



Connecticut Department of
**ENERGY &
ENVIRONMENTAL
PROTECTION**

MARCH 30, 2012

APPROVAL

Dave Sordi, P.E., C. E. M.
Senior Manager, Environmental Engineering
Corporate Center
Ingersoll Rand
One Centennial Avenue
Piscataway, NJ 08854

APR - 3 2012

RE: Cakemaker/Celebration Foods Property
Former Torrington Company Fafnir Bearing Plant
263 Myrtle Street (formerly 37 Booth Street), New Britain

Dear Mr. Sordi:

The Remediation Division of the Bureau of Water Protection and Land Reuse has reviewed the following reports and forms regarding the property at 263 Myrtle Street in New Britain (the "Property"):

- "Soil Management Closure Report, Former Fafnir Bearing, 263 Myrtle Street (Formerly 37 Booth Street), New Britain, Connecticut (HRP #NEW4914.RA)," (the "Soil Closure Report") dated April 9, 2010 and supplemental information in "Response to CT DEEP Comments; Former Fafnir Bearing Company, 263 Myrtle Street (Formerly 37 Booth Street), New Britain Connecticut (HRP #NEW4914.RA)" dated October 18, 2011;
- "September 2011 Semi-Annual Groundwater Quality Monitoring Report & Proposed Changes to Groundwater Monitoring Program, Former Torrington Company Facility 263 Myrtle Street (Formerly 37 Booth Street), New Britain, CT (HRP #ING0077.GW)," (the "Groundwater Report") dated November 18, 2011;
- Fee Payment and Form, received on February 7, 2012; and
- "Request for Approval of Recommendations & Site Closure; 263 Myrtle Street (Formerly 37 Booth Street), New Britain, Connecticut (HRP #ING0085.GW)," (the "Recommendations Letter") dated March 14, 2012.

The reports and fee payment were prepared on behalf of Ingersoll Rand by HRP Associates, Inc. and were submitted in conjunction with the filing of a Form III certification pursuant to Section 22a-134a(c) of the Connecticut General Statutes.

The Soil Closure Report summarizes the management of impacted soils during the redevelopment of the Property and concludes that soil management activities were conducted in accordance with the Soil Management Plan dated May 22, 2007, previously approved by the Connecticut Department of Energy and Environmental Protection (DEEP). It also concludes that soil exhibiting contaminant concentrations that exceeded the Industrial/Commercial Direct Exposure Criteria have been rendered inaccessible and an Environmental Land Use Restriction will be implemented to ensure the inaccessible soils remain undisturbed.

The Groundwater Report proposes to discontinue the groundwater monitoring at all well locations except monitoring well MW-4a. Groundwater monitoring will continue for at least three additional sampling events at monitoring well MW-4a, until compliance with RCSA 22a-133k-1 through 22a-133k-3 (the "RSRs") is achieved. In addition, the Groundwater Report presents information which indicates that the light non-aqueous phase liquid (LNAPL) observed in monitoring well MW-6 has been removed to the maximum extent practicable and requests discontinuation of LNAPL gauging when RSR compliance at MW-4a is achieved.

The fee form describes the calculation of the Form III closure fee in accordance with CGS section 22a-134e(m) and -134e(n). Pursuant to CGS Sections 22a-134e(m) and 22a-134e(n), the additional filing fee of \$32,750 has been submitted for the Form III closure to the Department prior to receipt of this approval letter. The additional filing fee of \$32,750 is based on the cost of remediation as defined by CGS Section 22a-134(a).

The Recommendations Letter documents that the Cakemaker/Celebration Foods facility has not operated as an "Establishment" and that no releases were identified to have occurred to site soil and/or groundwater since the Form III filing in 1995. The Recommendations Letter also proposes a scope of work for the property which includes monitoring MW-4a for volatile organic compounds and gauging of monitoring well MW-6 on a quarterly basis. HRP states it is their opinion that "all remediation of any pollution caused by any release at the parcel have been completed in compliance with the RSRs, with the exception of the completion of post-remediation groundwater monitoring, natural attenuation monitoring, or the recording of an Environmental Land Use Restriction, pursuant to the remediation standards."

The above referenced reports are hereby approved.

Nothing in this approval shall affect the Commissioner's authority to institute any proceeding, or take any action to prevent or abate pollution, to recover costs and natural resource damages, and to impose penalties for violations of law. If at any time the Commissioner determines that the approved actions have not fully characterized the extent and degree of pollution or have not successfully abated or prevented pollution, the Commissioner may institute any proceeding, or take any action to require further investigation or further action to prevent or abate pollution. This approval relates only to pollution or contamination identified in the above referenced report.

No provision of this approval and no action or inaction by the Commissioner shall be construed to constitute an assurance by the Commissioner that the actions taken pursuant to this approval will result in compliance.

In addition, nothing in this approval shall relieve any person of his or her obligations under applicable federal, state and local law.

If you have any questions pertaining to this matter, please contact Claire Foster of my staff at (860) 424-3709.

Sincerely,

A handwritten signature in black ink, appearing to read 'P. F. Bowe', with a long horizontal flourish extending to the right.

Patrick F. Bowe
Director
Remediation Division
Bureau of Water Protection and Land Reuse

PFB:CF

c: Scott Kuhn, HRP Associates, Inc. 197 Scott Swamp Road, Farmington, CT 06032
Mark E. Moriarty, City of New Britain, 27 West Main St., New Britain, CT 06051
Jason Rudnick, Centerplan Development Co., 10 Main St., Suite B, Middletown, CT 06457
Bob Palczewski, Rich's Food Products, One Celebration Way, New Britain, CT 06051
Peter Hill, DEEP
David Ringquist, DEEP
Claire Foster, DEEP

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