

TASK 120: PRELIMINARY SITE EVALUATION

**New Britain-Hartford Busway Project
632 & 642 New Park Avenue
West Hartford, Connecticut**

ConnDOT Assignment No. 202-3153
ConnDOT Project No. 171-305

Prepared for:



State of Connecticut
Department of Transportation
Newington, Connecticut 06131

Prepared by:



Maguire Group Inc.
One Court Street
New Britain, Connecticut 06051

May 31, 2007

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1.0 INTRODUCTION

1.1 Purpose

This Task 120 Preliminary Site Evaluation (PSE) provides a professional opinion regarding the potential presence of hazardous substances or petroleum products for the two (2) properties located at 634 and 642 New Park Avenue in West Hartford, Connecticut. Maguire Group Inc. (MGI) was retained by the Connecticut Department of Transportation (ConnDOT) to conduct this Task 120 evaluation.

ConnDOT is proposing to construct a dedicated transit bus roadway between the cities of New Britain and Hartford, Connecticut. The 9.4-mile busway project will consist of the construction of a dedicated roadway for transit buses and up to eight (8) bus stations in the municipalities of New Britain, Newington, West Hartford, and Hartford. The proposed busway corridor will be constructed along an abandoned rail line in the southern portion of the project area, and adjacent to an active Amtrak railway in the northern portion of the project area. The anticipated construction activities will involve total right-of-way takings of several parcels, including the acquisition of the 634 and 642 New Park Avenue properties.

The scope of the evaluation was as follows:

- evaluate the site history of the properties;
- conduct a municipal, Connecticut Department of Environmental Protection (CTDEP), and United States Environmental Protection Agency (EPA) regulatory review of the properties;
- assess potential receptors (i.e., groundwater, surface water, and water supplies);
- describe the site geology;
- perform a site reconnaissance;
- summarize the findings relative to the potential presence of hazardous substances or petroleum products at the subject properties;
- provide an opinion regarding the sites' status as an "Establishment" with respect to Connecticut's Transfer Act; and
- recommend a future course of action based on potential environmental risks associated with the sites.

The scope of services for this project did not include asbestos, lead paint, or radon surveys.

1.2 Background

1.2.1 Property Description and Ownership

634 New Park Avenue

The 634 New Park Avenue property is located on the eastern side of New Park Avenue, approximately 533 feet northeast of the intersection of New Britain and New Park Avenues in West Hartford, Connecticut. The West Hartford Tax Assessor's designation for the subject site is Parcel 3776-2-634-0001. The West Hartford Assessor's card indicates that the subject parcel comprises approximately 0.48 acres, and contains a Monroe Muffler Shop service garage. The onsite building consists of a one-story service garage and parts storage building that comprises approximately 4,215 square feet and was constructed in 1953. The property is currently owned by Lombardi Auto Body Incorporated.

* 642 New Park Avenue

The 642 New Park Avenue property is located on the eastern side of New Park Avenue, approximately 385 feet northeast of the intersection of New Britain and New Park Avenues in West Hartford, Connecticut. The West Hartford Tax Assessor's designation for the subject site is Parcel 3776-2-642-0001. The West Hartford Assessor's card indicates that the subject parcel comprises approximately 0.31 acres, and contains the Valvoline Instant Oil Change service garage. The onsite building consists of a one-story service garage that comprises approximately 2,142 square feet and was constructed in 1949. The property is currently owned by Athanasia Leventis.

More detailed descriptions of the properties are provided in Section 6.0, Site Reconnaissance. The site locations are shown in Figure 1, and schematic site plans are provided as Figures 2a and 2b.

A review of available recorded land title records was conducted to determine previous site ownerships and any leases, land contracts, easements, liens, and/or other encumbrances on or of the properties. The ownership histories of the parcels are described below:

634 New Park Avenue

- Lombardi Auto Body Inc. (from April 7, 1953 to present) - Volume 256, Page 227
- Atlas Auto Inc. (from February 10, 1953 to April 7, 1953) - Volume 256, Page 5
- Michael W. Lewandos & Richard A. Russell (from January 16, 1953 to February 10, 1953) - Volume 252, Page 491
- Kenneth R. & Alice G. Holden (from July 6, 1951 [first piece] & February 14, 1946 [second piece] to January 16, 1953) – Volume 238, Page 580 & Volume 187, Page 434



FIGURE 1 – SITE LOCATION PLAN
634 & 642 New Park Avenue
West Hartford, Connecticut

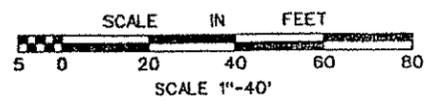
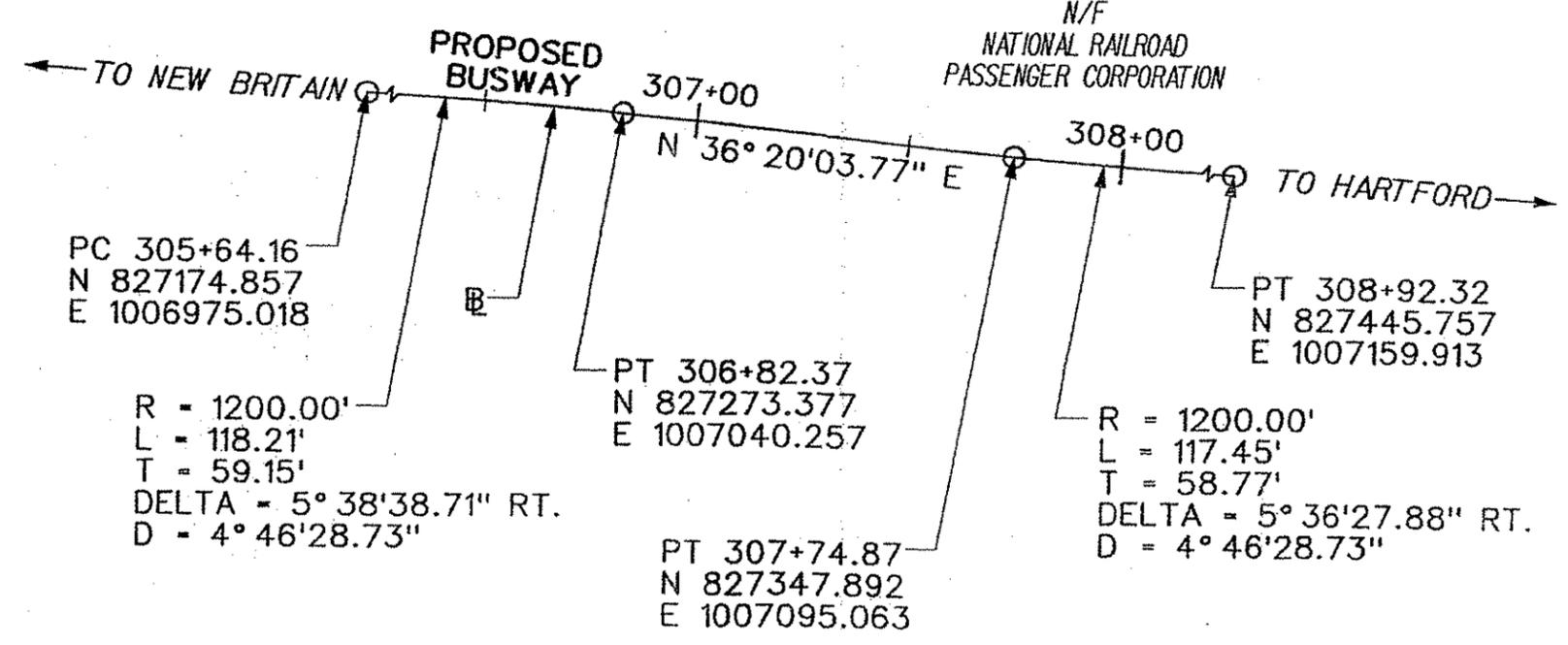
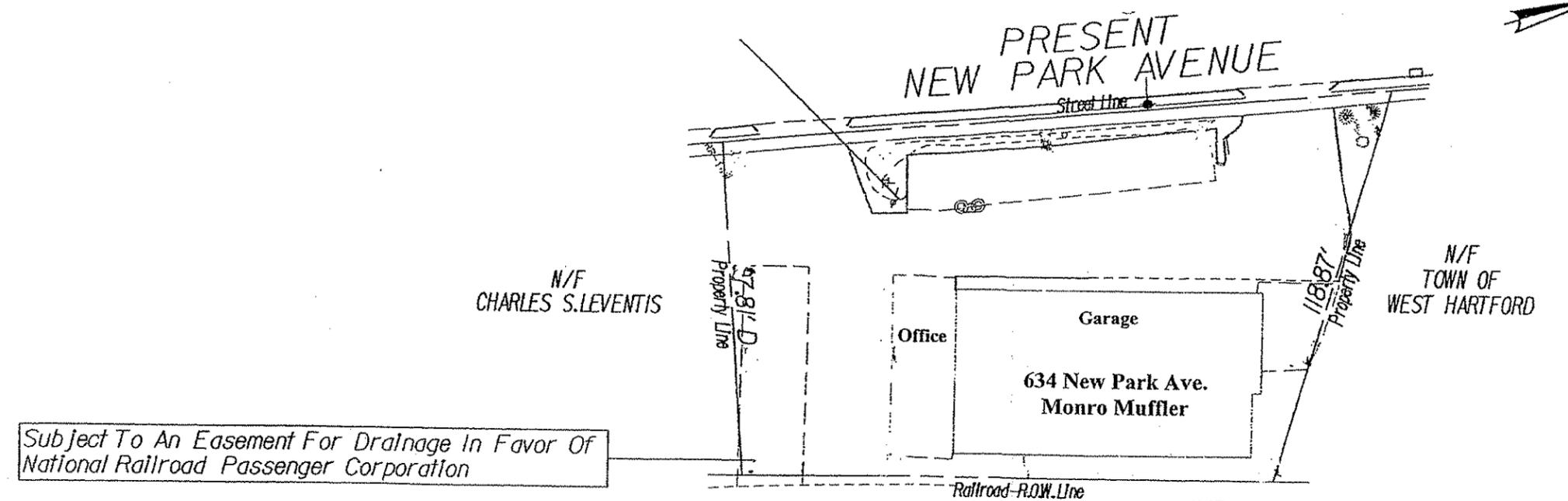


FIGURE 2a - TASK 120 SITE PLAN
 New Britain - Hartford Busway Project
 634 New Park Avenue
 West Hartford, Connecticut



CHARLES S. LEVENTIS
TAKING AREA = 13,400± SQ. FT. (0.308± ACRES)

PRESENT
NEW PARK AVENUE

642 New Park Ave.
Valvoline Instant
Oil Change

N/F
BRUCE M. BEDRICK

N/F
LOMBARDI AUTO BODY INC.

Subject To An Easement For Drainage In Favor Of
National Railroad Passenger Corporation

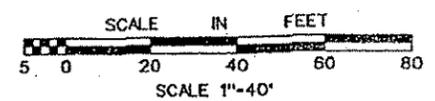
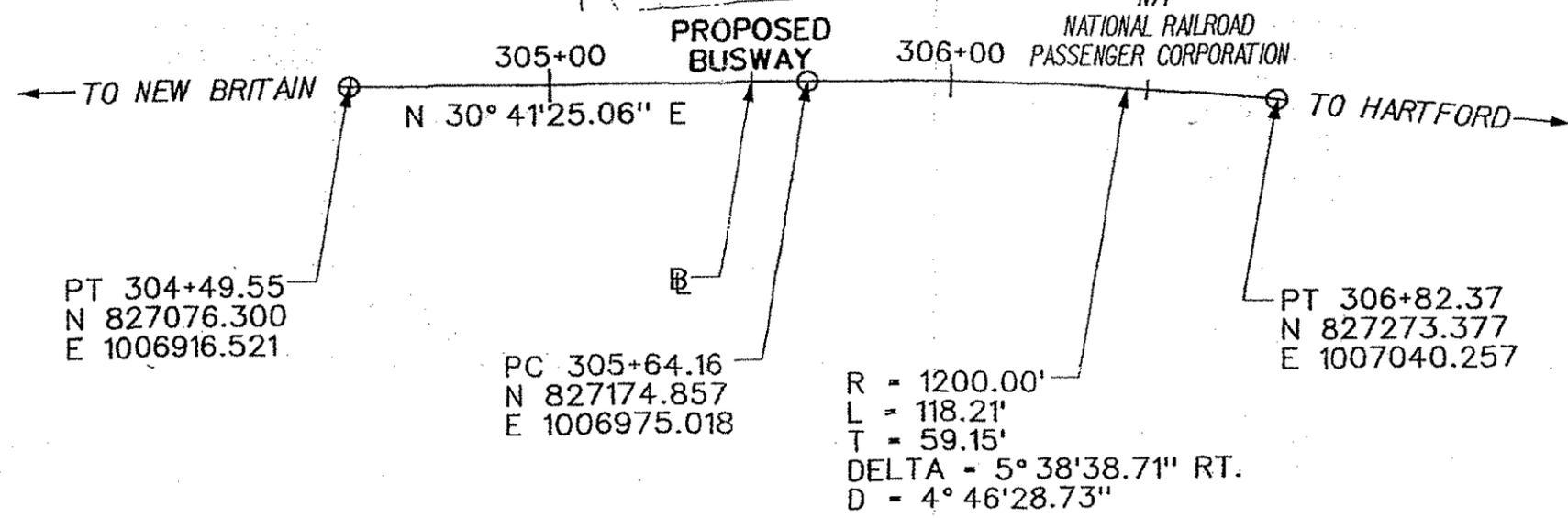


FIGURE 2b - TASK 120 SITE PLAN
New Britain - Hartford Busway Project
642 New Park Avenue
West Hartford, Connecticut

634 New Park Avenue (continued)

- First Piece: The New York, New Haven & Hartford Railroad (from prior to the 1920's to July 6, 1951) - Volume & Page Unknown. Second Piece: Armando Lattizori (from November 10, 1926 to February 14, 1946) – Volume 74, Page 307
- Second Piece: The Purity Products Company (from October 5, 1920 to November 10, 1926) – Volume 74, Page 307
- Second Piece: The G.L. Holt Company (from July 2, 1917 to October 5, 1920) – Volume 38, Page 44
- Second Piece: William White (prior to July 2, 1917) – Volume & Page Unknown

642 New Park Avenue

- Athanasia Leventis (from August 15, 2003 to present) - Volume 3309, Page 196
- Charles Leventis (from February 5, 1988 to August 15, 2003) - Volume 1283, Page 300
- Genevieve, Walter Jr., Daniel, & Frederick Lagosh (from August 21, 1987 to February 5, 1988) - Volume 1237, Page 140
- Robert S. Zarchen (from June 20, 1985 to August 21, 1987) - Volume 989, Page 330
- William K. Holden (from July 11, 1983 to June 20, 1985) - Volume 866, Page 42
- Kenneth R. & Alice G. Holden (from July 6, 1951 [first piece], February 14, 1946 [second piece], & June 27, 1946 [third piece] to July 11, 1983) – Volume 238, Page 580; Volume 187, Page 434; & Volume 189, Page 571
- First & Third Pieces: The New York, New Haven & Hartford Railroad (from prior to the 1920's to July 6, 1951 & June 27, 1946) - Volume & Page Unknown. Second Piece: Armando Lattizori (from May 4, 1927 to February 14, 1946) – Volume 76, Page 42
- Second Piece: Martin Blake (from February 11, 1921 to May 4, 1927) – Volume 45, Page 448
- Second Piece: Giuseppe Rasero, Carlo & Celestina Brigano & Anna Lawrynovicz (prior to February 11, 1921) – Volume & Page unknown

Prior to the early 1950's, the western portions of the current 634 and 642 New Park Avenue properties were part of the same lot. In 1951, the New York, New Haven and Hartford Railroad sold property to Kenneth & Alice Holden that currently comprise the eastern portions of the parcels. The one large lot was subsequently subdivided prior to 1953.

1.2.2 Adjacent Land Use

634 New Park Avenue

This parcel is bordered on the north by Trout Brook and a vacant car dealership (620 New Park Avenue), to the east by railroad tracks, to the west by New Park Avenue across which are commercial and industrial businesses, to the south by Valvoline Instant Oil Change (642 New Park Avenue), and to the east by railroad tracks. Beyond the immediate site vicinity, land use is mixed commercial, industrial, and residential properties.

642 New Park Avenue

This parcel is bordered on the north by a Monro Muffler and Brake Shop (634 New Park Avenue) to the east by railroad tracks, to the west by New Park Avenue across which are commercial and industrial businesses, to the south by a Mr. Auto Wash car wash and gasoline station (646 to 650 New Park Avenue), and to the east by railroad tracks. Beyond the immediate site vicinity, land use is mixed commercial, industrial, and residential properties.

2.0 SITE HISTORY

The objective of evaluating the history of the 634 and 642 New Park Avenue properties is to develop an understanding of previous on-site and adjacent land uses and occupancies that could have caused a release of hazardous substances or petroleum products. Past uses of the parcels are identified from the present, back to the early 1900's. The site history of the property was compiled from available city directories, Sanborn Fire Insurance Maps, aerial photographs, and municipal records.

Aerial photography of the site vicinity was available at the University of Connecticut Map Library for the years 1934, 1951, 1970, 1980, 1990, 1995, and 2005. The Hartford Suburban city directories were reviewed for selected years from 1925 to 2006. In addition, the Sanborn Fire Insurance Map from 1923 depicts the project area, and a copy is included in Appendix A.

The following summarizes the histories of the 634 and 642 New Park Avenue properties:

634 New Park Avenue

The current onsite automotive repair garage was constructed in 1992 and replaced a previous structure that was constructed in 1953 and razed in 1992. Monro Muffler has occupied the Site from the mid-1990's to the present. Lombardi Auto Body and Elmwood Nissan Auto Body have occupied the Site from the early 1950's to the early 1990's. During this time period, the property was also utilized as a used car dealership.

Prior to the early 1950's, the majority of the property had apparently been vacant since the early 1920's, when it contained a cider mill located in the northwest corner of the lot. In addition, during the 1920's to late 1940's, the Site formerly contained a 20-foot by 20-foot residential detached garage associated with the former residence located at 642 New Park Avenue (located adjacent to the south). The garage was situated in the southeast corner of the property.

642 New Park Avenue

The current onsite automotive repair garage was originally constructed in 1949. The onsite building has housed several automotive repair businesses including the In and Out Oil & Lube Center (1990's to early 2000's), West Side Auto Body & used car sales (mid-1980's), Tech Automotive & Tune-Up (1970's and 1980's), Royal Auto Service (1950's to 1960's). Prior to the construction of the automotive service garage in 1949, the Site contained a residence that was razed prior to the late 1940's.

The historical sources also indicated the following information regarding the properties adjacent to the project area:

620 New Park Avenue (to the north): This property contained a car dealership from the 1950's to the early 2000's.

631 New Park Avenue (to the west): This property contained a power equipment sales, service and rental business from the early 1990's to the present. The property also formerly housed automotive repair businesses (mid-1990's to mid-2000's), car dealerships (1970's to 1980's), and a construction company (1960's to 1970's).

635 to 637 New Park Avenue (to the west): This property contained numerous industrial businesses from the mid-1950's to the present. These businesses include welding companies; pipe manufacturers; paint, tile and carpet sales; a cutting and sharpening business; landscaping, paving, and construction companies; a pet supplies warehouse; and a coal company.

646 to 650 New Park Avenue (to the south): The property has contained a car wash and a gas station from the 1950's to the present. Prior to the 1950's, the property housed the Elmwood Railroad Station.

3.0 POTENTIAL RECEPTORS

3.1 Groundwater

The CTDEP's "Environmental GIS Data for Connecticut" depicts the groundwater classification for the site as "GB". The "GB" groundwater classification indicates that the groundwater is not suitable for consumption due to waste discharges, spills or leaks of chemicals, or land use impacts, and a public water supply is available.

3.2 Surface Water

The project area is located within the Trout Brook Basin which is within the Park Regional Basin and the Connecticut Major Drainage Basin. There are no surface water bodies located on either of the properties, although the Trout Brook is located adjacent to the north of the 634 New Park Avenue property. Trout Brook is a Class “B/A” surface water body, which indicates that it does not meet Class “A” surface water criteria. The goal is to restore the surface water quality to Class “A” standards.

The site and the area around the site are relatively flat, although there is a slight regional downward slope to the east. Based upon this, it is estimated that surface water runoff at the site flows to the east, in the direction of flow of nearby Trout Brook.

3.3 Water Supply

Potable water is supplied to the site by the Metropolitan District Commission (MDC). No public water-supply wells or surface-water sources are located within a 1.0 mile radius of the site (Reference 2).

According to information at the West Hartford Town Hall, all of the properties in the immediate vicinity of the project area are connected to the public water distribution system. The majority of the properties are connected to the MDC’s municipal sewer system, although documents found in the West Hartford municipal files indicate that the 634 New Park Avenue property previously utilized an onsite septic system until the early 1990’s.

4.0 SITE GEOLOGY

The site geology has been compiled from existing published information. No subsurface investigation was performed as part of this Task 120 - Preliminary Site Evaluation, therefore, the following information has not been field-verified.

4.1 Surficial

The CTDEP’s “Environmental GIS Data for Connecticut” indicates that the soils in the northern portion of the project area are stacked deposits consisting of Alluvium overlying Fines. The soil in the southern portion of the project area is depicted as Fines.

4.2 Bedrock

The Bedrock Geological Map of Connecticut, compiled by John Rodgers in 1985, indicates that the bedrock unit underlying the project area is the Portland Arkose, which is a red-brown arkosic sandstone.

4.3 Groundwater Flow

The flow direction of groundwater is controlled mainly by topography. However, flow is also influenced by aquifer type, depth to bedrock, watercourses near the site, groundwater use, and subsurface structures. Generally, groundwater flows from topographic high points to low points. Based on the setting of the site and vicinity, local groundwater flow is inferred to be to the east.

5.0 ENVIRONMENTAL RECORDS REVIEW

An environmental records review has been conducted for select file information from the EPA, CTDEP, and municipal files. The following standard, environmental-record sources have been reviewed. The approximate minimum search distances from the subject site are shown as follows.

Environmental Record	Minimum Search Distance
Federal NPL Site List	1.0 mile
Federal CERCLA List	0.5 mile
Federal RCRA TSD Facilities List	Site and adjoining properties
Federal RCRA Generators List	Site and adjoining properties
CTDEP Inventory of Hazardous Waste Sites	1.0 mile
CTDEP Landfill and/or Solid Waste Disposal Sites	Site and adjoining properties
CTDEP Leaking Underground Storage Tank Lists	Site and adjoining properties
CTDEP Registered Underground Storage Tank Information	Site and adjoining properties
CTDEP Oil and Chemical Spills	Site and adjoining properties
CTDEP Water, PERD, & Waste Files	Site and adjoining properties
CTDEP Leachate and Wastewater Discharge Source	Site and adjoining properties
Municipal Records	Site

5.1 Connecticut Department of Environmental Protection

A review of CTDEP files was conducted. The files reviewed included those listed in this report. Other information published by the CTDEP was also reviewed and copies of pertinent information regarding the site and its adjacent properties are included in Appendix B of this report.

The following property owners and businesses were included in the CTDEP file search:

- Monro Muffler (occupant 634 New Park Avenue);
- Lombardi Auto Body (former occupant – 634 New Park Avenue);
- Nissan/Datsun Auto Body/Sales (former occupant – 634 New Park Avenue);
- Valvoline Instant Oil Change (occupant 642 New Park Avenue);
- In & Out Oil & Lube Center (former occupant - 642 New Park Avenue);
- Tech Automotive (former occupant – 642 New Park Avenue);
- Westside Auto Body/Automotive (former occupant – 642 New Park Avenue);
- Royal Auto Service (former occupant – 642 New Park Avenue);
- 646 to 650 New Park Ave.: Mr. Auto Wash & General Oil (property to the south);
- 635 to 637 New Park Avenue (property to the west);
- 631 New Park Avenue (property to the west);
- West Hartford town files & P-5 files.

5.1.1 Water Management Files

Site-specific file information (including, but not limited to, orders, environmental reports, site analytical data, permits, application forms, and other correspondence) was requested regarding the businesses listed in subsection 5.1. No pertinent information regarding the 634 and 642 New Park Avenue sites was contained in the files. The files contained information regarding the following adjacent property:

646 – 650 New Park Avenue (adjacent to the south): A general vehicle washing permit (GVW000284) for Mr. Auto Wash was originally issued on July 31, 1995.

635 New Park Avenue (adjacent to the west): A P-5 inspection report for L & W Cutter Sharpening business. Industrial activities at the property include the sharpening of drill bits and other tools.

5.1.2 Permitting, Enforcement & Remediation Files

Site-specific file information (including, but not limited to, orders, environmental reports, site analytical data, permits, application forms, and other correspondence) was requested regarding the businesses listed in subsection 5.1. The files contained the following information regarding the project sites:

642 New Park Avenue: A Form I Negative Declaration indicating that no release of hazardous waste has occurred at the site was filed with the CTDEP in September 1987. The Form I was filed in response to the sale of the property from Robert Zarchen to Genevieve, Walter, Daniel & Frederick Lagosh. The cover letter from the seller's attorney indicated that they did not believe the site constituted an "establishment" because business activities at the site did not generate more than 100 kg of hazardous waste per month. However, the filing occurred due to recommendations from CTDEP

personnel, and the attorney did not acknowledge in the letter that an auto body repair shop (automatically considered an “establishment” regardless of hazardous waste generation) occupied the site. No apparent environmental investigation was conducted at the site to substantiate the Form I filing. Another Form I was filed in February 1988 when Charles Leventis purchased the property from the Lagosh family.

The files also contained information regarding the following adjacent properties:

646 – 650 New Park Avenue (located to the south): A Form II property transfer form was filed in September 1989 when General Oil transferred the property to Bruce Bedrick. The Form II indicated that a release of gasoline occurred at the property and was subsequently remediated. However, gasoline and petroleum-related contamination is not classified as “hazardous waste” and the filing was apparently unnecessary.

635 New Park Avenue (located to the west): A Form III property transfer form was filed in May 2005. The Form III indicated that a release occurred at the property and that it has either not been investigated or has not been remediated.

5.1.3 Hazardous Waste Files

Site-specific file information (including, but not limited to, orders, environmental reports, hazardous waste generation information, site analytical data, permits, application forms, and other correspondence) was requested regarding the businesses listed in subsection 5.1. No pertinent information regarding the site or any adjacent property was contained in the files.

5.1.4 Oil and Chemical Spill and Response Files

Spill reports and related correspondence files were reviewed for the businesses listed in subsection 5.1. The following spills were on file for the 642 and 634 New Park Avenue properties:

642 New Park Avenue:

April 19, 2005: Battery acid spilled when 8 automotive batteries fell off of a truck and broke. The Fire Department reportedly cleaned up the spill.

634 New Park Avenue:

January 20, 1993: During the excavation for a sewer connection, approximately 18-inches of gasoline entered the excavation. The product was contained and removed and the impacted soil was excavated for offsite disposal. The CTDEP attributed the presence of the product to an adjacent Sunoco Station with the listed address of 622 New Park Avenue (property to the north of the Site).

In addition, the following spills were on file for the adjacent properties:

646-650 New Park Avenue (located to the south):

December 3, 1976: Approximately 100-gallons of no. 2 fuel oil spilled due to a truck overfill. The spill was reportedly cleaned up.

March 10, 1978: Approximately 35-gallons of gasoline spilled due to a leaking pump dispenser valve. A contractor was hired to repair the leak and investigate the impacted area.

February 3, 1982: Approximately 10-gallons of gasoline spilled and was reportedly contained and removed.

August 28, 1991: Gasoline-contaminated soil was encountered during excavation for a new natural gas line along New Park Avenue. The contamination extended from New Britain Avenue, north to Trout Brook. The impacted soil was removed for offsite disposal.

635 New Park Avenue (located to the west):

August 21, 1998: Fourteen USTs were removed from the site and approximately 100 yards of impacted soil was encountered in the tank grave areas. The contaminated soil was excavated for offsite disposal.

November 4, 1999: Approximately 1-gallon of fuel oil spilled due to a tank overfill. The spill was reportedly contained and removed.

631 New Park Avenue (located to the west):

January 24, 1999: Three drums of hydraulic oil leaked and the spill was reportedly contained.

625 New Park Avenue (located to the west):

July 21, 1986: Approximately 100-gallons of diesel fuel or heating oil spilled due to a leaking transfer line. The spill was reportedly contained.

September 29, 2006: Approximately 10-yards of contaminated soil was removed from the property during an underground storage tank removal at the property.

612-620 New Park Avenue (located to the north):

March 23, 1999: Petroleum impacted soil was encountered during excavation of a new natural gas line at the car dealership. No other information was contained in the spill report.

5.1.5 PCB Files

The CTDEP PCB Section maintains files for sites with environmental issues related to polychlorinated biphenyls (PCBs). Site-specific file information was requested regarding the businesses listed in subsection 5.1. No file information was found concerning any of the properties requested.

5.1.6 Underground Storage Tank Records

The UST records did not have a file for the 634 and 642 New Park Avenue properties. However, the following tanks were registered to properties adjacent to the site:

646-650 New Park Avenue (located to the south):

Size	Date Installed	Contents	Type	Status
30,000-gallon	October 1959	Gasoline	Steel	Removed 1981/1989*
15,000-gallon	October 1959	Gasoline	Steel	Removed 1981/1989*
30,000-gallon	October 1959	Gasoline/Kerosene*	Steel	Removed 1981/1989*
1,000-gallon	October 1959	Heating Oil	Steel	Removed 1981/1989*

* Different documents in the file indicate that the tanks were removed in either 1981 or 1989. Also, the 30,000-gallon tank was listed by different sources as containing either gasoline or kerosene.

There was no current UST registration form for the USTs currently situated on the property. Based upon previous investigations conducted at this property by the CTDOT, the site reportedly contains three (3) 3,000-gallon gasoline USTs that were installed in 1990.

635 New Park Avenue (located to the west):

Size	Date Installed	Contents	Type	Status
1,000-gallon	Unknown	Gasoline	Steel	Removed 1998
2,000-gallon	Unknown	Kerosene	Steel	Removed 1998
2,000-gallon	Unknown	Gasoline	Steel	Removed 1998

631 New Park Avenue (located to the west):

Size	Date Installed	Contents	Type	Status
1,000-gallon	Unknown	Waste Oil	Steel	Removed 1989
1,000-gallon	Unknown	Heating Oil	Steel	Removed 1989

612-620 New Park Avenue (located to the north):

Size	Date Installed	Contents	Type	Status
4,000-gallon	August 1976	Gasoline	Fiberglass	Removed 1994
500-gallon	August 1976	Waste Oil	Steel	Removed 1998
275-gallon	Unknown	Waste Oil	Steel	Removed 1987
275-gallon	Unknown	Waste Oil	Steel	Removed 1987

5.1.7 Leaking Underground Storage Tank Sites

The 634 and 642 New Park Avenue properties were not listed on the Leaking Underground Storage Tank (LUST) List (Reference 3). However, the following adjacent properties are listed:

646-650 New Park Avenue (located to the south):

July 21, 1989: Three leaking gasoline USTs were removed from the property. The impacted soil was also excavated for offsite disposal.

635 New Park Avenue (located to the west):

August 21, 1998: Two leaking USTs were encountered during the removal of fourteen onsite USTs. Approximately 100 yards of impacted soil was encountered in the tank grave areas and was subsequently excavated for offsite disposal.

625 New Park Avenue (located to the west):

September 29, 2006: The property is listed for a leaking gasoline UST. The leaking tank and impacted soil were excavated for offsite disposal.

5.1.8 Solid Waste Files

The CTDEP Solid Waste Unit maintains maps and file information regarding solid waste facilities located within the state. No CTDEP file information was found concerning the 634 and 642 New Park Avenue sites or their adjacent properties.

5.1.9 Leachate and Wastewater Discharge Sources

The CTDEP *Leachate and Wastewater Discharge Sources: An Inventory* (Reference 4) is a list of surface and groundwater discharge sources and other potential environmental areas of concern (e.g., spills, landfills, lagoons). The sites and their adjacent properties were not listed on the database.

5.1.10 Inventory of Hazardous Waste Sites

The CTDEP compiled an inventory of hazardous waste sites in Connecticut. The inventory is used to identify toxic or hazardous waste disposal sites and to determine the type and amounts of such wastes at each site. The inventory does not assess the effect that the sites may present to public health or the environment. This inventory identified sites that have been used for disposal to prioritize them for the implementation of appropriate cleanup measures.

Neither the 634 and 642 New Park Avenue properties or any adjacent properties are listed on the CTDEP Inventory of Hazardous Waste Sites (Reference 5). However, the following properties within a one-mile radius of the project area are listed:

1031 New Park Avenue – Royal Business Machines, located 0.16 miles to the southwest of the site: EPA I.D. No. CTD000117978 is listed since 1992 for the disposal of metals, petroleum hydrocarbons, and chlorinated volatile organic compounds to the ground. Voluntary remediation started in 1997 and an Environmental Land Use Restriction (ELUR) was subsequently filed on the property due to inaccessible soils.

30 Sherman Street – The Yankee Stripper, located 0.41 miles to the southeast of the site: EPA I.D. No. CTD983870544 is listed since 1987 for the disposal of acids, bases, solvents and chlorinated volatile organic compounds to the ground.

179 South Street – Dunham Bush, Inc., located 0.55 miles to the southwest of the site: EPA I.D. No. CTD043033588 is listed since 1987 for the disposal of solvents to the ground. In 1987, approximately 300 cubic yards of contaminated soil was excavated and trichloroethene dense non-aqueous phase liquid (DNAPL) was encountered.

705 North Mountain Road, Newington – Loctite Corporation, located 0.81 miles to the southeast of the site: EPA I.D. No. CTD001139617 is listed since 1987 for the disposal of solvents and chlorinated volatile organic compounds to the ground.

700 North Mountain Road, Newington – Son-Way Corporation, located 0.84 miles to the southeast of the site: EPA I.D. No. CTD060678208 is listed since 1987 for the disposal of metals, semi-volatile organic compounds, pesticides, and herbicides to the ground.

500 Flatbush Avenue - Suisman & Blumenthal (Aerospace Metals), located 0.96 miles to the northeast of the site: EPA I.D. No. CTD018695999 is listed since 1987 for the disposal of PCBs, fuel oil, waste oil, and solvents to the ground. An Environmental Condition Assessment Form (ECAAF) was submitted in 1998 and an Environmental Land Use Restriction (ELUR) was subsequently placed on the entire property.

5.2 Environmental Protection Agency

5.2.1 EPA National Priorities List and CERCLA List

The National Priorities (Superfund) List (NPL) is the EPA database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program (Reference 6). The CERCLA List is a compilation by the EPA of the sites that the EPA has investigated or is investigating for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (Superfund Act, Reference 7). The 634 and 642 New Park Avenue Sites and their adjacent properties were not listed on the EPA CERCLA List. However, the following property within a one-mile radius of the project area are listed:

1031 New Britain Avenue: former Royal Business Machine, located 0.16 miles to the southwest of the site: EPA I.D. No. CTD000117978 was Discovered in 1991, a Preliminary Assessment was conducted in 1992, and a Site Inspection was completed in 2000.

5.2.2 EPA RCRA Treatment Storage and Disposal (TSD) Facilities List and EPA/Connecticut List of Hazardous Waste Handlers (Generators List)

The TSD Facilities List is the database of those facilities where treatment, storage and/or disposal of hazardous wastes takes place, as defined and regulated by RCRA (Reference 8). The Generators List is the database maintained by the EPA of those persons or entities that generate hazardous wastes, as defined by RCRA (Reference 9). The 634 and 642 New Park Avenue properties were not listed on either database. However, the following adjacent properties are listed:

635 New Park Avenue – DuPont (located to the west): EPA I.D. No. CTD000636142, former generator of hazardous waste.

631 New Park Avenue – Elmwood Datsun (located to the west): EPA I.D. No. CTD108952441, former conditionally exempt (less than 100 kg/month) generator of hazardous waste. Wastes formerly generated at the property included spent halogenated solvents.

612 New Park Avenue – Pontiac Center (located to the north): EPA I.D. No. CTD018871210, former conditionally exempt (less than 100 kg/month) generator of hazardous waste. Wastes formerly generated at the property included ignitable wastes.

5.3 Municipal Environmental Regulatory Review

The West Hartford Fire Marshal's Office and Building Departments were visited in order to review files that may involve environmental issues. Copies of pertinent information found in the municipal files are included in Appendix C of this report. The West Hartford Fire Marshal's Office contained the following information regarding the project Sites:

634 New Park Avenue

June 21, 2004: Inspection of the Site indicated the following violations:

- (1) The rear exit door is locked with a padlock.
- (2) The fire extinguisher is not properly mounted and no annual maintenance has been performed on it.

642 New Park Avenue

October 27, 1997: Inspection of the Site indicated that over 2,000-gallons of motor oil is stored inside the building with no containment dike.

June 21, 2004: Inspection of the Site indicated the following violations:

- (1) The exit door is blocked by oil drums.
- (2) The cover to the electrical breaker is missing.

The West Hartford Building Department indicated the following information regarding the project Sites:

634 New Park Avenue

August 26, 1927: An application (No. 7202) for the installation of two gasoline pumps and USTs on the site by the Gulf Refining Company. The address on the permit application was for 640 New Park Avenue and included a site sketch that depicted the area of the current 634 New Park Avenue Site. The site sketch indicated that the Site contained a residential garage, and the adjacent 642 property contained a residence. It is not known if the USTs were ever installed.

February 27, 1948: An approved building permit application (No. 5590) for the demolition of a two-car garage located on the property. The address on the permit is 642 New Park Avenue, although the garage was situated on the current 634 New Park Avenue property. These two properties were formerly part of the same parcel.

February 19, 1953: An approved building permit application (No. 11544) for the construction of an onsite garage.

June 9, 1953: An approved application (No. 6354) for the installation of an oil burner and an associated 1,000-gallon heating oil UST located parallel to the building.

October 18, 1989: An approval of a new car and general repair license.

November 7, 1991: An inland wetland permit application for the demolition of the onsite garage and the construction of a new six-bay automotive repair facility. The inland wetland application included a Phase II Site Assessment dated July 1991 prepared for Lombardi Auto Body Inc. by Malcolm Pirnie. The Phase II noted the presence of an onsite septic system and 1,000-gallon fuel oil UST located to the west of the former onsite automotive repair garage. A dye test indicated that a wash sink in the former garage was connected to the septic system and the interior floor drain discharged to an unknown point to the north/northwest of the former building. Additional potential areas of concern identified in the Phase II included air compressors and a drum storage area located to the east of the building, a car washing area to the north of the building, and “seeps” located along the southern property boundary. Three soil borings were advanced in the northwestern portion of the property and analyses of soil samples collected from the borings indicated the presence of petroleum hydrocarbons at an elevated concentration of 700 parts per million (ppm) in the B-2 soil sample collected from 2 to 4 feet below grade.

November 17, 1992: An approved permit application (Permit No. 63880) for the removal of the 1,000-gallon fuel oil tank. The UST was removed on November 18, 1992 and the tank grave excavation was inspected and approved for backfill by the West Hartford Building Department. Also in November 1992, asbestos-containing materials were removed from the former onsite building and the building was subsequently demolished.

642 New Park Avenue

August 12, 1948: An approved building permit application (No. 6179) for the construction of an automotive repair garage.

1976 to 1986: Applications for general automotive repair licenses. Also, the files contained used car dealership license applications from 1985 to 1987.

1985: A note indicating that the site was being leased by Westside Auto Body.

6.0 SITE RECONNAISSANCE

No site reconnaissance was conducted since permission to access the properties was not obtained from the property owners.

7.0 CONCLUSIONS AND RECOMMENDATIONS

A Task 120 - Preliminary Site Evaluation, was conducted for ConnDOT on the properties located at 634 and 642 New Park Avenue in West Hartford, Connecticut. Based on the site histories and regulatory file review, the following conclusions are noted.

- The 634 New Park Avenue site comprises approximately 0.48 acres, and is currently owned by Lombardi Auto Body, Inc. The parcel contains a six-bay automotive service garage that was constructed in 1992 and comprises 4,215 square feet. The building currently houses a Monro Muffler and Brake Shop. The 642 New Park Avenue property comprises approximately 0.31 acres and is currently owned by Athanasia Leventis. The parcel contains a 2,142 square feet service garage that was constructed in 1949 and currently houses the Valvoline Instant Oil Change garage.
- The current onsite automotive repair garage on the 634 New Park Avenue parcel was constructed in 1992 and replaced a previous structure that was constructed in 1953 and razed in 1992. Monro Muffler has occupied the Site from the mid-1990's to the present. Lombardi Auto Body and Elmwood Nissan Auto Body have occupied the Site from the early 1950's to the early 1990's. During this time period, the property was also utilized as a used car dealership. Prior to the early 1950's, the majority of the 634 New Park Avenue property had apparently been vacant since the early 1920's, when it contained a cider mill located in the northwest corner of the lot. In addition, during the 1920's to late 1940's, the Site formerly contained a 20-foot by 20-foot residential detached garage associated with the former residence located at 642 New Park Avenue (located adjacent to the south). The garage was situated in the southeast corner of the property.

The current onsite automotive repair garage on the 642 New Park Avenue parcel was originally constructed in 1949. The onsite building has housed several automotive repair businesses including the In and Out Oil & Lube Center (1990's to the present), West Side Auto Body & used car sales (mid-1980's), Tech Automotive & Tune-Up (1970's and 1980's), Royal Auto Service (1950's to 1960's). Prior to the construction of the automotive service garage in 1949, the Site contained a residence that was razed prior to the late 1940's.

- The properties are located in a mixed industrial and commercial section of West Hartford. The 634 New Park Avenue parcel (Monro Muffler) is situated adjacent to the north of the 642 New Park Avenue parcel (Valvoline Instant Oil Change). Adjacent properties include Trout Brook and a vacant car dealership (612-620 New Park Avenue) to the north, railroad tracks to the east, Mr. Auto Wash car wash and gas station (646-650 New Park Avenue) to the south, and New Park Avenue to the west. Across New Park Avenue to the west are several commercial and industrial businesses.
- The 634 and 642 New Park Avenue properties are located in a "GB" groundwater area. Based upon the setting of the site, groundwater flow is estimated to be to the

east. The 634 and 642 New Park Avenue Sites and the surrounding properties are connected to the Metropolitan District Commission's (MDC) public water distribution system and municipal sewer system.

- Based upon information found in the State CTDEP files, two Form I Negative Declaration property transfer forms were filed for the 642 New Park Avenue parcel in 1987 and 1988. However, no apparent investigation of the parcel was conducted to substantiate the Form I filing. The State files also indicated that gasoline was encountered during the excavation of a sewer connection on the 634 New Park Avenue property. The source of the contamination was attributed to a Sunoco gas station with the listed address of 622 New Park Avenue. In addition, information in the Town of West Hartford files indicated that two gasoline USTs may have been installed on the 634 New Park Avenue property during the late 1920's. Also, the municipal files contained a Phase II conducted at the site in 1991 that noted the presence of an onsite septic system and 1,000-gallon fuel oil UST located to the west of the former onsite automotive repair garage. A dye test indicated that a wash sink in the former garage was connected to the septic system and the interior floor drain discharged to an unknown point to the north/northwest of the former building. Additional potential areas of concern identified in the Phase II included air compressors and a drum storage area located to the east of the building, a car washing area to the north of the building, and "seeps" located along the southern property boundary. Three soil borings were advanced in the northwestern portion of the property and analyses of soil samples collected from the borings indicated the presence of petroleum hydrocarbons at an elevated concentration of 700 ppm in a soil sample collected from 2 to 4 feet below grade.
- Based upon information obtained from local, State and Federal databases and files, both the 634 and 642 New Park Avenue properties would be considered an "Establishment" as defined by the Connecticut Transfer Act. This act defines an "Establishment" as any site "which generates more than 100 kilograms of hazardous waste in any one-month period on or after November 19, 1980. In addition, dry-cleaning establishments, furniture-stripping establishments, vehicle body repair shops, or vehicle painting shops operating on or after May 1, 1967 automatically qualify as an Establishment, regardless of the amount of hazardous waste they generate." The 634 New Park Avenue Site housed Lombardi Auto Body and Elmwood Nissan (Datsun) Auto Body from the early 1950's to the early 1990's. In addition, the 642 New Park Avenue Site housed West Side Auto Body during the mid-1980's.

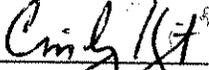
Relying on this information, the subject properties are considered to be high environmental risks with respect to hazardous waste or petroleum products. A field investigation at each Site appears warranted as a result of the concerns discussed above. Maguire Group Inc. recommends that a Task 210 – Subsurface Site Investigation be conducted on the properties due to ConnDOT's proposed total take of the parcels. The investigation should include a magnetic survey in order to determine if noncompliant USTs are located on either property.

The following qualifications apply to the undersigned's opinion:

The activities described and opinions included herein are based on information gathered during this preliminary site evaluation that was limited in scope in adherence to the terms of our agreement. The content of this report is also limited to the availability of information regarding environmental conditions and potential contamination of the subject site as defined in this report. The professional opinion provided herein is based on the information described in this report. Because no soil or groundwater samples were collected or chemically analyzed as part of this evaluation, no specific opinions are made relative to soil or groundwater quality.

The information contained herein was prepared for the use of ConnDOT solely in conjunction with the task descriptions for this assignment. The conclusions and recommendations set forth in this report are based on site conditions at the time of the investigation. Future studies and findings could change the contents of this report. The professional opinions presented in this report have been developed by using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental engineering consultants practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions included in this report.

Prepared by:



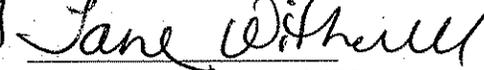
Cindy Knight
Logical Env. Solutions ;

Approved by:



David R. Stock, P.E.
Program Manager

Reviewed by:

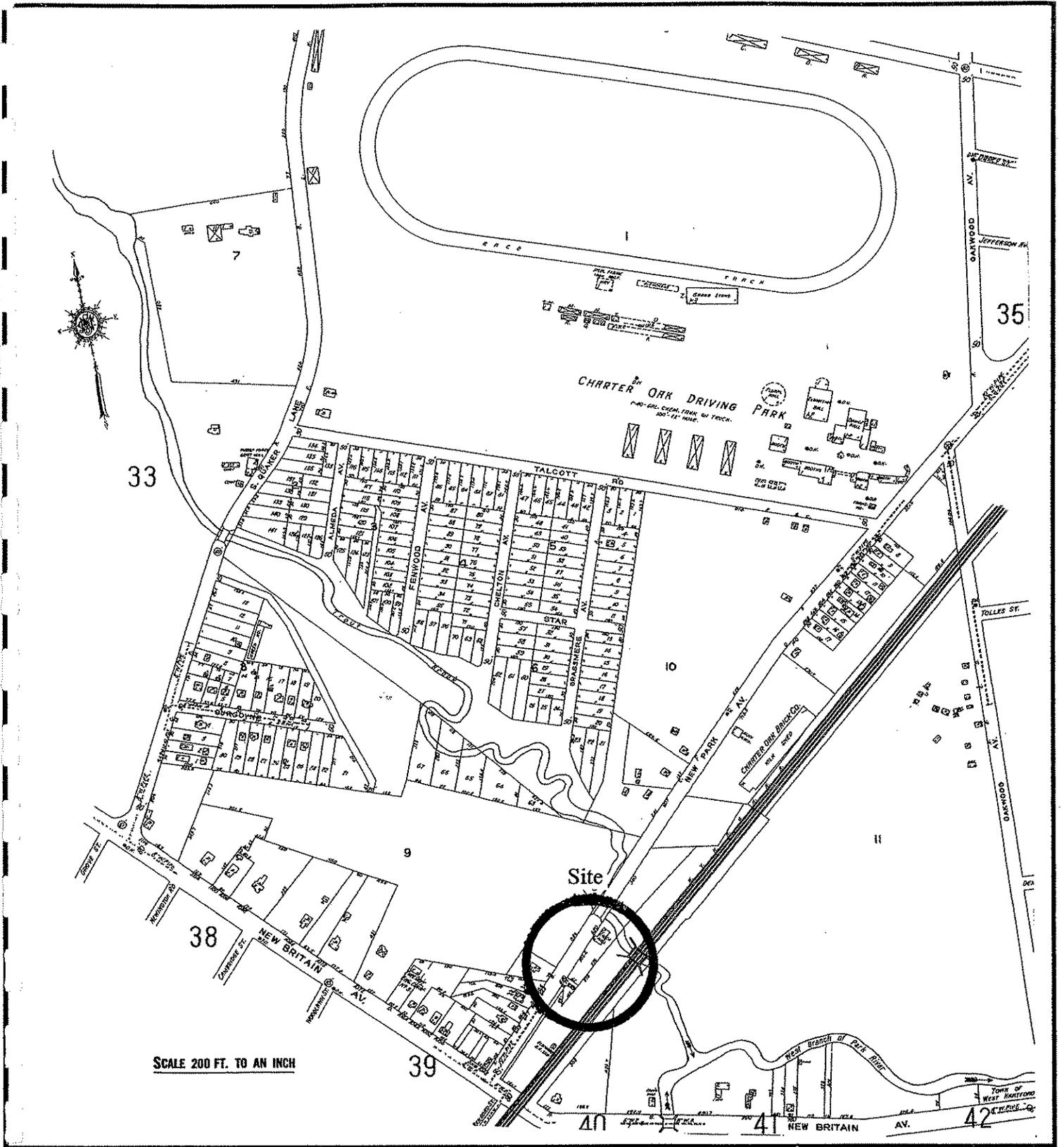


Jane Witherell, P.E., L.E.P.
Principal Engineer

8.0 REFERENCES

1. *Water Quality Classification Map of Connecticut*. Connecticut Department of Environmental Protection, Water Compliance Unit, 1987.
2. *Atlas of the Public Water Supply Sources and Drainage Basins of Connecticut*. June 1982, D.E.P. Bulletin No. 4, Connecticut Department of Environmental Protection and Natural Resources Center.
3. *CTDEP Leaking Underground Storage Tank List*. January, 2007.
4. *Leachate and Wastewater Discharge Sources: An Inventory*. June 1984, Connecticut Department of Environmental Protection, Water Compliance Unit.
5. *An Inventory of Hazardous Waste Sites in Connecticut and Recommendations for Continuing Action*. Connecticut Department of Environmental Protection. January 1987 (Updated to January 30, 1996).
6. *U.S. EPA/CTDEP Federal Superfund Priority List* - April, 2007.
7. *U.S. EPA Superfund Program CERCLIS - Region I*. April, 2007.
8. *U.S. EPA/CTDEP List of TSD Facilities*. April, 2007.
9. *U.S. EPA/CTDEP List of Hazardous Waste Handlers*. April, 2007.

APPENDIX A
Copies of Sanborn Fire
Insurance Map



Copy of 1923 Sanborn Map
 634 & 642 New Park Avenue
 West Hartford, Connecticut

APPENDIX B
Copies of CTDEP
File Information

MURTHA, CULLINA, RICHTER AND PINNEY

CITYPLACE

P. O. BOX 3197

HARTFORD, CONNECTICUT 06103-0197

TELEPHONE (203) 240-6000
TELECOPIER (203) 240-6150

NEW HAVEN OFFICES

205 CHURCH STREET
P. O. BOX 2044
NEW HAVEN, CT 06521-2044
(203) 865-3101

383 ORANGE STREET
P. O. BOX 704-A
NEW HAVEN, CT 06503-0704
(203) 865-4404

JOHN S. MURTHA
JOHN W. BARCLAY
WILLIAM M. CULLINA
DONALD P. RICHTER
SIDNEY D. PINNEY, JR.
J. READ MURPHY
MICHAEL SUDARSKY
JAMES B. LYON
BRANDON J. HICKEY
GEOFFREY W. NELSON
RUSSELL L. BRENNEMAN
STEPHEN E. RONAI
ROBERT N. SCHMALZ
JOHN C. YAVIS, JR.
JOHN E. SILLIMAN
ARTHUR B. LOCKE
H. CHANDLER CLARK
DAVID C. ANDERSON
WILLARD F. PINNEY, JR.
TIMOTHY L. LARGAY
PETER G. GILLIN

IRWIN J. HAUSMAN
THOMAS M. CLOHERTY
HUGH P. MCGEE, JR.
JOHN M. OLEYER
FRANCIS J. BRADY
DWIGHT A. JOHNSON
CHARLES E. DRUMMEY
BARRY FELDMAN
JOHN T. DEL NEGRO
WILLIAM J. KEENAN, JR.
H. KENNEDY HUDNER
MARK F. KORBER
ROBERT A. WHITE
LISSA J. PARIS
ROBERT V. GIUNTA, JR.
J. PHILIP SMYTH
MARK R. SUSSMAN
SARA R. STADLER

RICHARD HOOKER
COUNSEL

SUSAN M. ORR

LOUIS B. TODISCO
PAUL R. MCCARY
BARRY J. WATERS
GEORGE A. DAGON, JR.
FRANK J. SACCOMANDI, III
R. BRADFORD FAWLEY
M. KATHERINE GLASSMAN
KATHERINE V. TURNER
KAREN E. HERBERT
JOHN D. NEWMAN
RICHARD S. SMITH, JR.
THOMAS J. JOYCE
NAN MEAD BIRDWHISTELL
JOHN M. MONAHAN
PATRICK G. EAGLIN

MARY ADAMOWICZ
GAIL BOGOSSIAN
ROBERT A. FEINER
FRANK GIORDANELLA
CATHERINE E. LAMARR
MARTHA EVERETT MENG
DINA PLAPLER
BARBARA A. SARRANTONIO
RHONDA M. WEXLER
ALISON S. HARRIS
MARK MININBERG
THOMAS ROBERTS
ALFRED E. SMITH, JR.
ELIZABETH J. STEWART
DAVID F. WEBER
JILL L. COBERT

August 31, 1987

State of Connecticut
Department of Environmental
Protection
Hazardous Waste Management Section
Transfer Program
165 Capitol Avenue
Hartford, Connecticut 06106

Ladies and Gentlemen:

Enclosed please find a Form I Negative Declaration with respect to property at 642 New Park Avenue in West Hartford, Connecticut.

Please note that, although the transferor is filing this negative declaration evidencing the conveyance of title to the real property, the transferor believes that the business operations at this site do not constitute an "establishment" within the definition of Public Act 85-568, and has so stated in an addendum to the declaration attached thereto as page 5.

Should you have any questions with respect to this filing, please feel free to contact me, as counsel to the transferor, at 240-6074.

Sincerely yours,



Susan M. Orr

cc: Robert S. Zarchen
Stephen McEleney, Esq.

RECEIVED
SEP 02 1987
HAZARDOUS MATERIALS
MANAGEMENT UNIT

Submitted pursuant to Public Act 85-568

(Complete all sections of Form I when no release has occurred at the establishment being transferred.)

SECTION A. GENERAL ESTABLISHMENT INFORMATION

1. OWNER OF ESTABLISHMENT *

- a. Name (if corporation, the full exact name as registered with the Connecticut Secretary of State):

Estate of Leonard Lagosh, d/b/a Westside Automotive

- b. Mailing Address: Street:
- 642 New Park Avenue

Town: West Hartford State CT Zip 06110

- c. Authorized Contact: Name:
- Walter M. Lagosh, Jr.

Title: AdministratorPhone No.: (203) 563-0031

- d. EPA (RCRA) ID No.: CID
- (none)
- ✓

- e. Type of transfer:
- change in ownership

(conveyance of real property)

2. OPERATOR OF ESTABLISHMENT *

- a. Name (if corporation, the full exact name as registered with the Connecticut Secretary of State):

Westside Automotive

- b. Mailing Address: Street:
- 642 New Park Avenue

Town: West Hartford State CT Zip 06110

- c. Authorized Contact: Name:
- Alfred Case

Title: OwnerPhone No.: (203) 236-0819

* See addendum at Page 5.

RECEIVED
 SEP 02 1987
 HAZARDOUS MATERIALS
 MANAGEMENT UNIT

3. PROPERTY OWNER

- a. Name: Robert S. Zarchen
(as appears in land records)
- b. Mailing address: Street: 520 Brickell Key Drive Unit 1611
Town: Miami State FL Zip 33131
- c. Authorized Contact: Name: Robert S. Zarchen
Title: N/A
Phone No.: (305) 381-9910

SECTION B: CERTIFICATION

An establishment* located at 642 New Park Avenue, West Hartford
(street) (town)

is being transferred on 08 / 21 / 87 by Robert S. Zarchen
(Date) (Transferor)

to Genevieve Lagosh, Walter M. Lagosh, Jr., Daniel Lagosh and Federick Lagosh
(Transferee)

I hereby certify that to the best of my knowledge and belief upon reasonable investigation, there has been no discharge, spillage, uncontrolled loss, seepage, or filtration of hazardous wastes by current or previous owners or operators and that any hazardous waste which remains on-site is being managed in accordance with Chapters 445 and 446k of the Connecticut General Statutes and regulations adopted thereunder.

I have personally examined and am familiar with the information submitted in this document and certify that based on reasonable investigation, including inquiry of those individuals immediately responsible for obtaining the information, to the best of my knowledge and belief the submitted information is true, accurate, and complete. I am aware that if I knowingly submit false information or fail to comply with the provisions of Public Act 85-568, sections 2 through 6 inclusive I may be subject to a forfeiture of up to \$100,000.

(Continued on next page...)

* See addendum at Page 5.

I further certify that I submitted this declaration to the transferee prior to the transfer of the establishment.*

Authorized signature for transferor (as specified in the instructions):

Name (Type or Print): Robert S. Zarchen
Title: N/A
Representing: Property Owner/Transferor
Signature: [Signature]
Date signed: 08 / 21 / 87

"Subscribed and sworn to before me this
21st day of August, 1987."

Notary Public: [Signature]
Susan M. Orr

This document was received by me on 08 / 21 / 87 as the transferee.

Name (Type or Print): Walter M. Lagosh, Jr.
Title: N/A
Representing: Establishment Owner/Transferee
Signature: [Signature]

Form prescribed by the Connecticut Dept. of Environmental Protection 10/85

The DEP has not reviewed the information submitted in this form and does not certify that the information is correct.

Form I - Page 3

* See addendum at Page 5.

RECEIVED
SEP 02 1987
HAZARDOUS MATERIALS
MANAGEMENT UNIT

FORM OF ACKNOWLEDGEMENT

(Attach to certification for Forms I, II, and III)

FOR INDIVIDUAL:

State of Connecticut

ss. (Town, City, Date)

County of Hartford

On this the 21st day of August, 1987, before me,

Susan M. Orr

(Name of Notary)

appeared Robert S. Zarchen, known to me

(Name of individual(s))

(or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

Susan M. Orr

(Signature of Notary Public)

FOR A CORPORATION

State of Connecticut

ss. (Town, City, Date)

County of: _____

On this the ____ day of _____, 19____, before me,

(Name of Notary)

appeared _____, the undersigned officer, personally

(Name of officer)

who acknowledged himself to be the _____ of _____,

(Title of officer)

(Name of corporation)

corporation, and that he, as such _____, being

(Title of officer)

authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as

(Title of officer)

In witness whereof I hereunto set my hand.

RECEIVED
SEP 02 1987

HAZARDOUS MATERIALS
MANAGEMENT UNIT

(Signature of Notary Public)

ADDENDUM

The Transferor is filing this Negative Declaration pursuant to a telephone recommendation made by an employee of the Department of Environmental Protection to file a declaration with respect to this transfer. The Transferor believes that it is not an "establishment" within the definition of Public Act No. 85-568 since, to the best of the Transferor's knowledge, the business conducted on the premises does not generate more than one hundred kilograms of hazardous waste per month, nor does it recycle, reclaim, reuse, store, handle, treat, transport or dispose of hazardous waste generated by another person or municipality.



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



September 17, 1987

Susan M. Orr
Murtha, Cullina, Richter & Pinney
City Place
P.O. box 3197
Hartford, CT 06103-0197

RE: Acknowledgement of Receipt of
Form I

Dear Ms. Orr:

I am writing to acknowledge receipt of a complete Negative Declaration Form I dated September 2, 1987, that was submitted pursuant to Connecticut General Statutes 22a-134(a) regarding the transfer of Westside Automotive located at 642 New Park Avenue in the Town of West Hartford, Connecticut.

This acknowledgement does not mean that the Department of Environmental Protection agrees that there has been no discharge, spillage, uncontrolled loss, seepage or filtration of hazardous waste on-site and that any hazardous waste which remains on-site is being managed in accordance with Chapters 445 and 446K of the general statutes and regulations adopted thereunder.

Should you have any questions, please feel free to contact Jack Scolding at (203) 566-1847.

Sincerely,

Edward C. Parker
Assistant Director
Hazardous Waste Management Section

ECP:JRG:kal
cc: Alfred Case
Walter M. Lagosh, Jr.
Robert S. Zarchen

Phone:

165 Capitol Avenue • Hartford, Connecticut 06106

An Equal Opportunity Employer

McEENEY & McGRAIL

ATTORNEYS AT LAW
THE McKONE BUILDING
363 MAIN STREET

HARTFORD, CONNECTICUT 06106

(203) 249-1400

STEPHEN F. McEENEY

ALBERT J. McGRAIL

BARBARA D. AARON

RUSSELL M. LEHMAN

FAX: (203) 549-5865

February 7, 1989

State of Connecticut
Department of Environmental Protection
165 Capital Avenue
Hartford, CT 06106

Attention: Ms. Kim Lonergan, Hazardous Materials Management Unit

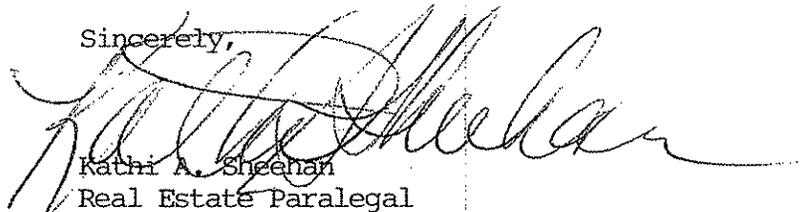
Re: 642 Newpark Avenue, West Hartford, CT

Dear Kim:

Pursuant to our recent telephone conversations, enclosed please find a negative declaration regarding the above-captioned property which was discovered in the file for this closing which occurred approximately 1 year ago while we were speaking with regard to Garment Care Cleaners negative declarations.

I apologize for any inconvenience this may have caused. If you have any questions, please do not hesitate to contact me.

Sincerely,



Kathi A. Sheehan
Real Estate Paralegal

KAS/kjm

enc

RECEIVED
FEB 10 1989
Hazardous Materials
Management Unit

FORM I - NEGATIVE DECLARATION

10/85

Submitted pursuant to Public Act 85-568

(Complete all sections of Form I when no release has occurred at the establishment being transferred.)

SECTION A. GENERAL ESTABLISHMENT INFORMATION

1. OWNER OF ESTABLISHMENT

- a. Name (if corporation, the full exact name as registered with the Connecticut Secretary of State):
Estate of Leonard Lagosh, d/b/a Westside Automotive
- b. Mailing Address: Street: 642 New Park Avenue
Town: West Hartford State CT Zip 06110
- c. Authorized Contact: Name: Walter M. Lagosh, Jr.
Title: Administrator
Phone No.: (203) 563-0031
- d. EPA (RCRA) ID No.: CID not listed (NONE)
- e. Type of transfer: change in ownership (conveyance of real property)

2. OPERATOR OF ESTABLISHMENT

- a. Name (if corporation, the full exact name as registered with the Connecticut Secretary of State):
Westside Automotive
- b. Mailing Address: Street: 642 New Park Avenue
Town: West Hartford State CT Zip 06110
- c. Authorized Contact: Name: Alfred Case
Title: Owner
Phone No.: (203) 236-0819

3. PROPERTY OWNER

- a. Name: Genevieve Lagosh, Walter M. Lagosh, Jr., Daniel Lagosh & Frederick Lagosh
(as appears in land records)
- b. Mailing address: Street: c/o 82 Orchard Hill Drive
Town: Wethersfield State CT Zip 06109
- c. Authorized Contact: Name: Walter M. Lagosh, Jr.
Title: Owner
Phone No.: (203) 563-0031

SECTION B: CERTIFICATION

An establishment located at 642 New Park Avenue West Hartford, CT
(street) (town)

is being transferred on 02 / 05 / 88 by Walter M. Lagosh, Jr. et al
(Date) (Transferor)

to Charles S. Leventis
(Transferee)

I hereby certify that to the best of my knowledge and belief upon reasonable investigation, there has been no discharge, spillage, uncontrolled loss, seepage, or filtration of hazardous wastes by current or previous owners or operators and that any hazardous waste which remains on-site is being managed in accordance with Chapters 445 and 446k of the Connecticut General Statutes and regulations adopted thereunder.

I have personally examined and am familiar with the information submitted in this document and certify that based on reasonable investigation, including inquiry of those individuals immediately responsible for obtaining the information, to the best of my knowledge and belief the submitted information is true, accurate, and complete. I am aware that if I knowingly submit false information or fail to comply with the provisions of Public Act 85-568, sections 2 through 6 inclusive I may be subject to a forfeiture of up to \$100,000.

(Continued on next page...)

I further certify that I submitted this declaration to the transferee prior to the transfer of the establishment.

Authorized signature for transferor (as specified in the instructions):

Name (Type or Print): Walter M Lagosh, Jr.
Title: Owner
Representing: All Property Owners
Signature: Walter M Lagosh Jr.
Date signed: 02 / 05 / 88

*Subscribed and sworn to before me this

5th day of February, 1988.*

Notary Public:

Constance Dugoburn
Commissioner of the Superior Court

This document was received by me on 02 / 05 / 88 as the transferee.

Name (Type or Print): Charles S. Leventis
Title: Transferee
Representing: Transferee
Signature: Charles S. Leventis
Address: 121 Wendover Road, Suffield, CT 05078

Form prescribed by the Connecticut Dept. of Environmental Protection 10/85

The DEP has not reviewed the information submitted in this form and does not certify that the information is correct.

NOTE: See Addendum Attached Hereto and Made a Part Hereof.

FORM OF ACKNOWLEDGEMENT

(Attach to certification for Forms I, II, and III)

FOR INDIVIDUAL:

State of Connecticut

ss. (Town, City, Date) HARTFORD FEBRUARY 5, 1988

County of HARTFORD

On this the 5th day of February, 1988, before me,

_____, the undersigned officer, personally

appeared Walter M. Lagosh, Jr., known to me

(Name of Notary)
(Name of individual(s))
(or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

Walter M. Lagosh, Jr.
Constance Lagosh
(Signature of Notary Public) *Com'r of the Superior Court*

FOR A CORPORATION

State of Connecticut

ss. (Town, City, Date)

County of: _____

On this the ___ day of _____, 19___, before me,

_____, the undersigned officer, personally

appeared _____ who acknowledged himself to be

the _____ of _____,

(Name of Notary)
(Name of officer) (Title of officer) (Name of corporation)
a corporation, and that he, as such _____, being

authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as

(Title of officer)

In witness whereof I hereunto set my hand.

RECEIVED

FEB 10 1989

Hazardous Materials
Management Unit

(Signature of Notary Public)

ADDENDUM

The Transferors are filing this Negative Declaration pursuant to a telephone recommendation made by an employee of the Department of Environmental Protection to file a declaration with respect to this transfer. The Transferor believes that it is not an "establishment" within the definition of Public Act No. 85-568 since, to the best of the Transferors' knowledge, the business conducted on the premises does not generate more than one hundred kilograms of hazardous waste per month, nor does it recycle, reclaim, reuse, store, handle, treat, transport or dispose of hazardous waste generated by another person or municipality.



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



April 20, 1989

Kathi A. Sheehan
McEleney & McGrail
The McKone Building
363 Main Street
Hartford, CT 06106

RE: Acknowledgement of Receipt of
Form I

Dear Ms. Sheehan:

I am writing to acknowledge receipt of a complete Negative Declaration Form I dated February 10, 1989, that was submitted pursuant to Connecticut General Statutes 22a-134(a) regarding the transfer of Westside Automotive located at 642 New Park Avenue in the Town of West Hartford, Connecticut.

This acknowledgement does not mean that the Department of Environmental Protection agrees that there has been no discharge, spillage, uncontrolled loss, seepage or filtration of hazardous waste on-site and that any hazardous waste which remains on-site is being managed in accordance with Chapters 445 and 446K of the general statutes and regulations adopted thereunder.

Should you have any questions, please feel free to contact Kim Lonergan at (203) 566-5473.

Sincerely,

Edward C. Parker
Assistant Director
Hazardous Waste Management Section

ECP:kal
cc: Walter M. Lagosh, Jr.
Walter M. Lagosh

Phone:

165 Capitol Avenue • Hartford, Connecticut 06106

C E NO. 93-247
 DATE: 01/12/01 TIME: (Military) 14:05 TOWN: West Hartford
 REPORTED BY: Art Major TELEPHONE: Business () 866-5903 Home () _____

Presenting: water management
 Street: 122 Washington ST Town: Hartford State: _____ Zip Code: _____
 INCIDENT LOCATION: 634 New Park Ave Town: West Hartford Pole No.: _____

TYPE OF INCIDENT: _____ LONGITUDE READING: _____ LATITUDE READING: _____ G.I.S. _____

Petroleum Chemical Dielect Gaseous Hazardous Waste Sewage related Biomedical Algae Other _____

CHARGE SUBSTANCE: Gasoline

QUANTITY: unk gallon(s) cubic yards cubic feet lb(s) concentration drum(s)

If this is a chemical release does this incident constitute a SARA 304 Release? Yes No If yes, then you must obtain the following additional information:

SARA 304 Release - Extremely Hazardous Substance CERCLA Hazardous Substance Federal exceeding R.Q. Cross property line Protective actions have been taken

R #s: Total lb(s) lb(s)

SARA Title III: Describe Protective actions and provide medical information:

DATE OF SPILL: 01/12/01 913 unknown on-going TIME OF SPILL: 14:00 (Military Time)

HAS THE RELEASE BEEN TERMINATED? Yes No on-going unknown HAS THE RELEASE BEEN CONTAINED? Yes No no decision

M Info: Art 278 7850 - MDL
mekneil 18" Gasoline in hole where
excavating for sewer

WATER BODY: Groundwater River L.I.S. Tributary Catch Basin/Storm drain Pond
 MEDIA: air surface water ground water ground surface inside building other _____

TOTAL IN WATER: unk TOTAL RECOVERED FROM WATER: unk
 QUANTITY RECOVERED: _____ POLLUTER NAME: Sanford Station

Polluter Mailing Address: 677 New Park Ave West Hartford Phone: _____

POLLUTER ACCEPTS FINANCIAL RESPONSIBILITY? Yes No unknown polluter unknown

CLEAN-UP ACTIONS BEING TAKEN: Cont Action + Remedial

AGENCIES NOTIFIED: EPA-LEXINGTON U.S. COAST GUARD LOCAL FIRE MARSHAL LOCAL FIRE LOCAL POLICE Other _____
Captain of the Port US

AQUACULTURE STATE D.O.H.S. DEP/EO/WATER DEP/EO/AIR DEP/EO/WASTE WEED/HW WEED/SW PMD UST SRCD DEP/AIR
 EP/EC P&F F&W OPS OTHER _____ State Agencies: DEP

DATE OF NOTIFICATION: 01/12/01 913 TIME OF NOTIFICATION: 14:05 (Military Time)

DISCHARGE CLASS:
 1 Unknown 4 Industrial 7 Private 10 Utility
 2 Marine Terminal 5 Transportation 8 Vessel 11 Natural
 3 Inland Terminal 6 Governmental 9 Commercial 12 Other _____

CAUSE OF INCIDENT:
 1 Unknown 7 Cargo Tank Failure 13 Fire 19 Sinking 25 Road Oiling/Repair
 2 Hose Failure 8 Fuel Tank Failure 14 Power Failure 20 Seepage 26 Motor Vehicle accident
 3 Transfer Line Failure 9 Hull Fracture 15 Pump Failure 21 Pumping Bilge 27 Trans./Capacitor
 4 Inground Tank Failure 10 Overfill 16 Pumping 22 Open Hatch 28 Natural
 5 Above Ground Tank Failure 11 Container Failure 17 Dumping 23 Vandalism 29 Leaking UST Report
 6 Saddle Tank Failure 12 Valve Failure 18 Illegal Discharge 24 Blow Back 30 Other: _____

CORRECTIVE ACTIONS TAKEN:

- 1 None
- 2 None required
- 3 Unknown
- 4 Removed
- 5 Contained/Remove
- 6 Contracted
- 7 Test Wells
- 8 Dissipated
- 9 Evaporated
- 10 Sanded
- 11 Foamed
- 12 Referred
- 13 Cleaned
- 14 Washed Down
- 15 Pumped Out
- 16 Neutralized
- 17 Recovery System
- 18 Repaired Line
- 19 Repaired Tank
- 20 Dispersed
- 21 Removed Tank
- 22 Soil Removal
- 23 UST Enforcement
- 24 Other: _____

CLEAN-UP CONTRACTOR(S): _____ DID DEP HIRE CLEAN-UP CONTRACTOR(S): Yes No DATE: _____
 Requested: _____ Arrived: _____ (Military Time)

RECEIVED BY: 917 INSPECTOR ASSIGNED: 913

DATE ASSIGNED: | | | | | TIME ASSIGNED: _____ (Military Time)
 Month | - | Date | - | Year

ESTIMATED TIME OF ARRIVAL: _____ STATUS: Open Closed Monitored

LEAKING UNDERGROUND STORAGE TANK REPORT SECTION (for administrative use only)

Tank Sizes	Leak	Type of Product	Emergency	Overfill	Removal	Tank	Piping	Remediation	Complete	Referral
	<input type="checkbox"/>		<input type="checkbox"/>							
	<input type="checkbox"/>		<input type="checkbox"/>							
	<input type="checkbox"/>		<input type="checkbox"/>							
	<input type="checkbox"/>		<input type="checkbox"/>							
	<input type="checkbox"/>		<input type="checkbox"/>							
	<input type="checkbox"/>		<input type="checkbox"/>							

SUPPLEMENTAL INFORMATION

- 1. If this is a chemical release and was not reported by 911 emergency response system, does this release require a Notification be sent per Public Act 90-276? Yes No.
- 2. Status of notification sent 3. Is this an 1136 case? Yes No 4. 1136 Case No. _____ 5. Is this a Federal 311K case? Yes No 6. PIN _____
- 7. Has the Cost Recovery Expenditure Summary been initiated? Yes No 8. Incident Code

PROPERTY OWNER: State Municipal Corporation Private Federal Unknown

POLLUTER: Truck Trailer Owner _____ Operator _____
 VEHICLE IDENTIFICATION: MAKE _____ MODEL _____ REGISTRATION _____ OWNER OF VEHICLE _____

ADDITIONAL INFORMATION:
Neutral G.D 1420hrs

HAS THIS REPORT BEEN UPDATED WITH THE INSPECTOR'S REPORT? No Yes Date: _____



Connecticut Department of Environmental Protection
 165 Capitol Avenue
 Hartford, CT 06106

Bureau of Waste Management
 Oil and Chemical Spill Response Division

EMERGENCY INCIDENT FIELD REPORT

Case No. 93-247 Assigned to: 913
 Date: 01-20-93 Time: 1405 Town of Discharge: West Hartford
 From: Waste Management Bureau By: Art Major Phone: 515-5963
 Representing: D.E.P.
 Street Address: Waste Management
 City: 122 Washington
 Location of Discharge: 634 New Park Ave

Discharge Type: Petro Chemical Gas Emission Other
 Discharge Substance: Gasoline Total Quantity: Unknown
 Date of Discharge: Ongoing Time of Discharge: Ongoing
 Containment Measures: Contained

Waterbody: Groundwater Total in Water: unk
 Total Recovered: None Recovered from Water: unk
 Discharger: Sinoco
 Discharger accepted legal responsibility: Yes
 Property Owner: Sinoco Station
622 New Park Ave
West Hartford Ct Phonenumber:
 Polluter: Same As Above

Phonenumber:

Vehicle Identification:	
Tractor Type: _____	Reg.# _____
Operator: _____	License # _____
Owner: _____	
Phone: _____	
Trailer Type: _____	Reg. # _____
Trailer #: _____	
Owner: _____	

Contractor Information: Ten-S Filington
 Name: _____
 Equipment:
 Boom Vac Truck Hose
 Boat P/F Mats Vactor
 Special Hand Tools Skimmer
 Manpower
 Requested: _____ Arrived: _____ Inspector: Ed Alexander

APPENDIX C
Copies of
Municipal Files

200

Application No. 7202

MULTI-FAMILY HOUSING

Permit No. _____

TO THE BUILDING INSPECTOR

West Hartford, Conn.

I hereby make application for a permit to erect a building build addition to alterations to _____ according to the following detailed statement of the specifications and plans herewith submitted. All provisions of the Building Ordinances shall be complied with in the erection of said building, whether specified or not.

Signature: [Handwritten Signature]

West Hartford: August 26, 1957

Address: Home Court

Location: East side of West Park Ave

Nearest cross street: West Britain St

Owner of land is: [Handwritten Name] Address: 650 West Park Ave

Owner of building is: _____ Address: _____

Architect is: _____ Address: _____

Builder is: [Handwritten Name] Address: _____

Size of building: No. of feet front: _____ Size of wings: No. of feet front: _____

No. of feet deep: _____ No. of feet deep: _____

Purpose of building is: [Handwritten Purpose] No. of stories in height: _____

How many families: _____ No. of rooms: _____

Distance from street line is: 15' From lot line is: 12' From nearest dwelling is: _____

FOUNDATION

What will be the depth of foundation wall from curb or surface of the ground? _____

When will be the began from curb or surface of ground to final floor? _____

Good and kind of soil will the foundation be laid? _____

Will the foundation be stone or concrete? _____ How wide? _____ What thickness? _____

If of concrete: _____ parts of stone _____ parts of sand _____ parts of _____ Portland cement? _____

If pipe is used, give size: _____ No. of rows? _____ Footing is: _____

Material of foundation wall below grade is: _____ above grade? _____

Thickness of foundation wall below grade is: _____ above grade? _____

Give composition of mortar: _____

642 New Park Avenue

Date Feb 27 1948

APPLICATION FOR BUILDING PERMIT

Building 4-12-1948 225

Plumbing

Heating

Electric

Pictures

Affidavit

Eng. Dept.

Health Dept.

Approved

No 5590

Estimated Cost \$ 100.00

Fee \$ 1.00

Occupancy Fee \$

Additional Cost \$

TO BUILDING DEPARTMENT, TOWN OF WEST HARTFORD, CONN.

The undersigned, hereby applies for a permit to do work according to the following specifications:

No. 6 42 New Park Ave

Nearest cross street

Owner of building *Hemette Holden* Address *3528 Garrison 28 Hartford*

Builder *Wendell* Address *211 Huntington Ave Hartford*

Architect Address

Size Main Bldg : No. ft. front overall No. ft. deep overall Net Area

Size of wings Garages No. of rooms 1st 2nd 3rd No. of families No. of stories

Construction Dist. from Street Line Dist. from Side Line Street

Size of Lot Purpose of building is *demolish two car garage* DATE *2/27/48*

OK A.N.R.

DATE *2-27-48*

WM. DERMONT

SEWER SEPTIC TANK

634 New Park Avenue

Date Feb 19 1953

APPLICATION FOR BUILDING PERMIT

NO 11544

Estimated Cost \$ 1,275.00

Fee \$ 39.00

Occupancy Fee \$ 1.50

Additional Cost \$ 500.00

TO BUILDING DEPARTMENT, TOWN OF WEST HARTFORD, CONN. The undersigned, hereby applies for a permit to do work according to the following specifications:

1. No. 634 New Park Ave. Lot No. Side of Street West Zone MM2

2. Nearest cross street Willow Street Address 634 New Park Ave.

3. Owner of building William J. Dermont Address

Builder Address

Architect Walter J. Dermont Address 1005 Warrington Ave

Size Main Bldg.: No. ft. front overall 31' 8" No. ft. deep overall 37' 8" Net Area

Size of wings Carriages No. of families No. of stories

Construction Steel Frame - Masonry Exterior No. of rooms: 1st 2nd 3rd

Size of Lot 49' 9" X 97' Dist. from Street Line 10' Dist. from Side Line Street

Purpose of building is residential building

DATE 2-19-53 OK

WM. DERMONT Sewer Septic Tank

Reg. 3/20/82
 18814
 9/10/82
 1/14/84
 10/84

621 New Park Avenue

Date 6-9-1953

APPLICATION FOR OIL BURNER AND TANKS

No 8354

11544

Estimated Cost \$ 200.00

Fee \$ 1.00

TO THE BUILDING DEPARTMENT TOWN OF WEST HARTFORD, CONN.

The undersigned, hereby applies for a permit to do work according to the following specifications. All provisions of the Building Ordinances shall be complied with in the installation of this work whether specified herein or not. To install fuel oil burners and tank or tanks to be located in property located at

No 687 New Park Ave Side of street East

Owner Mrs. Carlene Address 687 New Park Ave

Contractor Burns & Co. Address 1100 Elm St. Hartford

Make of burner: *Rayco* No. of burners 1

Gravity Siphon Pressure 1/2

Automatic Device, Pressurized, Jet or Jet Aquastat, Airstat, Burners manually operated.

State how *burners will be installed by steam, say what code by high limit & low*

Heater or Boiler *Rayco* Hot water Steam

10
 Ca
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 Ch
 Wa
 Ed
 Re

PROVISIONS
in or not

Location of tank: *Station permit to building*

Capacity of tank: *1000 gal* U.S. Gauge # *7*

Mill pipe: *2"* Vent pipe: *1 1/4"*

Shut-off valve: *yes* Weighted arm: _____ Rusbie link: *yes*

Fused valve: *yes* Outside valve tagged: _____

Chimneys, size of flues: *12 x 12* How constructed? *Brick, tile lining* How many? *1*

I hereby agree to conform to all the requirements of the Laws of the State of Connecticut and the Ordinances of the Town of West Hartford, and to notify the Building Inspector of any alteration in this equipment for which this permit is asked.

Place Permit No. _____ Signed: *Frank D. White (P.E., S.I.)*

Address: *477 Main St. West Hartford*

Remarks:

FINAL INSPECTIONS: Building 11/25/92 DATE: 11/17/92
 Plumbing 11/25/92
 HVAC
 Electric
 Fire Prot. **COMPLETED**
 Affidavit 11/17/92
 Eng Dept. 11/25/92
 Approved 11/25/92

634 NEW PARK AVENUE
 ADDRESS
 LOT NO

Est Cost. \$ 1000
 Permit Fee \$ 14
 Occupancy Fee \$ 0
 Moving Fee \$ 0
 Additional Fee \$ 0

OWNER MONROE MUFFLER INC. ADDR 634 NEW PARK AVENUE WEST HARTFORD, CT TEL
 BLDG DICK'S BULLDOZING ADDR 70 KING SPRING ROAD WINDSOR LOCKS, CT, 06096 TEL 623-6085
 HARRY BRIGGS ADDR

LIC #.
 USE GROUP SIZE MAIN BLDG: Rooms 1st 2nd 3rd
 CONST TYPE Front Overall No. of Families Size of Lot
 Depth Overall No. of Stories Dist from Street
 Net Area Lavatories Dist Nearest Bldg
 Gross Bathrooms Dist from Lot Line N. S.
 Other Garages E. W.

Found. Depth Below Grade Found. Thickness Size of Girders
 Material for Foundation Size Footing Roof Covering
 Material for Footing Size of Pier Found. Chimneys, Size of Flues
 Material for Side Walls
 Floor Joists (size/max span/spacing): 1st 2nd 3rd
 Rafters (size/max span/spacing):

Purpose of this permit: REMOVING 1 - 1000 GALLON UNDERGROUND FUEL OIL TANK PER COPY OF PLOT PLAN SUBMITTED

TO THE BUILDING DEPARTMENT, TOWN OF WEST HARTFORD, CT: I, the undersigned hereby agree to conform to all the requirements of the Laws of the State of Connecticut and the Ordinances of the Town of West Hartford and to notify the Building Inspector of any alteration in the plans or specifications of the building for which this permit is asked, and agree that this building is to be located the proper distance from all street lines, side yard lines, and required distances from all other zones and is located in a zone in which this building and its use is allowed.
 Signed: H.C. Boyd Title:

PLANS REVIEWED BY 2 DATE 11/17/92 PLUMBING PERMIT NO. _____ PLOT PLAN REC'D _____
 ZONING REVIEWED BY 6 DATE 11/25/92 HEATING PERMIT NO. _____ CHECKED BY ENG DEPT _____
 APPROVED BY _____ DATE _____ ELECTRICAL PERMIT NO. _____ SURVEYED BY ENGINEER _____
 SEWER _____ FIRE PROTECTION PERMIT NO. _____ WETLANDS APPROVAL _____
 SEPTIC _____

BUILDING INSPECTION DIVISION
WEST HARTFORD, CT.

PM

DATE: 11/18/92

ADDRESS: 634 New Park

INSPECTION TYPE: B P HVAC E SP. 2

FOR: FTG. ROUGH FINAL C.O. COMP. ADVICE

COMMENTS: oil tank
hole ab to Buckfield

APPROVED NOT APPROVED

J.A.
INSPECTOR



#85

Item # 9
1WW 2 Dec 9

TOWN OF WEST HARTFORD
PERMIT APPLICATION FOR
INLANDS WETLANDS AND WATERCOURSES ACTIVITY

MAP AMENDMENT

REGULATED ACTIVITY

File No. 375 Application Fee \$5.00 Date Received 11/7/91

Street Address 634 NEW PARK AVENUE
W. HARTFORD, CT

Parcel No. _____ Acreage/Lot Area .42 ACRES

Zoning _____ Zone Map No. _____

Applicant's Interest In Property LESSEE

Brief Description of Proposed Activity DEMOLITION OF EXISTING
BUILDING - RAZE A NEW 6 BAY MASONRY
AUTOMOTIVE REPAIR FACILITY

The undersigned warrants the truth of all statements contained herein and in all supporting documents to the best of his/her knowledge and belief. Furthermore, the applicant agrees that submission of this document constitutes permission and consent to Commission and staff inspections of the site.

Dominick Lombardi
Record Owner's Name
37 KELSEY ST -
Street
HARTFORD, CT 06106
City State Zip
203-247-0147
Telephone Number

MONRO MUFFLER BRAKE INC
Applicant's Name
2340 BRIGHTON HENRIETTA T.L. RD
Street
ROCHESTER, NY 14623
City State Zip
716-427-2280
Telephone Number

Contact Person:
Juliet Hildeeth
Name
MONRO MUFFLER BRAKE
Street
City State Zip
Telephone Number

Juliet Hildeeth
Applicant's Signature

Signature of Owner/Authorized Agent



Executive Offices: P.O. Box 22720 • 2340 Brighton-Henrietta Town Line Rd • Rochester, N.Y. 14692

Office: 716/427-2280 • Distribution Center: 716/427-2309

November 13, 1991

Milagros T. Limson
Planning Division
Town of West Hartford
Town Hill Common
West Hartford, CT 06107

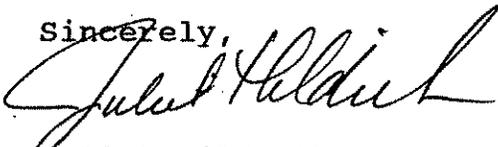
Re: 634 New Park Ave.

Dear Mila:

Attached please find a copy of our phase II environmental report prepared for the above referenced location. I believe this information will be useful to the Inland/Wetland determination.

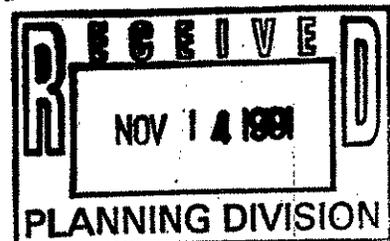
Thank you for all assistance.

Sincerely,



Juliet Hildreth

JH/sp
Enc.



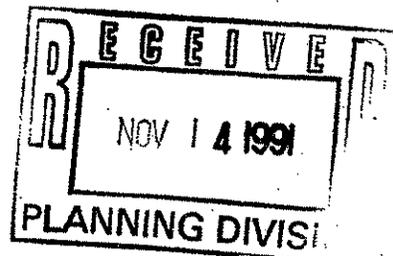
Special Study Report

**PHASE II SITE ASSESSMENT
LOMBARDI AUTO BODY, INC.
WEST HARTFORD, CONNECTICUT**

**Prepared For:
Lombardi Auto Body, Inc.
Hartford, Connecticut**

July, 1991
PROJECT# 1723-02-1

**MALCOLM
PIRNIE**



ENVIRONMENTAL ENGINEERS, SCIENTISTS & PLANNERS

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3-1	Hnu Photoionization Detector Readings	3-1

APPENDICES

Appendix No.	Description
A	Boring Logs
B	Chain of Custody Form and Analytical Results

1.0 INTRODUCTION, PURPOSE AND SCOPE

A Phase II Site Assessment was performed by Malcolm Pirnie, Inc. (Pirnie) at 634 New Park Avenue, West Hartford, Connecticut. The property is currently owned by Lombardi Auto Body, Inc. The Phase II Site Assessment was performed in accordance with Connecticut Department of Environmental Protection (CDEP) Transfer Act Site Assessment (TASA) Guidance Document, dated June 1989. The purpose of a Phase II Site Assessment is to determine if there has been a discharge, spillage, controlled loss, seepage or infiltration of hazardous waste ("release") onsite in potential areas of concern identified by a previous Phase I Site Assessment. This determination is made to assist the owner in filing properly under the Transfer Act (Section 22a - 134 to 134d) of the Connecticut General Statutes.

A Phase I Site Assessment of the Lombardi Auto Body, Inc property was performed by Pirnie in November, 1990. Phase I included a file search and review as well as a site visit. Based on the file review of state and local records, the property did not show any records indicating historical chemical or oil releases. However, a former gasoline station located approximately 200 yards upgradient of the property was subject to underground fuel oil tank removal and excavation of 600 yards of contaminated material.

The Phase I site inspection reported the existence of a floor drain, a wash tub sink, an on-site septic system, an underground 1000 gallon fuel oil tank for space heating and a drum storage area. The potentially significant concerns noted in the Phase I assessment were the presence of a wash sink and floor drain in the shop area and the onsite sewage disposal system. Based on the Phase I investigation, it was not possible to establish the discharge location(s) for the sink and floor drain. Also, it is generally recognized that, in nonresidential establishments, a potential exists for discharges to septic systems of wastes other than typical sanitary sewage. Consequently the Phase I study could not conclude that a reasonable potential for a release did not exist.

To address these concerns the Phase II study was performed entailing the following scope:

- Inspection of the septic tank and dye testing of the sink and flow drain to establish whether the systems were connected.
- A test boring, soil sampling and analysis program at locations onsite most probably near any leaching structure associated with the septic system or floor

drain to establish the presence of residual constituents in the soil which would be indicative of a release.

Figure 1 presents a site location map. Figure 2 shows a more detailed map of the site and includes the approximate property boundaries and site features. The site is bounded to the north by the Trout Brook retaining wall, to the east by the Conrail railroad embankment, to the south by In and Out Oil and Lube Center and to the west by New Park Avenue. Overall dimensions of the parcel are approximately 115 by 200 feet with a total area of approximately 19,400 square feet. The current property owner purchased the lot on April 7, 1953 from Atlas Auto Body, Inc. A one story cinder-block structure was subsequently built on the site and has been used primarily as an autobody shop. Currently the building is unoccupied.

The placement of the floor drain and septic tank, orientation of visible drain lines, and direction of surface slop all indicated that any discharge piping or leaching structure would most likely be located in the left front area of the parcel.



**MALCOLM
PIRNIE**

**LOMBARDI AUTO BODY, INC.
WEST HARTFORD, CONNECTICUT
LOCATION PLAN**

**MALCOLM PIRNIE, INC.
FIGURE 1**

143033

PONTIAC
DISCOUNT
CENTER

TROUT BROOK

120 FT CONCRETE RETAINING WALL

AIR COM

PAVED

CAR
WASHING
AREA

OBSERVATI

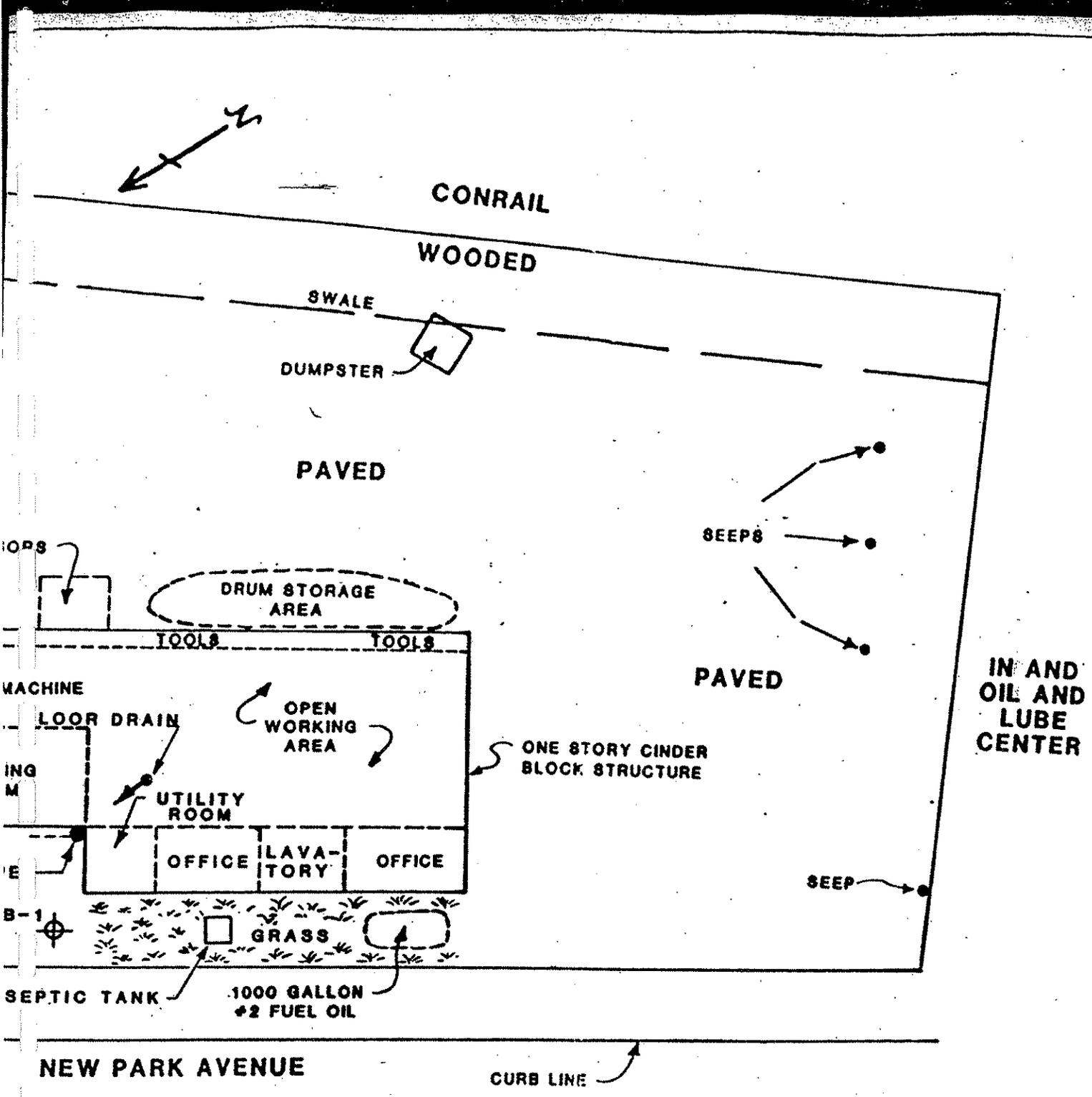
B-3

B-2

1723-01-1

MALCOLM
PIRKIE

LOMBARDI
634 NEV
SI



BASED ON SITE MAP DATED SEPTEMBER 20, 1957
 PREPARED BY W.J. DOUGLAS

RODY, INC.
 NEW PARK AVENUE
 BALTIMORE

MALCOLM PARRIS, INC.

FIGURE 2

2.0 SEPTIC SYSTEM DYE STUDY

As stated previously, the Phase I Site Assessment reported that a floor drain, wash tub and septic system were located onsite. A septic system dye tracer study was performed on June 5, 1991, to determine if a connection between the floor drain, wash tub and septic system existed.

Suburban Sanitation Service, Farmington, Connecticut, was subcontracted to determine the location of the septic tank and subsequently excavate the overlying topsoil and open the tank. This facilitated an inspection of the tank condition and allowed observation of inflow and eventually dye introduced into the system. Suburban Sanitation located the septic tank shown on Figure 2 adjacent to the west side of the building using a "mouse" transmitter that was flushed through the system and detected via a portable receiver. The overlying soil was removed and the tank was opened for observation. The tank consisted of a single compartment with clay tile baffles and was estimated by Suburban Sanitation to be approximately 650 gallons. In general, the condition of the tank was excellent, with all components intact and apparently operating normally.

The transmitter "mouse" was then retrieved from the tank and inserted in the floor drain located inside the building and shown in Figure 2. The "mouse" was detected approximately 3 to 4 feet north of the clean out/roof leader pipe, also shown on Figure 2, at the building front corner. Concentrated purple rhodamine dye was diluted with water and placed in the floor drain along with a hose and running water. The clean out/roof leader pipe outside of the building was then observed. The dye was noted in the observation pipe within 30 seconds. There was no influx of dye observed in the septic tank.

Subsequently, the dye mixture flooded the observation pipe, probably due to some type of obstruction. Using a jack hammer and shovels, Suburban Sanitation penetrated through the asphalt pavement, crushed stone and silt, to a depth of approximately 1.5 feet, in the vicinity of the buried "mouse" transmitter. A tile pipe bell was observed and appeared intact with no cracks. Subsequently a hose was then "snaked" from the floor drain past the roof leader outside and extended approximately 65 feet before reaching an impenetrable obstruction. This activity was reported and performed by Nicholas Lombardi.

The dye mixture was poured through the washtub basin located in the laboratory, while the tap water was running. The dye was observed within a couple of minutes in the

septic tank, which had been previously exposed. Based on the floor drain and wash tub basin dye tracer tests, there does not appear to be a connection between the floor drain and septic tank, but the wash tub basin does drain into the septic system. The relative positions of the septic tank and clean out/roof leader, as well as the direction north of the clean out pipe where the "mouse" was noted, both suggest that the floor drain would not connect directly to the septic tank. Also, the apparent roof leader connection into the common drain line suggests the pipe does not connect to the septic system. Even during the period when the building was constructed, introduction of roof runoff into the system would not have been considered good practice.

3.0 SOIL SAMPLING AND ANALYSIS PLAN

3.1 SAMPLING PLAN

New England Boring Contractors of Connecticut, drilled three borings on June 6, 1991, and their locations are shown in Figure 2. Appendix A shows the boring logs for all three borings. Continuous split spoon sampling was performed at 2 foot intervals on all three borings, to a depth of 10 to 12 feet.

Borings B-1 and B-2 were sited in areas assumed to lie within or adjacent to the septic leaching system, based on the location of the septic tank and our experience with similar types of septic systems. The placement of these two borings was intended to "intercept" any constituents potentially associated with the septic leaching system. Boring B-1 was drilled to a depth of approximately 10.3 feet and was located approximately 25 feet due north of the septic tank in the apparent downgradient direction from the tank. Water was intercepted at 4 feet below grade. Boring B-2 was located approximately 45 feet north of the septic tank, also downgradient of the tank. Water was encountered approximately 10 feet below grade. Boring B-2 was advanced to 11 feet, where it encountered an impenetrable substrate.

Boring B-3 was located 60 feet north of the floor drain clean out/roofleader pipe. The B-3 location is also approximately coincident with the reported terminal obstruction in the pipe if it is assumed that the pipe continues along its observed alignment toward Trout Brook. Water was encountered at approximately 10 feet below grade and the boring penetrated to a depth of 12.5 feet. The siting of this boring is presumed coincident with the probable extent of the former or current location of the discharge pipe, based on its orientation and limit of the area disturbed by the Trout Brook retaining wall construction.

Where soil sample recovery was sufficient, jar headspaces from soil samples from each two foot interval, were screened with an Hnu photoionization detector (PID). This screening procedure was performed for a gross indication of volatile organic constituents in the soil vapor. Hnu PID readings are presented in the far right hand columns of the boring logs, shown in Appendix A. Table 3-1 presents a summary of the Hnu readings.

TABLE 3-1

Hnu Photoionization Detector (P.I.D.) Readings

LOMBARDI AUTO BODY, INC.

Depths	Boring B-1	Boring B-2	Boring B-3
0' - 2'	ND	ND	ND
2' - 4'	5	15	ND
4' - 6'	1	ND	ND
6' - 8'	1	ND	ND
8' - 10'	ND	SD	ND
10' - 12'			ND

All values reported in equivalent Hnu units.

ND - None Detected

SD - Slight Deflection

3.2 Analysis Plan

Based on the Hnu readings, the anticipated depths of the leaching system and visible characteristics of the soil, the following samples from each boring were submitted to Environmental Science Corporation (ESC), Middletown, Connecticut.

Sample B1-S3 was obtained from the interval 4 to 6 feet below grade from boring B-1. Sample B2-S2 was obtained from the interval between 2 and 4 feet below the ground surface from boring B-2. Sample B3-S4 was obtained from the interval between 6 and 8 feet below grade from boring B-3. The three samples were analyzed for United States Environmental Protection Agency (USEPA) Method 8240 volatile organic constituents (VOCs) and USEPA Method 418.1 total petroleum hydrocarbons (TPHs).

4.0 RESULTS

Appendix B presents a copy of the chain-of-custody form for the samples analyzed, along with the analytical results in their entirety. No volatile constituents were detected except for low levels of methylene chloride, which is a common laboratory contaminant. Its presence in all three samples at equivalent levels suggests that the detection is attributable to laboratory contamination. Sample B2-S2 showed 37 ug/kg of xylene, but this value is relatively low when compared with USEPA and CDEP action level for soils and drinking water.

CDEP groundwater classification for this area is GB. The designated uses for GB groundwater include industrial process and cooling waters, and they are not considered suitable for direct human consumption without treatment. In a GB groundwater area, the soil cleanup criteria is not normally as rigorous as with GA groundwater areas, which are suitable for human consumption. Therefore, drinking water standards would not usually be applied.

TPHs were detected in all three samples. Sample B1-S3 had a concentration of 72 mg/kg, B2-S2 had a concentration of 700 mg/kg and B3-S4 had a concentration of 70 mg/kg. The elevated concentration detected in B2-S2 may be attributed to constituents indicative of sanitary waste. The location of this sample is apparently proximal to the leaching system. Natural decaying organic matter along with residuals from hand cleansers containing animal fats, vegetable oils, and petroleum distillates would be detected by this analytical method. However, chlorinated solvents associated with industrial waste were not detected. No significant levels of gasoline constituent were found in any of the samples.

In summary, the findings of this study are as follows:

- The wash tub sink is connected to the septic system.
- The floor drain is not connected to the septic system.

Although somewhat speculative, it appears the floor drain/roof leader discharge may have originally been piped to Trout Brook and was later disrupted during the retaining wall construction.

Based on the locations of the soil samples and the constituents analyzed, no significant concentrations were reported indicative of a "release".

642 New Park Ave.

Date Aug 12 1948

APPLICATION FOR BUILDING PERMIT

No. 6179

Estimated Cost \$11,000.00
Fee \$ 33.00
Occupancy Fee \$ 1.50
Additional Cost \$ 535.17

Building 114-1948
Plumbing 114-1948
Electric 114-1948
Plumbing 114-1948
Mechanical 114-1948
Fire Dept. 114-1948
Health Dept. 114-1948
Approved 1-15-1948

TOW BUILDING DEPARTMENT, TOWN OF WEST HARTFORD, CONN. Additional Cost \$ 535.17

The undersigned, hereby applies for a permit to do work according to the following specifications:

No. 642 Near Park Ave Lot No. 1142 Side of Street east Zone IND

Nearest cross street 1142 Address West Park Ave

Owner of building W B T A S Hadden Address 35 Agawam St

Builder W B T A S Hadden Address 35 Agawam St

Architect W B T A S Hadden Address 35 Agawam St

Size Main Bldg: No. ft. front overall 66' 3" No. ft. deep overall 30 Net Area 1

Size of wings Garages No. of families 1 No. of stories 1

Construction Brick No. of rooms: 1st 2 2nd 1 3rd 1

Size of Lot 703 Dist. from Street Line 119 Dist. from Side Line Street 119

Purpose of building is General Garage of Automobile # 642 New Park Ave

OK DATE SEP 1 1948

DATE SEP 1 1948 A. N. R.

W.M. DERMONT Sewer Septic Tank

Dist. from lot line E.....

Height of stories—cellar.....

Found. depth below grad.....

Mat. for found. Concrete

Roof Asphalt

Size of plate.....

Piers..... Dis.....

Brick walls, if any.....

If any front, rear, side c.....

Species of lumber—Flo.....

Floor joists, size: 1st.....

Longest span of floor jo.....

Size of studs carrying 1.....

Chimneys, size of flues.....

Plumbing contractor, P.....

Heating contractor, P.....

I hereby agree to con.....

West Hartford, and to wh.....

permit is asked. And agree.....

distances from all other z.....

We hereby apply fo.....

for permit.....

with the town.....

of.....

Dist. from lot line: E. _____ W. _____ S. 12 N. 25 Dist. nearest bldg. _____ ft.
 Height of stories—cellar _____ 1st 14 2nd _____ 3rd _____ 4th _____ 5th _____
 Ground depth below grade 3 Above grade 6 Mat. footing Concrete Size footing 24" x 8"
 Mat. for found. Concrete Found. thickness 12 Mat. for sidewalks Concrete Black granite
 Roof Asphalt Outside studs _____ Dist. centers _____ Size sill _____ Ledges and girts _____
 Size of plate _____ Size hips and valleys _____ No. of stairways _____ Beams 16" T. W.
 Piers _____ Dist. apart _____ No. of rows _____ Size of pier foundation _____
 Brick walls, if any _____ Size of same—1st 8" 2nd _____ 3rd _____
 If any front, rear, side or partition walls are supported on steel girders: 1st _____ 2nd _____
 Species of lumber—Floor joists _____ Studs _____ Rafters _____ R. Ft. _____ Fin. Ft. Concrete
 Floor joists, size: 1st _____ 2nd _____ 3rd _____ stories. Dist. on center _____
 Longest span of floor joist: 1st _____ 2nd _____ 3rd _____ If not wood joist const. what type of floor? _____
 Size of studs carrying partitions _____ Size of Roof Rafters 2" x 8" Longest span 13 on center 12
 Where does tile start? _____
 Chimneys, size of flues _____ How many? _____ Where does tile start? _____
 Plumbing contractor, Permit No. _____ Oil burners, Permit No. _____ Fixtures, Permit No. _____
 Heating contractor, Permit No. 2669 Electrical, Permit No. 6103

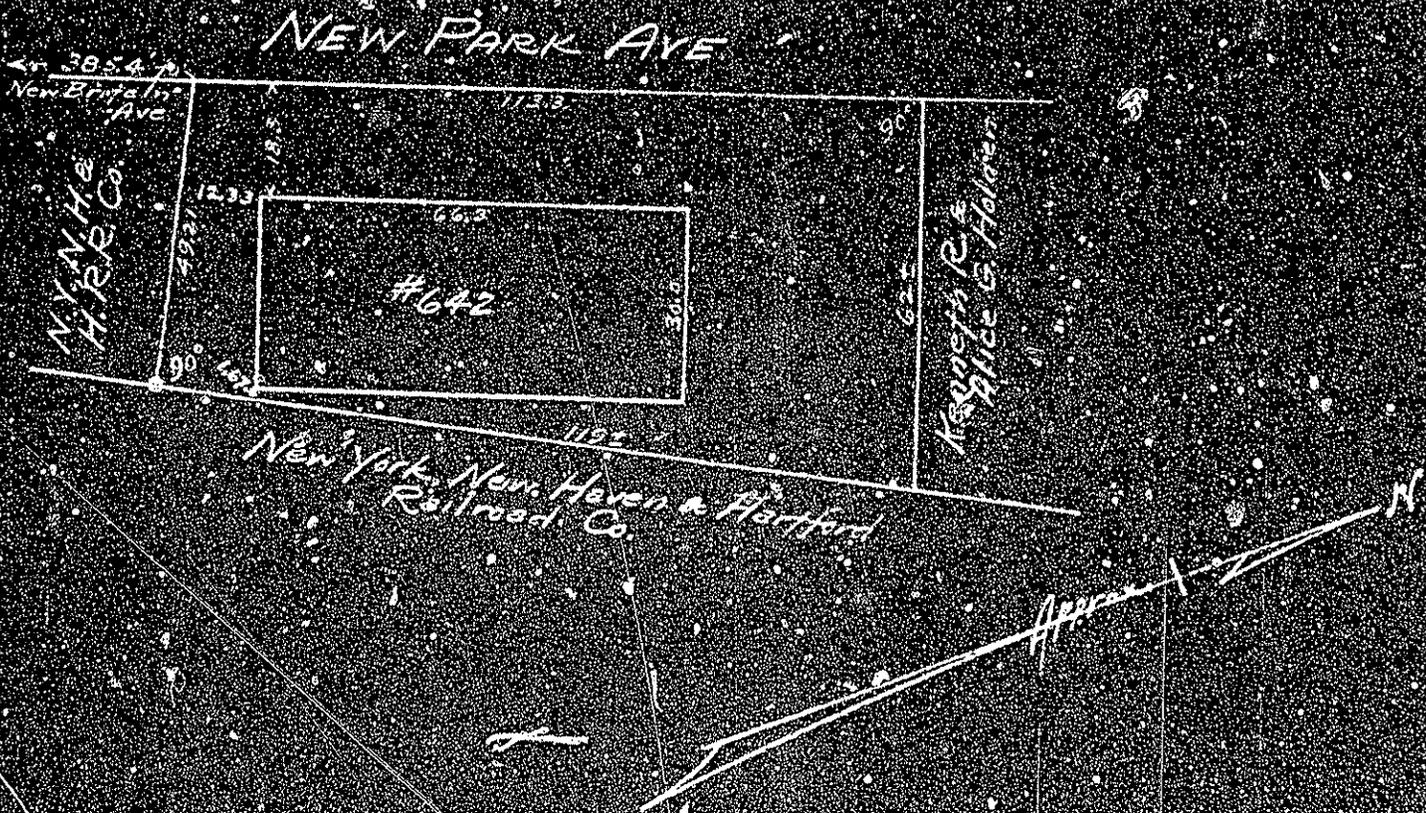
I hereby agree to conform to all the requirements of the Law, of the State of Connecticut and the Ordinances of the Town of West Hartford, and to notify the Building Inspector of any alteration in the plans or specifications of the Building for which this permit is asked. And agree that this building is to be located the proper distance from all street lines, side yard lines and required distances from all other zones and is located in a zone in which this building and its use is allowed.

We hereby apply for a certificate of occupancy for an industrial building described in the above application for permit for general building of metal

which is for period of two years Signed Raymond J. ...

Jan 25 1948

SURVEY
PROPERTY OF
KENNETH R. HOLDEN
ALICE G. HOLDEN
642 NEW PARK AVE.
WEST HARTFORD, CT.
OCT. 25, 1948 1-30



I hereby certify this map to be substantially correct and that the zoning laws have not been violated.

[Signature]