



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER PROTECTION AND LAND REUSE
REMEDIAL DIVISION
79 ELM STREET, HARTFORD, CT 06106-5127
(860) 424-3705 www.ct.gov/dep/remediation

ENVIRONMENTAL CONDITION ASSESSMENT FORM (ECAF)

This form must be certified by the responsible party, owner, or certifying party, as applicable. This certification attests that the information contained in the ECAF is correct and accurate to the best of such party's knowledge. For detailed directions on completing each part of the ECAF, refer to the instructions. The ECAF is to be a stand-alone document; do not reference attachments, with the exceptions of maps and receptor surveys.

Check the box to indicate the program for which this form is being submitted:

- ☒ Connecticut General Statutes (CGS) section 22a-134a(a)-(e),
Property Transfer filing
- ☐ CGS section 22a-133x, Voluntary Remediation
- ☐ Other (specify)

ECAF submitted for ☒ Entire Property or ☐ Release Area

DEP USE ONLY
Date and File Room Stamp

RemID#:

Part I: Site Identification

1. Name of Site: **Former Steve's Auto Body**

Street Address: **Formerly 16 Booth Street**

City/Town: **New Britain**

State: **CT**

Zip Code: **06053-**

2. Description in Property Deed:

Recorded on page **192** in volume **1283** of the Town of **New Britain** land records, as lot **500**,

Block **N/A**, on map **D6A** in the Tax Assessor's Office.

3. Site Details: Total Acreage: **0.22**

Latitude & Longitude (Decimal Degrees):

41.6702/-72.7919

Acres Undeveloped: **0**

Building Footprint Square Footage: **2,225 @ time of Melnyk sale**

4. Provide a location map that is based on a USGS quadrangle and shows the location of the site.

5. Include a site plan(s) with current and historical structures and boundaries, hazardous waste and solid waste management areas, areas of operation, areas of concern, release areas, UST and AST locations, septic systems, water supply wells, monitoring wells, groundwater flow direction, limits of groundwater plume, sampling locations, and extent of remediation, if known.

Site Address: **Formerly 16 Booth Street, New Britain, CT**

Part II: Contact Information

1. Business/person submitting this form:

Business Name: **Cakemaker, LLC**

Authorized Representative: **Robert A. Landino**

Title: **Manager**

E-mail Address: ---

Mailing Address: **10 Main Street (Suite B)**

City/Town: **Middletown**

State: **CT**

Zip Code: **06457-**

Business Phone: **860-398-5390**

Ext.

Fax: **860-398-5423**

2. Person who will serve as primary technical contact:

Primary Contact: **Scot Kuhn, LEP**

Firm Name: **HRP Associates, Inc.**

E-mail Address: **Scot.Kuhn@hrpassociates.com**

Mailing Address: **197 Scott Swamp Road**

City/Town: **Farmington**

State: **CT**

Zip Code: **06032-**

Business Phone: **860-674-9570**

Ext. **146**

Fax: **860-674-9624**

3. Owner of the parcel:

Name: **Cakemaker LLC (formerly City of New Britain)**

E-mail Address: ---

Mailing Address: **10 Main Street (Suite B)**

City/Town: **Middletown**

State: **CT**

Zip Code: **06457-**

Business Phone: **860-398-5390**

Ext.

Fax: **860-398-5423**

Site Address: **Formerly 16 Booth Street, New Britain, CT**

Part III: Documentation

List the documentation on which the information submitted on this form is based. Do not reference attached documentation in lieu of completing this form.

[illegible]

Site Address: **Formerly 16 Booth Street, New Britain, CT**

Part IV: Site History

1. DEP Program Involvement:

Previous Filings

Type	Date	LEP / DEP Oversight
None		

Verifications

Type	Date	Status
None		

Significant Environmental Hazard (SEH) Notification

Notification Date	Resolution Date
None	

Enforcement Action by EPA: ☐ Yes ☒ No / Enforcement Action by DEP: ☐ Yes ☒ No

[List Action(s) issued by EPA/DEP in table.]

Number	Type	Date	Responsible Party	Status

Other DEP involvement: ☐ Yes ☒ No. [Briefly describe, including timeframes (limit 300 characters)]:

2. Current and historical RCRA notifier status:

Notifier Status	Time Period	Permit Status
Not Yet Confirmed		

Site Address: **Formerly 16 Booth Street, New Britain, CT**

Part IV: Site History (continued)

3. Releases of petroleum or chemicals reported to CTDEP: ☒ Yes (list details below) ☐ No

Location	Date Reported	Materials and Quantity Released
Behind building	09/04/1992	Waste Oil/Antifreeze – Quantity Unk (Closed)

4. Briefly summarize the current and historical industrial and/or commercial use(s) of the site, including dates (limit 1,200 characters):

The site formerly operated as Steve's auto body (an auto body/auto repair shop) from at least 1961-1996. The site building was later demolished in approximately 1999 during redevelopment for use as a parking area by the City of New Britain.

5. Briefly summarize the hazardous substances and petroleum products presently or formerly handled at the site, including materials, volumes / quantities, and management methods (limit 1,200 characters):

A Phase I Site Assessment conducted in the late 1990's identified significant surface staining (throughout the interior of the site building as well as exterior of the building), discarded auto parts and automotive product containers as well as numerous unlabelled 55-gallon drums inside the former auto body shop.

Part V: Environmental Assessment

1. Phases of environmental investigation / remediation completed to date (provide dates):
Investigation conducted: Phase 1: ~ late '90s Phase 2: 09/99 & 03/00 Phase 3: N/A
Remedial design (RAP): N/A Public Notice: N/A
Remediation initiated (first unit): N/A Remediation completed (last unit): N/A
Post-remedial monitoring initiated: N/A Natural attenuation monitoring initiated: N/A
2. Soil Investigation: How many soil samples were analyzed versus the number of samples where pollution was detected? Shallow soil: 3/2 Soil >2 feet deep: 8/3
3. Soil Vapor Investigation: How many soil vapor samples were analyzed versus the number of samples where pollution was detected? Soil vapor N/A
4. Sediment Investigation: ☐ Completed (☐ Impact ☐ No impact)
☐ Pending ☐ Unknown if needed ☒ None
5. Groundwater Investigation:
How many sampling points/monitoring wells were used to investigate the groundwater? N/A
Number of overburden wells: 0 Number of bedrock wells: 0
Is there a plume on-site? ☐ Yes ☐ No
Is the three-dimensional extent of each ground-water plume resulting from releases at the site fully delineated? ☐ Yes ☐ No
Extent of plume distribution:
Overburden: ☐ On-site ☐ Off-site ☐ NAPL ☒ unknown
Bedrock: ☐ On-site ☐ Off-site ☐ NAPL ☒ unknown
Potential: ☐ On-site ☐ Off-site ☐ NAPL ☒ unknown
How many rounds of sampling have been conducted? 0
6. Surface Water Investigation: ☐ Completed (☐ Impact ☐ No impact)
☐ Pending ☐ Unknown if needed ☒ None
7. Data gap evaluation: ☐ Completed ☒ Pending
Data gaps remaining: ☐ Significant ☐ Insignificant ☐ None
Briefly describe work remaining to be conducted (limit 500 characters).

ECAF prepared in support of a Form III filing and is intended to fulfill filing requirements for this current transaction, 1998 sale of the property to the City of New Britain, and the transfer from the City of New Britain to Cakemaker LLC in 2007. Additional site characterization is necessary and is currently being initiated including soil and groundwater investigations.

Site Address: **Formerly 16 Booth Street, New Britain, CT**

Part VI: Environmental Setting – Physical

1. Geologic and Hydrogeologic Summary:

Overburden Material: **Sand & little gravel**

Depth to Water Table: **~11 feet**

Bedrock Type: **Siltstone**

Depth to Bedrock: **~7-11 feet**

Is the seasonal low water table below the elevation of the bedrock surface? ☒ Yes ☐ No

Horizontal Groundwater Flow Direction: **Unk**

Vertical Groundwater Flow Direction: **Unk**

Groundwater Flow Rate: **Unk**

Hydraulic Conductivity: **Unk**

2. Surface Water:

Identify the nearest downgradient surface water body: **Piper Brook**

Distance to surface water: **~300 feet**

Wetland permit ID number: **N/A**

Surface water classification: **A**

3. Ecological Considerations (check all that apply):

Further Assessment Needed: ☒ Yes ☐ No

Ecological Risk Assessment Completed: ☐ Yes (Date) ☒ No

Site Address: **Formerly 16 Booth Street, New Britain, CT**

Part VII: Environmental Setting – Cultural

1.a. Surrounding Land Uses (check all that apply):

☒ Industrial ☒ Commercial ☒ Residential ☐ Agricultural

b. Sensitive Surrounding Land Uses (check all that apply):

☒ Residential ☐ Healthcare Facility ☒ School ☐ Childcare Facility
☐ NDDDB site ☐ Sensitive Water Resources ☒ Recreational

2. Sensitive On-site Land Uses (check all that apply):

☐ Residential ☐ Healthcare Facility ☐ School ☐ Childcare Facility
☐ NDDDB site ☐ Sensitive Water Resources ☐ Recreational

3. Groundwater:

Groundwater classification: ☐ GAA ☐ GA ☒ GB

On-site groundwater use: ☐ drinking water ☐ agricultural ☐ industrial

Distance from the site to the nearest off-site water supply well and the address of the property on which that well is located: **Approximately 3 miles west**

Is the on-site water supply well a public water supply regulated by DPH? ☐ Yes ☒ No

Is the site within the zone of contribution to a public water supply well? ☐ Yes ☒ No

Is the site within an Aquifer Protection Area? ☐ Level A ☐ Level B ☒ No

4. Public Utilities:

Is public water provided to the site? ☐ Yes ☒ No

Is public water available to all developed areas surrounding the site? ☒ Yes ☐ No

Are or have on-site drinking water wells been used at the site? ☐ Yes ☒ No

If yes, dates in use:

Is the site connected to municipal sewers? ☐ Yes ☒ No

Have on-site septic systems been used at the site? ☐ Yes ☒ No

If yes, dates in use:

5. Potential Exposure Pathways:

Receptor Type	Yes	No	Unknown	Date SEH Ab ted
Public Well	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Private Well	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aquifer Protection Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Direct Exposure (soil)	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Vapor Intrusion	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
Sediment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Surface Water	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	

Site Address: **Formerly 16 Booth Street, New Britain, CT**

Part VII: Environmental Setting – Cultural (continued)

6. Receptor Surveys (attach copy of survey):

- ☐ Potable well receptor survey (radius in feet: ☐ 500 ☐ 1,000 ☐ >1,000)
- ☐ Vapor intrusion pathway survey (location: ☐ on-site ☐ off-site)
- ☐ Surface water receptor survey (proximity to water body in feet: ☐ <500 ☐ <1,000 ☐ >1,000)

Note:

If information in Part VII.1. through 5. (description of environmental setting) is not complete at the time of this ECAF, the DEP is more likely to maintain oversight because of the potential for risk to receptors.

If information in Part VII.1. through 5. is complete and there is a conceptual site model that indicates the potential for off-site migration of contaminants, a comprehensive receptor survey(s) is also warranted. Attach a copy of the receptor survey(s) to the ECAF. If a receptor survey(s) has not been completed at the time of this ECAF, the DEP is more likely to maintain oversight because of the potential for risk to receptors.

Site Address: Formerly 16 Booth Street, New Britain, CT

Part VIII: Contaminants in the Environment

List all AOCs and number of releases detected, including the material and quantities released. For the soil category, list the maximum concentrations of contaminants that reflect **current** site conditions (e.g., concentrations of contaminants in soil remaining after remediation). For groundwater, list **both** the maximum historic **and** maximum current contaminant concentrations. Refer to the examples below and the instructions. See Table 1 in the instructions for contaminant codes. Use the space provided, following the example below. If the space provided on one line is not sufficient, use the line below it to provide additional information.

Example Table:

AOC	Number of Releases Detected	Material and Quantity Released	Date of Release	Phases of Investigation Completed	Current Max COCs in Soil [Sediment] (Soil Vapor)	Historic Max COCs in Overburden / Bedrock Groundwater	Current Max COCs in Overburden / Bedrock Groundwater	COCs in Surface Water	Remediation Status and Date
Example - Tank Farm	2	No. 2 Fuel Oil (500gal) and dichromate wastewater (200gal)	10/4/97 & 7/15/85	I - 10/5/98; II - 7/9/00 III - 6/1/01	ETPH 1,000*ppm (5-6') and Cr 56ppm (5-7')	ETPH 150*ppb (O=5-15')	ETPH <100ppb (O=5-15')	ND	soil removed 9/1/01
Example - Dry Cleaning Machine	1	PCE	Prior to 11/13/98	I - 10/5/98; II - 7/9/00	PCE 500*ppm (0-2')	PCE 50*ppb (B=20-25')	PCE 40*ppb (B=20-25') 11DCE 15*ppb	Unknown	further investigation planned
Example - Dumpster	0	---	---	I - 10/5/98; II - 7/9/00	ND	ND	ND	ND	no further action

Key:

*	concentrations in excess of the RSR criteria
ND	not detected
NT	not tested
UNK	unknown
O	overburden
B	bedrock

AOC	Number of Releases Detected	Material and Quantity Released	Date of Release	Phases of Investigation Completed	Current Max COCs in Soil [Sediment] (Soil Vapor)	Historic Max COCs in Overburden/ Bedrock Groundwater	Current Max COCs in Overburden/ Bedrock Groundwater	COCs in Surface Water	Remediation Status and Date
Discarded Motor Vehicle Parts & Automotive-related product containers	UNK	Petroleum; UNK quantity	Historical	I – 1990's; II – 1999 & 2000	TPH – 34 ppm; Pb – 22.4 ppb; Chrom.-62.5 ppb; Barium – 436 ppb	UNK	UNK	UNK	UNK
Petroleum Staining (interior & exterior)	UNK	Petroleum; UNK quantity	Historical	I – 1990's; II – 1999 & 2000	TPH – 25 ppm; PCBs – 39 ppb; Pb – 106 ppb; Chrom.-24.8 ppb; Barium– 296 ppb; PAHs– 700 ppb	UNK	UNK	UNK	UNK

Site Address: **Formerly 16 Booth Street, New Britain, CT**

Part IX: LEP Information

Licensed Environmental Professional (LEP):

"This form was prepared under my supervision, as a LEP, pursuant to CGS Section 22a-134(17) for Property Transfer and Voluntary Remediation Program sites. My professional services have been rendered in accordance with the 'Rules of Professional Conduct' (Section 22a-133v-6 of the Regulations of Connecticut State Agencies)."



402
LEP #

04/17/2012
Date

Signature of LEP

Print or type LEP Name: **Scot Kuhn**

Firm Name: **HRP Associates, Inc.**

E-mail Address: **Scot.Kuhn@hrpassociates.com**

Mailing Address: **197 Scott Swamp Road**

City/Town: **Farmington**

State: **CT** Zip Code: **06032-**

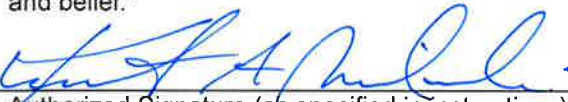
Business Phone: **860-674-9570**

Ext. **146** Fax: **860-674-9624**

Part X: Certification

Certifying Party (for purposes of the Property Transfer Act, CGS Section 22a-134a) or Other Party (for purposes of CGS Section 22a-133x or other law):

"I have personally examined and am familiar with the information submitted in this document, and certify that based on reasonable investigation the submitted information is true and accurate to the best of my knowledge and belief."



4/17/12
Date

Authorized Signature (as specified in instructions)

Kenneth Malinowski

Director of Municipal Development

Name of Authorized Representative (print or type)

Title (if applicable)

Represented Party: **City of New Britain**

Mailing Address: **27 West Main Street**

City/Town: **New Britain**

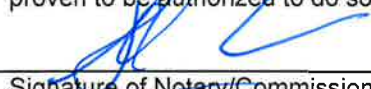
State: **CT** Zip Code: **06051-**

Phone: **860-826-3374**

STATE OF **Connecticut**
COUNTY OF **Hartford**

SS **New Britain**
Town

The foregoing was subscribed to and sworn to before me this **17** day of **Apr**, 20**12**, by _____ (Name of Signatory, Title and Company, if applicable), who personally appeared, and that person, as such, satisfactorily proven to be authorized to do so, executed the foregoing instrument for the purposes therein contained.

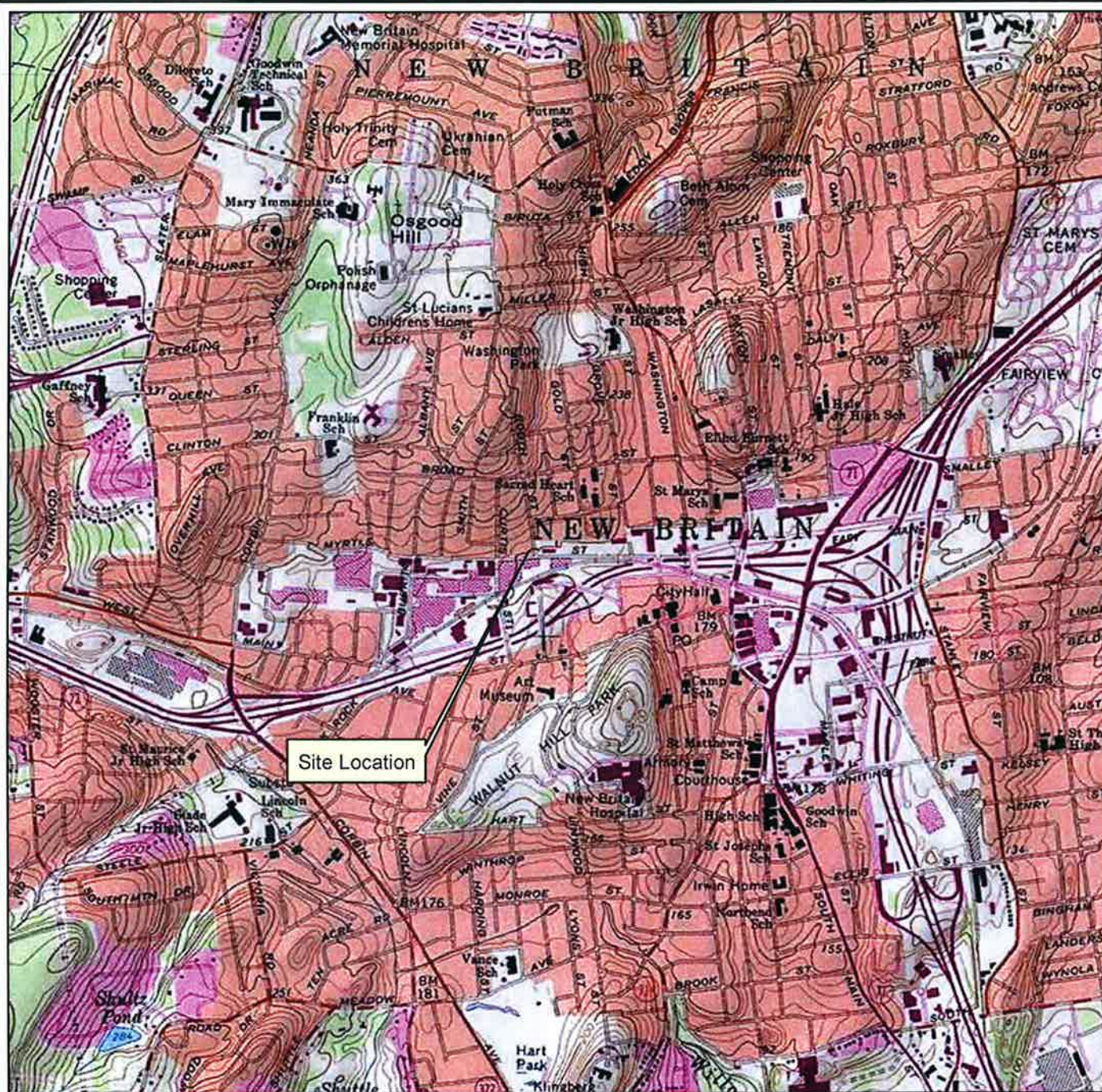


Seth Ferguson

Signature of Notary/Commissioner of Superior Court

Name of Notary/Commissioner of Superior Court
(print or type)

My commission expires / /



0 1,000 2,000 4,000 6,000 8,000 Feet
1 inch = 2,000 feet

Figure 1
Site Location
Formerly 16 Booth Street
New Britain, Connecticut
HRP # CAK0003.RA
Scale 1"=2,000'

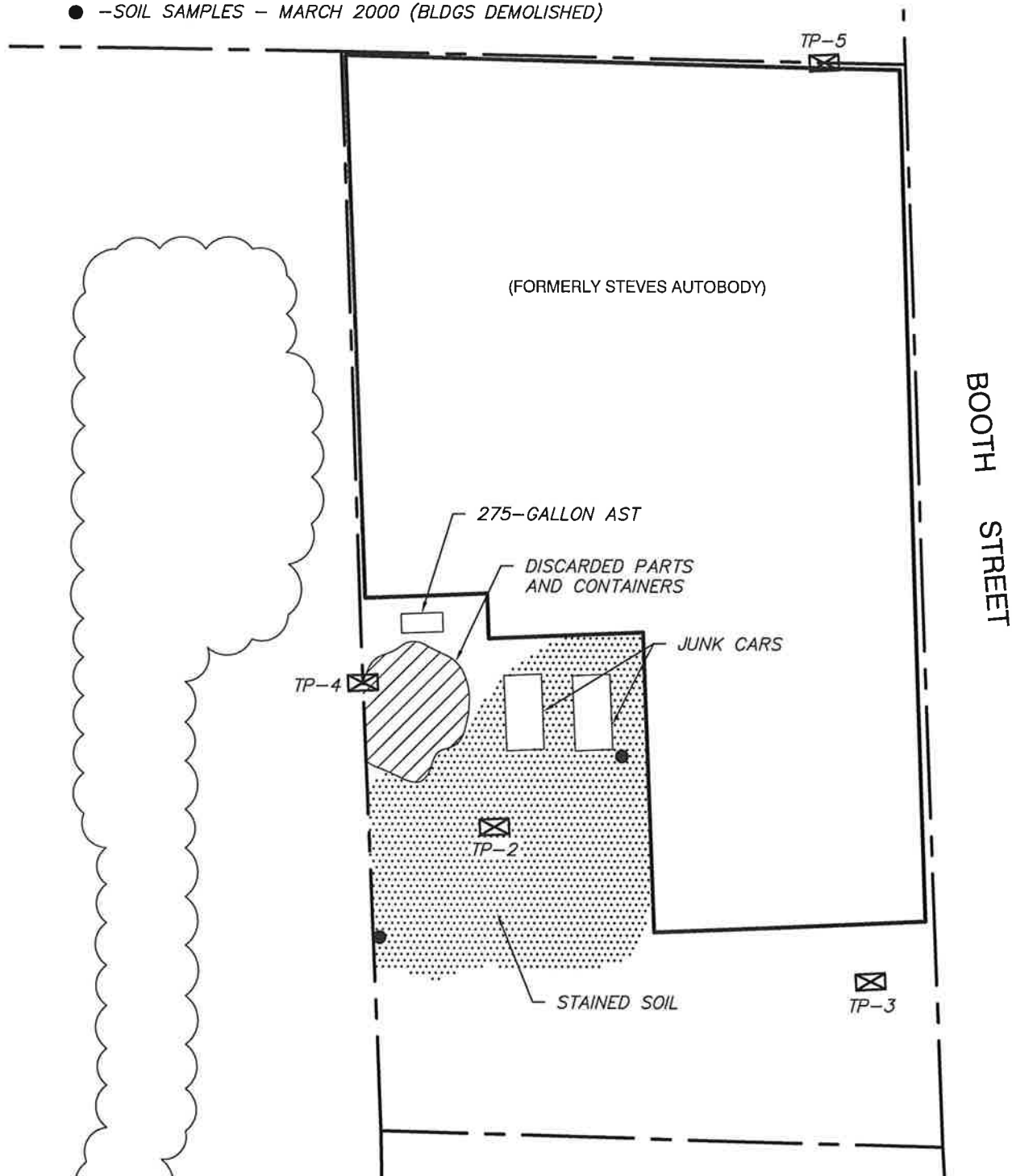
USGS Quadrangle ID 410723-F7
Name: New Britain, Connecticut
Date Revised: 1982
Date Published: 1985

USGS Quadrangle data Copyright © 2009 National Geographic Society, i-cubed.xdt

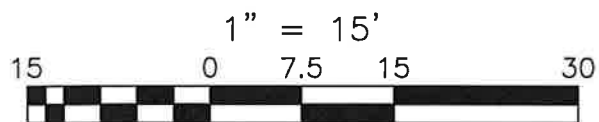
HRP Associates, Inc.
Environmental/Civil Engineering & Hydrogeology
Creating the Right Solutions Together
Offices in CT, SC, NY, FL, MA, and TX
197 Scott Swamp Road
Farmington, Connecticut 06032
Ph: (860) 674-9570 Fax: (860) 674-9624
www.hrpassociates.com

LEGEND

- ☒ - TEST PITS - SEPTEMBER 1999 (BLDGS PRESENT)
- - SOIL SAMPLES - MARCH 2000 (BLDGS DEMOLISHED)



NOTE:
 SITE FEATURES AND PROPERTY BOUNDARY ARE APPROXIMATE. BASED ON "FIGURE 5-1 SITE PLAN" DATED: 6/99, PREPARED BY: TRC ENVIRONMENTAL CORPORATION OF WINDSOR, CONNECTICUT.



APPROXIMATE SCALE IN FEET

FIGURE 2
SITE PLAN
FORMERLY 16 BOOTH ST.
NEW BRITAIN, CT
HRP# CAK0003.RA
SCALE: 1" = 15'

**PHASE II
ENVIRONMENTAL SITE ASSESSMENT
MYRTLE AND BOOTH ST. PROPERTIES
NEW BRITAIN, CONNECTICUT**

Prepared for:

City of New Britain

Prepared by:

TRC Environmental Corporation
5 Waterside Crossing
Windsor, CT 06095
(860) 298-9692

April 2000

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APPENDIX

- A Test Pit And Soil Boring Logs
- B Laboratory Report
- C Facilities Environmental Checklist

1.0 INTRODUCTION

1.1 Objective

TRC performed a Phase II environmental site assessment at the property located at Myrtle and Booth Streets in New Britain, Connecticut. This Phase II environmental site assessment was conducted to determine the following objectives.

- Determine whether there are any conditions that require reporting to the Connecticut Department of Environmental Protection (CT DEP).
- Evaluate the need for cleanup and determine the costs.
- Identify environmental issues that could affect site development.

1.2 Background

Figure 1-1 shows the location of the subject site in New Britain, CT. Figure 1-2 is a Site Plan depicting the features and layout of the property. The City of New Britain currently owns the property. Previously, the Site was owned and occupied by various separate owners.

The subject property consists of two parcels at the corner of Myrtle and Booth Streets which include the following addresses: 271-273 Myrtle Street, and 16 and 24 Booth Street, in New Britain, Connecticut. The 0.41 acre site is located in an area of industrial, commercial and residential land use and the parcels are listed in the City of New Britain Assessor's Office on Map 461 (Lots 47 and 105). The Site grounds were formerly used for residential and commercial purposes, including an auto body and auto repair shop.

The Site is bounded by an unused parking lot to the north, Booth Street to the east, an unused parking lot to the west, and Myrtle Street to the south. The former Fafnir Bearing Industrial Complex (demolished) was located across Booth Street to the east of the Site, and the Stanley Works plant (active) is currently located across Myrtle Street to the south of the Site.

TRC previously completed a Phase I environmental site assessment that identified potential sources of contamination at the Myrtle and Booth Street property. These included discarded motor vehicle parts, automotive-related product containers and petroleum staining at the subject site. TRC recommended a soil sampling program to determine whether there were any impacts due to these historical operations on the subject site or as a result of release from neighboring properties.

On the date of the TRC inspection, significant surface staining was noted on interior and exterior areas of the 16 Booth Street building (see Figure 1-2). Numerous abandoned and discarded auto parts, automotive product containers, and paint containers were observed

on interior and exterior areas of this portion of the Site. In addition, numerous unlabeled 55-gallon petroleum drums and 55-gallon drums of unknown content were observed inside the former auto body shop building. Several of these drums were noted to be leaking onto the concrete slab floor surface of the building. Two junk automobiles were present outside of the 16 Booth Street building on the date of the inspection.

Moderate petroleum surface staining and various discarded auto and motorcycle parts were also observed by TRC on interior and exterior areas of the four-bay garage located behind the 24 Booth Street building.

Interior areas of all of the on-site buildings were cluttered with discarded/abandoned debris and trash. With the exception of the materials observed in the 16 Booth Street building and a few one-gallon paint cans observed on the second floor of the 271-273 Myrtle Street building, no petroleum or chemical containers were observed in other areas of the Site. All of the 275-gallon above ground storage tanks (3) which formerly supplied heating oil for the buildings appeared to be empty on the date of the TRC inspection.

Between the time of the Phase I site walkover and the Phase II sampling, all items previously mentioned were removed, the buildings were demolished and the site was cleared and graded by the City of New Britain.

The area surrounding the Site consists of a mix of residential, commercial, and industrial facilities. Residential and retail facilities are located to the north and west of the Site. The Stanley Works hardware plant is currently located across Myrtle Street to the immediate south of the Site in the estimated downgradient direction. As indicated by historic Sanborn Fire Insurance Company Maps reviewed by TRC at the Connecticut State Library Archives, the Stanley Works facility has been in operation since at least 1884. The Fafnir Bearing Company was formerly located across Booth Street to the immediate east of the Site in the estimated crossgradient direction. This industrial facility was recently demolished. Prior to Fafnir, this site was occupied by The Hart and Cooley Company, manufacturers of steel hot air registers (approx. 1900 to 1920s), and by The New Britain Brass Company (prior to 1900). On the date of the TRC inspection, several ground water monitoring wells were observed on the former Fafnir Bearing site, and on-site remedial activities were apparent.

2.0 TECHNICAL APPROACH

All work performed for this Phase II was completed in accordance with the EPA approved Quality Assurance Project Plan (QAPjP)) except as noted below.

2.1 Initial Soil Sampling Program

Based on information from neighboring subsurface investigations regarding shallow bedrock, test pits were selected as the initial means for collecting soil samples at the onset of Phase II activities in September of 1999. Figure 1-2 presents the locations where test pits were advanced and Table 2-1 presents a list of samples collected as well as the chemical analyses performed on each sample. TRC excavated 5 test pits and collected soil samples from the five locations including a duplicate sample.

2.2 Additional Phase II Investigation

Based on the results of the initial test pit sampling conducted on the Site in September 1999, an additional Phase II Environmental Investigation was implemented in March 2000. The additional investigation consisted of the drilling of six soil borings on the site and the collection and analysis of soil samples, including two duplicate samples, from five of the borings. Insufficient recovery of soil from boring B-3 prevented the collection of a soil sample from this location for chemical analysis. Five of the borings were drilled in the street or sidewalk along Myrtle Street or Booth Street and one boring was drilled in the southwest corner of the Site. Figure 1-3 presents the locations where soil borings were advanced and Table 2-1 presents a list of samples collected as well as the chemical analyses performed on each sample.

2.3 Evaluation of the Need for Remediation

TRC analyzed the sampling data together with field observations to determine the need for remediation at the Site. The results of chemical analyses were compared with CT DEP Reportable Concentrations (for RC S-1 [soil]) to evaluate the need for reporting site conditions to the CT DEP.

Table 2-1 – Summary of Samples Collected and Chemical Analytical Parameters

Sample	Sample	TPH	VOCs	SVOCs	RCRA	PCBs
Location	Depth (ft)	Method	Method	Method	8 Metals	Method
		418.1 or ETPH	8260 or 5035	8270	SPLP	8062
TP-1	8-8.5	√	√	√	√	√
TP-2	8-8.5	√	√	√	√	√
TP-3	10	√	√	√	√	√
TP-4	7	√	√	√	√	√
TP-5	6	√	√	√	√	√
TP-6 (dup of TP-1)	-		√		√	
SS-1	-	√	√	√	√	√
SS-2	-	√	√	√	√	√
SS-3	-	√	√	√	√	√
B-1*	6-8	√	√	√		
B-2*	9-11	√	√	√		
B-4*	3-5	√	√	√		
B-5*	0-2	√	√	√		
B-6*	6-8	√	√	√		
B-7* (dup of B-6)	NA			√		
B-2A* (dup of B-2)	NA		√			

B-1* - All soil boring samples, unless indicated otherwise, were analyzed for extractable total petroleum hydrocarbons (ETPH) and for VOCs by EPA Method 5035, as well as for VOCs by EPA Method 8260.

3.0 RESULTS OF INVESTIGATION

3.1 Subsurface Conditions

Appendix A contains copies of the test pit and soil boring logs. The soil conditions on site consist primarily of brown to reddish brown, fine to medium sand, with little coarse sand and gravel. This fill layer appears to be from 6'-11' deep and extends from the ground surface to the bedrock surface. The presence of bedrock at 10'- 11' deep was confirmed by the soil boring investigation.

3.2 Nature and Extent of Contamination

Appendix B contains copies of the laboratory reports of chemical analysis.

3.2.1 Soil

Tables 3-1 and 3-2 present a summary of the chemical analyses of soil samples collected at the Site. Note that these tables only list those analytes that were detected in the samples.

Total Petroleum Hydrocarbons (TPHs): TPHs were not detected at concentrations above the applicable criteria in any of the soil samples submitted for these analyses.

Volatile Organic Compounds (VOCs): VOCs were not detected at concentrations above the applicable criteria in any of the soil samples submitted for these analyses.

SemiVolatile Organic Compounds (SVOCs): SVOCs were not detected at concentrations above the applicable criteria in any of the soil samples submitted for these analyses.

Polychlorinated Biphenyls (PCBs): PCBs were not detected at concentrations above the applicable criteria in any of the soil samples submitted for these analyses.

Metals: Metals were detected in all of the test pit soil samples analyzed. This is not unexpected since soil is comprised largely of inorganic compounds. None of the metals were detected at concentrations above the applicable criteria in any of the soil samples submitted for these analyses.

3.3 Data Usability

TRC conducted a quality review of the data and found no notable problems that would have affected the quality of the data.

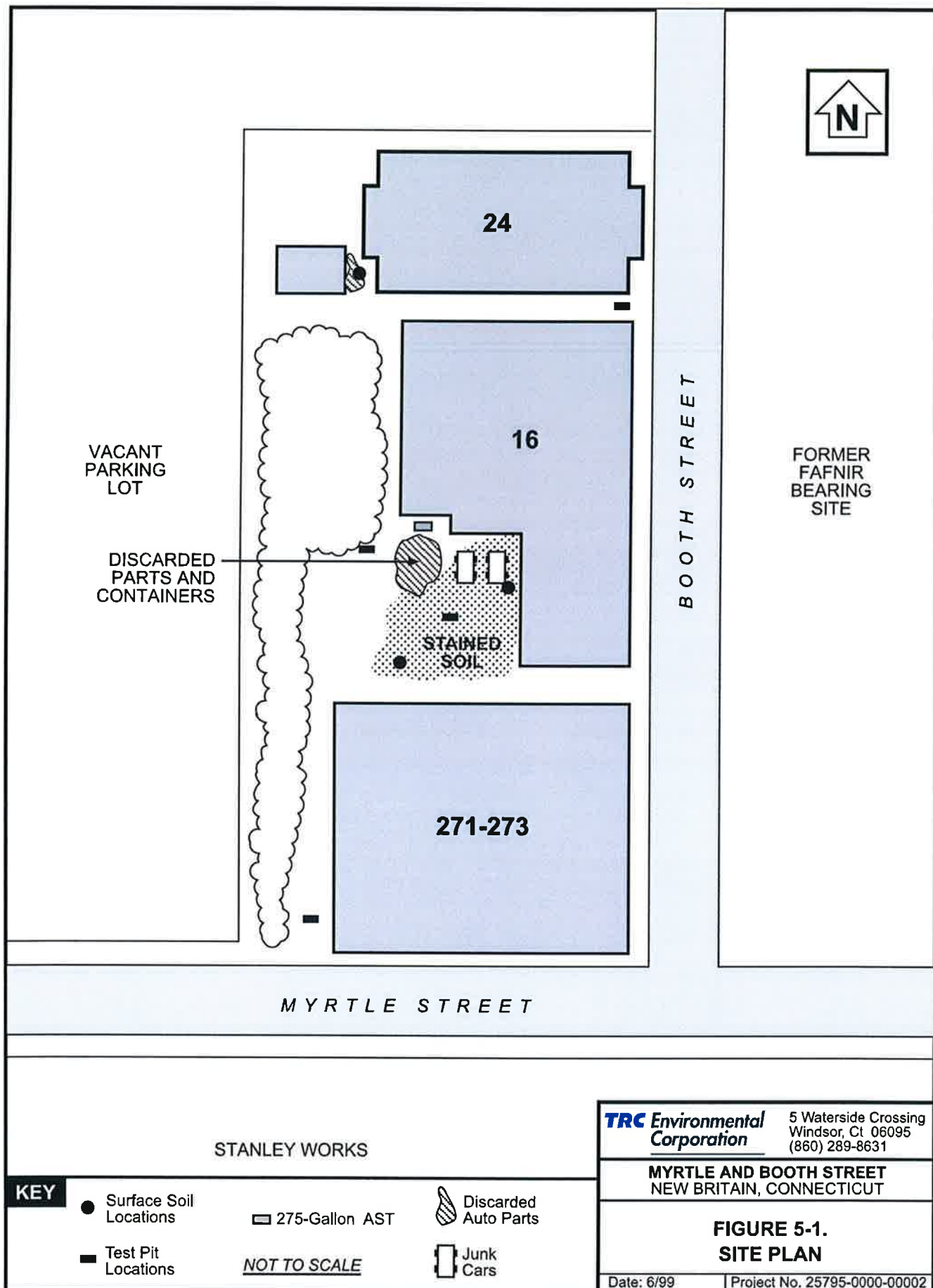
4.0 CONCLUSIONS

TRC determined the following as a result of this investigation.

1. The site is underlain by a 6 to 11 foot thick layer of fill that appears to extend across the majority of the property. The fill consists primarily of fine to medium brown sands with shale bedrock beneath. Groundwater was only discovered in the overburden in test pit 3. Throughout the rest of the site bedrock appears to be closer to the surface than the water table.
2. VOCs, SVOCs, total petroleum hydrocarbons and PCBs were not detected above the applicable criteria in any of the soil samples collected at the Site. This indicates that TRC did not identify any on site sources of contamination needing further investigation. Metals were detected in all of the test pit soil samples analyzed, which is normal and expected since soil is comprised largely of inorganic compounds. None of the metals were detected at concentrations exceeding the applicable criteria.

APPENDIX A
TEST PIT AND SOIL BORING LOGS

APPENDIX B
ANALYTICAL DATA REPORTS



STANLEY WORKS

KEY

● Surface Soil Locations

▢ 275-Gallon AST

Discarded Auto Parts

■ Test Pit Locations

NOT TO SCALE

Junk Cars

TRC Environmental Corporation

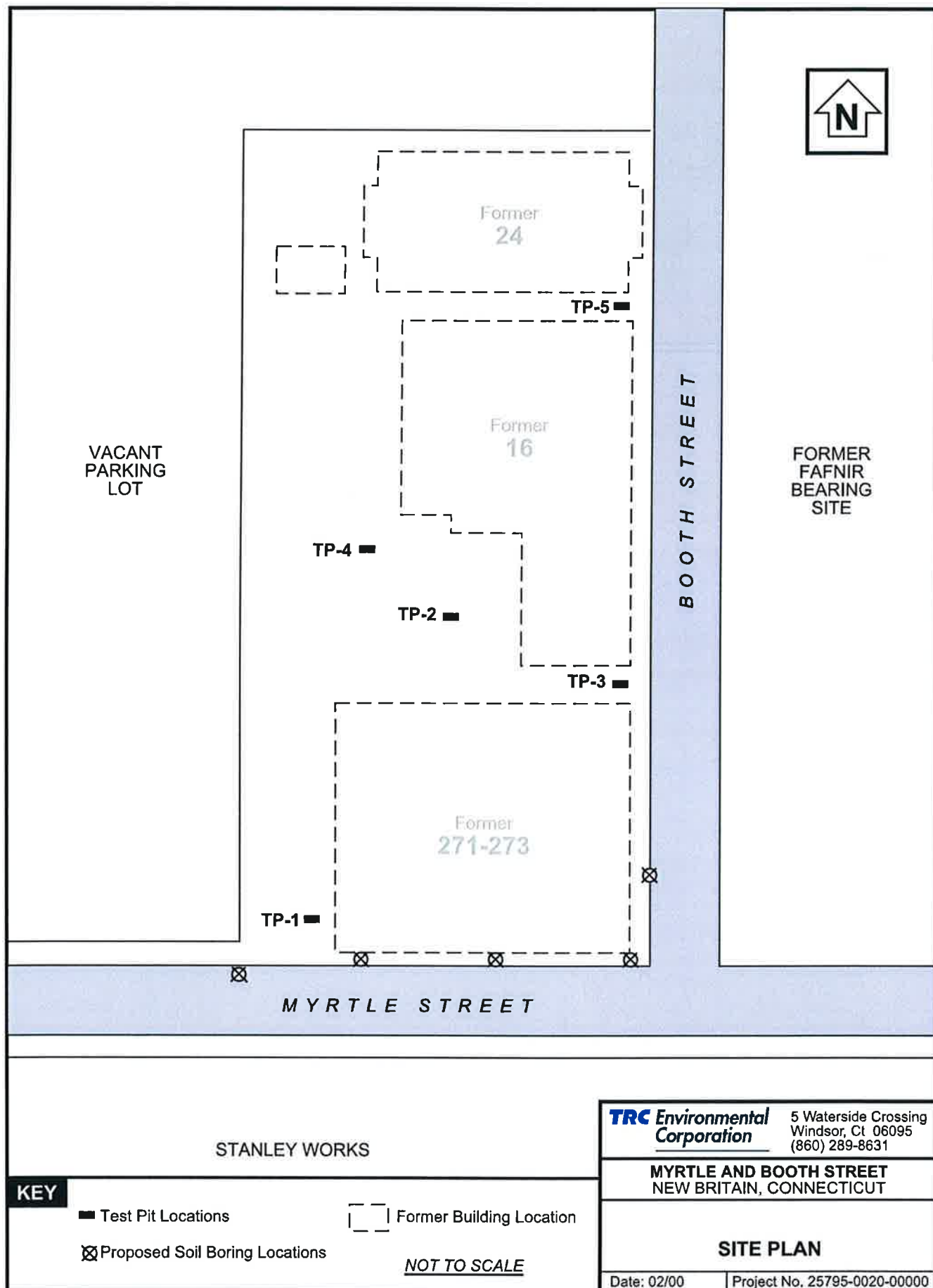
5 Waterside Crossing
Windsor, Ct. 06095
(860) 289-8631

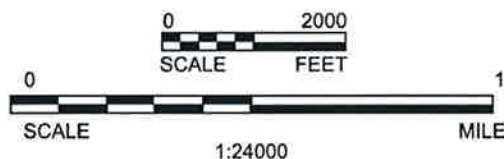
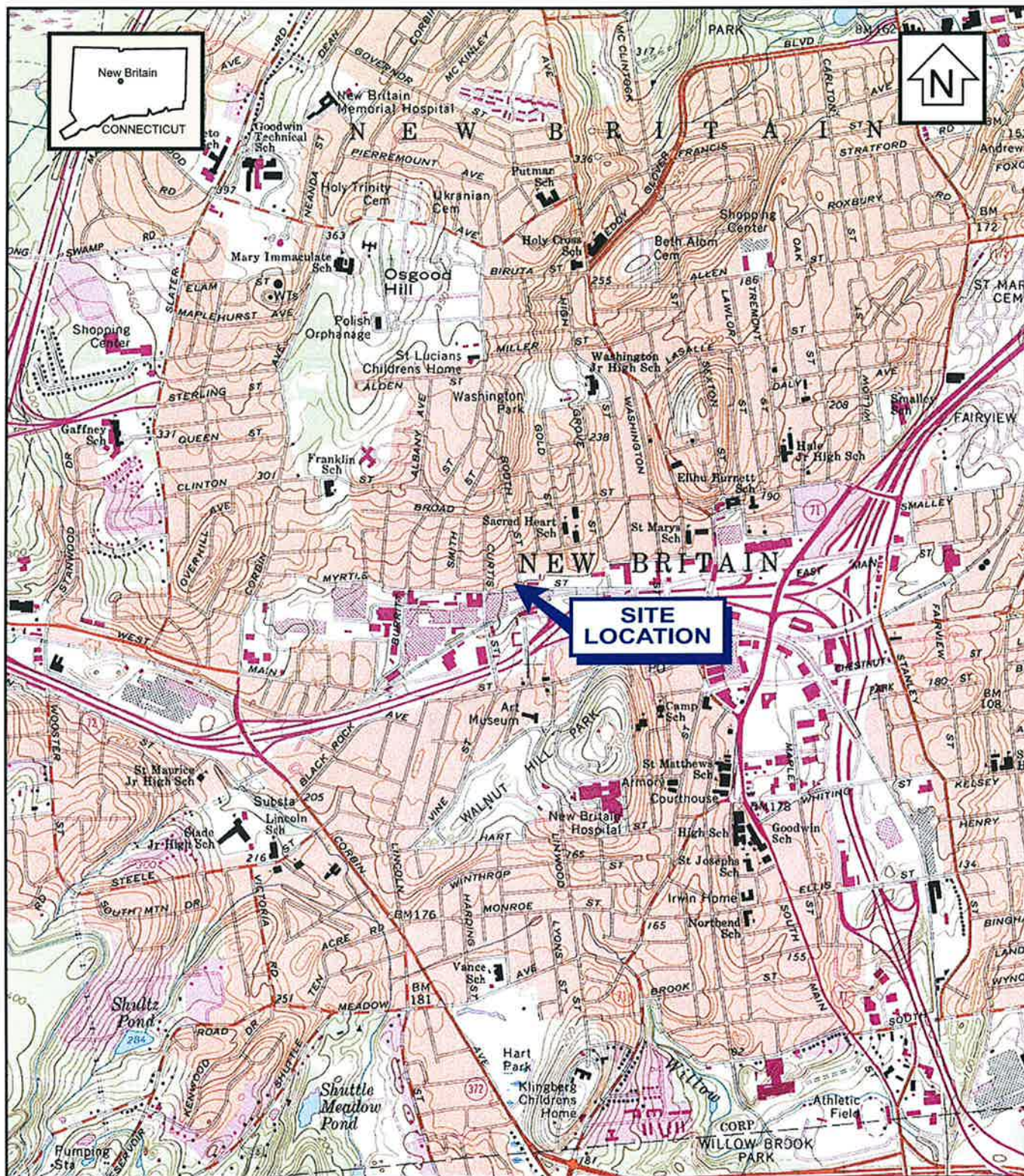
**MYRTLE AND BOOTH STREET
NEW BRITAIN, CONNECTICUT**

**FIGURE 5-1.
SITE PLAN**

Date: 6/99

Project No. 25795-0000-00002





BASE CREATED WITH TOPO™ © 1996 WILDFLOWERS PRODUCTIONS,
www.topo.com NEW BRITAIN, CT - 7.5' USGS TOPOGRAPHIC MAPS

**TRC Environmental
Corporation**

5 Waterside Crossing
Windsor, Ct 06095
(860) 289-8631

**MYRTLE AND BOOTH STREET
NEW BRITAIN, CONNECTICUT**

**FIGURE 1-1
SITE LOCATION MAP**

Date: 11/99

Project No. 25795-0020-00000

Table 2-1 - Summary of Samples Collected and Chemical Analytical Parameters

Sample Location	Sample	TPH	VOCs	SVOCs	RCRA	PCBs
	Depth (ft)	Method	Method	Method	8 Metals	Method
		418.1	8260	8270	SPLP	8062
TP-1	8-8.5	√	√	√	√	√
TP-2	8-8.5	√	√	√	√	√
TP-3	10	√	√	√	√	√
TP-4	7	√	√	√	√	√
TP-5	6	√	√	√	√	√
TP-6(dup of TP-1)	-		√		√	
SS-1	-	√	√	√	√	√
SS-2	-	√	√	√	√	√
SS-3	-	√	√	√	√	√

Table 3.1: Summary of Soil Sample Results - Myrtle & Booth Streets, New Britain, CT

Sample Identification:	TP-1	TP-6 (dup TP-1)	TP-2	TP-3	TP-4	TP-5	GB Mobility Criteria
Sample Depth (ft):	8-8.5'	8-8.5'	8-8.5'	10'	7'	6'	(ppb)
VOCs (ppb)							
1,2,4-Trimethylbenzene	7						70,000
Acetone	13						140,000
SVOCs (ppb)							
2-Methylnaphthalene	220J	NA					9,800
Phenanthrene			190J				40,000
Fluoranthene			250J				58,000
Inorganics (ppb)							
Arsenic	3.1B	7.8B	17	2.1B	14.5	20.1	500
Barium	93.4	218	296	58.4	438	380	10,000
Cadmium		0.41B					50
Chromium	7.9B	20.5	24.8	6.6B	62.5	58.8	500
Lead	9.4	38.6	22	5.1	22.4	28.6	150
Mercury	0.11B	0.10B	0.09B	0.03B	0.12B	0.10B	20
TPH (ppm)	190	NA	25		34		2,500 ppm

Notes:

J = Compound was detected at an estimated concentration between the instrument and method detection limits
NA = Not Analyzed

Inorganics:

B = Greater than instrument detection limit but less than Contract Required detection limit (CRDL)

Table 3.1 (cont.): Summary of Soil Sample Results, Myrtle & Booth Streets, New Britain, CT

Sample Identification	SS-1	SS-2	SS-3	CT Res Criteria (ppb)
VOCs (ppb)				
Toluene			4J	500,000
SVOCs (ppb)				
Phenanthrene	320J			1,000,000
Fluoranthene	700		350J	1,000,000
Pyrene	600		290J	1,000,000
Benzo[A]Anthracene	330J			1,000
Chrysene	390J			84,000
Benzo[B]Fluoranthene	430			1,000
Benzo[A]Pyrene	320J			1,000
Indeno [1,2,3-CD]Pyrene	220J			1,000
Benzo[G,H,I]Perylene	210J			1,000,000
PCBs (ppb)				1,000 tot.
PCB-1248	39			
PCB-1260	22			
Inorganics (ppb)				
Arsenic	2.1B	2.7B	8.7	10,000
Barium	37.8	58.8	153	4,700,000
Cadmium	0.44B			34,000
Chromium	6.5B	10.6B	26.2	100,000
Lead	106	19.7	124	500,000
Mercury	0.10B	0.06B	0.17B	20,000
TPH (ppm)	270	200	110	500 ppm

Notes:

J = Compound was detected at an estimated concentration between the instrument and method detection limits

Inorganics:

B = Greater than instrument detection limit but less than Contract Required Detection Limit (CRDL)

Table 3.1 (cont.): Summary of Soil Sample Results - Myrtle & Booth Streets, New Britain, CT

Sample Identification:	B1	B2	B2A (Dup of B2)	B4	B5	B6	B7 (Dup of B6)	CT Res Criteria (ppb)	GB Mobility Criteria (ppb)
Sample Depth (ft):	6-8'	9-11'		3-5'	0-2'	6-8'			
VOCs (ppb)									
Methylene chloride	98	11B	10B	10B	9B	12B	NA	82,000	1,000
Acetone	11	27	30	8J	11	8J	NA	500,000	140,000
2-Butanone (MEK)		10J	13			24		500,000	80,000
SVOCs (ppb)									
Phenanthrene						360J		1,000,000	40,000
Fluoranthene						440	250J	1,000,000	56,000
Pyrene						360J	220J	1,000,000	40,000
Benzo[a]anthracene						180J		1,000	1,000
Chrysene						200J		84,000	1,000
Benzo[b]fluoranthene						210J		1,000	1,000
ETPH (ppm)	9.8	12	NA	6.6	6.5	77	NA	500 ppm	2,500 ppm

Notes:

J = Compound was detected at an estimated concentration between the instrument and method detection limits
NA = Not Analyzed

Inorganics:

B = Greater than instrument detection limit but less than Contract Required detection limit (CRDL)

BORING LOG

SOIL BORING NO. 1

Project No. 01218-1370-00002

Sample ID: B-1

Location: Mechanicville, NY

Total Depth: 9'

Date: 10/22/1999

Excavation Contractor
Zebra

TRC Inspectors:
S. Rutkowski

Drilling Rig Type:
Geo-Probe

DEPTH (feet)	REG (feet)	SUBSURFACE DESCRIPTION	Remarks:
0 - 4 feet	1.5	Asphalt followed by Brown M-Sand, trace gravel.	slight petrol. odor
4 - 8 feet	2	Coarse sand and gravel followed by Brown sand and gravel, some silt.	slight petrol. odor
8 - 9 feet	0.6	Brown sand and gravel.	petroleum odor
		Refusal. Hard rock encountered	
		No ground water observed in excavation.	

TEST PIT LOG
TEST PIT NO. 2

Location: Central Portion of Site

Dimensions, L x W x D (feet): 10' x 3' x 8.5'

Date: 09/22/1999

Excavation Contractor: AET

TRC Inspectors: G. Huit

Sample ID/Depth: TP-2 / 8-8.5'

DEPTH (feet)	SUBSURFACE DESCRIPTION
0 - 8.5 feet	<p>Brown/reddish brown F-M sand, little coarse sand and gravel, trace silt, moist.</p> <p>Clay pipe pieces encountered between 1-3 feet, brick. No stain/odor.</p> <p>Hard rock encountered.</p> <p>No ground water observed in excavation.</p>

TEST PIT LOG
TEST PIT NO. 3

Location: Eastern Central Portion of Site

Dimensions, L x W x D (feet): 10' x 3' x 11'

Date: 09/22/1999

Excavation Contractor: AET

TRC Inspectors: G. Huit

Sample ID/Depth: TP-3 / 10'

DEPTH (feet)	SUBSURFACE DESCRIPTION
0 - 3 feet	Brown F sand, little coarse sand & gravel, brick pieces, dry. No stain/odor. Brick/mortar foundation encountered just below grade.
3 - 10.5 feet	Reddish brown F sand, little gravel, trace silt, dry. No stain/odor
10.5 - 11 feet	Groundwater encountered at ~11 feet.

TEST PIT LOG **TEST PIT NO. 4**

Location: West Central Portion of Site

Dimensions, L x W x D (feet): 10' x 3' x 7'

Date: 09/22/1999

Excavation Contractor: AET

TRC Inspectors: G. Huit

Sample ID/Depth: TP-4 / 7'

DEPTH (feet)	SUBSURFACE DESCRIPTION
0 - 2 feet	Brownish Red F-M Sand, little coarse sand and gravel, trace silt and cobble, dry. No stain/odor.
2 - 7 feet	Orangish Brown F-M Sand, little silt, trace gravel and cobble, dry. No stain/odor. Hard Rock (shale) encountered. No ground water observed in excavation.

TEST PIT LOG

TEST PIT NO. 5

Location: Northeastern Portion of Site

Dimensions, L x W x D (feet): 10' x 3' x 6'

Date: 09/22/1999

Excavation Contractor: AET

TRC Inspectors: G. Huit

Sample ID/Depth: TP-5 / 6'








DEPTH (feet)	SUBSURFACE DESCRIPTION
0 - 6 feet	<p>Reddish brown F-M Sand and Silt, little M-C sand and gravel, little cobble, dry to moist. No stain/odor. Old sewer pipe hit at ~4 feet.</p> <p>Hard rock encountered.</p> <p>No ground water observed in excavation.</p>

BORING LOG

Boring: B6
Project Name: Brownfield: Mryle & Booth
Project Location: New Britain, CT

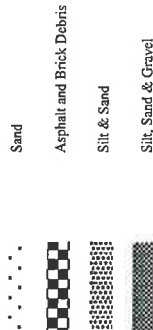
Drilling Company: Glean Drilling
Drillers: Roy Glenn
Drill Rig: Beaver Model B-3, using 2 1/4" I.D. augers & 2" O.D. split spoons

Date Started: March 16, 2000
Date Completed: March 16, 2000
TRC Inspector: L. Bane

Depth (feet)	Blow Counts (per 6")	Recovery (feet)	FID* (ppm)	Description	Lithology
0-2	6, 6, 7, 4	0.6	0.0	0.0' - 0.2' Red Brown F-M SAND 0.2' - 0.6' Brown F-SAND, fill	
2-4	10, 31, 38, 39	1.1	0.0	0.0' - 0.4' Brown F-SAND, moist no odor, fill 0.4' - 0.5' Asphalt and brick debris, fill 0.5' - 1.1' Red Brown SILT and F-SAND with some M-C sand and C-gravel, moist no odor	  
4-6	19, 31, 32, 29	0.4	0.0	0.0' - 0.4' Red Brown SILT to C-SAND with some C-gravel, moist, no odor	
6-8	31, 42, 23, 17	1.0	0.0	0.0' - 1.0' Red Brown SILT and F-SAND (very dense), dry, no odor	
8-10	16, 14, 26, 50 1/2"	0.5	1.0	0.0' - 0.5' C-GRAVEL with little silt and F-sand, saturated, slight petro odor	

Samples: B6 - VOCs collected from 6'-8' interval
B6 - SVOCs & ETPH, composite of complete soil column,
duplicate collected for ETPH (identified as B7)

Geologic Symbols:

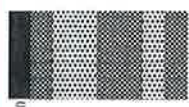





BORING LOG

Boring: B5
Project Name: Brownfield: Mryle & Booth
Project Location: New Britain, CT.

Drilling Company: Glenn Drilling
Drillers: Roy Glenn
Drill Rig: Beaver Model B-3, using 2 1/4" I.D. augers & 2" O.D. split spoons

Date Started: March 16, 2000
Date Completed: March 16, 2000
TRC Inspector: L. Bane

Depth (feet)	Blow Counts (per 6")	Recovery (feet)	FID* (ppm)	Description	Lithology
0-2	4, 5, 4, 10	1.3	0.0	0.0' - 0.1' Asphalt 0.1' - 1.3' Red Brown F-SAND with little silt, M-C sand and gravel	
2-4	10, 29, 41, 47	1.3	0.0	0.0' - 0.45' Red Brown SILT and F-SAND, saturated, no odor 0.45' - 1.3' Red Brown SILT and F-SAND with some coarse gravel, dry no odor	
4-6	29, 48, 56, 70/3*	1.6	0.0	0.0' - 0.5' Red Brown SILT and F-SAND, moist, no odor 0.5' - 1.6' Red Brown SILT and F-SAND (very dense) and rock debris, dry, no odor Refusal at 6'	
Samples: B5 - VOCs collected from 0' - 2' interval B5 - SVOCs & ETPH composite of complete soil column					
Geologic Symbols:					
<div><div></div><div>Asphalt</div><div></div><div>Silt & Sand</div><div></div><div>Silt, Sand & Gravel</div></div>					

BORING LOG

Boring: B4
Project Name: Brownfield, Myle & Booth
Project Location: New Britain, CT.

Drilling Company: Glenn Drilling
Drillers: Roy Glenn
Drill Rig: Beaver Model B-3, using 2 1/4" I.D. augers & 2" O.D. split spoons

Date Started: March 16, 2000
Date Completed: March 16, 2000
TRC Inspector: L. Bane

Depth (feet)	Blow Counts (per 6")	Recovery (feet)	FID* (ppm)	Description	Lithology
1-3	18, 14, 14, 19	0.95	0.0	0.0' - 0.2' Concrete debris 0.2' - 0.95' Red Brown F-SAND with some silt, M-C sand and gravel, moist, no odor	
3-5	21, 22, 27, 39	1.45	0.0	0.0' - 0.2' Concrete debris 0.2' - 0.5' Red Brown F-M SAND, moist, no odor 0.5' - 0.7' Red Brown SILT and F-SAND, moist no odor 0.7' - 0.9' Red Brown F-M SAND, moist, no odor 0.9' - 1.2' Red Brown SILT and F-SAND, moist no odor 1.2' - 1.45' Red Brown F-M SAND, moist, no odor	
5-7	38, 49, 33, 41	1.4	0.0	0.0' - 1.4' Red Brown F-C SAND and GRAVEL with some silt, moist no odor	
7-9	not recorded	1.3	0.0	0.0' - 1.3' Red Brown SILT and F-SAND with some M-C sand and gravel, moist, no odor	
9-11	38, 67, 48, 35	0.5	0.0	0.0' - 0.4' Red Brown SILT and F-SAND with some C-sand and gravel, moist, no odor 0.4' - 0.5' Red Brown M-C SAND with little silt, saturated, no odor	
Sample B4 - VOCs collected from the 3'-5' interval along with a duplicate for MS/MSD B4 - SVOCs and ETPH collected from composite of the 1'-3' and the 3'-5' interval along with a duplicate for MS/MSD					
Geologic Symbols:					

BORING LOG

Boring: B3
 Project Name: Brownfield Mryla & Booth
 Project Location: New Britain, CT
 Drilling Company: Glen Drilling
 Drillers: Roy Glen
 Drill Rig: Beaver Model B-3, using 2 1/4" I.D. augers & 2" O.D. split spoons
 Date Started: March 16, 2000
 Date Completed: March 16, 2000
 TRC Inspector: L. Hane


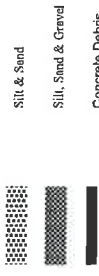

Depth (feet)	Blow Counts (per 6")	Recovery (feet)	FTD* (ppm)	Description	Lithology
1-3	6, 7, 11, 22	0.95	0.0	0.0' - 0.1': Concrete debris 0.1' - 0.95': Red Brown SILT and F-SAND with some M-C sand and gravel, moist, no odor	
3-5	23, 50/1*	0.3	0.0	0.0' - 0.1': Concrete debris 0.1' - 0.3': Red Brown SILT and F-SAND with some coarse gravel, moist, no odor	
5-7	33, 41, 32, 29	1.7	0.0	0.0' - 0.5': Coarse GRAVEL with little silt and F-sand, saturated, no odor 0.5' - 1.7': Red Brown SILT and F-SAND with some M-C sand and gravel, saturated, no odor	
7-9	29, 30, 30, 31	1.8	0.2	0.0' - 0.2': Red Brown C-SAND with little F-M sand and silt, saturated no odor 0.2' - 1.8': Red Brown SILT and F-SAND, saturated, no odor	
				Sampler: No sample collected, insufficient soil	
					<p>Legend: Symbols</p>

BORING LOG

Boring: B2
 Project Name: Brownfield Myle & Booth
 Project Location: New Britain, CT

Drilling Company: Glenn Drilling
 Drillers: Roy Glenn
 Drill Rig: Beaver Model B-3, using 2 1/4" I.D. augers & 2" O.D. split spoons

Date Started: March 16, 2000
 Date Completed: March 16, 2000
 TRC Inspector: L. Bane

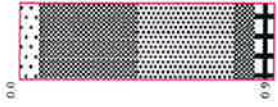
Depth (feet)	Blow Counts (per 6")	Recovery (feet)	FTD* (ppm)	Description	Lithology
1-3	6, 12, 19, 20	0.1	0.0	0.0' - 0.1' Red Brown SILT and F-SAND with some M - C sand, gravel and concrete debris, dry, no odor	
3-5	26, 30, 39, 31	1.7	1.1	0.0' - 0.4' Concrete debris 0.4' - 1.7' Red Brown SILT and F-SAND with some C-sand and gravel, dry, no odor	
5-7	25, 22, 52, 29	1.0	0.0	0.0' - 0.5' Red Brown SILT to C-SAND and GRAVEL, dry, no odor 0.5' - 1.0' Red Brown SILT to C-SAND and GRAVEL, moist, no odor	
7-9	21, 23, 33, 29	1.1	0.0	0.0' - 0.2' Red Brown SILT to C-SAND and GRAVEL, saturated, no odor 0.2' - 0.5' Red Brown SILT to C-SAND with some gravel, moist, no odor 0.5' - 1.1' Red Brown SILT to C-SAND with some gravel and rock debris, dry, no odor	
9-11	15, 22, 20, 39	2.4	0.0	0.0' - 2.4' Red Brown M-C SAND with some F-sand and little silt, saturated, no odor	
Samples B2 - VOCs, SVOCs and ETPH collected from the 7'-9' interval Duplicate VOC sample collected and labeled B2A					
<div> <div> <p>Geologic Symbols:</p>  <p>Silt & Sand Silt, Sand & Gravel Concrete Debris</p> </div> <div> <p>Geologic Symbols:</p>  <p>Fine to coarse Sand and Gravel</p> </div> </div>					

HORING LOG

Boring: B1
 Brownfield: Meryle & Booth
 cation: New Britain, CT

Drilling Company: Glenn Drilling
 Driller: Roy Glenn
 Drill Rig: Beaver Model B-3, using 2 1/4" I.D. augers & 2" O.D. split spoons

Date Started: March 16, 2000
 Date Completed: March 16, 2000
 TRC Inspector: L. Bane

Depth (feet)	Blow Counts (per 6")	Recovery (feet)	FID* (ppm)	Description	Lithology
1-3	20, 32, 18, 17	0.90	0.0	0'0" - 0'3" Brown F-C SAND and Gravel with asphalt debris 0'3" - 0'9" Brown F-C SAND with some silt and F-C gravel, dry no odor	
3-5	51, 62, 50/3"	0.30	0.0	0'9" - 0'3" Red Brown SILT and F-SAND with some M - C sand and gravel, moist, no odor	
5-7	32,90,91,93	1.80	0.0	0'0" - 0'65" Red Brown SILT and F-SAND with some M - C sand and gravel, very dense, moist, no odor 0'65" - 1'0" Red Brown SILT and F-SAND, very dense, dry, no odor 1'0" - 1'35" Red Brown SILT with F-C sand, moist, no odor 1'35" - 1'7" Red Brown SILT and F-SAND, dry no odor 1'7" - 1'8" Red Brown SILT with F-C sand, dry, no odor	
7-9	Not Recorded	2.10	15.0 ⁽¹⁾	0'0" - 1'8" Red Brown SILT with F-sand, gravel and rock debris, saturated and slight petroleum odor at tip 1'8" - 2'1" Rock Debris	
				Samples: B1 - VOCs, SVOCs & ETPH collected at 7'-9" interval	
Notes: (1) = FID reading of 15 ppm collected from soils at the tip of the spoon, rest of soil column had no FID response.					