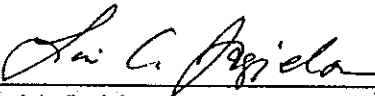


PHASE I ENVIRONMENTAL SITE ASSESSMENT

**HIGGINS BUILDING
47 NORTH MAIN STREET
ENFIELD, CONNECTICUT**

MAY 2000

Prepared By:

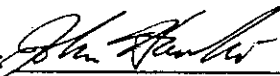


Lori A. Jagielow
Hydrogeologist

5/23/00

Date

Project Manager:



John B. Hankins, LEP, CPG
Director of Site Assessments

5/27/00

Date



Fuss & O'Neill Inc. *Consulting Engineers*

146 Hartford Road, Manchester, CT 06040-5921
TEL 860 646-2469 FAX 860 643-6313

78 Interstate Drive, West Springfield, MA 01089
TEL 413 452-0445 FAX 413 846-0497

140 Sherman Street, Fairfield, CT 06430-5822
TEL 203 256-1790 FAX 203 256-5742

410 North Broadway, East Providence, RI 02914
TEL 401 434-9760 FAX 401 434-9920

prior to approximately the 1940s.

5.0 SITE RECONNAISSANCE

The site reconnaissance was conducted by Lori Jagielow, of Fuss & O'Neill, Inc., accompanied by David Berto, of New Samaritan Corporation, and William Sperrazza, Administrative Supervisor for the Town of Enfield Department of Public Works, on May 15, 2000. During the site visit, the subject site was inspected for RECs. The site reconnaissance included an interview with Mr. Sperrazza and a telephone interview with Carlo Bonavita, the Assistant Director of Public Works for the Town of Enfield. Information provided by Mr. Sperrazza and Mr. Bonavita is presented below and in previous sections of this report. Photographs taken during the site inspection are presented in Appendix F.

Building

The subject site contains a two-story, wood-frame, brick building constructed as an elementary school in the early 1900s. The building's heating source was converted from oil to natural gas in 1989. Several offices, including the North Central District Health Department, are located on the second floor of the building. Many of the offices on the second floor are rarely used. Some water damage due to a leaking roof was observed on the south side of the building. Much of the basement is used by the Enfield Food Shelf for the storage of non-perishable foods. In addition, the basement contains storage rooms for papers, tools, and miscellaneous items. No petroleum products or hazardous materials were observed to be stored in the basement. No activities that would present a high risk of impact to the environment were identified in the building.

Two groundwater sumps observed in the basement discharge directly to the outside of the building (see Figure 2). These sumps are covered by moveable metal plates. No petroleum products or hazardous materials were observed in the vicinity of the sumps or anywhere else in the building. One storage room in the western end of the basement contains a metal access panel that covers an approximately 18- to 24-inch square pit containing a pipe with a diameter of approximately 18 inches. The pit and pipe appear to contain sediment. This pipe runs beneath the basement floor, and its purpose and discharge location are not known, but may be associated with groundwater drainage to reduce flooding. Other smaller access panels in the floor of the basement are painted shut and were not opened during the site inspection. These panels may cover clean-outs for the sanitary sewers. Unidentified pipes are located outside near the western wall of the building. The purpose of these pipes is unknown, but they do not appear to be associated with underground storage tanks. These pipes may be associated with water, sewer, or electrical services. No storage tanks were observed in the basement near these pipes, and it is not known if these pipes are associated with the 18-inch diameter pipe beneath the basement floor.

Grounds

A paved driveway along the eastern subject site boundary is shared by the Town Hall. A

portion of the driveway goes along the northern side of the Higgins Building and leads to a large paved parking lot northwest of the building. The rest of the grounds of the subject site contains landscaped lawns with scattered, mature trees. Two dumpsters, one for cardboard and one for household refuse, are situated on a paved area west of the building. No significant staining or other evidence of a release was observed in the vicinity of the dumpsters or elsewhere on the grounds of the subject site.

Underground Storage Tanks (USTs)

As discussed in previous sections, a number two heating oil UST was abandoned in-place near the northern side of the building in 1989. This UST was reported to have a capacity of 5,000 gallons; however, during tank abandonment operations, it was discovered to have a capacity of approximately 2,000 gallons. Thompsonville Fire Marshal Paul Censki inspected the tank and observed no holes or other evidence that the tank had leaked.

Electric Transformers and PCB Issues

A pad-mounted transformer, owned by the Connecticut Light and Power Company (CL&P), is present near the southern side of the building. Personnel at CL&P could not provide information regarding the potential for the transformer to contain PCBs. The transformer appeared to be in good condition at the time of the site inspection. No staining or other evidence of a release was observed in the vicinity of the transformer.

6.0 CONNECTICUT TRANSFER ACT STATUS

The State of Connecticut property transfer program, described in Sections 22a-134a through 22a-134e of the Connecticut General Statutes ("the property transfer law"), requires the disclosure of environmental conditions when certain real properties and/or businesses are transferred. The program applies only to those properties that are deemed to be "establishments" as defined under the law. As defined by the Connecticut Transfer Act (Sections 22a-134a et seq. of the Connecticut General Statutes, as amended), an "establishment" is "any real property at which or any business operation from which A) on or after November 19, 1980, there was generated, except as the result of remediation activities, more than one hundred kilograms of hazardous waste in any one month or which recycled, reclaimed, reused, stored, handled, treated, transported or disposed of hazardous waste generated by another person or municipality, B) the process of dry cleaning was conducted on or after May 1, 1967, C) furniture stripping was conducted on or after May 1, 1967, or D) a vehicle body repair shop or vehicle painting shop is or was located on or after May 1, 1967." If the site is determined to be an "establishment", CTDEP reporting and involvement will be required in order to transfer the property, and CTDEP will require identification, delineation, and remediation of all environmental concerns in accordance with Connecticut's Remediation Standard Regulations.

Activities that would qualify the facility as an "establishment" have not been identified. However, should a determination as to the regulatory status of the subject site with regard to the

7.0 CONCLUSIONS AND RECOMMENDATIONS

Fuss & O'Neill, Inc. prepared this Phase I ESA report in conformance with the scope and limitations of ASTM Practice E 1527-97 and the Connecticut TASA Guidance Document. Any exceptions to, or deletions from, this practice are described in Appendix A of this report. This assessment has revealed the following RECs in connection with the subject site:

- **Groundwater Sumps:** Two groundwater sumps discharge directly to the outside of the building. No hazardous materials were observed in the vicinity of these sumps during the site inspection; however, the sumps are potential pathways to the environment. We recommend that these sumps remain covered and that precautions be taken to avoid the storage of any hazardous materials, such as paints, solvents, petroleum products, in the vicinity of the sumps.
- **Basement Pipe:** An 18-inch-diameter pipe is located in a pit and beneath the floor of the basement. Although the purpose of the pipe is not known, it is inferred to be used to discharge groundwater. No hazardous materials were observed in the vicinity of the pit during the site visit. It is recommended that the pit remain covered and that precautions be taken to avoid storing hazardous materials, such as paint, solvents, petroleum products, in the vicinity of the pit.
- **Outside Pipes:** Unidentified pipes were observed outside the western end of the building. It is recommended that the purpose of these pipes be determined.
- **Former UST:** A heating oil UST was cleaned and abandoned in place near the north side of the building in 1989. Based on his observations, the local Fire Marshal stated that there had been no release from the tank. Although soil sampling would be required to definitively confirm this conclusion, we believe that the Fire Marshal's conclusion is likely correct and that no sampling is warranted.
- **Tobacco Farming:** The subject site may have been used for tobacco farming before Higgins School was built in the early 1900s. As with any site previously used for agricultural purposes, there is the potential for residual concentrations of pesticides within the soil. Soil sampling would be required to confirm this.
- **Previous Site Development:** Residences and a doctor's office were formerly located on the southwest portion of the subject site. There is the potential that, when these buildings were demolished, building debris may have been buried on-site in the former basements. If building debris is buried on-site, it may present little environmental concern, unless potential development activities require excavation or building in these areas. In addition, there is the potential for former heating oil tanks to be buried in the vicinity of the former buildings. The potential presence of buried USTs could be evaluated with a ground penetrating radar survey. If suspect tanks are located, soil and/or groundwater samples should be collected in the vicinity of the suspect tanks. In addition, groundwater screening may be warranted downgradient of this area to identify if any heating oil releases occurred.

- **Nearby Properties:** Petroleum releases were identified in areas nearby and inferred to be hydraulically upgradient or sidegradient of the subject site. There is the potential that releases at these sites have impacted the quality of the groundwater at the subject site. The CTDEP has limited the liability of contamination due solely to off-site sources (see the "Note" in Section 4.1). The subject site is served by municipal water and, therefore, does not depend on groundwater at the site for drinking or for sanitary uses. Because groundwater is not a resource for the subject site, we recommend no further investigation.

Although not part of the scope of this Phase I ESA, we identified the potential for the building to contain lead (paint/plumbing) and/or asbestos, due to the age of the building (constructed prior to 1978). These items would likely present little environmental risk to the grounds of the site; however, these items may be future liabilities during construction, renovation, or demolition projects. Additionally, environmental compliance or permitting issues may be present and should be considered.