



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

## ENVIRONMENTAL CONDITION ASSESSMENT FORM (ECAAF)

This form must be certified by the responsible party, owner, or certifying party, as applicable. This certification attests that the information contained in the ECAAF is correct and accurate to the best of such party's knowledge. For detailed directions on completing each part of the ECAAF, refer to the instructions. The ECAAF 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)

ECAAF submitted for  Entire Property or  Release Area

DEEP USE ONLY  
Date and File Room Stamp

RemID#:

### Part I: Site Identification

1. Name of Site: 11 Crown Street

Street Address: 11 Crown Street

City/Town: Meriden

State: CT

Zip Code: 06450-

2. Description in Property Deed:

Recorded on page 242 in volume 4907 of the Town of Meriden land records, as lot 16,

block 0001, on map 0042 in the Tax Assessor's Office.

3. Site Details: Total Acreage: 1.67

Latitude & Longitude (Decimal Degrees):

41 32'11.85N -72 48'7.15W

Acres Undeveloped: 0

Building Footprint Square Footage: 33,814

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: 11 Crown Street

## Part II: Contact Information

1. Business/person submitting this form:

Business Name: City of Meriden

Authorized Representative: Juliet Burdelski

Title: Director of Economic Development

E-mail Address: jburdelski@meridenct.gov

Mailing Address: 142 East Main Street

City/Town: Meriden

State: CT

Zip Code: 06450-

Business Phone: 203-630-4152

Ext.

Fax: - -

2. Person who will serve as primary technical contact:

Primary Contact: James Olsen, LEP

Firm Name: Tighe & Bond, Inc.

E-mail Address: JTOlsen@tighebond.com

Mailing Address: 213 Court Street Suite 900

City/Town: Middletown

State: CT

Zip Code: 06457-

Business Phone: 860-704-4761

Ext.

Fax: 860-704-4775

3. Owner of the parcel:

Name: Same

E-mail Address:

Mailing Address:

City/Town:

State:

Zip Code: -

Business Phone: - -

Ext.

Fax: - -



Site Address: 11 Crown Street, Meriden, CT

### Part IV: Site History

#### 1. DEEP Program Involvement:

##### Previous Filings

Type	Date	LEP / DEEP Oversight

##### Verifications

Type	Date	Status

##### Significant Environmental Hazard (SEH) Notification

Notification Date	Resolution Date

Enforcement Action by EPA:  Yes  No / Enforcement Action by DEEP:  Yes  No

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

Number	Type	Date	Responsible Party	Status

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

#### 2. Current and historical RCRA notifier status:

Notifier Status	Time Period	Permit Status
Conditionally Exempt	1985, 1986, 1992, 1997, 1999	One Time Disposal

Site Address: 11 Crown Street, Meriden, CT

### Part IV: Site History (continued)

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

Location	Date Reported	Material and Quantity Released
Crown Street near parking lot	12/9/1992	150-gallons of diesel fuel

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

The site currently consist of a multi-story building, occupied by The Record-Journal Publishing Company. Historically, the site has been occupied by several printing companies including Record-Journal, The Meriden Record Company, Kelsey Printing, and Republican Publishing. Prior to the 1960's, portions of the site were developed as a foundry and machine shop that manufactured printing presses, an automotive repair garage, a blacksmith, a wallpaper and paint store, and various commercial businesses and residential properties.

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):

Current:  
-The Record-Journal Publishing Company stores small amounts (less than 100-gallons) of inks, press cleaning chemicals, and various oils in the garage; 5 to 10-gallon containers of Nalco Boiler Treatment are stored in boiler room; 2 5-gallon containrs of compressor oil are stored in the northern portion of the building and a 55-gallon drum of solvent based press cleaner is stored in the press room.  
Historically:  
-Formerly housed printing press with a 2,975-gallon ink tank, inks were vegetable oil based  
-Waste manifets associated with ther Meriden Record Company from 1985,1986,1992,1997,1999 indicate that more than 100-kg of hazardous combustible liquid ink was transported off site

### Part V: Environmental Assessment

1. Phases of environmental investigation / remediation completed to date (provide dates):  
Investigation conducted: Phase 1 7/2013      Phase 2 3/2014      Phase 3 4/2014  
Remedial design (RAP)      Public Notice  
Remediation initiated (first unit)      Remediation completed (last unit)  
Post-remedial monitoring initiated      Natural attenuation monitoring initiated
2. Soil Investigation: How many soil samples were analyzed versus the number of samples where pollution was detected? Shallow soil 16/3      Soil >2 feet deep 7/2
3. Soil Vapor Investigation: How many soil vapor samples were analyzed versus the number of samples where pollution was detected? Soil vapor 0/0
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? 2  
Number of overburden wells 0      Number of bedrock wells 2  
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? 1
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).  
Limited soil samples were collected from under the building slab. If the building is demolished additional samples will be needed. Three additional quarters of groundwater sampling will be completed to characterize on-site groundwater conditions and evaluate seasonal variations. Additionally, at least two more wells will be installed on-site.

Site Address: 11 Crown Street, Meriden CT

## Part VI: Environmental Setting – Physical

1. Geologic and Hydrogeologic Summary:

Overburden Material: Sand and Gravel

Depth to Water Table: 8 to >70 ft

Bedrock Type: New Haven Arkose

Depth to Bedrock: 2 to 8 feet

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

Horizontal Groundwater Flow Direction: Not Evaluated      Vertical Groundwater Flow Direction: Not Evaluated

Groundwater Flow Rate: Not Evaluated

Hydraulic Conductivity: Not Evaluated

2. Surface Water:

Identify the nearest downgradient surface water body: Harbor Brook

Distance to surface water: 200

Wetland permit ID number: NA

Surface water classification: SB

3. Ecological Considerations (check all that apply):

Further Assessment Needed:  Yes  No

Ecological Risk Assessment Completed:  Yes (Date )  No

Site Address: 11 Crown Street, Meriden 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: 0.78 miles

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 Abated
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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Vapor Intrusion	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sediment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Surface Water	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	



Site Address: 11 Crown Street, Meriden 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 DEEP 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 DEEP is more likely to maintain oversight because of the potential for risk to receptors.

Site Address: 11 Crown Street, Meriden 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
1- Northern Portion of Building	0	--	--	I - July 2013 II - March 2014	ND	--	--	--	Soil ND
2 - Central and Southern Portion of the Building	0	--	--	I - July 2013 III - April 2014	ND	--	--	--	Soil ND
3 - Loading Dock A	0	--	--	I - July 2013 II - March 2014	ND	--	--	--	Soil ND
4 - Loading Dock B	0	--	--	I - July 2013 II - March 2014	ND	--	--	--	Soil ND
5 - Former Automotive Repair Garage	0	--	--	I - July 2013 II - March 2014 III - April 2014	ND	--	--	--	Soil ND
6 - Former Press Manufacturing Company	0	--	--	I - July 2013 II - March 2014 III - April 201	ND	--	--	--	Soil ND
7 - Transformer Pads	0	--	--	I - July 2013 II - March 2014	ND	--	--	--	Soil ND
8 - Southeastern Parking Log	1	Asphalt or Polluted Fill Material	Unknown	I - July 2013 II - March 2014 III - April 201	B(a)A 8.2 ppm B(a)P 39 ppm B(b)f 51 ppm B(ghi)P 10 ppm B(k)F 15ppm Chysene 29 ppm;	NT	NT	--	Soils above RSRs
Cont.					Fluoranthene 56 ppm; I(1,2,3-cd)P 9.4ppm;				

					Phenanthrene 36 ppm; Pyrene 43ppm ETPH 580 ppm				
9 - Site-Wide Fill Material	2	Polluted Fill Material	Prior to 1979	I - July 2013 II - March 2014 III - April 201	2- Methylnaphthal ene 0.44 ppm; Acenaphthene 1.2 ppm; Anthracene 1.9 ppm; B(a)a 3 ppm; B(a)p 2.4 ppm;	ND	ND	--	Soil above RSRs
					B(b)f 4 ppm; B(ghi)p 1.4 ppm; B(k)f 4.1 ppm; Chrysene 2.8 ppm; D(a,h)a 0.37 ppm; Fluoranthene 7.3ppm				
					Fluorene 1.3 ppm; I(1,2,3-cd)p 1.1 ppm; Naphthalene 1.1 ppm; Phenanthrene 9.6 ppm; Pyrene 4.1 ppm				
					Lead 7,070 ppm				


Site Address: 11 Crown Street, Meriden 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)."

*James T. Olsen*

178  
LEP #

7/16/14  
Date

Signature of LEP

Print or type LEP Name: James T. Olsen

Firm Name: Tighe & Bond

E-mail Address: JTOlsen@tighebond.com

Mailing Address: 213 Court Street

City/Town: Middletown

State: CT Zip Code: 6457-3346

Business Phone: 860-704-4761

Ext. 4761 Fax: 860-704-4775

**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."

*Lawrence J. Kendzior*

7/18/14  
Date

Authorized Signature (as specified in instructions)

Lawrence J. Kendzior

City Manager

Name of Authorized Representative (print or type)

Title (if applicable)

Represented Party: City of Meriden

Mailing Address: 142 East Main Street

City/Town: Meriden

State: CT Zip Code: 6450-

Phone: 203-630-4152

STATE OF Connecticut

SS

COUNTY OF New Haven

Town Meriden

The foregoing was subscribed to and sworn to before me this *8th* day of *July*, 20*14*, by *Lawrence J. Kendzior* (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.

*Patricia Michelson*

Signature of Notary/Commissioner of Superior Court

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

My commission expires *2/28/16*.

**PATRICIA L. MICHELSON**  
**NOTARY PUBLIC**  
MY COMMISSION EXPIRES FEB. 28, 2016



Department of Economic and  
Community Development

Connecticut  
still revolutionary

Catherine H. Smith  
Commissioner

May 15, 2014

Mr. Lawrence Kendzior, City Manager  
City of Meriden  
142 East Main Street  
Meriden, CT 06450

Re: Abandoned Brownfield Cleanup Program  
**Property Location – 11 Crown Street, Meriden, Connecticut**

Dear Mr. Kendzior:

We are pleased to inform you that we have completed the application review process for the Abandoned Brownfield Cleanup (ABC) program pursuant to CGS Section 32-768. The Department of Economic and Community Development (DECD), working in consultation with the Department of Energy and Environmental Protection (DEEP), approves your application for the property located at 11 Crown Street, Meriden, CT. The application meets the eligibility criteria set forth in CGS Section 32-768 (b).

Acceptance into this program provides certain liability protections pursuant to CGS Section 32-768. Also, designation of a property in the ABC program by the Commissioner of DECD shall exempt such eligible person from filing as an establishment pursuant to the state Property Transfer Act, sections 22a-134a to 22a-134d, inclusive, if such real property or prior business operations constitute an establishment.

Acceptance into this program requires that the remediation of the property itself occurs in accordance with CGS Section 32-768 (f). As such, following acceptance, the eligible person must enter and remain in the voluntary remediation program, CGS 22a-133x, until the property is remediated pursuant to regulations set forth at 22a-133k-1- to -3. Please submit the application for the voluntary program under 22a-133x to DEEP (to the attention of David Ringquist, Central District Supervisor, Remediation Division) within 45 days of the date of this letter. The application materials for the voluntary program under 22a-133x consist of an Environmental Condition Assessment Form ("ECAAF"; available on DEEP's website under Remediation/Site Cleanup page) and a cover letter. Payment of the fee set forth in 22a-133x (e) is not required in accordance with CGS 22a-6 (i).

Please contact Don Friday in the Office of Brownfield Remediation and Development at 860-270-8063 if you have any questions. You may also contact David Ringquist, at 860-424-3573, if you have questions regarding investigation or remediation of the property under 22a-133x. Thank you for your commitment to this program and for undertaking the steps necessary to remediate and redevelop contaminated properties.



Department of Economic and  
Community Development

Connecticut  
still revolutionary

Sincerely,

A handwritten signature in cursive script, appearing to read "Ronald F. Angelo, Jr.", written in black ink.

Catherine H. Smith  
Commissioner

Ronald F. Angelo, Jr., Deputy Commissioner  
For Catherine H. Smith, Commissioner

cc: Tim Sullivan, DECD  
Jan Czczotka, DEEP  
Graham Stevens, DEEP  
David Ringquist, DEEP












# SITE PLAN & AREAS OF CONCERN




## LEGEND

-  Approximate Site Boundary
-  Approximate Parcel Boundary
-  Approximate Release Area

## Phase II Activities

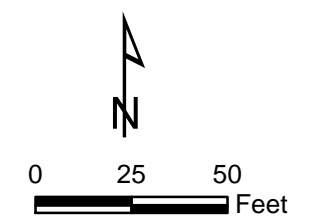
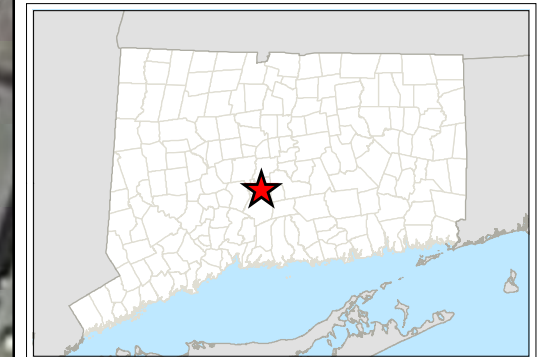
-  Boring Location
-  Sub-Slab Location

## Phase III Activities

-  Monitoring Well
-  Boring Location
-  Sub-Slab Location

**Areas of Concern (AOCs)**

## LOCUS MAP



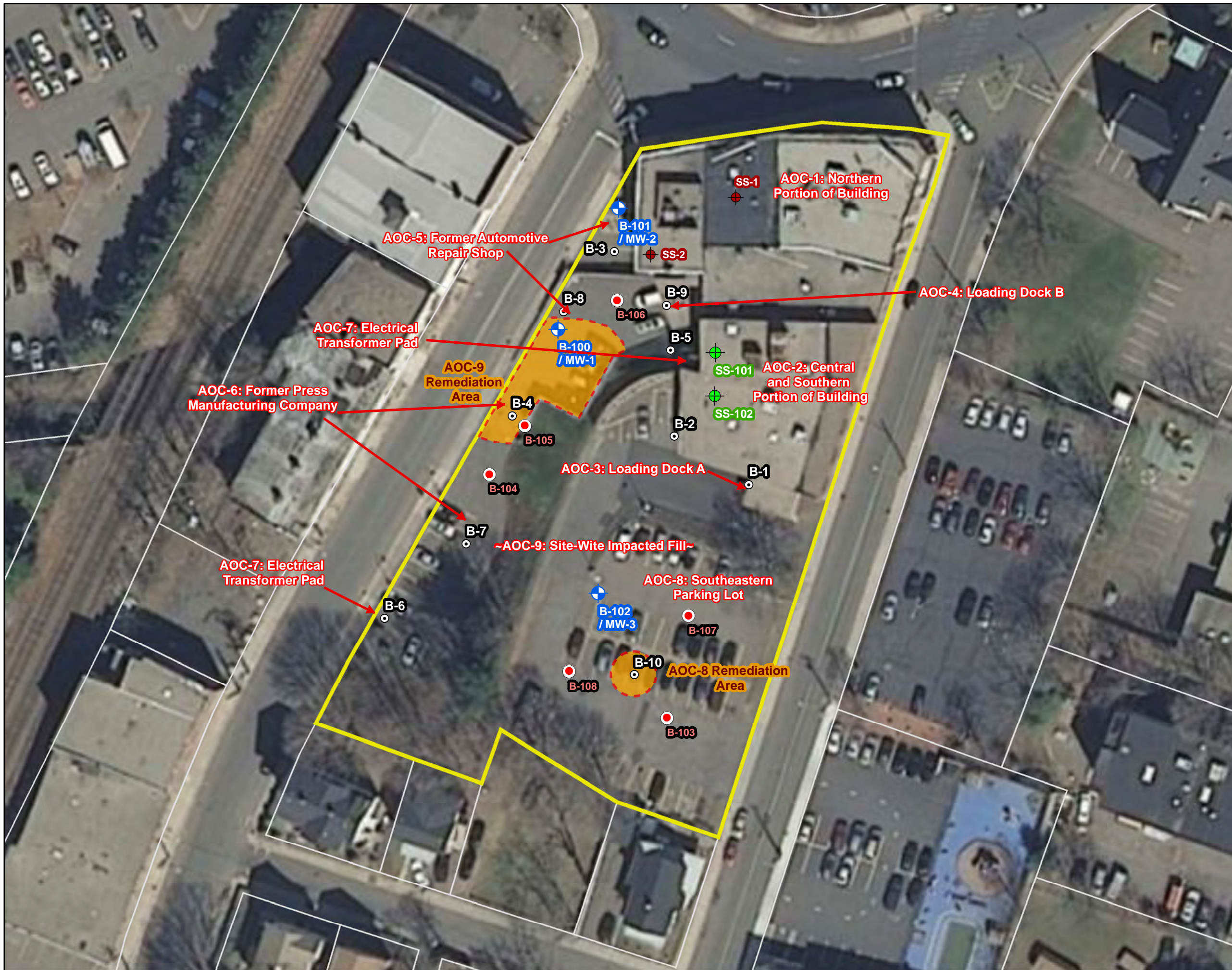
Map Scale: 1" = 50'

**Notes:**  
AOCs interpreted from Sanborn Fire Insurance Maps from CT State Library

**Source:**  
Ortho Base Map: State of Connecticut 2012 aerial imagery with 1-ft ground resolution provided by CTECO  
GIS data layers displayed on this map were obtained from CTDEEP's data library (<http://www.ct.gov/deep>).

11 CROWN STREET  
MERIDEN, CONNECTICUT

Map Date:  
June  
2014







M-0817  
July 1, 2014

Juliet Burdelski  
Director of Economic Development  
City of Meriden  
142 East Main Street  
Meriden, CT 06450

Re: **Receptor Survey**  
**11 Crown Street, Meriden, CT**

Dear Ms. Burdelski:

Tighe & Bond conducted a Receptor Survey for the property located at 11 Crown Street, Meriden, Connecticut (the "site"). The following receptors are included in this survey:

- Potential potable wells within a 500 foot radius of the site
- Potential on-site vapor intrusion pathways
- Surface waters within a 500 foot radius of the site

### **Potable Well Survey**

This survey was conducted in accordance with the Connecticut Department of Energy & Environmental Protection (CTDEEP) guidance document for completing Water Supply Well Receptor Surveys to identify public or private wells at or within a 500-foot radius of the site property (the "study area"). The CTDEEP considers 500-feet as a minimum radius for which the presence of public or private water supply wells need to be verified and tested for potential constituents of concern (COC) if found. The following source materials were reviewed to identify the presence of public or private water supply wells within the study area. The attached 500-Foot Radius Map depicts the site and study area.

### **Community Water Sources Map**

Using available CTDEEP Geographic Information Systems (GIS) data, Tighe & Bond created the attached Community Water Sources Map for the study area. The following data sources for Connecticut water resources were reviewed and mapped:

<b>Data Layer</b>	<b>Source</b>	<b>Date of Publication</b>
Connecticut Community Well and Non-Community Well Locations	State of Connecticut, Department of Public Health, Water Supplies Section	1998
Connecticut Water Supply Reservoirs	State of Connecticut, Department of Public Health, Water Supplies Section	1998
Connecticut Water Distribution Service Areas	State of Connecticut, Department of Public Health, Water Supplies Section	1998
Connecticut Water Supply Watershed	State of Connecticut, Department of Public Health, Water Supplies Section	1998
Connecticut Aquifer Protection Areas	CTDEEP GIS	Jan 2012



According to the above listed data sources, the study area is not identified as having any public water supply wells and is not located within water supply watershed or aquifer protection area. The study area is mapped within a known water distribution service area where public water service is available. Refer to the attached Community Water Sources Map.

### **Study Area Map**

Tighe & Bond created the attached Study Area Map using GIS to identify physical addresses, parcel identification numbers, and zoning classifications for each property within the study area. The study area consists of 64 properties. Zoning consists of C-1 (Central Commercial), R-3 (Multiple Family Residential), M-2 (Industrial) and Transit Orientated Development. Tighe & Bond reviewed available online Assessor information provided on the City of Meriden's GIS mapping application. Utility information is not listed on the City's online property record cards.

### **City of Meriden Water Department Review**

The City of Meriden Water Division delivers public water supply to City residences. The City's water distribution system consists of over 215 miles of pipe. Tighe & Bond reached out to Dennis Waz at the Water Division on June 26, 2014 to identify if the study area properties are connected to the City's water distribution system or serviced via a private water supply well. The Water Division confirmed the site was connected to the City's public water supply service. No private or potable wells were identified by the Water Division or Department of Public Health. A copy of the electronic mail from Dennis Waz is included in Appendix A.

### **Study Area Reconnaissance**

Tighe & Bond conducted a reconnaissance on June 27, 2014 to visually observe the presence of private water supply wells. The reconnaissance was limited to the site property and exterior portions of the adjacent properties from Crown Street, Perkins Street, and South Colony Street. No obvious water supply wells were identified during the reconnaissance.

In summary, Tighe & Bond did not find any water supply wells within the study area. The developed properties are currently serviced via the City's public water distribution system. No further investigations with respect to water supply wells are warranted.

## **Surface Water Survey**

According to the relevant sections of USGS topographic maps for Meriden Connecticut Harbor Brook is the only down gradient surface water bodies within 500 feet of the site. Concentrations of contaminants of concern (COCs) were not reported at concentrations above Surface Water Protection Criteria for groundwater samples collected during the April 2014 Phase III ESA. Based on COC concentrations reported in on-site groundwater it is unlikely that the discharge of on-site groundwater to nearby surface waters will cause an adverse impact on human health or the environment. The relevant portion of the USGS topographic for Meriden Connecticut is provided as Figure 1.

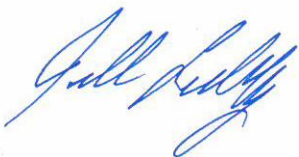
## Vapor Intrusion Pathway Survey

Volatile organic compounds (VOCs) were not detected in soil samples, sub-slab soil samples, or groundwater samples collected during the March 2014 Phase II ESA and/or April 2014 Phase III ESA. Soil vapor samples were not collected as part of the investigations conducted for the site.

We appreciate the opportunity to provide our services. If you have any questions or comments, please contact Jim Olsen at (860) 704-4761.

Very truly yours,

**TIGHE & BOND, INC.**



Jill L. Libby  
Environmental Scientist

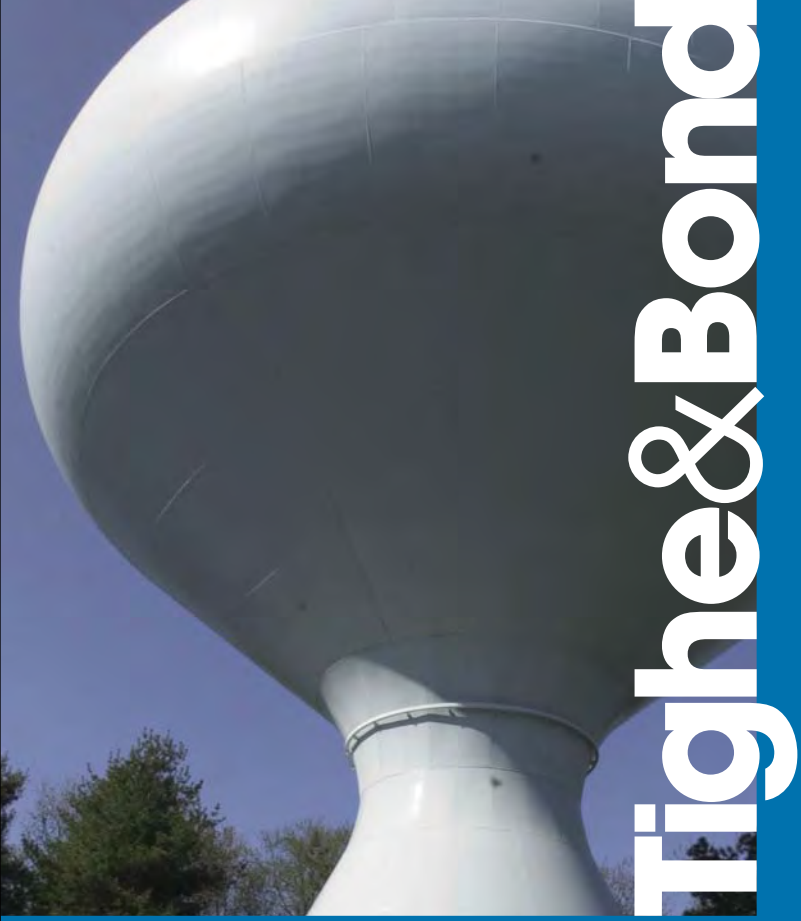


James T. Olsen, LEP  
Vice President

### Appendix A Figures

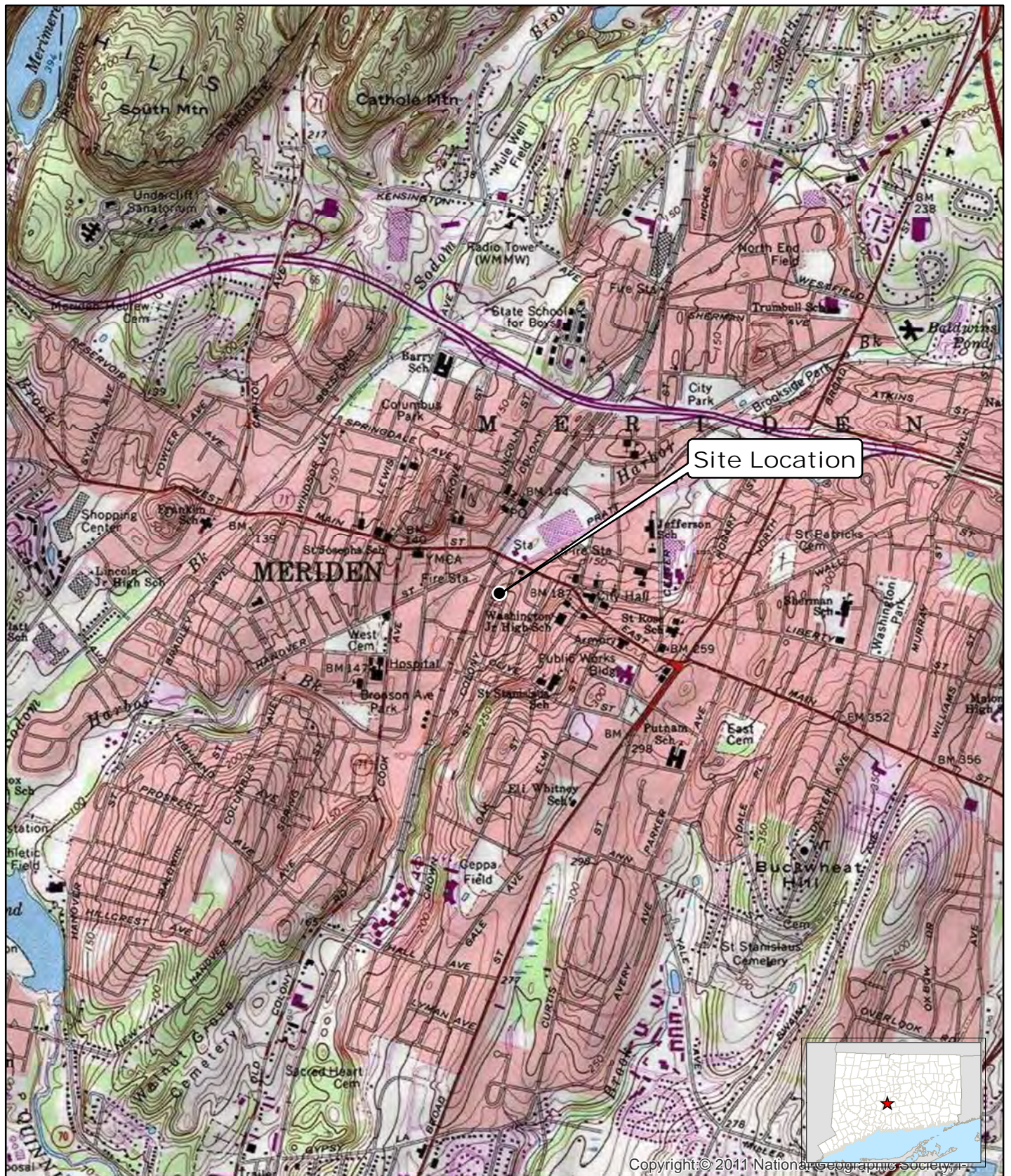
- Figure 1 Site Location Map
- Figure 2 Site Plan & Areas of Concern
- Figure 3 Community Water Sources Map

### Appendix B Public Water Supply Documents



# Tighe & Bond

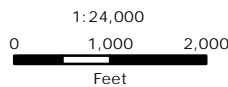




**LEGEND**  
 ● Site Location



Source: U.S. Geological Survey, in cooperation with CTDEEP, Office of Information Management  
 Based on USGS Topographic Map for Meriden, CT, Rev. 1992, 1:24,000  
 Map Date: June 2014










**FIGURE 1**  
**SITE LOCATION MAP**  
 11 Crown Street  
 Meriden, Connecticut

June 2014

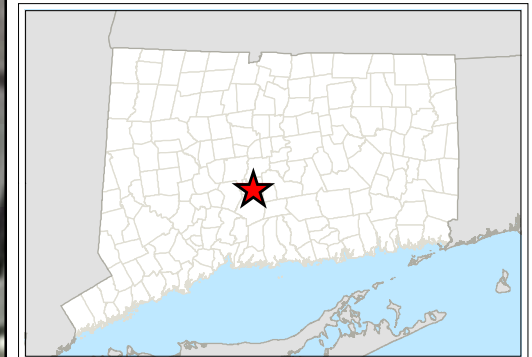


FIGURE 2  
SITE PLAN

LEGEND

-  Approximate Site Boundary
-  Approximate Parcel Boundary
- Phase II Activities**
  -  Boring Location
  -  Sub-Slab Location
- Phase III Activities**
  -  Monitoring Well
  -  Boring Location
  -  Sub-Slab Location
- Areas of Concern (AOCs)**

LOCUS MAP



Map Scale: 1" = 50'

**Notes:**  
AOCs interpreted from Sanborn Fire Insurance Maps from CT State Library

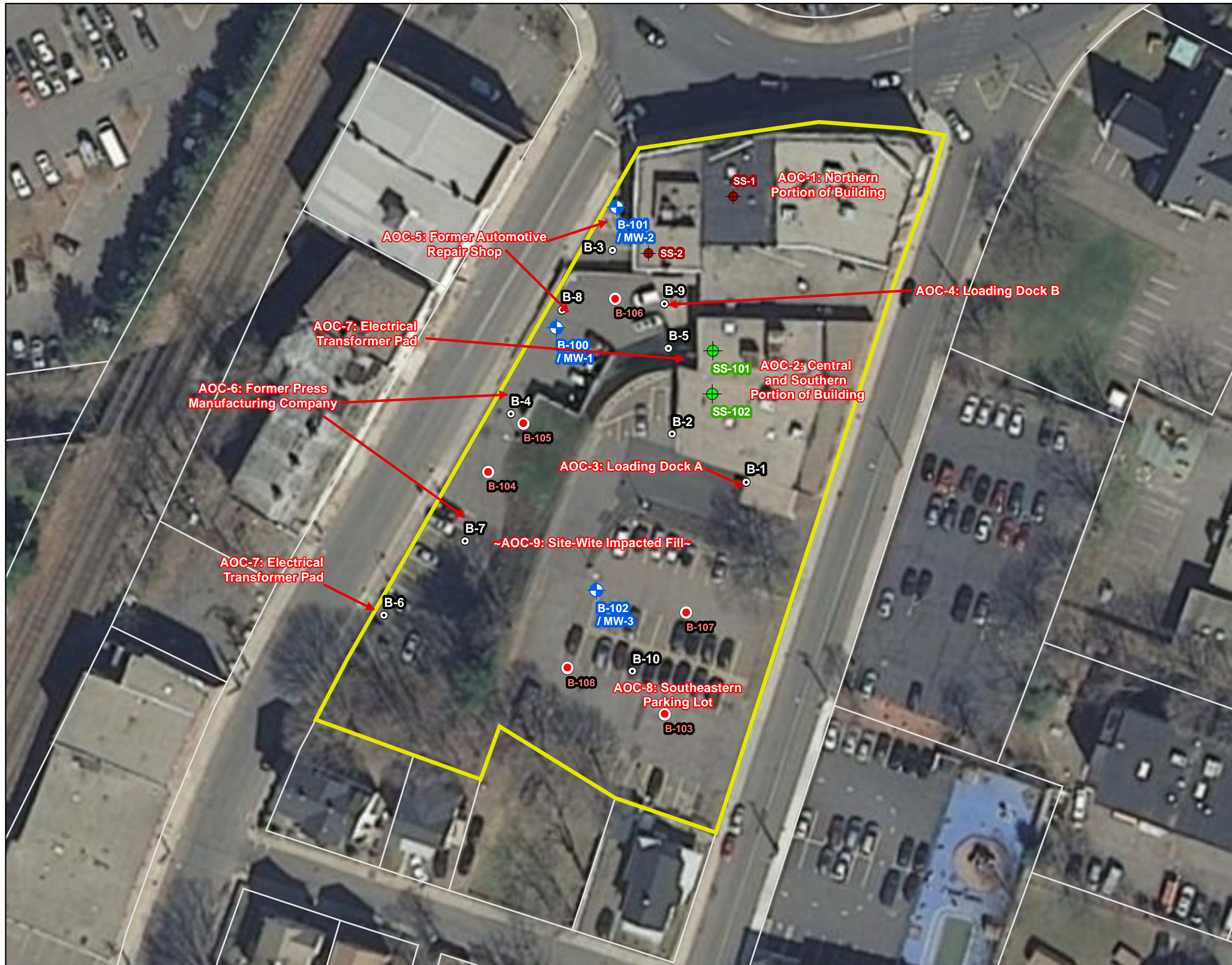
**Source:**  
Ortho Base Map: State of Connecticut 2012 aerial imagery with 1-ft ground resolution provided by CTECO  
GIS data layers displayed on this map were obtained from CTDEEP's data library (<http://www.ct.gov/deep>).

11 CROWN STREET  
MERIDEN, CONNECTICUT

Map Date:  
June  
2014



FIGURE  
2

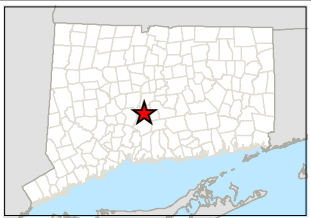






Columbus  
Park  
Mule

LOCUS MAP



LEGEND

- |                           |                                  |                                |
|---------------------------|----------------------------------|--------------------------------|
| Approximate Site Boundary | Final Adopted Aquifer Protection | Zone C-1 - Central Commercial  |
| 500 ft Radius             | Final Aquifer Protection*        | Zone M-3 - Industrial          |
| Community Well*           | Preliminary Aquifer Protection*  | Zone R-3 - Multiple Family     |
| Non-Community Well*       |                                  | Zone TOD - Civic               |
| Water Supply Reservoir*   |                                  | Zone TOD - Hanover             |
| Water Supply Watershed*   |                                  | Zone TOD - Historic/Commercial |
|                           |                                  | Zone TOD - Park                |

\* - Legend item does not exist in mapped area

Data Source: CTDEEP,  
Office of Information  
Management and City of Meriden, CT GIS  
Base Map Source: ESRI Open Street Map

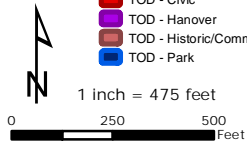


FIGURE 3 COMMUNITY WATER SOURCES MAP

11 Crown Street  
Meriden, Connecticut



June 2014





# Tighe & Bond

## Jill L. Libby

---

**From:** Dennis Waz <dwaz@meridenct.gov>  
**Sent:** Friday, June 27, 2014 9:58 AM  
**To:** Jill L. Libby  
**Cc:** Dennis Waz; Scott Bryden  
**Subject:** Re: Online Staff Contact Form

There are no municipal potable wells in the vicinity of 11 Crown St. I also checked with the Meriden Health Dept. and was advised that there are no private wells in the vicinity as well.

Thank You

On Fri, Jun 27, 2014 at 9:02 AM, [JLLibby@tighebond.com](mailto:JLLibby@tighebond.com) <[JLLibby@tighebond.com](mailto:JLLibby@tighebond.com)> wrote:  
This message was sent from the Online Form

StaffID 117

Subject

DepartmentID

Name Jill Libby

Email [JLLibby@tighebond.com](mailto:JLLibby@tighebond.com)

Phone

Address

Comments

This message is for Dennis Waz, Director of Public Utilities: Dennis, I spoke to you yesterday on the phone about potable wells in the vicinity of 11 Crown Street in Meriden. Could you please just respond to this confirming that there are no potable wells within approximately 500 feet?  
Thank you, Jill

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[www.websolutions.com](http://www.websolutions.com)

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Dennis Waz  
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