

ERIC ROBINSON

OFFICE COPY

TASK 120: PRELIMINARY SITE EVALUATION

**New Britain-Hartford Busway Project
569 to 583 Flatbush Avenue
Hartford & 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

September 18, 2006

TABLE OF CONTENTS

	<u>Page #</u>
1.0 INTRODUCTION	1
1.1 Purpose	1
1.2 Background	2
1.2.1 Property Description and Ownership	2
1.2.2 Adjacent Land Use	5
2.0 SITE HISTORY	5
3.0 POTENTIAL RECEPTORS	6
3.1 Groundwater	6
3.2 Surface Water	7
3.3 Water Supply	7
4.0 SITE GEOLOGY	7
4.1 Surficial	7
4.2 Bedrock	7
4.3 Groundwater Flow	8
5.0 ENVIRONMENTAL RECORDS REVIEW	8
5.1 Connecticut Department of Environmental Protection	8
5.1.1 Water Management Files	9
5.1.2 Permitting, Enforcement & Remediation Files	9
5.1.3 Hazardous Waste Files	9
5.1.4 Oil & Chemical Spill & Response Files	10
5.1.5 PCB Files	10
5.1.6 Underground Storage Tank Records	10
5.1.7 Leaking Underground Storage Tank Sites	11
5.1.8 Solid Waste Files	11
5.1.9 Leachate and Wastewater Discharge Sources	11
5.1.10 Inventory of Hazardous Waste Sites	11

TABLE OF CONTENTS (continued)

	<i>Page #</i>
5.2 Environmental Protection Agency	12
5.2.1 EPA National Priority List and CERCLA List	12
5.2.2 EPA RCRA Treatment Storage and Disposal (TSD) Facilities List and EPA/Connecticut List of Hazardous Waste Handlers	12
5.3 Municipal Environmental Regulatory Review	13
6.0 SITE RECONNAISSANCE	13
6.1 Inspection Personnel	13
6.2 Property Description	13
6.2.1 General	13
6.2.2 Water Supply	14
6.2.3 Wastewater Disposal	14
6.2.4 Chemical/Waste Storage	14
6.2.5 On-Site Storage Tanks	14
6.2.6 Transformers	14
7.0 CONCLUSIONS AND RECOMMENDATIONS	15
8.0 REFERENCES	18

Figures

Figure 1 - Site Location Plan 3

Figure 2 – Task 120 Site Plan 4

Appendices

Appendix A Copies of Sanborn Fire Insurance Maps

Appendix B Copies of CTDEP Information

Appendix C Site Photographs

TASK 120: PRELIMINARY SITE EVALUATION

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 at the property currently known as 569 to 583 Flatbush Avenue in Hartford and West Hartford, Connecticut. Maguire Group Inc. (MGI) was retained by the Connecticut Department of Transportation (ConnDOT) to conduct this Task 120 Preliminary Site 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 569 to 583 Flatbush Avenue property.

The scope of the evaluation was as follows:

- evaluate the site history of the property;
- conduct a municipal, Connecticut Department of Environmental Protection (CTDEP), and United States Environmental Protection Agency (EPA) regulatory review of the property;
- 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 property;
- provide an opinion regarding the site's 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 site.

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

The subject property is located at 569 to 583 Flatbush Avenue in Hartford and West Hartford, Connecticut. The site is situated at the western intersection of Flatbush Avenue and Newfield Street, and comprises a total of 0.915 acres. The West Hartford Tax Assessor's designation for the portion of the site situated in West Hartford is Parcel 2071-1-583-0001 and the Hartford Assessors' designation for the portion of the site situated in Hartford is 105-001-001. The West Hartford Assessor's card indicates that the site comprises approximately 0.22 acres and the Hartford Assessor's card indicates that the site comprises approximately 0.695 acres. The western portion of the property contains a one-story warehouse building that was constructed in 1930 and added onto in approximately 1940. The eastern portion of the parcel contains a rectangular commercial building that was partially constructed in 1925 and added onto during the 1970's. The warehouse building is currently vacant and the rectangular commercial building contains three distinct units. Two of the units are vacant and the third houses the Pentecost Deliverance Church of God Ministries.

A more detailed description of the property is provided in Section 6.0, Site Reconnaissance. The site location is shown in Figure 1, and a schematic site plan is provided as Figure 2.

A review of available recorded land title records was conducted to determine previous site ownership and any leases, land contracts, easements, liens, and/or other encumbrances on or of the subject properties. The 569 to 583 Flatbush Avenue site is currently owned by Eric Robinson, Willie Montgomery, Carl Burney, and George Dicks. The properties in Hartford and West Hartford have been historically transferred together and the site ownership history is described below:

- Eric Robinson, Willie Montgomery, Carl Burney & George Dicks (from December 11, 2001 to present) – West Hartford Volume 2802, Page 152; Hartford Volume 4474, Page 8
- Theodore Slota (from April 26, 1993 to December 11, 2001) – West Hartford Volume 1786, Page 87; Hartford Volume 3328, Page 13
- Jennie Campbell sold her half interest to Theodore Slota (on March 16, 1993) – West Hartford Volume 1774, Page 198; Hartford Volume 3346, Page 211
- Jennie Campbell & Theodore Slota (from March 10, 1967 to March 16, 1993) – West Hartford Volume 431, Page 572; Hartford Volume & Page Unknown
- Helen Turner (from July 16, 1959 to March 10, 1967) – West Hartford Volume 309, Page 612; Hartford Volume & Page Unknown
- Helen & Charles Turner (from October 11, 1948 to July 16, 1959) – West Hartford Volume 207, Page 415; Hartford Volume 838, Page 411

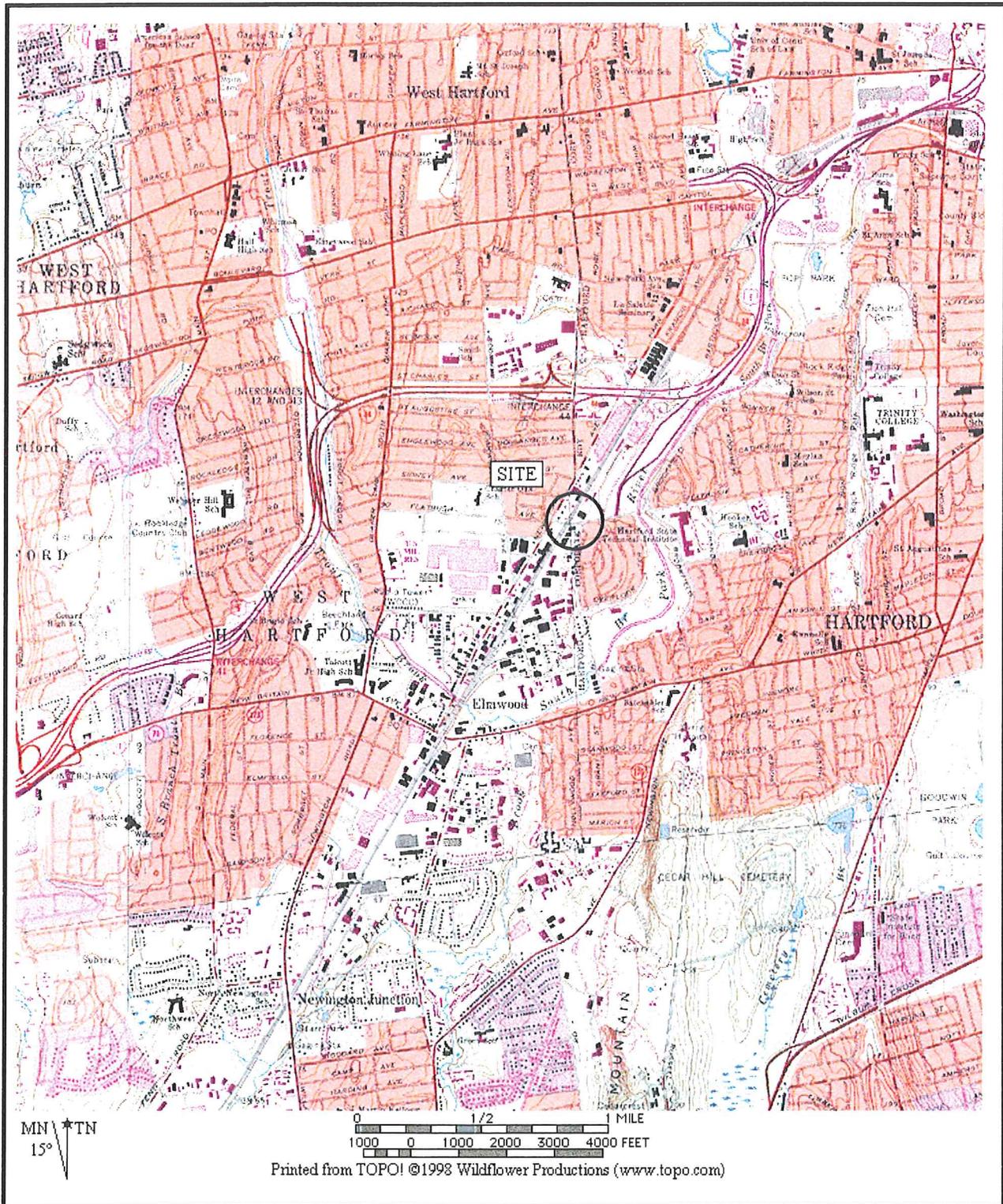
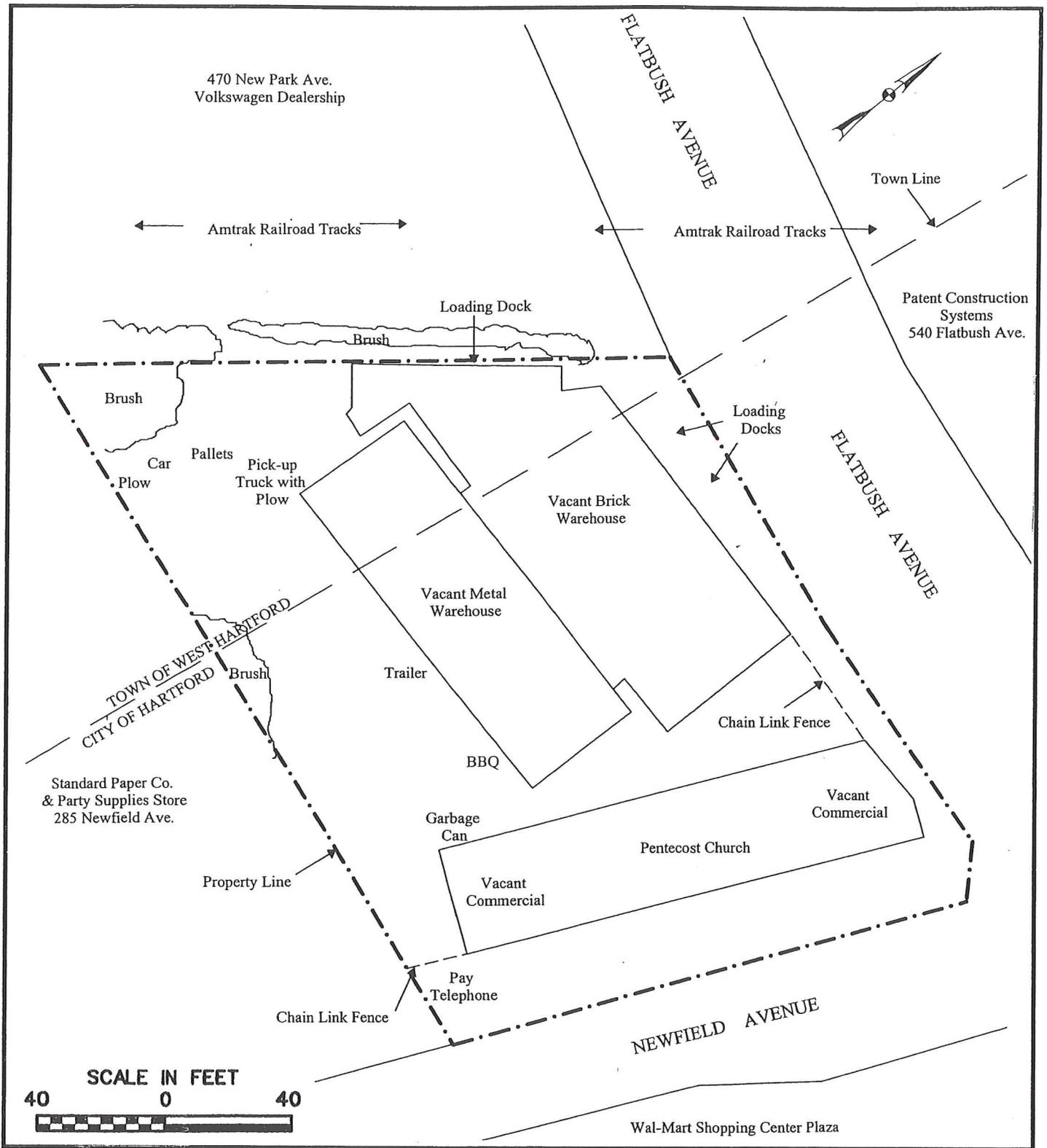


FIGURE 1 – SITE LOCATION PLAN

569 – 583 Flatbush Avenue

Hartford & West Hartford, Connecticut



**FIGURE 2 - Task 120 Site Plan
569 – 583 Flatbush Avenue
Hartford & West Hartford, Connecticut**

- A. Regina Martin (October 11, 1948) – West Hartford Volume 207, Page 414; Hartford Volume & Page Unknown
- Charles Turner (from September 23, 1948 to October 11, 1948) – West Hartford Volume 207, Page 413; Hartford Volume & Page Unknown
- United Mason’s Supply Company (from December 20, 1924 to September 23, 1948) – West Hartford Volume 66, Page 364; Hartford Volume 572, Page 257
- William Saviteer (from November 24, 1909 to December 20, 1924)

1.2.2 Adjacent Land Use

The subject site is bordered to the west by Amtrak Railroad tracks, to the north by Flatbush Avenue, to the south by the Standard Paper Company and Party Supply Store (285 Newfield Avenue), and to the east by Newfield Avenue. Across the Amtrak Railroad tracks to the west is the West Hartford Volkswagen dealership (470 New Park Avenue), across Flatbush Avenue to the north is Patent Construction Systems (540 Flatbush Avenue), and across Newfield Avenue to the east is the Charter Oak Shopping Center containing the Texas Roadhouse Grill, several additional restaurants, a Wal-Mart, and numerous commercial businesses. Beyond the immediate site vicinity, land use is mixed residential, commercial, and industrial properties.

2.0 SITE HISTORY

The objective of evaluating the history of the property 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 property are identified from the present, back to the early 1920’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, 1957, 1970, 1980, 1985, 1990, 1995, and 2005. The Hartford city directories were reviewed for selected years from 1920 to 2006. In addition, the Sanborn Fire Insurance Maps from 1923 and 1950 depicted the site.

The *Price & Lee City Directories* for Hartford and West Hartford indicate that the site with the listed address of 583 Flatbush Avenue in West Hartford formerly housed a furniture store in the early 2000’s, storage space for the City of Hartford Housing Authority in the 1990’s to 2000’s, the Connecticut Plywood Company from the mid-1950’s to the late 1980’s, and the United Mason’s Supply Company from the 1930’s to the early 1950’s. The northern portion of rectangular commercial building on the site with the listed address of 569 Flatbush Avenue in Hartford formerly contained a liquor store from the 1970’s to the early 2000’s, and a grocery store from the 1940’s to the 1960’s. The central and southern portion of the rectangular commercial building situated along Newfield Avenue also has the listed address of 291 to 299 Newfield Avenue in Hartford and formerly housed a restaurant in the early 1990’s and a variety store during the 1970’s.

The Sanborn Fire Insurance Map from 1950 depicts the site as containing the 583 Flatbush Avenue building located in the northwest portion of the property. The Sanborn Map indicates that the building is used for the storage of masonry supplies. The northern portion of the 569 Flatbush Avenue structure is depicted on the 1950 Sanborn and it appears smaller in size. This building is shown as containing a commercial store. The 1950 Sanborn Map also depicts a smaller rectangular storage building situated in the southeast corner of the property along Newfield Avenue. The Sanborn Map also indicates that an underground gasoline tank was located to the north of the storage building. The 1923 Sanborn Map depicts the site as vacant except for a small shed located in the northeast corner of the property. Copies of the Sanborn Fire Insurance Maps are included in Appendix A of this report.

The municipal records indicate that the brick warehouse building located at 583 Flatbush Avenue in West Hartford was constructed in 1925. The commercial building situated in Hartford at 569 Flatbush Avenue and also referred to as 291 to 299 Newfield Avenue was reportedly constructed in 1925 (northern-most portion) and 1940 (southern and central portion). However, the city directories, Sanborn Fire Insurance Maps and aerial photographs indicate that the existing central and southern portions of the building were constructed sometime during the 1970's.

The historical sources also indicated that the following information regarding the properties adjacent to the site:

540 Flatbush Avenue (to the north): Currently contains a scaffolding company (Patent Construction Systems) and previously housed a steel foundry.

285 Newfield Avenue (to the south): Currently contains the Standard Paper Company and the Party Store and previously housed a food wholesaler and building supplies business.

450 Flatbush Avenue (to the east): Currently contains the Charter Oak Shopping Center and previously housed the Charter Oak Terrace Housing Project.

470 New Park Avenue (to the west): Housed a car dealership from 1960 to the present.

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. The site is located adjacent to a groundwater classification boundary between "GB" and "GA" groundwater areas, and the properties across New Park Avenue to the west have "GA" groundwater classifications.

3.2 Surface Water

The project area is located within the Park Regional Basin, within the Connecticut Major Drainage Basin. There are no surface water bodies located on the site. However, the South Branch of the Park River is located approximately 725 feet to the northeast of the site and it is classified as a Class “C/B” surface water body. A Class “C/B” designation indicates that the surface water body does not meet one or more Class “B” uses due to pollution. Class “B” surface water body uses include recreational use, fish and wildlife habitat, agricultural and industrial supply, and other legitimate uses including navigation. The regional flow direction of the South Branch of the Park River is towards the northeast.

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.

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 and Hartford Town Halls, all of the properties in the immediate vicinity of the property are connected to the public water distribution system, and municipal sewer system.

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 evaluation, therefore, the following information has not been field-verified.

4.1 Surficial

The CTDEP’s “Environmental GIS Data for Connecticut” indicates that the soil at the site is Fines, which is described as well sorted thin layers of alternating silt and clay or thicker layers of very fine sand and silt.

4.2 Bedrock

The Bedrock Geological Map of Connecticut, compiled by John Rodgers in 1985, indicates that the bedrock unit underlying the Site 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, and the flow direction of the nearby Park River South Branch, 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 include 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:

- Pentecost Deliverance Church (occupant);
- C & S Liquors, Connecticut Plywood, United Masons' Supplies (former occupants);
- West Hartford Volkswagen formerly known as Bill Barry Volkswagen & Hart Automotive (adjacent to the west);
- Patent Construction Systems formerly known as Hartford Electric Steel Corporation (adjacent to the north);
- Charter Oak Shopping Center formerly known as the Charter Oak Housing Project (adjacent to the west);
- Standard Paper & The Party Store (adjacent to the south);
- West Hartford & 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 site or any adjacent property was contained in the files.**

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. **No pertinent information regarding the site or any adjacent property was contained in the files.**

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. The files did not contain information regarding the site, but did contain information regarding the 470 New Park Avenue property located to the west of the site across the Amtrak Railroad tracks. The former occupant of the 470 New Park Avenue property (Bill Barry Volkswagen) was listed as a Conditionally Exempt Small Quantity Generator (less than 100 kg/month) of ignitable hazardous waste since 1985 (EPA I.D. No. CTD054190145). The hazardous waste files also contained an anonymous complaint dated June 1, 1992 that alleged that the interior floor drains in the garage back up when it rains and the drains are subsequently pumped out with a garden hose and discharged to the rear of the property adjacent to the railroad tracks. The CTDEP was going to investigate the complaint.

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. No spills were reported for the 569 to 583 Flatbush Avenue site, but the following spills were reported for properties adjacent to the site:

470 New Park Avenue (located across the Amtrak Railroad tracks to the west):

November 9, 1992: An ongoing release of waste oil to an onsite interior floor drain that was connected to a catch basin in the parking lot. The CTDEP required that the catch basin be pumped out by a licensed contractor and the floor drains be sealed or connected to an oil-water separator.

Intersection of Flatbush & New Park Avenues (located across the Amtrak Railroad tracks to the northwest):

April 16, 1999: Approximately 5-gallons of hydraulic oil spilled due to a hose failure on a truck. The spill was reportedly contained and removed.

September 27, 2005: 150-gallons of fuel oil spilled due to a hose failure on a truck. The spill was reportedly contained and removed.

500 Flatbush Avenue (located approximately 0.1 miles to the northeast):

Numerous spills consisting of cutting oils, waste oils, hydraulic oil, coolants, solvents, acids, diesel fuel, gasoline, antifreeze, and PCBs were recorded for this property.

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. However, numerous releases of PCBs to the soil were documented for the Aerospace Metals (Suisman and Blumenthal) property located approximately 0.1 miles to the northeast of the site.

5.1.6 Underground Storage Tank Records

The UST records did not have a file for the 569 – 583 Flatbush Avenue property. However, the following tanks were registered to properties adjacent to the site:

470 New Park Avenue (located across the Amtrak Railroad tracks to the west):

Size	Date Installed	Contents	Type	Status
3,000-gallon	May 1973	Gasoline	Steel	Removed*
500-gallon	July 1971	Waste Oil	Steel	Removed*

* The CTDEP files did not list the dates of removal, but documents in the UST files indicated the tanks were removed.

5.1.7 Leaking Underground Storage Tank Sites

The subject property is not included on the Leaking Underground Storage Tank (LUST) List (Reference 3). However, the following properties adjacent to the site or in the immediate vicinity of the site are listed.

500 Flatbush Avenue (Aerospace Metals located approximately 0.1 miles to the northeast of the site): On July 30, 1997, an unknown quantity of waste leaked from an underground tank. The leaking tank and the resulting contaminated soil were removed from the property.

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 subject site or its 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 site and its adjacent properties were not listed on the database. However, the Aerospace Metals (a.k.a. Suisman & Blumenthal) property located approximately 0.1 miles to the northeast of the site at 500 Flatbush Avenue is listed for the active discharge of industrial runoff associated with scrap metal to the ground.

5.1.10 Inventory of Hazardous Waste Sites

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.

The subject property or any adjacent properties are not listed on the CTDEP Inventory of Hazardous Waste Sites (Reference 5). However, the following properties within a one-mile radius of the site are listed:

500 Flatbush Avenue - Suisman & Blumenthal (Aerospace Metals), located 0.1 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.

1031 New Britain Avenue – Royal Business Machine Property, located 1.0 mile to the southwest of the site: EPA I.D. No. CTD000117978 is listed since 1992 for the disposal of metals, chlorinated VOCs, and petroleum hydrocarbons to the ground. Voluntary remediation was completed at the property in 1997.

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 site and its adjacent properties were not listed, however, the following property within the specified minimum search distance is listed on the EPA CERCLA List.

503 – 507 New Park Avenue: former Pratt & Whitney, located 0.4 miles to the southwest of the site: EPA I.D. No. CTD059829606 was Discovered in 1991, a Preliminary Assessment was conducted in 1992, and a Site Inspection was completed in 2001.

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 site is not listed on the RCRA databases. The former tenant of the 470 New Park Avenue property located to the west (Bill Barry Volkswagen) was listed on the RCRA Generators List as a Conditionally Exempt Small Quantity Generator (less than 100 kg/month) of ignitable hazardous waste (EPA I.D. No. CTD054190145). In addition, the Aerospace Metals property located approximately 0.1 miles to the northeast of the site was listed as a Small Quantity Generator of hazardous waste (EPA I.D. No. CTD018695999).

5.3 Municipal Environmental Regulatory Review

The West Hartford Fire Marshal's Office and Building Departments as well as the municipal offices in the City of Hartford were visited in order to review files that may involve environmental issues. No information pertaining to environmental issues for the site was found in West Hartford and Hartford municipal records.

6.0 SITE RECONNAISSANCE

The objective of the site reconnaissance is to inspect the subject property to determine the presence or potential of a release of hazardous substances or petroleum products. Photographs of pertinent site features are included at the end of the report in Appendix C.

6.1 Inspection Personnel

The subject property was inspected on August 22, 2006 by Cindy Knight of Logical Environmental Solutions. Written permission to inspect the property could not be obtained from the property owners prior to the inspection. Site observations were therefore made from Flatbush Avenue, Newfield Avenue, and the surrounding public right-of-ways.

6.2 Property Description

6.2.1 General

The 569 to 583 Flatbush Avenue property is located at the western intersection of Flatbush and Newfield Avenues in Hartford and West Hartford, Connecticut. According to the Assessor's field cards for the site, the property contains a vacant, one-story, brick warehouse building that comprises approximately 5,900 square feet and was constructed in 1930 (Photograph 1). The building lies on the city line between West Hartford & Hartford and each field card indicates that it is not heated. Two loading docks are situated on the northern face of the building that has frontage along Flatbush Avenue (Photograph 2). An additional loading dock was observed along the western face of the building that has frontage along the Amtrak Railroad tracks (Photograph 3). Faded painted advertising on the face of the structure indicates that the site was formerly used for the sale of plywood and other building materials.

Attached to the southern side of the brick warehouse is a metal-frame warehouse building that was reportedly constructed in 1940 and comprises approximately 4,961 square feet (Photograph 4). The building appears dilapidated and is in poor condition. Along the southern face of this structure was a pickup truck with a snow plow, several piles of wooden pallets, an abandoned car, a detached snow plow, a trailer, and a 55-gallon drum that has been converted to a barbeque.

Along the eastern portion of the site is a one-story, brick, rectangular building that comprises 4,900 square feet and was reportedly constructed in 1925 (Photograph 5). Historical sources indicate that a small portion (approximately 600 square feet) of the northern section of the building may have been constructed in 1925, but the remaining portion of the building was constructed during the 1970's. This building has frontage along Newfield Avenue and is heated by natural gas. The majority of the building is vacant, but the central portion currently houses the Pentecost Deliverance Church of God Ministries (Photograph 6). A plastic garbage can was observed along the western face of the building.

The property adjacent to the buildings is surrounded by a chain-link fence and is paved, although the asphalt is in poor condition (Photograph 5). The site topography is fairly flat and a public pay telephone is situated along the southeast property line.

6.2.2 Water Supply

Public water service is provided to the site by the Metropolitan District Commission (MDC). No evidence of any on-site drinking water wells was observed on the property.

6.2.3 Wastewater Disposal

No evidence of any type of wastewater disposal or on-site septic systems was noted during this investigation.

6.2.4 Chemical/Waste Storage

A plastic garbage can was observed along the western side exterior of the rectangular commercial building. No evidence of any type of chemical or waste storage was noted during this investigation.

6.2.5 On-Site Storage Tanks

No evidence of any existing underground or aboveground storage tanks were observed during the site reconnaissance.

6.2.6 Transformers

No electrical transformers were observed on the property.

7.0 CONCLUSIONS AND RECOMMENDATIONS

A Task 120, Preliminary Site Evaluation, was conducted for ConnDOT on the property currently known as 569 to 583 Flatbush Avenue in Hartford and West Hartford, Connecticut. Based on the site history, regulatory file review, and site reconnaissance, the following conclusions are noted.

- The subject site comprises a total of approximately 0.915 acres, and is currently owned by Eric Robinson, Willie Montgomery, Carl Burney, and George Dicks. The property is located at the western intersection of Flatbush Avenue and Newfield Avenue on the Hartford and West Hartford town line. The parcel contains a one-story, brick warehouse situated in the northwest portion of the lot with frontage along Flatbush Avenue and the Amtrak Railroad tracks. The brick warehouse comprises approximately 5,900 square feet and was constructed in 1930. Attached to the south of the brick warehouse is a metal warehouse building that comprises approximately 4,961 square feet and was constructed in 1940. Along the eastern property line with frontage along Newfield Avenue is a one-story, brick, rectangular commercial building that was originally constructed in 1925 and added onto during the 1970's. All of the buildings are vacant except the central portion of the rectangular commercial building which houses the Pentecost Deliverance Church of God Ministries.
- The brick and metal warehouse buildings (583 Flatbush Avenue) formerly housed a furniture store in the early 2000's, storage space for the Hartford Housing Authority in the 1990's to 2000's, the Connecticut Plywood Company from the mid-1950's to the late 1980's, and the United Mason's Supply Company from the 1930's to the early 1950's. The northern portion of the rectangular commercial building (569 Flatbush Avenue) formerly contained a liquor store from the 1970's to the early 2000's, and a grocery store from the 1940's to the 1960's. The central and southern portions of the rectangular commercial building (291 to 299 Newfield Avenue) formerly housed a restaurant in the early 1990's and a variety store during the 1970's. The historical Sanborn Fire Insurance Map from 1950 depicts an underground gasoline tank in the southern portion of the property. It is not known if the tank was ever removed from the property.
- The property is located in a mixed commercial and industrial section of West Hartford, and adjacent properties include a Patent Construction Systems to the north, a Wal-Mart shopping center plaza across Newfield Avenue to the east, the Standard Paper and the Party Supply Store to the south, and the Amtrak Railroad tracks and West Hartford Volkswagen dealership to the west. Beyond the immediate site vicinity, land use is mixed residential, commercial, and industrial properties.

- The 569 to 583 Flatbush property is located in a “GB” groundwater area. However, the site borders on a groundwater classification divide because groundwater on the western side of New Park Avenue is classified as “GA”. Based upon the setting of the site, groundwater flow is inferred to be to the east, towards the South Branch of the Park River. The site and properties in the area are connected to the Metropolitan District Commission (MDC) public water distribution system and municipal sewer system.
- No information regarding environmental issues at the site were found in the West Hartford and Hartford municipal records, as well as the CTDEP files, and State and federal databases.
- Direct access to the site was not granted by the property owners. However, observations were made from the public right-of-way. According to the Assessor’s field cards for the site, the 5,900 square foot brick warehouse is not heated. Two loading docks are situated on the northern face of the building that has frontage along Flatbush Avenue. An additional loading dock was observed along the western face of the building that has frontage along the Amtrak Railroad tracks. Faded painted advertising on the face of the structure indicates that the site was formerly used for the sale of plywood and other building materials. The attached metal warehouse building to the south appears dilapidated and is in poor condition. Along the southern face of this structure was a pickup truck with a snow plow, several piles of wooden pallets, an abandoned car, a detached snow plow, a trailer, and a 55-gallon drum that has been converted to a barbeque. Along the eastern portion of the site is the one-story, brick commercial building that is heated by natural gas. The property adjacent to the buildings is surrounded by a chain-link fence and is paved, although the asphalt is in poor condition. The site topography is fairly flat and a public pay telephone is situated along the southeast property line.
- Based upon information obtained from local, State and Federal databases and files, the Site would not 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."

Relying on this information, the subject property is considered to be a moderate environmental risk with respect to hazardous waste or petroleum products. A field investigation 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 site due to ConnDOT’s proposed total take of the property. The investigation should include a magnetometer survey in the area of the underground gasoline tank indicated on the 1950 Sanborn Fire Insurance Map.

The following qualifications apply to the undersigned's opinion:

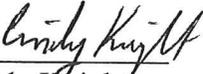
The activities described and opinions included herein are based on information gathered during this preliminary site evaluation that was limited in scope in adherence to the terms of our agreement. The content of this report is also limited to the availability of information regarding environmental conditions 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:

Approved by:

Reviewed by:


Cindy Knight
Logical Env. Solutions


David R. Stock, P.E.
Program Manager


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

8.0 REFERENCES

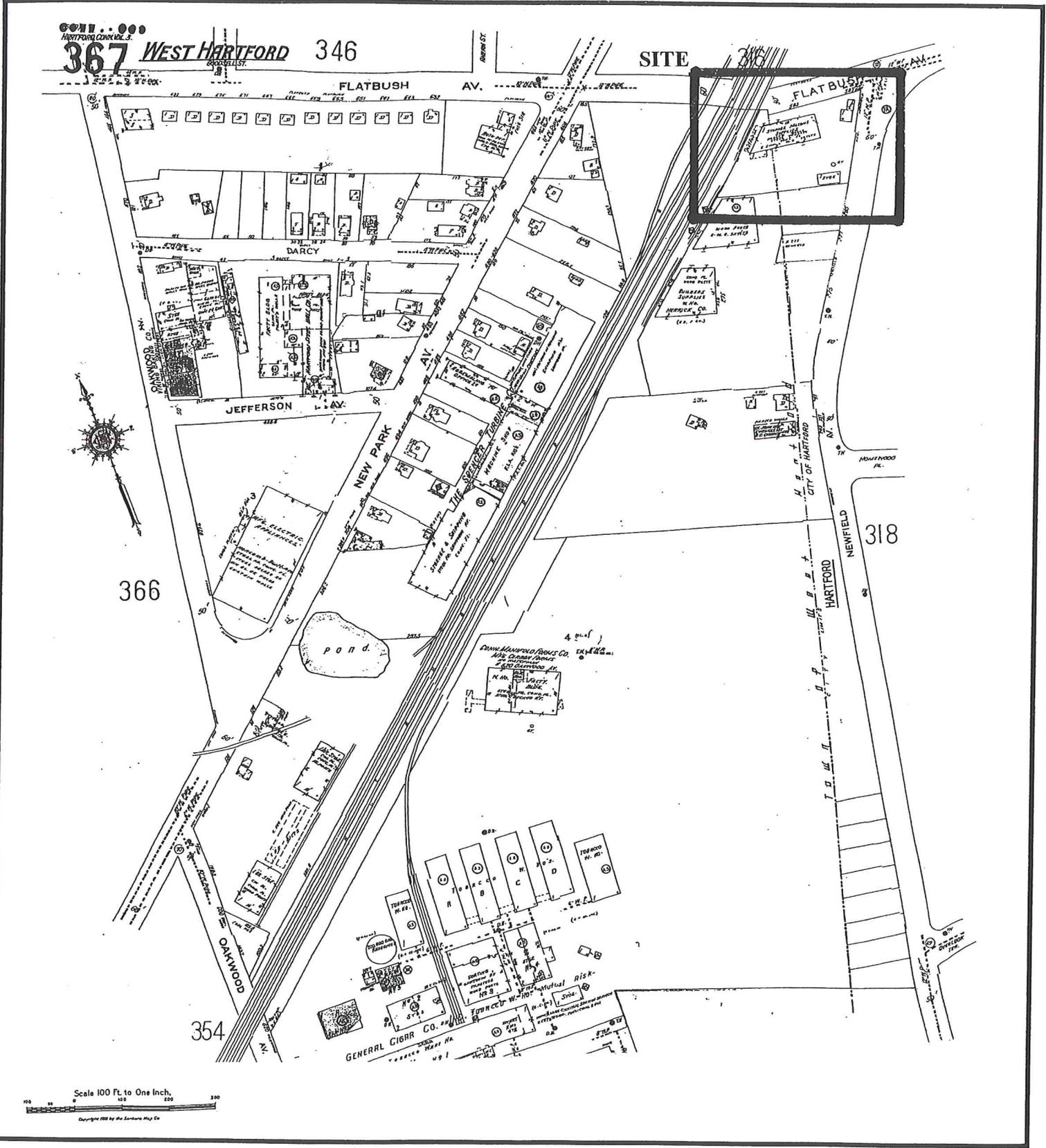
1. *Water Quality Classification Map of Connecticut*. Connecticut Department of Environmental Protection, Water Compliance Unit, 1987.
2. *Atlas of the Public Water Supply Sources and Drainage Basins of Connecticut*. June 1982, D.E.P. Bulletin No. 4, Connecticut Department of Environmental Protection and Natural Resources Center.
3. *CTDEP Leaking Underground Storage Tank List*. January, 2006.
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, 2006.
7. *U.S. EPA Superfund Program CERCLIS - Region I*. April, 2006.
8. *U.S. EPA/CTDEP List of TSD Facilities*. April, 2006.
9. *U.S. EPA/CTDEP List of Hazardous Waste Handlers*. April, 2006.

APPENDIX A
Copies of Sanborn Fire
Insurance Maps

CON. 000
HARTFORD CON. 000.3

367 WEST HARTFORD 346

SITE 346

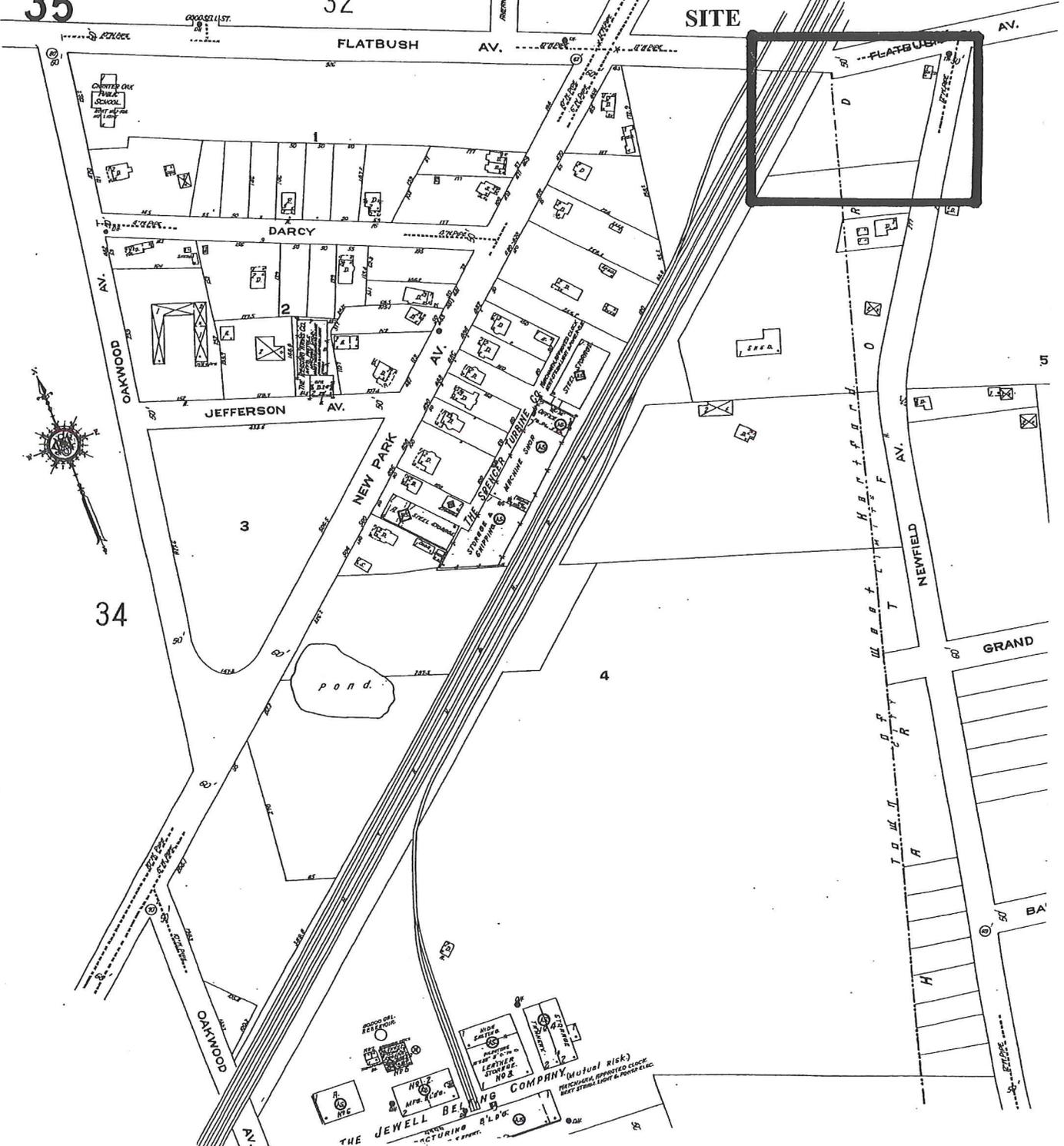


Copy of 1950 Sanborn Map

35

32

SITE



WOOD OF TELEPHONE
HALL
MFR. CO.
THE JEWELL BELTING COMPANY (Mutual Risk)
REPAIRS, REPTED COOK
HEAT STUB LIGHT & POWER ELEC.
STATION
STREET

Scale 100 Ft. to One Inch.
0 100 200 300
Copyright 1923 by the Sanborn Map Co.

Copy of 1923 Sanborn Map

APPENDIX B
Copies of CTDEP Information

APPENDIX C
Site Photographs



Photograph 1: 569 to 583 Flatbush Avenue property with one-story brick warehouse in northwest portion of the parcel.



Photograph 2: Warehouse building with two loading docks along Flatbush Avenue.



Photograph 3: Western face of warehouse building with loading dock adjacent to Amtrak Railroad tracks.



Photograph 4: Southern side of metal warehouse building.



Photograph 5: Rectangular commercial building with frontage along Newfield Avenue.



Photograph 6: Occupied central portion of the rectangular commercial building with frontage along Newfield Avenue