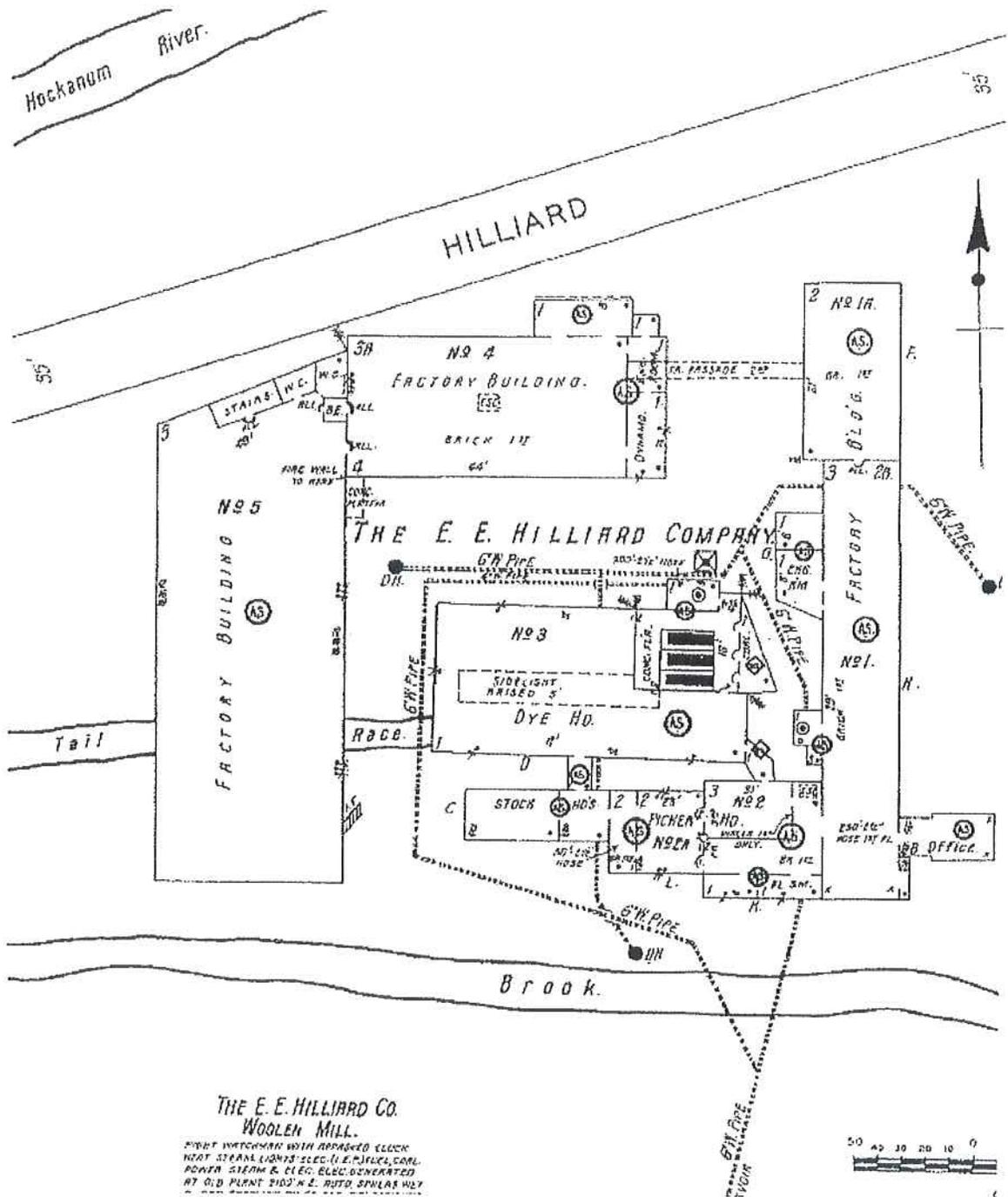


2004





July 1926



**The E. E. Hilliard Co.  
Woolen Mill.**

FIRE WATCHMAN WITH APPARATUS CLOCK  
HEAT STEAM LIGHTS ELEC. (I. E.) FUEL, COAL  
POWER STEAM & ELEC. ELEC. GENERATED  
AT OLD PLANT 2102' N. E. RUTD. SPULAS WLY

July 1926



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# Appendix D Photographs

**Vanasse Hangen Brustlin, Inc.**  
PHOTOLOG DOCUMENTATION  
640 Hilliard Street  
Manchester, Connecticut  
March 2007

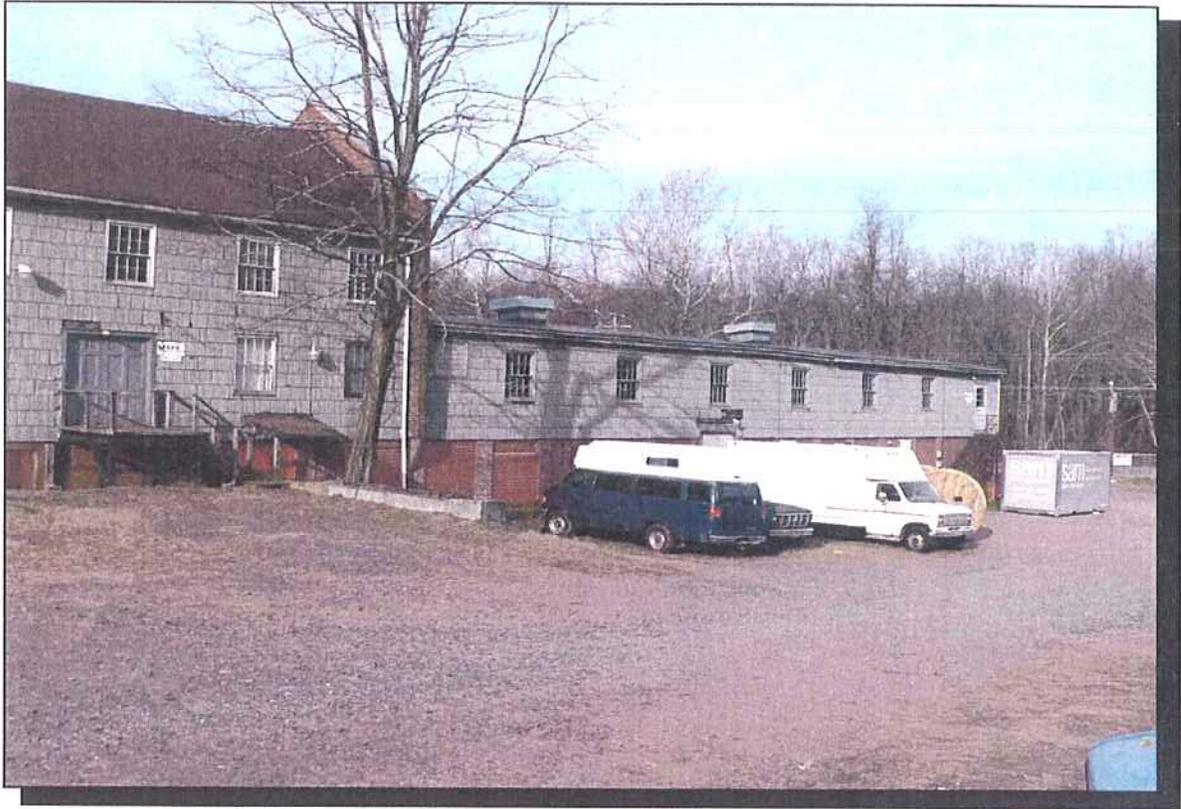


Photo 1: View of Host Property, facing northwest from proposed Site.



Photo 2: View from west side of Host Property.

**Vanasse Hangen Brustlin, Inc.**  
PHOTOLOG DOCUMENTATION  
640 Hilliard Street  
Manchester, Connecticut  
March 2007



Photo 3: View from north end of industrial warehouse and eastern abutter.

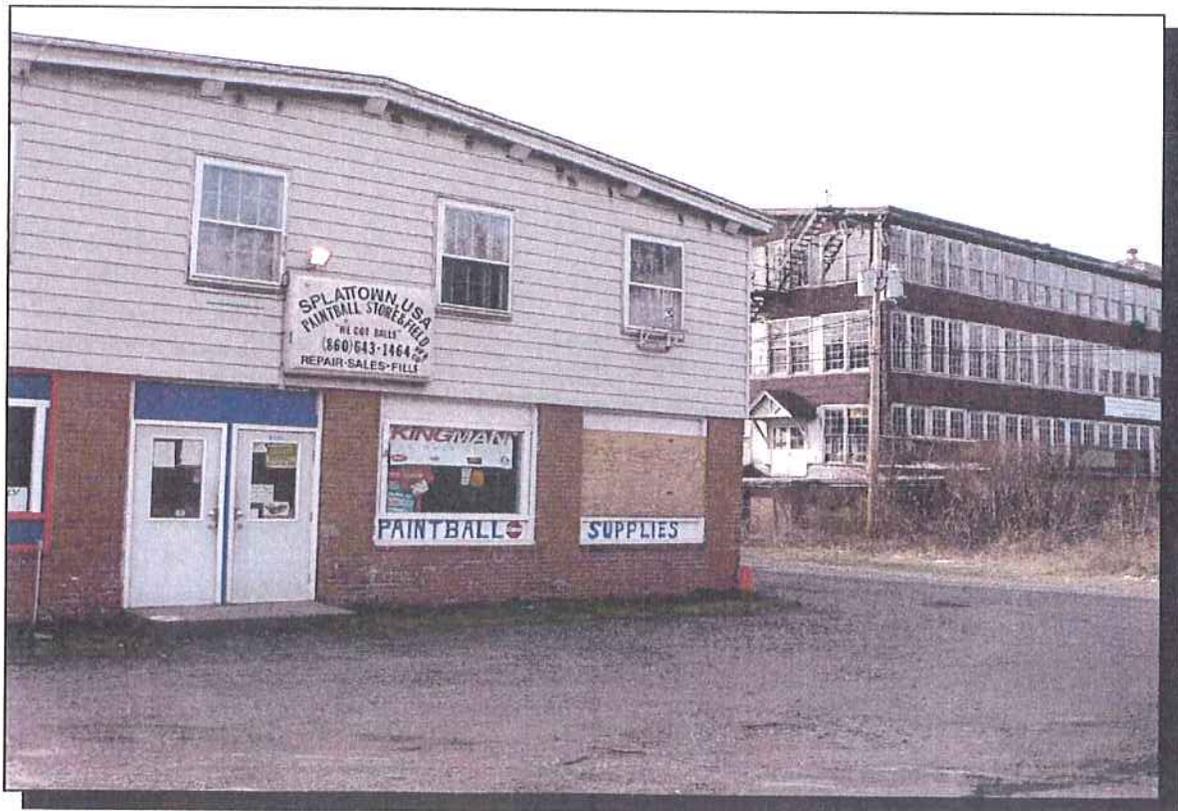


Photo 4: View from north end of industrial warehouse and western abutter.

**Vanasse Hangen Brustlin, Inc.**  
PHOTOLOG DOCUMENTATION  
640 Hilliard Street  
Manchester, Connecticut  
March 2007



Photo 5: View facing north toward proposed Site from south end of Host Property.



Photo 6: View from south end of Host Property from proposed Site area.

**Vanasse Hangen Brustlin, Inc.**

**PHOTOLOG DOCUMENTATION**

640 Hilliard Street

Manchester, Connecticut

March 2007

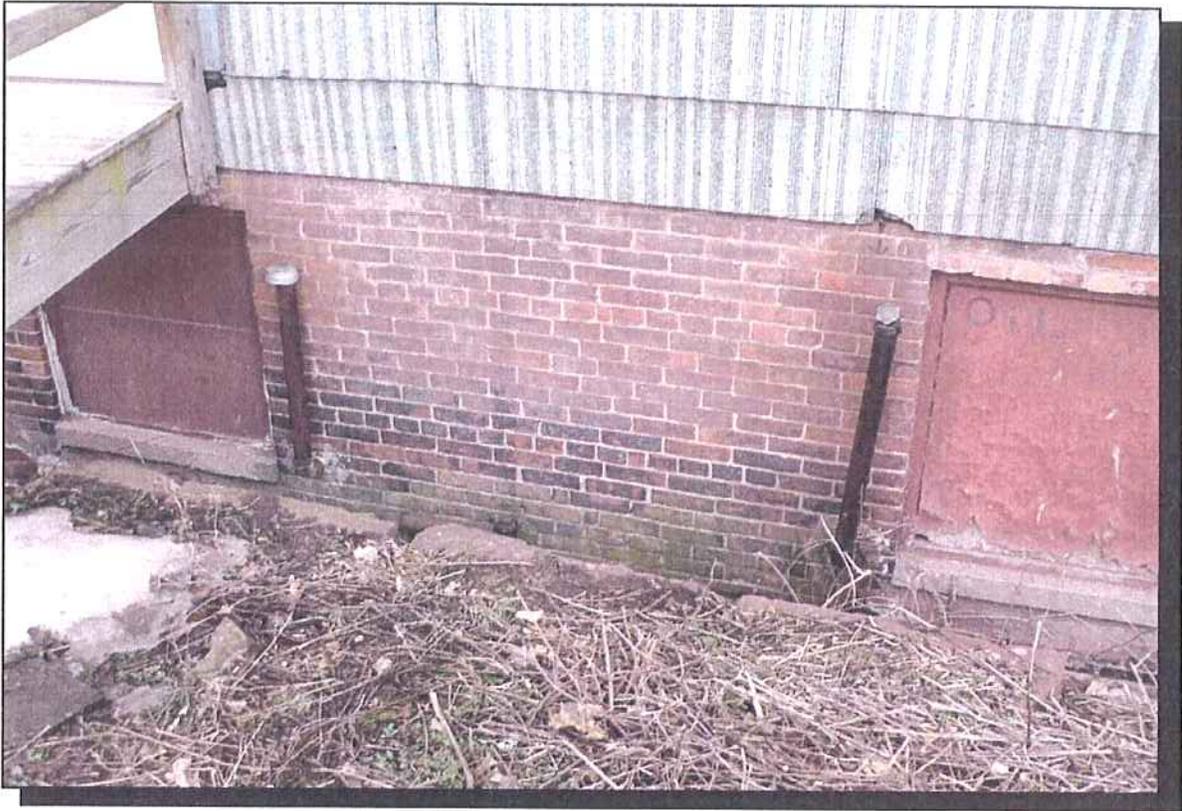


Photo 7: Evidence of possible AST in basement, east side of warehouse.

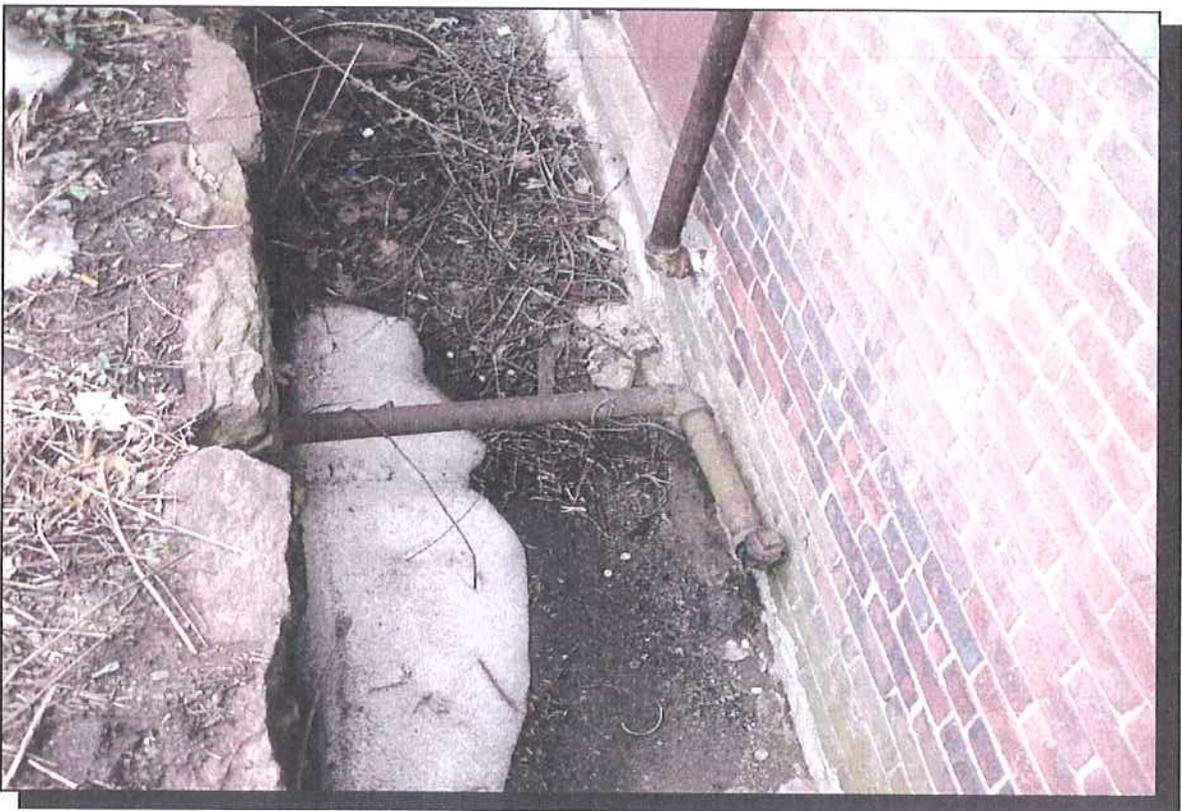


Photo 8: Evidence of possible UST, east side of warehouse.