

TASK 120 – PRELIMINARY SITE EVALUATION

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

**NEW BRITAIN STATION
NEW BRITAIN, 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 2002



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**Task 120 - Preliminary Site Evaluation
Assessor's Map 374, Block 69
327 Main Street
New Britain, 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 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. 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. New Britain officials were contacted in the following offices: Planning and Zoning, Building, Fire Marshal, and Health 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 referenced property is shown on the U.S. Geological Survey (U.S.G.S.) Map, New Britain Quadrangle, in Appendix A. The property is approximately 2.96 acres and is located on Tax Assessor's Map 374, Block 69. The listed owner is the City of New Britain. The subject site is located at the north-east corner of the intersection of Main Street and Columbus Boulevard. The property is served by city sewer and city water. The type of heating source used (oil, electric, gas) was not listed on city records. Properties surrounding the site are: SR 72 to the north; a lumber company to the east; Columbus Boulevard to the south and Main Street/retail complex to the west.

B. Groundwater Classification

The groundwater in the vicinity of the subject property, 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 subject property is Willow Brook (located 0.5 miles to the southwest), which is classified by the CTDEP as a "B/A" water resource. 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 A Criteria and attainment of Class A designated uses." The subject site is located in the Piper Brook Drainage Basin, which is part of the Southwest Coast Major Basin.

D. Proximity of Public Water Supplies

The "Atlas of the Public Water Supply Sources & Drainage Basins of Connecticut", 1982, was reviewed for the location of public wells within a one-half mile radius of the referenced property. 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 subject property is classified as "Thin till". Thin till is described as areas where till is generally less than 10-15 ft thick, including areas of bedrock outcrop where till is absent. The "Geologic Map of the New Britain Quadrangle", 1959 denotes the area as "af"-artificial fill composed of generally earth fill.

According to the "Bedrock Geological Map of Connecticut", 1985, the study area borders on two bedrock types: "Jeb"-East Berlin Formation and "Jha"-Hampton Basalt. The East Berlin Formation is described as a red-brown silty shale. Hampton Basalt is listed as a dark gray, orange to brown weathering basalt (also known as traprock.)

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 subject property.

V. OVERVIEW OF SITE HISTORY

City Directories

City Directories were reviewed for the years 1920-1985. The first listing for the subject site was a listing of Greenfields Grocery in the 1969 Directory. Directories from 1970-1980 list Greenfields as occupying the property.

Sanborn Fire Insurance Maps

Sanborn Insurance Maps were reviewed for the following years: 1895, 1950, 1958 and 1978.

A railroad depot building is shown on the 1895 map. The depot building is shown on the southern side of the property, near the rail track. The 1950 & 1958 show the property as vacant. The grocery store building is shown on the 1978 map.

Municipal Information

The Tax Assessor's card on the property lists past owners of the site from 1971-1991. John Brighenti owned the property in November 1971 until February 1987, when the property was purchased by H&I Properties. According to Assessor information, the City of New Britain purchased the property from H&I in November 1991. There was no information concerning building construction dates or past usage of the property on the Assessor's card.

VI. SITE VISIT

A site visit was conducted by Baker Engineering on October 15, 2002. A location map, a site sketch and photographs of the parcel are included in Appendix A.

The parcel, adjacent to the eastern side of Main Street, is located in a primarily commercial area. The property is approximately 2.96 acres. Surrounding properties are: SR 72 to the north; a lumber company to the east; rail track area ROW/Columbus Boulevard to the south and Main Street/retail complex to the west.

One building, the former Greenfields supermarket structure, is present on the property. The building is a one-story flat roof brick structure. The former entrance to the store is at the northwest corner of the building. Four large boarded up bay windows are present on the front of the building. Seven truck bays are located on the south and west sides of the building. Two unmarked pipe structures were observed on the outside wall of the building, at the northeast corner.

The former supermarket site is surrounded by broken pavement; a chain link fence extends along the north and south property borders. The paved area bordering Main Street is used for municipal parking. Large cement blocks prevent vehicle access from Main Street to the rest of the property. The entire site was inspected for evidence of past or present environmental hazards. No visible evidence of spills or stressed vegetation was observed and no indications of the presence of underground storage tanks or fill/vent pipes (other than the pipes noted above) were found. Some general refuse debris was noted along the east side of the property, along the rail track area.

Due to the flat topography of the area, drainage patterns could not be identified.

VII. REGULATORY FILE REVIEW

The following sources were reviewed from October 10-22, 2002 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.

A. Federal and State Lists

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

The CT 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.

This site was not listed on the CT CERCLIS list.

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

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

The site was not listed 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.

This site was not listed on the RCRA TSDF List.

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

This site was not listed 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.

This site was not listed on the LUST list.

- **ELUR Listings (September 2002)**

This list is an inventory of sites on which an environmental land use restriction has been placed.

This site was not listed 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 subject site.

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

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

A listing was located for the subject site. A property transfer Form I was filed in November 1991. The form was filed by H&I properties, the owners of the property. The buyer name was listed as City of New Britain. The information on the Form I indicated that no release of hazardous waste was known to have occurred on the subject site.

- **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.

One spill was listed for this property. The spill occurred in December, 1991 involved an unknown amount of petroleum and was listed as closed.

B. General State File Information

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

No information on the subject site was located.

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

No information on the subject site was located.

Oil and Chemical Spill Reports/Correspondence Files

The spill report for the petroleum spill incident which occurred in December, 1991 was located in the files. No additional information was found.

Underground Storage Facility Notification

No notifications for the subject site were located.

Miscellaneous CTDEP File Information

No information on the subject site was located.

C. Local File Information

Health Department

A Cross Connection Inspection form was on file at the Health Dept. The form, dated December 2000, indicated that a cross connection was found at the former Greenfields site. The form did not describe the details of the cross connection. The cross connection was repaired and the file was closed in June 2002. A cross connection generally is an improper linkage between pipes in a building. No impacts to the environment would be expected from a cross connection.

Building Department

According to clerical staff, there was no relevant information on file concerning this property.

Fire Marshal's Office

There was no information on file regarding the subject site.

Planning & Zoning Department/Environmental Protection Board

There was no information on file regarding the subject site.

VIII. DATABASE INFORMATION

An environmental database search was completed for Baker Engineering by Environmental Data Resources, Inc (EDR) on October 4, 2002. 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:

- One listing was found for the subject site. The listing was for the Form I Property Transfer which is discussed in the Regulatory File Review above.
- Seven (7) small quantity generators of hazardous waste were listed within ¼ mile of the subject site.
- Two (2) leaking underground tanks (LUST) were listed within ¼ mile of the subject site.

- Twelve (12) underground storage tanks (UST) were listed within ¼ mile of the subject site.
- Six (6) sites on the Site Discovery & Assessment Database (SDAD) were listed within ¼ mile of the subject site.
- Seven (7) Small quantity Generators of hazardous waste were located within ¼ mile of the subject site.
- One CERCLIS site was located within ¼ mile of the subject site.

Based on a review of listings in the database, the LUST sites, SDAD sites and the CERCLIS site are properties where contaminated or hazardous materials may have been released and could influence conditions on the subject property. Based on the distance from the subject property, no impacts would be expected from properties listed in the database search.

IX. SUMMARY AND CONCLUSIONS

Based on research conducted for this report, a supermarket and railroad depot operated on this property in the past. Minimal environmental risk would be expected from the supermarket operation; however, the heating source for the supermarket could not be determined and there is the potential for underground heating oil tank(s). The historic use of the property as a railroad depot may have impacted environmental conditions on the site. Based on this former land use, chemical/petroleum products may have been used and stored onsite and there is potential of past release to the environment. The railroad depot occupied the site prior to environmental reporting requirements and no operating records or information on site conditions that may have been recorded were located. Additionally, asbestos containing construction materials may be present in the former supermarket building on the site.

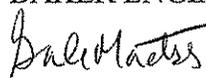
X. RECOMMENDATIONS

Based on a review of construction plans for this project, a busway station will be sited on this property and the subject site will be purchased as a total take. Based on this Task 120 - Preliminary Site Evaluation of Block 69 on Tax Assessor's Map 374, 327 Main Street, in New Britain, Connecticut, it is the recommendation of Baker Engineering that further study under the guidelines of a Task 220 - Exploratory Site Investigation be conducted. Due to the lack of historic land use information and site activity information, specific release areas where sampling would be recommended could not be identified. A sampling pattern based on a grid pattern would be recommended to characterize environmental conditions at the proposed New Britain station site.

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.

Prepared by:
BAKER ENGINEERING



Gale Maretsky
Environmental Associate



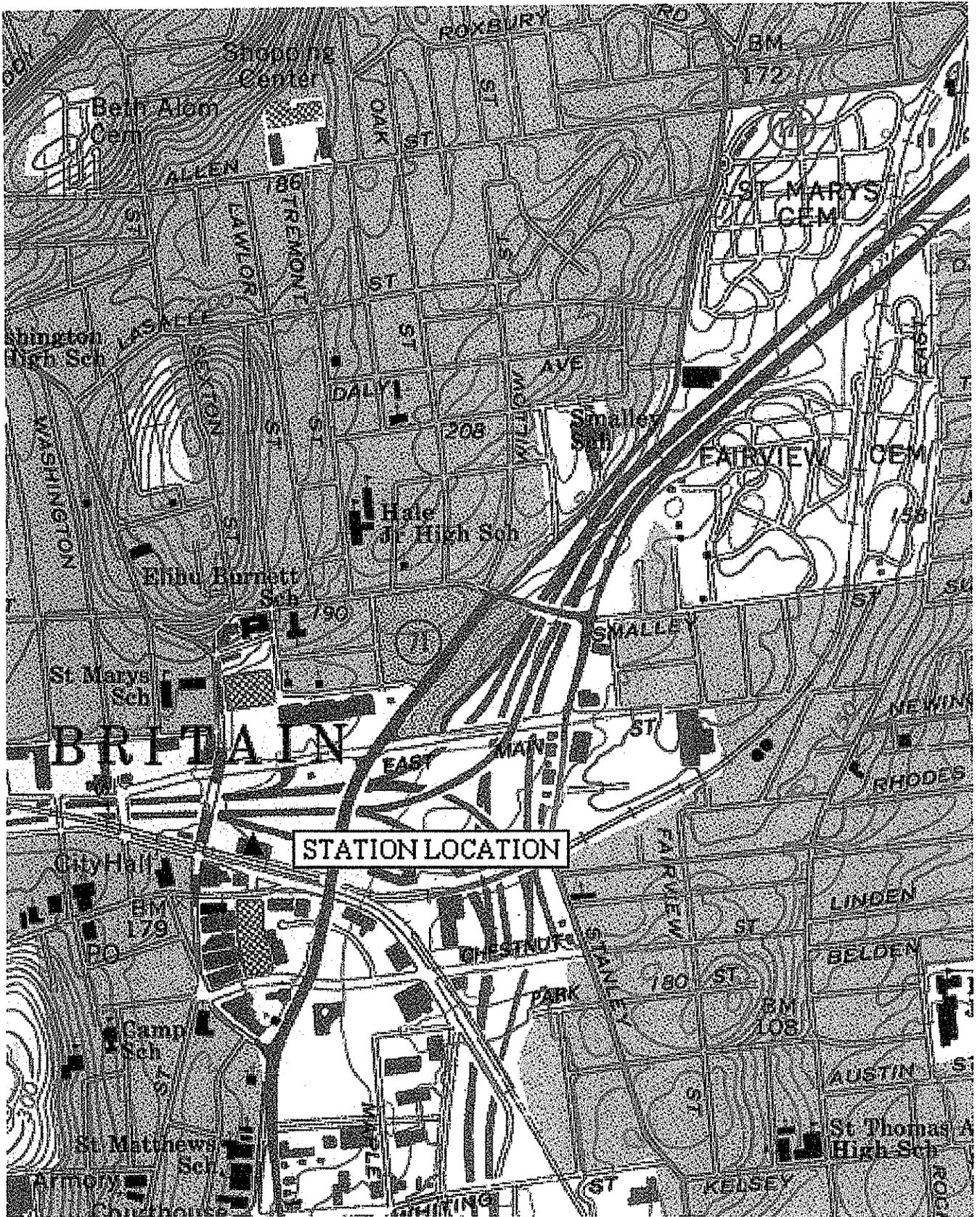
Jeff Quay, P.E.
Project Manager

TASK 120 - APPENDIX A

SITE LOCATION MAP

SITE SKETCH

PHOTOGRAPHS

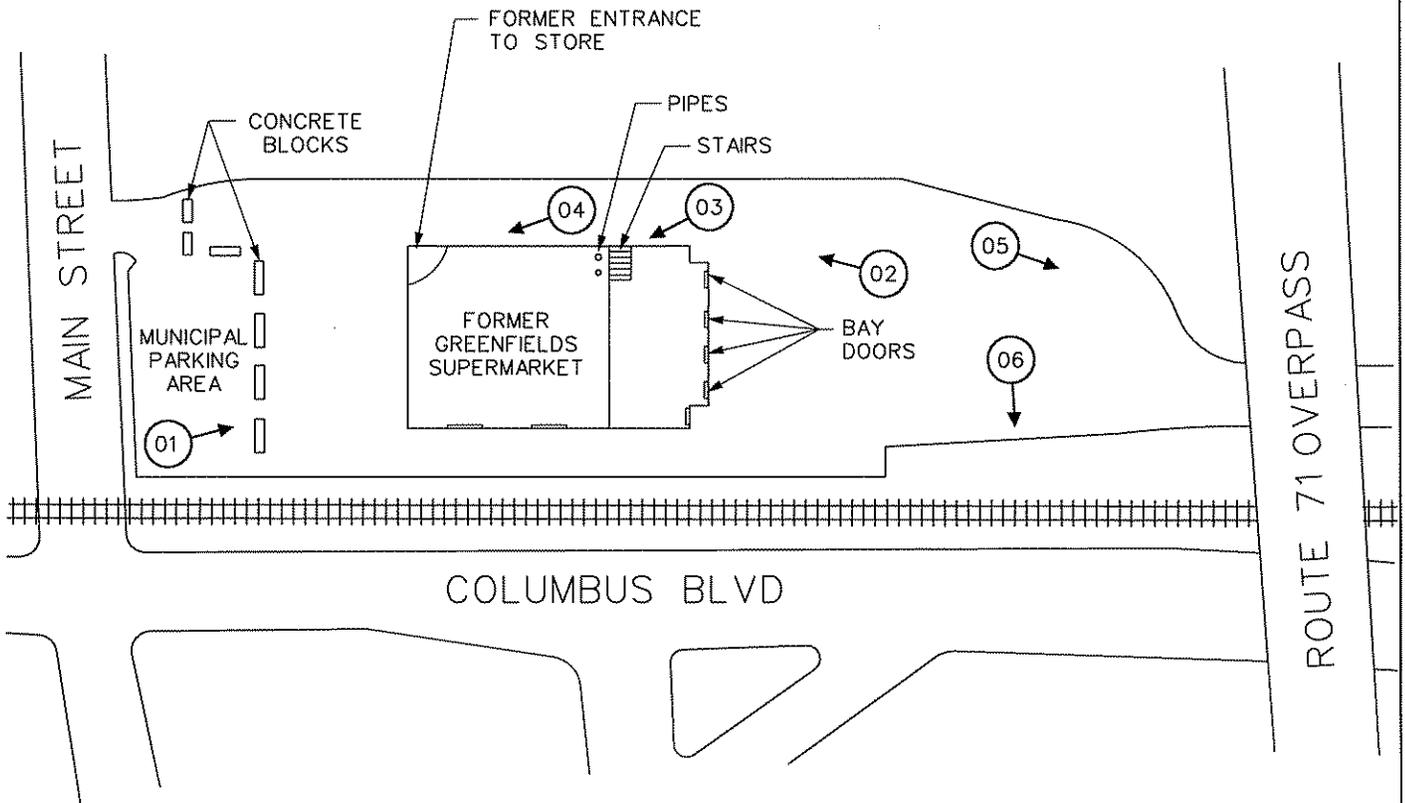


HARTFORD-NEW BRITAIN BUSWAY

State Project No. 171-305

2096-B Silas Deane Highway
Rocky Hill, Connecticut 06067

Site Location Map-New Britain Station



COLUMBUS BLVD

ROUTE 71 OVERPASS

00 → APPROXIMATE LOCATION & DIRECTION OF SITE PHOTOS

NEW BRITAIN STATION

Baker

2096-B Silas Deane Highway
Rocky Hill, Connecticut 06067

HARTFORD-NEW BRITAIN BUSWAY

STATE PROJECT No. 171-305

SITE SKETCH- NEW BRITAIN STATION

NOT TO SCALE

Hartford-New Britain Busway
State Project No. 171-305
Photographs of New Britain Station, New Britain



Photo #: 1
Photo of front of former grocery store.



Photo #: 2
Photo of rear of grocery store building showing loading dock area.



Photo #: 3
Photo of pipe structures located on rear of building, northeast corner.



Photo #: 4
Photo of north side of building.

Hartford-New Britain Busway
State Project No. 171-305
Photographs of New Britain Station, New Britain



Photo #: 5
Photo of rear (east) portion of property.



Photo #: 6
Photo looking south, rear side of property.

**Hartford-New Britain Busway
State Project No. 171-305
Photographs of New Britain Station, New Britain**



Photo #: 5
Photo of rear (east) portion of property.



Photo #: 6
Photo looking south, rear side of property.

TASK 120 - APPENDIX B

COPIES OF FILE DOCUMENTS

*Fireline w/ (Swanese)
No BFP as of this date*

B. CROSS CONNECTION INSPECTION FORM

Address 327 Main Street Date December 19th 2000
Premise Vacant (Star All green fields) Phone _____
Owner/Agent City of New Britain Phone 826-3415 (City Hall Office)
Person Interviewed Bob Kowalczyk Title Capable Foreperson
CSDH Code 12 Number of Violations 1 Service Size 2 1/2" meter
Types of Hazard _____ Toxic _____ Chemical _____ Biological _____
Chemicals added to: _____ Fire System no other exist Boilers Costa Air Cond. Central gas
Other sources of water supply none Space Radiators

RPD Info:

Size	Make	Serial Number



CITY OF NEW BRITAIN
HEALTH DEPARTMENT

"New Britain:
A City for
All People"

Lloyd Fongemle
REGISTERED SANITARIAN

31 HIGH STREET
NEW BRITAIN, CT 06051
(860) 612-2776
(860) 628-3475 - FAX

OFFICE HOURS:
8:15 a.m. - 9:30 a.m.
3:30 p.m. - 4:00 p.m.

Our Cross Connection Control Inspector visited your premise today to check for compliance to the Connecticut State Public Health Code Regulations, Sections 19-13-B37, 19-13-B38, 19-13-B39, 19-13-B45, and 19-13-B102. You are expected to make these corrections as soon as possible.

Recommendations: 1 install approved BFP on fireline (or remove Swanese Connection)

(no plumbing changes) Thanks Bob - very responsive!
Acknowledgement: Robert J. Kowalczyk Title: Capable Foreperson
Date Inspected December 19th 2000 Inspector: Hackintosh
Date reinspected _____ Corrections Completed _____

Remarks: water remains shut to bldg.

New Britain Health Department - Environmental Health Division

Statement of Complaint -- Number: 1455

Location: 327 Main St. - Vancouver (Caldwell)

Owners Name: City of NB Telephone No. : _____

Owners Address: _____

Complainant's Name: NBWD Telephone No. : _____

Complainant's Address: _____

Signature: _____

Details of Complaint: X - conn

Assigned to: Fargemis Date: 1/5/01

Date Investigation and Action

- 1/5/01 - Left copy with Judy for Bob
- 5/5/02 - Spoke with Dennis & Bobby, not done
- 6/6/02 - Gave notice to Bobby & Dennis, was correct in PM
- 6/6/02 - X-conn corrected.

Referred to: _____ Date: _____

Complaint Closed: Date: June 10, 02 Reason: corrected

Signature: [Signature]

Supervising Sanitarian
Environmental Health Division