
**TASK 120:
PRELIMINARY SITE EVALUATION**

Property Location:

**424 CHAPEL STREET
NEW HAVEN, CONNECTICUT**

ConnDOT Assignment No. 94385
ConnDOT Project No. 0092-0354



Prepared By:

**Atlantic Environmental Services, Inc.
P.O. Box 297 • 188 Norwich Avenue
Colchester, CT 06415
Telephone: (860) 537-0751
Fax: (860) 537-6347**

Atlantic Project No. 1178-030-123

August 23, 1996

ATLANTIC

ENVIRONMENTAL SERVICES, INC.

2232 WELSCH INDUSTRIAL COURT
ST. LOUIS, MO 63146-4222
(314) 569-9994

188 NORWICH AVENUE
COLCHESTER, CT 06415-0297
(860) 537-0751

CONTENTS

SECTION	PAGE
1.0 INTRODUCTION	1
1.1 Purpose	1
1.2 Background	2
1.2.1 Property Description and Ownership	2
1.2.2 Adjacent Land Use	5
2.0 SITE HISTORY	6
3.0 POTENTIAL RECEPTORS	8
3.1 Groundwater	8
3.2 Surface Water	8
3.3 Water Supply	8
4.0 SITE GEOLOGY	9
4.1 Surficial	9
4.2 Bedrock	9
4.3 Groundwater Flow	9
5.0 ENVIRONMENTAL RECORDS REVIEW	10
5.1 Connecticut Department of Environmental Protection	10
5.1.1 Bureau of Water Management	11
5.1.2 Waste Planning and Standards Division	12
5.1.3 Bureau of Waste Management	12
5.1.3.1 Waste Engineering and Enforcement Division	12
5.1.3.2 Site Remediation and Closure Division	12
5.1.3.3 Oil and Chemical Spill Response Division	13
5.1.3.4 PCB Section	13
5.1.3.5 Underground Storage Tank Section	13
5.1.3.5.1 Leaking Underground Storage Tank Sites	14
5.1.3.6 Solid Waste	14

CONTENTS (continued)

SECTION	PAGE
5.1.4 Leachate and Wastewater Discharge Sources	14
5.1.5 Hazardous Waste List	14
5.2 Environmental Protection Agency	16
5.2.1 EPA National Priorities List and CERCLA List	16
5.2.2 EPA RCRA Treatment Storage and Disposal (TSD) Facilities List and EPA/Connecticut List of Hazardous Waste Handlers (Generators List)	16
5.3 Municipal Environmental Regulatory Review	17
6.0 SITE RECONNAISSANCE	18
6.1 Inspection Personnel	18
6.2 Property Description	18
6.2.1 General	18
6.2.2 Water Supply	19
6.2.3 Wastewater Disposal	19
6.2.4 Chemical/Waste Storage	19
6.2.5 On-Site Storage Tanks	20
6.2.5.1 Underground Tanks	20
6.2.5.2 Aboveground Tanks	21
6.2.6 Transformers	21
7.0 CONCLUSIONS AND RECOMMENDATIONS	22
REFERENCES	25

CONTENTS (continued)

SECTION **PAGE**

LIST OF FIGURES

Figure 1:	Site Location Map	3
Figure 2:	Site Schematic	4

LIST OF TABLES

Table 1:	Oil and Chemical Spill Report Summary	13
Table 2:	CTDEP Underground Storage Tank Registration Information Summary	14
Table 3:	LUST Incident Summary	15
Table 4:	On-Site Underground Storage Tank Summary	20
Table 5:	On-Site Aboveground Storage Tank Summary	21

LIST OF EXHIBITS

Exhibit 1:	Site Photographs
Exhibit 2:	Sanborn Fire Insurance Maps

LIST OF APPENDICES

Appendix A:	Metric Equivalent Units
Appendix B:	Current Property Deed
Appendix C:	CTDEP Bureau of Water Management File Information
Appendix D:	Hazardous Waste Manifest Information
Appendix E:	CTDEP Bureau of Waste Management File Information
Appendix F:	CTDEP Oil and Chemical Spill Response Division File Information
Appendix G:	Municipal File Information
Appendix H:	Site Access Agreement

TASK 120: PRELIMINARY SITE EVALUATION

1.0 INTRODUCTION

1.1 Purpose

This Preliminary Site Evaluation (PSE) provides a professional opinion regarding the potential presence of hazardous substances or petroleum products at property located at 424 Chapel Street in New Haven, Connecticut. Atlantic Environmental Services, Inc. (Atlantic) was retained by the Connecticut Department of Transportation (ConnDOT) to conduct this evaluation. ConnDOT has proposed a highway expansion project (ConnDOT Project No. 0092-0354) along Interstate 95 (I-95) and its intersection with Interstate 91 (I-91) and Route 34. Additional PSE reports on adjacent and nearby properties were also prepared; these companion reports are submitted under separate cover.

The scope of the evaluation was as follows:

- evaluate the site history of the property;
- conduct a municipal, Connecticut Department of Environmental Protection (CTDEP), and United States Environmental Protection Agency (EPA) regulatory review of the property;
- assess potential receptors (i.e., groundwater, surface water, and water supplies);
- describe the site geology;
- perform a site reconnaissance;
- summarize the findings relative to the potential presence of hazardous substances or petroleum products at the subject property;
- provide an opinion regarding the site's status as an "Establishment" with respect to Connecticut's Transfer Act; and
- recommend a future course of action based on potential environmental risks associated with the site.

The scope of services for this project did not include asbestos, lead paint, or radon surveys.

Dimensions are given in metric units, with the standard equivalents in parentheses. Exceptions are made where specific standard units are part of the historical or regulatory record (for instance, underground storage tank [UST] volumes, building dimensions), or are industry-standard specifications (e.g., well-screen length). A chart of equivalent units is provided as Appendix A.

1.2 Background

1.2.1 Property Description and Ownership

The subject property is located at 424 Chapel Street in New Haven, Connecticut. The New Haven Tax Assessor's designation for the subject site is Map 203, Block 545, Lot 1.

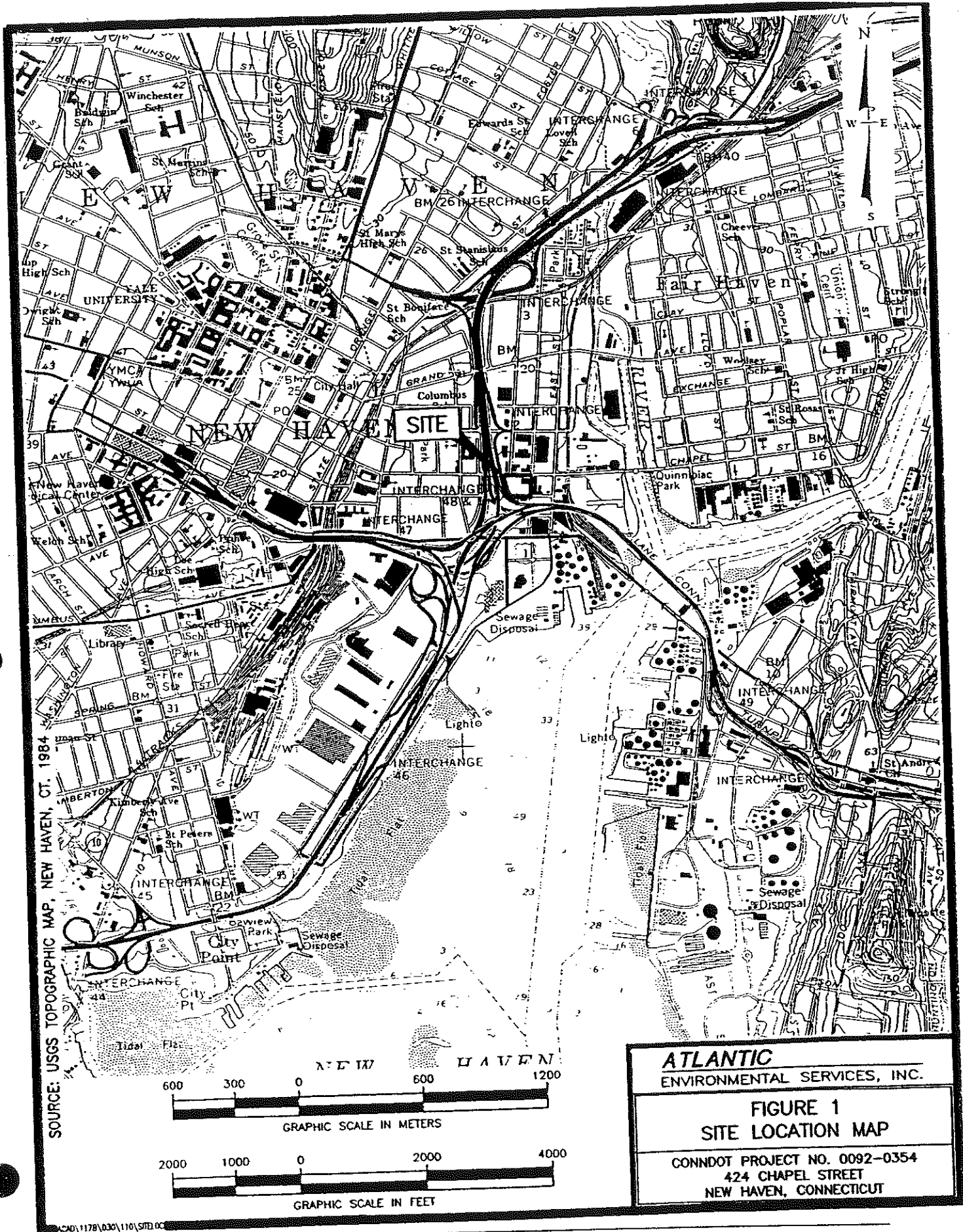
The site is used primarily as a storage warehouse for a painting contractor. According to the New Haven Tax Assessor's records, the structure is 35,400± square feet, while the lot is 103,000± square feet in size. A portion of the structure is used as office space. Storage inside the warehouse includes paints, solvents, dry spaekle (joint compound), and tiling materials. Atlantic Floor and Joseph Cohn & Son are the occupants of the site.

A more detailed description of the property is provided in Section 6.0, Site Reconnaissance. The site location is shown in Figure 1. A schematic site plan is provided as Figure 2. Site photographs are provided in Exhibit 1.

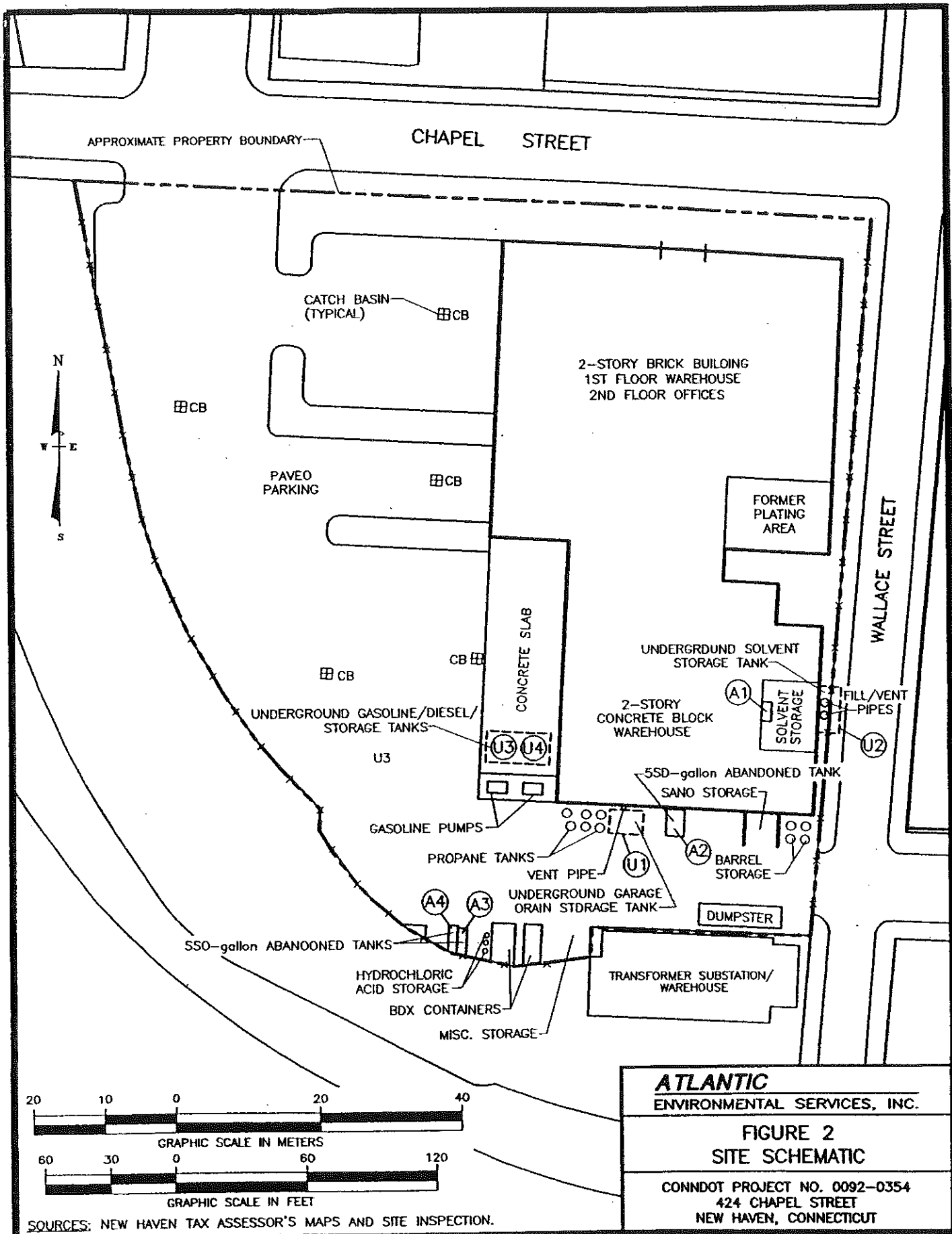
The subject property has been owned by C&M Associates since October 24, 1986. A copy of this deed is included as Appendix B.

A review of available recorded land title records was conducted to determine previous site ownerships and any leases, land contracts, easements, liens, and/or other encumbrances on or of the subject property. New Haven land records indicate that the subject site consisted of several parcels prior to October 24, 1986. These parcels were independently owned before they were consolidated into a single unit by 424 Chapel, Incorporated. A summary of these owners is presented below.

- JBT Instruments (deed dated October 24, 1986);
- United Illuminating Company (deed dated January 31, 1972);
- State of Connecticut (deed dated December 17, 1973);
- City of New Haven (deed dated April 3, 1967);
- Jack Breslav, Helen Breslav, Jacqueline Cole, and Carol Diamond (deed dated November 26, 1965); previously purchased from City of New Haven (November 9, 1965); and
- Jack Breslav, Helen Breslav, Jacqueline Cole, Carol Diamond (deed dated November 26, 1965); previously purchased from City of New Haven (January 11, 1963).



SOURCE: USGS TOPOGRAPHIC MAP, NEW HAVEN, CT, 1984



The parcels listed above were included as a part of the Wooster Square Redevelopment Project, and land records during and prior to this period could not be traced.

1.2.2 Adjacent Land Use

The site is located in a commercial/industrial area. The western side of the parcel is bordered by I-91. Chapel Street is located on the northern side of the parcel; across Chapel Street are offices for a construction company, a screen printing and embroidering store, and an upholstery covering shop. The eastern side of the parcel is bordered by Wallace Street; on the far side of Wallace Street is a former mill/tool manufacturer, currently owned by SMR Realty. Bordering the southern side of the parcel is a United Illuminating substation.

A more detailed description of the site vicinity is presented in Atlantic's Task 110, Corridor Land Use Evaluation report, dated February 22, 1995.

2.0 SITE HISTORY

The objective of evaluating the history of the property is to develop an understanding of previous on-site and adjacent land uses and occupancies that could have caused a release of hazardous substances or petroleum products. Past uses of the property are identified from the present, back to 1940 (if currently undeveloped land) or prior to 1940 (until a time when the property was not yet developed).

The site history was compiled from available atlases and Sanborn Fire Insurance (Sanborn) maps, city directories, United States Geological Survey (USGS) topographic maps, aerial photographs, municipal records, and interviews. Referenced Sanborn maps are provided as Exhibit 2.

An 1886 Sanborn map shows the subject parcel as consisting of residential dwellings, and one public school located on the southeastern corner of the property. The 1901 Sanborn map shows very few changes to the property. The same residential structures and public school combination make up the site. Property surrounding the site consists of residential dwellings and small businesses on both maps.

The 1923 Sanborn map does not show any significant changes to the subject site. Bordering on the eastern side of the property is the Winona Mills (across Wallace Street). The southern side of the parcel is shown to have a gasoline storage tank located inside the subject site boundary and is associated with an automobile repair garage. The northernmost portion of the garage extends onto the site. The remainder of the area appears to be mostly residential. City directories list the site as mostly residential, occupied by multi-family dwellings in the 1930s and 1940s. The 1939 aerial photograph shows an area that is primarily residential. Properties located on the parcel appear similar to the 1923 Sanborn map.

The 1951 Sanborn map shows a more commercially developed site occupied by numerous tenants, including residential dwellings, restaurants, a vulcanizing shop, and a bottling works. The elementary school still exists on site; however, it is shown as vacant. A substation is located adjacent to the southern side of the property; the gasoline tank and garage are still shown. A 1951 aerial photograph is consistent with the Sanborn map. City directories for the 1950s indicate that the site is developed with more commercial businesses. In 1965, the city directory and aerial photograph indicate that the parcel was under renovations associated with the new highway construction; a large commercial structure (northern portion of current building) is located on the site, no tenants are listed on the property. All previous structures have been razed.

Beginning in 1970, the city directories list the site occupants as JBT Instruments Incorporated, and Pfisterer Tor & Associates (engineering consultants). The 1970 aerial photograph shows the site with portions of the current commercial structure located on the property. A 1973 Sanborn map shows the site occupied by a single structure. The structure is labeled as offices and a machine shop. The 1973 Sanborn map describes the structure as

constructed in 1966. The substation is still located on the border of the property to the south. The gasoline tank and garage are no longer shown to accommodate the new highway. In 1975, the city directories list the site tenants as Pfisterer, Tor Associates, Branford Manufacturing Company, JBT Instruments Inc., and Shurite Meters as the site occupants. Aerial photographs dated 1975 show the commercial structure on site as indicated in the 1973 Sanborn map.

City directories dated 1980 list the site occupants as JBT Switches (Division of Cutler Hammer), and Tor & Associates (consulting engineers) as the site occupants. In 1980, the aerial photograph shows the site as heavily occupied by vehicles. The 1984 city directory lists the site occupants as Eaton Corporation, and Tor, Shapiro Associates. Aerial photographs from 1985 do not show any significant changes to the structure, appearing similar to the 1973 Sanborn map. In 1987 the New Haven city directories only list Tor & Partners as the site occupants. The New Haven Tax Assessor's card indicates that the subject structure was renovated in 1987.

Beginning in 1990, city directories provide two addresses for the site. Tor, Smollen, Callini, & Associates are listed at 424 Chapel Street, while Atlantic Floor & Ceiling, and Joseph Cohn & Son are listed at 444 Chapel Street. Aerial photographs for 1990 show the site as having a significant addition to the southern side of the structure (current building configuration). No modifications were noted to the remainder of the parcel. City directories for 1994 list the site occupants as Tor & Associates at 424 Chapel Street; at 444 Chapel Street tenants include Atlantic Floor, Bolton's Linoleum, Joseph Cohn & Son, and Delta Development.

3.0 POTENTIAL RECEPTORS

3.1 Groundwater

Groundwater below and near the site is classified by the CTDEP as a GB groundwater area (Reference 1). The GB classification indicates (1) groundwater within highly urbanized areas or areas of intense industrial activity, and (2) areas where public water-supply service is available. The groundwater may not be suitable for direct human consumption because of waste discharges, spills or leaks of chemicals, or land-use effects. The state's goal is to prevent further degradation by preventing additional discharges that would cause irreversible contamination.

3.2 Surface Water

The subject site is located within the South Central Shoreline Drainage Basin. The nearest surface waterbody to the subject site is the New Haven Harbor, located approximately 0.5 kilometers (0.3 miles) southeast of the subject site. This surface water is classified by the CTDEP as SD/SB, designating the waters for marine fish, shellfish, and wildlife habitats, recreation, industrial supply, and other legitimate uses, including navigation (Reference 1). The SD/SB classification indicates that the water does not meet water-quality criteria for one or more of the designated uses. The state's goal is Class SB.

3.3 Water Supply

Potable water is supplied to the site by the South Central Connecticut Regional Water Authority (Reference 2).

No public water-supply wells or surface-water sources are located within 1.6 kilometers (1.0 mile) of the site (Reference 3).

4.0 SITE GEOLOGY

The site geology has been compiled from existing published information. No subsurface investigation was done as part of this evaluation; therefore, the following information has not been field-verified.

4.1 Surficial

According to the *1960 to 1963 USGS Map of the Surficial Geology of the New Haven Quadrangle, Connecticut*, the subject property is underlain by New Haven Outwash Sediments. These deposits generally consist of sand and gravel derived from Triassic Rocks, and having cut and fill stratification.

4.2 Bedrock

According to the *1985 USGS Bedrock Geological Map of the New Haven Quadrangle, Connecticut*, bedrock geology underlying the subject property consists of New Haven Arkose. This formation/bedrock consists of poorly sorted, reddish, medium- to coarse-grained, sandstone-like, sedimentary rock. Arkose, commonly known as brownstone, contains quartz, feldspar, and various rock fragments.

4.3 Groundwater Flow

The flow direction of groundwater is controlled mainly by topography. However, flow is also influenced by aquifer type, depth to bedrock, watercourses near the site, groundwater use, and subsurface structures. Generally, groundwater flows from topographic high points to low points. Based on the topography of the site and vicinity, local groundwater flow is inferred to be to the southeast toward New Haven Harbor, and may be tidally influenced.

5.0 ENVIRONMENTAL RECORDS REVIEW

An environmental records review has been conducted for select file information from the EPA, CTDEP, and municipal files. The following standard, environmental-record sources have been reviewed. The approximate minimum search distances from the subject site are shown as follows.

Environmental Record	Approximate Minimum Search Distance
Federal NPL Site List	1.6 kilometers (1.0 mile)
Federal CERCLA List	0.8 kilometer (0.5 mile)
Federal RCRA TSD Facilities List	1.6 kilometers (1.0 mile)
Federal RCRA Generators List	Site and adjoining properties
CTDEP Lists of Hazardous Waste Sites	1.6 kilometers (1.0 mile)
CTDEP Landfill and/or Solid Waste Disposal Sites	0.8 kilometer (0.5 mile)
CTDEP Leaking Underground Storage Tank List	0.8 kilometer (0.5 mile)
CTDEP Registered Underground Storage Tank Information	Site and adjoining properties
CTDEP Oil and Chemical Spills	Site and adjoining properties
CTDEP Leachate and Wastewater Discharge Source	Site and adjoining properties
Municipal Records	Site

In addition, the property owner and site contact, Louis Monico, was interviewed about potential or actual environmental orders, violations, or litigation regarding the subject property. Mr. Monico stated that he was not aware of any violations associated with the site, indicating that previous activities associated with the property appeared to be in full compliance with the various regulatory agencies. Mr. Monico stated that an environmental site assessment was performed on the subject site prior to his purchase of the property from the Eaton Corporation. Mr. Monico declined to provide this environmental report to Atlantic for review.

5.1 Connecticut Department of Environmental Protection

A review of CTDEP files was conducted. The files reviewed include those at the bureaus listed in this report. Other information published by the CTDEP was also reviewed.

The following property owners and businesses were included in the CTDEP file search:

- C&M Associates (current owner);
- 424 Chapel Incorporated (former owner);

- Atlantic Floor (current tenant);
- Joseph Cohn & Son (current tenant);
- Tor & Associates (former tenant);
- Bolton's Linoleum (former tenant);
- Delta Development (former tenant);
- Tor Smollen Callini & Anastos (former tenant);
- Eaton Corporation (former tenant);
- JBT Switches (former tenant);
- Branford Manufacturing Company (former tenant);
- JBT Instruments (former tenant);
- Pfisterer, Tor Associates (former tenant);
- Shurite Meters (former tenant); and
- city files.

5.1.1 Bureau of Water Management

Site-specific file information (including, but not limited to, orders, environmental reports, site analytical data, permits, application forms, and other correspondence) was requested regarding the current/former owners and businesses listed in subsection 5.1.

File information was found concerning the subject site. Information included a CTDEP P-5 Inspection report dated April 1974. Information included in this report discusses the facility operations of JBT Instrument Company which manufactured electrical instruments and switches. Operations at the site included plastic molding (compression), machining, degreasing, tumbling, painting and tool making. Solid wastes disposed for the facility included scrap metal. The quantity of industrial waste discharges to the municipal sewer was estimated to be 100 gallons per day. A second report dated June 1981 was found regarding JBT Switches, Eaton Corporation; this was associated with a permit application to the City of New Haven Engineering Department. The permit describes waste discharges of dichloroethylene to the sanitary sewer. A CTDEP inspection report dated 1983 describes facility operations for the Eaton Corporation to include stamping, machining, and plating (zinc, tin, nickel, silver, gold, and copper). The plating line is described as connected to municipal sewer.

Four water discharge permit applications are listed in CTDEP files for the subject site. Three discharge permits applications were filed under the Eaton Corporation. The fourth discharge permit was filed under JBT Switches. These applications are dated 1977, 1978, and two are dated 1985. The applications are likely associated with plating wastewater discharges.

A record of transfer of this property was found subject to the provisions of the Transfer Act (Connecticut General Statute 22a-454) (Reference 4). The site transfer is listed under the Eaton Corporation located at 424 Chapel Street, and is dated October 17, 1986. A Form I Negative Declaration, stating that the site was not associated with any release of hazardous waste prior to October 1988, was found on file at the CTDEP. A form provides a description of the Eaton Corporation plating line as connected to sanitary sewer. Bureau of Water Management file information is provided in Appendix C.

5.1.2 Waste Planning and Standards Division

This division maintains an inventory of hazardous waste manifests and related generator information by company name and address for hazardous waste generators.

A record of hazardous waste manifests was found on file regarding the subject property. The manifest information indicates that the Eaton Corporation disposed of hazardous wastes from the site between 1984 and 1986. The hazardous wastes appear to have been associated with plating sludge and degreasing operations which took place on site. These manifests are located in Appendix D.

5.1.3 Bureau of Waste Management

File information was found regarding hazardous waste disposal from the site. This file information is related to plating operations and wastes associated with the Eaton Corporation, and is dated from December 1981 through December 1989. Wastes generated include plating sludge, waste oil, waste paint, and hazardous waste liquid. Correspondence between the Eaton Corporation and the CTDEP does not indicate any violations at the site. Operations for the Eaton Corporation appear to have ceased in the fall of 1986. Correspondence describes the site as a RCRA small quantity generator in 1988 and a non-handler of hazardous waste in 1989. A correspondence file from the Waste Management Department describes an inspection performed following the closure of the Eaton facility. The facility was found to be in compliance. Bureau of Waste Management file information is provided in Appendix E.

5.1.3.1 Waste Engineering and Enforcement Division

Site-specific file information (including, but not limited to, orders, environmental reports, site analytical data, permits, application forms, and other correspondence) was requested regarding the current/former owners and businesses listed in subsection 5.1.

No file information was found concerning the subject site. In addition, the known current and former tenants have not received a hazardous waste enforcement order from the CTDEP (Reference 5).

5.1.3.2 Site Remediation and Closure Division

Any available environmental reports, site analytical data, site status documentation and related correspondence files were requested for the current/former owners and businesses listed in subsection 5.1.

No file information was found concerning the subject site.

5.1.3.3 Oil and Chemical Spill Response Division

Spill reports and related correspondence files were reviewed for the current/former owners and tenants listed in subsection 5.1 and adjoining properties.

No file information was found concerning the subject site; however, file information was found for other properties in the site vicinity. These reports are provided in Appendix F.

Date	Location	Direction and Distance From Subject Site	Type	Quantity	Cause/Source	Corrective Actions/Status
<i>Properties in Site Vicinity</i>						
7/7/87	SMR Realty 414 Chapel Street	Across Wallace Street	#6 fuel oil	50 yards of contaminated soil	LUST	Contractor removed tank and 50 yards of contaminated soil
10/25/93	433 Chapel Street	Across Chapel Street	Unknown material with strong odor	Unknown	Interior spill	No corrective actions taken

Note: All quantities are approximate

5.1.3.4 PCB Section

The CTDEP PCB Section maintains files for sites with environmental issues related to polychlorinated biphenyls (PCBs).

Site-specific file information was requested regarding the current/former owners and businesses listed in subsection 5.1.

No file information was found concerning the subject site.

5.1.3.5 Underground Storage Tank Section

One UST registration form for the subject site was located on the CTDEP database of registered USTs (Appendix E). Table 2 provides a summary of the information regarding storage tanks at the site.

Table 2
CTDEP Underground Storage Tank
Registration Information Summary

Tank ID	Size (Gallons)	Contents	Construction	Date of Installation	Status
A1	10,000	Gasoline	Steel	3/87	in use
B1	5,000	Diesel	Steel	3/87	in use
C1	550	Waste oil	Steel	3/87	in use
D1	550	Solvent	Steel	3/87	in use

These tanks are within their generally accepted useful life expectancy of 15 years.

5.1.3.5.1 Leaking Underground Storage Tank Sites

No documented leaking USTs (LUSTs) were identified on the subject site; however, several LUST incident(s) have occurred in the site vicinity (Reference 6). These incidents are summarized in Table 3 of this report.

5.1.3.6 Solid Waste

The CTDEP Solid Waste Unit maintains maps and file information regarding solid waste facilities located within the state.

No information was found concerning the subject site or for sites within the specified minimum search distance.

5.1.4 Leachate and Wastewater Discharge Sources

The CTDEP *Leachate and Wastewater Discharge Sources: An Inventory* is a list of surface and groundwater discharge sources and other potential environmental areas of concern (e.g., spills, landfills, septage lagoons).

No CTDEP-documented leachate or wastewater discharge sources were found concerning the subject site or adjoining properties (Reference 7).

5.1.5 Hazardous Waste List

CTDEP compiled an inventory of sites in Connecticut. The inventory is used to identify toxic or hazardous waste disposal sites and to determine the type and amounts of such wastes at each site. The inventory does not assess the effect that the sites may present to public health or the environment. This inventory identified sites that have been used for disposal to prioritize them for the implementation of appropriate cleanup measures.

Table 3
LUST Incident Summary

Date Reported	Facility Name	City	Street Address	Distance From Site		Direction From Site	Construction Material/Capacity	Pollutants Removed	Recommended Remediation	Remediation Complete	Comments
				Meters	Feet						
5/07/91	United Illuminating	New Haven	510 Grand Avenue	650	2,100	NE	Steel/2,000	Unknown oil	Soil removal	Y	
5/7/91	United Illuminating	New Haven	510 Grand Avenue	650	2,100	NE	Steel/2,000	Unknown oil	Soil Removal	Y	
2/01/89	CHR Inc.	New Haven	East Street	800	2,650	NE	Steel/8,000	HF2	Removal & recovery	Y	
10/8/90	Krall Oil	New Haven	Water & East	320	1,050	SE	Steel/4,000	DF	Recovery system	N	For source
10/8/90	Krall Oil	New Haven	Water & East	320	1,050	SE	Steel/8,000	Gas	Recovery system	N	In area-search
3/15/90	Krall Oil	New Haven	Water Street	320	1,050	SE	FRP/10,000	HF	Removal & recovery	N	
3/15/90	Krall Oil	New Haven	Water Street	320	1,050	SE	FRP/10,000	Gas	Removal & recovery	N	
3/15/90	Krall Oil	New Haven	Water Street	320	1,050	SE	FRP/10,000	Gas	Removal & recovery	N	
3/15/90	Krall Oil	New Haven	Water Street	320	1,050	SE	FRP/10,000	Gas	Removal & recovery	N	
1/08/90	Fusco Bldg.	New Haven	Water & East	320	1,050	SE	Steel/5,000	HF2	Soil removal	N	Heavy groundwater contamination
4/24/90	U.S. Post Office	New Haven	Brewery Street	650	2,100	SW	FRP/6,000	DF	Soil removal	Y	
4/24/90	U.S. Post Office	New Haven	Brewery Street	650	2,100	SW	FRP/6,000	Gas	Soil removal	Y	
1/05/95	Farnham Housing Project	New Haven	Franklin Street	160	530	NE	Steel/10,000	HF2	Soil	N	
9/13/89	Farelli Tire Co.	New Haven	500 Sargent Drive	800	2,650	SW	Steel/30,000	HF4	Soil removal	Y	
7/20/90	U.S. Post Office	New Haven	1 Brewery Street	650	2,100	SW	Steel/1,000	HF	Soil removal/Hydro	N	
12/12/92	ABA Systems, Inc.	New Haven	205 Wallace	800	2,650	NE	Steel/2,000	Gas	Soil removal/Hydro	Y	
12/12/92	ABA Systems, Inc.	New Haven	205 Wallace	800	2,650	NE	Steel/2,000	Gas	Soil removal/Hydro	Y	
12/12/92	ABA Systems, Inc.	New Haven	205 Wallace	800	2,650	NE	Steel/2,000	Gas	Soil removal/Hydro	Y	
10/5/95	Farnham Housing Project	New Haven	Franklin Street	160	530	NE	Steel/10,000	HF2	Soil removal	N	

Notes:
 Y means yes
 N means no
 HF means heating fuel
 HF2 means heating fuel #2
 DF means diesel fuel
 Gas means gasoline
 HF4 means heating fuel #4
 FRP means fiberglass reinforced protection

The subject property is not listed on the CTDEP inventory of hazardous waste sites; however, several properties within the site vicinity appear on this list (Reference 8). These properties are listed below.

Texaco New Haven Terminal (120 Forbes Avenue; located 1.2 kilometers [0.75 mile] east of the subject site): Disposal activities involve petroleum sludge from tank bottoms to an on-site landfill.

U.S. Steel Corporation (238 Fairmont Avenue; located 1.5 kilometers [0.95 mile] southeast of the subject site): Disposal activities involve metals, corrosives, and solvents to the ground.

Walter Kidde and Company, Division of Sargent Company (100 Sargent Drive; located 1.6 kilometers [1 mile] southwest of the subject site): Disposal activities involve metal hydroxide sludge and corrosives to an on-site lagoon.

Whitney Cotton Mills (11-13 James Street; located 1 kilometer [0.7 mile] east of the subject site): Disposal activities involve solvents to the ground.

Metro North Facility (2 Brewery Street; located 1.2 kilometers [0.75 mile] southwest of the subject site): Disposal activities involve polychlorinated biphenyls (PCBs) to the ground.

5.2 Environmental Protection Agency

5.2.1 EPA National Priorities List and CERCLA List

The National Priorities (Superfund) List (NPL) is the EPA database of uncontrolled or abandoned hazardous waste sites identified for priority remedial actions under the Superfund Program. The CERCLA List is a compilation by EPA of the sites that EPA has investigated or is investigating for a release or threatened release of hazardous substances pursuant to the Comprehensive Environmental Response, Compensation, and Liability Act of 1980 (Superfund Act).

The subject property (including sites within the specified minimum search distance) is not listed on the EPA National Priorities List or the CERCLA List (References 9 and 10).

5.2.2 EPA RCRA Treatment Storage and Disposal (TSD) Facilities List and EPA/Connecticut List of Hazardous Waste Handlers (Generators List)

The TSD Facilities List is the database of those facilities where treatment, storage and/or disposal of hazardous wastes takes place, as defined and regulated by RCRA. The Generators

List is the database maintained by EPA of those persons or entities which generate hazardous wastes, as defined by RCRA.

The subject site is on the EPA RCRA hazardous waste generator list; however, no specific information regarding generator status (i.e., large, small-quantity) is provided. The site is described as Eaton Corporation located at 424 Chapel Street. File information found at the CTDEP regarding the subject site indicates that, as of December 1989, the small quantity generator status is no longer applicable to operations at the facility. The subject site is not a listed TSD. The following properties located within the minimum search distance were on the RCRA TSD list.

Sargent Manufacturing Company (100 Sargent Drive; located 1.5 kilometers [0.95 mile] southwest of the subject site): Disposal Facility

United Illuminating New Haven Harbor Station (1 Waterfront Street; located 1.6 kilometers [1 mile] southeast of the subject site): Storage Facility

5.3 Municipal Environmental Regulatory Review

Mr. Kenneth Rubano, Sanitarian for the New Haven Bureau of Environmental Health, was contacted regarding the subject property. He indicated that no file information was available concerning the site.

Atlantic personnel conducted a review of Fire Marshal information at the New Haven Fire Department. File information was found for the site and included a map detailing the locations of four USTs known to exist on site. This file information appears to correspond with file information found at the CTDEP. The Fire Marshal's site map shows a transformer located in a small alcove along Wallace Street. This transformer was not noted during the site inspection. A copy of this site map is provided in Appendix G.

Atlantic personnel conducted a review of New Haven Building Department file information. File information was found regarding the subject site; however, this information did not appear to suggest any environmental concerns associated with the site.

6.0 SITE RECONNAISSANCE

The objective of the site reconnaissance is to inspect the subject property to determine the presence or potential of a release of hazardous substances or petroleum products.

6.1 Inspection Personnel

The subject property was inspected on Friday, June 21, 1996, by Jonathan Williams, an Engineer at Atlantic. Mr. Williams was accompanied during the site reconnaissance by an employee of Joseph Cohn & Son. This employee has been associated with the facility since the departure of Eaton Corporation. Atlantic was provided site access in writing by the property owner, Louis Monico. The site access agreement is provided as Appendix H. Following the site inspection, Mr. Monico was not available to discuss various issues associated with potential environmental concerns.

6.2 Property Description

6.2.1 General

The site is used as a combination of offices and a storage warehouse. The structure consists of a two-story brick and concrete block building. The first floor is used as a storage area for a painting contractor. Portions of the second floor are used as offices. According to the New Haven Tax Assessor's records, the building is 35,000± square feet in size; and is located on a 103,000± square foot parcel of land. The structure is constructed on a concrete slab. Large portions of the building are currently vacant; the site tenants (Joseph Cohn & Son, and Atlantic Floor) are in the process of moving to a new facility.

The office area is used primarily for drafting. The in-use office space consists of a small percentage of the total office area; the remainder of the second floor is abandoned. Mr. Monico stated that this second floor office area was at one time used by the Eaton Corporation as a light assembly area; the condition of the floor could not be evaluated due to carpeting which covered this area.

The first floor of the building is used as a storage area for a contractor's painting supplies. The supply storage consists of a large number of pallets of paint (latex and enamel) and of dry goods. Storage supplies are normally stored on shelves; however, due to the tenant relocation activities underway, storage was mostly located on the floor. Mr. Monico requested that interior portions of the facility not be photographed due to the current activities on the site. A small carpentry shop is located on the eastern side of the structure. This shop was formerly used as a plating area for the Eaton Corporation. A small storage room is located on the southeastern side of the building and is used to store barrels of solvents and thinners including M.E.K., xylene, and turpentine. A fan vents solvent exhaust outside, while a drain in the floor

allows all spills to discharge to a holding tank just outside of the building. No significant staining was noted on the concrete floor.

The exterior portion of the subject site is used mostly for vehicle parking. The southern side of the property is used for material storage. Two gasoline pumps used to fuel facility vehicles are located on the southwestern corner of the structure. Three box containers were noted on the southern boundary; these box containers are used to store piping and other dry goods. Various other storage supplies were noted around exterior portions of the southern side of the structure. These materials included pallets, scaffolding, and other dry goods. Catch basins located on the property were inspected to determine if sheening or odors could be detected. These catch basins did not appear to show any signs of contamination. A roll-off dumpster is located on the southern side of the parking area, this dumpster appears to be associated with the current moving activities. Four tractor trailer beds are located on the subject site; these trailers are associated with moving activities ongoing at the site. No evidence of fill material was noted on the site.

6.2.2 Water Supply

According to John McKiernan, Records Coordinator for South Central Connecticut Regional Water Authority (SCCRWA), the subject site does not have a service connection date on record; however, the site is known to be supplied by the SCCRWA.

6.2.3 Wastewater Disposal

According to the New Haven Engineering Department, municipal sewer has been available to the subject area since as early as 1866. City records indicate that the site was connected to municipal sewer in 1966. This date is consistent with the construction of the initial portion of the current building. A floor drain was noted in the carpentry shop (former plating area). The discharge location of this drain could not be confirmed; however, based on CTDEP file information, it is believed to lead to the sanitary sewer. Floor drains are also located in front of each garage door bay to catch runoff from the facility trucks. Mr. Monico stated that these drains lead into an oil-water separator prior to discharge to a 550-gallon holding tank.

6.2.4 Chemical/Waste Storage

A significant amount of chemical storage is associated with the site. Chemical storage includes both oil- and water-based paints, spackles, and solvents (turpentine, M.E.K., xylene, etc.). The paints and painting supplies are normally used off site; on-site chemicals are normally associated with storage. Chemical containers range up to and include 55-gallon barrels. Solvent storage consists primarily of 55-gallon barrels; however, a 550-gallon aboveground storage tank (AST) is used to store turpentine. Waste storage from solvent spillage leads to a floor drain located in the solvent storage room. This drain then leads to a 550-gallon UST. Outdoor chemical storage is located on the southern side of the building. Adjacent to the fuel pumps are

portable propane tanks. Three abandoned 550-gallon ASTs are located in this area; the ASTs are completely empty; however, a solvent odor was noted in the tanks. A large sand pile is located next to the southern side of the structure; this pile of sand appears to be used for off-site sandblasting. A number of 55-gallon barrels are stored on the southern side of the site; two of the barrels were noted to be filled with solvent, the remaining barrels were empty. These barrels were not labeled but appeared to be in fair condition. No staining was noted near the barrels. Four 5-gallon containers were noted on the southern property boundary. Although the containers were labeled as hydrochloric acid, they appeared to be filled with water.

Some chemical waste disposal and handling associated with the JBT/Eaton Corporation is known due to CTDEP file information previously discussed in subsection 5.1.2. Branford Manufacturing and Shurite Meters are listed in 1975 city directories. An automotive garage occupied a small portion of the southern end of the site according to the 1923 and 1951 Sanborn maps. A bottle works and a vulcanizing facility are also shown on site on the 1951 Sanborn map. The chemical waste handling and disposal practices of these former tenants are unknown.

6.2.5 On-Site Storage Tanks

The subject site is heated by natural gas. Storage tanks are located on the site; these tanks are associated with vehicle fueling and waste chemical storage. Sanborn maps dated 1923 and 1953 show a gasoline storage tank located in the southern side of the parcel. The fuel tank appears to be associated with a garage formerly occupying a neighboring parcel. No evidence of this storage tank was noted during the inspection; however, the tank location appears to be beneath three box storage containers.

6.2.5.1 Underground Tanks

Available site plans provided to Atlantic show the presence of on-site USTs. Two storage tanks are associated with vehicle fueling operations, while the remaining two storage tanks are associated with chemical/waste containment. The garage floor drain UST is apparently described as a waste oil UST in CTDEP file information. These USTs are summarized in Table 4.

No information regarding on-site UST pressure testing or analytical results regarding soil/gradient adjacent to the tanks was available.

Tank ID/ Location	Capacity (Gallons)	Contents	Construction	Date of Installation	Status
U1/South of building	550	Garage floor drainage	steel	3/87	in use
U2/East of building	550	Waste solvents	steel	3/87	in use
U3/West of building	5,000	Diesel	steel	3/87	in use
U4/West of building	10,000	Gasoline	steel	3/87	in use

6.2.5.2 Aboveground Tanks

One in-use chemical AST was observed on site during the inspection. This AST is located inside the solvent storage area in the warehouse and appears to be used to store turpentine. The tank appears to be in fair condition. Three ASTs were noted as abandoned on the southern side of the structure. These tanks may have been associated with solvent storage. A solvent odor was noted from the abandoned storage tanks; however, no liquid residuals were noted in the tanks. No evidence of leakage was noted to be associated with the observed ASTs. These ASTs are summarized in Table 5.

Tank ID/ Location	Capacity (Gallons)	Contents/ Quantity	Construction	Date of Installation	Condition
A1/ solvent storage room	550	turpentine, 100 gallons	steel	unknown	fair
A2/ abandoned	550	solvents, empty	steel	unknown	fair
A3/ abandoned	550	solvents, empty	steel	unknown	fair
A4/ abandoned	550	solvents, empty	steel	unknown	fair

6.2.6 Transformers

No pad- or pole-mounted transformers were observed on site during the inspection; however, a transformer is depicted on a map found at the Fire Marshal's office. The transformer location is shown to be in an alcove near Wallace Street.

7.0 CONCLUSIONS AND RECOMMENDATIONS

A Task 120, Preliminary Site Evaluation, was conducted for ConnDOT on property located at 424 Chapel Street in New Haven, Connecticut. The subject site is currently owned by C&M Associates.

Based on the site history, regulatory file review, and site reconnaissance, the following conclusions are noted.

- The site appears to have consisted of the Wooster Elementary School, residences, and small businesses until circa 1965. Following the construction of I-91 the site appears to be occupied by a commercial/industrial development. Site tenants since that time have included JBT Instruments Incorporated, circa 1970 to 1980. In 1975 city directories also list Branford Manufacturing Company and Shurite Meters as site tenants. The 1984 directory lists Eaton Corporation as a site occupant. In 1994 tenants included Atlantic Floor, Bolton's Linoleum, Joseph Cohn & Son, and Delta Development. Tor and Associates (a drafting firm) is listed as sharing the site with these tenants since 1970.
- CTDEP file information indicates hazardous generation associated with the former tenant, Eaton Corporation. Other file information found indicates that plating, plastic compression molding, machining, and degreasing took place on site. No CTDEP violations were found for the subject property. Two petroleum and two chemical waste USTs are registered at the site. Properties within the minimum search distance were noted on various federal and CTDEP lists; however, environmental concerns do not appear to present a significant hazard to the subject parcel.
- Two waste USTs at the facility are utilized for spill containment and floor drainage from inside the garage area, respectively. Spills from the solvent storage area discharge to a second holding tank, while garage drainage discharges to an oil/water separator prior to discharge to a holding tank. No information regarding the hazardous waste characteristics of the waste within these tanks or the disposal of such waste was available. These tanks, as well as the two on-site petroleum USTs, are within their projected useful life expectancy. However, no tank or adjacent soil/groundwater testing has occurred since their installation. A significant amount of chemical storage is believed to have once been associated with the site. Waste chemical storage is known to have existed at the site; these waste chemicals included hazardous plating chemical wastes.

- The subject property appears to qualify as an "Establishment" as defined by the Connecticut Transfer Act. This act defines an "Establishment" as any site "which generates more than 100 kilograms of hazardous waste in any one-month period on or after November 19, 1980. In addition, dry-cleaning establishments, furniture-stripping establishments, vehicle body repair shops, or vehicle painting shops operating on or after May 1, 1967 automatically qualify as an Establishment, regardless of the amount of hazardous waste they generate." The former site tenant (Eaton Corporation) is known to have generated quantities of hazardous waste sufficient to have qualified the subject site as an Establishment. A Form I Negative Declaration has been filed with the CTDEP for the subject site. Also, it appears that the current tenant generates some quantity of hazardous waste, although the specific quantity of material is not known. Based on this information, additional filing may not be required should a future transfer of this site be anticipated. Legal counsel regarding this issue is suggested should a transfer of the site occur.
- On-site chemicals observed during the site reconnaissance include M.E.K., turpentine, xylene, and paints. Operations associated with various former tenants at the facility have included plating, plastic molding, machining, degreasing, tumbling, tooling, and light assembly. Some of these operations have been associated with significant amounts of regulated and/or hazardous wastes.
- A gasoline storage tank is believed to have been associated with a garage located to the south of the subject parcel. This storage tank is shown on the 1923 and 1951 Sanborn maps as located on the subject property. No evidence of the tank was found during the site inspection and file review. The gasoline storage tank may potentially still be located on the subject site.

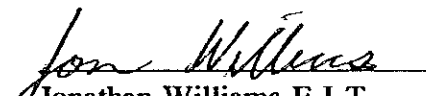
Relying on this information, the subject property is considered to be of high environmental risk with respect to hazardous substances or petroleum products. A field investigation appears warranted to address site-specific subsurface conditions as a result of the concerns discussed above. Atlantic recommends one Task 210, Surficial Site Investigation, be conducted. The specific scope of additional site investigation will be dependent on the final ConnDOT construction alternative selected.

The following qualifications apply to the undersigned's opinion:

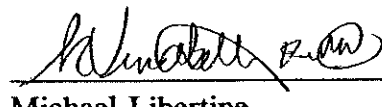
The activities described and opinions included herein are based on information gathered during this preliminary site evaluation that was limited in scope in adherence to the terms of our agreement. The content of this report is also limited to the availability of information regarding environmental conditions and potential contamination of the subject site as defined in this report. The professional opinion provided herein is based on the information described in this report. Because no soil or groundwater samples were collected or chemically analyzed as part of this evaluation, no specific opinions are made relative to soil or groundwater quality.

The information contained herein was prepared for the use of ConnDOT solely in conjunction with the task descriptions for this assignment. The conclusions and recommendations set forth in this report are based on site conditions at the time of the investigation. Future studies and findings could change the contents of this report. The professional opinions presented in this report have been developed by using that degree of care and skill ordinarily exercised, under similar circumstances, by reputable environmental engineering consultants practicing in this or similar localities. No other warranty, expressed or implied, is made as to the professional opinions included in this report.

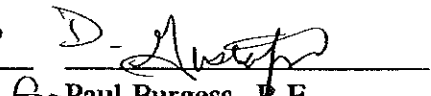
Prepared by:


Jonathan Williams E.I.T.
Environmental Engineer

Approved by:


Michael Libertine
Task Manager

Reviewed by:


Paul Burgess, P.E.
Principal-in-Charge

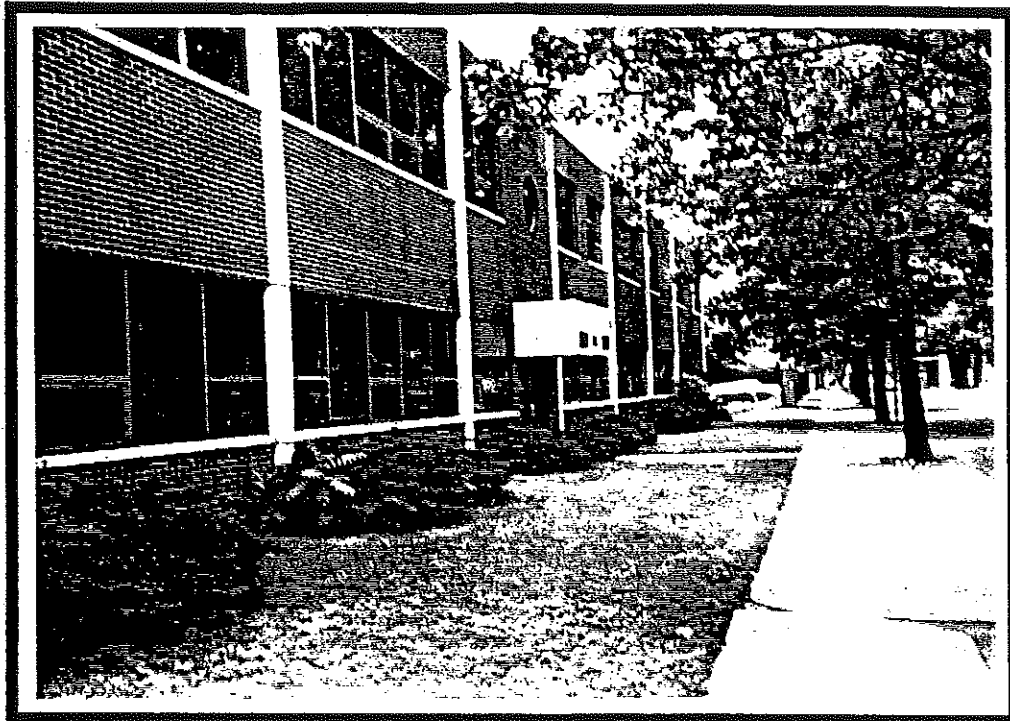
JW/ML/PB:sm/jls

REFERENCES

1. *Water Quality Classification Map of Connecticut*. Connecticut Department of Environmental Protection, Water Compliance Unit, 1987.
2. *Community Water Systems in Connecticut: A 1984 Inventory*. Connecticut Department of Environmental Protection, Natural Resources Center.
3. *Atlas of the Public Water Supply Sources and Drainage Basins of Connecticut*. June 1982, D.E.P. Bulletin No. 4, Connecticut Department of Environmental Protection and Natural Resources Center.
4. CTDEP internal listing of property transfers. November 18, 1994.
5. *CTDEP Waste Engineering and Enforcement Division Active and Inactive Enforcement Actions*. March 1, 1995.
6. *CTDEP Leaking Underground Storage Tank List*. August 31, 1994.
7. *Leachate and Wastewater Discharge Sources: An Inventory*. June 1984, Connecticut Department of Environmental Protection, Water Compliance Unit.
8. *An Inventory of Hazardous Waste Sites in Connecticut and Recommendations for Continuing Action*. Connecticut Department of Environmental Protection. January 1987 (Updated to October 3, 1994).
9. *U.S. EPA National Priority List Sites (Superfund) — Region I*. April 1995 and State of Connecticut Superfund Priority List - August 1993.
10. *U.S. EPA Superfund Program CERCLIS — Region I*. May 2, 1995.
11. *U.S. EPA/CTDEP List of TSD Facilities*. January 9, 1995.
12. *U.S. EPA/CTDEP List of Hazardous Waste Handlers*. January 9, 1995.

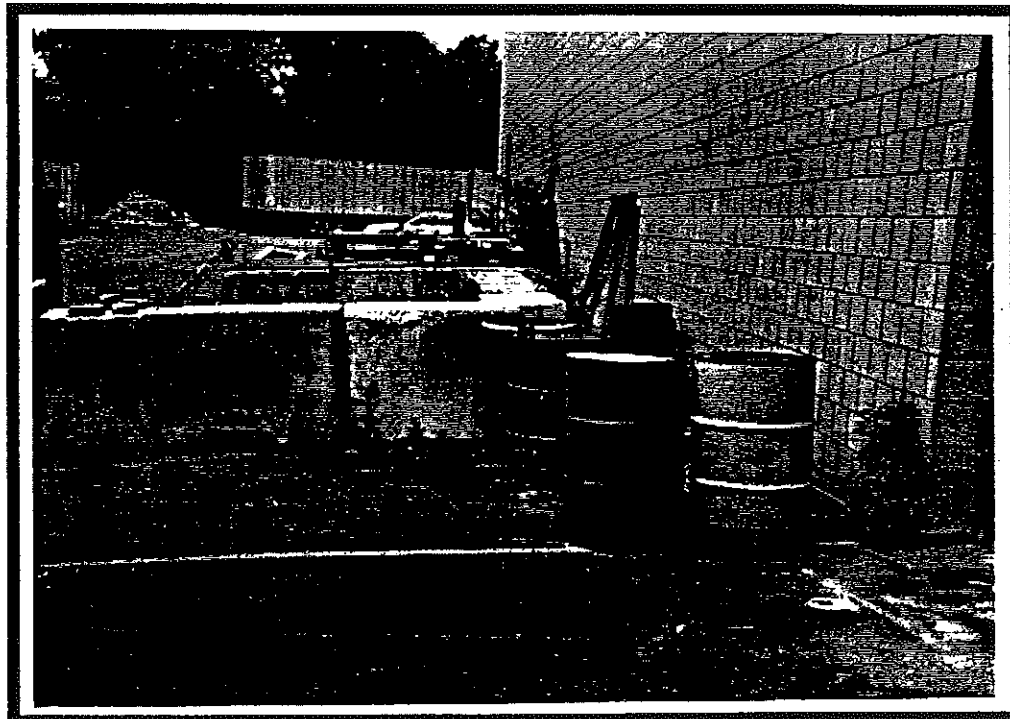
EXHIBIT 1

SITE PHOTOGRAPHS



Photograph 1

View of the northern side of the site. The first floor is used for storage; the second floor is office space.



Photograph 2

A view of the southern side of the building. Two of the 55-gallon barrels are filled with a solvent. The barriers contain a sand storage area.



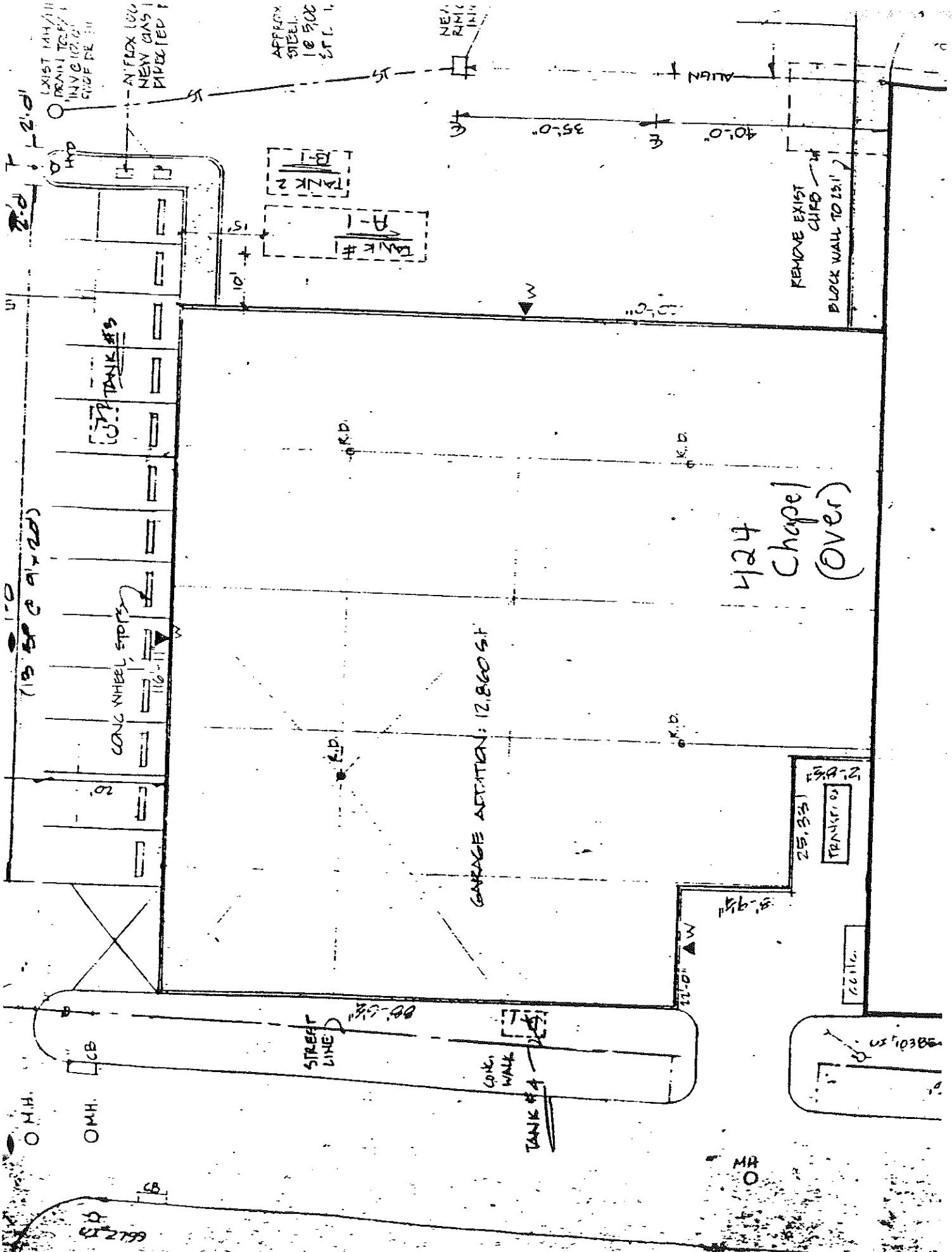
Photograph 3

A view of two abandoned ASTs. The bags located in front of the ASTs contain sand.



Photograph 4

A view of the southern storage area. Propane tanks are located near the corner of the structure.



EXIST. 144" DIAM. DRAIN TIE OFF IN VERTICAL SIDE OF DE. III

AIR FLOW LOW NEW GAS PIPELINED

APPROX. STEEL 10" DIA. S.F.C. 1

NEW RING IN

2'-0"

1'-0"

(13' SP @ 14' 20')

TANK #3

CONC. WHEEL STOPS

2'-0"

CB

OMH.

CB

PLZ 279

TANK #2

TANK #1

1'-0"

1'-0"

0'-0"

GARAGE ADDITION: 12,860 SF

STREET LINE

35'-00"

CONC. WALK

TANK #4

0'-0"

0'-0"

0'-0"

NEW RING IN

40'-0"

35'-0"

15'

REMOVE EXIST. CURB

BLOCK WALL TO 131'

424 Chapel (Over)

25'-33" TRANSPORT

20'-0"

15'-5"

11'-0"

25'-0385

MA

***PROPERTY TRANSFER
FILE INFORMATION***

STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



December 23, 1986

SITE NAME: Eaton Corp.

TOWN: New Haven

FILE TYPE: Neg.

Mary R. Norris
Wiggin and Dana
195 Church Street
P.O. Box 1832
New Haven, CT 06508

RE: Acknowledgement of Receipt of
Form I

Dear Ms. Norris:

I am writing to acknowledge receipt of a complete Negative Declaration Form I dated October 24, 1986, that was submitted pursuant to Public Act 85-568 regarding the transfer of Eaton Corporation located at 424 Chapel Street in the Town of New Haven, Connecticut.

This acknowledgement does not mean that the Department of Environmental Protection agrees that there has been no discharge, spillage, uncontrolled loss, seepage or filtration of hazardous waste on-site and that any hazardous waste which remains on-site is being managed in accordance with Chapters 445 and 446K of the general statutes and regulations adopted thereunder.

Should you have any questions, please feel free to contact Richard Pease at (203) 566-8843 or 566-8844.

Sincerely,

Edward C. Parker
Assistant Director
Hazardous Waste Management Section

ECP:RAP:kal

Phone:

165 Capitol Avenue • Hartford, Connecticut 06106

An Equal Opportunity Employer

WIGGIN & DANA
COUNSELLORS AT LAW

195 CHURCH STREET
POST OFFICE BOX 1832
NEW HAVEN, CONNECTICUT 06508

203-789-1511
WPTC 203-785-1511
TELEX 963517 WIGDAN
TELECOPIER 203-562-1599

FREDERICK H. WIGGIN
(1934-1963)
J. OWIGHT DANA
(1934-1951)

60 WASHINGTON STREET
HARTFORD, CONNECTICUT 06108
203-727-9700

JOHN O. TILSON
JOHN I. ELY
CHARLES N. SCHENCK, III
JOHN W. BARNETT
ROBERT B. SNOW, JR.
WILLIAM C. BASKIN, JR.
ROBERT F. CAVANAGH
S. ROBERT JELLEY
CHARLES C. KINGSLEY
WILLIAM J. DOYLE
HEEVER TYLER
WILLIAM J. EGAN
DAVID P. FAULKNER
DAVID P. HAMBLETON
WILLIAM E. CRAIG
NOEL E. HANF

SHAUN S. SULLIVAN
JEREMY G. ZIMMERMANN
J. MICHAEL EISNER
NORMAN FINEBERG
MICHAEL K. BROWN
WILLIAM H. PROUT, JR.
J. DRAKE TURRENTINE
LINDA L. RANDELL
EDWIN A. JAMES
MARK R. KRAVITZ
D. TERENCE JONES
MELINDA A. AGSTEN
PATRICK M. NOONAN
EDWARD WOOD DUNHAM
NORMAN J. FLEMING

WILLIAM W. BAKKE
PENELOPE I. BELLAMY
BENNETT J. BERNBLUM
SUSAN J. BRYSON
MARY ANN CAMILLERI
BRIAN J. CASEY
MARJORIE ALLEN DAUSTER
SHERRY L. DOMINICK
ELISE R. EPNER
EDWARD T. FALSEY, III
THOMAS J. FLANAGAN
CATHERINE B. GLENNON
DIANE M. JANULIS
CAROLYN WILKES KAAS
DAVID L. KELBLE, JR.
FRANCINE ELLEN KING
WILLIAM H. LEETE, JR.
PETER J. LEFEBER

THOMAS R. LEGENHAUSEN
CLIFTON A. LEONHARDT
DEBORAH WHITLOCK MADDEN
RORY J. MCEVOY
WILLIAM G. MILLMAN, JR.
PATRICK J. MONAHAN, II
LOIS S. MONTBERTRAND
MARY R. NORRIS
STEPHEN M. PACKARD
STACEY JACKSON PERKINS
EOWARD B. POTTER
JONATHAN R. ROD
R. JEFFREY SANDS
JEANETTE C. SCHREIBER
ALAN G. SCHWARTZ
PENNY Q. SEAMAN
VALERIE A. SEILING

*ADMITTED IN NEW YORK ONLY

October 24, 1986

Commissioner of Environmental Protection
State of Connecticut
Hazardous Waste Management Section
122 Washington Street
Hartford, CT 06106

Dear Sir:

Enclosed please find a copy of Form I, negative
declaration, pursuant to P.A. 85-568.

Very truly yours,

Mary R. Norris

Mary R. Norris

MRN:gp
Enc.

RECEIVED
OCT 29 1986

HAZARDOUS MATERIALS
MANAGEMENT UNIT

Submitted pursuant to Public Act 85-568

(Complete all sections of Form I when no release has occurred at the establishment being transferred.)

SECTION A. GENERAL ESTABLISHMENT INFORMATION

1. OWNER OF ESTABLISHMENT

- a. Name (if corporation, the full exact name as registered with the Connecticut Secretary of State):

EATON CORPORATION

- b. Mailing Address: Street: 424 CHAPEL STREET

Town: NEW HAVEN State CT Zip 06511

- c. Authorized Contact: Name: FRANK VILLANO

Title: MANUFACTURING OPERATIONS MANAGER

Phone No.: (203) 772-2220

- d. EPA (RCRA) ID No.: CTD 0 9 1 8 0 4 3 3 ✓

- e. Type of transfer: TERMINATION OF LEASE

PLANT CLOSURE

2. OPERATOR OF ESTABLISHMENT

- a. Name (if corporation, the full exact name as registered with the Connecticut Secretary of State):

EATON CORPORATION

- b. Mailing Address: Street: 424 CHAPEL STREET

Town: NEW HAVEN State CT Zip 06511

- c. Authorized Contact: Name: FRANK VILLANO

Title: MANUFACTURING OPERATIONS MANAGER

Phone No.: (203) 772-2220

3. PROPERTY OWNER

- a. Name: 424 CHAPEL STREET, INC.
(as appears in land records)
- b. Mailing address: Street: BOX 1818
Town: NEW HAVEN State CT Zip 06508
- c. Authorized Contact: Name: ROLAND BIXLER
Title: PRESIDENT
Phone No.: (203) 776-1111

SECTION B: CERTIFICATION

An establishment located at 424 CHAPEL STREET, NEW HAVEN, CT
(street) (town)

is being transferred on 1_0/1_7/8_6 by EATON CORPORATION
(Date) (Transferor)

to C & M ASSOCIATES
(Transferee)

I hereby certify that to the best of my knowledge and belief upon reasonable investigation, there has been no discharge, spillage, uncontrolled loss, seepage, or filtration of hazardous wastes by current or previous owners or operators and that any hazardous waste which remains on-site is being managed in accordance with Chapters 445 and 446k of the Connecticut General Statutes and regulations adopted thereunder.

I have personally examined and am familiar with the information submitted in this document and certify that based on reasonable investigation, including inquiry of those individuals immediately responsible for obtaining the information, to the best of my knowledge and belief the submitted information is true, accurate, and complete. I am aware that if I knowingly submit false information or fail to comply with the provisions of Public Act 85-568, sections 2 through 6 inclusive I may be subject to a forfeiture of up to \$100,000.

(Continued on next page...)

I further certify that I submitted this declaration to the transferee prior to the transfer of the establishment.

Authorized signature for transferor (as specified in the instructions):

Name (Type or Print): FRANK VILLANO
Title: MANUFACTURING OPERATIONS MANAGER
Representing: EATON CORPORATION
Signature: Frank Villano
Date signed: 10 / 16 / 86

"Subscribed and sworn to before me this

15th day of October, 1986."

Notary Public: Mary L. Morrison
My Commission Expires March 31, 1988

This document was received by me on 10 / 24 / 86 as the transferee.

Name (Type or Print): Betsy Henley Cohn
Title: Partner
Representing: C. E. M. Associates
Signature: [Signature]

Form prescribed by the Connecticut Dept. of Environmental Protection 10/85

The DEP has not reviewed the information submitted in this form and does not certify that the information is correct.

RECEIVED
OCT 29 1986
HAZARDOUS MATERIALS
MANAGEMENT UNIT

FORM OF ACKNOWLEDGEMENT

(Attach to certification for Forms I, II, and III)

FOR INDIVIDUAL:

State of Connecticut

ss. (Town, City, Date)

County of _____

On this the ____ day of _____, 19____, before me,

_____, the undersigned officer, personally
(Name of Notary)
appeared _____, known to me

(Name of individual(s))

(or satisfactorily proven) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

In witness whereof I hereunto set my hand.

(Signature of Notary Public)

FOR A CORPORATION

State of Connecticut

ss. (Town, City, Date)

County of: NEW HAVEN

On this the 15 day of OCTOBER, 1986, before me,

Mary L. Sharron, the undersigned officer, personally
(Name of Notary)
appeared FRANK VILLANO

(Name of officer)

who acknowledged himself to be
the MANAGER OF MANUFACTURING of EATON CORPORATION,
(Title of officer) (Name of corporation)

a corporation, and that he, as such MANAGER OF MANUFACTURING, being
(Title of officer)

authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as

Manager of Manufacturing
(Title of officer)

In witness whereof I hereunto set my hand.

Frank Villano
Mary L. Sharron
(Signature of Notary Public)

RECEIVED
OCT 29 1986