

**TASK 120 – PRELIMINARY SITE EVALUATION**

**NEW BRITAIN-HARTFORD BUSWAY  
CONNDOT PROJECT NO. 171-305**

**FLATBUSH STATION  
WEST HARTFORD, CONNECTICUT**

**Prepared For:**

**State of Connecticut  
Department of Transportation**

**Prepared By:**

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**May 2003**

**Baker**

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**Task 120 - Preliminary Site Evaluation**  
**450 New Park Avenue, Assessor's Lot Reference 3776-2-450**  
**Amtrak Property (east side of 450 Park Avenue)**  
**West Hartford, Connecticut**  
**State Project No. 171-305**  
**Baker Engineering NY Reference No. 25624-43101**

**I. INTRODUCTION**

Baker Engineering NY, Inc. has been retained by the Connecticut Department of Transportation (CDOT) to provide Program Management services in the Pre-Design/Build Phase of the New Britain-Hartford Busway project. This Task 120-Preliminary Site Evaluation is being prepared as part of the initial phase of this project.

The Preliminary Site Evaluation reports in this initial stage will be conducted on the twelve (12) proposed busway station locations and along the Amtrak Corridor. The focus of this report is the proposed Flatbush station site. The objective of the Preliminary Site Evaluation is to identify areas within the property limits where contaminated/ hazardous materials may be encountered. Both past and present land use, record research and visual site conditions are evaluated to determine if any land use activities may have negatively impacted environmental conditions within the property limits. Based on results of the record research and site visit, recommendations will be made regarding the need for further environmental study.

**II. PROJECT DESCRIPTION**

The Connecticut Department of Transportation (CDOT) is proposing to construct a dedicated Bus Rapid Transit facility between New Britain and Hartford. The 9.4-mile busway will include both a dedicated roadway, which will be utilized by busses only, and up to twelve (12) bus stations to serve commuters. The proposed busway corridor will follow an abandoned rail line in the southern portion and an active Amtrak right-of-way in the northern section. The busway corridor will extend through the communities of New Britain, Newington, West Hartford and Hartford, with busway stations in all four municipalities.

### **III. EVALUATION METHODOLOGY**

In accordance with the Baker Engineering Scope of Work submitted to CDOT on July 15, 2002, the Connecticut Transfer Act (Section 22a-134), and in reference to current ASTM standards for Phase I reports, the following sources were utilized to assess environmental conditions on the subject site:

- Review of environmental mapping to identify the environmental characteristics and setting of the subject property.
- Review of historical records to identify any past land usage which may have impacted environmental conditions at the subject site. Sources referenced include old land records, Price and Lee City Directories and Sanborn Fire Insurance Maps.
- Review of Federal, State and local files to collect site information and relevant agency data. The Connecticut Department of Environmental Protection (CTDEP) records were researched in the following offices: Oil and Chemical Spills, Underground Storage Tanks (USTs), Water Management and Waste Management. West Hartford officials were contacted in the following offices: Planning and Zoning, Building, Fire Marshal, and Engineering Department.
- A site visit to observe and record existing operating conditions and to interview persons knowledgeable of facilities and operating conditions on the property.

### **IV. SITE INFORMATION**

#### **A. Property Data**

The proposed Flatbush station site is shown on the U.S. Geological Survey (U.S.G.S.) Map in Appendix A. Based on information in the Final Environmental Impact Statement and Section 4(f) Evaluation December 2001, one total property take is planned for the construction of this station. The property is located at 450 New Park Avenue in West Hartford (Tax Assessor No. 3776-2-450) and is owned by Lemos Properties LLC. A 1456 square foot retail building is present on the property. A Dunkin Donuts occupies approximately one-third of the building; the remainder of the building is currently for lease. The property is 0.88 acres and zoned for commercial use.

Additionally for this station site, a paved parking area, which directly abuts the Lemos property to the east, will also be acquired. The second property is currently owned by Amtrak (formerly owned by Heublein Inc.). There was no property address or lot information for the property.

Properties surrounding the proposed Flatbush station site are: Acme Auto parts store/parking lot to the north; rail track right-of-way to the east; Flatbush Avenue/Shell gas station to the south and a United Auto used car lot /out of business gas station to the west. The West Hartford/Hartford town line extends through the northeast corner of the proposed station site.

B. Groundwater Classification

The groundwater in the vicinity of the study area, as categorized by the "Water Quality Classification Map for the Connecticut River and South Central Coastal Basins", 1993, is classified as "GB". Class "GB" indicates that the groundwater is within highly urbanized areas or areas of intense industrial activity and where public water supply service is available. The groundwater may not be suitable for direct human consumption due to waste discharges, spills or leaks of chemicals or land use impacts. The state's goal is to prevent further degradation by preventing additional discharges that would cause irreversible contamination.

C. Surface Water Classification

The nearest surface water to the study area is the south branch of the Park River (located approx 1000 feet to the east), which is classified by the CTDEP as a " C/B" water resource in this area. This classification indicates that the surface water may not be "meeting Water Quality Criteria or one or more designated uses. The water quality goal is achievement of Class B Criteria and attainment of Class B designated uses."

D. Proximity of Public Water Supplies

CTDEP GIS maps were reviewed for the location of public wells within a one-half mile radius of the study area. No public wells are located within this radius.

E. Geological Information

According to the "Surficial Materials Map of Connecticut", CTDEP, 1992, the surficial material on the study area is classified as "fines". Fines are described as fine sand, silt and clay. The "Geologic Map of the Hartford South Quadrangle", copyright 1967 denotes the area as Glaciolacustrine deposits composed of varved clays.

According to the "Bedrock Geological Map of Connecticut", 1985, the study area is classified as "Jp"-Portland Arkose. The bedrock is defined as a reddish-brown arkose, also known as brownstone.

#### F. Endangered/Threatened Species

Based on the Natural Diversity Database Digital Data Map, CTDEP, July 2002, there are no listed species or significant natural communities near the study area.

### V. OVERVIEW OF SITE HISTORY

#### ▪ City Directories

There were no listings for 450 New Park Avenue in the Price & Lee Directories. Based on research from the Hazardous/Contaminated Risk Sites Evaluation, April 2001, this property was owned by Heublein, Inc. and was once part of 420 New Park Avenue. An office building has been present on 420 New Park Avenue since 1981.

#### ▪ Sanborn Fire Insurance Maps

Sanborn Insurance Maps were reviewed for the following years: 1917, 1920, 1923, 1950 & 1979.

The 1917, 1920 and 1923 and 1950 maps show the proposed busway station property as vacant and owned by the Hartford Water Company. The N.Y.N.H. rail line is shown along the east side of the property. The 1979 map shows a restaurant on the property and a car wash located on the eastern side of the site, near the rail tracks.

#### ▪ Municipal Information

Information in the West Hartford assessor office shows the current building onsite as being constructed in 2002. Past owners listed are: Heublein Inc. 1982-1997 and IDV North America 1997-2001.

### VI. SITE VISIT

A site visit was conducted by Baker Engineering on February 11, 2003. A location map, a site sketch and photographs of the parcel are included in Appendix A. Permission to perform the site visit was granted by the property owner.

The proposed Flatbush station site is adjacent to the eastern side of New Park Avenue in a primarily commercial-residential area. According to preliminary design plans, the station will be

constructed on two properties. One of the properties has no street address; the second property is listed as 450 New Park Avenue. Properties surrounding the proposed busway station site are: Acme Auto Parts store/parking lot to the north; rail track right-of-way to the east; Flatbush Avenue/Shell gas station to the south and United Auto used car lot and an out-of-business gas station to the west.

One building is present on 450 New Park Avenue. The building is a one-story retail structure with storefront windows on the western side. A Dunkin Donuts shop occupies the northern portion of the building. The remaining two-thirds of the building was available for lease at the time of the site visit. According to West Hartford Assessor records, the building was constructed in 2002 and is heated by gas. The perimeter of the property is paved.

The second property to be taken is a paved area, which directly abuts the Dunkin Donuts site to the east. There was no property address or lot information available in the town assessor office. It appears this property may have been part of 420 New Park Avenue in the past and served as a driveway area for an office building. According to the survey information, Amtrak currently owns the property. During the site visit, a large number of new vehicles from a local car dealer (Crowley Chevrolet) were parked on the property.

Both properties were inspected for evidence of spills/leaks/underground storage tanks. No areas of environmental concern were noted. Parts of both properties were snow covered at the time of the inspection, limiting site observations. Additionally, site conditions on the Amtrak property could not be fully viewed due to the large number of vehicles parked on the site.

## **VII. REGULATORY FILE REVIEW**

The following sources were reviewed from February 18-March 19, 2003 at the office of the Connecticut Department of Environmental Protection (CTDEP) to obtain environmental information pertinent to the subject property. Information reviewed included inspection reports, permits and related applications, enforcement actions and inclusion on state and federal environmental lists.

The following companies were researched at CTDEP for this report. The companies listed are either past or present tenants of the proposed Flatbush station site. The companies are: Dunkin Donuts and Heublein, Inc.

Information on the research of properties surrounding the proposed Flatbush station site is discussed in a separate section of this report. Companies researched include: Shell Oil Company, Circle K, Acme Auto Parts, Citgo Mini Mart and United Auto.

A. Federal and State Lists

- **Connecticut CERCLIS Sites (List Date August 1996)**

The Connecticut CERCLIS Site List incorporates information from the federal National Priority Sites (NPL) list and the list of NPL Associated Sites. The NPL lists identify facilities nationwide warranting priority for remedial action under the federal Superfund program.

There were no listings for the proposed Flatbush station site on the CERCLIS List.

- **Resource Conservation and Recovery Act (RCRA) Notifiers List**

The RCRA List is an inventory of sites which generate hazardous waste.

There were no listings for the proposed Flatbush station site on the RCRA List.

- **Resource Conservation and Recovery Act (RCRA) Treatment, Storage and Disposal Facility (TSDF) List.**

The RCRA TSDF List is an inventory of sites which treat, store or dispose of hazardous waste.

There were no listings for the proposed Flatbush station site on the TSDF List.

- **Inventory of Hazardous Waste Sites in CT (January 1987) and Addendum to the Inventory of Hazardous Waste Sites in CT (April 2000).**

There were no listings for the proposed Flatbush station site on the Inventory List.

- **List of Leaking Underground Storage Tanks (LUST)**

The LUST List is a register of sites which have underground storage tanks that have leaked petroleum products or other chemicals to the environment.

There were no listings for the proposed Flatbush station site on the LUST List.

- **ELUR (Environmental Land Use Restrictions) Listings (September 2002)**

The ELUR List is an inventory of sites on which an environmental land use restriction has been placed.

There were no listings for the proposed Flatbush station site on the ELUR List.

- **Bureau of Water Management–Industrial Permitting & Correspondence Files List (March 2001)**

This list is an inventory of permits issued by CTDEP Water Management Bureau on a town-by-town basis and related correspondence.

There were no listed permits for the proposed Flatbush station site.

- **Bureau of Water Management–Remediation/Superfund/Property Transfer List (April 2001)**

This list provides information on properties undergoing remediation and properties being remediated under the Superfund program. The list also includes properties, which meet the CTDEP criteria for “establishments” and are involved in real estate transactions.

There were no listings for the proposed Flatbush station site on the Remediation/Superfund/Property List.

- **Summary of Oil & Chemical Spill Incidents 1992-1996**

This list includes all oil and chemical spills reported to CTDEP from 1992-1996 and any corrective actions taken.

No information on the proposed Flatbush station site was located.

B. General State File Information

- **Water Management Bureau (Inspection Reports, Notices Of Violation, General Correspondence)**

No information on the proposed Flatbush station site was located.

- **Waste Management Information (Inspection Reports, Notices of Violation, General Correspondence)**

No information on the proposed Flatbush station site was located.

- **Oil and Chemical Spill Reports/Correspondence Files**

There were no spill reports found for the proposed Flatbush station site.

- **Underground Storage Facility Notification**

There were no notifications for the proposed Flatbush station site.

- **Miscellaneous CTDEP File Information**

No information on the proposed Flatbush station site was located.

C. Local File Information

- **Building Department**

Several building permits were on file for the subject site. The dates of the permits ranged from 1964-1982 and involved general improvements to the building onsite and the perimeter around the building. A permit was issued in August 2001 for construction of a new Dunkin Donuts; construction was listed as complete in October 2002.

- **Fire Marshal's Office**

There was no information on file regarding the subject property.

- **Planning & Zoning Department/Engineering Department**

There was no information on file regarding the subject property.

**Information on surrounding properties**

CTDEP files contained information pertaining to one property in close proximity to the proposed Flatbush station site. The information is included due to the potential environmental impact to the busway station site from offsite sources.

The property is an out-of-business gas station, located at 443 New Park Avenue, directly across the street from the Dunkin Donuts property. According to records researched, Gulf Oil Company, Citgo Oil Company and Circle K Corporation owned the property at different times. An Underground Storage Facility notification for this station was located in CTDEP files, under the name West Hartford Citgo. The notification was filed in June 1992. According to the notification,

four tanks, which were installed in 1972, were currently in use. Three of the tanks were used for gasoline storage (all 8,000 gallon tanks); the remaining tank (1000 gallon capacity) was used for storage of fuel oil. The gas station was also listed on the Leaking Underground Storage Tank (LUST) list, with a notification date of June 1995.

Additional information was located in the Remediation files at CTDEP. Information reviewed included a June 1995 Site Assessment Report and bi-annual groundwater sampling reports. According to the Site Assessment report, a gas station has been present on the property since 1970. Due to suspected leaking underground tanks, seven monitoring wells were installed on the gas station property in late 1995. No offsite wells were installed. Petroleum constituents were detected in groundwater samples taken and subsequently a soil vapor extraction system was installed on the site and activated around 1996-1997 to address the petroleum contamination.

Bi-annual groundwater sampling results from the gas station site were reviewed for the years 1995-1998 (1998 was the most current result). The results showed fluctuating levels of petroleum contaminants in the groundwater. The highest BTEX and MTBE levels were found in the wells nearest New Park Avenue. Samples taken exceeded Connecticut Remediation Standards for groundwater protection criteria, surface water criteria and volatilization criteria. Groundwater contour maps prepared from data generated during the bi-annual sampling consistently showed groundwater flow to be to the south-southeast, towards the proposed Flatbush station site.

Note: There was no information located in CTDEP files or the EDR database report for a Shell gas station, which directly borders the proposed Flatbush station site to the south.

## **VIII. DATABASE INFORMATION**

Environmental Data Resources, Inc (EDR) completed an environmental database search for Baker Engineering on January 21, 2003. The database searches both federal and state environmental records within a geographic area around the subject site. The search radius is defined by ASTM Standard Practice for Environmental Site Assessments. A summary of pertinent information within the database search is detailed below:

- Six (6) small quantity generator of hazardous waste was listed within ¼ mile of the subject site.
- One (1) CERCLIS site was listed within ¼ mile of the subject site.
- Six (6) leaking underground tank sites (LUST) were listed within ¼ mile of the subject site.
- Seven (7) underground storage tank site (UST) was listed within ¼ mile of the subject site.
- Seven (7) sites on the Site Discovery & Assessment Database (SDADB) were listed within ¼ mile of the subject site.
- Two (2) State Hazardous Waste Site were listed within 1 mile of the subject site.

## **IX. SUMMARY AND CONCLUSIONS**

The proposed Flatbush busway station site is currently the site of a commercial building/fast food restaurant. Based on historical research, a restaurant and car wash operated from the property in the past. Minimal environmental risks would be expected from present and past operations on the property. There is, however, potential environmental impact to this property from offsite sources(s). Record research on surrounding properties has determined that a release of petroleum product occurred on a nearby gas station site, which is located directly across from the subject site. Environmental assessment of the contamination was limited to the gas station property boundaries; the aerial extent of the contaminant plume was not assessed. Review of environmental reports suggests that groundwater flow is towards the east-southeast, towards the proposed Flatbush station site. Additionally, a gas station site is present to the south of the proposed Flatbush station. There is potential that gasoline releases at both gas stations may impact groundwater and soil at the Flatbush site.

## **X. RECOMMENDATIONS**

Based on a review of construction plans for this project, a busway station will be sited on this property and the several properties will be purchased as a total take. Based on this Task 120 - Preliminary Site Evaluation of 450 New Park Avenue (Tax Assessor No. 3776-2-450) in West Hartford, Connecticut, it is the recommendation of Baker Engineering that further study under the guidelines of a Task 220 -Exploratory Site Investigation be conducted. Sampling would be recommended near waste storage areas, oil tank areas and areas that may have been impacted from nearby gasoline releases.

## **XI. LIMITATIONS**

The activities described and the results, conclusions, and recommendations included herein are based on information gathered during a preliminary investigation of the subject site that was limited in accordance with our agreement. This investigation was further limited by the availability of information regarding potential contamination of the subject property from contiguous properties or from regional sources. A fuller investigation, which may be conducted later, may produce different or additional results. The information contained herein was prepared for your exclusive use solely in conjunction with the subject investigation. The conclusions and recommendations set forth herein are based on the conditions encountered at the subject site when the investigation was conducted. Future investigations and findings could change the contents of this report. This report

was prepared in accordance with generally accepted scientific and engineering practices. No other expressed or implied warranty is made. This report is not a legal opinion.

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**TASK 120 - APPENDIX A**

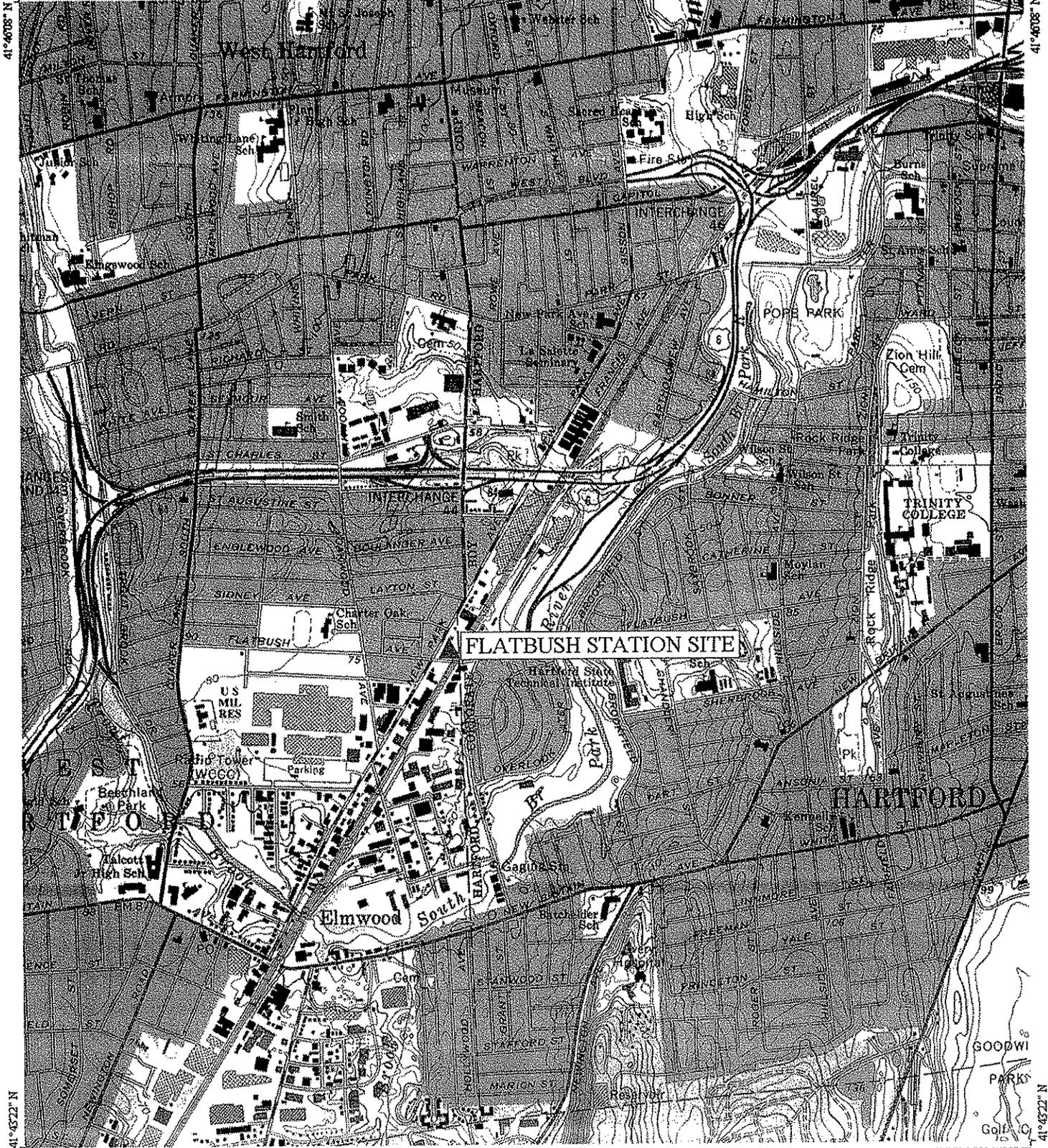
SITE LOCATION MAP

SITE SKETCH

PHOTOGRAPHS

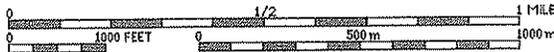
72°44'19" W

WGS84 72°41'07" W



41°45'22" N  
72°44'19" W

WGS84 72°41'07" W  
41°45'22" N



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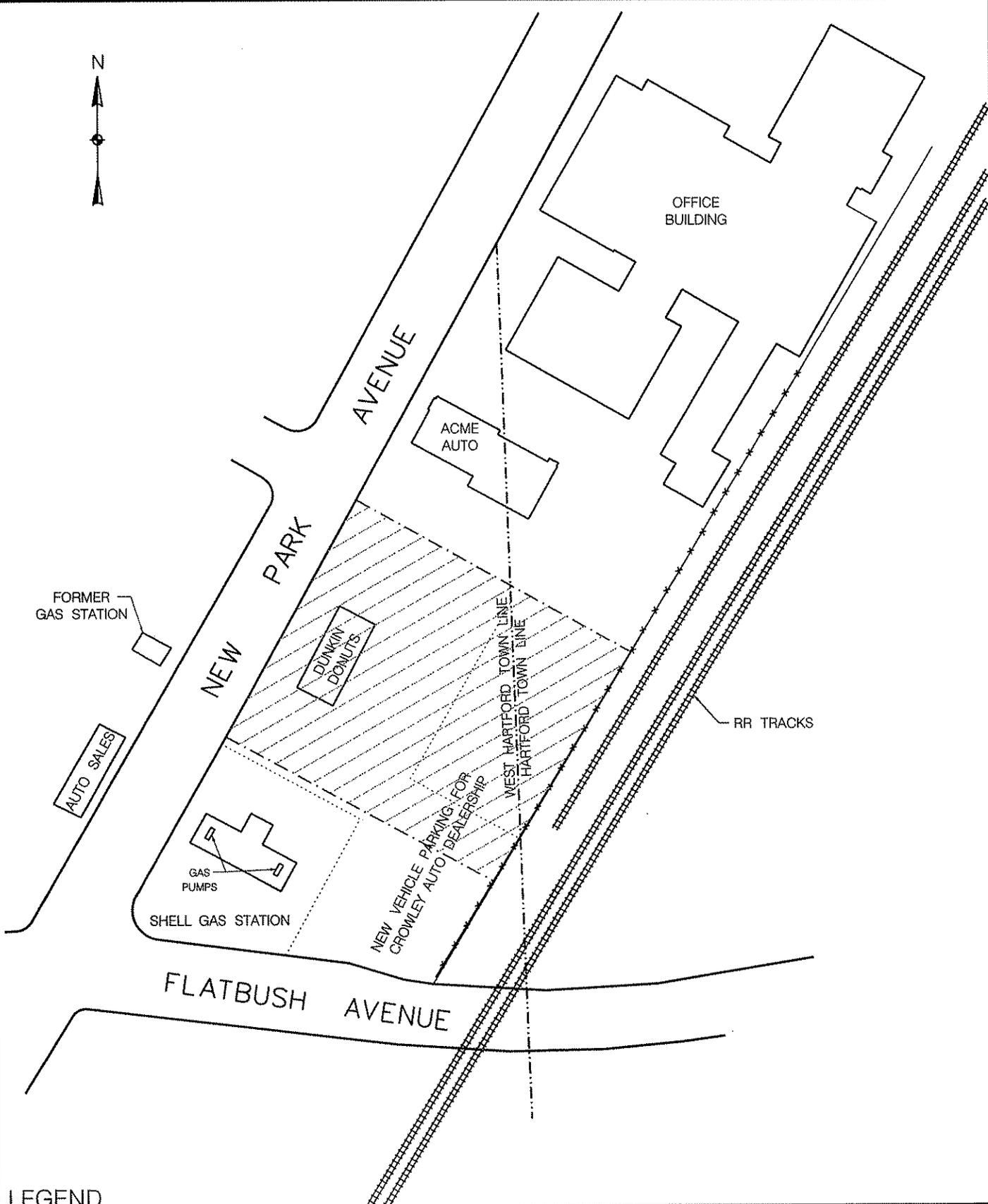
**Baker**

**HARTFORD-NEW BRITAIN BUSWAY**

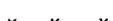
State Project No. 171-305

2096-B Silas Deane Highway  
Rocky Hill, Connecticut 06067

Site Location Map-Flatbush Station  
West Hartford



**LEGEND**

-  PROPOSED STATION SITE
-  PROPERTY LINE  
(BASED ON ###/### SURVEY)
-  FENCE



2096-B Silas Deane Highway  
Rocky Hill, Connecticut 06067

NOT TO SCALE

HARTFORD-NEW BRITAIN BUSWAY

STATE PROJECT No. 171-305

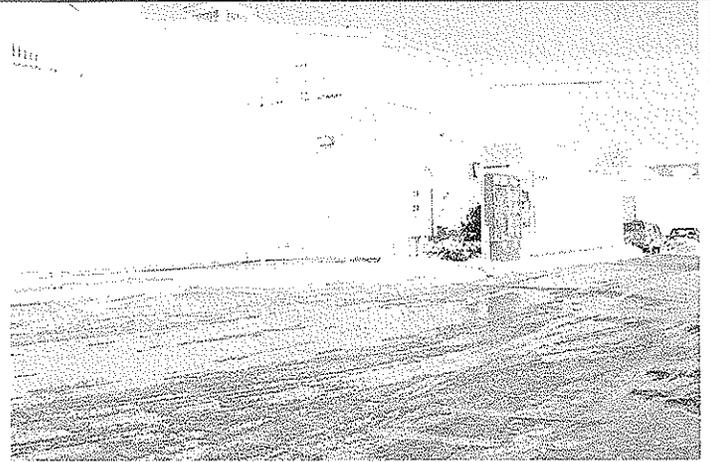
SITE SKETCH- PROPOSED FLATBUSH STATION

Hartford-New Britain Busway  
State Project No. 171-305

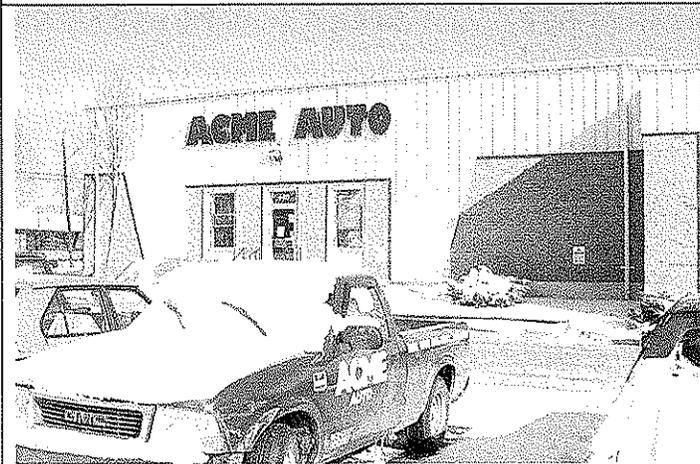
Photographs of proposed Flatbush Station site, West Hartford (450 New Park Avenue)



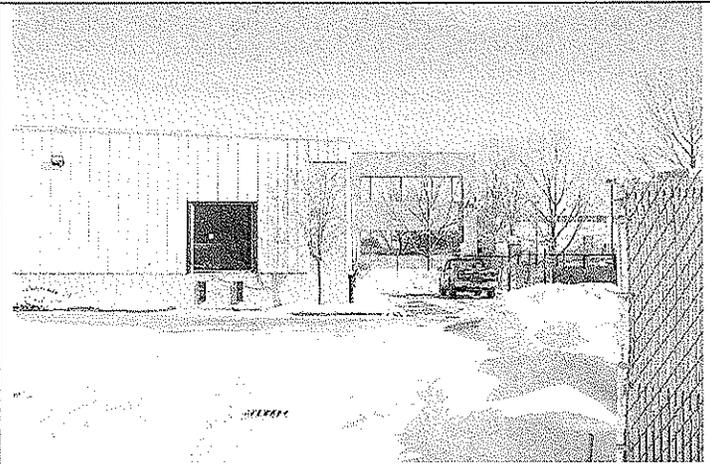
**Photo #: 1**  
**Photo of front of Dunkin Donuts building, looking east.**



**Photo #: 2**  
**Photo of rear (east side) of Dunkin Donuts building.**



**Photo #: 3**  
**Photo of auto parts store to the east of proposed station site.**



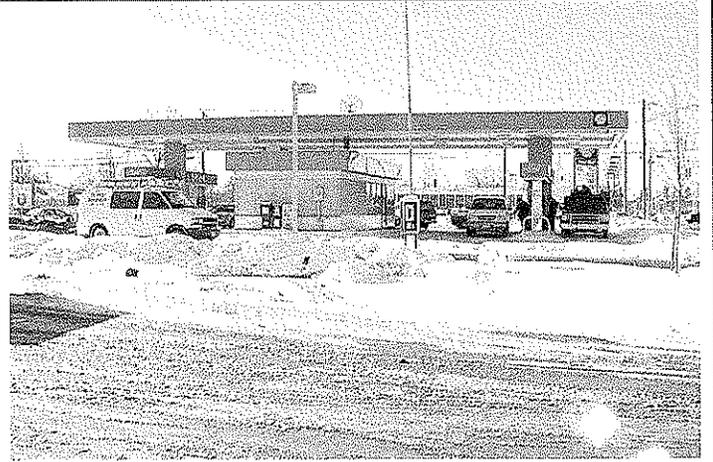
**Photo #: 4**  
**Photo of rear (south side) of auto parts store showing driveway area that may be taken for station site.**

Hartford-New Britain Busway  
State Project No. 171-305

Photographs of proposed Flatbush Station site, West Hartford (450 New Park Avenue)



**Photo #: 5**  
**Photo of vehicle parking to south of Dunkin Donuts building.**



**Photo #: 6**  
**Photo of Shell gas station to west of station site.**



**Photo #: 7**  
**Photo of used auto sales lot and out of business gas station across street from proposed station site.**