

HRP Associates, Inc.

Creating the Right Solutions Together

April 7, 2010

Mr. Mark E. Moriarty, P.E.
Acting Director of Public Works
Public Works
City of New Britain
27 West Main Street
New Britain, CT 06051

RE: SOIL MANAGEMENT CLOSURE REPORT, FORMER TORRINGTON COMPANY FACILITY, 263 MYRTLE STREET (FORMERLY 37 BOOTH STREET), NEW BRITAIN, CONNECTICUT (HRP #NEW4914.RA)

Dear Mr. Moriarty:

On behalf of the City of New Britain, please find the enclosed Soil Management Closure Report prepared by HRP Associates, Inc. for the above referenced property. This report summarizes the management of impacted-soils during the redevelopment of the property. Soil management activities were conducted in accordance with the Soil Management Plan, previously approved by the Connecticut Department of Environmental Protection (CT DEP).

If you have any questions, please do not hesitate to contact us at (860) 674-9570.

Sincerely,

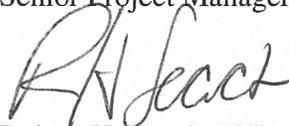
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Enclosure

cc: Jason Rudnick (Cakemaker, LLC)
Peter Hill (CT DEP)

SOIL MANAGEMENT CLOSURE REPORT

**FORMER FAFNIR BEARING
263 MYRTLE STREET
(FORMERLY 37 BOOTH STREET)
NEW BRITAIN, CONNECTICUT**

HRP #NEW4914.RA

April 9, 2010

Prepared For:

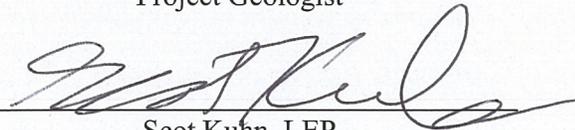
**City of New Britain
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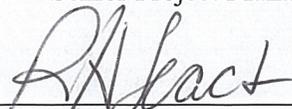
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1.0 INTRODUCTION

HRP Associates, Inc. (HRP) has prepared this Soil Management Closure Report (SMR) for 263 Myrtle Street (formerly 37 Booth Street), New Britain, Connecticut (the "site") on behalf of the City of New Britain (Figure 1). The SMR documents soil management activities conducted during construction and site redevelopment. It is submitted in accordance with the approved Soil Management Plan (SMP), dated May 22, 2007 (Appendix A), that was prepared at the request of the Connecticut Department of Environmental Protection (CT DEP) (Appendix B).

The SMP was implemented to ensure that contaminated soils disrupted during site redevelopment activities were managed appropriately. These soils were previously rendered inaccessible during remediation of the site in 2001. Because the proposed construction activities would cause disturbance of the inaccessible soils, the SMP was prepared and implemented to:

- Maintain compliance with the CT Remediation Standard Regulations (RSR) following redevelopment of the property
- Minimize the potential for direct human exposure to contaminated soils
- Facilitate construction of a new site building
- Allow for future commercial use of the site

As of October 2009 the site has been redeveloped with the construction of a new building. All soil exhibiting contaminant concentrations that exceeded the Industrial/Commercial Direct Exposure Criteria (ICDEC) have been rendered inaccessible. These soils have been rendered inaccessible due to the post construction grading and/or by new site structures (i.e., buildings or paved parking areas and driveways). An Environmental Land Use Restriction (ELUR) has been drafted for the site and will be implemented to insure the inaccessible soils remain undisturbed.

In addition to the soil contamination, a volatile organic compound (VOC) groundwater plume extends beneath the eastern section of the new site building. Due to the fact that the site redevelopment included construction of the building above the VOC groundwater plume, a Vapor Intrusion Mitigation Plan was submitted to the CT DEP for review and approval on September 26, 2008. The plan included an approach to determine if exceedances of the Volatilization Criteria (VC) were present following construction of the new building and methods for mitigating potential vapor intrusion if an exceedance of the VC occurred.

1.1 Regulatory Criteria

The applicable criteria for the site, as enumerated by the CT DEP RSRs are listed below:

Environmental Media	RSR Regulatory Criteria
Soil	ICDEC, GB PMC
Groundwater	ICVC, SWPC
Soil Gas	I/C SVVC
Notes: GB PMC – GB Pollutant Mobility Criteria ICDEC – Industrial/Commercial Direct Exposure Criteria ICVC – Industrial/Commercial Volatilization Criteria I/C SVVC – Industrial/Commercial Soil Vapor Volatilization Criteria SWPC – Surface Water Protection Criteria	

The industrial/commercial criteria apply to the site based on the ELUR that will be placed on the property. This ELUR will restrict residential use on the property and therefore limits the applicable criteria to the industrial/commercial.