

## Project Narrative File(s)

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\* **Mandatory Project Narrative File Filename:**

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To add more Project Narrative File attachments, please use the attachment buttons below.



Timothy P. Coon  
City Manager

**City of Meriden, Connecticut**  
**OFFICE OF THE CITY MANAGER**

142 East Main Street, City Hall  
Meriden, CT 06450-5605  
Telephone (203) 630-4123 • Fax (203) 630-4274  
tcoon@meridenct.gov

January 31, 2019

EPA Region 1

Attn: Mr. Frank Gardner  
5 Post Office Square  
Suite 100, Mail code: OSRR7-2  
Boston, MA 02109-3912  
Phone (617)-918-1278

Dear Mr. Gardner:

Below please find the information requested for the Narrative Information Sheet (IV.D) of the City of Meriden's proposal for a Brownfields Cleanup Grant for Hazardous Substances. The city is seeking Cleanup Grant funding for 69 East Main Street to perform environmental remediation at the site. The City's goal of conducting soil remediation at the site is to alleviate health risks in the neighborhood surrounding the site, increase the tax base through private development of the site, and to create jobs while meeting the requirements of the CT Transfer Act. Once the cleanup is completed, the City intends to list the property for sale with a commercial broker and evaluate development plans based on their capacity to develop a private, commercial facility that best aligns with the City's redevelopment goals and strategies.

1. Applicant Identification

City of Meriden, 142 East Main Street, Meriden, Connecticut 06450

2. Funding Requested

a) Grant Type: Single Site Cleanup

b) Federal Funds Requested:

i \$200,000

ii The City is not requesting a cost share waiver and will prove a local match of \$40,000.

c) Contamination: Hazardous Substances

3. Location: a) Meriden, b) New Haven County, c) Connecticut

4. Property Information: 69 East Main Street, Meriden, CT 06450

5. Contacts

a) Project Director:

Matthew Sarcione, Grants Administrator, City of Meriden, 142 East Main St., Meriden, CT 06450

Tel: 203-630-4105, Fax: 203-630-4274, Email: [msarcione@meridenct.gov](mailto:msarcione@meridenct.gov)

b) Chief Executive Officer:

Timothy Coon, City Manager, City of Meriden, 142 East Main St., Meriden, CT 06450  
Tel: 203-630-4123, Fax: 203-630-4274, Email: [tcoon@meridenct.gov](mailto:tcoon@meridenct.gov)

6. Population: City of Meriden: 60,868 (U.S. Census Bureau 2010 Census)
7. Other Factors Checklist

<b>Other Factors</b>	<b>Page #</b>
Community population is 10,000 or less	
The applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
The proposed brownfield site(s) is impacted by mine-scarred land.	
Secured firm leveraging commitment ties directly to the project and will facilitate completion of the project/redevelopment; secured resource is identified in the Narrative and substantiated in the attached documentation.	3
The proposed site(s) is adjacent to a body of water (i.e., the border of the site(s) is contiguous or partially contiguous to the body of water, or would be contiguous or partially contiguous with a body of water but for a street, road, or other public thoroughfare separating them).	
The proposed site(s) is in a federally designated flood plain.	
The redevelopment of the proposed cleanup site(s) will facilitate renewable energy from wind, solar, or geothermal energy; or any energy efficiency improvement projects.	

8. Letter from State or Tribal Environmental Authority: See Attachment for Letter from CT DEEP.

Sincerely,



Timothy Coon  
City Manager

January 9, 2019

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

Re: State Acknowledgement Letter for EPA Brownfields Cleanup Grant for FY 19

Dear Ms. Burdelski:

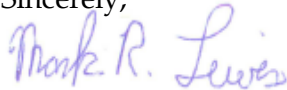
The Connecticut Department of Energy and Environmental Protection (DEEP) acknowledges that the City of Meriden intends apply to the US Environmental Protection Agency (EPA) for a Brownfields Cleanup Grant for Federal Fiscal Year 2019. The City of Meriden plans to use the grant funding to clean up hazardous substances at a former dry cleaner at 69 East Main Street in Meriden.

Cleanup work funded by an EPA grant must be performed in one of Connecticut's formal remediation programs, including among others the Voluntary Remediation Program pursuant to CGS § 22a-133x, the Property Transfer Program, (if applicable) pursuant to CGS §22a-134, the Urban Sites Remedial Action Program pursuant to CGS §22a-133m, or the Brownfields Remediation and Revitalization Program pursuant to CGS §32-769.

You may want to refer to DEEP's PREPARED Municipal Workbook. This on- line guidebook is designed to help municipalities navigate the complex process of remediating and redeveloping brownfields. The Workbook is available on DEEP's web site at [http://www.ct.gov/deep/cwp/view.asp?a=2715&q=555770&deepNav\\_GID=1626](http://www.ct.gov/deep/cwp/view.asp?a=2715&q=555770&deepNav_GID=1626).

If you have any questions about this letter, please contact me at (860) 424-3768 or by e-mail at [mark.lewis@ct.gov](mailto:mark.lewis@ct.gov). Good luck with your application.

Sincerely,



Mark R. Lewis  
Brownfields Coordinator  
Office of Constituent Affairs & Land Management

c: Ms. Dorrie Paar, EPA (via e- mail)  
Matt Sarcione, City of Meriden (via e- mail)

## Cleanup of 69 East Main Street, Meriden CT

### 1. PROJECT AREA DESCRIPTION AND PLANS FOR REVITALIZATION

#### a. Target Area and Brownfields

##### i. Background and Description of Target Area

Meriden, CT is mid-sized city of 60,000 residents located approximately 20 miles from Hartford, CT and 100 miles from New York City. Meriden CT was once known as the “Silver City” due to the predominance of silver manufacturers. Since the demise of the silver industry beginning in the 1970s, Meriden’s downtown, which once was home to over 80 silver manufacturing facilities, has suffered from economic disinvestment, degraded neighborhoods and over two dozen known and abandoned brownfield sites. Today, the city center, which is also the target of numerous brownfield redevelopment efforts, is home to 11,250 primarily low income and minority residents and commercial areas most affected by the decline of the silver manufacturing industry and the associated economic disinvestment and environmental hazards. In recent years, the City has remediated several large, contaminated parcels in the target area, and private investment in Meriden’s downtown has begun to emerge. However, dozens of underutilized and contaminated properties continue to exist downtown. 69 East Main Street is one such property.

69 East Main Street is a city-owned, .25-acre vacant brownfield site. The site is located within the “Choice Neighborhood” target area, which includes census tracts 1701, 1702, 1703, 1709, 1710, and 1714. The Choice Neighborhood delineation is the result of a US Department of Housing and Urban Development (HUD) Choice Neighborhoods Transformation Plan completed in 2015. The target area includes 11,250 primarily low income and minority residents and commercial areas most affected by the decline of the silver manufacturing industry and the associated job loss, economic disinvestment, and environmental hazards. 69 East Main Street, located in Census Tract 1710, is within walking distance of several large brownfield sites and within walking distance to the Meriden Transit Center and commuter rail service linking Meriden to Hartford, CT to the north and New York City to the south. Remediating and repurposing brownfield sites in the downtown area is a key priority for the City as a way to provide opportunities for private investment and development on properties located within walking distance to public transit while reducing environmental hazards in the target area.

##### ii. Description of the Brownfield Site(s)

69 East Main Street is a .25-acre, vacant, city-owned brownfield site located in the center of downtown Meriden. The site is not located adjacent to a body of water nor is in a federally designated floodplain. The City acquired 69 East Main Street through tax foreclosure in 1993 to protect the public from immediate public health and safety hazards posed by the structure at the time. While several developers have recently shown interest in developing 69 East Main Street due its proximity to the new commuter rail station and town green, as a former dry cleaning facility, the site falls under the requirements of the CT Transfer Act. Under the CT Transfer Act, prior to transfer to a third party for development, the City is required to investigate the parcel and remediate pollution caused by any release of hazardous substances from the former dry cleaning facility. Previous site assessments revealed multiple environmental concerns resulting from the site’s former operation as a dry cleaning facility. Hazards of concern identified through a Phase II/III Environmental Site assessment completed in 2017 and 2018 include:

- ETPH in the soil at a concentration of 2,100 mg/kg, which exceeds the Residential Direct Exposure Criteria (RDEC) of 500 mg/kg,
- Tetrachloroethylene (PCE), a commonly used dry cleaning chemical, in the groundwater at concentrations ranging from 5.1 to 270 micrograms per liter (µg/L), and
- Lead (from painted building surfaces), PAHs and VOCs at low levels

The City has used the services of Louriero Engineering (LEP/QEP) to complete the prior assessment activities using a FY 2015 EPA Community wide assessment grant (\$29,494). Louriero has been retained to complete a Supplemental Phase III in 2019 (\$21,075) using the FY2015 EPA grant. Prior to the initiation of cleanup activities, Lourerio will complete the Remedial Action Plan, Health and Safety Plan and technical bid specifications for use by the City as part of the cleanup project.

#### b. Revitalization of the Target Area

##### i. Redevelopment Strategy and Alignment with Revitalization Plans

In 2013, the City rezoned a large portion of the target area from commercial to “Transit Oriented Development” as a way to encourage mixed use development on underutilized properties. The City completed a HUD Choice Neighborhood Transformation Plan in 2015 for the target area. A key recommendation of the Plan was to remediate and reuse underutilized brownfield sites in order to create viable development parcels in the target area while decreasing environmental and public health risks for sensitive populations, including low income and minority residents. 69 East Main Street provides such an opportunity. In 2017 and 2018, the City continued to assess 69 East Main Street using a FY 2015 EPA Community wide assessment grant. EPA funds were used to complete a Phase II/III environmental site assessment, which showed the extent of the soil contamination and the estimated cleanup costs. The City continued to market the property for sale utilizing the services of a commercial real estate broker, and in 2017, the City approved the sale of the property to a developer for the purposes of constructing an 8,000 square foot mixed use building. The developer withdrew their proposal after meeting with the City to review the estimated cleanup costs associated with site development. The City made a determination that in order for future development to occur at the site, the City would have to undertake cleanup prior to redevelopment. The successful award of EPA cleanup funds will allow the City to remediate the site, and once the cleanup is completed, the City will market the site for sale for development. Development proposals will be evaluated based on their capacity to develop a private, commercial facility that best aligns with the City’s redevelopment goals and strategies as outlined in 2015 Choice Neighborhoods Transformation Plan. The City’s zoning regulations allow a commercial or mixed use structure under the TOD park zoning district requirements.

##### ii. Outcomes and Benefits of Redevelopment Strategy

The cleanup of 69 East Main Street has the potential to stimulate economic development in the target area by converting a vacant, tax exempt parcel, into a parcel that has the potential for private development. The City Tax Assessor lists the property value at \$128,000 (2016). However, the appraised value does not take into consideration the estimated \$240,000 in cleanup costs that are required to develop the property in compliance with the CT Transfer Act. Therefore, the property currently has a negative value. The City intends to utilize the \$240,000 in EPA cleanup funds to clean the property to a commercial standard and market the property for sale. Private investment of at least \$200,000 is projected following site cleanup. Once

developed, the City would be able sell and collect property taxes on the full market value. This is an important part of the city's effort to grow the tax base through the transformation of underutilized properties into productive, private assets. This level of private investment would generate approximately \$5600 in new tax revenue to the City annually (at the current tax rate). The City expects that ultimately this will be a desirable parcel for new development due to its proximity to the Meriden Transit Center (.2 miles), the Meriden Green (.1 mile) and other residential, civic, and commercial establishments.

### c. Strategy for Leveraging Resources

#### i. Resources Needed for Site Reuse

The City has utilized prior EPA Assessment grant funds to assess 69 East Main Street and advance the understanding of the site in preparation for a cleanup grant. The City has utilized \$29,494 in FY 2015 EPA assessment funds to complete a Phase II/III environmental site assessment for 69 East Main Street. \$21,075 in EPA funds (FY 2015 EPA Assessment grant) have been committed for a Phase III Supplemental Environmental Site Assessment and a Remedial Action Plan (RAP) which will be completed prior to the initiation of cleanup activities. The City will seek a private developer to complete site redevelopment. Private investment of at least \$200,000 is projected following site cleanup. The City has had prior success in remediating and repurposing large-scale brownfield sites in the target area. These efforts have leveraged over \$100 million for redevelopment of four brownfield sites in the target area. In addition, the City contributes significant time of economic development, planning, and GIS support personnel to manage and develop the brownfields program at no cost to the grant.

#### ii. Use of Existing Infrastructure

Meriden is a highly developed community with limited remaining developable land. Citywide, approximately 70% of its land is considered developed. Of its remaining undeveloped land, due to extreme topography, poor soil types, wetland, and/or areas subject to flooding, planning data estimates only 10% of its vacant land is developable. The limited developable land constrains the City in new residential construction and in significant development for industrial and commercial growth. As a result, the City must focus on strategies to adapt or reuse brownfield land in its older, developed neighborhoods to accommodate future growth. In the target area, 11% of the properties are vacant and represent development opportunity. Redevelopment of 69 East Main Street will allow the city to redevelop a vacant, abandoned, tax exempt site without having to invest in power, sewer, and water infrastructure, which are already present at that site.

## 2. COMMUNITY NEED AND COMMUNITY ENGAGEMENT

### a. Community Need

#### i. The Community's Need for Funding

11,250 target area residents are primarily low income and minority residents impacted by high levels of unemployment and lack of economic opportunity. 29.5% of target area residents are living below the poverty line. 39% of target area residents are unemployed. The area is 46% Hispanic, 22% black and 33% mixed race including white and Hispanic. Area residents are low income with a median household income of \$34,900. High unemployment in the target area is in stark contrast from local, state and national figures. Median household income reflects a poor, economically distressed target area that would benefit from access to jobs, affordable housing,

and medical services. Development in the target area has the benefit of being located within the walking distance to new commuter rail and public transit bus service.

	Target Area/Census Tracts:	City:	State:	National
	1701,1702,1703,1709,1710, &1714	Meriden	Connecticut	U.S.
Population:	11,250 <sup>1</sup>	60,868 <sup>2</sup>	3,574,097 <sup>2</sup>	308,745,538
Unemployment:	39% <sup>1</sup>	3.5% <sup>3</sup>	3.0% <sup>3</sup>	3.5% <sup>3</sup>
Poverty Rate:	29.5% <sup>1</sup>	15.1% <sup>2</sup>	9.7% <sup>2</sup>	15.1% <sup>2</sup>
Percent Minority:	68% <sup>1</sup>	25% <sup>1</sup>	22.4% <sup>2</sup>	26.7% <sup>2</sup>
Median HH income:	\$34,900 <sup>1</sup>	\$49,144 <sup>2</sup>	\$67,427 <sup>2</sup>	\$49,445 <sup>2</sup>
1. 2011-2015 American Community Survey 5-Year Estimates 2. 2010 US Census 3. CT Dept. of Labor, Nov 2018, <a href="https://www1.ctdol.state.ct.us/lmi/laus/lmi123.asp">https://www1.ctdol.state.ct.us/lmi/laus/lmi123.asp</a>				

EPA funds will help move this site from a vacant, underutilized, tax exempt property, to a privately-owned site to be used for new development. EPA funds are critical to making this happen for several significant reasons. First, private redevelopment will not move forward until cleanup funds can be identified. The EPA funds requested will allow the city to clean up the site prior to development. Second, the City has been designated as a "distressed municipality" and has limited local funds set aside for cleanup purposes. The City has a self-imposed bonding cap, typically less than \$5 million per year for all City projects, which significantly limits the availability of funds for non-essential capital projects. While the City has highly prioritized redevelopment of brownfield sites, City funding for site cleanup is limited. EPA grant funds have been indispensable to the City in order to further brownfield cleanup and redevelopment in the economically distressed target area.

## ii. Threats to Sensitive Populations

### (1) Health or Welfare of Sensitive Populations

By using licensed environmental professionals and contractors that work in compliance with local, state and federal laws, the City will ensure the proposed cleanup activities are conducted in a manner that is protective of the health and minority and low-income residents. Through participation in the City-led Blight and Brownfields committee and the Downtown Neighborhood Association meetings, target area residents have expressed concern for increased exposure to environmental contaminants that might increase the risk of asthma or other health conditions. Many Spanish-speaking immigrants residing in the target area are unable to report health concerns or act to combat them due to a language barrier. The site has known contamination, and therefore the outcomes from cleanup and revitalization of the site will address the risks to the welfare of the neighborhood residents. The residents in the target area will benefit directly by cleaning up this site and eliminating the public health risks. Removing these hazards will reduce health risks and proactively eliminate the potential spread of contaminants in close proximity to housing occupied by young children and seniors, and removal of hazardous soils will minimize the risk of contamination impacting nearby Harbor Brook. The target area will benefit overall by redeveloping a vacant, underutilized, tax exempt property and



provide opportunities for commercial development serving the needs of the sensitive populations. This project and the City's overall revitalization program are intended to correct the disparities found within the inner ring neighborhoods such as the target area by eliminating environmental impacts, improving economic opportunities, and increasing quality of life.

### (2) Greater Than Normal Incidence of Disease and Adverse Health Conditions

Several cumulative public health issues, such as asthma and exposure to lead paint, disproportionately affect the residents of the target area and remain a concern. A State of Connecticut Department of Health Burden of Asthma report indicated that 14.8% of Meriden residents suffered from asthma in comparison to the state average of 9.2%, with documented findings that asthma rates were twice as high for those with an annual household income less than \$15,000. Asthma, a leading cause of student absenteeism and disability, currently affects 1,633 (16.3%) of school age children in Meriden. Exposure to lead paint is also a continuing concern to neighborhood residents. Target area residents have a greater risk of exposure to lead than other city-wide residents due to the age of the housing stock and the prevalence of lead based paint in these older housing structures. In Meriden, children with a lead level of 5mg/dL or more are provided with follow-up and consultation by the City's Environmental Health staff. In 2017-18 the Meriden Health Department staff conducted 304 lead screenings, of which 2 were over 10mg/dL and reviewed 165 lead lab reports, of which the majority (118) were between 5 and 19mg/dL. The National Cancer Institute recognizes New Haven County (in which Meriden is located) as having the highest cancer rate in the state, and Susan G. Komen data shows Meriden as one of six urban centers in Connecticut with high rates of late stage breast cancer. The redevelopment 69 East Main Street will help to reverse these impacts.

### (3) Economically Impoverished/Disproportionately Impacted Populations

As previously stated, the target community is economically distressed with a poverty rate of 29.5% (double the national average). This community is largely minority (68%) with a high unemployment rate of 39% (ten times the national average). The target area has experienced disinvestment over the decades which the city is presently addressing through the various state and federal brownfields programs. The U.S. EPA Toxics Release Inventory (TRI) tracks the management of certain toxic chemicals that may pose a threat to human health and the environment. Certain industrial facilities must report annually how much of each chemical is recycled, combusted for energy recovery, treated for destruction, and disposed of or otherwise released on-and off-site. Meriden has five reporting TRI Facilities that annually produce 3.9 million lbs. of waste and dispose of 9.6 thousand lbs., 9.4 thousand lbs. of which are air emissions. In addition, Meriden has 2 RCRA regulated treatment, storage and disposal facilities, a municipal waste transfer station, a municipal wastewater treatment plant, a municipal water treatment plant and the Meriden Markham airport. Environmental Justice (EJ) concerns noted are in the prevalence of asthma in the minority populations of the city. The outcomes from cleanup and revitalization of the Site will address the risks to the welfare of the neighborhood residents noted above.

b. Community Engagement

i. Community Involvement

Partner Name	Point of Contact	Specific role in the project
<u>Meriden Council of Neighborhoods (CON)</u> : 501(c)(3) nonprofit organization representing 25 neighborhood associations in Meriden.	Holly Wills, <a href="mailto:cwills0142@sbcglobal.net">cwills0142@sbcglobal.net</a> (203) 634-1248	Inform citywide residents about the efforts to cleanup and repurpose this site, attend the Blight and Brownfields (B&B) meetings and/or distribute information from the B&B meetings to our stakeholders, and commit to participating in planning efforts for the reuse of the site following cleanup.
<u>Midstate Chamber of Commerce</u> : The Chamber represents approximately 560 members from Meriden and the surrounding community.	Sean Moore, President. <a href="mailto:S.moore@midstatechamber.com">S.moore@midstatechamber.com</a> (203) 235-7901	Act as liaisons with the business community and assist the City in hosting and organizing community meetings directed at their constituents.
Meriden Economic Development Corporation (MEDCO). A non-profit organization designed to act independently to run programs and implement economic development activities in the greater Meriden area of Connecticut.	Tom Welsh, President. <a href="mailto:tjwelsh@uks.com">tjwelsh@uks.com</a> (860) 548-2654	MEDCO and its staff (located at the Making Meriden Business Center, 5 Colony Street is .2 miles from the cleanup site) will commit to assisting with the identification of developers and or tenants with the capacity to undertake the development of the site following cleanup. MEDCO staff will help ensure that development of the site is consistent with the community needs and the improvement of the quality of life.

ii. Incorporating Community Input

The City has an ongoing community involvement program through its Blight & Brownfields (B&B) Committee. Formed in October 2002, the B&B Committee includes residents and members of key stakeholder groups in Meriden—non-profits, state and federal agencies, local government, and community-based organizations. The B&B Committee meets quarterly and is open to the general public. Over 150 residents and businesses have participated in these meetings since 2002. The Meriden Council of Neighborhoods has played a significant role in having their members/constituents attend B&B meetings, by announcing the events at individual group meetings, distributing information through the Meriden Council of Neighborhoods monthly newsletter, and through the Meriden Council of Neighborhoods website. A B&B Committee was held on December 13, 2018 where participants were consulted on the proposed cleanup grant application. A public meeting was held on January 24, 2019 to review and discuss this application and solicit public comments the draft Analysis of Brownfield Cleanup Alternatives (ABCA). A public notice of the meeting was published in the Meriden Record Journal newspaper on January 17, 2019 and posted on <http://www.meridenbiz.com/brownfields> from January 17, 2019 through January 30, 2019. The grant application was made available for public review at Meriden City Hall, the Meriden Public Library and on Meridenbiz.com during the public comment period. A Community Relations Plan for the site will be compiled as part of

the cleanup project and maintained on file at the Meriden Public Library and on <http://www.meridenbiz.com/brownfields>. Signage will be posted at the site informing residents of the cleanup activities, and public meetings will be held at key milestones of the cleanup process. All information will also be included on the City's brownfields webpage <http://www.meridenbiz.com/brownfields/>. Communication will be carried out in English and Spanish, as needed, throughout the process. Our prior experience with managing comprehensive cleanup projects and have shown that the City's community outreach efforts are appropriate and effective for the target area.

### 3. TASK DESCRIPTIONS, COST ESTIMATES, AND MEASURING PROGRESS

#### a. Proposed Cleanup Plan

Specific cleanup activities that will be completed using the \$240,000 EPA clean-up grant will include removal of known hazards including excavation and offsite disposal of contaminated soils as precursor to development of commercial building onsite. The proposed cleanup activities will consist of the following:

- 1) Completion of Supplemental Phase III Environmental Site Assessment and Remedial Action Plan (funded under FY 2015 EPA Assessment Grant)
- 2) Delineation and characterization of hazardous fill material to be excavated. Preparation of bid specifications, health and safety plan (HASP) and other pre-construction documents.
- 3) Selection of contractor to complete site cleanup in accordance with the bid documents. Activities to be completed include: a) Mobilization to the site and installation of erosion and sediment controls, b) Excavation of contaminated soils and groundwater (as further defined by the Supplemental Phase III and technical specifications), dispose properly offsite, c) collect confirmatory soil samples in accordance with CTDEEP's Site Characterization Guidance Document, d) Backfill as necessary, e) complete boundary survey, f) collect groundwater samples for verification over a 12-month period (minimum).
- 4) Preparation of a Remediation Summary Report.

#### b. Description of Tasks and Activities

**Task 1: \$2500 Cooperative Agreement Oversight.** City staff will: 1) Obtain QEP remediation contractor services, 2) Prepare request for proposals from cleanup contractor, 3) Evaluate applications; conduct interviews; hire cleanup contractor, 4) Prepare cleanup contractor scope of work, 5) Prioritize, track, and evaluate contractor tasks, 6) Production of EPA Quarterly Reports and ACRES data entry and, 7) Financial management of the Cooperative Agreement. Travel costs are estimated for attendance at EPA regional conferences and workshops.

**Task 2: \$4500 Community Involvement:** City staff and consultants will continue to work with community-based organizations to ensure commitments are implemented. Information will be exchanged at regular meetings of the City's Blight & Brownfields Committee, which will be held quarterly, and at regular meetings of the Downtown Neighborhood Association, which meets monthly. This task will ensure that the community is educated about the cleanup process and cleanup activities. Potential outcomes include increased community knowledge and understanding of the cleanup activities through participation at 12 community meetings during the grant period.

**Task 3: \$233,000 Site-Specific Activities/Cleanup Oversight – Hazardous Substances.**

- 1) City of Meriden oversight (\$3000). Attend job meetings and track contractor tasks.
  - 2) QEP/LEP : Delineation and characterization of hazardous fill material to be excavated. Preparation of bid specifications, health and safety plan (HASP) and other pre-construction documents. Selection of contractor to complete site cleanup in accordance with the bid documents. QEP and Engineering field oversight during cleanup activities. Prepare QAPP. Collect groundwater samples for verification over a 12-month period (minimum). Final verification and project management. (\$40,000).
  - 3) Remediation Contractor (\$190,000): Mobilization to the site and installation of erosion and sediment controls. Excavation of contaminated soils and groundwater (as further defined by the Supplemental Phase III and technical specifications), dispose properly offsite. Collect confirmatory soil samples in accordance with CTDEEP’s Site Characterization Guidance Document. Backfill as necessary. Complete boundary survey.
- c. Cost estimates and outputs

	Task 1: Cooperative Agreement Oversight	Task 2: Community Involvement	Task 3: Site-Specific /Cleanup Oversight of <u>Hazardous Substances</u>	<b>Total</b>
Personnel	\$2,000	\$2,000	\$3000	\$7000
Fringe Benefits				
Travel	\$500			\$500
Equipment				
Supplies		\$2,500		\$2,500
Contractual			\$190,000	\$230,000
Other				
<b>Total Federal Funding (not to exceed \$200,000)</b>	<b>\$2,500</b>	<b>\$4500</b>	<b>\$193,000</b>	<b>\$200,000</b>
<b>Cost Share (20% of requested federal funds)</b>			<b>\$40,000</b>	<b>\$40,000</b>
<b>Total Budget</b>	<b>\$2,500</b>	<b>\$4,500</b>	<b>\$233,000</b>	<b>\$240,000</b>

**c. Cost Estimates and Outputs**

Task 1: This includes up to 50 hours (\$2000 total) to be completed by Grants Administrator (\$36/hour salary) or by the Economic Development Director (\$51/hour). Hours will be allocated to cooperative agreement oversight. Costs are based on current labor rates. Outputs: procurement of contractors, quarterly reports, ACRES input, financial reports.

Task 2: This includes up to 50 hours (\$2000 total) to be completed by Grants Administrator (\$36/hour salary) or by the Economic Development Director (\$51/hour). This task also includes \$2,500 for supplies directly related to the project, including the direct costs associated with

posting signs, printing public notices, and maintaining documents online ([www.meridenbiz.com/brownfields](http://www.meridenbiz.com/brownfields)). Outputs: up to 12 community meetings will be held during the grant period. Costs are based on current labor rates.

Task 3: This includes 60 hours (\$3000 total) to be completed by Grants Administrator (\$36/hour salary) or by the Economic Development Director (\$51/hour). This also includes QEP contractual services (\$40,000) and a cleanup contractor (\$190,000). Outputs include remediation of .25 acre site for the purposes of redevelopment. Costs are based on current labor rates and a probable cost estimate provide by the QEP/LEP.

#### **d. Measuring Environmental Results**

The results will be measured by qualified environmental professionals (QEP) that will monitor the remediation in progress and document the removal and proper disposal of the contamination. The outcomes of the cleanup will be made known to the neighborhood residents through distribution of information to the community associations for distribution in their monthly newsletters (<http://www.meridencona.org/>) and on the City brownfields website (<http://www.meridenbiz.com/brownfields/>). Outputs and outcomes will be reported to EPA through the Quarterly Reports submitted through ACRES in a timely manner and tracked effectively.

### **IV. Programmatic Capability and Past Performance**

#### **a. Programmatic Capability**

All brownfield projects are managed by the staff of the Economic Development Department including Juliet Burdelski, Director, and Matt Sarcione, Grants Administrator. The City does not anticipate any change in project leadership, but should the need arise to hire additional city staff or recruit new leadership, the City has a hiring process and will ensure that all new hires have experience in managing large federal grants, specifically EPA Brownfields funding. All contracts with outside remediation contractors will be competitively awarded in compliance with the Procurement Standards in 40 CFR Part 30 or 40 CFR Part 31.36, as appropriate. The City has a process in place that encourages proposals from small and disadvantaged businesses. As with all contracts with the City, any contracts awarded under this cleanup grant would be evaluated using a variety of criteria, including, but not limited to, expertise, availability, past work, and cost. The City will utilize the resources of its Grants Administrator, Purchasing Director and Finance Department to ensure that all federal requirements are met during the duration of the cleanup project.

#### **b. Past Performance and Accomplishments**

##### **i. Currently Has or Previously Received an EPA Brownfields Grant**

The City has two active EPA grants, including a a FY 2015 Community-wide brownfield assessment grant, and a FY 2018 cleanup grant for 1 King Place. The City has complied with all financial and programmatic reporting on its awards and all data collected on the following grants were reported to EPA in the ACRES database.

Title	Compliance	Purpose and Accomplishments
<p><b>\$240,000 FY18 EPA Cleanup Grant</b></p> <ul style="list-style-type: none"> <li>• 1 King Place</li> <li>• \$200,000 federal</li> <li>• \$40,000 local</li> </ul>	<p><b>Commenced 10-1-2018. In progress. Quarterly reports submitted and up to date. 90% of the funds are obligated to the cleanup tasks as contractors have been selected. Drawdowns will be processed in Q1 &amp; Q2 of 2019.</b></p>	<p>Task 1: City finalized scope of work and executed agreement with EPA. All quarterly reports have been submitted on time and all work is on schedule. City contracted with QEP 10/2018. Task 2: Community meetings held in 2018. Information and Comm. Relations Plan posted to meridenbiz.com. 10/2018. Task 3: QAPP completed. RFP for Site Clean completed January 2019. UST removal schedule for first quarter 2019. PCB abatement scheduled for second quarter 2019.</p>
<p><b>\$200,000 FY 15 EPA Brownfield Community –wide Assessment</b></p>	<p><b>In progress. Quarterly reports submitted and up to date. 60% of grant funds drawn to date and over 90% of the funds are obligated. All activities are on scheduled to be completed by 9-30-2019.</b></p>	<p>Community wide assessments, reuse planning and community outreach. Task 1: QEP selected 7/16 for 3 sites: 664 W. Main, 53 Colony &amp; 55 Colony. QEP selected 12/16 for 6 additional sites: 69 East Main, 84-88 Grove, 226 West Main, 21 Colony, 48 Arch Pky, 124 Hanover. Environmental consultant selected for site reuse planning 1 King Pl. QEP selected 12/18 for 121 Colony Street rear. Task 2: B&amp;B meetings held quarterly. Task 3: Phase I/AIA/QAPP completed 664 W. Main Street., lead paint testing completed 51-53-55 Colony, Phase I/AIA/QAPP completed 121 Colony Street rear. Task 4: Phase II completed 664 W. Main Street and 69 East Main Street, reuse planning 1 King Pl underway.</p>
<p><b>\$240,000 FY13 EPA Cleanup Grant (BF 96179501)</b></p> <ul style="list-style-type: none"> <li>• 50 East Main Street (Hub site)</li> <li>• \$200,000</li> <li>• \$40,000 local</li> </ul>	<p><b>Completed</b></p>	<p>Task 1: All quarterly reports have been submitted on time and all work is on schedule. Task 2: Community meetings held in 2014; Signage posted at HUB site; information and Comm. Relations Plan posted to meridenbiz.com. in 2014. Grand Opening of the completed site (Meriden Green) 9/16. Task 3: Finalized cleanup scope of work with QEP. Work leverages \$12.89 million state and City funded activities at 1-77 State Street (Meriden HUB site), 30-50 East Main Street. Task 4: Contractor completed remediation and site construction.</p>

PROPERTY HOME

Profile Information

69 East Main Street

Property Alias:

ACRES Property ID: 227843

Property Address

69 East Main Street  
MERIDEN CT 06450

Size: 0.25

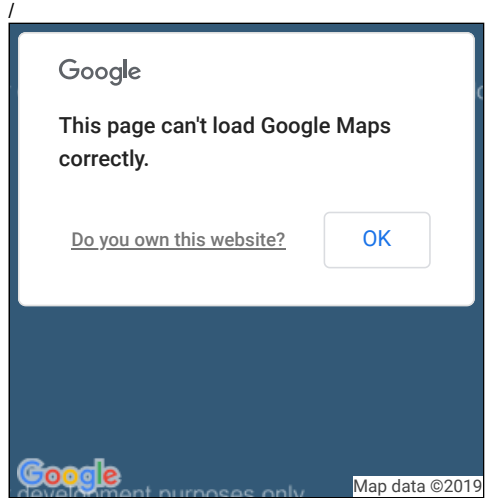
Parcel Number(s): [No Data]

Property Contact

Castagna, Kathleen (EPA)  
[castagna.kathleen@epa.gov](mailto:castagna.kathleen@epa.gov)  
617-918-1429

Property Geographic Information

Lat/Long:



**PLEASE NOTE:** Information shown is the most current in ACRES and may include draft and approved data.

This Property is Addressed By These Cooperative Agreements

[CITY OF MERIDEN](#)

[View 12 associated properties](#)

State: CT Cooperative Agreement Type: Assessment Cooperative Agreement Number: BF 96196601

Announcement Year: 2015

Owner: None

Work Package Status: Approved

[Submission Archive](#)

Property Progress

Assessment

Clean Up

Institutional Controls  
in Place

Ready for Reuse ?

Redevelopment  
Underway



Complete

Not Started

No

No

Not Started

**Assessment Activities at this Property**

Activity	EPA Funding	Start Date	Completion Date	CA	Accomplishment Counted ?
Supplemental Assessment	\$5,294.00	10/04/2017	01/02/2018	BF 96196601 City of Meriden (14)	No
Phase II Environmental Assessment	\$8,600.00	11/22/2017	12/28/2017	BF 96196601 City of Meriden (14)	Yes, Assessment counted FY18
Supplemental Assessment	\$15,600.00	04/02/2018	05/30/2018	BF 96196601 City of Meriden (14)	No

**EPA Assessment Funding:** \$29,494.00 ([View EPA Funding Details](#))  
**Leveraged Funding ?:** \$0.00  
**Total Funding:** \$29,494.00  
**Is Cleanup Necessary:** Unknown

**Contaminants & Media**

Contaminants Found	Media Affected
<b>VOCs:</b> NOT Cleaned Up	<b>Unknown:</b> NOT Cleaned Up

**Institutional & Engineering Controls**

**Are Institutional Controls required at this property?** unavailable

**Categories of Controls:**

[No Data]

**Are Institutional Controls in Place?** [No Data]

**Additional Institutional Controls Information:** [No Data]

**Address of Data Source (URL if available):** [No Data]

**Indicate whether Engineering Controls are required:** [No Data]

**If Engineering Controls were required, indicate the category (check all that apply):**

[No Data]

**Additional Engineering controls information** [No Data]

**Indicate whether Engineering Controls are in place?** [No Data]

**Address of Data Source (URL if available):** [No Data]

**Cleanup Activities**

There are no current environmental cleanup activities

**Ready for Reuse**

This property is not currently ready for reuse.

Assessment Complete	Cleanup Required	Cleanup Complete	IC Required	IC in Place
05/30/2018	[No Data]	[No Data]	[No Data]	[No Data]

**Redevelopment and Other Leveraged Accomplishments**

There are no current redevelopment activities

**Additional Property Attributes**



**Property History Information****Property Description/History/Past Ownership:**

Property is located on .253 acres. Used up to 1990's were residential and commercial. At some point in the 1990's the property was demo and since has been a vacant lot.

**Predominant Past Uses**

Are there multi-story buildings on this property? *[No Data]*

Greenspace : *[No Data]*

Residential : *[No Data]*

Commercial : 0.25 Acres

Industrial : *[No Data]*

Multi-Story: *[No Data]*

**For Assessment, Cleanup and Revolving Loan Fund cooperative agreements, what type(s) of funding are being used at the property?**

Hazardous

**Ownership Entity:** *[No Data]*

**Current Owner:** *[No Data]*

**Ownership & Superfund Liability**

During the life of the cooperative agreement, did ownership change?: No

If YES, did Superfund federal landowner liability protections factor into the ownership change?:

**State & Tribal Brownfields/Voluntary Response Program Information****State & Tribal Program Enrollment:**

Date of Enrollment: *[No Data]*

ID Number (if Applicable): *[No Data]*

Date No Further Action/Cleanup Completion Document Issued: *[No Data]*

**Property Photograph Information**

Are photographs available?: No

Is video available?: No

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Via Electronic Mail

August 15, 2018

Revised 9/21/18

**City of Meriden  
142 East Main St  
Meriden, CT 06450**

Attn: Juliet Burdelski, Director of Economic Development

**RE: Proposal for Supplemental Phase III Subsurface Investigation  
69 East Main Street, Meriden, Connecticut**

Dear Ms. Burdelski:

Loureiro Engineering Associates, Inc. (“Loureiro”) is pleased to submit this proposal to the City of Meriden for conducting a Supplemental Phase III Subsurface Investigation for the property located at 69 East Main Street, Meriden, Connecticut (hereinafter referred to as “the Site”). The scope of work presented in this proposal is designed to further characterize and delineate impacts to soil and groundwater that were detected by Loureiro during the October 2017 Limited Phase II Subsurface Investigation and April 2018 Focused Phase III Subsurface Investigation. This scope of work has been prepared following the approaches and guidelines detailed in the Connecticut Department of Energy & Environmental Protection (DEEP) Site Characterization Guidance Document (dated September 2007, revised December 2010). It is our understanding that the scope of services identified herein will be funded by US Environmental Protection Agency Brownfield Assessment Grant number BF-96196601.

## **1.0 Background**

The Site is an approximately 0.253 acre parcel owned by the City of Meriden. The Site is currently vacant with no buildings and a fence surrounding the Site on three sides. The ground surface is covered with grass, four trees, and a crescent shaped mound adjacent to the trees. The Site was first developed in the 1890s for commercial use and was used for both commercial and residential purposes until the early 1990s.

During the completion of the Phase I Environmental Site Assessment (ESA) for the Site, dated May 2014, Vanasse Hangen Brustlin, Inc. (VHB) identified the following Recognized Environmental Concerns (RECs):

- REC-1 Historic Dry Cleaning Operations
- REC-2 Historic Dye Works Operations
- REC-3 Historic Presence and Demolition of a Building Potentially Finished with Lead Based Paint (LBP)

**Loureiro Engineering Associates, Inc.**

100 Northwest Drive • Plainville, CT 06062 • 860.747.6181 • Fax 860.747.8822 • [www.Loureiro.com](http://www.Loureiro.com)

AN EMPLOYEE-OWNED COMPANY



Over the course of the Limited Phase II and Focused Phase III investigations, fill material was encountered at the following soil boring locations and corresponding depth intervals: LEA-01-01 (6'-8'), LEA-01-02 (8'-10'), LEA-01-03 (8'-10'), LEA-01-04 (4'-6'), LEA-01-05 (8'-10'), and LEA-01-07 (8'-11'). The fill material was observed to consist of a heterogeneous sand and gravel soil matrix with black staining that contained varying quantities of crushed concrete, metal fragments, and/or pieces of wood.

ETPH was detected at concentrations exceeding CT DEEP RSR criteria in soil samples collected from locations LEA-01-03 and LEA-01-05, which were collected during the Limited Phase II and the Focused Phase III, respectively. The ETPH impacts may be attributed to historical operations at the Site and/or with demolition of the former on-site building but are more likely attributable to the presence of the fill materials observed during soil boring advancement. Although the samples collected from LEA-01-03 and LEA-01-05 exhibited concentrations of ETPH that exceeded CT DEEP criteria, the duplicate samples collected from those locations as well as samples collected from the fill material at other boring locations did not contain detectable concentrations of ETPH.

VOCs were detected in groundwater samples from each of the four monitoring wells, all of which were below DEEP RSR criteria. Laboratory data indicates the presence of a low-level chlorinated and petroleum based VOC plume beneath the Site, containing PCE and its breakdown products TCE and cis-1,2-DCE, as well as 11DCA, and benzene. Select metals were detected in all of the groundwater samples at concentrations attributable to background conditions at the Site. The most upgradient monitoring well (LEA-01-08), which is located in the southernmost corner of the property, has the highest concentration of PCE, suggesting the possibility of contaminant migration onto the property from an upgradient, off-site source.

Evidence of releases to soil and groundwater at the Site, potentially attributable to the identified on-site RECs, was detected during the completed subsurface investigation activities.

## **2.0 Scope of Services**

Based on the results from the previous Site investigations, Loureiro proposes to conduct a Supplemental Phase III Subsurface Investigation that is intended to further evaluate the fill material composition and its extent at the Site. In addition, Loureiro proposes the completion of additional groundwater sampling for VOCs to further evaluate a potential on and/or off-site source of chlorinated VOC impacts to groundwater. The scope of work associated with the proposed activities is described below.

### **2.1 Quality Assurance Project Plan (QAPP)**

Prior to initiating investigation activities, a site-specific QAPP will be prepared in accordance with EPA guidance. The purpose of a QAPP is to describe the quality assurance/quality control (QA/QC) procedures and technical specifications that must be implemented to ensure that the results of all activities that are performed will meet project specifications. Loureiro is



experienced in developing QAPPs in accordance with EPA guidance documents, including the document entitled *Planning and Documenting Brownfields Projects: Generic Quality Assurance Project Plans, and Site-specific QAPP Addenda*, Revised Draft April 2007.

## 2.2 Subsurface Soil Investigation

The subsurface investigation proposed by Loureiro is detailed in the following sections, and include subsurface utility clearance and geophysical survey, soil boring installation, soil sampling, and a field survey of all investigation locations.

### 2.2.1 Utility Clearance & Subsurface Geophysical Survey

It has been our experience that public utility companies will not maintain records for utility locations beyond the property line or service connection. However, prior to completing the proposed subsurface investigation in accordance with the Connecticut Call-Before-You-Dig (CBYD) state regulations, owners of underground utility facilities will be notified of the planned site investigation activities using the Connecticut CBYD system. This notification will include a description of all areas where drilling activities will occur with a request to field-locate all underground utility facilities that may conflict with the planned activities.

In addition, Loureiro will complete a subsurface geophysical survey to clear all proposed soil boring locations of potential underground utilities. Loureiro will subcontract Corbuilt, LLC of Canterbury, Connecticut to complete the geophysical survey, which will include ground penetrating radar (GPR) and electromagnetic induction to identify the limits of subsurface features such as subsurface utilities, foundations, or other infrastructure that may be present.

### 2.2.2 Soil Boring Installation and Soil Sampling

In order to further characterize and delineate the previously identified fill material located at the Site, Loureiro proposes to obtain subsurface soil samples from up to six soil borings. The soil borings will be installed using Loureiro's track-mounted Geoprobe<sup>®</sup> drilling rig in accordance with the Loureiro SOP entitled *Geoprobe<sup>®</sup> Probing and Sampling*. The proposed soil boring locations are shown on Figure 1.

Soil borings LEA-01-10 through LEA-01-15 will be advanced to the groundwater table (approximately 10 to 12 fbg), and are intended to further assess and delineate the presence of fill material previously observed at the Site. At each of the soil boring locations, borings will be advanced under the supervision of Loureiro geologist. A discrete sample will be collected from each 2-foot interval in accordance with the Loureiro SOP entitled *Soil Sample Collection* and screened in the field using a hand-held photo-ionization detector (PID) for the presence of VOCs. At each location, the Loureiro geologist will prepare a field boring log documenting the visual classification of the soils encountered including the identification of solid waste. Soils will be classified using a modified Burmister soil classification system in accordance with the



Loureiro SOP entitled *Geologic Logging of Unconsolidated Sedimentary Materials*. Following the completion of each soil boring, the borehole will be backfilled with high solids bentonite grout slurry and repaired to match the surrounding surface conditions (hydraulic cement, or native soils). Excess soil generated during the subsurface investigation will be containerized on-site in 55-gallon drums, pending waste characterization and disposal.

Loureiro assumes that up to two soil samples per soil boring, plus required quality assurance/quality control (QA/QC) samples (i.e., duplicates, blanks) will be collected and submitted to Tunxis for one or more of the following analytical parameters following chain-of-custody procedures: VOCs using EPA Method 8260C (collected following EPA Method 5035A); ETPH using the DEEP-approved methodology; polychlorinated biphenyls (PCBs) using EPA Method 8082, Pesticides using EPA method 8081, chlorinated herbicides using EPA Method 8151, semi-volatile organic compounds (SVOCs) using EPA Method 8270, cyanide using EPA Method 9010, and/or total metals (including arsenic, barium, beryllium, cadmium, chromium, copper, hexavalent chromium, lead, mercury, nickel, selenium, silver, vanadium, and/or zinc), using the appropriate EPA 6000 and 7000 series of methods.

### 2.2.3 Communications, Reporting & Preliminary Remedial Cost Estimation

Following the completion of the field activities, Loureiro will document the results of the subsurface investigation in a summary letter report. The report will include a summary of the work completed during the investigation, a detailed site map depicting the sampling locations, a presentation of the analytical data, an evaluation of the results, and our conclusions. The report will include a comparison of the results of the investigation to the Connecticut RSRs to provide an indication of whether remedial actions may be necessary.

A draft copy of the report will be submitted to the City of Meriden for review and comment. Recommendations for additional actions, should any be deemed necessary, will be submitted under separate cover accompanying the draft report. Upon the City's review of the draft report, a final copy of the report will be prepared and will incorporate any comments provided by the City.

Following the completion of the subsurface investigation, Loureiro will revisit the preliminary order-of-magnitude opinion of cost to remediate identified releases in accordance with the State of Connecticut Remediation Standard Regulations (RSRs), which were previously provided to the City of Meriden. These estimates will be preliminary in nature.

### 2.3 Groundwater Sampling & Reporting (*Add. Alternate*)

To further evaluate on-Site groundwater conditions and the potential of an on and/or off-site chlorinated VOC source, Loureiro proposes to conduct a round of groundwater sampling from the four monitoring wells that were installed during the Focused Phase III Subsurface Investigation. One groundwater sample will be collected from each monitoring well using the



EPA-approved low-flow method, and will be submitted along with the require QA/QC samples (i.e., duplicates, blanks) to Tunxis for one of more of the following analytical parameters following chain-of-custody procedures: VOCs using EPA Method 8260C (collected following EPA Method 5035A); ETPH using the DEEP-approved methodology, and total metals (including arsenic, barium, beryllium, cadmium, chromium, copper, lead, mercury, nickel, selenium, silver, vanadium, and/or zinc), using the appropriate EPA 6000 and 7000 series of methods.

Following the completion of the field activities, Loureiro will document the results of the groundwater sampling event in a summary letter report. The report will include a summary of the work completed during the investigation, a detailed site map depicting the sampling locations, a presentation of the analytical data, an evaluation of the results, and our conclusions. The report will include a comparison of the results of the investigation to the Connecticut RSRs to provide an indication of whether remedial actions may be necessary. A draft copy of the report will be submitted to the City of Meriden for review and comment. Recommendations for additional actions, should any be deemed necessary, will be submitted under separate cover accompanying the draft report. Upon the City's review of the draft report, a final copy of the report will be prepared and will incorporate any comments provided by the City.

Following the completion of the subsurface investigation, Loureiro will revisit the preliminary order-of-magnitude opinion of cost to remediate identified releases in accordance with the State of Connecticut Remediation Standard Regulations (RSRs), which were previously provided to the City of Meriden. These estimates will be preliminary in nature. The fee for completing groundwater sampling and the associated data evaluation and reporting activities is included as an additional alternate, as indicated in Section 5 of this proposal.

### **3.0 Additional Services**

Following the completion of the Focused Phase III Subsurface Investigation, Loureiro developed an Order of Magnitude Remediation Cost Estimate, and a preliminary Connecticut Transfer Act Task Schedule and Budgetary Cost Evaluation. Following a June 6, 2018 conference call with the City of Meriden to discuss the results and findings of the Focused Phase III investigation, additional efforts were made to further refine the range of remediation cost estimates associated with the Site. An additional conference call was held between Loureiro and the City of Meriden on July 23, 2018 to discuss the CT Transfer Act Task Schedule and Budgetary Cost Evaluation. The additional efforts and conference call were not anticipated in the scope of our proposal for the Focused Phase III Subsurface Investigation. The fee related to these additional services provided total \$1,175.00.

### **4.0 Logistics**

This section includes the logistical considerations for completion of the proposed scope of work at the Site.



4.1 Site Access

In preparation of this proposal, we have anticipated that you or a member of your staff will be responsible for providing Loureiro and its representatives' access to the property. The costs presented in this proposal, assume that all work on the Site will be conducted on weekdays during the first shift (8am to 5pm).

5.0 Fees

On the basis of our understanding of the project and the services described herein, we propose to complete the subsurface soil investigation and report on a lump sum basis for the amount of \$14,400. We propose to complete the groundwater sampling and reporting activities for an additional alternative lump sum fee of \$5,550. Completion of both the subsurface soil investigation and groundwater sampling activities would be conducted for a proposed fee of \$19,950. The additional services previously provided following the Focused Phase III subsurface investigation was completed for an added fee of \$1,175. The maximum proposed fee for the completion of the Supplemental Phase III, including the previously provided additional services, is **\$21,075**.

A breakdown of the fees associated with the subsurface investigation is provided below.

**69 East Main Street – Supplemental Phase III Subsurface Investigation**

<i>Task</i>	<i>Estimated Fee</i>
<b>Soil Investigation</b>	
Preparation and Submittal of Site-Specific Phase III QAPP	\$1,000
CBYD, Underground Utility Locating/GPR Survey	\$800
Geoprobe® Drill Rig, Sampling Equipment & Labor	\$4,900
Laboratory Analyses	\$5,200
Administrative, Communications, Data Evaluation, Reporting & Preliminary Remedial Cost Estimation	\$2,500
<b>Soil Investigation Subtotal</b>	<b>\$14,400</b>
<b>Groundwater Sampling (Add. Alternate)</b>	
Sampling Equipment & Labor	\$2,150
Laboratory Analyses	\$2,000
Administrative, Communications, Data Evaluation, Reporting	\$1,400
<b>Groundwater Sampling Subtotal</b>	<b>\$5,550</b>
<b>Additional Services</b>	
Additional teleconference & remedial development support	\$1,175
<b>Maximum Proposed Fee</b>	<b>\$21,075</b>

**Assumptions**

The following assumptions have been made in preparation of this proposal:



- All the proposed drilling can be completed with Loureiro's Geoprobe® drilling rig
- Access to all proposed sampling locations will be approved of by the City of Meriden in advance of completing the scope of work.
- If refusal is encountered at a proposed soil boring location, it is assumed that only one attempt to offset and re-attempt the soil boring will be made.
- Up to twelve soil samples, plus QA/QC samples, will be submitted for laboratory analysis. However, if Loureiro determines that additional samples should be analyzed, we will notify you and obtain your approval to proceed prior to releasing the samples for the additional analyses. QA/QC samples will consist of one laboratory trip blank, one soil equipment blank, one duplicate soil sample, and one matrix spike/matrix spike duplicate.
- Groundwater monitoring wells installed during Focused Phase III Subsurface Investigation are in good condition and are viable for groundwater sampling.
- One groundwater sample per groundwater monitoring well, plus QA/QC samples, will be submitted for laboratory analysis. QA/QC samples will consist of one laboratory trip blank, one groundwater equipment blank, one duplicate groundwater sample, and one matrix spike/matrix spike duplicate.

## **6.0 Schedule**

We are in a position to initiate this project immediately upon receipt of authorization to proceed. Following approval of the site-specific QAPP Addendum, we anticipate completion of subsurface investigation activities within 2 weeks, and submission of a draft report within 3 weeks following completion of the subsurface investigation activities. Loureiro will submit a final report within one week from receipt of comments.

## **6.0 Terms and Conditions**

The previously agreed upon Terms and Conditions signed on December 13, 2016 will apply to all services provided by Loureiro. In the event that the City of Meriden issues a purchase order or other instrument related to Loureiro's services, it is understood and agreed that such document is for the City of Meriden's internal accounting purposes only and shall in no way modify, add to, or delete any of the previously referenced Terms and Conditions.

## **7.0 Supplemental Services**

In the event Loureiro is to prepare for or appear in any litigation on behalf of the City of Meriden or is to perform other services not included herein, additional compensation shall be paid to Loureiro, charges for which will be based upon Loureiro's fee schedule at the time the additional services are performed.

We appreciate the opportunity to present this proposal and look forward to the opportunity to work with the City of Meriden on this project. Receipt of a signed copy of this Proposal or





issuance of a purchase order referencing this Proposal will serve as authorization to perform the work outlined in the Scope of Services.

If you would like us to proceed with this work, please sign the following authorization to proceed and return it to me. If you have any questions regarding this proposal, please contact Kyle Zalaski at 860-410-3016, or me at 860-747-6181.

Sincerely,

**LOUREIRO ENGINEERING ASSOCIATES, INC.**

A handwritten signature in blue ink, appearing to read "Adam Dusko", is written over a horizontal line.

Adam Dusko, P.G., L.E.P.  
Associate

Attachment (Figure 1)

**Documentation of All Applicable Threshold Criteria  
FOR CLEANUP GRANTS (III. B.)  
City of Meriden, CT, 69 East Main Street**

**1. Applicant Eligibility**

The City of Meriden, Connecticut is an eligible entity for the U.S. Environmental Protection Agency's Brownfields Cleanup Grants as a "General Purpose Unit of Local Government" as presented in Section III.A. of the Guidelines for Brownfields Cleanup Grants.

**2. Previously Awarded Cleanup Grants**

The City of Meriden affirms that the proposed site has not received funding from a previously awarded EPA Brownfield Cleanup Grant.

**3. Site Ownership**

69 East Main Street, Meriden, Connecticut is owned solely by the City of Meriden. Ownership is in fee simple title.

**4. Basic Site Information**

- (a) **Site name:** 69 East Main Street
- (b) **Site address:** 69 East Main Street, Meriden, Connecticut 06450
- (c) **Current owner:** City of Meriden
- (d) N/A

**5. Status and History of Contamination at the Site**

(a) **Contamination Type:** Hazardous Substances

(b) **Operational History and Current use(s):** The Site is a .253-acre vacant parcel. It is bounded on the north by East Main Street, on the south by a private parking lot (23 Casimer Drive), on the east by St. Casimer Drive, and on the west by private property housing a commercial building (55 East Main Street). The Site also has fencing installed on three sides and is covered in grass, four trees, and a crescent shaped mound adjacent to the trees. The Site was first developed for commercial uses during the 1890's. The building on site included uses such as an undertaker business, offices, as well as that of a dye works. Then, around 1970, the building on site was occupied by a dry-cleaning business which was known as Ideal Cleaners. This is significant in that dry-cleaning businesses are a known source of potential contaminants, such as volatile organic compounds (VOCs) and other solvents. The City of Meriden acquired the Site through tax foreclosure in 1993 to protect the public from immediate public health and safety hazards posted by the structure at the time. Shortly after the Site was acquired by the City, the building on site was then razed sometime between October 1993 and January of 1994. This included removing all utilities & heating oil tanks from the property and the implementation of asbestos abatement measures. After the building was razed and removed, 1800-200 yards of fill were deposited on the Site.

(c) **Environmental Concerns:** Previous site assessments revealed multiple environmental concerns resulting from the site's former operation as a dry cleaning facility. Hazards of concern

identified through a Phase II/III Environmental Site assessment completed in 2017 and 2018 include:

- ETPH in the soil at a concentration of 2,100 mg/kg, which exceeds the Residential Direct Exposure Criteria (RDEC) of 500 mg/kg,
- Tetrachloroethylene (PCE), a commonly used dry cleaning chemical, in the groundwater at concentrations ranging from 5.1 to 270 micrograms per liter ( $\mu\text{g/L}$ ), and
- Lead (from painted building surfaces), PAHs and VOCs at low levels.

(d) **Nature and Extent of Contamination:** The prior operation the site a dry-cleaning facility suggests that chemicals used on the dry-cleaning process were released into the soil and have degraded into the groundwater at the site. Ongoing assessments will determine the source and specific areas of the soil and groundwater to be remediated.

## 6. Brownfields Site Definition

The Site meets the definition of a brownfield presented as follows in Appendix 1, "...real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant."

The City of Meriden affirms that the Site is not:

- (a) listed or proposed for listing on the National Priorities List; and
- (b) subject to unilateral administrative orders, court orders, administrative orders on consent, or judicial consent decrease issued to or entered into by parties under CERCLA
- (c) subject to the jurisdiction, custody, or control of the U.S. government

## 7. Environmental Assessment Required for Cleanup Proposals

Lourerio Engineering completed a Limited Phase II Subsurface Investigation Report for the City in 2017. Loureiro conducted a total of 6 soil borings during the Phase II Subsurface Investigation. From these borings, a total of 7 soil samples were taken, with one sample being a duplicate. Additionally, 4 of the 6 soil borings were then completed as temporary groundwater monitoring wells. Constituents of concern that were tested for in accordance with EPA and CT DEEP approved methods from both the soil samples and groundwater monitoring included VOCs, polycyclic aromatic hydrocarbons (PAHs), extractable total petroleum hydrocarbons (ETPH), lead, and other various heavy metals. The results of these samples indicated that a release likely occurred to the environment as a result of the identified Recognized Environmental Concerns (RECs). Specifically, ETPH was discovered in one of the soil samples that exceeded CT DEEP Remediation Standard Regulations (RSRs). Additionally, groundwater samples indicated the presence of chlorinated VOC contaminated groundwater in levels higher than CT DEEP regulations beneath the Site. Lead was also detected in soil samples; however, the concentrations are most likely attributable to naturally occurring conditions at the site and did not exceed the Residential Direct Exposure Criteria (RDEC). Lourerio also completed a Focused Phase III for the City in 2018; a total of five soil borings were advanced, four of which were completed as permanent groundwater monitoring wells. The sampling locations were chosen based on the historical dry cleaning and dye works operations that took place on the southern half of the site, the locations of the detected contaminants identified in the Phase II study, and the direction of groundwater flow on the site. A supplemental Phase III Environmental Site

Assessment is in progress at the site. Further delineation of the RECs will be completed along with a remedial action plan in early 2019.

## **8. Enforcement or Other Actions**

There are no enforcement actions on the site. As a former dry cleaning facility, the site falls under the requirements of the CT Transfer Act. Under the CT Transfer Act, prior to transfer to a third party for development, the City is required to investigate the parcel and remediate pollution caused by any release of hazardous substances from the former dry cleaning facility.

## **9. Sites Requiring a Property-Specific Determination**

The Site does not fall into any of the categories that require a Property-Specific Determination to be eligible for funding.

## **10. Site Eligibility and Property Ownership Eligibility**

See below.

### **(a) Property Ownership Eligibility – Hazardous Substances Sites**

#### **(1) CERCLA § 107 Liability**

The City of Meriden is exempt from CERCLA 107 because it acquired the property prior to 2002. The City of Meriden affirms that it is not liable for any of the contamination at 69 East Main Street under CERCLA 107 because it did not contribute to contamination at the Site and all disposals of hazardous substances occurred before acquiring the property. The City of Meriden did not own or operate the Site when hazardous materials were deposited there, or arrange for treatment or disposal of hazardous materials or accept hazardous materials for transport to disposal or treatment facilities at the Site. The Site was acquired by the City of Meriden in January 1993 through tax foreclosure after it had resided in a deteriorated and abandoned state for over a decade. No businesses have operated on the Site since the building on the site was razed in 1994.

#### **(2) AFFIRMATIVE DEFENSE TO CERCLA RESPONSIBILITIES**

- a. Information on the Property Acquisition:** The Site was acquired by the City of Meriden through tax foreclosure.
- b. Acquisition Date:** The Site was acquired in 1993. Ownership is in fee simple title. The City of Meriden has not had any familial, contractual, corporate, or financial relationships or affiliations with any prior owners or operators of the Site.
- c. Date of contamination:** All disposal of hazardous substances at the site occurred before the City of Meriden acquired the property.
- d. Disposal of hazardous substances:** The City of Meriden affirms that it did not, at any time, cause or contribute to any release of hazardous substances at the site.

## **11. Cleanup Authority and Oversight Structure**

**a. Cleanup Oversight:** The City of Meriden plans to enroll the Site in the CTDEEP's Voluntary Remediation Program (VRP) to facilitate cleanup of the property. Remediation will be coordinated and overseen by a Licensed Environmental Professional (LEP) in the State of Connecticut. The LEP(s) will keep USEPA and CTDEEP apprised of remediation progress throughout the project. A cleanup contractor will be selected by the City of Meriden through a

competitive process consistent with provisions of 40 CFR Part 31.36, as appropriate, and will be fully qualified in all aspects of environmental remediation.

b. **Cleanup Response:** The City does not expect to need permission of adjoining properties to access the Site, but all adjoining property owners will be duly notified of any cleanup actions at the Site.

## **12. Community Notification**

a. **Draft ABCA:** The City prepared a draft ABCA for public review by compiling previously completed assessment data compiled by the QEP/LEP Louriero Engineering. The City presented the key findings/information included in the ABCA at a Blight and Brownfields Committee meeting held on December 13, 2018 where participants were consulted on the proposed cleanup grant application. A public meeting was held on January 24, 2019 to specifically review and discuss this application and solicit public comments the draft Analysis of Brownfield Cleanup Alternatives (ABCA). The meeting was noticed in the local paper on January 17, 2019.

b. **Community Notification Ad:** A public notice of the meeting was published in the Meriden *Record Journal* newspaper on January 17, 2019 and posted on <http://www.meridenbiz.com/brownfields> from January 17, 2019 through January 30, 2019. The grant application and draft ABCA was made available for public review at Meriden City Hall, the Meriden Public Library and on Meridenbiz.com during the public comment period. A Community Relations Plan for the site will be compiled as part of the cleanup project and maintained on file at the Meriden Public Library and on <http://www.meridenbiz.com/brownfields>. Signage will be posted at the site informing residents of the cleanup activities, and public meetings will be held at key milestones of the cleanup process. All information will also be included on the City's brownfields webpage <http://www.meridenbiz.com/brownfields/>.

c. **Public Meeting:** A public meeting was held on January 24, 2019 to review and discuss this application and solicit public comments the draft Analysis of Brownfield Cleanup Alternatives (ABCA). During the public meeting, no members of the public were in attendance. During the public comment period, one member of the public submitted comments in support of the project via email. A copy of the public comment received is attached.

### **d. Community Notification documents:**

See attached:

- Draft ABCA;
- Copy of the ad that demonstrates notification to the public and solicitation for comments on the proposal;
- Copy of the Comments received;
- Applicant's response to those public comments;
- Meeting notes or summary from the public meeting(s); and
- Meeting sign-in sheets.

### **13. Statutory Cost Share**

a. In December 2018, the City Council of the City of Meriden authorized the expenditure of \$40,000 to be matched with USEPA funds requested. \$29,494 in previously awarded FY 2015 USEPA community wide assessments were used to complete prior assessment activities. \$21,075 in additional FY 2015 USEPA community wide assessment funds will be used to complete a supplemental Phase III and a Remedial Action Plan.

b. The City of Meriden is not requesting a hardship waiver.

**Draft Analysis of Brownfields Cleanup Alternatives  
Remediation of Contaminated Former Drycleaning and Dye Works  
69 East Main Street, Meriden, CT 06450  
Prepared by the City of Meriden**

**I. Introduction & Background**

**a. Site Location (*address*)**

The site is located at 69 East Main Street in Meriden, CT 06450 (herein referred to as “the Site”). It is located in the Meriden Transit Oriented Development (TOD) zoning district on a major roadway in the City’s downtown area.

**b. Previous Site Use(s) and any previous cleanup/remediation**

The Site is a .253-acre vacant parcel. It is bounded on the north by East Main Street, on the south by a private parking lot (23 Casimer Drive), on the east by St. Casimer Drive, and on the west by private property housing a commercial building (55 East Main Street). The Site also has fencing installed on three sides and is covered in grass, four trees, and a crescent shaped mound adjacent to the trees. A site location map is included as Attachment 1.

The Site was first developed for commercial uses during the 1890’s. The building on site included uses such as an undertaker business, offices, as well as that of a dye works. Then, around 1970, the building on site was occupied by a dry-cleaning business which was known as Ideal Cleaners. This is significant in that dry-cleaning businesses are a known source of potential contaminants, such as volatile organic compounds (VOCs) and other solvents.

The City of Meriden acquired the Site through tax foreclosure in 1993 to protect the public from immediate public health and safety hazards posted by the structure at the time. Shortly after the Site was acquired by the City, the building on site was then razed sometime between October 1993 and January of 1994. This included removing all utilities & heating oil tanks from the property and the implementation of asbestos abatement measures. After the building was razed and removed, 1800-200 yards of fill were deposited on the Site.

**c. Site Assessment Findings (*briefly summarize the environmental investigations that have occurred at the site, including what the Phase I and Phase II assessment reports revealed in terms of contamination present, if applicable*)**

- i) Phase 1 Environmental Site Assessment (ESA), 2014. Utilizing state grant funding, the City retained Licensed Environmental Professional Vanasse Hangen Brustlin, Inc. (VHB) to prepare a Phase I ESA for the Site. The Phase I identified the following Recognized Environmental Concerns (RECs):
  - The historic operations associated with dry cleaning likely involved the use of chemicals on the Site. Dry cleaning facilities commonly use perchloroethylene (PCE), a chlorinated VOC which has the potential to impact soil and/ or groundwater at the Site.

- Historic Site use included dye works. Various chemicals are associated with dye works, including heavy metals. Improper disposal of materials may have impacted soil or the groundwater at the Site.
- Former presence and demolition of a building potentially finished with lead-based paint (LBP).

ii) Phase II/III Environmental Site Assessments

In 2015, the City was awarded a FY 2015 EPA Community Wide Assessment grant. With funds from this grant, the City retained Licensed Environmental Professional Loureiro Engineering in 2017 to conduct several environmental investigations at the Site. First, Loureiro completed a Limited Phase II Subsurface Investigation Report. The main objective of the report was to provide preliminary assessment, including laboratory analytical data, of potential impacts to the environment from site operations identified during the Phase I report by VHB.

Loureiro conducted a total of 6 soil borings during the Phase II Subsurface Investigation. From these borings, a total of 7 soil samples were taken, with one sample being a duplicate. Additionally, 4 of the 6 soil borings were then completed as temporary groundwater monitoring wells. A site map showing the test locations is included with Attachment 2. Constituents of concern that were tested for in accordance with EPA and CT DEEP approved methods from both the soil samples and groundwater monitoring included VOCs, polycyclic aromatic hydrocarbons (PAHs), extractable total petroleum hydrocarbons (ETPH), lead, and other various heavy metals.

The results of these samples indicated that a release likely occurred to the environment as a result of the identified RECs. Specifically, ETPH was discovered in one of the soil samples that exceeded CT DEEP Remediation Standard Regulations (RSRs). Additionally, groundwater samples indicated the presence of chlorinated VOC contaminated groundwater in levels higher than CT DEEP regulations beneath the Site. Lead was also detected in soil samples, however the concentrations are most likely attributable to naturally occurring conditions at the site and did not exceed the Residential Direct Exposure Criteria (RDEC). Loureiro recommended a supplemental subsurface investigation be performed to delineate the impacts identified during the Limited Phase II and to identify the source of the impacts.

In Spring of 2018, the City hired Loureiro to conduct a Focused Phase III Subsurface Investigation. This study was intended to delineate the extents of the ETPH impacts in subsurface soils, and to further assess the potential cause of and extent of VOC-impacted groundwater.

During the Focused Phase III, a total of five soil borings were advanced, four of which were completed as permanent groundwater monitoring wells. The



sampling locations were chosen based on the historical dry cleaning and dye works operations that took place on the southern half of the site, the locations of the detected contaminants identified in the Phase II study, and the direction of groundwater flow on the site. Sample locations are also included with Attachment 2.

ETPH was detected at concentrations exceeding CT DEEP RSR criteria in soil samples collected. The ETPH impacts may be attributed to historical operations at the Site and/or with the demolition of the former building. However, it more likely attributable to the presence of the fill materials observed during soil boring. In fact, other boring locations on site did not contain detectable concentrations of ETPH.

VOCs were detected in groundwater samples from each of the four monitoring wells, all of which were below DEEP RSR criteria. Laboratory data indicated the presence of a low-level chlorinated and petroleum-based VOC plume beneath the Site. Select metals were detected in all of the groundwater samples at concentrations attributable to background conditions at the Site.

At the conclusion of the Focused Phase III Subsurface Investigation, Loureiro recommended a further evaluation of the fill material composition and its extent at the Site as well as additional groundwater sampling to ascertain the on or off-site source of chlorinated VOCs in the groundwater. This Supplemental Phase III Subsurface Investigation is currently underway. Results from the Supplemental Phase III Subsurface Investigation and prior assessments will be analyzed and will serve as the basis for the final cleanup plan recommended for the Site.

**d. Project Goal (*site reuse plan*)**

The City's goal of conducting soil remediation at the Site is to alleviate health risks in the neighborhood surrounding the Site, increase the tax base through private development of the Site, and to create jobs while meeting the requirements of the CT Transfer Act. Once the cleanup is completed, the City intends to list the property for sale with a commercial broker and evaluate development plans based on their capacity to develop a private, commercial facility that best aligns with the City's redevelopment goals and strategies as outlined in the 2012 TOD Mater Plan and 2015 Choice Neighborhoods Transformation Plan. Future redevelopment can also take advantage of tax incentives available due to its location in the state-designated Enterprise Zone.

**e. Regional and Site Vulnerabilities**

According to the US Global Change Research Program (USGCRP), trends for the northeast region of the United States include increased temperatures, increased precipitation with greater variability, increased extreme precipitation events, and rises in sea level. Some of these factors, most specifically increased precipitation that may affect flood waters and stormwater runoff, are most applicable to the cleanup of the site.

According to FEMA Flood Zone Map 09009C0166H (dated December 17, 2018), the Site is located within a Zone X of nearby Harbor Brook (see Attachment 3), which is outside the 0.2% annual chance floodplain. Minimal flooding is expected in this Zone. While a changing climate may result in greater storm frequency and intensity that could affect the flood waters within Harbor Brook and ultimately result in changes to the flood zones, given the topographic elevation of the site in relation to Harbor Brook, flooding of the site is unlikely. Increased precipitation and extreme weather could, however, result in additional stormwater runoff across the Site and the potential of increased erosion.

Based on the nature of the Site and its proposed reuse, changing temperature, rising sea levels, wildfires, changing dates of ground thaw/freezing, changing ecological zone, saltwater intrusion and changing groundwater table are not likely to significantly affect the Site.

## **II. Applicable Regulations and Cleanup Standards**

### **a. Cleanup Oversight Responsibility (*identify the entity, if any, that will oversee the cleanup, e.g., the state, Licensed Site Professional, other required certified professional*)**

Following procurement of an EPA Brownfields Cleanup Grant for the Site, the City of Meriden and a Connecticut Licensed Environmental Professional (LEP) will oversee the cleanup. The LEP will be procured in accordance with Federal, State, and local environmental requirements in accordance with applicable procurement requirements.

Prior to the issuance of bid documents for cleanup activities, the LEP will prepare cleanup specifications to procure a qualified contractor through a public bid process as well as provide field oversight during the cleanup activities. Additionally, the LEP will prepare any required closure documentation, as appropriate.

### **b. Cleanup Standards for major contaminants (*briefly summarize the standard for cleanup e.g., state standards for residential or industrial reuse*)**

The Site is not currently entered in a formal regulatory cleanup program; however, the City plans to enter the site into the State's Voluntary Remediation Program (VRP) and/or other municipal liability program as applicable.

The City intends, through the cleanup activities to remediate soil and groundwater at the site to applicable Connecticut State Remediation Standard Regulations in accordance with the intended use of the property. This includes the standards for use as a parking lot, or as a commercial development, pending available funding levels. Appropriate Environmental Land Use Restrictions will be put in place to ensure the environmental quality of any future development. Residential development on the site is not anticipated.

### **c. Laws & Regulations Applicable to the Cleanup (*briefly summarize any federal, state, and local laws and regulations that apply to the cleanup*)**

Furthermore, the Site's history as a former dry-cleaner triggers the CT Transfer Act and

requires the owner, in this case the City of Meriden, to investigate the parcel and remediate pollution caused by any release of hazardous substances from the former dry cleaning facility prior to transfer to another party. As such, the City is applying for funding to conduct the cleanup at the Site in order to meet the requirements of the CT Transfer Act.

Laws and regulations that may also apply due to the use of USEPA Brownfield Cleanup grant (if awarded) include Federal Small Business Liability Relief and Brownfields Revitalization Act, the Federal Davis-Bacon Act, state environmental law, and local ordinances. Federal, state, and local laws regarding procurement of contractors to conduct the cleanup will be followed.

In addition, all appropriate permits, such as call before you dig, soil transport/disposal manifests will be obtained prior to the work commencing.

### **III. Evaluation of Cleanup Alternatives**

#### **a. Cleanup Alternatives Considered (*minimum two different alternatives plus No Action*)**

To address contamination at the Site, three different alternatives were considered, including:

- i) Alternative #1: No Action, keep existing lot as is, with no redevelopment as tax exempt parcel
- ii) Alternative #2: Level Site and cap as Parking Lot, and prohibit future development through an environmental land use restriction.
- iii) Alternative, #3: Remove known hazards including excavation and offsite disposal as precursor to development of commercial building onsite, exclude residential development through an environmental land use restriction.

#### **b. Cost Estimate of Cleanup Alternatives (*brief discussion of the effectiveness, implementability and a preliminary cost estimate for each alternative*)**

To satisfy EPA requirements, the effectiveness, implementability, and cost of each alternative was considered and is documented in the section below.

#### **Effectiveness – Including Vulnerability/Resiliency Considerations**

- i) Alternative #1: No Action is not effective in controlling or preventing the exposure to contamination at the Site. Furthermore, any contamination to groundwater stemming from the Site will continue, with possible migration to other sites in the area.
- ii) Alternative #2: Capping is an effective way to prevent people on site from coming into direct contact with contaminated soils and groundwater, assuming the cap is maintained. However, capping is not an effective way to control the potential migration of contaminated groundwater from the site. Capping the site assumes

that no remedial excavation activities are conducted and may require the installation of a sub-slab depressurization system beneath proposed cap. Alternative #2 would require use of an Environmental Land Use Restriction to prohibit future development making Alternative #2 contrary to the primary goal for the site, namely cleaning up contaminants as required by the Transfer Act for the purposes of eventual redevelopment.

- iii) Alternative #3: Remedial Excavation with Offsite Disposal is an effective way to minimize risk at the Site. Under this scenario, the identified hazardous materials will be excavated and taken off site for disposal. Alternative #3 will allow for future site development, assuming that hazardous materials can be fully quantified (through the ongoing Phase III Supplemental site investigation) and soils can be disposed off-site for a reasonable cost and Groundwater Monitoring can be used to verify compliance with RSR criteria. Additionally, a sub-slab depressurization system may be required beneath any building constructed on the site. With proper remediation and Environmental Land Use Restrictions put in place, this alternative would best fulfill the cleanup and redevelopment goals for the Site.

### **Implementability**

- i) Alternative #1: No Action is easiest to implement since no cleanup activities would occur at the Site.
- ii) Alternative #2: Capping is relatively easy to implement, although ongoing monitoring and maintenance of the cap will require periodic coordination and reporting. This is in part because no remedial excavation activities would take place, leaving the contaminated fill in place and leaving the contaminated groundwater unaddressed. However, this alternative is not effective at improving the environmental quality of the site nor would it prepare it for future transfer and redevelopment.
- iii) Alternative #3: Remedial Excavation with Offsite Disposal is moderately difficult to implement, although feasible. Coordination (e.g., dust suppression and monitoring) during cleanup activities and short-term disturbance to the community (e.g., trucks transporting contaminated soils and backfill) are anticipated. However, this alternative is the most effective at addressing the environmental contamination on site and increases the likelihood of achieving the goal of transferring the Site for future redevelopment.

### **Cost**

- **Alternative #1**: The No Action remedial approach would result in no cost.
- **Alternative #2**: It is estimated that for Alternative #2, capping costs will be on the order of \$60,000, which includes asphalt paving and LEP oversight. Cost estimates are based on an estimate of probably cost provided to the City by

Louriero.

- **Alternative #3:** Remedial Excavation with Offsite Disposal is estimated to cost \$240,000, assuming that on site hazardous materials can be accurately defined. Cost estimates are based on an estimate of probably cost provided to the City by Louriero.
- Note: The cost estimate table prepared by Lourerio is included at Attachment 4.

### c. Recommended Cleanup Alternative

The recommended cleanup alternative is Alternative #3: Remedial Excavation with Offsite Disposal. Alternative #1: No Action cannot be recommended since it does not address site risks related to identified contaminants. Alternative #2: Capping and using the property as a parking lot is less expensive than excavating soils and disposing them offsite. However, Alternative #2: Capping would require ongoing monitoring and maintenance of the cap, and would not fully address environmental contamination on the site. Additionally, it would not allow for future transfer of the property to a potential developer. For these reasons, Alternative #3: Remedial Excavation with Offsite Disposal is the recommended alternative.

#### Green and Sustainable Remediation Measures for Selected Alternative

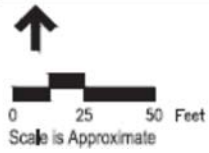
To make the selected alternative greener, or more sustainable, several techniques are planned. The most recent Best Management Practices (BMPs) issued under ASTM Standard E-2893: Standard Guide for Greener Cleanups will be referenced in this cleanup. The City will require the cleanup contractor to follow an idle-reduction policy and use heavy equipment with advanced emissions controls operated on ultra-low sulfur diesel. The excavation work would be conducted during the dry-weather months (summer) in order to minimize groundwater infiltration into the excavation area, in turn reducing dewatering needs and the amount of dewatering liquids requiring disposal/treatment. The number of mobilizations to the Site would be minimized and erosion control measures would be used to minimize runoff into environmentally sensitive areas. In addition, the City plans to ask bidding cleanup contractors to propose additional green remediation techniques in their response to the RFPs for the cleanup contract.

Site location map- Attachment 1



Source: 2012 CTECO Aerial Photography

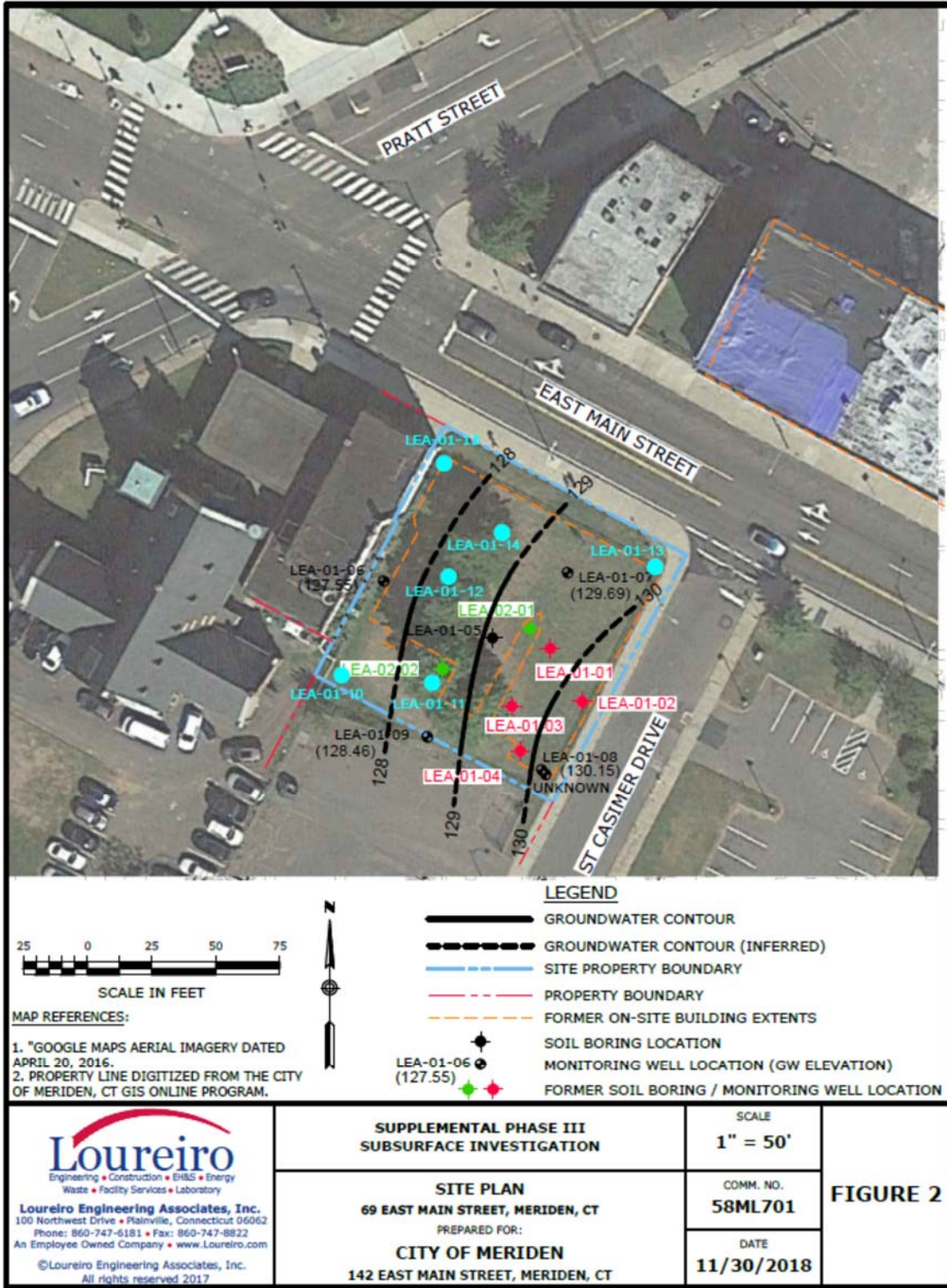
Vanasse Hangen Brustlin, Inc.



Site Plan  
69 East Main Street  
Meriden, Connecticut

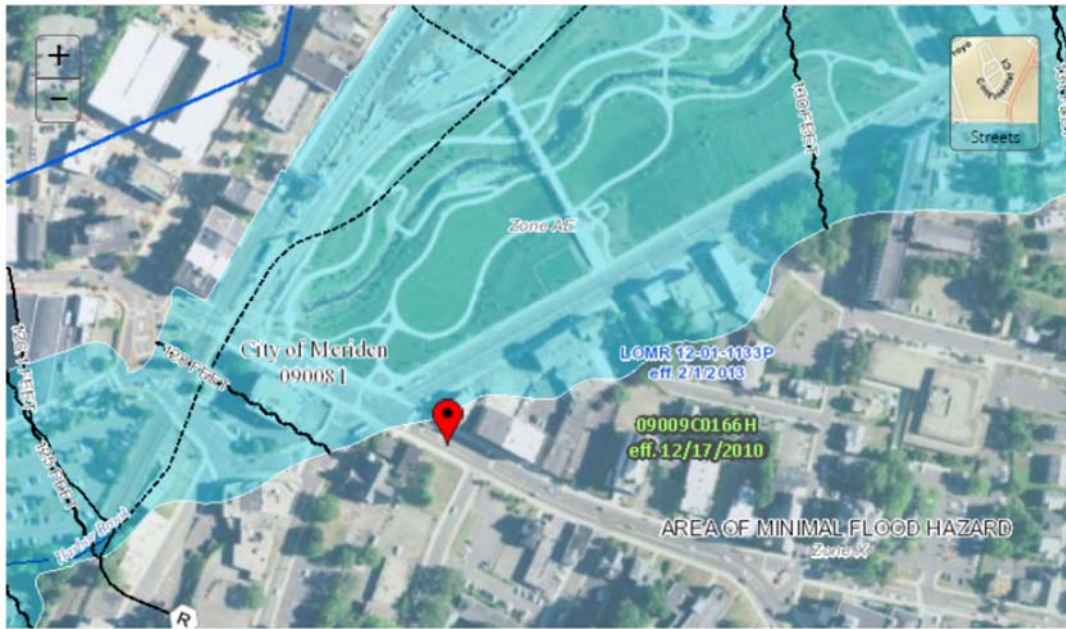
Figure 2

Site map showing the test locations Phase II/III -Attachment 2



V:\CT\MERIDEN\69 E MAIN\PLANS & DRAWINGS\58ML701 SITE 69 E MAIN.GW.DWG Tbl: F2 Saved: 5/21/2018 9:32 AM Plotted: 5/21/2018 9:33 AM

FEMA Flood Zone Map 09009C0166H (dated December 17, 2018)-Attachment 3





# Cost Estimate-Attachment 4

City of Meriden  
69 East Main Street, Meriden, CT

69 East Main Street, Meriden, Connecticut Estimated Projected Remedial Activities January 16, 2019		
Remediation Task	Comments	Budgetary Cost Estimate
Remedial Action Plan (including design and specification development)	To be completed	\$20,000.00
Public Notice of Remediation	To be completed	\$2,000
Active Remedial Measures <sup>1</sup>	<i>Assumes:</i> 1. Reasonable finding during on-going Phase III ESA activities in which active remediation is necessary to facilitate proposed redevelopment; 2. Assumes delineation & characterization of observed impacted fill material is completed; 3. Assumes select, discrete remedial excavation consisting of excavation & off-site disposal of polluted soils and/or fill to facilitate proposed site redevelopment (location and extent to be determined); 4. Assumes residential and commercial mixed-usage redevelopment (i.e. achievement of applicable residential regulatory standards required); 5. Assumes maximization of utilization of Environmental Land Use Restriction (ELURs) to minimize active remedial needs; 6. Assumes post-remedial compliance groundwater monitoring well installation; and, 7. Assumes the installation of a passive sub-slab depressurization system beneath any proposed buildings.	\$142,000.00
Compliance groundwater monitoring	Assumed necessary based on assumed remedial excavation activities 4 quarters during a 2 year time period demonstrating compliance, including summary reporting.	\$35,000.00
Environmental Land Use Restrictions <sup>2,3</sup>	To be determined and as warranted; remedial planning is anticipated to maximize the utilization of land use restrictions, including: 1. Inaccessible and environmentally-isolated soil beneath the proposed building footprint 2. A-2 Boundary survey for recording of land use restrictions	\$16,000.00
Final Site Verification	To be Completed	\$25,000.00
<b>Preliminary Draft Project Remedial Activities Cost Range Estimate Total<sup>1</sup></b>		<b>\$240,000.00</b>

**Notes/Assumptions:**

1. Extent and degree of necessary active and capital remediation activities to be determined following completion of on-going Phase III Environmental Assessment activities
2. Does not include legal fees, as applicable
3. Environmental Land Use Restriction (ELUR) anticipated to address ETPH exceedances of CTDEEP RSRs observed during assessment activities.

# Legal Notices & Classifieds

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**Legal Notices**

**Notice of Tentative Determination to Approve a Combined Title V and Title IV and CAIR Operating Permit**

**Applicant: Wallingford Energy, LLC**  
**Application No: 201800476**  
**City/Town: Wallingford, CT**

The Commissioner of the Department of Energy and Environmental Protection (DEEP) hereby gives notice that a tentative determination has been reached to approve the following application to operate a source regulated under the federal Clean Air Act Amendments of 1990. This permit combines all permit conditions and applicable requirements for air pollutant emitting sources at the facility into a single permit. The proposed activity will affect air resources. The Commissioner also gives notice that a hearing may be held on this application if the Commissioner determines that the public interest will best be served thereby, and shall hold a hearing as provided below.

**Applicant's Name and Address:** LS Power Development, LLC, 16150 Main Circle Drive, Chesterfield, MO  
**Contact Name/Phone/Email:** Scott Weis, 636-534-3245, [sweiss@lspower.com](mailto:sweiss@lspower.com)

**Type of Activity:** Non-Minor Modification a combined Title V, Title IV and CAIR permit

**Operation of seven Electrical Generating Units designated as Unit ID Nos. CT01 through CT07 from ARP Application in accordance with the applicable requirements of 40 CFR Parts 72 through 78**

**Relevant Statute(s)/Regulation:** CGS 22a-174, RCSA section 22a-174-33, CFR Title 40 Part 70 and 72, Clean Air Interstate Rule

**Facility Location:** Wallingford Energy, LLC, 115 John Street, Wallingford, CT 06492

**INFORMATION REQUESTS/PUBLIC COMMENT**

Interested persons may obtain copies of the application from the applicant at the above address. The application, proposed permit and supporting documentation are available for inspection at DEEP, Bureau of Air Management, 79 Elm Street, 5th floor, Hartford, CT from 8:30 AM to 4:30 PM Monday through Friday and at other times by appointment. All interested persons are invited to express their views on the tentative determination concerning this application in accordance with RCSA Section 22a-174-2a(c). Written comments or a request for a public informational or hearing on the application should be directed to Kevin J. O'Neil, Bureau of Air Management.

REGISTRATION DATE: Jan 31, 2019 WORKSPACE ID: WS00247468

**Legal Notices**

**City of Meriden  
Notice of Public Meeting and Solicitation of Public Comments on a Brownfield Cleanup Grant Application to the U.S. Environmental Protection Agency**

On Thursday, January 24, 2019 at 4:30 PM in the Planning Conference Room, Room 131, Meriden City Hall, 142 East Main Street, Meriden, CT, the public is invited to review/comment on a grant application to the U.S. Environmental Protection Agency (EPA) FY19 Brownfields Cleanup Grant program. The \$240,000 grant, if awarded, will be used for environmental cleanup at 69 East Main Street, Meriden CT 06450. The City will discuss and solicit comments on the draft application and draft Analysis of Brownfield Cleanup Alternatives (ABCA) at the meeting. A link to the documents may be found on the following website: <http://www.meridenbiz.com/brownfields/>. They may also be reviewed on weekdays at the Economic Development Department (Room 218), City Hall, 142 East Main Street, from 9:30 AM-5PM and at the reference room of Meriden's Public Library, 105 Miller Street, daily during regular Library hours. Written comments are also invited by email through Monday January 28, 2019. Please contact Juliet Burdelski (203) 630-4152; [jburdelski@meridenc.gov](mailto:jburdelski@meridenc.gov) or Matthew Sarcione (203) 630-4105; [msarcione@meridenc.gov](mailto:msarcione@meridenc.gov) with questions or to provide written comments. R209728

**Legal Notice**  
**Sealed Bids for the Following are Now Being Accepted. Bid Forms are available online at the Town of Wallingford's Purchasing Portal at [www.town.wallingford.ct.us](http://www.town.wallingford.ct.us)**

**Help Wanted**  
PT - warehouse position at garden center/pet supply store. Responsibilities: unloading/loading vehicles & stocking. Apply in person: AGWAY, 1198 Queen St., Southington  
**Opportunity Number: Seeking Employment**



Classified ads are the best way to find what you need.  
They are also the best way to sell your services, goods or items.  
Call Monday thru Friday 8:30am - 5pm  
**203-238-1953**

**Furniture**

FREE - child's bedroom furn. in good cond.! Incl. bed frame w/ built in bookshelf, dresser w/ mirror. 203.427.3901

**Appliances**

AFFORDABLE - Used Dryers, washers, fridges, stoves, repairs available. Wallingford, 475-201-9001.

ELECTRIC QUARTZ FLOOR HEATER - 1500 watt with remote. \$50 or best offer. 203.686.1134

**Miscellaneous For Sale**  
EPA-OLEM-OBLR-18-07  
4 PLASTIC BARRELS - that 30 gallon size

**Wanted To Buy**

★ ★ ★

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Jewelry & Silver.  
China. Glass. Military.  
Musical. Anything Old & Unusual. Single item to an estate.  
203.235.8431.

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**Record-Journal**  
[myrecordjournal.com](http://myrecordjournal.com)

**Pets For Sale**

French Bulldogs &

LOOKING TO BUY - Your

# Re: 69 East Main Street EPA Grant Application

Juliet Burdelski

Thu 1/17/2019 11:56 AM

To: Maxwell LaFrance <mfracn@gmail.com>;

Cc: Matthew Sarcione <msarcione@meridenct.gov>;

Maxwell, thank you for your comments on the 69 East Main Street project. Our goal is to complete soil and groundwater remediation so that the site can eventually sold/developed for a commercial use. Development proposals will be sought after site cleanup is completed. The grant would allow the City to complete the site cleanup prior to development.

Updates on this site and other brownfield sites are posted here: <http://www.meridenbiz.com/brownfields/>

Sincerely,

Juliet Burdelski

Director of Economic Development

City of Meriden

203 630 4152

---

**From:** Maxwell LaFrance <mfracn@gmail.com>

**Sent:** Thursday, January 17, 2019 11:30 AM

**To:** Juliet Burdelski

**Subject:** 69 East Main Street EPA Grant Application

Ms. Juliet Burdelski,

I wanted to give my support for the application to remediate the pollution at 69 East Main Street. After reviewing the draft, I believe the remediation will reduce the spread and exposure of the contamination to the community and will hopefully return the property to the City's tax rolls. Is there a plan for how the property should eventually be developed, or is it too early for that discussion?

Respectfully,

Maxwell LaFrance

[mfracn@gmail.com](mailto:mfracn@gmail.com)

150 Cobblestone Ln

Meriden, CT 06450

Agenda

**Special Meeting**  
**Thursday January 24, 2019, 4:30 PM**  
**Planning Conference Room, Room 131, Meriden City Hall**  
**142 East Main Street, Meriden, CT**

\*\*\*\*\*

**I. Special Meeting.**

a. Call to Order.

b. Agenda.

i. Solicitation of public comments on a grant application to the U.S. Environmental Protection Agency FY19 Brownfields Cleanup Program for purposes of environmental cleanup at 69 East Main Street, Meriden, CT.

**II. Adjournment.**

*Dennis J. Acampora*

2019 JAN 23 PM 2: 21

CITY CLERK  
MERIDEN, CONN.



**Minutes of Special Meeting  
Thursday January 24, 2019, 4:30 PM  
Planning Conference Room, Room 131, Meriden City Hall  
142 East Main Street, Meriden, CT**

\*\*\*\*\*

**I. Special Meeting.**

**a. Call to Order.**

The Meeting was called to order by Matthew Sarcione at 4:30 PM.

**b. Agenda.**

- i. Solicitation of public comments on a grant application to the U.S. Environmental Protection Agency FY19 Brownfields Cleanup Program for purposes of environmental cleanup at 69 East Main Street, Meriden, CT.**

The meeting was being held to receive comments on the draft application for the US EPA Brownfield Cleanup grant for remediation of environmental conditions at 69 East Main Street. No members of the public were in attendance at the meeting. No comments or suggestions were received at the meeting.

**II. Adjournment.**

The Meeting was adjourned at 4:45 PM.

Meeting summary was prepared by Matthew Sarcione.

**Special Meeting**  
**FY 19 US EPA Brownfields Cleanup Program Application**  
**Thursday January 24, 2019, 4:30 PM**  
**Planning Conference Room, Room 131, Meriden City Hall**  
**142 East Main Street, Meriden, CT**

**Sign In Sheet**

<u>Name</u>	<u>Organization</u>
Juliet Burdelski	City of Meriden

Item#: 13  
Date: 1/7/19

**COMMITTEE REPORT**

Your Finance Committee to whom was referred a resolution on 12/17/18 concerning USEPA Grant for remediation of 69 East Main Street report that they have attended to the matter and recommend adoption.



Brian P. Daniels, Chairperson

Walter A. Shamock, Vice-Chairperson




Catherine R. Battista


Miguel Castro

Dan Brunet

MOTION: Shamock/Battista  
PASSED: 5:0  
AYE: Daniels, Shamock, Battista, Castro, Brunet  
EXCUSED:


Agenda date:	<u>1/7/2019</u>
Action taken:	<u>Adopted</u>
Mayor's signature:	
Legal notice:	
Public hearing:	
Acknowledgment:	
Referred to:	
Copies sent to:	

CERTIFIED A TRUE COPY  
CITY CLERK'S OFFICE  
MERIDEN, CONNECTICUT  
  
km CITY CLERK  
INVALID WITHOUT SEAL 01/31/2019

  
Livi A. Conway  
Clerk of the Council

Item # 10  
DATE: 12/17/18

**RESOLUTION**  
**RELATING TO**  
**APPLYING TO USEPA FOR A GRANT FOR REMEDIATION OF 69 EAST MAIN STREET**

Presented by:   
David Lowell, by request

WHEREAS, the City of Meriden wishes to improve its quality of life and create land for redevelopment by eliminating blighted and contaminated properties, and

WHEREAS, the property located at 69 East Main Street requires clean-up of environmental contaminants prior to redeveloping the property, and

WHEREAS, the US Environmental Protection Agency (EPA) provides funds for such purposes; now, therefore,

BE IT RESOLVED that the City Council of the City of Meriden hereby approves the submission of a \$200,000 application to the US Environmental Protection Agency for funds to clean-up environmental contamination at 69 East Main Street; and

BE IT FURTHER RESOLVED, that the City shall provide a 20% match for this grant in the amount of \$40,000; and

BE IT FURTHER RESOLVED that the City Council hereby authorizes the City Manager to execute any and all documents pertaining to this application and program award.