

TASK 120 – PRELIMINARY SITE EVALUATION

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

**PARK STREET STATION
HARTFORD, CONNECTICUT**

Prepared For:

**State of Connecticut
Department of Transportation**

Prepared By:

**Baker Engineering NY, Inc.
2096-B Silas Deane Highway
Rocky Hill, Connecticut 06067**

November 2003

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TASK 120-PRELIMINARY SITE EVALUATION
PARK STREET STATION
NOVEMBER 2003

Task 120 - Preliminary Site Evaluation
10-12 Francis Avenue, Assessor's Lot Reference 316-003-014
14-26 Francis Avenue, Assessor's Lot Reference 316-003-013
38 Francis Avenue, Assessor's Lot Reference 316-003-012
1516 Park Street, Assessor's Lot Reference 328-001-006
Hartford, Connecticut
State Project No. 171-305
Baker Engineering NY Reference No. 25624-43108

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 Park Street 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. 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 Park Street 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, three total property takes and one partial take are planned for the construction of this station. Information on the properties is listed in the table below.

<u>Property</u>	<u>Owner</u>	<u>Current Use</u>	<u>Planned Action</u>
10-12 Francis Avenue	Michael Abvocino	Rosales Auto sales	Total take
14-26 Francis Avenue	Morris Schiller Trustee	Allied Plumbing	Total take

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<u>Property</u>	<u>Owner</u>	<u>Current Use</u>	<u>Planned Action</u>
38 Francis Avenue	Stephen Sack	Oil Distributor	Partial take
1516 Park Street	Carmelo Rivera	A&N Auto	Total take

Properties surrounding the proposed Park Street station site are: a residential property to the north, rail track right-of-way to the east; Royal Welding to the south and Francis Avenue/Orange Street to the west.

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 approximately 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 for 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 were identified 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 North Quadrangle", copyright 1963 denotes the area as Lake-bottom deposits, composed of varved clays and silt.

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

Based on research from the Hazardous/Contaminated Risk Sites Evaluation, April 2001, the following past land usage was established:

<u>Property</u>	<u>Past Use</u>
10-12 Francis Avenue	1940's-Jester Coal & Oil, 1960's- A&B Auto, 1970's- Michaels Auto Mart
14-26 Francis Avenue	1930's- Price Robert Coal Company, 1940-1970's-Vulcan Radiator Company
38 Francis Avenue	1940's- General Fuel Oil Co., 1951-present-Sack Fuel Oil Distributors
1516 Park Street	1936- Kettledons Battery Service, 1990's- Tyre Shaq

▪ Sanborn Fire Insurance Maps

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

The 1900, 1917 and 1920 maps show private residences and a grain & feed storage operation on the proposed project site. The N.Y.N.H rail line is shown to the east of the proposed station site. The 1920 and 1923 maps show a building labeled as the Parkville Station located near the N.Y.N.H. rail line. The station building is located to the east of 14-26 Francis Avenue. On the 1950 and 1979 maps the following land uses area shown: - Auto repair at 10-12 Francis Avenue, tool manufacturer at 14-26 Francis Avenue and three (500 gallon) above ground oil tanks on the property located at 38 Francis Avenue.

VI. SITE VISIT

A site visit was conducted by Baker Engineering on June 23, 2003. A location map, a site sketch and photographs of the proposed station site are included in Appendix A. Permission to perform the site visits was granted by two of the property owners, for properties located at 10-12 and 14-26 Francis Avenue. Property access to 38 Francis Avenue (Sack Distribution) was denied by property owner Stephen Sack.

According to preliminary design plans, the station will be constructed on four properties. Three of the properties to be acquired for the proposed Park Street station site are adjacent to the eastern side of Francis Avenue in a primarily commercial-residential area. One of the properties is located at the corner of Park Street and Orange Street. Properties surrounding the proposed Park Street station site are: a residential property to the north, rail track right-of-way to the east; Royal Welding to the south and Francis Avenue/Orange Street to the west.

Beginning at the south end of the proposed station site is 38 Francis Avenue, which is occupied by Sack Distributors. According to the EIS, a partial take along the north edge of this property is planned for acquisition. Due to lack of permission to enter the property, the site visit was conducted from the perimeter of the site. According to the assessor card, the property is 0.25 acres. On the western side of the property are three large aboveground tanks. The three tanks are partially enclosed in a concrete berm-like structure. Towards the center of the property and near the tanks is what appears to be a pump terminal. Also on the property, towards the rail track area, is a small one-story concrete block structure, which appears to be an office.

To the north of the Sack property is 14-26 Francis Avenue, the site of Allied Plumbing Supply. A total take is planned for this property. Mr. Schiller, manager of the business, provided escort during the site visit. According to Mr. Schiller, the existing building is 33,000 square feet. Allied Plumbing Supply, which is a wholesale operation, has operated from the property for approximately thirteen years. The building is a partial two-story brick structure, which covers a large portion of the lot. There is a small sales area and small office area in the building; the remainder of the space is utilized for storage of plumbing parts, fixtures and supplies. Mr. Schiller stated that there was no chemical waste either generated or stored in the building. Only new chemicals (epoxies, resins, and gas cylinders) used in the plumbing business are stored onsite. Vulcan Radiator occupied the property prior to its purchase by the Schiller family. Mr. Schiller could not remember if there were any wastes left onsite or if any environmental cleanup was conducted when the property was acquired. According to Mr. Schiller, one underground storage tank, which contained heating fuel, was removed from the property ten years ago when the site converted to gas heat. A second underground tank, used for storage of diesel fuel, is still present on the property although no longer in use. An old dispensing pump was observed at the southwest corner of the property.

The two remaining properties within the proposed station location are both occupied by auto repair/sales facilities. Total takes are planned for both properties. The first property, 10-12 Francis Avenue, borders the Allied Plumbing site and is located at the intersection of Francis Avenue and Park Street. The property is listed in assessor records as 0.27 acres. Written permission to conduct the site visit was received from owner Michael Abvocino. Despite repeated attempts by Baker Engineering to contact the owner to provide site information, Mr. Abvocino could not be reached by telephone. An employee onsite during the site visit could not provide information on site operations.

An L-shaped concrete block building is present onsite. The building had two active repair bays and a small office area. The area around the building is paved and a number of cars were parked around the perimeter of the site. The pavement appeared to be in poor condition. Due to the density of vehicles parked on the property, observations of spillage/leakage to the ground surface was limited

The remaining property, 1516 Park Street, is located at the intersection of Orange Street and Park Street. Permission to conduct the site visit was not received from the property owner. One building, in use for vehicle repair, is present on the 0.09-acre site. A pile of debris was observed to the rear (east side) of the building.

VII. REGULATORY FILE REVIEW

The following sources were reviewed from April 9-June 3, 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 Park Street station site. The companies are: Vulcan Radiator, Sack Fuel Oil and Distributors, Michael's Auto Mart, Morris Schiller, Allied Plumbing, A+ Auto Service, A&N Auto and Rosales 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 Park Street 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 Park Street 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 Park Street 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 Park Street 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 Park Street 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 Park Street 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 Park Street 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 was one property transfer for 1516 Park Street, present site of A&N Auto. The transfer was dated August 1997 and involved the transfer of the property from the seller Henry Parkington to the buyer Carmelo Rivera. A Form I was filed at the time of the transfer, indicating that no release of hazardous waste had occurred on the property.

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

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

Date of Spill	Spill Location	Responsible Party	Spill Type	Cause of Spill	Corrective Actions Taken
5/20/92	34 Francis Ave	Sack Distributors	100 gals fuel Oil to groundwater	Overfill	Pumped out
4/18/94	34 Francis Ave	Unknown	500 gals. diesel fuel to groundwater	Vandalism	Contracted Remediation
7/24/95	21 Francis Ave	Unknown	Unk. amt. fuel Oil	Unknown	Unknown
1/8/01	34 Francis Ave	Sack Distributors	50 gals diesel fuel to groundwater	Overfill	Contained/Removed

B. General State File Information

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

No information on the proposed Park Street station site was located.

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

No information on the proposed Park Street station site was located.

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

There was no additional information found for the proposed Park Street station site.

- **Underground Storage Facility Notification**

There was one notification for the proposed Park Street station site on file. The notification was for Sack Distributors. According to the notification, one 1000-gallon tank was present on the property. The tank was unlined steel, used for kerosene storage and was in-service from 1960-1985. The tank was removed in May 1991.

- **Miscellaneous CTDEP File Information**

No information on the proposed Park Street station site was located.

NOTE: Both 1516 Park Street (A & N Auto) and 38 Francis Street (Sack Distributors) were listed on the Site Discovery and Assessment Database (SDADB), indicating that the sites were reported to the CTDEP Permit Enforcement and Remediation Division (PERD) unit for suspected disposal of hazardous waste or potential for the site to be listed on the State Inventory of Hazardous Waste Disposal Sites. According to Mike McDaniel of the CTDEP PERD Unit (telecon 6/12/03), the properties were placed on the SDADB due to the property transfer (A&N Auto) and large spill on the Sack site. Mr. McDaniel checked current files for both properties to determine if CTDEP had initiated any investigation or any enforcement actions regarding the properties. According to Mr. McDaniel, there was no additional information regarding the properties.

C. Local File Information

- **Building Department**

There was no information on file regarding the subject property.

- **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.

VIII. DATABASE INFORMATION

Environmental Data Resources, Inc (EDR) completed an environmental database search for Baker Engineering on April 14, 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:

- Five (5) small quantity generator of hazardous waste was listed within ¼ mile of the subject site.
- Five (5) leaking underground tank sites (LUST) were listed within ¼ mile of the subject site.
- Thirteen (13) underground storage tank site (UST) was listed within ¼ mile of the subject site.
- Five (5) sites on the Site Discovery & Assessment Database (SDADB) were listed within ¼ mile of the subject site.

IX. SUMMARY AND CONCLUSIONS

The proposed Park Street busway station site will be constructed on four properties. A plumbing supply warehouse (Allied Plumbing) and two auto repair facilities (A&N Auto, Rosales Auto) occupy the three properties that will be acquired as total takes for the station project. The fourth property, which will be involved in a partial take, is occupied by an oil distribution business (Sack Distributors).

There have been documented spills of petroleum product and large aboveground tanks are present on the Sack Distributor property. Two underground storage tanks were present on the Allied Plumbing property; additionally, a manufacturer (Vulcan Radiator) occupied the property in the past. Environmental risks on the Sack property and Allied Plumbing property involve releases of petroleum product from aboveground and underground storage tanks as well as potential contamination from onsite chemical disposal from past manufacturing activities. No records of underground storage tanks, spills, waste generation or disposal practices were located during research of the two auto repair facilities. Observation of the properties was limited due to the restricted nature of the site visits. Both properties have been in use as auto repair facilities for an extended period of time. There is potential that onsite disposal of auto repair fluids or petroleum products may have impacted underlying soil and groundwater at the properties.

X. RECOMMENDATIONS

Based on a review of construction plans for this project, a busway station will be sited on four properties. Based on this Task 120 - Preliminary Site Evaluation, it is the recommendation of Baker Engineering that further study under the guidelines of a Task 220 -Exploratory Site Investigation be conducted on three of the four properties within the Park Street Station project which will be total takes:

10-12 Francis Avenue, Assessor's Lot Reference 316-003-014
14-26 Francis Avenue, Assessor's Lot Reference 316-003-013
1516 Park Street, Assessor's Lot Reference 328-001-006

A Task 210-Subsurface Site Investigation would be recommended for 38 Francis Avenue, (Assessor's Lot Reference 316-003-012). All sampling activities would be limited to the areas of the property that will be taken for construction of the Park Street station.

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 more detailed 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.

Prepared by:
BAKER ENGINEERING


Gale Maretsky
Task Manager


Jim Swadley, P.E.
Project Manager

TASK 120 - APPENDIX A

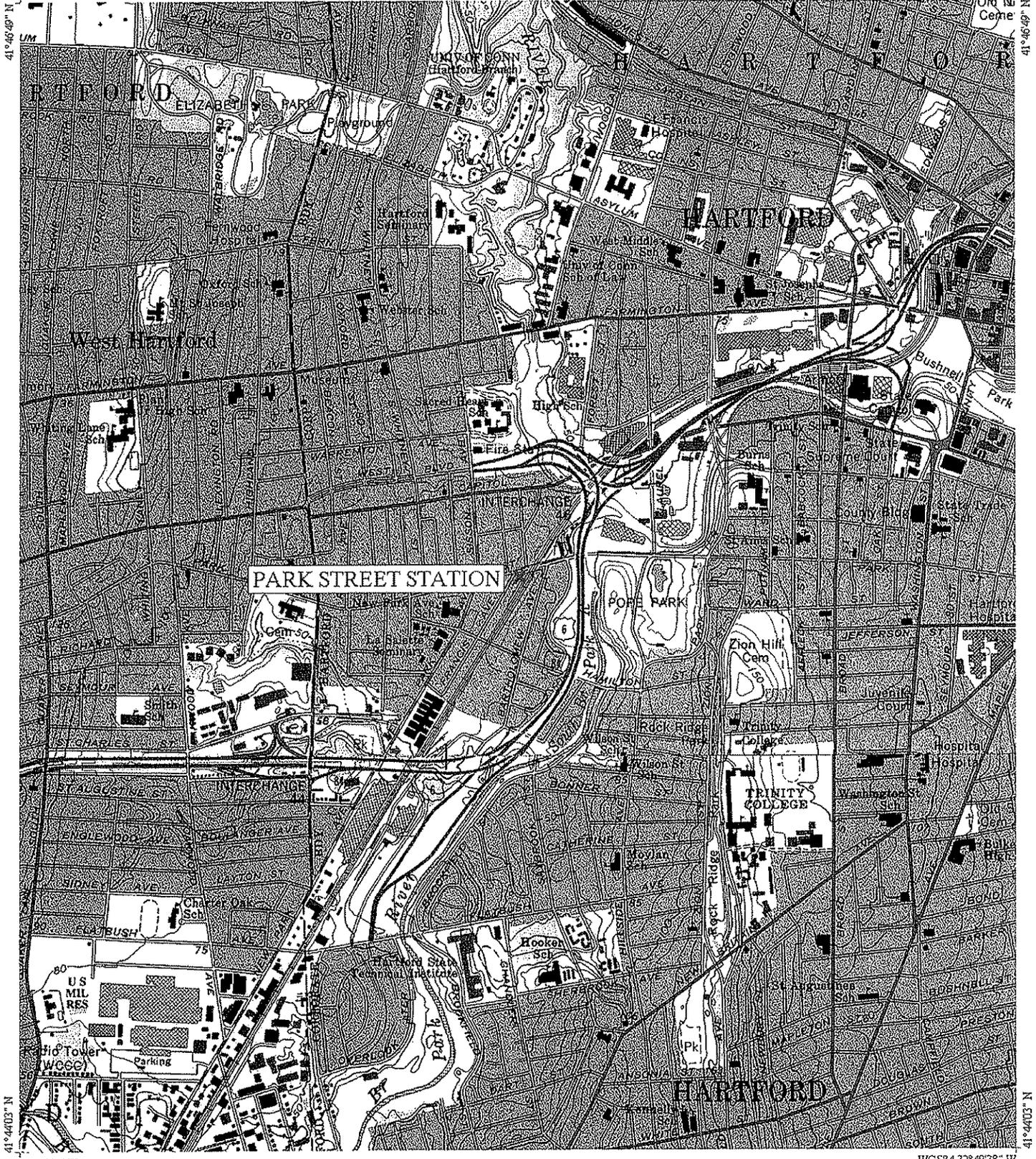
SITE LOCATION MAP

SITE SKETCH

PHOTOGRAPHS

72°43'51" W
41°46'49" N

WGS84 72°40'38" W
41°46'49" N

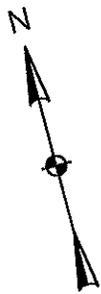


41°44'03" N
72°43'51" W
MN ↑ TN
15°

WGS84 72°40'38" W



Baker HARTFORD-NEW BRITAIN BUSWAY
State Project No. 171-305
2096-B Silas Deane Highway
Rocky Hill, Connecticut 06067 Site Location Map-Park Street Station



ORANGE STREET

GERALD N. SCIARRA PROPERTY

A&N AUTO

CARMELO RIVERA SR. PROPERTY

DEBRIS PILE

BRIDGE

PARK STREET

ROSALES AUTO SALES

MICHAEL MUSCINO PROPERTY

DEBRIS PILE

SCHULER MORRIS PROPERTY

DEBRIS PILE

FRANCIS AVE

ALLIED PLUMBING

LARGE ABOVEGROUND TANKS

DISPENSING PUMP

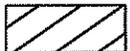
SACK PROPERTY

PUMP TERMINAL

OFFICE BUILDING

PARK STREET STATION

LEGEND



PROPOSED STATION SITE

Baker

2096-B Silas Deane Highway
Rocky Hill, Connecticut 06067

HARTFORD-NEW BRITAIN BUSWAY
STATE PROJECT NO. 171-305

SITE SKETCH- PROPOSED PARK STREET STATION
HARTFORD

NOT TO SCALE

Hartford-New Britain Busway
State Project No. 171-305
Photographs of proposed Park Street Station site, Hartford

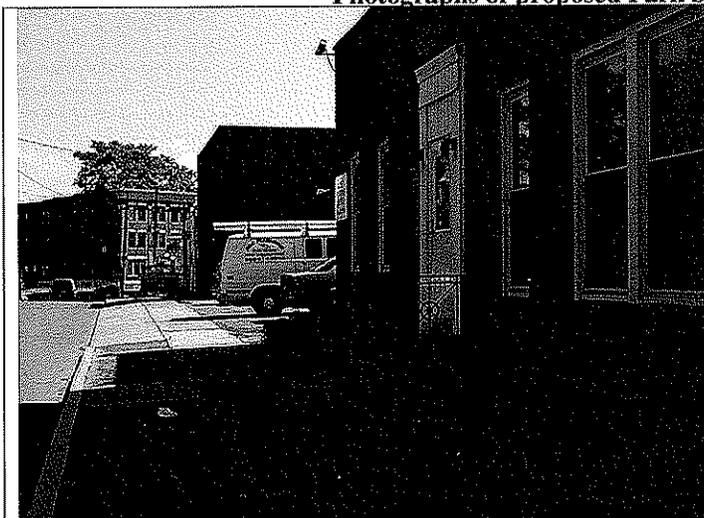


Photo #: 1
Photo of front of Allied Plumbing building,
looking north (14-26 Francis Avenue).

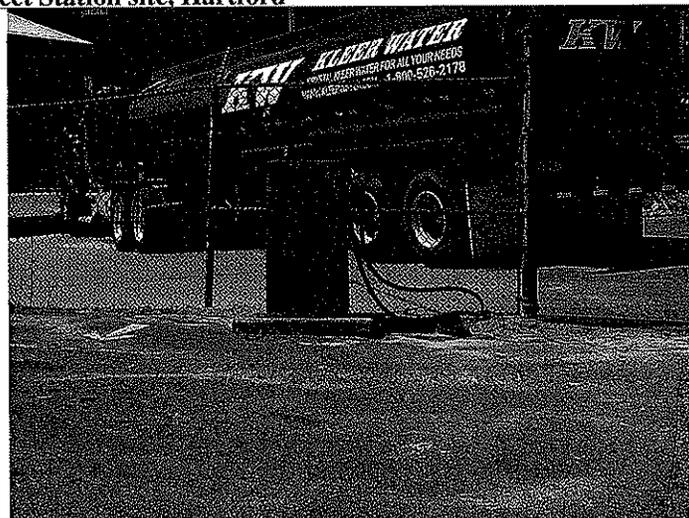


Photo #: 2
Photo of old gas pump on the south side of Allied
Plumbing property.



Photo #: 3
Photo of rear (east) side of Allied Plumbing
property, looking south along rr tracks.



Photo #: 4
Photo of rear (east) side of Allied Plumbing
property, looking north along rr tracks.

Hartford-New Britain Busway
State Project No. 171-305
Photographs of proposed Park Street Station site, Hartford

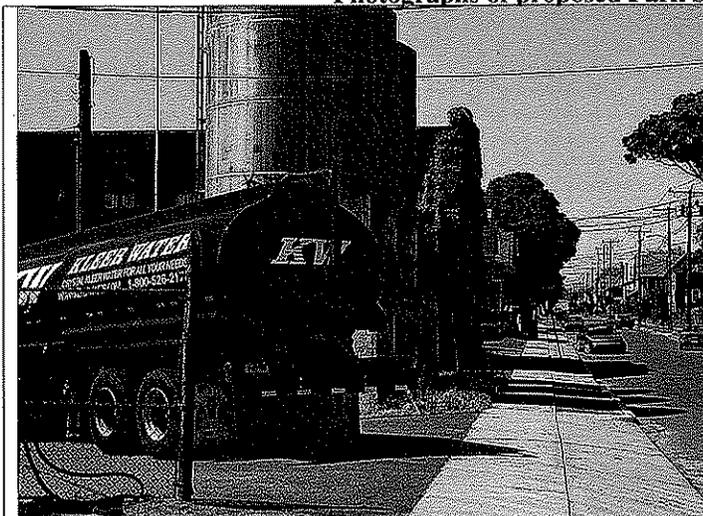


Photo #: 5
Photo of Sack Fuel Oil property (38 Francis Avenue), looking south on Francis Avenue.

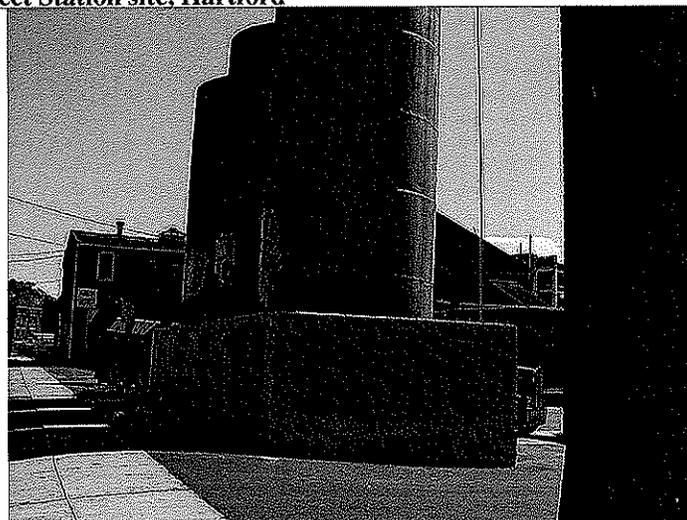


Photo #: 6
Photo of aboveground tanks on Sack Fuel Oil property.



Photo # 7
Photo of pump area on Sack property

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

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

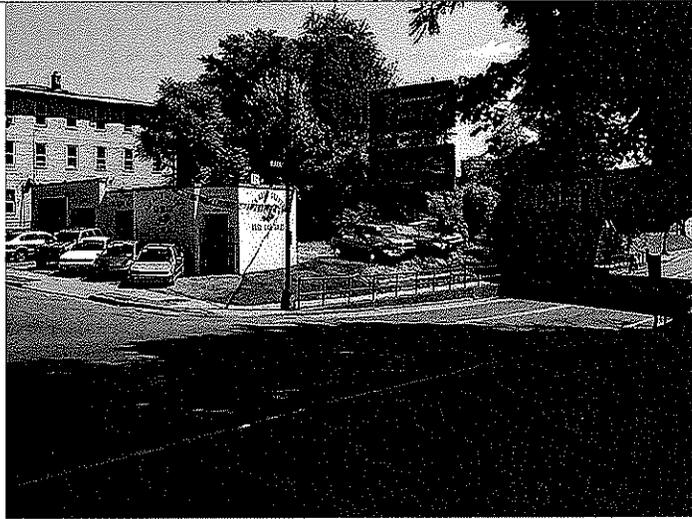


Photo #: 8
Photo of 1516 Park Street, site of A&N Auto Service, looking north from corner of Park Street/Francis Avenue.



Photo #: 9
Photo of 10-12 Francis Avenue, site of Rosales Auto Sales, located at northeast corner of Park Street/ Francis Avenue.



Photo #: 10
Photo of 10-12 Francis Avenue, view looking south.