

PHASE I – ENVIRONMENTAL SITE ASSESSMENT

**424-444 Chapel Street
New Haven, Connecticut**

ConnDOT Assignment No. 214-5208
ConnDOT Project No. 0092-0531-3A

Prepared for:



State of Connecticut
Department of Transportation
Newington, Connecticut 06131

Prepared by:



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April 28, 2016

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	3
2.0	SITE HISTORY	3
3.0	POTENTIAL RECEPTORS	6
	3.1 Groundwater	6
	3.2 Surface Water	6
	3.3 Water Supply	6
	3.4 Endangered Species and Natural Diversity Database Area	6
4.0	SITE GEOLOGY	7
	4.1 Surficial	7
	4.2 Bedrock	7
	4.3 Groundwater Flow	7
5.0	ENVIRONMENTAL RECORDS REVIEW	8
	5.1 Connecticut Department of Energy and Environmental Protection	9
	5.2 Environmental Protection Agency	11
	5.3 Municipal Environmental Records Regulatory Review	12
6.0	SITE RECONNAISSANCE	13
	6.1 Inspection Personnel	
	6.2 Property Description	13
	6.2.1 General	13
	6.2.2 Water Supply	13
	6.2.3 Wastewater Disposal	13
	6.2.4 Chemical/Waste Storage	13
	6.2.5 Transformers	13
	6.2.6 On-Site Storage Tanks	13
	6.3 Interview with Site Owners or Operators	14
7.0	CONCLUSIONS AND RECOMMENDATIONS	15
	7.1 Conclusions	15
	7.2 Recommendations	16

FIGURES

Figure 1 – Site Location Plan

Figure 2 – Phase I Site Plan

APPENDICES

APPENDIX A – City of New Haven City Clerk Information, Sanborn Fire Insurance Maps, Historical Topo Maps, City Directories & Aerial Photographs

APPENDIX B – DEEP File Search Information & EDR Reports

APPENDIX C – Underground Storage Tanks Closure Report

APPENDIX C – Site Photos

1.0 INTRODUCTION

On behalf of the Connecticut Department of Transportation (ConnDOT), CDR Group Inc. (CDRG) has conducted a Phase I Environmental Site Assessment (ESA) of the property located at 424-444 Chapel Street in New Haven, Connecticut, herein referred to as the "Site". Figure 1 depicts the Site Location. The Phase I ESA has been conducted in accordance with: ASTM E 1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" and the Connecticut Department of Energy and Environmental Protection (CTDEEP) "Site Characterization Guidance Document" dated September 2007, under the direction of a Licensed Environmental Professional (LEP).

1.1 Purpose

The purpose of the Phase I ESA is to evaluate the present condition of the Site and provide a professional opinion regarding the likelihood that a "Release" of chemicals, hazardous substances or petroleum products has occurred on the property which ConnDOT is proposing for future transfer.

The scope of this evaluation was as follows:

- evaluate the site history of the property;
- conduct an environmental database review of the property (See attached Environmental Data Resources, Inc. (EDR) documents)
- conduct a municipal, Connecticut Department of Energy and Environmental Protection (CTDEEP), 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 and physical setting of the property;
- perform a site reconnaissance;
- define and discuss Recognized Environmental Conditions (RECs) encountered pertaining to the potential presence of hazardous substances or petroleum products at the site;
- provide an opinion regarding the site's status as an "Establishment" with respect to Connecticut's Transfer Act;
- recommend a future course of action based on potential environmental risks encountered in the RECs at the site; and
- prepare a site-wide plan showing potential release areas that warrant investigation and proposed Phase II sampling locations.

The scope of services for this project did not include asbestos, lead paint, or radon surveys, or the collection of any soil or groundwater samples for laboratory analyses.

1.2 Background

1.2.1 Property Description and Ownership

The subject property is located at 424-444 Chapel Street in New Haven, Connecticut and is currently used as ConnDOT District 3A offices and the I-95 New Haven Program Management Office. The property is bounded by South Wallace Street to the east, Chapel Street to the north, Interstate 91 (I-91) to the west, Interstate 95 (I-95) and the ramp connecting I-95 to I-91 to the south. The City of New Haven Property Records indicate that the Site is 2.36 acres in size, Map 203, Block 0545 and Lot 00100.

A more detailed description of the property is provided in Section 6.0, Site Reconnaissance. The site location is shown on Figure 1, and a 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 property. The Site is currently owned by the State of Connecticut and the ownership is described below:

Owner	Date of Acquisition	Volume/Page
State of Connecticut (Via certificate of condemnation)	8/15/2006	7684/82
424 Chapel Street, LLC	6/28/1996	5012/27
C + M Associates	10/28/1986	3552/112
424 Chapel, Inc. (3 pieces comprising the Site)		
From City of New Haven	4/3/1967	2325/642
From Estate of Jack Breslav	11/26/1965	2294/632
From Helen Breslav, Carol Diamond & Jacqueline Cole	11/26/1965	2294/634
Jack & Helen Breslav, Carol Diamond & Jacqueline Cole (Parcel C-10A)	1/11/1963	2165/453

The City of New Haven owned the entire area comprising the Site back until at least 1955. The transfer prior to 1955 could not be located.

The above is the City of New Haven Clerk information. No other information pertaining to environmental issues were in the municipal records.

1.2.2 Adjacent Land Use

The property is bounded by South Wallace Street to the east, Chapel Street to the north, Interstate 91 (I-91) to the west, Interstate 95 (I-95) and the ramp connecting I-95 to I-91 to the south. The Site is predominantly flat and the building footprint, concrete apron and paved parking area cover most of the property. Surrounding land use within a 500-foot radius includes commercial properties and the highway right-of-way (ROW).

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 1900's. The site history of the property was compiled from information obtained from the Connecticut Department of Energy & Environmental Protection (CTDEEP), the city directories, Sanborn Fire Insurance Maps, aerial photographs, municipal records, and internet searches.

The Site History indicates that the manufacturing of electrical instruments & switches and metal plating operations were conducted at the Site from approximately 1967 (J.B.T. Instrument Co.) to October 17, 1986 when the Eaton Corporation ceased all plating operations at the Site and moved their operation to North Carolina and Alabama. Following closure of the plant, a Negative Declaration Form I was submitted to the DEP on October 29, 1986 for the property by the Eaton Corporation. Subsequent tenants of the property included a flooring company, engineering consulting firm, offices, recycling company, offices, and maintenance garage. Prior to 1967, residences, bakery, and school occupied the property.

Aerial photography of the properties was obtained from the EDR database search for the years 1934, 1940, 1949, 1951, 1963, 1966, 1970, 1972, 1980, 1986, 1990, 1991, 1995, 2005, 2006, 2008, 2010 and 2012. The New Haven city directories contained reverse address lookups for the properties from 1961 to 2013. EDR Historical Topo Maps for the years 1892, 1921, 1943, 1954, 1967, 1972, 1984 and 2012 were also reviewed. In addition, the Sanborn Fire Insurance Maps from 1886, 1901, 1923, 1951, and 1973 depict the property.

The *Price & Lee, Johnson and Cole Information City Directories* that contain listings for New Haven from 1961 to 2013 listed the following tenants for the property. The 444Chapel Street address was not listed in the directories until 1992.

1961	Saverino Cannaverde, Salvatore Anastasio, Vacant and Alfred B Nargi
1969	JBT Instruments Inc.
1976	JBT Instruments Inc., Shurite Meter Scientific Instruments, Tor Psisterer & Associates Consulting Engineers
1986	Eaton Corporation, Tor and Partners
1992	Tor and Partners (424) Atlantic Floor Center, Boltens Linoleum, Joseph Cohn & Sons, Delta Development Co. (444)
1995	Tor Smolen Calini & Anastos (424) Atlantic Floor to Ceiling, Boltens Linoleum, Joseph Cohn & Son Inc. (444)
1999	Tor Smolen Calini & Anastos (424)

	Aramark Incorporated, Boltens Linoleum Shop (444)
2003	John Smolen & Associates, LLC, Zulema Highsmith (424) Aramark Inc., Atlantic Floor Covering, City of New Haven Education Department (444)
2008	No listing for 424 Chapel Street NHBE Maintenance Department (444)
2013	Cianbro Middlesex JV (424) No listing for 444 Chapel Street

The City of New Haven Clerk's records contained a plan dated January 2, 1963 entitled "Parcel C-10, Wooster Square Redevelopment and Renewal Project, City of New Haven, which shows the subject property.

The 1886 to 1973 Sanborn Fire Insurance Maps depict the property as follows:

1886	Residences and the Wooster Public School are shown on the property.
1901	Residences and the Wooster Public School are shown on the property.
1923	Residences, a bakery and the Wooster Public School are shown on the property.
1951	Residences, and a restaurant are shown on the property. The school is listed as "Vacant – Boarded Up" and the bakery is no longer shown.
1973	Residences are no longer shown on the property. Interstate 91 and ramps are shown to the south and west of the property which was depicted residential area on prior mapping. Offices, a machine shop and parking are shown on the property.

The following information summarizes the characteristics of the Site as depicted in the aerial photographs:

1991, 1995, 2005, 2006,
2008, 2010, and 2012

The photographs depict the structures and paved parking area on the Site similar to the 1990 photograph and are similar to current Site conditions with no apparent changes.

1990:

The photograph depicts an addition on the building in the northeast corner and paved parking on Site.

1966, 1970, 1972, 1980,
and 1986:

The photographs depict a building in the northeast corner of the Site and vehicle parking.

1963:

The photograph depicts the construction of Interstate 91 and ramps south and west of the Site.

1934, 1940, 1949, and 1951: The photographs depict residential structures on the Site.

Copies of the site plan from the City of New Haven Clerk's records, Sanborn Fire Insurance Maps, city directories, historical topo maps, and aerial photographs are included in Appendix A of this report.

3.0 POTENTIAL RECEPTORS

3.1 Groundwater

The CTDEEP's "Environmental GIS Data for Connecticut" (Dated November 2015) depicts the groundwater classification 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. In addition, the properties are not listed within an Aquifer Protection Area (APA) according to the November 2015 GIS data.

3.2 Surface Water

The Site is located within the South Central Shoreline Basin within the South Central Coast Major Basin. There are no surface water bodies on or adjacent to the property. In addition, the Site is not within the limits of the Coast Boundary according to DEEP's Coastal Boundary Map for New Haven dated January 2013. However, the Site is within the limits of the Coastal Area according to DEEP's Coastal Area Map for New Haven dated January 2013.

3.3 Water Supply

Water service in the area of the Site is provided by the City of New Water Department. No public water-supply wells or surface-water sources are located within a 1.0 mile radius of the properties according to the *Atlas of the Public Water Supply Sources and Drainage Basins of Connecticut*, June 1982.

3.4 Endangered Species & National Diversity Database Area

According to the DEEP's Natural Diversity Database Areas Map for New Haven (Dated September 2015) does not indicate that any state or federally listed species and significant communities are present on the Site.

4.0 SITE GEOLOGY

The geology of the Site has been compiled from existing published documents and is summarized below.

4.1 Surficial

The CTDEEP's August 2009 Surficial Materials, New Haven, Connecticut map indicates that the surficial materials on Site are glacial meltwater deposits consisting of sand and gravel overlying sand overlying fines.

4.2 Bedrock

The Bedrock Geological Map of Connecticut, compiled by John Rodgers in 1985, indicates that the bedrock unit underlying Site is the New Haven Arkose which is described as reddish, poorly sorted arkose. Bedrock outcrops were not observed on the property.

4.3 Groundwater Flow

The flow direction of groundwater is controlled mainly by topography and is inferred to be to the south towards New Haven Harbor.

5.0 ENVIRONMENTAL RECORDS REVIEW

An environmental records review has been conducted for select file information from the EPA, CTDEEP, and municipal files. In addition, to supplement the file review, an electronic database report was requested for the property from Environmental Data Resources, Inc. (EDR). Copies of the results of the EDR reports are enclosed as Appendix B in this report. 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 Corrective Action Facilities List	0.5 mile
Federal RCRA Generators List	Site and adjoining properties
Federal Emergency Response Notification System (ERNS)	Site
Federal Facility Index System (FINDS)	Site
Federal Hazardous Materials Incident Response System (HMIRs)	Site
Federal national Compliance Database (NCDB)	Site
CTDEEP Inventory of Hazardous Waste Sites	0.5 mile
CTDEEP Landfill and/or Solid Waste Disposal Sites	Site and adjoining properties
CTDEEP Leaking Underground Storage Tank Lists	Site and adjoining properties
CTDEEP Registered Underground Storage Tank Information	Site and adjoining properties
CTDEEP Oil and Chemical Spills	Site and adjoining properties
CTDEEP Water, PERD, Waste , & PCB Files	Site and adjoining properties
CTDEEP Administrative Orders Database	Site and adjoining properties
CTDEEP Leachate and Wastewater Discharge Source	Site and adjoining properties
Municipal Records	Site

5.1 Connecticut Department of Energy and Environmental Protection

The CTDEEP's files and EDR database were reviewed in accordance with the sources and minimum search distances listed in the above table. The files contained the following information pertaining to the property and copies are included in Appendix B of this report.

Hazardous Waste Management Section

December 23, 1981

Correspondence from Eaton Corporation to DEP Water Compliance with regard to the handling of metal hydroxide sludge.

June 26, 1986

Eaton Corporation Inter-Office Correspondence indicating that the New EPA ID # issued for the corporation as a RCRA Large Quantity Generator (LQG) is CTD098180433.

August 12, 1986

Correspondence from Eaton Corporation to DEP Hazardous Waste Management Section informing the Department that the plating department in its New Haven plant will be shutting down and a tentative schedule was provided. The correspondence indicated that plating operations would cease on August 15, 1986; clean up would begin on August 18, 1986; and all work would be completed by September 30, 1986.

February 10, 1987

Correspondence to Eaton Corp. from the DEP Hazardous Waste Management Section with regard to the filing of a 1986 Small Quantity Generator Annual Report. The correspondence indicated that the Eaton Corporation has requested that their RCRA notifier status be changed from that of a hazardous waste GENERATOR to SMALL QUANTITY GENERATOR. The DEP informed them that small quantity generators are required to file a Small Quantity Generator Annual Report by March 1st of each year.

December 12, 1989

Correspondence from DEP Hazardous Waste Management Section to Eaton Corporation indicating that their status change request from a Large/Small Quantity Generator to a Non Handler of Hazardous Waste has been approved by Connecticut Department of Environmental Protection Hazardous Waste Management Section in conjunction with the U.S. Environmental Protection Agency.

Property Transfer Program

December 23, 1986

Acknowledgement from DEP dated December 23, 1986 of Receipt of a Negative Declaration Form I that was submitted pursuant to Public Act 85-568 regarding the transfer of Eaton Corporation located at 424 Chapel Street in the Town of New Haven, Connecticut. A Negative Declaration Form I dated October 24, 1986 was submitted the DEP for the transfer of the property from Eaton Corporation to C & M Associates indicating that there has been no discharge, spillage, uncontrolled loss, seepage or filtration of hazardous waste on-site and that any hazardous waste which remains on-site is being managed in accordance with Chapters 445 and

446K of the general statutes and regulations adopted thereunder.

Underground Storage Tank Program

January 30, 2007

UST Compliance Evaluation for the Site indicated that the following four (4) underground storage tanks (USTs) were closed in place and still in the ground at the time of the evaluation:

- Tank ID A1 – 10,000 gallon gasoline
- Tank ID B1 – 5,000 gallon diesel
- Tank ID C1 – 550 gallon used oil
- Tank ID D1 – 550 gallon gasoline

August 1, 2009

A copy of the Underground Storage Facility Notification EPHM-6 dated 08-01-09 for the UST closure indicated that the four (4) on-site tanks, Tank ID A1 – 10,000 gallon gasoline, Tank ID B1 – 5,000 gallon diesel, Tank ID C1 – 550 gallon used oil, and Tank ID D1 – 550 gallon gasoline, were last used in August 2008 and were removed from the Site in 2008. A copy of the Underground Storage Tank Closure report dated December 17, 2008 was obtained from ConnDOT and is included in Appendix C of this report.

Waste Engineering and Enforcement Division

March 8, 2005

The DEEP Waste Engineering and Enforcement Division issued a Notice of Violation – Recycling, City of New Haven Public Schools to Aramark Corporation located at 444 Chapel Street with regard to the recycling and separation of items in the schools as required by Connecticut General Statutes of Connecticut Section 22a-241b(c).

5.2 Environmental Protection Agency

The EPA National Priorities (Superfund) List (NPL), CERCLA List, RCRA Corrective Actions Facilities Database, RCRA Treatment Storage and Disposal Facilities (TSDF) EPA RCRA Hazardous Waste Generators List, CT Manifest, CT UST, CT LUST, ERNS, TRIS, FINDS, HMIRS, and NCDB were reviewed as part of the Phase I ESA. The databases did not contain any listings for the Site with the exception of the following:

Connecticut Recovered Government Archives Leaking Underground Storage Tank (CT RGA LUST)

Joseph Cohn & Son, 424 Chapel Street property was included in the CT RGA LUST list in the EDR Report.

Connecticut Underground Storage Tanks (CT UST)

Joseph Cohn & Son, 424 Chapel Street property was included on the CT UST list in the EDR Report which indicated that four (4) USTs, 10,000 gallon gasoline, 5,000 gallon gasoline, 550 gallon used oil and 550 gallon gasoline, were permanently closed and removed from the Site in 2009.

Connecticut Manifest List (CT Manifest)

Eaton Corp. Commercial Controls Division, 424 Chapel Street property was included on the CT Manifest list in the EDR report which indicated that hazardous waste (D007, F001, and F006) was generated on the Site from 1984 to 1986 under EPA ID: CTD098180433.

New Haven Board of Education, 444 Chapel Street property was included on the CT Manifest list in the EDR report which indicated that hazardous waste (D009) was generated on the Site from 1996 to 1998.

Joseph Cohn and Son Incorporated, 444 Chapel Street property was included on the CT Manifest list in the EDR report which indicated that hazardous waste (F003) was generated on the Site in 1988.

Connecticut Leaking Underground Storage Tank (CT LUST)

Joseph Cohn & Son, 424 Chapel Street property was included on the CT LUST list in the EDR report which indicated that an incident occurred on the Site on 09/01/2008 and the LUST status was pending.

Connecticut Property Transfer

The EDR report included information on the transfer of the property from the Eaton Corporation to C & M Associates and indicated that a Form I (DEP-PERD-PTP-201) was filed on 10/29/1986. A Form I is filed when no release of hazardous waste has occurred at the parcel being transferred.

CT Site Discovery and Assessment Database (CT SDADB)

The EDR report indicated that the Eaton Corporation, 424 Chapel Street was included on the CT SDADB list as a result of the Property Transfer Program (PTP) filing in 1986.

RCRA Non-Generator / NLR

The EDR report indicated that the Eaton Corporation, 424 Chapel Street, EPA ID: CTD098180433 was listed as a non-generator of hazardous waste following a status change request received by the EPA.

5.3 Municipal Environmental Records Regulatory Review

The New Haven Fire Marshal's Office and Building Departments were visited in order to review files that may involve environmental issues. No information pertaining to environmental issues for the site was found in the municipal records.

6.0 SITE RECONNAISSANCE

The objective of the site reconnaissance was to inspect the subject properties to determine the presence or potential of a release of hazardous substances or petroleum products. CDRG conducted a site reconnaissance on April 22, 2016 as part of this Phase I ESA.

6.1 Inspection Personnel

The subject property was inspected on April 22, 2016 by Jane Witherell of CDR Group Inc. and the following observations were noted.

6.2 Property Description

6.2.1 General

A paved parking lot, landscaped areas and two (2) connected buildings designated 424-444 Chapel Street cover the 2.36-acre Site. The first building is a single-story brick building which houses the DOT District 3A offices and I-95 New Haven Program Management offices. The second building is a 1 ½-story concrete block maintenance two-bay garage. A concrete apron is located in front of the garage bays in the area of the former USTs which were removed from the Site in 2008. Four (4) monitor wells were observed in the concrete apron. Two (2) dumpsters were located in the southwest corner of the paved parking lot adjacent to the retaining wall for the I-95/I-91 ramp. The Site perimeter is fenced and gated and the I-95/I-91 ramp abuts the property to the south. No other environmental concerns were observed on the Site.

6.2.2 Water Supply

Public water service is provided to the property by the New Haven Water Department.

6.2.3 Wastewater Disposal

The site is connected to municipal sewers and no on-site septic systems have been used on Site.

6.2.4 Chemical/Waste Storage

No chemical/waste storage was observed on Site during the Site Reconnaissance. Two (2) garbage dumpsters were observed in the southwest corner of the parking lot.

6.2.5 Transformers

No pole-mounted electrical transformers were observed on the Site.

6.2.6 On-Site Storage Tanks

A concrete apron and four (4) monitor wells were observed in the area of the former

underground storage tanks (USTs) during the site reconnaissance. Historic Site information indicated that four (4) USTs were removed from the property and last used in August 2008. CDRG obtained the Underground Storage Tanks Closure report prepared by TRC Solutions, Inc. for removal of the four (4) USTs. The report indicated that no evidence of “releases” were detected during excavation operations and all four (4) tanks appeared intact upon removal from the ground. Confirmation soil samples were collected from the tank graves and analyzed for parameters in accordance with DEEP requirements. The results of the laboratory analyses of the confirmation soil samples did not indicate any contaminants of concern and the report did not recommend any further action regarding the subject site. Additional information on the historic USTs is contained in Section 5.0 of this report and a copy of the closure report is contained in Appendix C.

6.3 Interview with Site Owners or Operators

CDR Group did not interview any past site owners or operators as part of this Phase I ESA.

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 Conclusions

A Phase I ESA, was conducted for ConnDOT on the property located at 424-444 Chapel Street in New Haven, Connecticut. Based on the site history, regulatory file review, and site reconnaissance, the following conclusions are noted.

- The subject property is located at 424-444 Chapel Street in New Haven, Connecticut and is currently used as ConnDOT District 3A offices and the I-95 New Haven Program Management Office.
- The property is bounded by South Wallace Street to the east, Chapel Street to the north, Interstate 91 (I-91) to the west, Interstate 95 (I-95) and the ramp connecting I-95 to I-91 to the south.
- The City of New Haven Property Records indicate that the Site is 2.36 acres in size, Map 203, Block 0545 and Lot 00100.
- The Site is located in a “GB” groundwater area. Based upon the setting of the site, groundwater flow is inferred to be to the south towards New Haven Harbor.
- The CTDEEP’s Natural Diversity Database Areas map for New Haven (Dated September 2015) indicates that no state or federally listed species and significant natural communities are present on the Site.
- The Site History indicates that a former occupant of the property, Eaton Corporation, was a RCRA Generator of Hazardous Waste EPA ID # CT D098180433. The company ceased operations at the Site that generated hazardous waste in 1986. The company’s status was changed and approved by DEP and EPA to a Non Handler of Hazardous Waste in 1989. Subsequent tenants, Joseph Cohn & Sons and the New Haven Board of Education were listed as generators of hazardous waste at the property in the electronic database search for the Site.
- A Negative Declaration Form I dated October 24, 1986 was submitted the DEP for the transfer of the property from Eaton Corporation to C & M Associates indicating that there has been no discharge, spillage, uncontrolled loss, seepage or filtration of hazardous waste on-site and that any hazardous waste which remains on-site is being managed in accordance with Chapters 445 and 446K of the general statutes and regulations adopted thereunder.
- Information obtained during the Phase I ESA indicates that hazardous wastes were generated by other tenants on the Site following the Form I submittal. No additional information with regard to subsequent property transfers was obtained during the file review and there is a likelihood that “releases” have occurred on the Site since the Form I filing in 1986.

- Four (4) underground storage tanks (USTs) were on the Site and last used in 2008. Information obtained from the EDR database search and EPHM-6 form obtained from DEEP indicates that the tanks were removed from the property in 2008. The Site was listed in DEEP's LUST database which indicated "releases" had occurred on the property from these tanks in 2008. However, the UST Closure report prepared for the Site did not indicate that "releases" from the tanks had occurred and no further action was recommended.
- Based upon information obtained from local, State and Federal databases and files, the Site appears to meet the definition of an "Establishment" pursuant to Section 22a-134 et seq. and as amended by Public Act's 01-204 and 03-218 of the Connecticut General Statutes. An "Establishment" is defined as any site "which on or after November 19, 1980, there was generated, except as the result of remediation of polluted soil, groundwater, or sediment, more than 100 kilograms of hazardous waste in any one-month" or where "hazardous waste generated at a different location was recycled, reclaimed, reused, stored, handled, treated, transported, or disposed of." In addition, dry cleaners, furniture-stripping businesses and vehicle body repair facilities operating on or after May 1, 1967 automatically qualify as an Establishment, regardless of the amount of hazardous waste they generate. The Eaton Corporation was RCRA Generator of Hazardous Waste at the Site in the 1980's and would be considered an "establishment". A Negative Declaration Form I was filed for the transfer of the property in 1986 which indicated that no hazardous wastes had been released at the Site. However, subsequent tenants on the Site generated more than 100 kilograms of hazardous waste and therefore would appear to meet the definition of an "establishment". Based on this information, the subsequent transfer of the property would be subject to the provisions of the Property Transfer Program and required form filings.

7.2 Recommendations

The results of the Phase I ESA indicate that the likelihood of a "Release" of chemicals, hazardous substances or petroleum products has occurred on the Site from historic site usage. CDR Group recommends further investigation in the form of a Phase II Environmental Site Assessment of the property to determine if "releases" have occurred prior to property transfer to evaluate the current environmental condition of the Site.

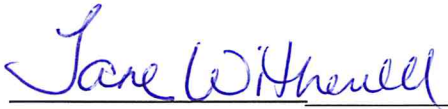
The following qualifications apply to the undersigned's opinion:

The activities described and opinions included herein are based on information gathered during this Phase I ESA that was limited in scope in adherence to the terms of our agreement. The Phase I ESA has been conducted in accordance with: ASTM E 1527-05, "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process" and the CTDEEP "Site Characterization Guidance Document" dated September 2007, under the direction of an LEP. 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:


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

Reviewed by:


David R. Stock, P.E.
Vice President

FIGURES



FIGURE 2 - SITE PLAN - PHASE I ENVIRONMENTAL SITE ASSESSMENT
424-444 CHAPEL STREET
NEW HAVEN, CT

APPENDICES

APPENDIX A
New Haven City Clerk Information
Sanborn Fire Insurance Maps
Historical Topo Maps
City Directories
Aerial Photographs

Owner	Date of Acquisition	Volume/Page
State of Connecticut (Via certificate of condemnation)	8/15/2006	7684/82
424 Chapel Street, LLC	6/28/1996	5012/27
C + M Associates	10/28/1986	3552/112
424 Chapel, Inc. (3 pieces comprising the Site)		
From City of New Haven	4/3/1967	2325/642
From Estate of Jack Breslav	11/26/1965	2294/632
From Helen Breslav, Carole Diamond & Jacqueline Cole	11/26/1965	2294/634
Jack & Helen Breslav, Carole Diamond, & Jacqueline Cole (Parcel C-10A)	1/11/1963	2165/453

City of New Haven owned entire area comprising the site back until at least 1955. The transfer prior to 1955 could not be located

Additional notes:

J-B-T Instruments, Inc. initially leased site from 424 Chapel, Inc. on 1/25/1966 (volume 2315, page 277) with an addendum 4/3/1967 (Vol. 2325, page 652). Eaton Corporation is the successor tenant (bought out J-B-T)

424 CHAPEL ST

Location 424 CHAPEL ST **Assessment** \$1,638,280
Mblu 203/ 0545/ 00100/ / **Appraisal** \$2,340,400
Acct# **PID** 10621
Owner STATE OF CONNECTICUT **Building Count** 1

Current Value

Appraisal			
Valuation Year	Improvements	Land	Total
2014	\$1,867,500	\$472,900	\$2,340,400
Assessment			
Valuation Year	Improvements	Land	Total
2014	\$1,307,250	\$331,030	\$1,638,280

Owner of Record

Owner STATE OF CONNECTICUT **Sale Price** \$0
Co-Owner C/O DEPARTMENT OF TRANSPORTATION **Certificate**
Address OFFICE OF R.O.W. - UNIT 403 **Book & Page** 7684/ 82
P.O. BOX 317546 **Sale Date** 08/15/2006
NEWINGTON, CT 06131-7546 **Instrument** 15

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
STATE OF CONNECTICUT	\$0		7684/ 82	15	08/15/2006
424 CHAPEL STREET LLC	\$0		5012/ 27	1	07/01/1996
UNKNOWN	\$0		3552/ 112		10/28/1986

Building Information

Building 1 : Section 1

Year Built: 1963
Living Area: 58481
Replacement Cost: \$4,054,539
Building Percent 43
Good:
Replacement Cost
Less Depreciation: \$1,743,500

Building Photo

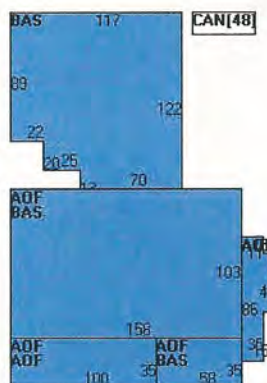
Building Attributes	
Field	Description
STYLE	Whse/Office

MODEL	Ind/Lg Com
Grade	Above Average
Stories:	2
Occupancy	1
Exterior Wall 1	Concr/Cinder
Exterior Wall 2	Brick
Roof Structure	Flat
Roof Cover	T&G/Rubber
Interior Wall 1	Drywall/Plaste
Interior Wall 2	Minim/Masonry
Interior Floor 1	Concr-Finished
Interior Floor 2	Carpet
Heating Fuel	Oil/Gas
Heating Type	Hot Air-no Duc
AC Type	Partial
Bldg Use	IND WHSES MDL-96
Total Rooms	
Total Bedrms	00
Total Baths	0
NBHD Code	
1st Floor Use:	4010
Heat/AC	HEAT/AC SPLIT
Frame Type	MASONRY
Baths/Plumbing	AVERAGE
Ceiling/Wall	SUS-CEIL/MN WL
Rooms/Prtns	AVERAGE
Wall Height	23
% Comn Wall	



(http://images.vgsi.com/photos/NewHavenCTPhotos/\00\04\48\95.JPG)

Building Layout



Building Sub-Areas			Legend	
Code	Description	Gross Area	Living Area	
BAS	First Floor	31527	31527	
AOF	Office	26954	26954	
CAN	Canopy	48	0	
		58529	58481	

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
MEZ1	MEZZANINE-UNF	1259 S.F.	\$6,500	1
ELV2	PASS ELEV	2 STOPS	\$25,800	1
AC	AIR COND	26026 S.F.	\$39,200	1

Land

Land Use

Use Code	9011
Description	STATE ADM MDL-96
Zone	IL
Neighborhood	CHP5

Land Line Valuation

Size (Acres)	2.36
Frontage	0
Depth	0
Assessed Value	\$331,030

Alt Land Appr No
Category

Appraised Value \$472,900

Outbuildings

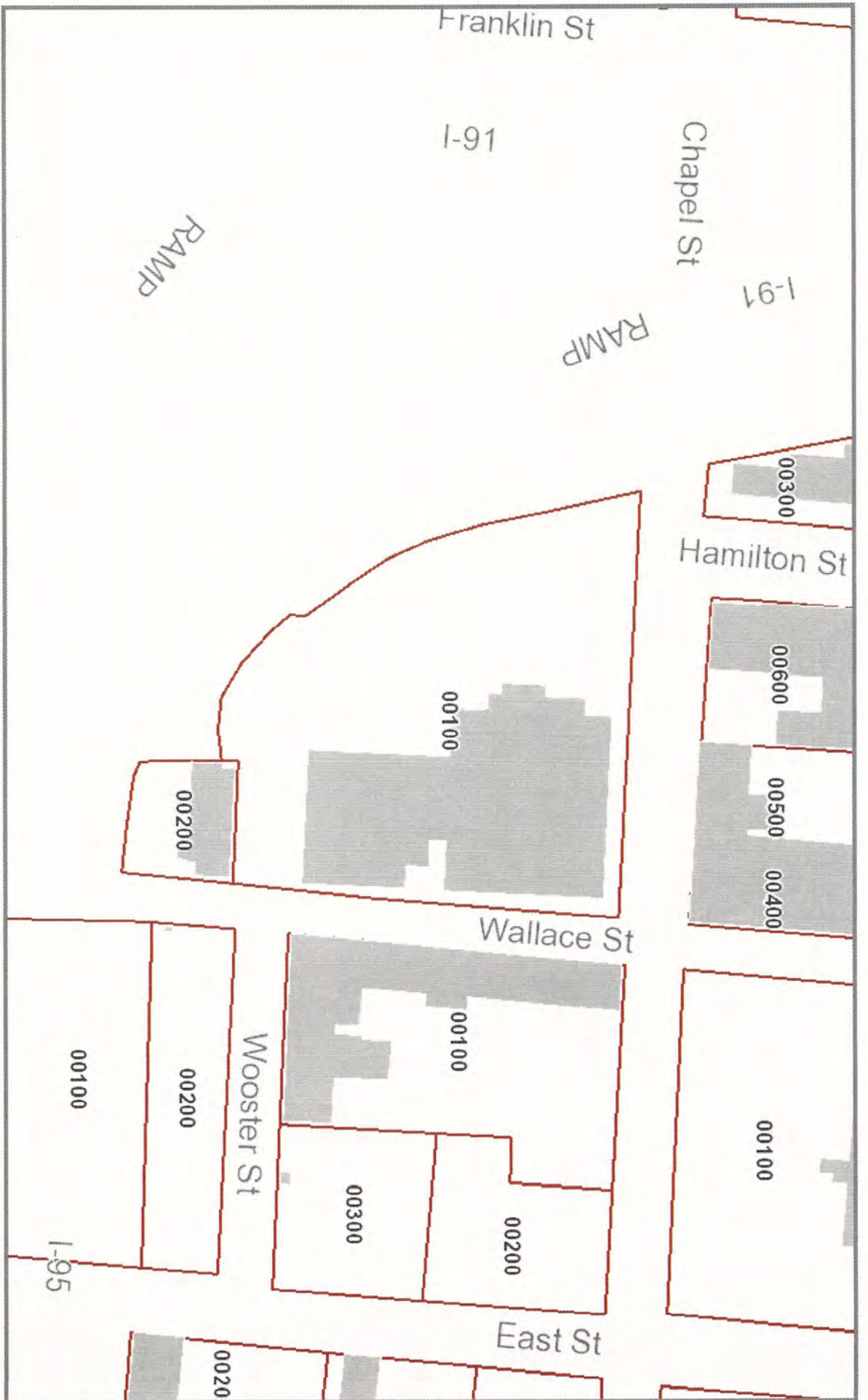
Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV2	PAVING-CONC			5000 S.F.	\$7,500	1
PAV1	PAVING-ASPHALT			45000 S.F.	\$45,000	1

Valuation History

Appraisal			
Valuation Year	Improvements	Land	Total
2013	\$1,867,500	\$472,900	\$2,340,400
2012	\$1,867,500	\$472,900	\$2,340,400
2011	\$1,867,500	\$472,900	\$2,340,400

Assessment			
Valuation Year	Improvements	Land	Total
2013	\$1,307,250	\$331,030	\$1,638,280
2012	\$1,307,250	\$331,030	\$1,638,280
2011	\$1,307,250	\$331,030	\$1,638,280

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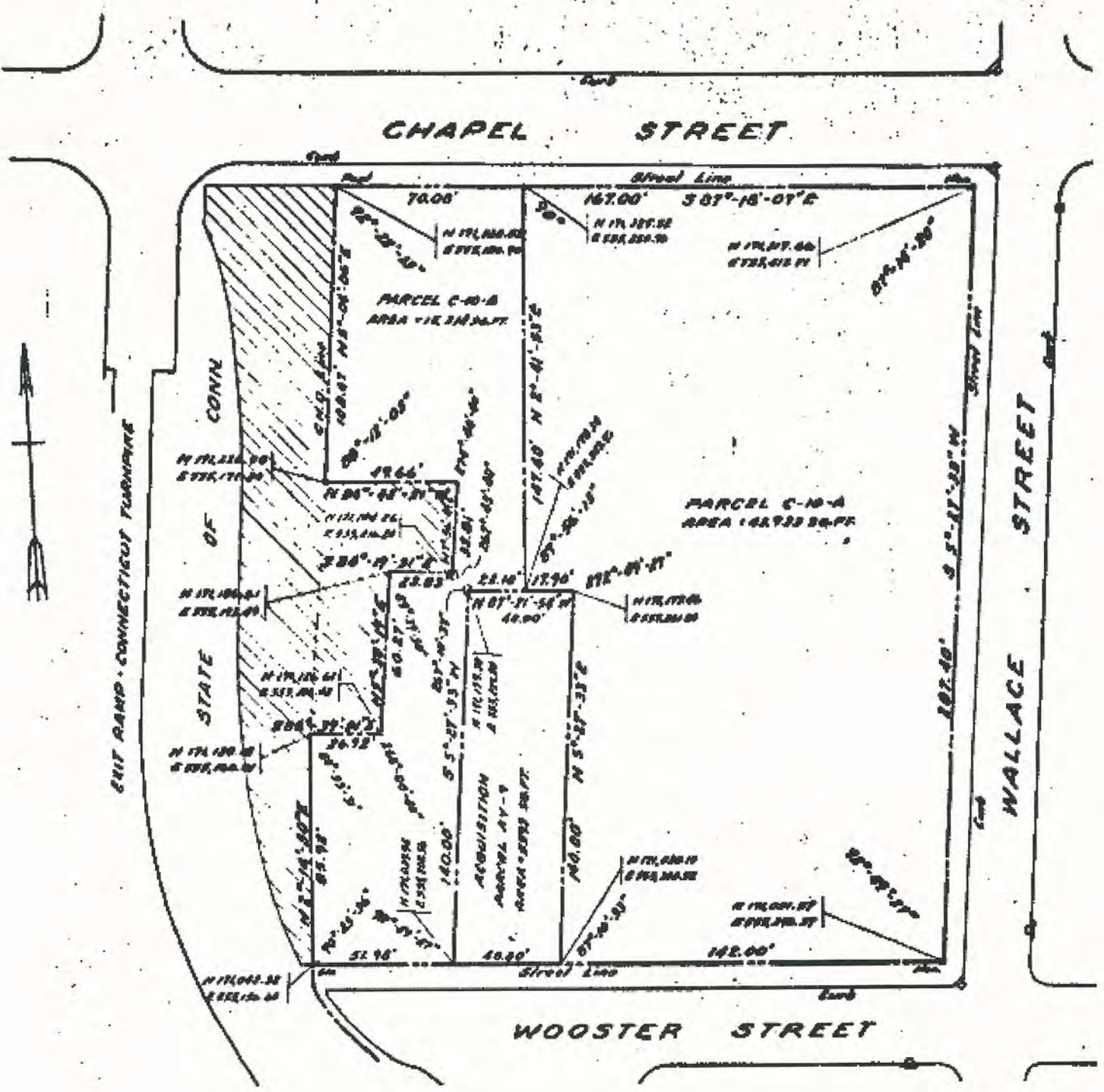
Property Map

1 inch = 149 feet



Data and scale shown on this map are provided for planning and informational purposes only. The municipality and Vision Government Solutions are not responsible for any use for other purposes or misuse or misrepresentation of this information.

2/11/2016

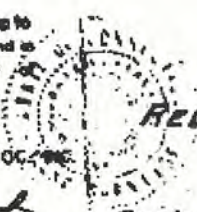


CLARENCE BLAIR ASSOCIATES
INC.
CIVIL ENGINEERS
NEW HAVEN, CONN.

NOTES 70010 DATE 1-2-63
DRAWN BY 240 FILE C-1000

We hereby certify this map to
be substantially correct and in
accordance with class A
Code of Conn. Technical
Council, Inc.
CLARENCE BLAIR ASSOCIATES, INC.

By *[Signature]*



PARCEL C-10
WOOSTER SQUARE
REDEVELOPMENT AND RENEWAL PROJECT
CITY OF NEW HAVEN
CONNECTICUT

Scale 1"=60' January 2, 1963