TASK 120 PRELIMINARY SITE EVALUATION

Former Parsons Chevrolet Property

750 Farmington Avenue
Farmington, CT

Prepared for:
Division of Environmental Compliance
Connecticut Department of Transportation
2800 Berlin Turnpike
Newington, CT 06111

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ON CALL ENVIRONMENTAL SERVICES
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DIVERSIFIED TECHNOLOGY CONSULTANTS, INC.
NORTH HAVEN, CT, NORWICH, CT & ANDOVER, MA

SIGNATURE PAGE

TASK 120 PRELIMINARY SITE EVALUATION

FORMER PARSONS CHEVROLET PROPERTY
750 FARMINGTON AVENUE

FARMINGTON, CONNECTICUT

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EXECUTIVE SUMMARY

Diversified Technology Consultants, Inc. (DTC) was retained by the Connecticut Department of Transportation (ConnDOT) to conduct a Task 120 Preliminary Site Evaluation (PSE) for a property addressed as 750 Farmington Avenue in Farmington, Connecticut. This report includes a compilation of data pertinent to current conditions and historical uses of the site and identifies potential on and off-site areas of environmental concern that may have resulted in subsurface contamination at the site. This report was prepared in accordance with the ConnDOT Division of Environmental Compliance On-Call Contaminated Soil/Groundwater Scope for a Task 120: Preliminary Site Evaluation.

According to the Town of Farmington Tax Assessor's records, the property is currently owned by Parsons Properties, LLC, is 3.18 acres in area, and is identified as Lot 36, Map 92. The site is located in a residential and commercial area and is currently occupied by a main building, paint and body shop building, garage/clean-up shop building, and associated paved driveways and parking areas. The Tax Assessor's records indicate that the main building was constructed in approximately 1955 and an addition to the rear of the original building, including offices and a service garage, was constructed in 1963. The paint and body shop building was reportedly constructed in 1953 and the garage/clean-up shop was reportedly constructed in the 1940's.

The buildings are currently vacant although the buildings were previously utilized as an automobile dealership, service garage, and body and paint shop. Mr. James Parsons was on-site at the time of the site visit, was interviewed regarding the current and historic operations at the site, and accompanied DTC during the interior and exterior inspections of the site buildings and grounds.

The automobile dealership, service garage, and body and paint shop business operated at the site since at least approximately 1933. At that time, the paint and body shop and garage/clean-up shop were the only business related structures at the site. A residence was also located on-site at that time. The showroom, the offices and the service garage were added at a later date.

Hazardous waste produced at the site reportedly included waste paint and related materials (waste paint thinner, waste lacquer thinner, etc.) and petroleum distillate (mineral spirits parts cleaner). Regulated waste produced at the site reportedly included waste oil and ethylene glycol (antifreeze).

Prior to approximately 1983, waste paint and related materials and waste oil were placed in the 2,000-gallon waste oil UST located north of the paint and body shop at a rate of 20 gallons per month. National Oil Service of Branford, Connecticut was contracted by Parsons to dispose of the combined waste from 1979 to approximately 1986.

On March 3, 1986, Parsons notified the EPA that they were classified as a RCRA small quantity generator. Subsequent to the notification, Parsons began to store and dispose of waste paint and related materials separately from the waste oil. Waste paint and related materials were reportedly collected in satellite 55-gallon drums with spill containment in a small storage room located in the paint and body shop. Waste oil was stored in drums within a temporary storage area located in the northern corner of the service area and then was transferred via a fill pipe to a 1,000-gallon UST located northwest of the main building.

In 1988, Hazco International and Abelys Waste Oil Service were contracted to dispose of the waste paint and paint related materials and waste oil, respectively. From approximately 1994 until 2006, waste paint and oil were both reportedly disposed of separately by United Oil Recovery of Meriden, Connecticut. Waste oil was also utilized to power a waste oil heater unit previously located in the southern corner of the service area of the main building.

The site is currently serviced by the municipal sanitary sewer system. Prior to being connected to the sanitary sewer system, a septic tank which discharged to a drywell, was located in the rear of the main building and handled the site's wastewater. Floor drains in the service garage and the garage/clean-up shop previously discharged to the septic tank. Ethylene glycol (antifreeze) was reportedly discharged

down the floor drains for approximately 20 years. The septic tank and drywell were removed in 1988 by M&A Construction. There is no record of confirmatory sampling associated with the drywell.

In 1989, after the removal of the septic tank and drywell, a 1,000-gallon oil/water separator was installed along the southwestern side of the main building. The oil/water separator handled the wastewater from floor drains located throughout the service garage area.

A 3,000-gallon gasoline, 1,000-gallon waste oil, and two 1,000-gallon heating oil USTs and a potential 1,000-gallon motor oil are currently located on the property and nine USTs formerly containing heating oil, gasoline, waste oil, motor oil, and transmission fluid were removed from the site according to information obtained from the Connecticut Department of Environmental Protection (DEP), Town of Farmington Fire Marshal's office, and the property owner. DTC was unable to determine if the 1,000-gallon motor oil UST currently exists at the site. A gasoline dispenser is located at the northern corner of the main building. A 275-gallon AST used to store heating oil for the heating unit in the garage/clean-up shop is located west of the garage. According to previous environmental reports, a 250-gallon transmission fluid AST was previously located in the northern portion of the service garage.

DTC conducted a review of federal and state environmental databases for the site and vicinity to identify potential sources of pollution. Based upon a review of the databases, the site is listed as a RCRA Small Quantity Generator of hazardous waste, which indicates that the site is listed as generating between 100 and 1,000 kilograms of hazardous waste per month. The site is also listed as having five in-use and six permanently out-of-use USTs. One spill was listed for the site. The spill record indicated that 130 gallons of heating oil were spilled to the ground surface in 1999 while filling a newly installed 1,000-gallon UST located south of the paint and body shop. The spill was contained and the status is listed as closed. Also, several environmental assessments were listed as being completed by the EPA and DEP. The site is listed in the No Further Remedial Action Planned database. The EPA archived the site in January 1996. No sites of environmental concern were noted within the upgradient vicinity of the subject site that are likely to have the potential to impact the subject site.

A Form I was submitted to DEP following the January 8, 1988 property transfer from Robert E. Parsons, Inc. to Paul Parsons. DEP acknowledged receipt of the Form I on January 14, 1988. A second Form I was submitted to DEP following the December 23, 1997 property transfer from Paul Parsons to Parsons Properties, LLC. DEP acknowledged receipt of the Form I on February 26, 1998.

Based on local topography, groundwater beneath the site is inferred to flow in a northwesterly direction. The DEP has designated groundwater beneath the site and surrounding area as "GA" quality. Groundwater of this classification is defined by the DEP as groundwater within the area of existing private water supply wells or an area with the potential to provide water to public or private water supply wells. The DEP presumes that groundwater in such an area is, at a minimum, suitable for drinking or other domestic uses without treatment. The site is currently serviced by public water.

Based on the findings of this Task 120 PSE, 26 on-site Potential Release Areas (PRAs) were identified. No off-site PRAs were identified. A detailed discussion of each PRA is provided in Section 9.0.

The PRAs include the following:

PRA 1 *Former Motor Oil and Waste Oil Storage Area*

PRA 2 *Hydraulic Lifts*

PRA 3 *Former Carwash Area (Service Garage of Main Building)*

PRA 4 *Floor Drain (Former Carwash Area of Main Building)*

PRA 5 *Trench Drain (Service Garage of Main Building)*

PRA 6 *Former Drywell*

PRA 7 *Former and Existing 3,000-gallon Gasoline USTs & Dispenser (East of Main Building; identified as A-1 and A-1(R1))*

PRA 8 *Two Former 2,000-gallon Motor Oil USTs (West of Main Building; identified as B-1 and B-2)*

PRA 9 *Potential Existing 1,000-gallon Motor Oil UST (West of Main Building; identified as B-1(R1))*

PRA 10 *Existing 1,000-gallon Waste Oil UST (West of Main Building; identified as B-2(R1))*

PRA 11 *Former 1,000-gallon Auto Transmission Fluid UST (West of Main Building; identified as C-1)*

PRA 12 *Former and Existing 1,000-gallon Heating Oil USTs (East of Main Building; identified as C-2 and C-2(R1))*

PRA 13 *Former 1,000-gallon Heating Oil UST (East of Showroom/Boiler Room of Main Building; identified as C-3)*

PRA 14 *Former 2,000-gallon Waste Oil UST (West of Main Building; identified as D-1)*

PRA 15 *Paint Booth (Paint and Body Shop Building)*

PRA 16 *Former Paint/Waste Paint and Paint Related Materials Storage Area (Paint and Body Shop Building)*

PRA 17 *Floor Drain (Former Carwash Area of Paint and Body Shop Building)*

PRA 18 *Former and Existing 1,000-gallon Heating Oil UST (South of Paint and Body Shop Building; identified as C-1 and C-1(R1))*

PRA 19 *Former 2,000-gallon Waste Oil UST (North of Paint and Body Shop Building; identified as E-1)*

PRA 20 *Floor Drain (Garage/Clean-up Shop Building)*

PRA 21 *Existing 275-gallon Heating Oil AST (West of Garage/Clean-up Shop Building)*

PRA 22 *Former Dumpster*

PRA 23 *Catch Basins*

PRA 24 *Potential Fill Material of Unknown Quality*

PRA 25 *Lead Paint*

PRA 26 *Solid Waste Dumping/Fill (Northwest Corner of Property)*

Based on information obtained by DTC during completion of this Task 120 PSE, the site meets the definition of an Establishment due to the operation of auto body repair facility and the generation of more than 100 kilograms of hazardous waste in any one month.

Recommendations

Based on plans provided by ConnDOT, the eastern portion of the site will be taken by eminent domain to construct a new road. Based on the findings of the Task 120 PSE, DTC recommends that subsurface investigation within the proposed taking area be performed. The recommended investigation would include completion of a Task 210 Subsurface Site Investigation (SSI).

The purpose of the Task 210 SSI would be to determine if soil or groundwater within the taking area contains regulated compounds (as listed in Section 9.0) at concentrations exceeding the applicable soil and groundwater clean-up criteria in the RSRs. The Task 210 would include completion of a ground

penetrating radar (GPR) survey/utility mark-out, soil borings, installation of groundwater monitoring wells, and collection and laboratory analysis of soil and groundwater samples.

The purpose of the GPR survey would be to attempt to locate the existing USTs, catch basin drainage lines, and the on-site sanitary sewer and water lines so they are not punctured/damaged during the drilling activities. The purpose of the utility location work would be to attempt to locate subsurface utility lines so they are not severed during drilling.

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1.0 INTRODUCTION

1.1 Purpose of Study

Diversified Technology Consultants, Inc. (DTC) was retained by the State of Connecticut Department of Transportation (ConnDOT) to conduct a Task 120 Preliminary Site Evaluation (PSE) for a commercial property located at 750 Farmington Avenue in Farmington, Connecticut. The purpose of this investigation is to identify and document on and off-site environmental concerns that may present a risk of subsurface contamination at the subject site.

This report renders an opinion as to whether the site would be considered an "Establishment" as defined under the Connecticut Property Transfer Act (Sections 22a-134 through 22a-134e of the Connecticut General Statutes).

The scope of work for this investigation was conducted in accordance with the ConnDOT Division of Environmental Compliance On-Call Contaminated Soil/Groundwater Scope for a Task 120: Preliminary Site Evaluation.

1.2 Reason for Performing Preliminary Site Evaluation

This Task 120 PSE was performed in connection with the potential taking of a portion of the subject parcel as part of the future ConnDOT Farmington Route 4 improvements project.

1.3 Scope of Services

The scope of this investigation included a review of available municipal, state, and federal records and existing historical records, a reconnaissance of the site and site vicinity on March 18, 2008 and discussions with the property and business owner, Mr. James Parsons of Parsons Properties, LLC.

2.0 SITE OVERVIEW AND SITE VICINITY DESCRIPTION

2.1 Site Location and Tax Assessor's Identification

According to information obtained from the Town of Farmington Tax Assessor's Office, the subject site is comprised of a parcel of land addressed as 750 Farmington Avenue (Lot 36, Map 92), occupies approximately 3.18 acres of land, and is currently owned by Parsons Properties, LLC. A copy of the Tax Assessor's field card for the parcel is provided in Appendix B.

The subject site is located within the United States Geological Survey (USGS) New Britain Connecticut quadrangle, west of the intersection of Mountain Spring Road. The location of the subject site is presented on Figure 1 (Site Location Map). The site and pertinent current and historic site features and abutting parcels are shown on Figure 2.

2.2 Current Use of Property

The site is currently occupied by three vacant buildings. The site was previously occupied by residences from approximately 1924 until 1933. The property was utilized as an automobile dealership, service garage, and body and paint shop from at least 1933 until 2006.

2.3 On-site Buildings and/or Structures

As shown on Figure 2, the site is currently occupied by three commercial structures, including a main building, paint and body shop, and a garage/clean-up shop. Paved parking areas are located throughout the site and a grassy undeveloped area is located along the north and northeastern portions of the site.

The main building consists of an automobile showroom, offices, and a service garage. The showroom is a one story, concrete block and masonry, slab-on-grade structure, which occupies approximately 2,351 square feet. The office area is a two story, concrete block and masonry, slab-on-grade structure, which occupies approximately 1,750 square feet. The service garage is a one story, concrete block, slab-on-grade structure, which occupies approximately 9,028 square feet. According to the Town of Farmington Tax Assessor's current and historic field cards, the showroom portion of the main building was constructed in approximately 1955 and the offices and service garage were added to the rear of the showroom in 1963.

A boiler room is located in the northern corner of the showroom. The service garage was utilized for automobile maintenance and multiple sub-slab hydraulic lifts are located throughout the service garage. Several slab-mounted hydraulic lifts were also historically located within the service garage. The southwestern corner of the service garage was utilized as a carwash.

The paint and body shop is located west of the main building. The paint and body shop is a one story, concrete block, slab on grade structure, which occupies 3,280 square feet. The paint and body shop was reportedly constructed in 1953. The paint/body shop has several sub-slab hydraulic lifts, a paint/waste paint and paint related material storage area, a vehicle painting booth, and a car wash bay. Several slab-mounted hydraulic lifts were also historically located within the paint and body shop. A boiler room, accessed from the exterior, is located within the southwestern portion of the building. A compressor room is located in the northwestern corner of the building.

The garage/clean-up shop is located northwest of the main building. The garage/clean-up shop is a one story, wood frame, slab on grade structure, which occupies 1,224 square feet and was

Absorbent materials used to clean up minor spills were reportedly stored on-site in the service garage area until ultimately being disposed of in a regular solid waste dumpster formerly located south of the garage/clean-up shop.

6.2 Miscellaneous Chemicals and Petroleum Product Usage and Storage

Miscellaneous Chemicals

Carwash chemicals were historically stored in the carwash area within the southwestern portion of the service garage. Laquer thinner, paints, paint thinners, and gun cleaner were historically stored within the paint and body shop in a small storage room located outside of the spray booth.

Historic Petroleum Products Usage and Storage

Underground Storage Tanks

According to DEP UST facility notification forms and information obtained from the Fire Marshal's office, five USTs are currently located on the property and nine USTs have been removed from the site. The site UST Facility ID is 5246. The USTs are summarized in the following table:

Tank ID	Status	Dates	Capacity (gallons)	Substance Stored	Location
A-1	Removed	1963-12/88	3,000	Gasoline	East of Main Building
A-1 (R1)	Existing	12/88-present	3,000	Gasoline	East of Main Building
B-1	Removed	1963-12/88	2,000	Motor Oil	West of Main Building
B-1 (R1)	Potentially Existing	12/88-present	1,000	Motor Oil	West of Main Building
B-2	Removed	1963-12/88	2,000	Motor Oil	West of Main Building
B-2 (R1)	Existing	12/88-present	1,000	Waste Oil	West of Main Building
C-1	Removed	1953-4/99	1,000	Heating Oil	South of Paint and Body Shop
C-1 (R1)	Existing	5/99-present	1,000	Heating Oil	South of Paint and Body Shop
C-1	Removed	1963-12/88	1,000	Auto Transmission Fluid	West of Main Building
C-2	Removed	1963-5/99	1,000	Heating Oil	East of Main Building

C-2 (R1)	Existing	5/99-present	1,000	Heating Oil	East of Main Building
C-3	Removed	1956-5/99	1,000	Heating Oil	East of Showroom/Boiler Room
D-1	Removed	1950-12/88	2,000	Waste Oil	West of Main Building
E-1	Removed	1956-12/88	2,000	Waste Oil	North of Paint and Body Shop

Two vent pipes were observed along the western exterior wall of the main building, although only one concrete pad associated with a waste oil UST was observed. DTC was unable to determine if the 1,000-gallon motor oil UST (identified as B1(R1)) exists at the site. Patched asphalt was observed around the 2,000-gallon waste oil UST (identified as E-1) and a fill pipe was observed inside the paint and body shop, adjacent to the tank location. According to Mr. Parsons, the 2,000-gallon UST was removed.

In addition, the Figure 2 from the Payne Phase II ESA indicated 1,000-gallon and 3,000-gallon waste oil USTs located beneath the service garage area of the main building. DTC found no records pertaining to these tanks. Mr. Parsons stated that these tanks existed and were likely removed prior to construction of the offices and service garage.

Hydraulic oil was used to operate the sub-slab and slab-mounted hydraulic lifts located in the service garage area of the main building and the paint and body shop. Each sub-slab lift is reportedly equipped with an individual sub-slab hydraulic oil tank and hydraulic lines. According to Mr. Parsons, several of the sub-slab lifts were abandoned as they broke down and were replaced with slab-mounted lifts.

Above Ground Storage Tanks

A 275-gallon AST used to contain heating oil is located to the west of the garage/clean-up shop. No staining was observed on the pavement below the AST. The AST supplied heating oil to the overhead heating unit within the garage/clean-up shop. A small quantity of product potentially remains in the AST.

According to previous environmental reports, a 250-gallon transmission fluid AST was previously located in the northern portion of the service garage.

Miscellaneous Petroleum Products

Three air compressor units are located in a small room in the northwestern corner of the paint and body shop. A 5-gallon container of compressor oil was observed within the compressor room. The concrete floor was observed to be heavily stained.

7.0 ENVIRONMENTAL REGULATORY COMPLIANCE HISTORY

7.1 Sources of Information

7.1.1 State and Federal Environmental Regulatory Review

DTC contracted with FirstSearch to perform an electronic radius database search of state and federal environmental databases. In accordance with the 2003 Division of Environmental Compliance On-call Contaminated Soil/Groundwater Scopes manual, a copy of the FirstSearch report is not included in this report. The report, dated January 24, 2008, reviewed the following databases for the site and site vicinity within the specified search radii:

- Federal National Priority List (NPL) updated December 9, 2007, 1-mile radius;
- Federal Delisted NPL list updated December 9, 2007, 1-mile radius;
- Federal CERCLIS list updated December 9, 2007, 0.5-mile radius;
- Federal CERCLIS No Further Remedial Action Planned (NFRP) sites list updated December 9, 2007, 0.25-mile radius;
- Federal Resource Conservation and Recovery Act (RCRA) sites (Generators (GEN) within 0.25-mile radius; Treatment, Storage, and Disposal facilities (TSD) within 0.5-mile radius; Corrective Action (COR) sites within 1.0-mile radius; and No Longer Regulated (NLR) sites within 0.25-mile radius – lists updated June, 6, 2006;
- Emergency Response Notification System (ERNS) sites list updated December 31, 2007, 0.25-mile radius;
- State and Tribal Hazardous Waste sites (NPL equivalent) list updated September 18, 2007, 1.0-mile radius;
- State and Tribal Hazardous Waste sites (CERCLES equivalent) list updated September 18, 2007, 0.5 mile radius;
- State Spill Sites – 1990-2007 list updated December 18, 2007, 0.25-mile radius;
- State and Tribal Registered UST list updated January 2, 2008, 0.25-mile radius; and
- State and Tribal Leaking USTs (LUST) list updated August 20, 2007, 0.25-mile radius.

7.1.2 Municipal Agency Review

A representative of DTC reviewed readily available files maintained by the Town of Farmington municipal offices concerning the subject parcel. The following municipal offices were visited on March 18, 2008 for the purposes of reviewing available files and interviewing municipal official knowledgeable of the subject site.

- Town Clerk;
- Tax Assessor;
- Engineering Department;
- Fire Marshal;
- Farmington Valley Health District;
- Building Department; and

- Planning & Zoning Department.

7.2 Regulatory Records Pertaining to the Subject Site

Based on the results of the FirstSearch report, the subject site was listed in the following databases:

- *Registered UST.* The subject site is listed in the DEP database of registered USTs as having five in-use and six permanently out-of-use USTs. The in-use USTs are listed as including two 1,000-gallon steel heating oil USTs installed in 1999, one 3,000-gallon steel gasoline UST installed in 1988, one 1,000-gallon steel used oil UST installed in 1988, and one 1,000-gallon steel "other" UST installed in 1988. The permanently out of use USTs include a 3,000-gallon steel gasoline UST installed in 1963 and removed in 1988, two 2,000-gallon steel gasoline USTs installed in 1963 and removed in 1988, a 1,000-gallon steel gasoline UST installed in 1963 and removed in 1988, two 2,000-gallon steel used oil USTs installed in 1950 and 1956 and removed in 1988 and 1989.
- *RCRA Generator.* The subject site is listed as a Small Quantity Generator of hazardous waste, which generate between 100 and 1,000 kilograms of waste per month. The EPA I.D. number is CTD018659805. No violations or enforcement actions were listed. Further details were not provided.
- *No Further Remedial Action Planned.* The subject site is listed in the DEP database of designated Comprehensive Environmental Response Compensation and Liability Act (CERCLA) sites at which no further action is required. The site was assessed by the EPA and DEP in late the 1980s and again by the EPA in 1995. The EPA archived the site in January 1996.
- *State Site.* The subject site is listed as having generated chlorinated volatile organic compounds, semi-volatile organic compounds, and metals. The waste was reportedly disposed into an on-site drywell, USTs, and/or drums. The database listed the facility as having been in operation since 1927 with a waste generation rate of 560 gallons/day for 20 years. The State identification number listed for the site is 171.
- *Transfer Act Form Filings.* A Form I was submitted to DEP following the January 8, 1988 property transfer from Robert E. Parsons, Inc. to Paul Parsons. DEP acknowledged receipt of the Form I on January 14, 1988. A second Form I was submitted to DEP following the December 23, 1997 property transfer from Paul Parsons to Parsons Properties, LLC. DEP acknowledged receipt of the second Form I on February 26, 1998.
- *Spills.* On April 27, 1999, 130 gallons of heating oil were reportedly discharged by Cadwell Oil while filling a newly installed 1,000-gallon UST located south of the paint and body shop building. The spill was contained and the status is listed as closed.

DTC visited the DEP file room as part of this investigation. The following information was found pertaining to the subject site:

Oil and Chemical Spills Response Division Files

- On December 29, 1977, an emergency incident report was filed stating that approximately 15 gallons of #2 fuel oil was released by C&S Oil Company Inc. of Windsor, Connecticut in front of the Parsons property on December 21, 1977. The spill originated from a fuel oil trailer. The status of this report is not listed.

- On October 14, 1988, an emergency incident report was filed stating approximately 15 to 20 gallons of gasoline were released near Parsons Chevrolet on October 14, 1988 during a traffic accident. The spill was limited to a storm sewer and the ground surface. The spill was contained by sand and removed. The status of this report is not listed.
- On December 9, 1988, an emergency incident report was filed stating that an unknown amount of motor and transmission oil was released from USTs located on the Parsons property. The tanks were pumped out and contamination was to be removed. The status of this report is listed as closed.
- On April 29, 1991, an emergency incident report and an inspector's report were filed stating that an unknown amount of detergent was released from the property into a nearby stream on April 29, 1991. The cause of the discharges was found to be from car washing activities conducted on the Parsons property. The discharge was stopped with no recovery. The status of these reports is not listed.

Waste Management Bureau Files

- A UST Data Report and several Underground Storage Facility Notification forms (EPHM-6) were obtained and reviewed at the DEP file room. Details regarding USTs are discussed in Section 6.2.
- A 1991 Biennial Small Quantity Generator Hazardous Waste Report was reviewed. This report is for waste handled from January 1, 1991 through and including December 31, 1991. The property was listed as a small quantity generator (100-1,000 kg/month) under EPA identification number CTD 018659805. The following table identifies waste disposed of during that time period:

Generator	Address	Waste Description	Date Shipped	Quantity (gallons)	EPA Code
Parsons Robert E., Inc	750 Farmington Avenue	Paint Thinner, contains toluene and xylenes (for auto body work)	1991	55	D001 F003 F005
Parsons Robert E., Inc	750 Farmington Avenue	Paint Thinner, contains toluene and xylenes (for auto body work)	1990/1991	80	D001 F003 F005

- A memorandum dated March 13, 1996 was reviewed indicating that the site was removed from the CERCLIS list and that the site was assigned a NFRAP.

Water Management Bureau Files

- A May 1973 P-5 form was reviewed. The form indicated that site activities included car washing, repair and servicing, body work, and painting. The wastes generated from these activities included detergents, oil, grease, emulsifiers, abrasives, and paint. Sanitary waste was discharged to the sewer at an approximate rate of 420 gallons per day. The industrial

waste, which was primarily from car washing activities, was discharged to a drywell at an approximate rate of 560 gallons per day.

- A February 24, 1983 DEP hazardous waste inspection report was reviewed, which indicated that antifreeze and detergents were being disposed of down a floor drain which discharged to a septic tank and then to a drywell located to the west of the main building. This disposal practice was reportedly ongoing for at least 20 years at an approximate rate of 30-40 gallons per month. The inspection report also stated that the disposal of paint and waste oil should be segregated and disposed of separately before the 1,000 kg limit was exceeded.

Transfer Act Files

- A Form I was submitted to DEP following the January 8, 1988 property transfer from Robert E. Parsons, Inc. to Paul Parsons. DEP acknowledged receipt of the Form I on January 14, 1988.
- A second Form I was submitted to DEP following the December 23, 1997 property transfer from Paul Parsons to Parsons Properties, LLC. DEP acknowledged receipt of the second Form I on February 26, 1998.

DTC reviewed the State of Connecticut DEP Hazardous Waste Manifest Database, which contains manifests from January 1, 1984 through December 31, 2005. Hazardous wastes listed on the manifests included waste paint related material, flammable liquid, liquid containing toluene and xylene, combustible liquid, petroleum distillates, caustic alkali liquid, and flammable and corrosive liquid. The largest quantity of hazardous waste listed as having been disposed during one month is 430 gallons in April 1991.

7.3 Records Pertaining to Upgradient Abutting and Nearby Properties

Based on the results of the FirstSearch report, several spills as a result of motor vehicle accidents were identified at the intersection of Route 4 and High Street, which is upgradient of the site. Small quantities of motor vehicle fluid, antifreeze, gasoline, hydraulic oil, nitrous oxide, and sulfate dioxide were released to the ground. The status of all of the spills is listed as closed.

7.4 Municipal File Review and Interviews with Municipal Officials

Property ownership information obtained from the Town of Farmington Tax Assessor and Clerk's office is discussed in Section 5.3.

Aerial photographs obtained at the Engineering Department are discussed in Section 5.4.

The April 27, 1999 DEP Emergency Incident Report for the spill of approximately 130 gallons of #2 fuel oil was reviewed at the Fire Marshal's Office. Information pertaining to the installation and removals of on-site USTs obtained at the Fire Marshal's office were discussed in Section 6.2.

According to permits obtained from the Engineering Department, the site is currently connected to the municipal sanitary sewer system. As previously mentioned, the department had no records regarding the initial connection date of the site to the sanitary sewer, although the addition to the main building was listed as being connected in September 1963 and a 1,000-gallon oil/water separator was installed in 1999 to handle wastewater from the service garage area of the main building.

Records of environmental concern regarding the site were not identified at the Planning and Zoning or Building Departments.

Ms. Deb Brucker, Health Department Office Manager, indicated that there were no files regarding the subject site. She indicated that the Farmington Valley Health District files only date back to 1992, which is when the Town of Farmington joined the district.

8.0 SITE RECONNAISSANCE

Christopher P. Koelle and Joy Klappholz of DTC completed a reconnaissance of the subject property (including inspection of the interiors of the site buildings) on March 18, 2008. The walkover was performed to observe current site conditions, adjacent property usage, and to visually inspect the site for evidence of the presence/usage/spillage of hazardous substances/wastes and or regulated compounds. Pertinent site features are shown on Figure 2 and photographs are included in Appendix A. Details regarding the site reconnaissance are provided below.

8.1 General Observations, Buildings, and Structures

The site generally slopes to the north. Exterior areas are either covered with pavement or vegetation. The fringes of the site are lightly wooded. A fence runs along the northern and western property boundaries.

As discussed in Section 2.0, the site is occupied by a main building which contains a showroom, offices, and a service garage. The showroom, offices, and service garage were vacant at the time of the DTC's site visit. A boiler room is located within the northeastern portion of the showroom.

The service garage is accessed from the west and east by three overhead doors on each side. A small office is located on the eastern side and a carwash area is located in southwestern corner of the garage. The majority of the garage was used for mechanical automobile maintenance. Multiple sub-slab hydraulic lifts are located throughout the service garage. Several slab-mounted hydraulic lifts were previously located within the service garage. No slab-mounted lifts were present at the time of the inspection.

The paint and body shop contains a paint booth, paint/waste paint and related materials storage room, carwash bay, compressor room, bathroom, and boiler room. The paint and body shop is accessed from the north by an entrance and the east by six overhead doors. Several sub-slab hydraulic lifts are located within the northern and central portions of paint and body shop. Several slab-mounted hydraulic lifts were previously located within the paint and body shop. No slab-mounted lifts were present at the time of the inspection. The paint booth is equipped with a single vent through the roof and a spray gun cleaner and fire suppression system, located along the northern exterior wall of the paint booth. A small storage room formerly used to store paint/waste paint and related materials is located to the north of the paint booth. The room was empty at the time of the inspection. The compressor room contains three electric compressors, which provided compressed air to the paint and body shop and service area of the main building.

The garage/clean-up shop was vacant at the time of the DTC's site visit. The garage is accessible from the east through an entrance and from the south by three overhead doors. Underground utilities were observed to enter the shop through a penetration in the slab within the southeastern corner of the garage.

8.2 Hazardous Materials and Petroleum Product Storage/Use

Details regarding the current handling, storage, and disposal of hazardous materials and petroleum products are discussed in Section 6.0.

Two concrete pads associated with USTs were observed to the east of the main building, a concrete pad and two vent pipes were observed to the west of the main building, and a concrete pad with a vent pipe was observed to the south of the paint and body shop. According to available UST

records, the second vent pipe to the west of the main building may be associated with an existing 1,000-gallon motor oil UST. A fill pipe was also observed in the northern interior portion of the paint and body shop. This fill pipe is associated with a former 2,000-gallon waste oil UST located adjacent to the paint and body shop. The asphalt within the vicinity of the former waste oil UST was patched. According to Mr. Parsons, the 2,000-gallon waste oil UST was removed in 1988 along with the septic tank and drywell. A gasoline pump was observed at the northern corner of the main building. A 275-gallon heating oil AST was observed to be situated on pavement, without secondary containment, against the western exterior wall of the garage/clean-up shop. No evidence of leakage from the AST was observed.

A 55-gallon steel drum containing motor oil and a 55-gallon drum containing grease were observed to be stored in the northern corner of the service garage area of the main building. Four fill pipes were observed near the 55-gallon drums along the western wall of the service garage. The overhead product dispensing unit located in the northern corner of the service garage was connected to three of the fill pipes, one of the drums, and a compressed air line. The fourth fill pipe had a green funnel left in it and appears to be associated with the 1,000-gallon waste oil UST. Heavy petroleum staining was observed on the concrete slab by the drums and the fill pipes along the western interior wall.

Mr. Parsons indicated that the sub-slab hydraulic lifts were equipped with individual hydraulic control switches. The switch mechanisms were observed along the east and west walls of the service bay. Mr. Parsons indicated that hydraulic lines run from the sub-slab lift, below the concrete slab, and up along the wall to the wall-mounted switch. Several sub-slab lifts were also observed within the paint and body shop.

Several unknown pipes were observed along the western wall of the service garage. Mr. Parsons was not aware of the purpose of the pipes.

A 5-gallon container of compressor oil was observed within the northern portion of the paint and body shop in the compressor room.

8.3 Electrical Transformers and Hydraulic Fluid Containing Equipment

Electrical transformers were not observed at the site at the time of the site visit. Multiple hydraulic sub-slab lifts equipped with hydraulic fluid filled tanks and mechanisms are located throughout the service garage and the paint and body shop.

8.4 Pits, Ponds, or Lagoons

No pits, ponds, or lagoons were observed on-site at the time of the site visit.

8.5 Pools of Liquid

No pools of liquid were observed at the time of the site visit.

8.6 Stained Soil, Pavement, and Concrete

The concrete floor around the two 55-gallon drums of motor oil and near the fill pipes along the northwestern and southwestern corners of the service garage area of the main building was observed to be heavily stained. Minor staining was observed throughout the remainder of the service garage. Corroded concrete was observed within the southwestern corner of the garage,

designated as the carwash area. Mr. Parsons indicated that solvent containing tire cleaners may have been used in this area.

The concrete floor in the paint booth of the paint and body shop was observed to be covered in paint residue. Minor petroleum staining was observed throughout the paint and body shop mostly near the sub-slab and removed slab-mounted hydraulic lifts. Heavy petroleum staining and speedy-dry was observed below the compressor units in the compressor room of the paint and body shop.

The concrete floor in the garage/clean-up shop was also observed to have heavy petroleum staining.

No stained soil or pavement was observed at the time of the site visit.

8.7 Odors

A faint odor of petroleum was detected in the vicinity of the service garage, paint and body shop, and garage/clean-up shop. No other odors were noted during the site visit.

8.8 Stressed Vegetation

Areas of stressed vegetation were not noted.

8.9 Solid Waste Dumping

Solid waste dumping/fill within the northwest corner of the site was observed at the time of the site visit.

Previous environmental reports indicated that all solid waste generated at the site, including absorbent pads, was historically placed within the dumpster located to the south of the garage/clean-up shop.

8.10 On-site Wells

No on-site wells were observed at the time of the site visit.

8.11 Septic Systems and Sanitary Sewer Connection

No evidence of septic systems was observed during the site visit.

The site is currently connected to sanitary sewer. A 1,000-gallon oil/water separator discharges wastewater to the town's sanitary sewer system. A vent pipe was observed in the vicinity of the oil/water separator.

8.12 Storm Water Handling and/or Other Wastewater Sources

Three storm water catch basins are located in the paved parking lot to the north and northwest of the main building. Storm water from these basins discharges to two outfalls located along the northern and northwestern property boundaries.

Several roof drains were observed around the main building. Runoff from the roof drains reportedly discharge to the catch basins.

As previously mentioned, wastewater from the service garage is handled by a 1,000-gallon oil/water separator which discharges to the town's sanitary sewer system.

No other sources of wastewater were identified at the site.

8.13 Floor Drains and Sumps

A trench drain runs the entire length of the service garage. Two rectangular floor drains are located in the main building, one in the carwash area and the other in the boiler room. The trench drain and the floor drain in the carwash area drain to the oil/water separator prior to discharging to the sanitary sewer.

A rectangular floor drain is located in the southern-most bay of the paint and body shop. Mr. Parsons did not know the discharge point for this floor drain.

A floor drain, which was clogged during DTC's site visit, is located in the garage/clean-up shop. The discharge point for this floor drain is also unknown.

No sumps were observed at the site.

9.0 SUMMARY OF POTENTIAL RELEASE AREAS

Based on information obtained during the completion of this Task 120 PSE, 26 PRAs were identified at the site, as summarized in the table below. No off-site PRAs were identified.

Summary of Areas of Potential Release Areas
Former Parsons Chevrolet Property – 750 Farmington Ave., Farmington, CT

Potential Release Areas (PRAs)	Description	Substance(s) of Concern	Potential/Confirmed Release Mechanism(s)
PRA 1	Former Motor Oil and Waste Oil Storage Area	Petroleum, PAHs, Aromatic and Chlorinated VOCs, PCBs, and Metals	Virgin motor oil, waste oil, and grease were stored in drums within a temporary storage area located in the northern corner of the service area. The waste oil was then transferred via a fill pipe to a 1,000-gallon UST. A pump was utilized to extract the motor oil and grease from the drums. The concrete floor within this storage area was observed to be heavily stained. The potential exists for spills of waste oil and motor oil to have been released to subsurface soils through cracks in the concrete floor.
PRA 2	Hydraulic Lifts	Petroleum, PAHs, Aromatic VOCs, and PCBs	Multiple sub-slab hydraulic lifts are located throughout the main building and the paint and body shop. The potential exists for releases to have occurred due to failures of the sub-slab hydraulic tanks and hydraulic lines associated with the lifts.
PRA 3	Former Carwash Area (Service Garage of Main Building)	Petroleum, Aromatic and Chlorinated VOCs	Corroded concrete was observed within this area, which is likely the result of the use of solvent-containing tire cleaners. The potential exists for spilled solvent to have migrated through the concrete to the soil below by passing through the concrete itself or through cracks.
PRA 4	Floor Drain (Former Carwash Area of Main Building)	Petroleum, PAHs, Aromatic and Chlorinated VOCs, and Metals	The potential exists for petroleum, solvents, and metals containing water to have been released to the subsurface through the floor drain, along subsurface piping, or at the discharge point.
PRA 5	Trench Drain (Service Garage of Main Building)	Petroleum, PAHs, Aromatic and Chlorinated VOCs, Metals	The trench floor drain was installed in 1963 and the potential exists for petroleum, PAHs, VOCs, and metals containing water to have entered the subsurface through cracks in the trench drain or along subsurface piping.
PRA 6	Former Drywell	Petroleum, Aromatic and Chlorinated VOCs, PCBs, and Metals	Ethylene glycol (antifreeze) was formerly disposed into floor drains connected to a septic tank which discharged to the drywell. Other hazardous or regulated compounds may have also been discharged to the floor drains, septic tank, and drywell.
PRA 7	Former and Existing 3,000-gallon Gasoline USTs & Dispenser (East of Main Building; identified as A-1 and A-1(R1))	Petroleum, Aromatic VOCs, and Lead	Releases of gasoline to the subsurface could have potentially resulted from leakage from the USTs, leakage from the product lines, and spills during filling. Releases of gasoline to the subsurface from the former dispenser could have potentially resulted from spills during vehicle filling or from failure of the pump mechanism.

PRA 8	Two Former 2,000-gallon Motor Oil USTs (West of Main Building; identified as B-1 and B-2)	Petroleum, PAHs, and Aromatic VOCs	Releases of motor oil to the subsurface could have potentially occurred due to leakage from the USTs, leakage from the product lines, and spills during filling.
PRA 9	Potential Existing 1,000-gallon Motor Oil UST (West of Main Building; identified as B-1(R1))	Petroleum, PAHs, and Aromatic VOCs	Releases of motor oil to the subsurface could have potentially resulted from leakage from the UST, leakage from the product lines, and spills during filling. The absence/presence of the 1,000-gallon motor oil UST needs to be confirmed.
PRA 10	Existing 1,000-gallon Waste Oil UST (West of Main Building; identified as B-2(R1))	Petroleum, PAHs, and Aromatic and Chlorinated VOCs, PCBs, and Metals	Releases of waste oil to the subsurface could have potentially resulted from leakage from the UST, leakage from the product lines, and spills during filling and disposal.
PRA 11	Former 1,000-gallon Auto Transmission Fluid UST (West of Main Building; identified as C-1)	Petroleum, PAHs, and Aromatic VOCs	Releases of transmission fluid to the subsurface from the former UST could have potentially resulted from leakage from the UST, leakage from the product lines, and spills during filling.
PRA 12	Former and Existing 1,000-gallon Heating Oil USTs (East of Main Building; identified as C-2 and C-2(R1))	Petroleum, PAHs, and Aromatic VOCs	Releases of heating oil to the subsurface could potentially result from leakage from the USTs, leakage from the product lines, and spills during filling.
PRA 13	Former 1,000-gallon Heating Oil UST (East of Showroom/Boiler Room of Main Building; identified as C-3)	Petroleum, PAHs, and Aromatic VOCs	Releases of heating oil to the subsurface could have potentially resulted from leakage from the UST, leakage from the product lines, and spills during filling..
PRA 14	Former 2,000-gallon Waste Oil UST (West of Main Building; identified as D-1)	Petroleum, PAHs, and Aromatic and Chlorinated VOCs, PCBs, and Metals	Releases of waste oil to the subsurface could have potentially resulted from leakage from the UST, leakage from the product lines, and spills during filling and disposal.
PRA 15	Paint Booth (Paint and Body Shop Building)	Aromatic and Chlorinated VOCs, and Lead	Potential spills/releases of waste paint and paint related products may have potentially been released to soil by migrating through the concrete, or by passing through cracks.
PRA 16	Former Paint/Waste Paint and Paint Related Materials Storage Area (Paint and Body Shop Building)	Aromatic and Chlorinated VOCs, and Lead	Potential spills/releases of waste paint and paint related products may have potentially been released to the soil by migrating through the concrete, or by passing through cracks.

PRA 17	Floor Drain (Former Carwash Area of Paint and Body Shop Building)	Petroleum, PAHs, Aromatic and Chlorinated VOCs, and Metals	The potential exists for petroleum, solvents, and metals containing water to have entered subsurface soil through the floor drain, along subsurface piping, or at the discharge point. The discharge point of the floor drain could not be determined.
PRA 18	Former and Existing 1,000-gallon Heating Oil USTs (South of Paint and Body Shop Building; identified as C-1and C-1(R1))	Petroleum, PAHs, and Aromatic VOCs	Releases of heating oil to the subsurface could potentially have resulted from leakage from the USTs, leakage from the product lines, and spills during filling.
PRA 19	Former 2,000-gallon Waste Oil UST (North of Paint and Body Shop Building; identified as E-1)	Petroleum, PAHs, and Aromatic and Chlorinated VOCs, PCBs, and Metals	Releases of waste oil to the subsurface could have potentially resulted from leakage from the UST, leakage from the product lines, and spills during filling and disposal.
PRA 20	Floor Drain (Garage/Clean-up Shop Building)	Petroleum, PAHs, Aromatic and Chlorinated VOCs, and Metals	The potential exists for petroleum, solvents, and metals containing water to have entered the subsurface soil through the floor drain, along subsurface piping, or at the discharge point. The discharge point of the floor drain could not be determined.
PRA 21	Existing 275-gallon Heating Oil AST (West of Garage/Clean-up Shop Building)	Petroleum, PAHs, and Aromatic VOCs	Releases of heating oil could potentially result from leakage from the AST, leakage from the product lines, and spills during filling. Spilled heating oil could flow off of the pavement surface and impact the surrounding soil or migrate through cracks in the pavement to the soil below.
PRA 22	Former Dumpster	Petroleum, Aromatic and Chlorinated VOCs, and Metals	Potential spills/releases of petroleum and other regulated compounds from the dumpster onto the cracked pavement below the dumpster. Absorbent pads, potentially containing petroleum residue, were reportedly disposed of in the dumpster.
PRA 23	Catch Basins	Petroleum	Petroleum from minor drips from vehicles may have entered the catch basins in the parking lot. The catch basins discharge to the small stream located off-site to the north. Petroleum that enters the basins could discharge to the nearby stream.
PRA 24	Potential Fill Material of Unknown Quality	Petroleum, PAHs, Lead, and Arsenic	Urban fill material of unknown quality may have been placed at the site during construction of the facility or following the removal of the former residence.
PRA 25	Lead Paint	Lead	The exteriors of the main building, the paint and body shop, and the garage may have been painted with lead-based paint. The potential exists for the lead-based paint to flake off over time or during repainting activities and impact surficial soil within the immediate vicinity of the building exteriors.
PRA 26	Solid Waste Dumping/Fill (Northwest Corner of Property)	Petroleum, PAHs, Aromatic and Chlorinated VOCs, and Metals	Potential releases of regulated compounds due to on-site solid waste dumping and filling activities

10.0 TRANSFER ACT STATUS

Connecticut General Statutes (CGS) section 22a-134 ("the Transfer Act") defines an Establishment as 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 of polluted soil, groundwater, or sediment more than 100 kilograms of hazardous waste in any one month; (B) hazardous waste generated at a different location was recycled, reclaimed, reused, stored, handled, treated, transported, or disposed of; (C) the process of dry cleaning was conducted on or after May 1, 1967; (D) furniture stripping was conducted on or after May 1, 1967; or (E) a vehicle body repair facility was located on site on or after May 1, 1967.

Based on information obtained by DTC during completion of this Task 120 PSE, the site meets the definition of an Establishment due to the operation of an automobile body repair facility since at least 1933 and the generation of more than 100 kilograms of hazardous waste in any one month.

A Form I was submitted to DEP following the January 8, 1988 property transfer from Robert E. Parsons, Inc. to Paul Parsons. DEP acknowledged receipt of the Form I on January 14, 1988. A second Form I was submitted to DEP following the December 23, 1997 property transfer from Paul Parsons to Parsons Properties, LLC. DEP acknowledged receipt of the second Form I on February 26, 1998.

11.0 CONCLUSIONS

DTC has performed a Task 120 PSE of the subject site located at 750 Farmington Avenue in Farmington, Connecticut. The subject site was formerly occupied by Parsons Chevrolet. The subject parcel totals approximately 3.18 acres and is currently owned by Parsons Properties, LLC.

The site has operated as an automobile dealership, service garage, and body and paint shop since at least 1933. Several environmental assessments have been conducted by the DEP, EPA, and Payne Environmental. Hazardous wastes produced at the site reportedly included waste paint and related materials (waste paint thinner, waste lacquer thinner, etc.) and petroleum distillate (mineral spirits parts cleaner). Regulated wastes produced at the site reportedly included w aste oil and ethylene glycol (antifreeze).

Prior to approximately 1983, waste paint and related materials and waste oil were disposed of in a 2,000-gallon waste oil UST located to the north of the paint and body shop. After 1983, Parsons began to store and dispose of waste paint and related materials separately from the waste oil. Waste paint and related materials were reportedly collected in satellite 55-gallon drums with spill containment in a small storage room located in the paint and body shop. Waste oil was stored in drums within a temporary storage area located in the northern corner of the service area which was then transferred via a fill pipe to a 1,000-gallon UST located northwest of the main building.

Waste ethylene glycol was reportedly disposed of down floor drains from approximately 1963 to 1983. The floor drains formerly discharged to a septic tank which then discharged to a drywell. The septic tank and drywell were removed in 1988 by M&A Construction. Beginning in approximately 1994, waste ethylene glycol was reportedly recycled on-site by a mobile recycling unit. The recycled antifreeze was then stored in plastic 55-gallon drums with spill containment.

In 1989, a 1,000-gallon oil/water separator was installed along the southwestern side of the main building. The oil/water separator handled wastewater from floor drains located throughout the service garage area.

Absorbent materials used to clean up minor spills were reportedly stored on-site in the service garage area until being disposed of in a regular solid waste dumpster formerly located south of the garage/clean-up shop.

Five USTs containing heating oil, gasoline, waste oil, or motor oil are currently located on the property and nine USTs previously containing heating oil, gasoline, waste oil, motor oil, or transmission fluid have been removed from the site, according to DEP UST facility notification forms and information obtained from the Fire Marshal's office and the property owner.

Based on the findings of this Task 120 PSE, 26 on-site PRAs were identified. No off-site PRAs were identified. Details regarding the PRAs are summarized in Section 9.0.

The PRAs include the following:

PRA 1 Former Motor Oil and Waste Oil Storage Area

PRA 2 Hydraulic Lifts

PRA 3 Former Carwash Area (Service Garage of Main Building)

PRA 4 Floor Drain (Former Carwash Area of Main Building)

PRA 5 Trench Drain (Service Garage of Main Building)

PRA 6 Former Drywell

PRA 7 Former and Existing 3,000-gallon Gasoline USTs & Dispenser (East of Main Building; identified as A-1 and A-1(R1))

PRA 8 Two Former 2,000-gallon Motor Oil USTs (West of Main Building; identified as B-1 and B-2)

PRA 9 Potential Existing 1,000-gallon Motor Oil UST (West of Main Building; identified as B-1(R1))

PRA 10 Existing 1,000-gallon Waste Oil UST (West of Main Building; identified as B-2(R1))

PRA 11 Former 1,000-gallon Auto Transmission Fluid UST (West of Main Building; identified as C-1)

PRA 12 Former and Existing 1,000-gallon Heating Oil USTs (East of Main Building; identified as C-2 and C-2(R1))

PRA 13 Former 1,000-gallon Heating Oil UST (East of Showroom/Boiler Room of Main Building; identified as C-3)

PRA 14 Former 2,000-gallon Waste Oil UST (West of Main Building; identified as D-1)

PRA 15 Paint Booth (Paint and Body Shop Building)

PRA 16 Former Paint/Waste Paint and Paint Related Materials Storage Area (Paint and Body Shop Building)

PRA 17 Floor Drain (Former Carwash Area of Paint and Body Shop Building)

PRA 18 Former and Existing 1,000-gallon Heating Oil UST (South of Paint and Body Shop Building; identified as C-1 and C-1(R1))

PRA 19 Former 2,000-gallon Waste Oil UST (North of Paint and Body Shop Building; identified as E-1)

PRA 20 Floor Drain (Garage/Clean-up Shop Building)

PRA 21 Existing 275-gallon Heating Oil AST (West of Garage/Clean-up Shop Building)

PRA 22 Former Dumpster

PRA 23 Catch Basins

PRA 24 Potential Fill Material of Unknown Quality

PRA 25 Lead Paint

PRA 26 Solid Waste Dumping/Fill (Northwest Corner of Property)

Based on information obtained by DTC during completion of this Task 120 PSE, the site meets the definition of an Establishment due to the operation of automobile body repair facility and the generation of more than 100 kilograms of hazardous waste in any one month.

12.0 RECOMMENDATIONS

According to plans provided by ConnDOT, the eastern portion of the site will be taken by eminent domain to construct a new road. Based on the findings of the Task 120 PSE, DTC recommends a Task 210 Subsurface Site Investigation (SSI) be performed within the proposed taking area.

The purpose of the Task 210 SSI would be to determine if soil or groundwater within the taking area contains regulated compounds (as listed in Section 9.0) at concentrations exceeding the applicable soil and groundwater clean-up criteria in the RSRs. The Task 210 would include completion of a ground penetrating radar (GPR) survey/utility mark-out, soil borings, installation of groundwater monitoring wells, and collection and laboratory analysis of soil and groundwater samples. Figure 3 depicts the locations of the proposed Task 210 soil borings and groundwater monitoring wells.

The purpose of the GPR survey would be to attempt to locate the existing USTs, catch basin drainage lines, and the on-site sanitary sewer and water lines so they are not punctured/damaged during the drilling activities. The purpose of the utility location work would be to attempt to locate subsurface utility lines so they are not severed during drilling.

13.0 LIMITATIONS

This report is subject to the following limitations:

The purpose of this Task 120 PSE was to assess the physical characteristics of the subject site with respect to the presence of hazardous/regulated materials/waste/substances as defined in Connecticut General Statutes Section 22a-452. No specific attempt was made to check the compliance of present or past owners or operators of the site with federal, state, or municipal laws and regulations, environmental or otherwise.

This Task 120 PSE was prepared based on DTC's observations of current site conditions, interviews of certain individuals with knowledge of current and historic use of the property, a review of information provided by the state and municipal officials, information and representations made by other parties, and on information contained in the files of state and municipal agencies made available to DTC at the time of the site assessment. To the extent that such files are missing, incomplete, or not provided, DTC is not responsible. Although there may have been some degree of overlap in the information provided by these various sources, DTC did not attempt to verify the accuracy or completeness of all information reviewed or received during the course of this site assessment.

The interpretation of the information obtained in this report relies on professional judgment. In certain cases, two competent professionals may reach different conclusions after interpreting the same data.

This site assessment did not include the sampling of groundwater, surface water, soil vapor, waste, or air. This Task 120 PSE also did not include assessment for potential building toxins such as lead-based paint, asbestos, mold, etc.

Information on past ownership of the property is based on DTC's review of municipal records and should not be considered a formal title search.

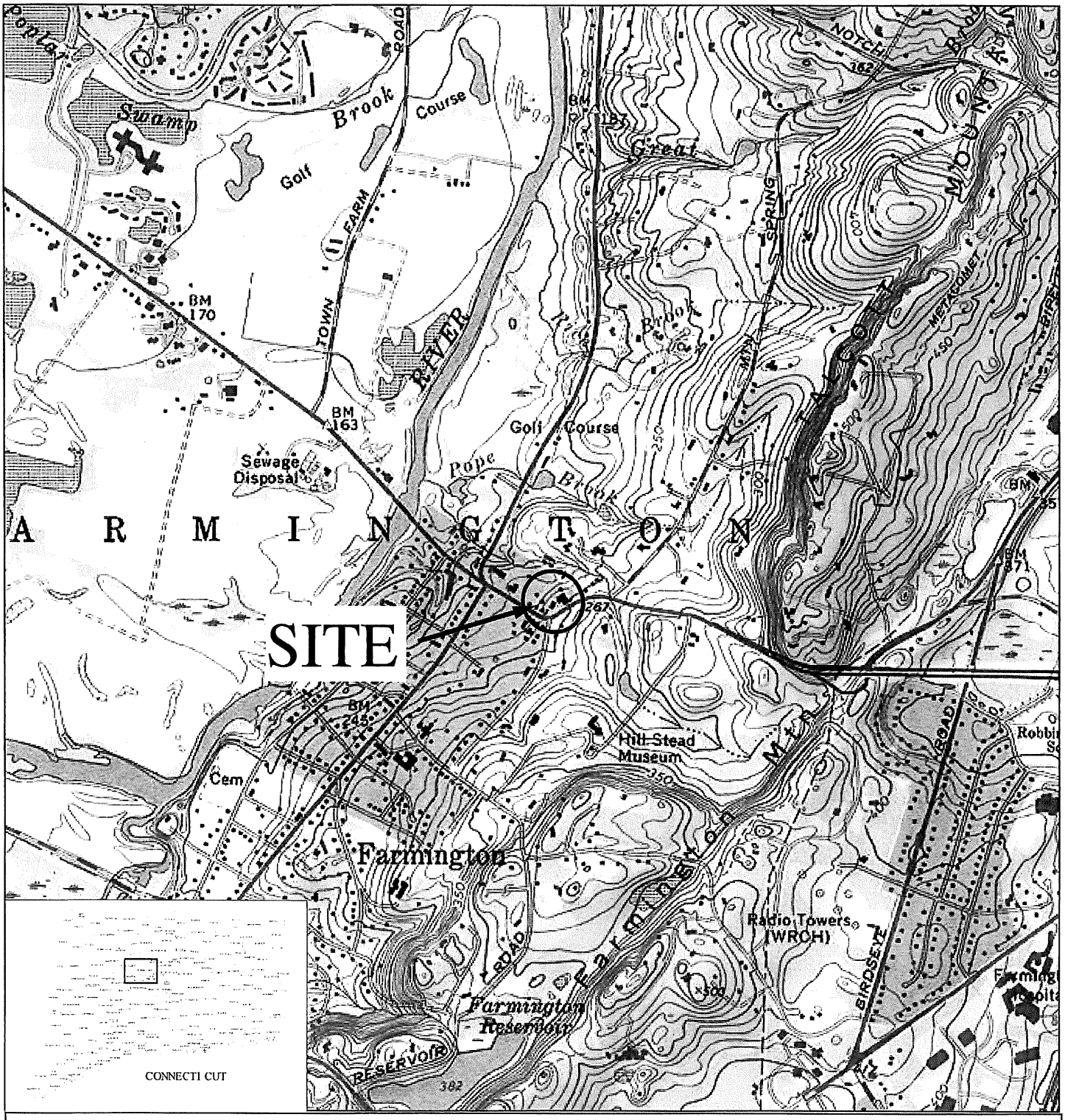
This report was prepared for the exclusive use of ConnDOT, for the sole purpose described in the beginning of this section. The findings and conclusions presented in this report may not be valid in a context other than the stated purpose of this Task 120 PSE. If conditions or activities on or near the site change, the conclusions in this report may no longer be valid. DTC should be made aware of such changes so that the conclusions presented in this report may be modified (if necessary).

DTC's work presented herein was performed in accordance with generally accepted practices of other consultants undertaking similar studies at the same time and in the same geographical area, and DTC observed that degree of care and skill generally exercised by other consultants under similar circumstances and conditions. DTC's findings and conclusions must be considered not as scientific certainties, but as a professional opinion concerning the significance of the limited data gathered during the completion of this Task 120 PSE. Specifically, DTC does not and cannot represent that the site contains no hazardous material, oil, or other latent condition beyond that observed by DTC during completion of this Task 120 PSE.

14.0 REFERENCES

1. "Water Quality Classifications Map of the Connecticut and Southcentral Coastal Basins ", adopted 1993, prepared by the DEP.
2. "FIRM, Town of Farmington, CT", Community Panel No. 090029 0010C, dated January 1996, FEMA.
3. "Connecticut Bedrock and Natural History Survey", dated 1985, Connecticut Geological and Natural History Survey, Department of the Interior United States Geological Survey.
4. "Surficial Materials Map of Connecticut", dated 1992, Stone, J., USGS.
5. "Natural Diversity Database Map", Town of Farmington and Surrounding Area, dated December 2007, DEP.
6. Topographic Maps of the New Britain Quadrangle, dated 1906, 1946, and 1953 prepared by the USGS.
7. "Connecticut Aquifer Protection Areas Map", dated November 14, 2007, prepared by the DEP Water Management Bureau.
8. "Environmental FirstSearch Report", FirstSearch Technology Corporation, dated January 24, 2008.
9. Aerial photographs dated 1941, 1951, and 1991, provided by FirstSearch.
10. Aerial photographs dated 1947, 1965, 1979, and 1990 reviewed at the Town of Farmington Engineering Department.
11. Sanborn Fire Insurance Maps, dated 1924 and 1959, provided by FirstSearch.
12. Historic City Directories, dated 1933, 1955, 1960, 1969, 1973, and 2006, provided by the Town of Farmington Public Library.
13. DEP hazardous waste manifest database, created September 2007.
14. State of Connecticut Department of Environmental Protection Remediation Standard Regulations, Sections 22a-133k-1 through –3 of the Regulations of Connecticut State Agencies, effective January 30, 1996 and supplemented with additional criteria for additional polluting substances on October 24, 2005. Proposed Revisions, Connecticut's Remediation Standard Regulations, Volatilization Criteria, dated March 2003.
15. "Preliminary Assessment", dated March 21, 1988, prepared by NUS Corporation.
16. "Non-Sampling Recommendation", dated September 29, 1994, prepared by Roy F. Weston.
17. "Final Site Inspection", dated February 10, 1995, prepared by Roy F. Weston.
18. "Phase I Environmental Site Assessment, Parsons Chevrolet, 750 Farmington Ave, Farmington, CT", dated February 2005, prepared by Payne Environmental, LLC.
19. "Phase II Environmental Site Assessment, 750 Farmington Ave, Farmington, CT", dated May 2005, prepared by Payne Environmental, LLC.
20. "Supplemental Phase II Environmental Site Assessment, 750 Farmington Ave, Farmington, CT", dated December 2005, prepared by Payne Environmental, LLC.

FIGURES



USGS Quadrangle:, New Britain

1 inch = 2,000 feet

Site Location Map

Former Parsons Chevrolet Property

750 Farmington Avenue

Farmington, Connecticut

DTC Project No. 03-273-03B

May 2008

Figure 1

Diversified Technology Consultants
556 Washington Avenue North Haven CT 06473
Norwich, CT Andover, MA

APPENDIX A

Photographs

PHOTO 1
March 18, 2008

View of the main building, facing west.

PHOTO 2
March 18, 2008

View of the main building and garage/clean-up shop, facing northeast.

ENGINEERED SOLUTIONS
dtc
LAND STRUCTURES WATER
DIVERSIFIED TECHNOLOGY CONSULTANTS
556 WASHINGTON AVENUE NORTH HAVEN CT 06473 203 239 4200 203 234 7376 FAX

DTC No. 03-273-03B
Former Parson Chevrolet Property
750 Farmington Avenue
Farmington, Connecticut

PLATE 1

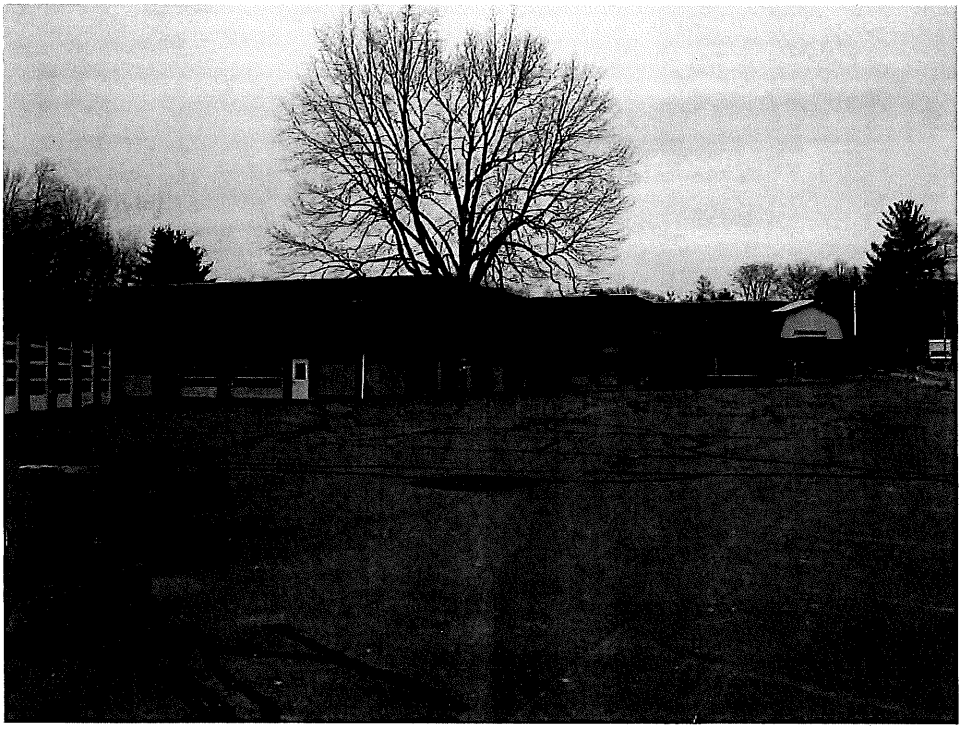


PHOTO 3
March 18, 2008

View of the main building and paint and body shop, facing north.

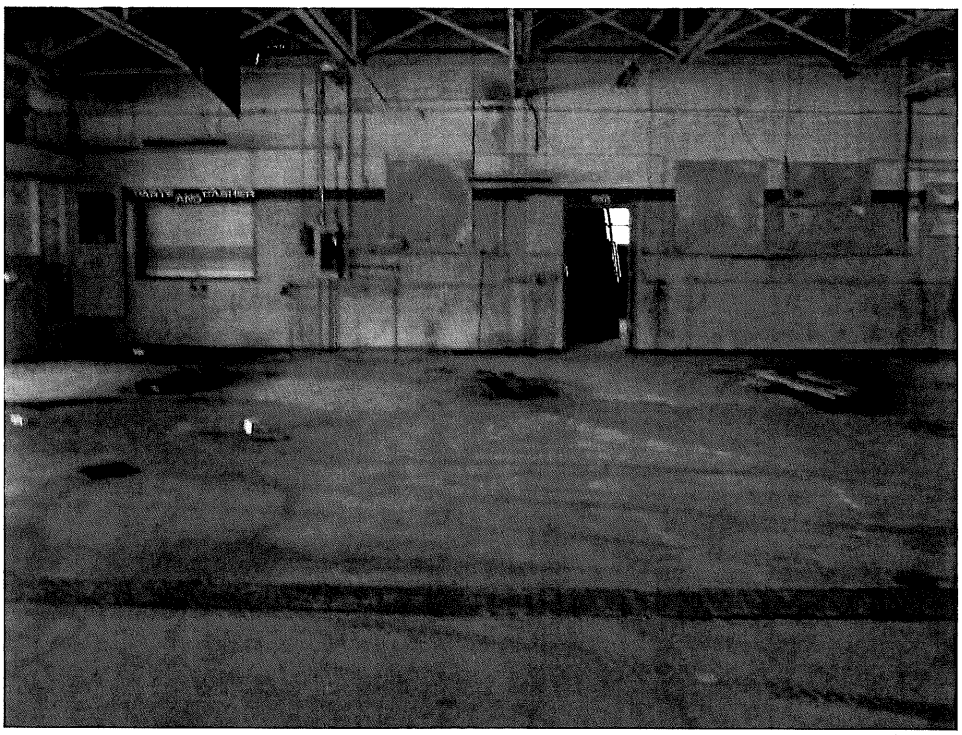


PHOTO 4
March 18, 2008

View of the sub-slab hydraulic lifts and trench drain in the service garage area of the main building, facing southeast.

ENGINEERED SOLUTIONS

dtc

LAND
STRUCTURES
WATER

DIVERSIFIED TECHNOLOGY CONSULTANTS

556 WASHINGTON AVENUE NORTH HAVEN CT 06473 203 239 4200 203 234 7376 FAX

DTC No. 03-273-03B
Former Parson Chevrolet Property
750 Farmington Avenue
Farmington, Connecticut

PLATE 2

PHOTO 5
March 18, 2008

View of 55-gallon motor oil and grease drums and fill pipes in the service area of the main building, facing northwest.

PHOTO 6
March 18, 2008

View of the corroded concrete around floor drain located in former car washing bay of the main building, facing southwest.

ENGINEERED SOLUTIONS
dtc
LAND STRUCTURES WATER
DIVERSIFIED TECHNOLOGY CONSULTANTS
556 WASHINGTON AVENUE NORTH HAVEN CT 06473 203 239 4200 203 234 7376 FAX

DTC No. 03-273-03B
Former Parson Chevrolet Property
750 Farmington Avenue
Farmington, Connecticut

PLATE 3

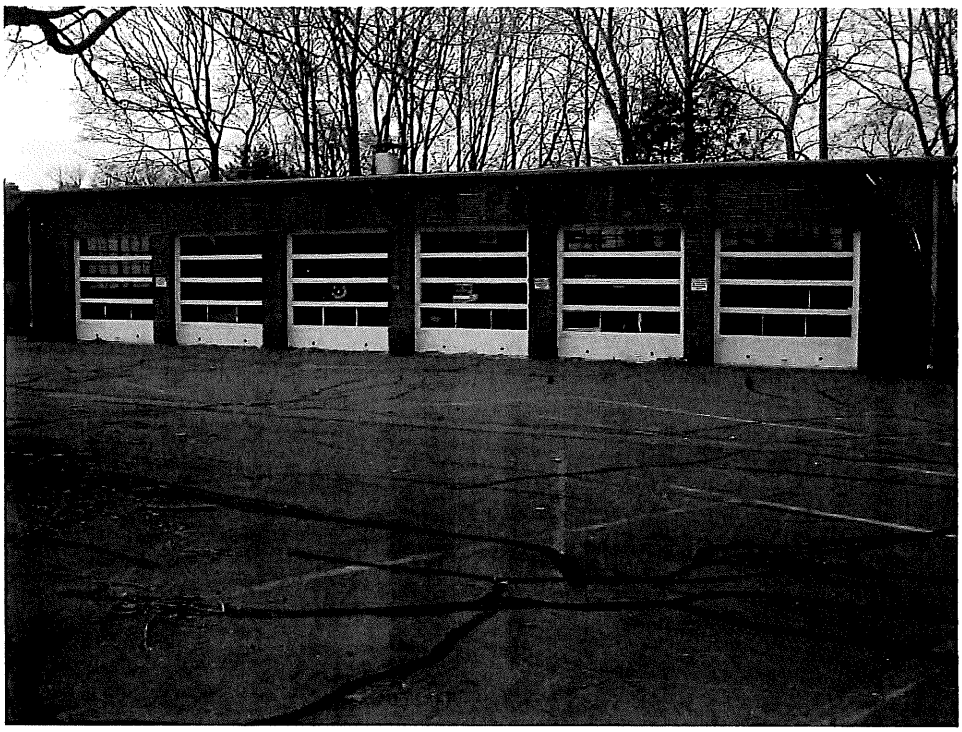


PHOTO 7
March 18, 2008

View of paint and body shop, facing west.

PHOTO 8
March 18, 2008

View of the location of the existing 1,000-gallon heating oil UST, facing west.

ENGINEERED SOLUTIONS
dtc
LAND STRUCTURES WATER
DIVERSIFIED TECHNOLOGY CONSULTANTS
556 WASHINGTON AVENUE NORTH HAVEN CT 06473 203 239 4200 203 234 7376 FAX

DTC No. 03-273-03B
Former Parson Chevrolet Property
750 Farmington Avenue
Farmington, Connecticut

PLATE 4

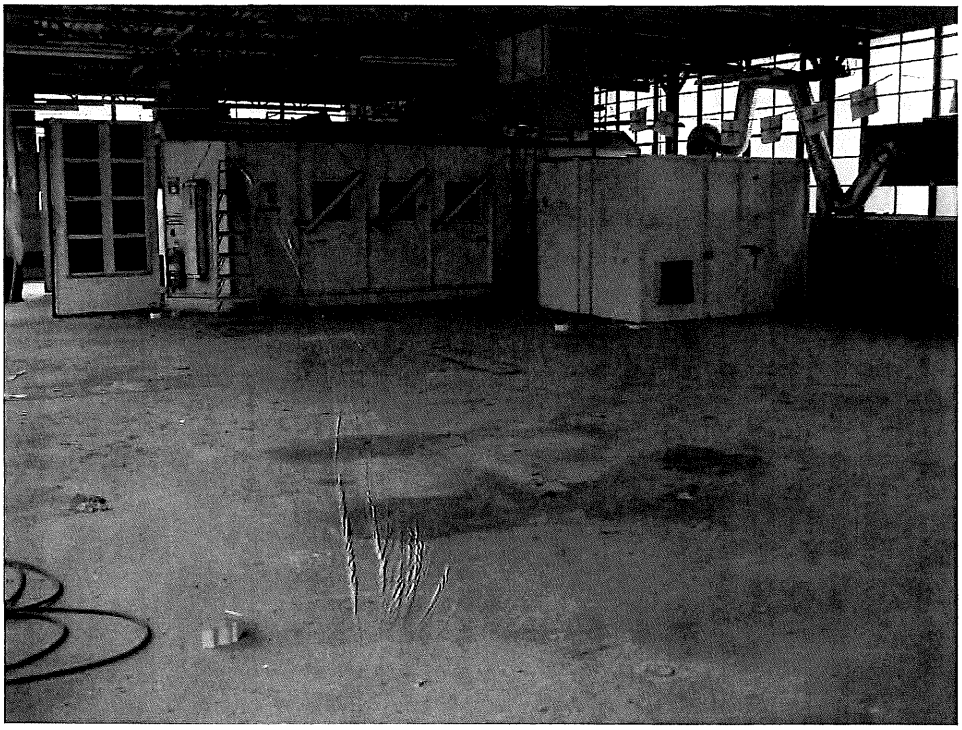


PHOTO 9
March 18, 2008

View of former paint/waste paint and related materials storage area and paint booth located in the paint and body shop, facing southwest.

PHOTO 10
March 18, 2008

View of the air compressor units and compressor oil in paint and body shop, facing west.

ENGINEERED SOLUTIONS
dtc
LAND STRUCTURES WATER
DIVERSIFIED TECHNOLOGY CONSULTANTS
556 WASHINGTON AVENUE NORTH HAVEN CT 06473 203 239 4200 203 234 7376 FAX

DTC No. 03-273-03B
Former Parson Chevrolet Property
750 Farmington Avenue
Farmington, Connecticut

PLATE 5

PHOTO 11
March 18, 2008

View of floor drain in former car washing bay located in the paint and body shop, facing west.

PHOTO 12
March 18, 2008

View of the garage/clean-up shop, facing north.

ENGINEERED SOLUTIONS
dtc
LAND STRUCTURES WATER
DIVERSIFIED TECHNOLOGY CONSULTANTS
556 WASHINGTON AVENUE NORTH HAVEN CT 06473 203 239 4200 203 234 7376 FAX

DTC No. 03-273-03B
Former Parson Chevrolet Property
750 Farmington Avenue
Farmington, Connecticut

PLATE 6

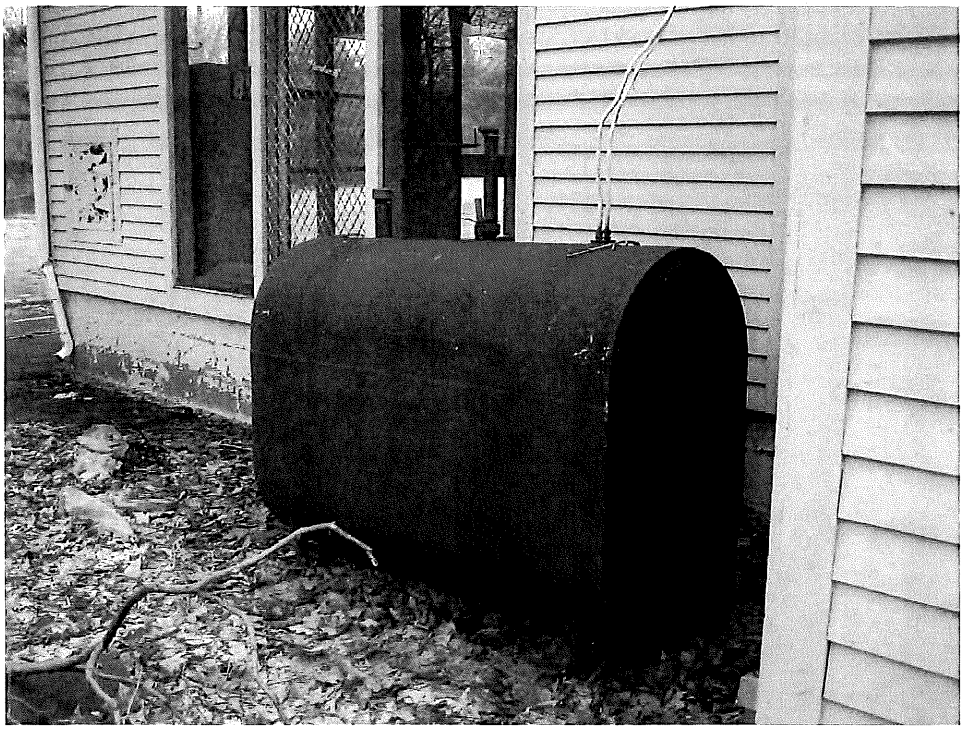


PHOTO 13
March 18, 2008

View of 275-gallon heating oil UST associated with the garage/clean-up shop, facing northeast.

PHOTO 14
March 18, 2008

View of the floor drain in garage/clean-up shop, facing north.

ENGINEERED SOLUTIONS
dtc
LAND STRUCTURES WATER
DIVERSIFIED TECHNOLOGY CONSULTANTS
556 WASHINGTON AVENUE NORTH HAVEN CT 06473 203 239 4200 203 234 7376 FAX

DTC No. 03-273-03B
Former Parson Chevrolet Property
750 Farmington Avenue
Farmington, Connecticut

PLATE 7

APPENDIX B

Pertinent File Review Documentation

Valid as of 03/18/2008 | Town of Farmington Commercial Property Card | From Web Page | Tax Bill #: 05720

Property at 0750 FARMINGTON AV | GIS number: 0[illegible]50750

Administrative information

Owner Name: PARSONS PROPERTIES LLC
Second Name: % JAMES C PARSONS
Address: 27 BLUEBERRY LANE
City/state: BURLINGTON CT Zip: 06013

Location information

Volume: 557 Page: 0049 Card: N-54 Census Track #4602.02 Route: 0635 -
Map: 0092 Lot: 36 Neighborhood: 96 Zone: B2 Property class:

Assessments

Assmt category	Qty	Amount
Commerc Land	3.18	725,200
Commerc Building	1.00	560,240

Exemptions

Exempt	Cat	Amount

Last sale

Sale date:	1/12/1998
Sale price:	1,070,000
Sale valid:	

Values

Mkt value:	
100% value:	1,836,340

Summary

Total assessments	1,285,440	Old gross	1,285,440
Total exemptions			
Net assessment	1,285,440		

Sales ratios

Cost/sale:	1.7162
Mkt/sale:	
Assmt/sale:	1.2013

Land Information

Type	Use	Acres/SqFt	Rate	Total	Sz Adj	Value	70% Value
CPRI	21	2.000	400,000		1.00		
Comm. Prime		87,100				800,000	560,000
CSEC	21	1.180	200,000		1.00		
Comm. Secondary		51,400				236,000	165,200
		3.1800 acres		Total land value		1,036,000	725,200

Commercial Building Summary

Structure type: 331 Cost Value: 1,836,340 Income value: 3,[illegible]0,490
DBA: PARSONS BUICK C/I: C Lk:
Nbhd: 96

Notes

FRONT BUILDING: SHOWROOM/OFFICE/SERVICE
LEFT BUILDING: BODY SHOP
Prop. condemned for State taking

Cost Approach

	1	2	3	4	5
Bld/Sec	1/1	1/2	2/1	3/1	
Use	046	046	046	046	
Area	5,851	9,028	3,280	1,224	
Rate	125.00	125.00	125.00	125.00	
Base val	731,375	1,128,500	410,000	153,000	
Constr	2 FR 1.05	2 FR 1.05	2 FR 1.05	1 WJ 1.00	
Grade	C+ 1.05	C 1.00	C 1.00	C 1.00	
RCN	806,341	1,184,925	430,500	153,000	
Yr built	1955	1955	1955	1955	
Eff yr	1955	1955	1955	1955	
Cond	1 Poor	1 Poor	1 Po	1 Po	
% Good	26	26	26	26	
RCNLD	209,650	308,080	111,930	39,780	

Extra Features

Code #	SF/G	Dep	Value
OD116	1,748	70	20,160
PA1 01	56,000	70	76,440
TN7 01	8,000	70	19,600
TN7 01	6,000	70	14,700
SF1 01	43	70	

Tot Feature	130,900
Tot RCNLD	669,440
Tot build	800,340
Tot land	1,036,000
Final val	1,836,340

1 Auto Dealership-sale & service
2 Auto Dealership-sale & service
3 Auto Dealership-sale & service
4 Auto Dealership-sale & service

OD1 Overhead door, wood
PA1 Paving, asphalt park
TN7 Underground Tank - Fiberglass
TN7 Underground Tank - Fiberglass

Income Approach

	1	2	3	4
Use type	046			
Net area	19,383			
# Units				
Rent (SF)	20.00			
Rent ($)				
Gross inc	387,660			
Vac perc	5			
Vac loss	19,383			
Eff income	368,277			
Expense %	10			
Expense $	36,828			
Net income	331,449			

1 Auto Dealership-sale & service

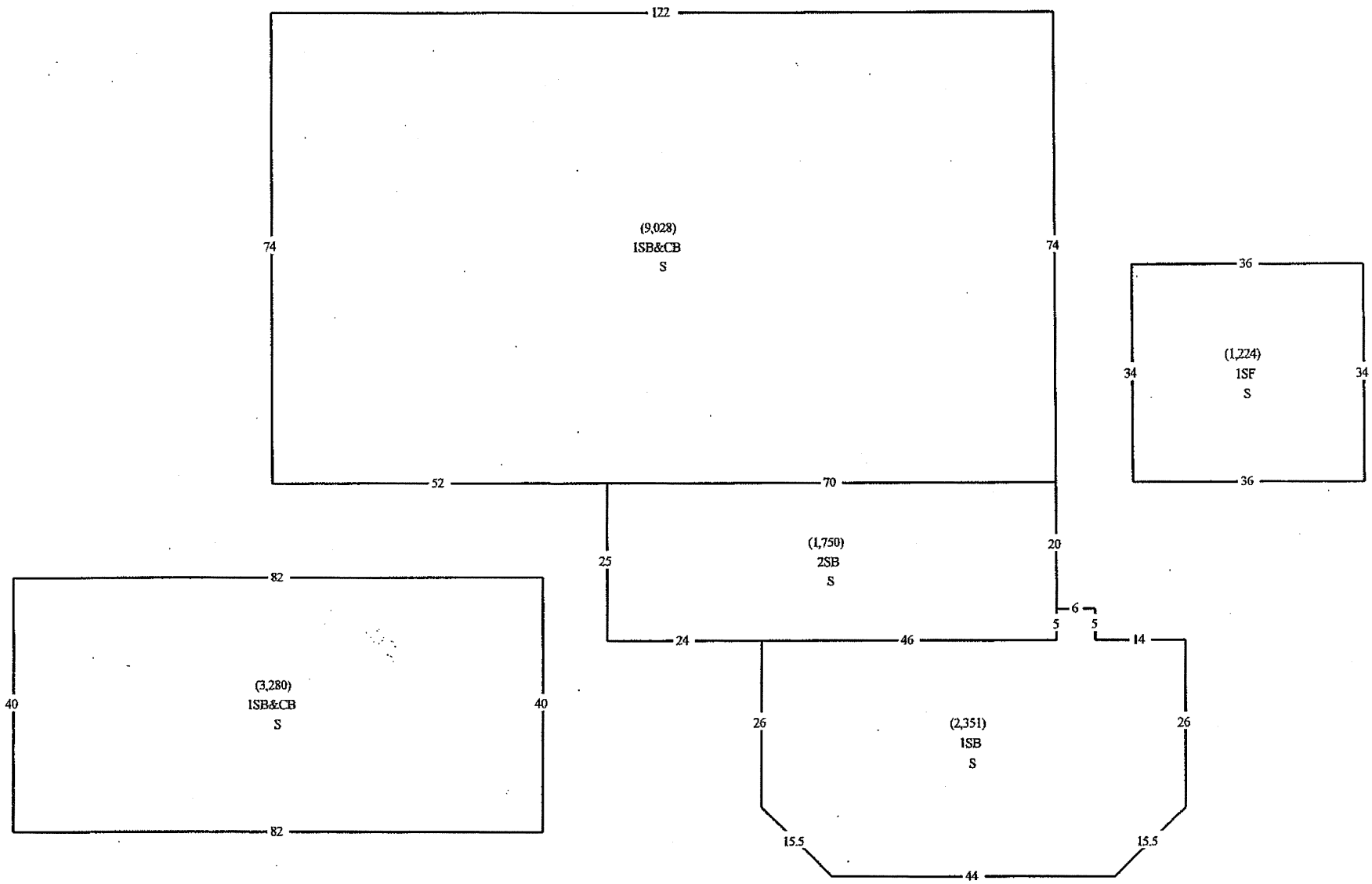
Net Income	331,449
Cap rate	10.0
Ind value	3,314,490
Cond	1.00
Adj value	3,314,490
Excess land	236,000
Final value	3,550,490

Town of Farmington CommercialProperty Card

Scale: 1" = 22.11 feet

Property at 0750 FARMINGTON AV

GIS number: 06350750



SIDE	LOCATION	DISTRICT	ASSESSORS MAP	BLOCK	PARCEL	CARD NO.
V	Farmington Ave					11A-1

PAVED	WALK	CURB	WATER	GAS	ELEC.	SEWER	DEVELOPERS MAP	LOT NUMBERS	NO. OF CDS
TOPOGRAPHY	AT GRADE	LEVEL	ABOVE GRADE FT	BELOW GRADE FT	SLOPES	UP DOWN FT			GD. FOLLOW

OWNER OF RECORD	DATE	VOL.	PAGE	R.S.	PURCHASE PRICE	MORTGAGE	COMMENTS	WORK DONE SINCE PCHSE
Parsons, Robert E Inc.	10-18-60	50	421					

RENTALS

COMPUTATIONS BLDG. NO. 1	AREA	UNIT	COST NEW

DESCRIPTION OF MAIN BUILDING No. 1					
TYPE	CONSTRUCTION	CELLAR	INTERIOR	PLUMBING	HEATING
F. RES.	FRAME	WHOLE	1 2 3	BATH RMS.	PIPED H.A.
F. TEN.	BRICK	PART	PLAS.	TOILET RMS. 2	PIPELESS H.A.
F. APT.	CONC. BLKS.	NONE	GYP. BD.	PIPE	STEAM
STORES		CONC. FL.	INS. BD.	SINKS: COM.	HOT WAT.
ST. & TEN.	EXTERIOR	DIRT FL.	INS.	COMB.	WINTER AIR COND.
OFFICE	CLPBD. OR WD. SHINGLE		LAY OUT	CAB.	OIL BURNER OR STOKER
FACTORY	PLAIN BDS. OR NOV. SDG.	FLOOR CONST.	COND.	TOILETS	Unit
GAS STA.	ASB.	WOOD JOIST	TILING	BASINS 3	QUALITY
COM. GAR.	ASPH.	CONCRETE	BATH FL. & WSCT.	BATH TUBS	CHIM. I. E.
	CONC. BLK.		BATH FL. & WALLS	METAL SH. STALLS 1	FIREPLACES
STORIES	BR. COM. FACE	FLOORING	BATH FL. ONLY	TILED SH. STALLS	QUALITY
ROOMS	BR. VN COM. FACE	1 2 3	TOILET ROOMS	LAUNDRY TUBS	ON
B 1		HARD WOOD		URINALS 1	ON
2 4 3	ROOF TYPE	HARD PINE	LIGHTING	Sinks 3	ON
ATTIC	GABLE	COM.	B.X. CABLE		
BUILT 1963	HIP	SINGLE	KNOB & TUBE	HOT WATER SUPPLY	
REMOD. ELLED.	GAMBREL			QUALITY	
PER. 4315	MANSARD				
FOUNDATIONS					
STONE	ROOFING				
CONC.	ASPH. SH.				
CONC. BLKS.	WOOD SH.				
PIERS	BUILT-UP				
	COMP. ROLL				
40M					

CLASS	EXTRA GAB. & DORMERS

PLBG.	
HTG.	
F.P.	
ROOFING (EXTRA)	
TOTAL	
COST ADJ. TO 19	X
ADJ. COST NEW	
PHYS. DEP. % OTHER %	X
DEP. REP. COST	
ADJ. FACTOR %	X
MAIN BLDG. VALUE	

NO.	OUTBUILDINGS	BUILT	STY.	FDN.	EXT. WALLS	ROOF TYPE	ROOFING	FLOORS	INT. FINISH	SIZE	AREA	UNIT	TOTAL	COST ADJ.	ADJ. COST	% GOOD	DEP. REP. COST	ADJ. FTR.	VALUE
										X									
										X									
										X						?			
										X									

Area Permit 11,650 Gar Add

GENERAL CONDITION	1	2	3	4	5
INT.					
EXT.					

FIELD WORK BY INITIAL	DATE	UNITS BY INITIAL	DATE	PRICED BY INITIAL	DATE

ASSESSED VALUE OUT BUILDINGS FORWARDED FROM CARDS NO.

ASSESSED VALUE ALL BUILDINGS

LAND VALUATION

ASSESSMENT RECORD	
19	
19	
19	
19	
19	
19	
19	
19	
19	

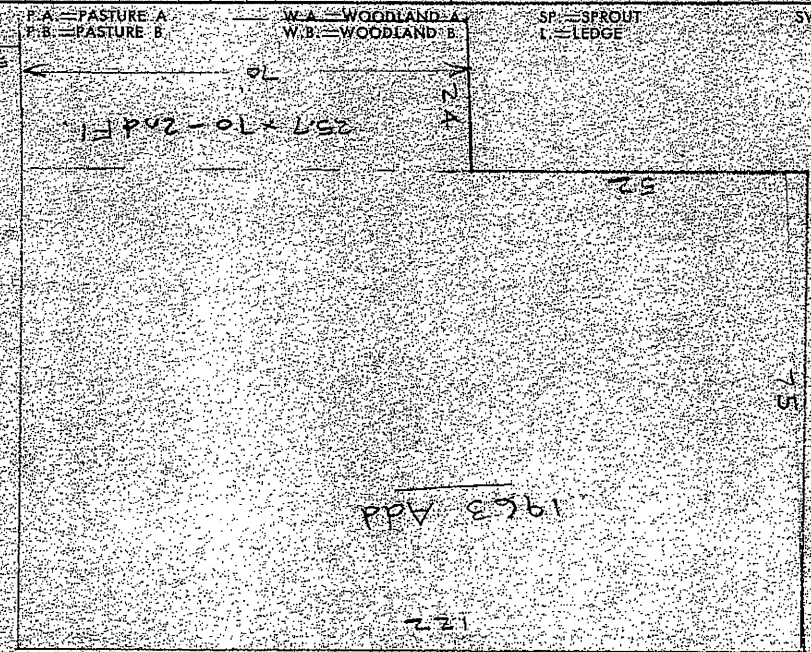
LAND SIZE	REAR	TRI. %	EFFECTIVE FRONTAGE	DEPTH FACTOR	FRONTAGE FACTOR	VALUE @ $1 FF.	UNIT		VACANT LOT ADJ. %	LAND DEPRECIATION	LAND IMPVTS.	VALUE	ADJ. FTR.	ASSESSED VALUE

LAND COMMENTS:

LAND VALUE	See 11 A
TOTAL VALUE	

LAND CLASSIFICATION	1 ACRES	2 UNIT	3	4 FRONTAGE FACTOR	5	6 %	7 DEPR.	8	9 AC.	10 UNIT	11	12 TOTAL VALUE	LAND DATA
HO. LOT													
HO. LOT													
HO. LOT													
F.A.													
F.A.													
F.A.													
F.A.													
T.A.													
T.B.													
T.C.													
O.A.													
O.B.													
P.A.													
P.B.													
W.A.													
W.B.													
SP													
L													
SW													
TOTAL ACRES					TOTAL ACREAGE VALUE								
1 X 2 = 3 X 4 = 5 X 6 = 7			5 − 7 = 8		9 X 10 = 11			8 + 11 = 12			TOTAL LAND VALUE		$ PER ACRE AV

F.A. = FRONT ACRES
T.A. = TILLABLE A
T.B. = TILLABLE B
T.C. = TILLABLE C
O.A. = ORCHARD A
O.B. = ORCHARD B
P.A. = PASTURE A
P.B. = PASTURE B
W.A. = WOODLAND A
W.B. = WOODLAND B
SP. = SPROUT
L. = LEDGE
SW. = SWAMP



SIDE	LOCATION	DISTRICT	ASSESSORS' MAP	BLOCK	PARCEL	CARD NO.
L	[illegible] AVE. EAST (REAR)		6H	32	36	11

PAVED	WALK	CURB	WATER	GAS	ELEC.	SEWER	DEVELOPERS' MAP	LOT NUMBERS	NO. OF CDS.
✓	✓	✓	✓	—	✓	✓	427-3D	36	1-1

TOPOGRAPHY: AT GRADE ✓ LEVEL ✓ ABOVE GRADE FT. BELOW GRADE FT. SLOPES UP DOWN FT. CD. FOLLOW

OWNER OF RECORD	DATE	VOL.	PAGE	I.R.S.	PURCHASE PRICE	MORTGAGE
[illegible] J. MARIE & ROB[illegible] E.	1-12-48	101	422			
Farmington Realty Corp.	11-8-49	104	21			
Parsons Robert E. Jr.	10-18-60	150	421			

COMMENTS: WORK DONE SINCE PCHSE

2 FLR. [illegible] ROOMS
2-SEP TANKS
1-GARAGE LIFT & D.T.
6 OH. DOORS
3 REG. 4 PAN DOORS

RENTALS:

COMPUTATIONS BLDG. No 1

	AREA	UNIT	COST NEW
A	1392	4.00	5568
B	830	1.75	1453
C			
D	170	3.00	510
E			
F	2316	2.50	5790
G			

PLBG	200
HTG	3000
F.P.	
ROOFING (EXTRA)	
TOTAL	16521
COST ADJ TO 19	x 1.4
ADJ COST NEW	23129
PHYS. DEP. % OTHER %	x 50
DEP. REP. COST	11600
ADJ. FACTOR 35 %	x .65
MAIN BLDG. VALUE	7540

DESCRIPTION OF MAIN BUILDING No. 1

TYPE		CONSTRUCTION		CELLAR		INTERIOR	1	2	3	PLUMBING		HEATING	
F. RES		FRAME	✓	WHOLE						BATH RMS.	0	PIPED H.A.	
F. TEN		BRICK		PART		PLAS				TOILET RMS.	1	PIPELESS H.A.	
F. APT.		CONC. BLKS.		NONE	✓	GYP. BD.				SINK & PIPE	0	STEAM	
STORES				CONC FL		INS. BD.	✓	✓		SINKS: COM.	1	HOT WAT.	✓
ST. & TEN.		EXTERIOR		DIRT FL.						COMB.		WINTER AIR COND.	
OFFICE		CLPBD. OR WD. SHINGLE				LAY-OUT	G	G		CAB.		OIL BURNER OR STOKER	✓
FACTORY		PLAIN BDS. OR NOV. SDG.		FLOOR CONST.		COND.	G	G		TOILETS	1		
GAS STA.		ASB.		WOOD JOIST		TILING				BASINS		QUALITY	A
COM. GAR.	✓	ASPH.		CONCRETE	✓	BATH FL. & WSCT.				BATH TUBS		CHIM.	1 2 E
		CONC. BLK				BATH FL. & WALLS				METAL SH. STALLS		FIREPLACES	0
STORIES		BR. COM FACE		FLOORING		BATH FL. ONLY				TILED SH. STALLS		QUALITY	
4 ROOMS		BR. VN COM. FACE			1 2 3	TOILET ROOMS				LAUNDRY TUBS		ON	
B	1	T&G	✓	HARD. WOOD						URINALS		ON	
2	3	ROOF TYPE		HARD PINE		LIGHTING						ON	
ATTIC		GABLE	✓	COM.	✓	B.X. CABLE	✓						
BUILT		HIP		SINGLE	✓	KNOB & TUBE				HOT WATER SUPPLY	✓		
REMODELLED		GAMBREL		CONC.	✓					QUALITY	A		
		MANSARD											

CLASS

EXTRA GAB. & DORMERS

1	1 KIT
1	1 BATH
1	1 Dutch
1	1 Gable
10	Gable
2.5	

FOUNDATIONS		ROOFING	
STONE		ASPH. SH.	✓
CONC	✓	WOOD SH.	
CONC. BLKS.		BUILT-UP	
PIERS		COMP. ROLL	

NO.	OUTBUILDINGS	BUILT	STY.	FDN	EXT. WALLS	ROOF TYPE	ROOFING	FLOORS	INT. FINISH	SIZE	AREA	UNIT	TOTAL	COST ADJ.	ADJ. COST	% GOOD	DEP. REP. COST	ADJ. FTR.	VALUE
										X									
										X									
										X									
										X									

GENERAL CONDITION: INT. G G 3 4 5; EXT. G G

FIELD WORK BY INITIAL	DATE	UNITS BY INITIAL	DATE	PRICED BY INITIAL	DATE
JG	4-28-48				

ASSESSED VALUE OUT BUILDINGS —
FORWARDED FROM CARDS NO.
ASSESSED VALUE ALL BUILDINGS ~~7540~~

LAND VALUATION

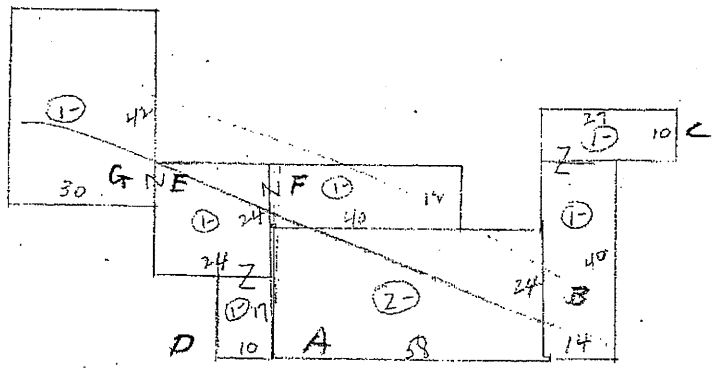
ASSESSMENT RECORD		LAND SIZE	REAR	TRI. %	EFFECTIVE FRONTAGE	DEPTH FACTOR	FRONTAGE FACTOR	VALUE @ $1 FF.	UNIT	VACANT LOT ADJ. %	LAND DEPRECIATION	LAND IMPVTS.	VALUE	ADJ. FTR.	ASSESSED VALUE
1958	9020 - 9150	A 108.5 X 184 AV	108.5	—	108.5	1.046	—	113.49							
19		B 29 X 80 AV	29	-	29	.790	—	22.91							
19		C 0 X 103 AV	15	35	5	.881	—	4.41							
19								140.81	50						
19									100				14081	65	9150
19															
19															
19															
19															
19															

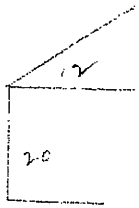
LAND COMMENTS:

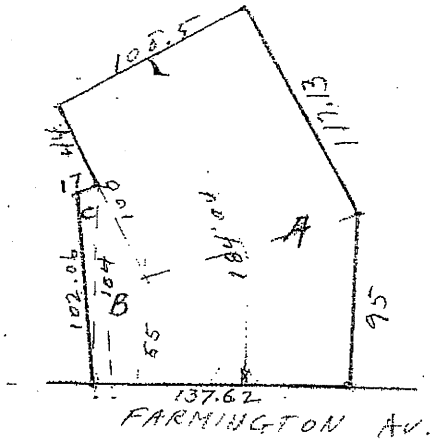
LAND VALUE	9150
TOTAL VALUE	

	1	2	3	4	5	6	7	8	9	10	11	12	
LAND CLASSIFICATION	ACRES	UNIT		FRONTAGE FACTOR		LAND DEPRECIATION			LAND IMPROVEMENTS			TOTAL VALUE	LAND DATA
						%	DEPR.		AC.	UNIT			
HO. LOT													
HO. LOT													
HO. LOT													
F.A.													
F.A.													
F.A.													
F.A.													
T.A.													
T.B.													
T.C.													
O.A.													
O.B.													
P.A.													
P.B.													
W.A.													
W.B.													
SP													
L													
SW													
TOTAL ACRES					TOTAL ACREAGE VALUE								
1 × 2 = 3 × 4 = 5 × 6 = 7		5 − 7 = 8		9 × 10 = 11			8 + 11 = 12		TOTAL LAND VALUE				$ PER ACRE AV

F.A.=FRONT ACRES
T.A.=TILLABLE A
T.B.=TILLABLE B
T.C.=TILLABLE C
O.A.=ORCHARD A
O.B.=ORCHARD B
P.A.=PASTURE A
P.B.=PASTURE B
W.A.=WOODLAND A
W.B.=WOODLAND B
SP.=SPROUT
L.=LEDGE
SW.=SWAMP







C.B.M. Co. 1949 1" = 40 FT

SIDE	LOCATION	DISTRICT	ASSESSORS' MAP	BLOCK	PARCEL	NO.
L	Farmington Ave East		6 H	32	36	11 A

PAVED	WALK	CURB	WATER	GAS	ELEC.	SEWER	DEVELOPERS' MAP	LOT NUMBERS	NO. OF CDS.
							427 - 3D.		CD. FOLLOW

TOPOGRAPHY: AT GRADE | LEVEL | ABOVE GRADE FT. | BELOW GRADE FT. | SLOPES UP DOWN FT.

OWNER OF RECORD	DATE	VOL.	PAGE	I.R.S.	PURCHASE PRICE	MORTGAGE	COMMENTS: WORK DONE SINCE PCHSE
Farmington Realty Corp	11-8-49	104	21				
Parsons, Robert E. Inc. (Parsons Buick)	12-18-60	156	471				

RENTALS:

COMPUTATIONS BLDG. No 1

	AREA	UNIT	COST NEW
A	2417	6.00	14,500

DESCRIPTION OF MAIN BUILDING No. 1

TYPE	CONSTRUCTION	CELLAR	INTERIOR	PLUMBING	HEATING
F. RES	FRAME	WHOLE	1 2 3	BATH RMS	PIPED H.A.
F. TEN	BRICK	PART	PLAS.	TOILET RMS. 2	PIPELESS H.A.
F. APT	CONC. BLKS.	NONE ✓	GYP. BD.	PIPE	STEAM
STORES		CONC. FL.	INS BD.	SINKS COM.	HOT WAT. ✓
ST. & TEN.	EXTERIOR	DIRT FL.	INS.	COMB.	WINTER AIR COND.
OFFICE	CLPBD OR WD. SHINGLE		LAY-OUT	CAB.	OIL BURNER OR STOKER ✓
FACTORY	PLAIN BDS. OR NOV. SDG.	FLOOR CONST.	~~TIMBER GOND.~~ ✓	TOILETS	Baseboard
GAS STA.	ASB.	WOOD JOIST ✓	TILING	BASINS	QUALITY
COM. GAR.	ASPH.	CONCRETE	BATH FL. & WSCT.	BATH TUBS	CHIM. I E
Show-room ✓	CONC. BLK		BATH FL. & WALLS	METAL SH STALLS	FIREPLACES
STORIES	BR. COM FACE	FLOORING	BATH FL. ONLY	TILED SH STALLS	QUALITY
ROOMS	BR. VN COM. ~~FACE~~ ✓	1 2 3	TOILET ROOMS 2	LAUNDRY TUBS	ON
B 1 6		HARD-WOOD		URINALS	ON
2 3	ROOF TYPE	HARD PINE	LIGHTING		ON
ATTIC	GABLE	COM.	B.X. CABLE		
BUILT	HIP	SIN. ~~CHERRY~~	KNOB & TUBE	HOT WATER SUPPLY ✓	
REMODELLED	GAMBREL	Cork ✓	Romex ✓	QUALITY	
PER 2041	MANSARD				

CLASS: A 66

EXTRA GAB. & DORMERS

PLBG	
HTG	
F.P.	
ROOFING (EXTRA)	
TOTAL	
COST ADJ. TO 19	X
ADJ COST NEW	
PHYS. DEP. % OTHER %	X
DEP. REP COST	
ADJ. FACTOR %	X
MAIN BLDG. VALUE	14,500

FOUNDATIONS		NO.	OUTBUILDINGS	BUILT	STY.	FDN	EXT. WALLS	ROOF TYPE	ROOFING	FLOORS	INT. FINISH	SIZE	AREA	UNIT	TOTAL	COST ADJ	ADJ. COST	% GOOD	DEP. REP. COST	ADJ. FTR	VALUE
Flat ✓												X									
STONE	ROOFING											X			59,550	Finished					60,051
CONC	ASPH. SH.											X									
CONC. BLKS.	WOOD SH.											X						Unfin			77,056
PIERS	BUILT-UP ✓																				
	COMP. ROLL																				
15,400																					

GENERAL CONDITION: INT. 1 2 3 4 5; EXT.

FIELD WORK BY INITIAL	DATE	UNITS BY INITIAL	DATE	PRICED BY INITIAL	DATE

ASSESSED VALUE OUT BUILDINGS
FORWARDED FROM CARDS NO.
ASSESSED VALUE ALL BUILDINGS

LAND VALUATION

ASSESSMENT RECORD	LAND SIZE	REAR	TRI. %	EFFECTIVE FRONTAGE	DEPTH FACTOR	FRONTAGE FACTOR	VALUE @ $1 FF.	UNIT		VACANT LOT ADJ. %	LAND DEPRECIATION	LAND IMPVTS.	VALUE	ADJ. FTR.	ASSESSED VALUE
1963 68050															
1964 74050															
19		See Farmington Ave. East							L # 11						
19															
19															
19															
19															
19															
19															
19															

LAND COMMENTS:

LAND VALUE	
TOTAL VALUE	74050

TOWN OF FARMINGTON

Application for Permit to Connect to a Public Sewer

MAY 17, 1989 19 ____

License No. _____

To the Town Manager, the undersigned hereby applies for permission to connect to a public sewer.

Location _____

Owner _____ Address _____

Contractor _____ Address _____

Date Connection will be made _____ Phone _____

By signing this permit, the under signed hereby agrees to adhere to all of the requirements as stated on the reverse side of this permit.

Payment of a fee of $_____, to cover engineering and inspection costs, one air test and one mirror test, is hereby acknowledged prior to this permit becoming effective.

By_____Date

Obtain exact location to connect to the main sewer from the Town Engineer and advise him when you are ready to make the connection so that he may inspect it and accurately record its location.

If the sewer is to be connected in a town street, notify the Town Highway Superintendent before cutting the street. The street cut must be made and backfilled to his satisfaction. (673-8259)

If in a state highway, obtain a permit from the State Highway Department.

Date_____Signature _____

Town Engineer

17-MAY-89 16:24 4113
CHARGE CHECKLIST
SEQ# 4182
2.00

TOWN OF FARMINGTON

Application for Permit to connect to a Public Sewer

TOWN ENGINEER'S COPY

No. 185

Sept. 27th 1963

BUILDING PERMIT NO. _____

To the Town Manager of the Town of Farmington, Conn., the undersigned hereby applies for a Permit to connect to a public sewer.

Location 750 Farmington Avenue Farmington,

Owner Robert E. Parsons Inc., Address Farmington Avenue Farmington Conn.

Sewer Contractor F. G. R. Construction Co. Inc. Address 8 South Main Street, Unionville Conn.

Date connection will be made immediately.

Signed F.G.R. Construction Co. Inc.,

Notice: A fee of $10.00 to cover engineering and inspection costs must be paid to the Town Treasurer before this permit may be issued.

Received payment of $10.00 fee Sept. 27th 1963 Mary M. Krell

Mary M. Krell, Treasurer

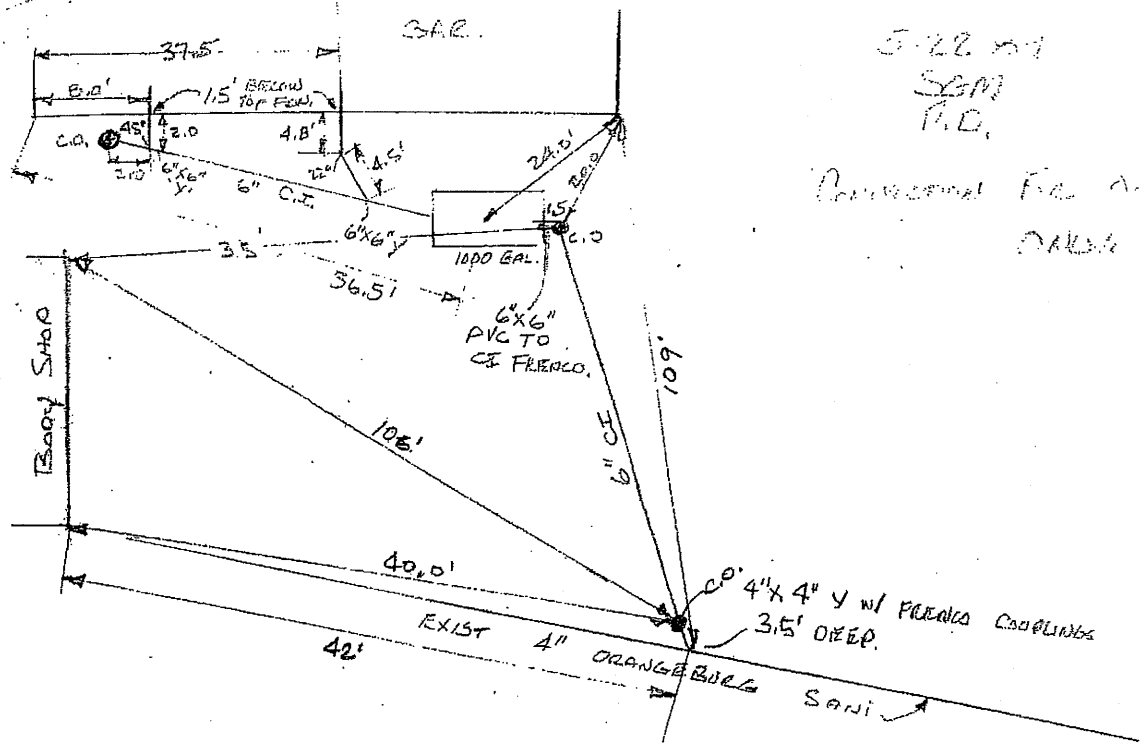
Obtain exact location to connect to the main sewer from the Town Engineer and advise him when you are ready to make the connection so that he may inspect it and accurately record its location.

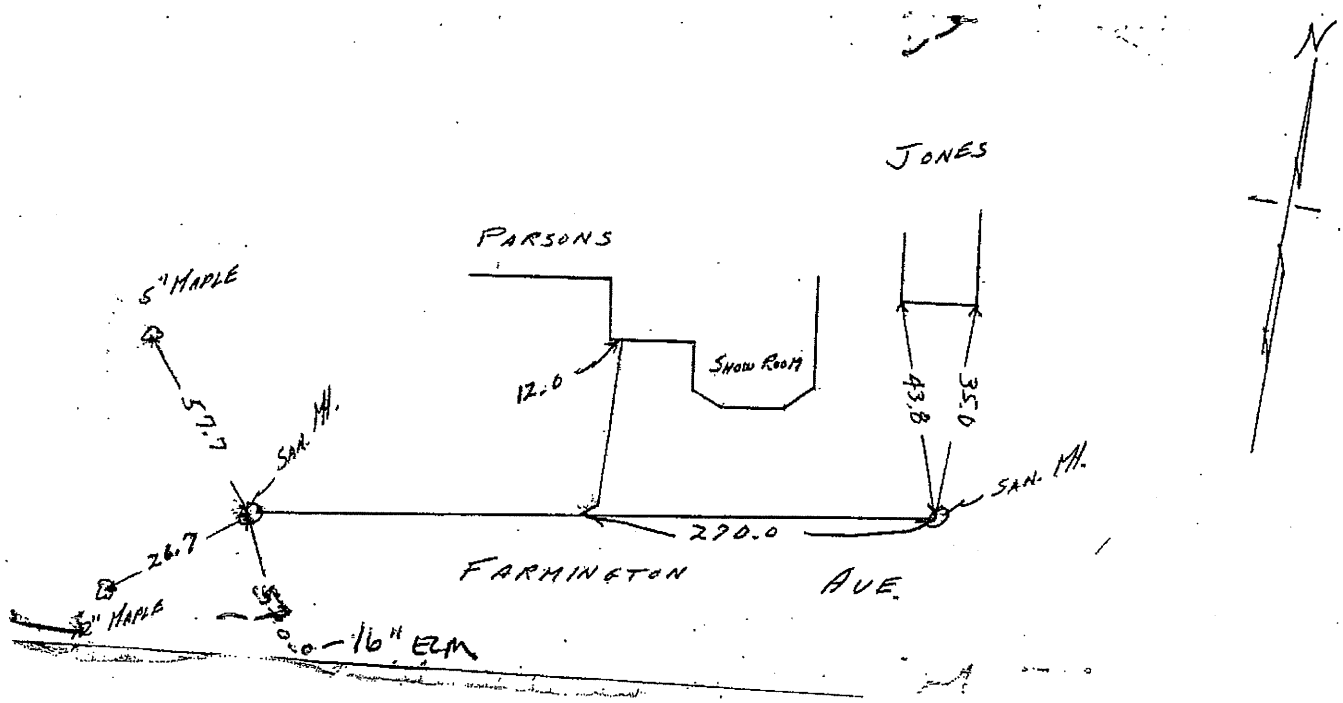
If the sewer is to be connected in a town street, notify the Town Highway Superintendent before cutting the street. The street cut must be made and backfilled to his satisfaction. If in a state highway, obtain a permit from the State Highway Dept.

Permission is hereby granted to the applicant to make the sewer connection described herein.

Date Sept. 27th 1963

Signed F.E. Quirk, Sewer Manager To Town Engineer


GAR.
37.5'
8.0'
1.5' BELOW TOP FLOW
C.O.
45°
2.0
4.8'
22°
4.5'
24.0'
80.0
2.0'
6"x6" Y
6" C.I.
6"x6" Y
1.5'
C.O.
3.5'
1000 GAL.
36.5'
6"x6" PVC TO CI FRENCO.
109'
Body Shop
106'
6" CI
40.0'
C.O. 4"x4" Y w/ FRENCO COUPLINGS
3.5' DEEP.
EXIST 4" ORANGEBURG SANI
42'
FARMINGTON AVE.


JONES
PARSONS
5" MAPLE
SHOW ROOM
12.0
43.8
35.0
57.7
SAN. MH.
SAN. MH.
26.7
270.0
FARMINGTON AVE.
5" MAPLE
16" ELM
N

STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION

STATE OFFICE BUILDING HARTFORD, CONNECTICUT 06115

REPORT OF PETROLEUM OR CHEMICAL PRODUCT DISCHARGE, SPILLAGE, SEEPAGE, FILTRATION

The following information is submitted concerning petroleum or chemical product discharge reported verbally to the Department of Environmental Protection/State Police at Farmington (location) on 12/21/77 (date) at 10 AM (time) by Steven Reitman (name).

1. Time and date of discharge, spillage, etc.

   10 A.M December 21, 1977

2. Location, to include name of town, river, highway, distance from intersection, etc., of the pollution or contamination.

   750 Farmington Ave Farmington (in front of Robert Parsons Inc

3. Type of oil, petroleum or chemical pollutant or contaminant.

   #2 fuel oil

4. Quantity of discharge, spillage, seepage, filtration.

   15 gallons

5. Cause of pollution or contamination:

   a. Type of vessel, vehicle, containers, etc., which contained the pollutant or contaminant Fuel oil trailer

   b. Describe in detail what actually occurred to cause discharge, spillage, seepage, filtration.

   Dome cover snapped open and caused spillage of approximately 15 gallons of the fuel being transported.

c. If pollutant or contamination was a result of discharge, spillage, seepage, filtration from a moving vessel or vehicle, give location of departure and destination.

does not apply

6. Name and address of owner of ship, boat or other vessel, terminal, establishment, vehicle, trailer or machine causing such pollution or contamination.

C & S Oil Co Inc
245 E Barber St
Windsor Ct 06095

7. Name and address of person making this report.

James L. Lusby, OffMgr, C & S Oil Co, 245 E Barber St Windsor Ct 06095

8. Title, or relationship to owner, of person making report.

Office Manager

All statements contained herein are true to the best of my knowledge.

WATER COMPLIANCE
Dept. of Environmental Protection
RECEIVED
DEC 29 1977
ANSWERED
REFERRED
FILED

James L. Lusby
Signature of Person Making Report

CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION
Oil & Chemical Spill Section
Hazardous Materials Management Unit

E# 3186-12-9-88

ASSIGNED TO: EA

EMERGENCY INCIDENT REPORT

DATE: 12/9/88 TIME: 1345 PM TOWN OF DISCHARGE: Farmington
FROM: BY: Andy Romano PHONE: 677-7256
REPRESENTING:
STREET ADDRESS:
CITY:
LOCATION OF DISCHARGE: 750 Farmington Ave. - Parsons Buick
Motor Oil 1000 Gal., Trans. Oil 1000 Gal, 2 1,000 Waste Oil
DISCHARGE TYPE: (✓) PETRO ( ) CHEMICAL ( ) GAS. EMMISSION ( ) OTHER
DISCHARGE SUBSTANCE: Motor Oil + Transmission Oil TOTAL QUANTITY: Unk.
DATE OF DISCHARGE: Past TIME OF DISCHARGE: Past
CONTAINMENT MEASURES: None

WATER BODY: Ground TOTAL IN WATER: Unk.
TOTAL RECOVERED: RECOVERED FROM WATER:
DISCHARGER: Parsons Buick DISCHARGE STOPPED: Yes
DISCHARGER ACCEPTS FINANCIAL RESPONSIBILITY: Yes

DISCHARGE CLASS

1. UNKNOWN ( )	2. MARINE TERMINAL ( )	3. INDUSTRIAL ( )	4. TRANSPORTATION ( )
5. PRIVATE ( )	6. GOVERNMENTAL ( )	7. VESSELS ( )	8. COMMERCIAL (✓)
9. INLAND TERMINAL ( )	10. UTILITY ( )	11. NATURAL ( )	99. OTHER ( )

CAUSE

1. UNKNOWN ( )	2. HOSE FAILURE ( )	3. TRANSF. LINE FAILURE ( )
4. INGROUND TANK FAILURE (✓)	5. ABOVE GRND TANK FAIL. ( )	6. SADDLE TANK FRACTURE ( )
7. CARGO TANK FAILURE ( )	8. FUEL TANK FAILURE ( )	9. HULL FRACTURE ( )
10. TANK OVERFILL ( )	11. CONTAINER FAILURE ( )	12. VALVE FAILURE ( )
13. FIRE ( )	14. POWER FAILURE ( )	15. PUMP FAILURE ( )
16. PUMPING ( )	17. DUMPING ( )	18. ILLEGAL DISCHARGE ( )
19. SINKING ( )	20. SEEPAGE ( )	21. PUMPING BILGE ( )
22. OPEN HATCH ( )	23. VANDALISM ( )	24. BLOW BACK ( )
25. ROAD OILING/REPAIR ( )	26. VEHICULAR ACCIDENT ( )	27. TRANS/CAPACITOR ( )
28. NATURAL ( )	99. OTHER ( )	

CORRECTIVE ACTIONS

1. NONE ( )	2. NONE REQUIRED ( )	3. UNKNOWN ( )	4. REMOVED ( )
5. CONTAINED & REMOVED ( )	6. CONTRACTED ( )	7. TEST WELL(S) ( )	8. DISSAPATED ( )
9. EVAPORATED ( )	10. SANDED ( )	11. FOAMED ( )	12. REFERRED ( )
13. CLEANED ( )	14. WASHED DOWN ( )	15. PUMPED OUT ( )	14. NUETRALIZED ( )
17. RECOVERY SYSTEM ( )	18. REPAIRED LINE ( )	19. REPAIRED TANK ( )	20. DISPERSED ( )
21. REMOVED TANK ( )	99. OTHER ( )		

CLEAN-UP ACTIONS BEING TAKEN: Water w tanks to be pumped out. Contam. Soil to be removed.
AGENCIES NOTIFIED: DEP
CLEANUP CONTRACTOR: REQUESTED: ARRIVED:
STATUS: (✓) OPEN (✓) CLOSED ( )MONITORED CODE:
RECEIVED BY: Rich Chiavullo INSPECTOR: Ed Hexwider

TIME/DATE ASSIGNED TO INSPECTOR 12/9 1348 PM ESTIMATED ETA

Identifier: NO. 1594

CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WASTE MANAGEMENT, OIL AND CHEMICAL SPILL RESPONSE DIVISION
EMERGENCY INCIDENT REPORT FORM

ASSIGNED TO: 916

DATE: 10 14 1-12 19 1-19 1 1 TIME: (Military) 16 : 46 TOWN: Farmington

REPORTED BY Ted Pencikowski TELEPHONE: Business ( ) 678.5601 Home ( )

Representing:

Street 790 Farmington Ave Town Farmington State CT Zip Code

INCIDENT LOCATION: Same Parson's Chevy dealership
Street Town Pole No.

TYPE OF INCIDENT: LONGITUDE READING: LATITUDE READING: G.I.S.

☐ Petroleum ☐ Chemical ☐ Dielect ☐ Gaseous ☐ Hazardous Waste ☐ Sewage related ☐ Biomedical ☐ Algae ☒ Other possibly soap

DISCHARGE SUBSTANCE: unknown

QUANTITY: gallon(s) cubic yards cubic feet lb(s) concentration drum(s)

If this is a chemical release does this incident constitute a SARA 304 Release? ☐ Yes ☐ No If yes, then you must obtain the following additional information:

☐ SARA 304 Release - Extremely Hazardous Substance ☐ CERCLA Hazardous Substance Federal exceeding R.Q. ☐ Cross property line ☐ Protective actions have been tal

R.Q. #'s: Total lb(s) lb(s)

SARA Title III: Describe Protective actions and provide medical information:

DATE OF SPILL: 10 14 1-12 19 1-19 1 1 (Month Date Year) ☐ unknown ☒ on-going TIME OF SPILL: : (Military Time)

HAS THE RELEASE BEEN TERMINATED? ☐ Yes ☒ No ☐ Release on-going ☐ unknown HAS THE RELEASE BEEN CONTAINED? ☐ Yes ☒ No ☐ no decision

Misc. Info: unknown soapy substance in stream

WATER BODY: Stream in Farmington ☒ River ☐ L.I.S. ☐ Tributary ☐ Catch Basin/Storm drain ☐ Pond

MEDIA: ☐ air ☒ surface water ☐ ground water ☐ ground surface ☐ inside building ☐ other

TOTAL IN WATER: (approximate gallons) TOTAL RECOVERED FROM WATER:

QUANTITY RECOVERED: POLLUTER NAME:

Polluter Mailing Address Phone

POLLUTER ACCEPTS FINANCIAL RESPONSIBILITY? ☐ Yes ☐ No ☐ unknown ☐ polluter unknown

CLEAN-UP ACTIONS BEING TAKEN:

AGENCIES NOTIFIED: ☐ EPA-LEXINGTON ☐ U.S. COAST GUARD (Groton if not for US) ☐ LOCAL FIRE MARSHAL ☐ LOCAL FIRE ☐ LOCAL POLICE ☐ Other

☐ AQUACULTURE ☐ STATE D.O.H.S. ☐ DEP/EO/WATER ☐ DEP/EO/AIR ☐ DEP/EO/WASTE ☐ WEED/HW ☐ WEED/SW ☐ PMD ☐ UST ☐ SRCD ☐ DEP/AIR
☐ DEP/EC ☐ P&F ☐ F&W ☐ OPS ☐ OTHER State Agencies:

DATE OF NOTIFICATION: | | | - | | - | | | (Month Date Year) TIME OF NOTIFICATION: : (Military Time)

DISCHARGE CLASS:

1 ☒ Unknown	4 ☐ Industrial	7 ☐ Private	10 ☐ Utility
2 ☐ Marine Terminal	5 ☐ Transportation	8 ☐ Vessel	11 ☐ Natural
3 ☐ Inland Terminal	6 ☐ Governmental	9 ☐ Commercial	12 ☐ Other

CAUSE OF INCIDENT:

1 ☒ Unknown	7 ☐ Cargo Tank Failure	13 ☐ Fire	19 ☐ Sinking	25 ☐ Road Oiling/Repair
2 ☐ Hose Failure	8 ☐ Fuel Tank Failure	14 ☐ Power Failure	20 ☐ Seepage	26 ☐ Motor Vehicle accident
3 ☐ Transfer Line Failure	9 ☐ Hull Fracture	15 ☐ Pump Failure	21 ☐ Pumping Bilge	27 ☐ Trans./Capacitor
4 ☐ Inground Tank Failure	10 ☐ Overfill	16 ☐ Pumping	22 ☐ Open Hatch	28 ☐ Natural
5 ☐ Above Ground Tank Failure	11 ☐ Container Failure	17 ☐ Dumping	23 ☐ Vandalism	29 ☐ Leaking UST Report
6 ☐ Saddle Tank Failure	12 ☐ Valve Failure	18 ☐ Illegal Discharge	24 ☐ Blow Back	30 ☐ Other:

CORRECTIVE ACTIONS TAKEN:

1 ☒ None	8 ☐ Dissipated	15 ☐ Pumped Out	22 ☐ Soil Removal
2 ☐ None required	9 ☐ Evaporated	16 ☐ Neutralized	23 ☐ UST Enforcement
3 ☐ Unknown	10 ☐ Sanoed	17 ☐ Recovery System	24 ☐ Other: _____
4 ☐ Removed	11 ☐ Foamed	18 ☐ Repaired Line	
5 ☐ Contained/Remove	12 ☐ Referred	19 ☐ Repaired Tank	
6 ☐ Contracted	13 ☐ Cleaned	20 ☐ Dispersed	
7 ☐ Test Wells	14 ☐ Washed Down	21 ☐ Removed Tank	

☐ CLEAN-UP CONTRACTOR(S): _____ DID DEP HIRE CLEAN-UP CONTRACTOR(S): ☐ Yes ☐ No DATE: _____

Requested: _____ Arrived: _____:_____ (Military Time)

RECEIVED BY: Frank Prochaska 203 INSPECTOR ASSIGNED: ~~902~~ 901 /4/6

DATE ASSIGNED: 10 (Month) 14 (Date) 19 (Year) 91 TIME ASSIGNED: 16 : 50 (Military Time)

ESTIMATED TIME OF ARRIVAL: _____ STATUS: ☐ Open ☐ Closed ☐ Monitored

LEAKING UNDERGROUND STORAGE TANK REPORT SECTION *(for administrative use only)*

Tank Sizes	Leak	Type of Product	Emergency	Overfill	Removal	Tank	Piping	Remediation	Complete	Referral
	☐		☐	☐	☐	☐	☐	☐	☐	☐
	☐		☐	☐	☐	☐	☐	☐	☐	☐
	☐		☐	☐	☐	☐	☐	☐	☐	☐
	☐		☐	☐	☐	☐	☐	☐	☐	☐
	☐		☐	☐	☐	☐	☐	☐	☐	☐
	☐		☐	☐	☐	☐	☐	☐	☐	☐

SUPPLEMENTAL INFORMATION

1. If this is a chemical release and was not reported by 911 emergency response system, does this release require a Notification be sent per Public Act 90-276? ☐ Yes

2. Status of notification ☐ sent 3. Is this an 1135 case? ☐ Yes ☐ No 4. 1135 Case No: _____ 5. Is this a Federal 311K case? ☐ Yes ☐ No 6. PIN ____

7. Has the Cost Recovery Expenditure Summary been initiated? ☐ Yes ☐ No 8. Incident Code ☐

PROPERTY OWNER: ☐ State ☐ Municipal ☐ Corporation ☐ Private ☐ Federal ☐ Unknown

POLLUTER: ☐ Truck ☐ Trailer ☐ Owner _____ ☐ Operator _____

VEHICLE IDENTIFICATION: MAKE _____ MODEL _____ REGISTRATION _____ OWNER OF VEHICLE _____

ADDITIONAL INFORMATION: _____

HAS THIS REPORT BEEN UPDATED WITH THE INSPECTOR'S REPORT? ☐ No ☐ Yes Date: _____

JW

CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION
Oil & Chemical Spill Section
Hazardous Materials Management Unit

CASE # 1594

ASSIGNED TO: 916

INSPECTOR'S REPORT

DATE: 4-29-91 TIME: 16:46 TOWN OF DISCHARGE: Farmington
FROM: BY: Ted Pociekowski PHONE: 678 5601
REPRESENTING: Self
STREET ADDRESS: 290 Farmington Ave
CITY: Farmington
LOCATION OF DISCHARGE: Parsons Chevy Dealership

DISCHARGE TYPE: ( ) PETRO (-) CHEMICAL (-) GAS. EMMISSION. (X) OTHER Detergent
DISCHARGE SUBSTANCE: soapy water TOTAL QUANTITY:
DATE OF DISCHARGE: 4-29-91 TIME OF DISCHARGE: 16:46
CONTAINMENT MEASURES: none possible

WATER BODY: Small stream → Farmington River TOTAL IN WATER: Unknown
TOTAL RECOVERED: None RECOVERED FROM WATER: none
DISCHARGER: Parsons Chevy Dealership DISCHARGE STOPPED: yes
DISCHARGER ACCEPTED LEGAL RESPONSIBLITY:

PROPERTY OWNER:

Phone Number:

POLLUTOR: Parsons Chevrolet Dealership
Farmington Ave
Farmington CT
Phone Number:

VEHICLE IDENT: TRACTOR
Type: Reg. #:
Operator: License #:
Owner:
Phone No#:

TRAILER
Type: Reg. #:
Operator: Trailer #:
Owner:
Phone No#:

CONTRACTOR INFO.: NAME: None

Equipment:
Boom Vac Truck Hose
Boat F/F Mats Vactor
Special Hand Tools Skimmer
Manpower

REQUESTED: ARRIVED:

INSPECTOR:

SAMPLES:

Qty.: _____ Qty.: _____
Loc.: _____ Loc.: _____

CONTACTS: Name: _____ Phone Number: _____

Name: _____ Phone Number: _____

ADDITIONAL INFORMATION: After investigating the cause of this discharge was revealed to be Parson's Chevrolet personnel washing their personnel vehicles with the soapy water running into a catch basin on the property and discharging into the creek. Speaking with Parson's Personnel they agreed to notify their employee and halt this practice.

UST Data Report

Owner ID: 5028

Owner 5028

OwnerType: Private
Name: PAUL F. PARSONS
Address: 89 STONY CORNERS
City, ST Zip: Avon CT 06001
Contact: Phone: (203) 677-1631
OwnerDesc: Private Fax:
Comment:

Facility

Owner ID: 5028 Alt Fac ID: 52-5246
Facility ID: FacilityType: OperFirstNam OperLastName: Phone
Facility Name: Street Address: City: State: ZIP:
Comments:
5246 Not Listed Richard Parsons

PARSONS PROPERTIES LLC
750 FARMINGTON AVE Farmington CT 06032

Site Owner GSA #:
Site Basin Name: FARMINGTON RIVER
Site Proprietary Code: N
Site Grid X: 1
Site Grid Y: 1
Intersecting Street: HIGH ST

Date of Receipt: 4/12/2006
LatDeg: +41
LatMin: 43
LatSec: 34.00
LongDeg: 072
LongMin: 49
LongSec: 21.00

Facility Contacts:

Last Name:	Phone:
RICHARD C PARSONS INC	(203) 677-1631
ROBERT E PARSONS INC	(203) 677-1631

Tank

Fac ID: 5246

Tank Status: (●) All Tanks ( ) In Use ( ) Perm Out of Use ( ) Temp Out of Use

TankID Tank Stat Desc: Closure Status Desc: Capacity:
Overfill inst Spill Inst CP Met FedRegd? Tank Mat Desc:
Subs.Desc: Dt Lst Usd: TankModsDesc: PipeMatDe PipeModDesc

TankID	Tank Stat Desc	Closure Status Desc	Capacity	Overfill inst	Spill Inst	CP Met	FedRegd?	Tank Mat Desc	Subs.Desc	Dt Lst Usd	TankModsDesc	PipeMatDe	PipeModDesc
1	Permanently Out of Us	Tank removed from ground	3000	☐	☐	☐	☑	Asphalt Coated or Bare Steel	Gasoline	12/01/88	None	Bare Steel	None
2	Currently In Use		3000	☐	☐	☐	☑	Cathodically Protected Steel	Gasoline		None	Bare Steel	None
3	Permanently Out of Us	Tank removed from ground	2000	☐	☐	☐	☑	Asphalt Coated or Bare Steel	Gasoline	12/01/88	None	Bare Steel	None
4	Currently In Use		1000	☐	☐	☐	☑	Cathodically Protected Steel	Other		None	Bare Steel	None
5	Permanently Out of Us	Tank removed from ground	2000	☐	☐	☐	☑	Asphalt Coated or Bare Steel	Gasoline	12/01/88	None	Bare Steel	None
6	Currently In Use		1000	☐	☐	☐	☑	Cathodically Protected Steel	Used Oil		None	Bare Steel	None
7	Permanently Out of Us		1000	☐	☐	☐	☑	Asphalt Coated or Bare Steel	Gasoline	12/01/88	None	Bare Steel	None
8	Permanently Out of Us	Removed	2000	☐	☐	☐	☑	Asphalt Coated or Bare Steel	Used Oil	12/01/88	None	Bare Steel	None
9	Permanently Out of Us	Removed	2000	☐	☐	☐	☑	Asphalt Coated or Bare Steel	Used Oil	09/01/89	None	Bare Steel	None
10	Currently In Use		1000	☐	☐	☐	☐	Cathodically Protected Steel	Heating Oil		None	Bare Steel	None
11	Currently In Use		1000	☐	☐	☐	☐	Cathodically Protected Steel	Heating Oil		None	Bare Steel	None

Facility Summary for Facility ID # 52-5246

Owner Name / Addr.: PAUL F. PARSONS — 89 STONY CORNERS, Avon, CT 06001

Facility ID	Location Name	Location Street Address	Location City	Zip
52-5246	PARSONS PROPERTIES LLC	750 FARMINGTON AVE	Farmington	06032

Tank ID / Status	Installed / Last Used	Product / Capacity	Tank Mat'l of Construction / Secondary Option	Piping Material / Secondary Option	Piping Type	Tank Release Detection / Piping Release Detection	FR Met / Spill / Overfill
A1 Permanently Out of Use	1/1/1963 88	Gasoline 3,000	Asphalt Coated or Bare Steel None	Bare Steel None	Not Listed	A B C D E F G H I J K ● B D E F G H I J K ●	No No No No
A1R1 Currently In Use	12/1/1988	Gasoline 3,000	Cathodically Protected Steel None	Bare Steel None	Not Listed	A B ● D E F G H I J K L B D E F G H I J K ●	No No No No
B1 Permanently Out of Use	1/1/1963 88	Gasoline 2,000	Asphalt Coated or Bare Steel None	Bare Steel None	Not Listed	A B C D E F G H I J K ● B D E F G H I J K ●	No No No No
B1R1 Currently In Use	12/1/1988	Other 1,000	Cathodically Protected Steel None	Bare Steel None	Not Listed	A B ● D E F G H I J K L B D E F G H I J K ●	No No No No
B2 Permanently Out of Use	1/1/1963 88	Gasoline 2,000	Asphalt Coated or Bare Steel None	Bare Steel None	Not Listed	A B C D E F G H I J K ● B D E F G H I J K ●	No No No No
B2R1 Currently In Use	12/1/1988	Used Oil 1,000	Cathodically Protected Steel None	Bare Steel None	Not Listed	A B ● D E F G H I J K L B D E F G H I J K ●	No No No No
C1 Permanently Out of Use	1/1/1963 88	Gasoline 1,000	Asphalt Coated or Bare Steel None	Bare Steel None	Not Listed	A B C D E F G H I J K ● B D E F G H I J K ●	No No No No
D1 Permanently Out of Use	1/1/1950 88	Used Oil 2,000	Asphalt Coated or Bare Steel None	Bare Steel None	Not Listed	A B C D E F G H I J K ● B D E F G H I J K ●	No No No No
E1 Permanently Out of Use	1/1/1956 89	Used Oil 2,000	Asphalt Coated or Bare Steel None	Bare Steel None	Not Listed	A B C D E F G H I J K ● B D E F G H I J K ●	No No No No
C2R1 Currently In Use	5/1/1999	Heating Oil 1,000	Cathodically Protected Steel None	Bare Steel None	Not Listed	A B C D E F G H I J K ● B D E F G H I J K ●	No No No No

Tank/Piping Release Detection Codes

A Manual Tank Gauging	C Inventory Control	E Vapor Monitoring	G Interstit. Dbl-Wall Monitor	I SIR	K Deferred
B Tank/Line Tightness Testing	D ATG/Auto Line LD	F GW Monitoring	H Interstit. Sec. Con. Monitor	J Other Methods	L Not Listed

Facility Summary for Facility ID # 52-5246

Owner Name / Addr.: PAUL F. PARSONS 89 STONY CORNERS, Avon, CT 06001

C2R1	5/1/1999	Heating Oil	Cathodically Protected Steel	Bare Steel	Not Listed	A B C D E F G H I J K ■	No		
Currently In Use		1,000	None	None		■ B D E F G H I J K ■	No	No	No

Tank/Piping Release Detection Codes

A Manual Tank Gauging	C Inventory Control	E Vapor Monitoring	G Interstit. Dbl-Wall Monitor	I SIR	K Deferred
B Tank/Line Tightness Testing	D ATG/Auto Line LD	F GW Monitoring	H Interstit. Sec. Con. Monitor	J Other Methods	L Not Listed

FACILITY NOTIFICATION

SECTION A

1a. ☐ FIRST NOTIFICATION
OR
b. ☑ SUBSEQUENT NOTIFICATION (If checked, enter No.)

2. [redacted]

Department of Environmental Protection
UNDERGROUND STORAGE FACILITIES PROGRAM
HAZARDOUS MATERIALS MANAGEMENT UNIT
165 Capitol Avenue, Hartford, CT 06106
TEL. 566-4630

PLEASE TYPE. ALL THREE COPIES MUST BE LEGIBLE!
Refer to INSTRUCTIONS FOR FILING NOTIFICATION before completing form.

EPHM-8 REV. 3/90

3. FOR STATE AGENCY USE ONLY
A. SITE I.D.
B. DATE RCVD BY D.E.P
C. DATE ENTERED 3-31-91

D. GRID COORDINATES X ____ Y ____
E. DOES FACILITY MEET NEW REQUIREMENTS? ☐ YES ☐ NO

SECTION B

BUSINESS NAME AND 6. MAILING ADDRESS — NAME [redacted] NO. AND STREET [redacted] CITY OR TOWN [redacted] STATE [redacted] ZIP CODE [redacted] TELEPHONE ( )

5. LATITUDE ° ' " LONGITUDE ° ' "

FACILITY [redacted]

8. TYPE OF OWNER ☑ PRIVATE ☐ STATE ☐ MUNICIPAL ☐ FEDERAL (G.S.A. No. ____)

OPERATOR/CONTACT 9. PERSON — NAME [redacted] NO. AND STREET [redacted] CITY OR TOWN [redacted] STATE [redacted] ZIP CODE [redacted] TELEPHONE ( )

[redacted]	11a. DATE OF INSTALLATION (Mo./Yr.)	11b. LIFE EXPECTANCY (If of years)	12a. TOTAL CAPACITY (Gals.)	12 b. STATUS: IN USE	ABANDONED IN PLACE	EST. QUANTITY LEFT STORED (If any). (Gals.)	REMOVED	DATE TANK LAST USED (Mo./Yr.)	13. TYPE OF CONTENTS: OIL/PETROLEUM PRODUCT	CHEMICAL LIQUID	14. CONTENTS- CHEMICAL NAME OF PRINCIPAL SUBSTANCE (not trade name.) (Enter C.A.S. No., if known)	15. CONSTRUCTION MATERIALS: STEEL	FIBERGLASS REINFORCED PLASTIC	OTHER (Specify from list A)	16. PROTECTION a. INTERNAL: LINED	UNLINED	CATHODIC PROTECTION	b. EXTERNAL: COATED/WRAPPED	CATHODIC PROTECTION	OTHER (Specify from list B)	17. INTEGRAL PIPING SYSTEM a. CONSTRUCTION MATERIAL (see list A)	PROTECTION (see list B)	b. DATE OF INSTALLATION OR REPLACEMENT (Mo./Yr.)	18. MONITORING SYSTEM (Specify type from list B)	19. FAILURE DETERMINATION CONDUCTED? (If "YES", enter DATE and attach results). (If "NO", enter "NO")
Example	5/75	30	5000	X					X		Heating fuel #2		X			X				H	3	H	5/75	U	NO
Example	7/60	–	8000				X	8/78		X	1, 1, 1, - Trichloroethane CAS #79016	X				X				E	7	W	7/60	U	—
[redacted]	12/88	30	3000	X					X		Gasoline	X				X		X			7	E	12/88	U	NO
[redacted]	12/88	30	1000	X					X		motor oil	X				X		X			7	E	12/88	U	NO
[redacted]	12/88	30	1000	X					X		waste oil	X				X		X			7	E	12/88	U	NO

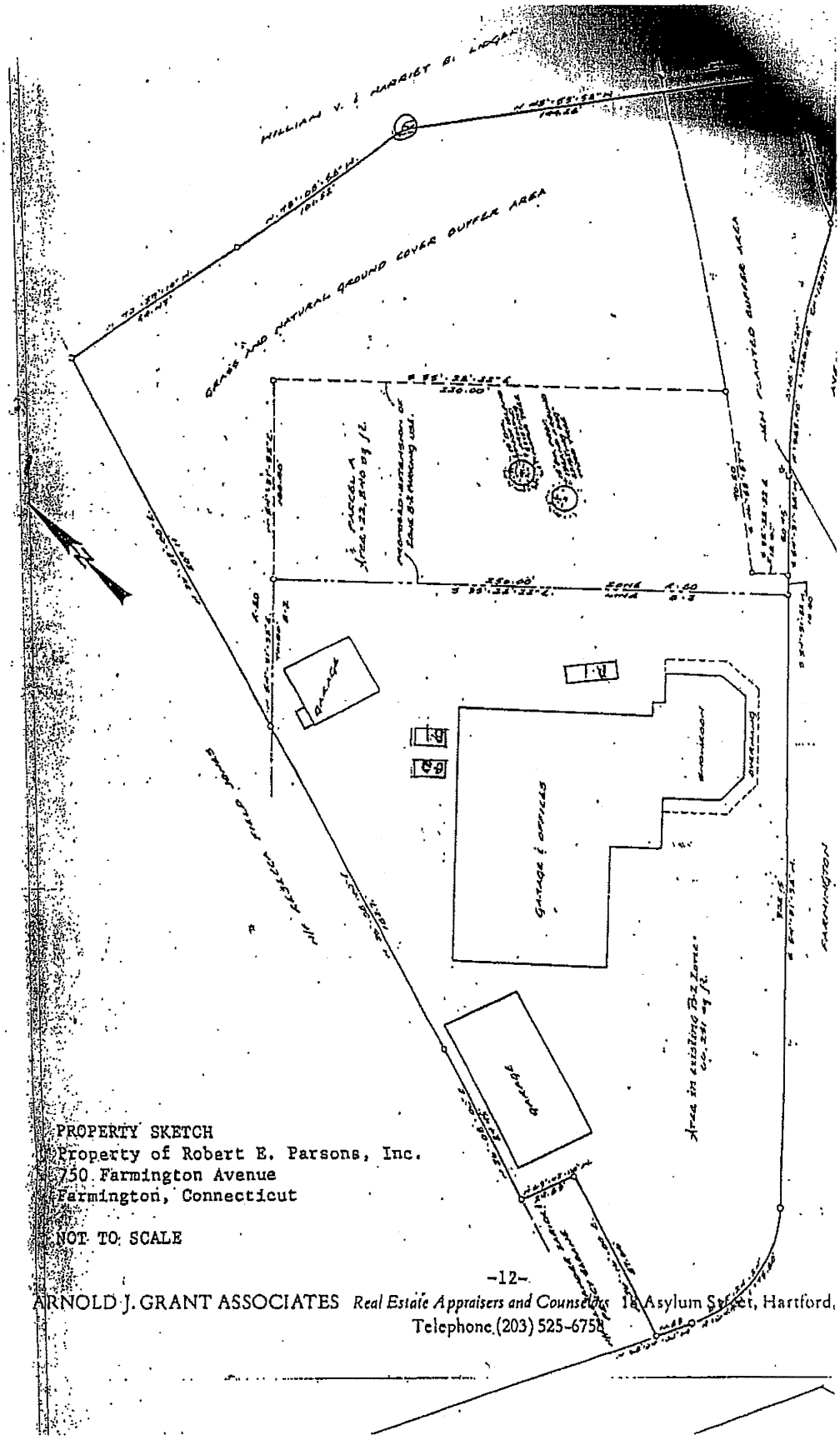
RECEIVED
DEC 26 1990
DEP-Waste Management Bureau
DCSD-Underground Storage Tanks
Toxic Substances

20. HAVE YOU ATTACHED SKETCH OF TANKS AND LOCATION? ☐ YES

21. COMMENTS:

22. CERTIFICATION: I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and all attached documents and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate and complete. Penalties: any owner who knowingly fails to notify shall be subject to a civil penalty not to exceed $10,000 for each tank for which notification is not given or for which false information

22a. SIGNATURE X [signature]
22b. DATE SIGNED 12/21/90
22c. NAME (Type or Print)
22d. OFFICIAL TITLE (of owner or authorized



PROPERTY SKETCH
Property of Robert E. Parsons, Inc.
750 Farmington Avenue
Farmington, Connecticut

NOT TO SCALE

PG. - of

SITE ID. 5246

Department of Environmental Protection
UNDERGROUND STORAGE FACILITIES PROGRAM
HAZARDOUS MATERIALS MANAGEMENT UNIT
165 Capitol Avenue, Hartford, CT 06106
TEL. 556-4630

PLEASE TYPE. ALL THREE COPIES MUST BE LEGIBLE!
Refer to INSTRUCTIONS FOR FILING NOTIFICATION before completing form.

EPHM- 6 NEW 10/83

3. FOR STATE AGENCY USE ONLY | A. SITE I.D. | B. DATE RCVD. BY D.E.P. | C. DATE ENTERED | D. GRID COORDINATES X ___ Y ___ | E. DOES FACILITY MEET NEW REQUIREMENTS? ☐ YES ☐ NO

	SITE NAME	NO. AND STREET	NEAREST INTERSECTING STREET	CITY OR TOWN	STATE	LATITUDE	LONGITUDE
1. LOCATION OF FACILITY	ROBERT E. PARSONS INC	750 FARMINGTON AVE	HIGH STREET	FARMINGTON	CT	° ' "	° ' "

	NAME	NO. AND STREET	CITY OR TOWN	STATE	ZIP CODE	TELEPHONE
2. BUSINESS NAME AND MAILING ADDRESS						( )
3. FACILITY OWNER	ROBERT E. PARSONS INC	750 FARMINGTON AVE	FARMINGTON	CT	06032	203 677-1631

4. TYPE OF OWNER ☐ PRIVATE ☐ STATE ☐ MUNICIPAL ☐ FEDERAL (G.S.A. No. ___)

	NAME	NO. AND STREET	CITY OR TOWN	STATE	ZIP CODE	TELEPHONE
5. OPERATOR/CONTACT PERSON						( )

10. TANK ID.	11a. DATE OF INSTALLATION (Mo./Yr.)	11b. TANK LIFE (Est. yrs.)	12a. TOTAL CAPACITY (Gals.)	12b. STATUS: IN USE	ABANDONED IN PLACE	EST. QUANTITY LEFT STORED (if any). (Gals.)	REMOVED	DATE TANK LAST USED (Mo./Yr.)	13. TYPE OF CONTENTS: OIL PRODUCT 15	CHEMICAL LIQUID	14. CONTENTS- CHEMICAL NAME OF PRINCIPAL SUBSTANCE (not trade name.) (Enter C.A.S. No. if known)	15. CONSTRUCTION MATERIALS: STEEL	FIBERGLASS REINFORCED PLASTIC	OTHER (Specify from list A)	16. PROTECTION a. INTERNAL: LINED	UNLINED	CATHODIC PROTECTION	b. EXTERNAL: COATED/WRAPPED	CATHODIC PROTECTION	OTHER (Specify from list B)	17. INTEGRAL PIPING SYSTEM a. CONSTRUCTION AND PROTECTION (See Ins. A&B)	b. DATE OF INSTALLATION OR REPLACEMENT (Mo./Yr.)	18. MONITORING SYSTEM (Specify type from list B)	19. FAILURE DETERMINATION CONDUCTED? (If "YES", enter "DATE" and attach results). (If "NO", enter "NO")
Example	5/75	30	5000	X					X		Heating fuel #2		X			X				H	5	5/75	U	NO
Example	7/60	—	8000				X	8/78		X	1, 1, 1, - Trichloroethane CAS #79016	X				X				E	7	7/60	U	—
A-1	12/83	30	3000	X					X		GASOLINE	X				X		X			7	12/83	U	NO
B-1	12/83	30	1000	X					X		MOTOR OIL	X				X		X			7	12/83	U	NO
B-2	12/83	30	1000	X					X		WHITE OIL	X				X		X			7	12/83	U	NO
C-1	EST. 19..	-	1000				X	12/83	X		AUTO TRANS FLUID	X				X				H	7	EST. 19..	U	NO
D-1	EST. 19..	-	2000				X	12/83	X		TURBINE OIL	X				X				H	7	EST. 19..	U	NO
E-1	EST. 19..	-	2000				X	?				X				X				H	7	EST. 19..	U	NO
	UPDATED		MAP			ATTACHED																		

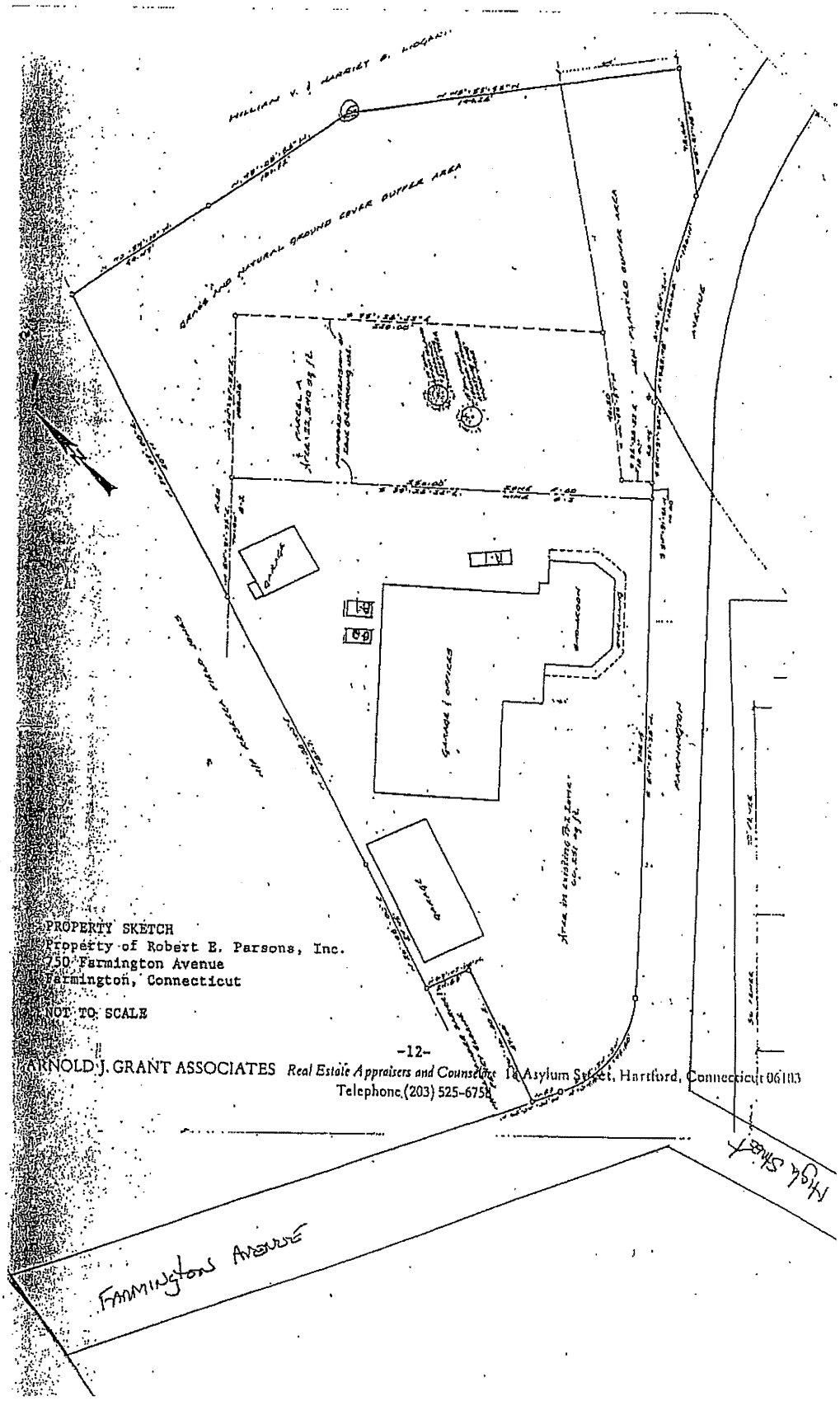
20. HAVE YOU ATTACHED SKETCH OF TANKS AND LOCATION? ☑ YES

21. COMMENTS:

22. CERTIFICATION: I hereby certify that I have personally examined and am familiar with the information submitted in this document and all attachments and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the information is true, accurate and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment.

SIGNATURE: X [signature] 22a. DATE SIGNED: 9/22/89

SECTION D



PROPERTY SKETCH
Property of Robert E. Parsons, Inc.
750 Farmington Avenue
Farmington, Connecticut

NOT TO SCALE

ARNOLD J. GRANT ASSOCIATES *Real Estate Appraisers and Counselors* 16 Asylum Street, Hartford, Connecticut 06103
Telephone (203) 525-6758

ROBERT E. PARSONS, INC.
750 FARMINGTON AVENUE
P.O. BOX 544
FARMINGTON CONNECTICUT 06034
TEL. 677-1631
BUICK • CHEVROLET

February 6, 1990

Mr. Frank Wacht
State of Connecticut
Dept. of Environmental Protection-UST Program
165 Capitol Avenue
Hartford, CT 06106

RE: Site ID 5246

Dear Mr. Wacht,

This letter is to confirm the removal of three underground storage tanks labeled A-1, B-1, and B-2 on our underground storage facility notification filed 9/22/89. These tanks were removed and replaced by M&A Construction in December 1988. Attached is a copy of my letter to Mr. Friday indicating the same.

If I can be of further assistance please call.

Cordially,

Richard C. Parsons
President

RCP:gp
Encl.

RECEIVED
FEB 13 1990
DEP HMMU
UST SECTION

NOTIFICATION

2. [ ]

a. FIRST NOTIFICATION OR b. [X] SUBSEQUENT NOTIFICATION (if checked, enter No.)

CT [redacted]

UNDERGROUND STORAGE FACILITIES PROGRAM
HAZARDOUS MATERIALS MANAGEMENT UNIT
165 Capitol Avenue, Hartford, CT 06106

TEL. 556-4630

PLEASE TYPE. ALL THREE COPIES MUST BE LEGIBLE!
Refer to INSTRUCTIONS FOR FILING NOTIFICATION before completing form.

3. FOR STATE AGENCY USE ONLY

B. DATE RCVD. BY D.E.P. 1-23-92

C. DATE ENTERED

D. GRID COORDINATES X ____ Y ____

E. DOES FACILITY MEET NEW REQUIREMENTS? [ ] YES [ ] NO

[redacted]

5. LATITUDE ° ' " LONGITUDE ° ' "

SECTION B

BUSINESS NAME AND 6. MAILING ADDRESS	NAME	NO. AND STREET	CITY OR TOWN	STATE	ZIP CODE	TELEPHONE
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]

8. TYPE OF OWNER [ ] PRIVATE [ ] STATE [ ] MUNICIPAL [ ] FEDERAL (G.S.A. No. ____)

OPERATOR/CONTACT 9. PERSON	NAME	NO. AND STREET	CITY OR TOWN	STATE	ZIP CODE	TELEPHONE
[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]	[redacted]

SECTION C

[redacted]	11a. DATE OF INSTALLATION (Mo./Yr.)	11b. USE EXPECTANCY (# of years)	12a. TOTAL CAPACITY (Gals.)	IN USE	12 b. STATUS: ABANDONED IN PLACE	EST. QUANTITY LEFT STORED (if any). (Gals.)	REMOVED	DATE TANK LAST USED (Mo./Yr.)	13. TYPE OF CONTENTS: OIL-PETROLEUM PRODUCTS	CHEMICAL LIQUID	14. CONTENTS- CHEMICAL NAME OF PRINCIPAL SUBSTANCE (not trade name.) (Enter C.A.S. No., if known)	15. CONSTRUCTION MATERIALS: STEEL	FIBERGLASS REINFORCED PLASTIC	OTHER (Specify from list A)	16. PROTECTION a. INTERNAL: LINED	UNLINED	CATHODIC PROTECTION	b. EXTERNAL: COATED/WRAPPED	CATHODIC PROTECTION	OTHER (Specify from list B)	17. INTEGRAL PIPING SYSTEM a. CONSTRUCTION AND PROTECTION (See list A&B)	b. DATE OF INSTALLATION OR REPLACEMENT (Mo./Yr.)	18. MONITORING SYSTEM (Specify type. from list B)	19. FAILURE DETERMINATION CONDUCTED? (If "YES", enter "DATE" and attach results). (If "NO", enter "NO")
Example	5/75	30	5000	X					X		Heating fuel #2		X			X				H	5	5/75	U	NO
Example	7/60	—	8000				X	8/78		X	1, 1, 1, - Trichloroethane CAS #79016	X				X				E	7	7/60	U	—
A-1	12/88	30	3000	X					X		Gasoline	X				X		X			7	12/88	U	NO
B-1	12/88	30	1000	X					X		Motor oil	X				X		X			7	12/88	U	NO
C-1	12/88	30	1000	X					X		Waste oil	X				X		X			7	12/88	U	NO
G-1	EST. 1963	-	1000				X	12/88	X		Auto trans fluid	X				X				H	7	EST 1963	U	NO
D-1	EST 1950	-	2000				X	12/88	X		Waste oil	X				X				H	7	EST 1950	U	NO
E-1	EST 1956	-	2000				X	?				X				X				H	7	EST 1956	U	NO

SECTION D

20. HAVE YOU ATTACHED SKETCH OF TANKS AND LOCATION? [X] YES

21. COMMENTS:

22. CERTIFICATION: I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and all attached documents and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate and complete. Penalties: any owner who knowingly fails to notify shall be subject to a civil penalty not to exceed $10,000 for each tank for which notification is not given or for which false information is submitted.

22a. SIGNATURE X [signature]

22b. DATE SIGNED 9/22/89

22c. NAME (Type or Print) RICHARD C. PARSONS

22d. OFFICIAL TITLE (of owner or authorized representative) PRESIDENT

COPY 1

ROBERT E. PARSONS, INC.
750 FARMINGTON AVENUE
P.O. BOX 544
FARMINGTON CONNECTICUT 06034
TEL. 677-1631
BUICK • CHEVROLET

November 3, 1989

Mr. Don Friday
State of Connecticut
Dept. of Environmental Protection
Underground Storage Facilities Program
165 Capital Avenue
Hartford, CT 06106

Dear Mr. Friday,

Per your request, enclosed are copies of our past two storage tank reports. As indicated in red, we removed all the tanks in December of 1988. At that time the three new storage tanks, A1, B1 and B2 as shown on our 9/22/88 report were installed.

Please call if I can be of further assistance.

Cordially,

Richard C. Parsons
President

RCP:gp
Encl.

STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION

052-05246
ROBERT E PARSONS INC
750 FARMINGTON AVE
FARMINGTON CT 06032

Questionnaire

Underground Petroleum Storage Facilities

1) Location of Facility: List site name and address.

2) Is the enclosed copy of your underground petroleum storage facility notification form accurate and updated? Yes ✓ No _____.

3) a. Have you abandoned your underground storage facilities in accordance with NFPA 30 (National Fire Protection Association Code # 30)?
Yes _____ No ✓. Under contract -

b. Which underground storage facilitiies (identify by tank I.D. listed on notification form) were abandoned and/or removed in accordance with NFPA 30 and on what date (month, day, and year)?

Tank I.D. #	Month	Day	Year	Tank I.D. #	Month	Day	Year

All Tanks will be removed and replaced per attached contract.

4) Attach copies of work plan, abandonment and/or removal schedule and any hydrostatic test results for those facilities that will not be abandoned in accordance with NFPA 30 as of November 1, 1988.

5) Do you need another notification form? Yes ____ No ✓.

Signature [signature] Date 10-10-88

Telephone: 566-4630 or 4631

Phone:

165 Capitol Avenue • Hartford, Connecticut 06106

STORAGE TANK NOTIFICATION

1. ☐ NOTIFICATION OR ☒ SUBSEQUENT NOTIFICATION (If checked, enter No.)

2.

UNDERGROUND STORAGE FACILITIES PROGRAM
HAZARDOUS MATERIALS MANAGEMENT UNIT
165 Capitol Avenue, Hartford, CT 06106
TEL 556-4630

PLEASE TYPE. ALL THREE COPIES MUST BE LEGIBLE!
Refer to INSTRUCTIONS FOR FILING NOTIFICATION before completing form. BASIN # 4300

3. FOR STATE AGENCY USE ONLY: 5640
B. DATE RCVD BY D.E.P: 9-2-86
C. DATE ENTERED: 11-6-87
D. GRID COORDINATES: X ____ Y ____
E. DOES FACILITY MEET NEW REQUIREMENTS? ☐ YES ☐ NO

SECTION B

LOCATION OF FACILITY	NAME Robert E. Parsons, Inc.	NO. AND STREET 750 Farmington Ave.		CITY OR TOWN Farmington	STATE CT	ZIP CODE 06032	TELEPHONE (203) 677-1631
5. LATITUDE	41° 43' 34"	LONGITUDE	72° 49' 21"				
BUSINESS NAME AND 6. MAILING ADDRESS	NAME Robert E. Parsons, Inc.	NO. AND STREET 750 Farmington Ave.		CITY OR TOWN Farmington	STATE CT	ZIP CODE 06032	TELEPHONE (203) 677-1631
7. MAILING OWNER	NAME Robert E. Parsons	NO. AND STREET 750 Farmington Ave.		CITY OR TOWN Farmington	STATE CT	ZIP CODE 06032	TELEPHONE (203) 677-1631
8. TYPE OF OWNER	☒ PRIVATE ☐ STATE ☐ MUNICIPAL ☐ FEDERAL (G.S.A. No. ____)						
OPERATOR/CONTACT 9. PERSON	NAME Richard C. Parsons	NO. AND STREET 750 Farmington Ave.		CITY OR TOWN Farmington	STATE CT	ZIP CODE 06032	TELEPHONE (203) 677-1631

SECTION C

TANK NO.	11a. DATE OF INSTALLATION (Mo./Yr.)	11b. LIFE EXPECTANCY (# of years)	12a. TOTAL CAPACITY (Gals.)	12 b. STATUS: IN USE	ABANDONED IN PLACE	EST. QUANTITY LEFT STORED (if any). (Gals.)	REMOVED	DATE TANK LAST USED (Mo./Yr.)	13. TYPE OF CONTENTS: OIL/PETROLEUM PRODUCT	CHEMICAL LIQUID	14. CONTENTS- CHEMICAL NAME OF PRINCIPAL SUBSTANCE (not trade name.) (Enter C.A.S. No., if known)	15. CONSTRUCTION MATERIALS: STEEL	FIBERGLASS REINFORCED PLASTIC	OTHER (Specify from list A)	16. PROTECTION a. INTERNAL: LINED	UNLINED	CATHODIC PROTECTION	b. EXTERNAL: COATED/WRAPPED	CATHODIC PROTECTION	OTHER (Specify from list B)	17. INTEGRAL PIPING SYSTEM a. CONSTRUCTION AND PROTECTION (See list A&B)	b. DATE OF INSTALLATION OR REPLACEMENT (Mo./Yr.)	18. MONITORING SYSTEM (Specify type from list B)	19. FAILURE DETERMINATION CONDUCTED? (If "YES", enter DATE and attach results). (If "NO", enter "NO")
Example	5/75	30	5000	X					X		Heating fuel #2		X			X				H	5	5/75	U	NO
Example	7/60	-	8000				X	8/78		X	1,1,1,- Trichloroethane CAS #79016	X				X				E	7	7/60	U	—
A-1	Est.1963	15	3000	X					X		Gasoline	X				X				H	7	Est. 1963	U	No
B-1	Est.1963	15	2000	X					X		Motor Oil	X				X				H	7	Est. 1963	U	No
B-2	Est.1963	15	2000	X	~~X~~	~~None~~			X		Motor Oil	X				X				H	7	Est. 1963	U	No
C-1	Est.1963	15	1000	X					X		Auto Trans.Fluid	X				X				H	7	Est. 1963	U	No
D-1	Est.1950	15	2000	X					X		Waste-Motor Oil	X				X				H	7	Est. 1950	U	No
E-1	Est.1956	15	2000		X	None					"	X				X				H	7	Est. 1956	U	No

SECTION D

20. HAVE YOU ATTACHED SKETCH OF TANKS AND LOCATION? ☒ YES

21. COMMENTS:

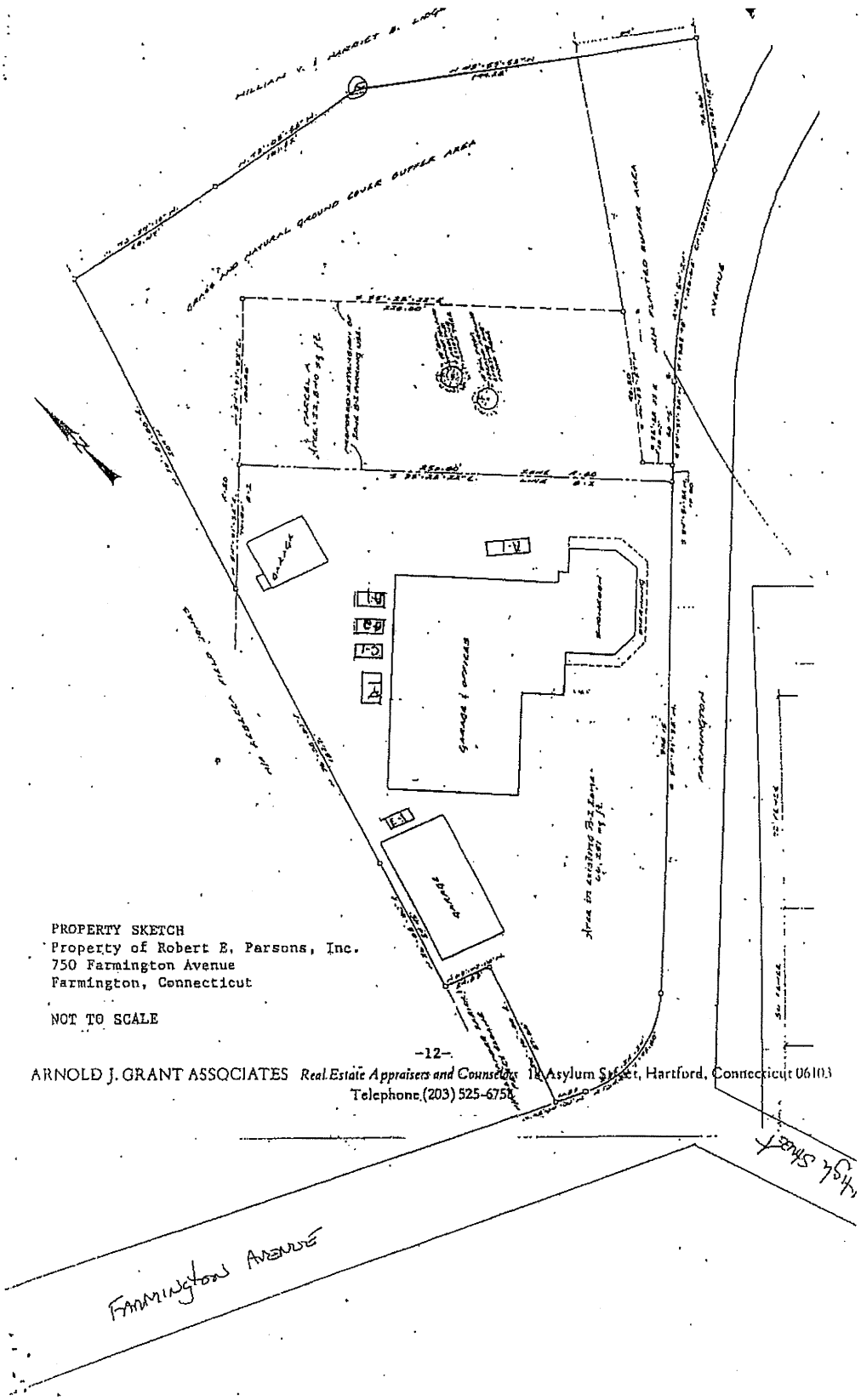
22. CERTIFICATION: I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and all attached documents and that based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate and complete. I realize that any owner who knowingly fails to notify shall be subject to a civil penalty not to exceed $10,000 for each tank for which notification is not given or for which false information is submitted.

22a. SIGNATURE: [signature]

22b. DATE SIGNED: 4-5-86

22c. NAME (Type or Print): Paul F. Parsons

22d. OFFICIAL TITLE (of owner or authorized representative): President



PROPERTY SKETCH
Property of Robert E. Parsons, Inc.
750 Farmington Avenue
Farmington, Connecticut

NOT TO SCALE

ARNOLD J. GRANT ASSOCIATES *Real Estate Appraisers and Counselors* 16 Asylum Street, Hartford, Connecticut 06103
Telephone (203) 525-6758

FACILITY NOTIFICATION

☐ FIRST NOTIFICATION OR ☑ SUBSEQUENT NOTIFICATION (If checked, enter No.)

SITE I.D. 5246

UNDERGROUND STORAGE FACILITIES PROGRAM
HAZARDOUS MATERIALS MANAGEMENT UNIT
165 Capitol Avenue, Hartford, CT 06106
TEL. 556-4630

PLEASE TYPE. ALL THREE COPIES MUST BE LEGIBLE!
Refer to INSTRUCTIONS FOR FILING NOTIFICATION before completing form.

EPHA Y 10/E

3. FOR STATE AGENCY USE ONLY — A. SITE I.D. — B. DATE RCVD. BY D.E.P. — C. DATE ENTERED

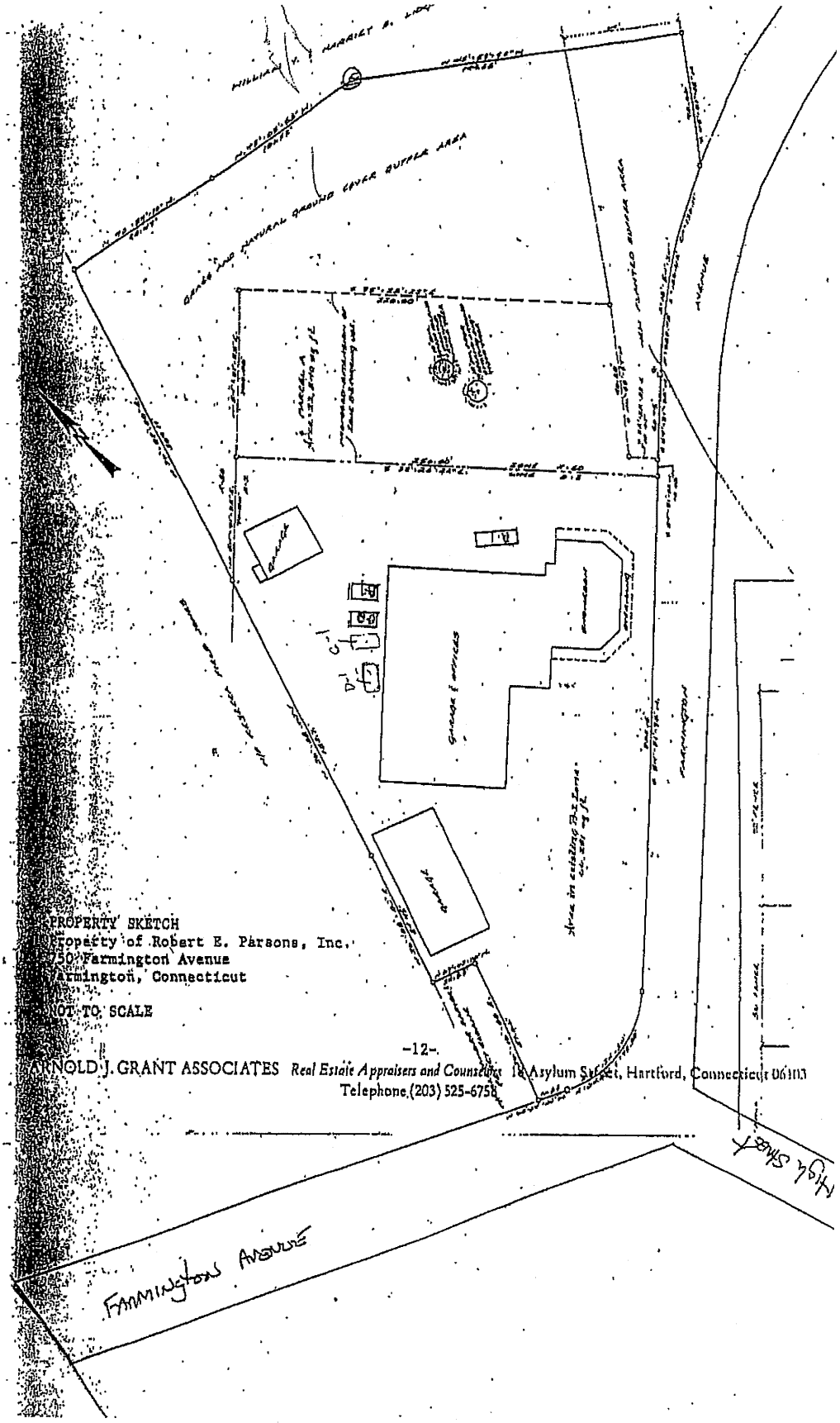
D. GRID COORDINATES X Y — E. DOES FACILITY MEET NEW REQUIREMENTS? ☐ YES ☐ NO

4. LOCATION OF FACILITY	SITE NAME: ROBERT E. PARSONS INC	NO. AND STREET: 250 FARMINGTON AVE	NEAREST INTERSECTING STREET: HIGH STREET	CITY OR TOWN: BRISTOL	STATE: CT; 3. LATITUDE ° ' "; LONGITUDE ° ' "
6. BUSINESS NAME AND MAILING ADDRESS	NAME	NO. AND STREET		CITY OR TOWN	STATE; ZIP CODE; TELEPHONE ( )
7. FACILITY OWNER	NAME: ROBERT E. PARSONS INC	NO. AND STREET: 250 FARMINGTON AVE		CITY OR TOWN: BRISTOL	STATE: CT; ZIP CODE: 06032; TELEPHONE: 203 677 1631
8. TYPE OF OWNER	☐ PRIVATE ☐ STATE ☐ MUNICIPAL ☐ FEDERAL (G.S.A. No.)				
9. OPERATOR/CONTACT PERSON	NAME	NO. AND STREET		CITY OR TOWN	STATE; ZIP CODE; TELEPHONE ( )

10. TANK ID.	11a. DATE OF INSTALLATION (Mo./Yr.)	11b. USE SUPPLEMENTAL SHEET	12a. TOTAL CAPACITY (Gals.)	12 b. STATUS: IN USE	ABANDONED IN PLACE	EST. QUANTITY LEFT STORED (if any). (Gals.)	REMOVED	DATE TANK LAST USED (Mo./Yr.)	13. TYPE OF CONTENTS: OIL PETROLEUM PRODUCTS	CHEMICAL LIQUID	14. CONTENTS- CHEMICAL NAME OF PRINCIPAL SUBSTANCE (not trade name.) (Enter C.A.S. No. if known)	15. CONSTRUCTION MATERIALS: STEEL	FIBERGLASS REINFORCED PLASTIC	OTHER (Specify from list A)	16. PROTECTION a. INTERNAL: LINED	UNLINED	CATHODIC PROTECTION	b. EXTERNAL: COATED/WRAPPED	CATHODIC PROTECTION	OTHER (Specify from list B)	17. INTEGRAL PIPING SYSTEM a. CONSTRUCTION AND PROTECTION (See Rm A&B)	b. DATE OF INSTALLATION OR REPLACEMENT (Mo./Yr.)	18. MONITORING SYSTEM (Specify type from list B)	19. FAILURE DETERMINATION CONDUCTED? (If "YES", enter "DATE" and attach results). (If "NO", enter "NO")
Example	5/75	30	5000	X					X		Heating fuel #2		X			X				H	5	5/75	U	NO
Example	7/60	—	8000				X	8/78		X	1, 1, 1, - Trichloroethane CAS #79016	X				X				E	7	7/60		—
A-1	12/88	30	3000	X					X		Gasoline	X				X		X			7	12/83	U	NO
B-1	12/83	30	1000	X					X		Motor oil	X				X		X			7	12/83	U	NO
B-2	12/83	30	1000	X					X		White oil	X				X		X			7	12/83	U	NO
C-1	EST. 1961	-	1000				X	12/88	X		Aux trans fluid	X				X				H	7	EST 1961	U	NO
D-1	EST. 1961	-	2000				X	12/88	X		White oil	X				X				H	7	EST 1961	U	NO
E-1	EST. 1961	-	2000				X	?				X				X				H	7	EST 1961	U	NO
	UPDATED		MAP					ATTACHED																

20. HAVE YOU ATTACHED SKETCH OF TANKS AND LOCATION? ☑ YES

21. COMMENTS:



PROPERTY SKETCH
Property of Robert E. Parsons, Inc.
750 Farmington Avenue
Farmington, Connecticut

NOT TO SCALE

ARNOLD J. GRANT ASSOCIATES *Real Estate Appraisers and Counselors* 18 Asylum Street, Hartford, Connecticut 06103
Telephone (203) 525-6758

UNDERGROUND STORAGE FACILITY NOTIFICATION

2. PG ___ of ___

1a. ☐ FIRST NOTIFICATION
OR
b. ☒ SUBSEQUENT NOTIFICATION (If checked, enter no.) 5

STATE OF CONNECTICUT
Department of Environmental Protection
UNDERGROUND STORAGE FACILITIES PROGRAM
Bureau of Waste Management
79 ELM STREET, Hartford, CT 06106-5127
TEL. (860) 424-3374

PLEASE TYPE OR PRINT. ALL THREE COPIES MUST BE LEGIBLE
Refer to INSTRUCTIONS FOR FILING NOTIFICATION before completing form.

EPHM-6 Rev. 5/94

3. FOR STATE AGENCY USE ONLY
A. DATE ENTERED 4-19-99
B. FEE BILLED
C. FEE RECEIVED
D. GRID COORDINATES X ___ Y ___
E. DOES FACILITY MEET NEW REQUIREMENTS? ☐ YES ☐ NO

4. LOCATION OF UNDERGROUND STORAGE FACILITY (NO. AND STREET, CITY OR TOWN, STATE, ZIP CODE)
5. LATITUDE ° ' " LONGITUDE ° ' "

	NAME	NO. AND STREET	CITY OR TOWN	STATE	ZIP CODE	TELEPHONE
6. BUSINESS NAME AND MAILING ADDRESS	Robert E. Parsons Inc.	750 Farmington Ave.	Farmington	CT	06032	(860) 677-1631
7. OWNER						

8. TYPE OF OWNER: ☒ PRIVATE ☐ STATE ☐ MUNICIPAL ☐ FEDERAL (G.S.A. NO. ___).

	NAME	NO. AND STREET	CITY OR TOWN	STATE	ZIP CODE	TELEPHONE
9. OPERATOR/CONTACT PERSON	Richard Parsons	750 Farmington Ave.	Farmington	CT	06032	(860) 677-1631

TANK NO.	11a. DATE OF INSTALLATION (Mo./Yr.)	11b. LIFE EXPECTANCY (# of years)	12a. TOTAL CAPACITY (Gals.)	12b. STATUS: IN USE	ABANDONED IN PLACE	EST. QUANTITY LEFT STORED (If any) (Gals.)	REMOVED	DATE TANK LAST USED (Mo./Yr.)	13. TYPE OF CONTENTS: OIL/PETROLEUM PRODUCT	CHEMICAL LIQUID	14. CONTENTS: CHEMICAL NAME OF PRINCIPAL SUBSTANCE (not trade name) (Enter C.A.S. No., if known)	15. CONSTRUCTION MATERIALS: STEEL	FIBERGLASS REINFORCED PLASTIC	OTHER- (Specify from List A)	16. PROTECTION a. INTERNAL: LINED	UNLINED	CATHODIC PROTECTION	b. EXTERNAL: COATED/WRAPPED	CATHODIC PROTECTION	OTHER- (Specify from List B)	17. INTEGRAL PIPING SYSTEM a. CONSTRUCTION MATERIAL (See List A)	b. PROTECTION (See List B)	DATE OF INSTALLATION OR REPLACEMENT (Mo./Yr.)	18. MONITORING SYSTEM (Specify type from list B)	19. FAILURE DETERMINATION CONDUCTED? (If "YES", enter "DATE" and attach results). (If "NO", enter "NO")
Example	5/75	30	5000	X					X		Heating fuel #2		X			X				H	3	H	5/75	U	NO
Example	7/60	–	8000				X	8/78		X	1,1,1,-Trichloroethane CAS #79016	X				X				E	7	W	7/60	U	–
1	12/88	30	3000	x			x		x		Gasoline	x				x		x			7	E	12/88	U	NO
2	12/88	30	1000	x			x		x		Motor Oil	x				x		x			7	E	12/88	U	NO
3	12/88	30	1000	x			x		x		Waste Oil	x				x		x			7	E	12/88	U	NO
4	1953	?	1000	x					x		Fuel Oil	x				x					7			U	NO
5	1963	?	1000	x					x		Fuel Oil	x				x					7				
6-3	1956	?	1000	x					x		Fuel Oil	x				x					7				

RECEIVED
SEP 29 1998
DEP WASTE MANAGEMENT BUREAU
UNDERGROUND STORAGE TANK
ENFORCEMENT PROGRAM

20. HAVE YOU ATTACHED SKETCH OF TANKS AND LOCATION? ☒ YES

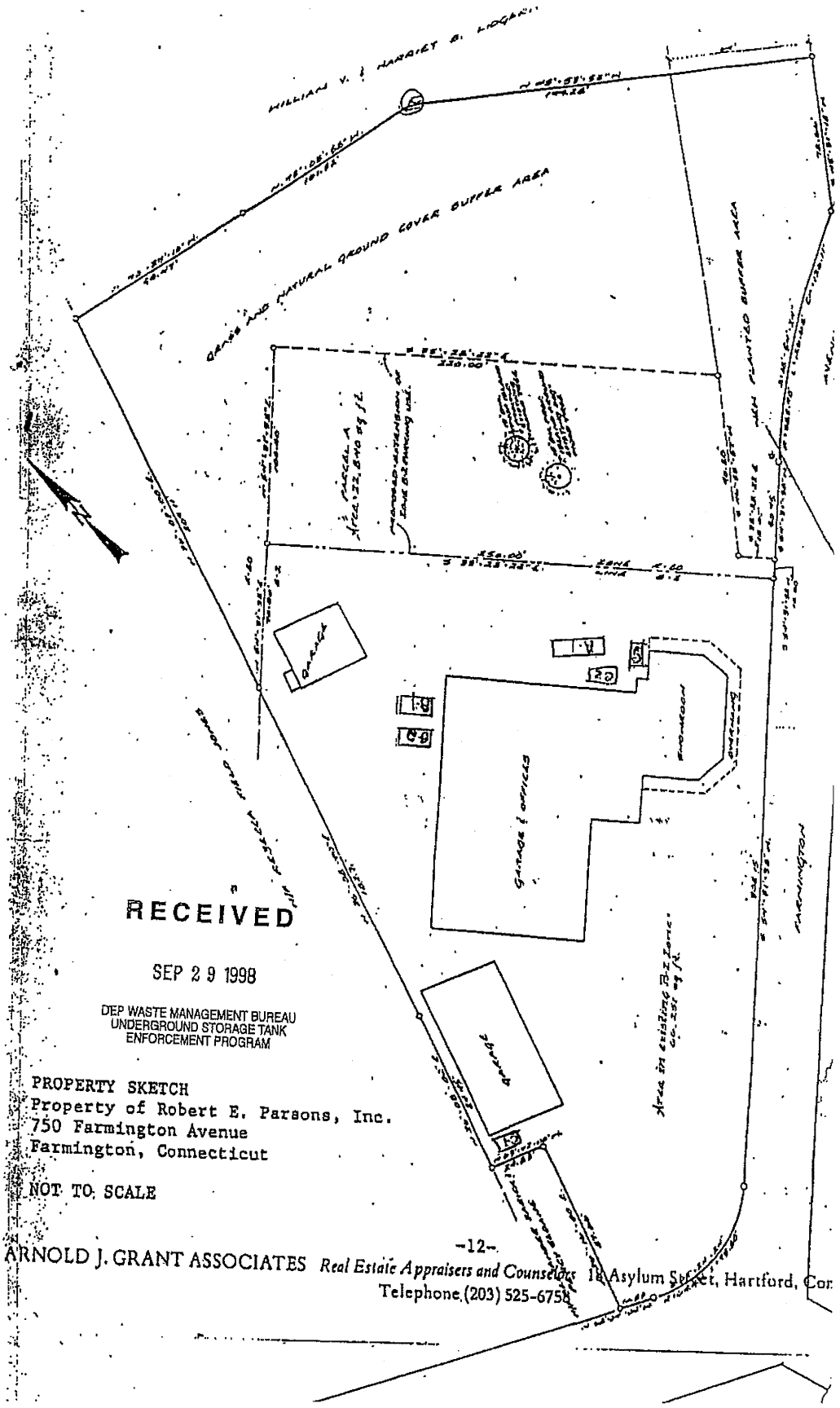
21. COMMENTS: See Attached

22. CERTIFICATION: I certify under penalty of law that I have personally examined and am familiar with the information submitted in this and all attached documents and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate and complete. Penalties: any owner who knowingly fails to notify shall be subject to a civil penalty not to exceed $10,000 for each tank for which notification is not given or who falsifies information submitted.

22a. SIGNATURE: X [signature] 9-28-98

22b. NAME (Type or Print): Richard Parsons

22c. OFFICIAL TITLE (of owner or authorized representative): President



RECEIVED

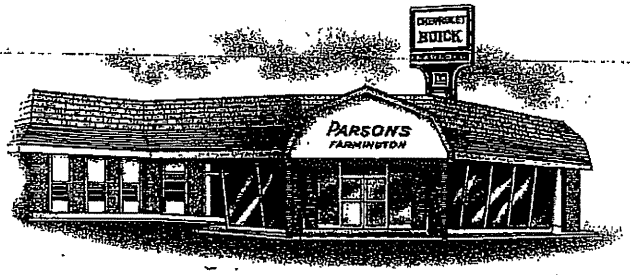
SEP 2 9 1998

DEP WASTE MANAGEMENT BUREAU
UNDERGROUND STORAGE TANK
ENFORCEMENT PROGRAM

PROPERTY SKETCH
Property of Robert E. Parsons, Inc.
750 Farmington Avenue
Farmington, Connecticut

NOT TO SCALE

ARNOLD J. GRANT ASSOCIATES *Real Estate Appraisers and Counselors* 18 Asylum Street, Hartford, Con
Telephone (203) 525-6758



BUICK • CHEVROLET

ROBERT E. PARSONS, INC.

750 FARMINGTON AVENUE

P.O. BOX 544

FARMINGTON CONNECTICUT 06034

TEL. 677-1631

COMMENTS:

Tank A1, B1, B2 were replaced in December 1988. It was an oversite that the removed column has not been checked.

The new Tank A1, B1, B2 installed 12/88 are Sti-p2 Tank and carry a 30 year warranty. Enclosed are copies of the tank warranty validation and copies of the Sti-p3 tank monitoring test results from 8/92.

Tanks C-1, C-2, C-3 are in the process of being replaced. We are currently soliciting bids and anticipate the replacement will be completed well before the December 22, 1998 deadline.

Please send an additional form EPHM-6 for reporting the replacement of our fuel oil tanks.

Cordially,

ROBERT E. PARSONS, INC.

Richard C. Parsons
President

RECEIVED

SEP 29 1998

DEP WASTE MANAGEMENT BUREAU
UNDERGROUND STORAGE TANK
ENFORCEMENT PROGRAM

file 1-717-786-2117

Sent to client

RECEIVED

SEP 29 1998

DEP WASTE MANAGEMENT BUREAU
UNDERGROUND STORAGE TANK
ENFORCEMENT PROGRAM

sti-P3® Tank Warranty Validation

The following information is required to validate your sti-P3® Limited Warranty. This registration card must be completely filled out and returned to STI within 30 days of tank installation or 90 days of date of manufacturer's shipment, whichever comes first.
Return to: Steel Tank Institute, P.O. Box 4020, Northbrook, IL 60065.

sti-P3® Label # 122057 1000 gal. tank

Manufacturer Adamson Co.,Inc.
PO Box 67
Quarryville, PA 17566

Date of shipment 10-31-88

The above referenced sti-P3® tank was installed at the following location on: _____ Date of Installation

sti-P3® Tank Owner Robert E. Parsons, Inc. (Please Print)

Installed at: Street 750 Farmington Avenue

City Farmington

State Connecticut Zip 06032

Please indicate in what setting this sti-P3® tank will be used.

- ☐ Gas Station
- ☐ Convenience Store
- ☐ Industrial Site
- ☐ Hospital
- ☐ Airports
- ☐ Private Residence
- ☐ Quick Lube
- ☐ Federal Government
- ☐ State Government
- ☐ Local Government
- ☒ Car Dealer

Information provided by: _____ Name

X _____ Signature Date

Address M & A CONSTRUCTION CO., INC.
1814 NEW BRITAIN AVENUE
FARMINGTON, CONNECTICUT 06032

Telephone # (203-677-7356

ROBERT E PARSONS, INC
750 FARMINGTON AVENUE
FARMINGTON, CT06032

sti-p3 REG NUMBER: 126141
TANK DELIVERED: 11/01/88
TANK CAPACITY: 3000 gal
TESTING DATE: 06/09/92
TANK POTENTIAL: -1030 mv

Underground tank Location: 750 FARMINGTON
FARMINGTON, CT

The National Association of Corrosion Engineers (NACE) state, in their Recommended Practice RP-02-85, the following criteria for adequate corrosion protection of underground tanks having a cathodic protection system:

"a negative voltage of at least -0.85 volts as measured between the structure (the tank) and a saturated copper/copper sulphate reference electrode contacting the electrolyte (soil or backfill)."

We are pleased to report that the tank to soil potential measurement presented above confirms that your sti-p3 tank is protected from corrosion.

We recommend that you retain this report in your files for further reference. You may also wish to consult federal, state and local authorities concerning additional requirements for underground storage systems.

If you have any questions about the test results, please contact the tank manufacturer or the Technical Services Department of the Steel Tank Institute at 708-438-8265. Extra or replacement copies are available at a nominal fee.

Taylor Leon
Corrosion Technician

ROBERT E PARSONS, INC
750 FARMINGTON AVENUE
FARMINGTON, CT06032

sti-p3 REG NUMBER: 126142
TANK DELIVERED: 11/01/88
TANK CAPACITY: 1000 gal
TESTING DATE: 06/09/92
TANK POTENTIAL: -1011 mv

Underground tank Location: 750 FARMINGTON
FARMINGTON, CT

The National Association of Corrosion Engineers (NACE) state, in their Recommended Practice RP-02-85, the following criteria for adequate corrosion protection of underground tanks having a cathodic protection system:

"a negative voltage of at least -0.85 volts as measured between the structure (the tank) and a saturated copper/copper sulphate reference electrode contacting the electrolyte (soil or backfill)."

We are pleased to report that the tank to soil potential measurement presented above confirms that your sti-p3 tank is protected from corrosion.

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If you have any questions about the test results, please contact the tank manufacturer or the Technical Services Department of the Steel Tank Institute at 708-438-8265. Extra or replacement copies are available at a nominal fee.

Taylor Leon
Corrosion Technician

ROBERT E PARSONS, INC
750 FARMINGTON AVENUE
FARMINGTON, CT06032

sti-p3 REG NUMBER: 122057
TANK DELIVERED: 11/01/88
TANK CAPACITY: 1000 gal
TESTING DATE: 06/09/92
TANK POTENTIAL: -866 mv

Underground tank Location: 750 FARMINGTON
FARMINGTON, CT

The National Association of Corrosion Engineers (NACE) state, in their Recommended Practice RP-02-85, the following criteria for adequate corrosion protection of underground tanks having a cathodic protection system:

"a negative voltage of at least -0.85 volts as measured between the structure (the tank) and a saturated copper/copper sulphate reference electrode contacting the electrolyte (soil or backfill)."

We are pleased to report that the tank to soil potential measurement presented above confirms that your sti-p3 tank is protected from corrosion.

We recommend that you retain this report in your files for further reference. You may also wish to consult federal, state and local authorities concerning additional requirements for underground storage systems.

If you have any questions about the test results, please contact the tank manufacturer or the Technical Services Department of the Steel Tank Institute at 708-438-8265. Extra or replacement copies are available at a nominal fee.

Taylor Leon
Corrosion Technician

UNDERGROUND STORAGE FACILITY NOTIFICATION

2. PG ___ of ___

1a. ☐ FIRST NOTIFICATION

OR

b. ☒ SUBSEQUENT NOTIFICATION (If checked, enter no.) 57

STATE OF CONNECTICUT
Department of Environmental Protection
UNDERGROUND STORAGE FACILITIES PROGRAM
Bureau of Waste Management
79 ELM STREET, Hartford, CT 06106-5127
TEL. (860) 424-3374

PLEASE TYPE OR PRINT. ALL THREE COPIES MUST BE LEGIBLE
Refer to INSTRUCTIONS FOR FILING NOTIFICATION before completing form.

EPHM-5 Rev. 5/94

3. FOR STATE AGENCY USE ONLY — A. DATE ENTERED 4/13/06 — B. FEE BILLED — C. FEE RECEIVED

D. GRID COORDINATES X ___ Y ___ — E. DOES FACILITY MEET NEW REQUIREMENTS? ☐ YES ☐ NO

SECTION A

LOCATION OF FACILITY — NAME: Parsons Supply — NO. AND STREET: 750 Farmington Ave — CITY OR TOWN: Bristol — STATE: CT — 5. LATITUDE: N 325° 30" — LONGITUDE: ° ' "

SECTION B

BUSINESS NAME AND 6. MAILING ADDRESS — NAME: Robert E. Parsons Inc — NO. AND STREET: Po Box 544 — CITY OR TOWN: Farmington — STATE: CT — ZIP CODE: 06032 — TELEPHONE: (860) 677-1631

PROPERTY OWNER — NAME: Parsons Supply LLC — NO. AND STREET: 1 Stanton Ln — CITY OR TOWN: New Britain — STATE: CT — ZIP CODE: 06053 — TELEPHONE: 203-112-1263

8. TYPE OF OWNER: ☒ PRIVATE ☐ STATE ☐ MUNICIPAL ☐ FEDERAL (G.S.A. NO. ___).

OPERATOR/CONTACT 9. PERSON — NAME — NO. AND STREET — CITY OR TOWN — STATE — ZIP CODE — TELEPHONE ( )

SECTION C

TANK I.D.	11a. DATE OF INSTALLATION (Mo./Yr.)	11b. LIFE EXPECTANCY (Yrs)	12a. TOTAL CAPACITY (Gals.)	12b. STATUS: IN USE	ABANDONED IN PLACE	EST. QUANTITY LEFT STORED (If any) (Gals.)	REMOVED	DATE TANK LAST USED (Mo./Yr.)	13. TYPE OF CONTENTS: OIL/PETRO-LEUM/PRODUCT	CHEMICAL/LIQUID	14. CONTENTS: CHEMICAL NAME OF PRINCIPAL SUBSTANCE (not trade name) (Enter C.A.S. No., if known)	15. CONSTRUCTION MATERIALS: STEEL	FIBERGLASS REINFORCED PLASTIC	OTHER- (Specify from List A)	16. PROTECTION a. INTERNAL: LINED	UNLINED	CATHODIC PROTECTION	b. EXTERNAL: COATED/WRAPPED	CATHODIC PROTECTION	OTHER- (Specify from List B)	17. INTEGRAL PIPING SYSTEM a. CONSTRUCTION MATERIAL (See List A)	a. PROTECTION (See List B)	b. DATE OF INSTALLATION OR REPLACEMENT (Mo./Yr.)	18. MONITORING SYSTEM (Specify type from list B)	19. FAILURE DETERMINATION CONDUCTED? (If "YES", enter "DATE" and attach results). (If "NO", enter "NO")
Example	5/75	30	5000	X					X		Heating fuel #2		X			X				H	3	H	5/75	U	NO
Example	7/60	–	8000				X	8/78		X	1,1,1, - Trichloroethane CAS #79016	X				X				E	7	W	7/60	U	–
A-1	12/88	30	3000	X					X		Gasoline	X				X		X			7	E	12/88	U	NO
B-1	12/88	30	1000	X					X		Motor Oil	X				X		X			7	E	12/88	U	NO
B-2	12/88	30	1000	X					X		Waste Oil	X				X		X			7	E	12/88	U	NO
C-1N	5/99	30	1000	X					X		Heating Oil	X				X		X			7	E	5/99	U	NO
C-2N	5/99	30	1000	X					X		Heating Oil	X				X		X			7	E	5/99	U	NO

RECEIVED
APR 12 2006

SECTION D

20. HAVE YOU ATTACHED SKETCH OF TANKS AND LOCATION? ☑ YES

21. COMMENTS:

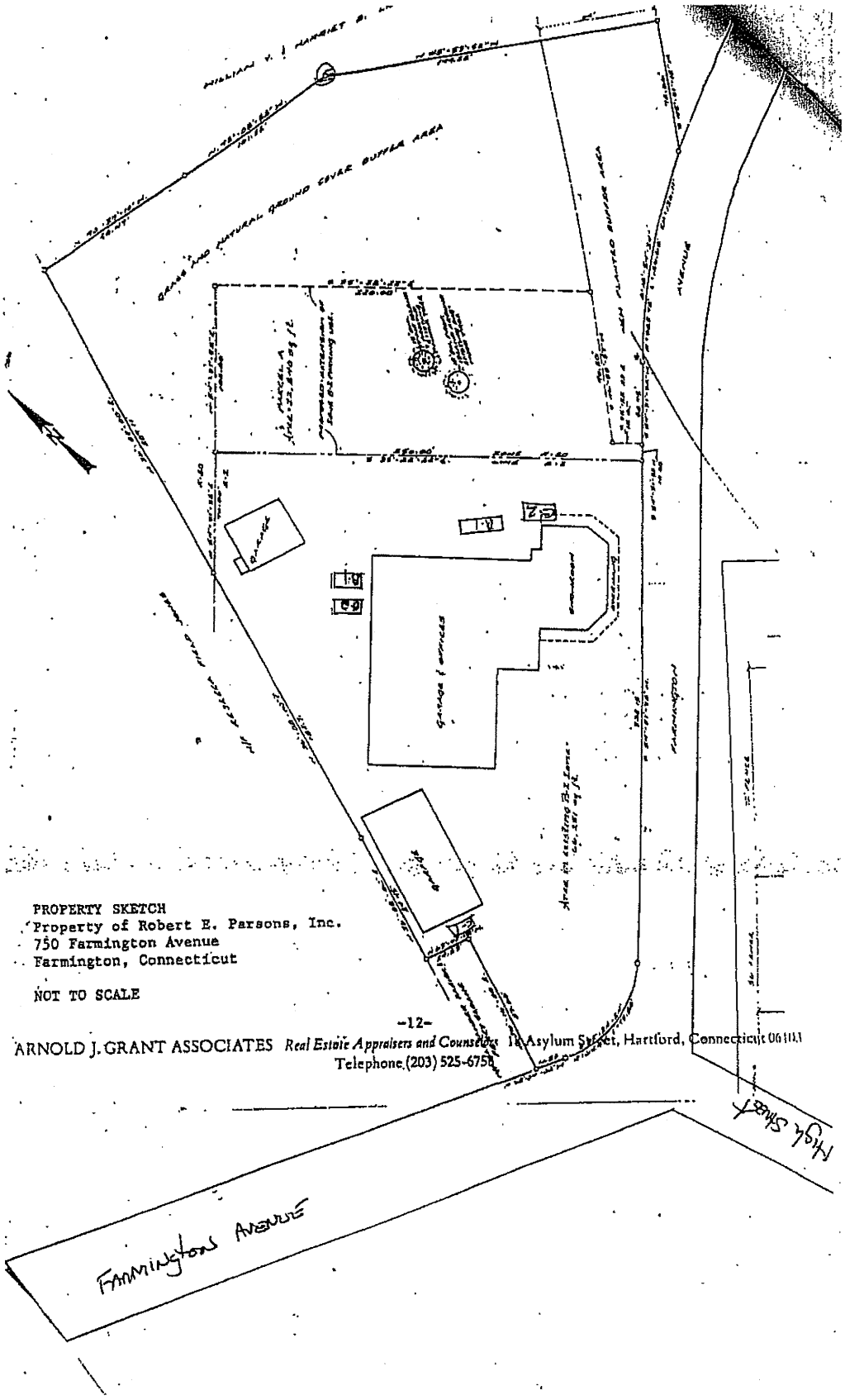
22. CERTIFICATION: I/WE CERTIFY UNDER PENALTY OF LAW that I have personally examined and am familiar with the information submitted in this document and all attached documents, and that, based on my inquiry of those individuals immediately responsible for obtaining the information, I believe that the submitted information is true, accurate and complete. Penalties: any owner who knowingly fails to notify shall be subject to a civil penalty not to exceed $10,000 for each tank for which notification is not given or for which false information is submitted.

22a. SIGNATURE: X [signature]

22b. DATE SIGNED: 4-3-2006

22c. NAME (Type or Print): Richard E. Parsons

22d. OFFICIAL TITLE (of owner or authorized representative): Manager



PROPERTY SKETCH
Property of Robert E. Parsons, Inc.
750 Farmington Avenue
Farmington, Connecticut

NOT TO SCALE

ARNOLD J. GRANT ASSOCIATES *Real Estate Appraisers and Counselors* 16 Asylum Street, Hartford, Connecticut 06103
Telephone (203) 525-6758

STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION

MEMORANDUM

March 13, 1996

MEMO TO: File- Parsons, Robert E. Inc., Farmington

FROM : T. R. Botti Jr. Environmental Analyst 3- HRS Coordinator

RE : Release of formerly "Draft Confidential" file material

EPA-New England has removed a substantial number of sites located in Connecticut from the EPA Superfund database (known as CERCLIS). These sites were removed from CERCLIS based on the site having been assigned a "No Further Remedial Action Planned" (NFRAP) designation based on current information. No further work is anticipated at these sites by the federal Superfund Site Assessment program. Sites receive a NFRAP decision when the federal Superfund Site Assessment program has completed its assessment of the site, and has determined that no further steps will be taken to list a site on the National Priorities List (NPL).

As a consequence of the decision to delist these sites, file materials which had been marked "Draft Confidential" (i.e. PA and HRS scores which were not formerly releasable under Federal FOIA due to the deliberative and predecisional nature of the Site Assessment program NPL listing process) are now releasable and have been placed into the appropriate site public information files.

STATE OF CONNECTICUT
WATER RESOURCES COMMISSION

Form P-5

Name of company: Robert E. Parsons Inc	Town: Farmington — Location on Map
	Village
Mailing Address: 250 Farmington Ave.	Rec. Stream — Watershed
	Contact: John Frink — Home 677-8153 — Bus 677-1631
	Type of Problem: Serious / Routine / Minor / None
Date Established: 1927	No. of Emp.: 28
Date of Last Ex.: 1963	Report by: Peter Dziuba Jr — Date: May 1977

Products: Sales & Service - New & Used Cars

Processes:
- A Car Washing
- B Repair & Servicing
- C Body Work
- D Painting

Origin of Wastes	A	B	C & D
Wastes Contain A	Detergents	oils	Paint
B	Oil	Grease	Airotoxs
C	Grease		
D	Emulsifier		

Comments Not Covered by Above Data: A to dry well, C & D sewer
"B" oils & grease to septic tank

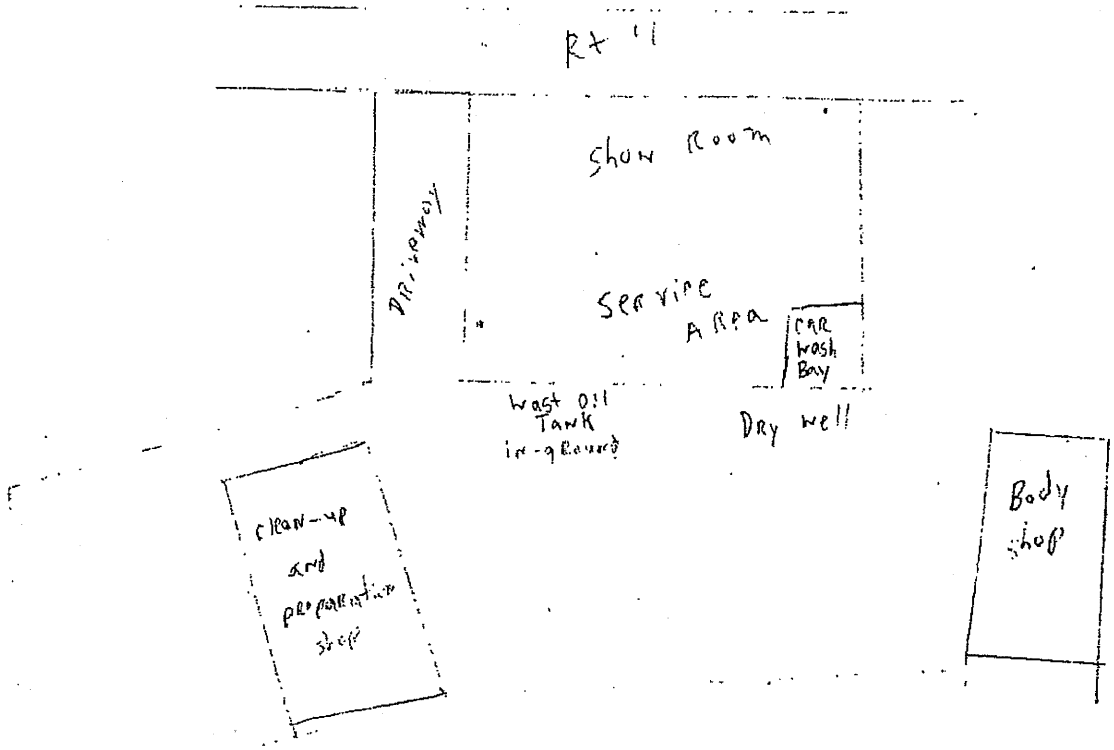
Water Used For	San. Wastes	Industrial Wastes	Clean Water
Discharged To	Sewer	Dry Well	
Water Usage	Gals-per-day	How Computed	
Sanitary Sewage	420	28 x 15 gal/day = 420	
Industrial Wastes	560	2800 cars [illegible]	
Clean Discharge			
Boiler Water			
In Product			
Unaccounted			
Total Used	980		

SANITARY TREATMENT - Sanitary Sewer

INDUSTRIAL TREATMENT - Septic Tank - Dry Well

File Data Available:

NOTES: Town won't allow complete hook-up of industrial wastes to sewer (Building Inspector - Parkoff)


Rt 11
Show Room
Driveway
Service Area
Car Wash Bay
Waste Oil Tank in-ground
Dry well
Clean-up and preparation shop
Body shop

DEBRIEFING MEMO TO: Date: 2/24/83

PARSONS ROBERT E. INC. — Name of Site — Division
2/24/83 — Inspection Date
Inspection Type: RCRA (INV) Compliance w/ enforcement Complaint #____ Other: ____

FARMINGTON — Town — EPA ID #
McDANIEL/FROST — Inspector's Name

Status: (Small-Q) O.O.B No Haz. Waste Notifier: GEN TRANS CT-Permitted-Hauler TSD: Treatment Storage Disposa Required to Notify but didn't Moved to:

Does operation agree with notification? __yes __no ✓N/A. Status change needed?: ____

Type of Waste: __chlo. solvents __non-chlo. solvent __heavy metals ✓ignitables __other: __corrosives __reactives __PCBs ✓waste oil

IN: __containers ✓tanks __surf.imp. __waste pile __wwts __inc/therm. trt __phys/chem/bio trt __land trt __secure L.F. __engineered L.F. __Solid Waste L.F.

2000 GALLON WASTE OIL TANK

What do they do or make?: SELL NEW AND USED CARS.

PROBLEMS: List ALL violations, deficiencies, etc., and briefly explain

in compliance	not in compliance	(If not applicable, indicate N/A in "in compliance" column)
N/A	__	Manifests __no __yes: Any Exception, Discrepancy or Unmanifested Waste Reports in last 3 mos
YES	__	Using Permitted Haulers and TSDF's?*
__	NO	Proper Haz. Waste Disposal?*
__	__	Haz. Waste Determinations*
N/A	__	Waste Analysis Plan
__	__	Inspection Schedule & Log
__	__	Personnel Training
__	__	Contingency Plan
__	__	Closure/Post-closure
__	__	Cost Estimate
__	__	Operating Records
__	__	Security
__	__	Prep. & Prevention
N/A	__	Groundwater Monitoring
__	NO	Actual storage, treatment and disposal*:

REFERRED TO PETER PLOCK (WATER COMPLIANCE) 2/24/83 OF 30-40 GALLONS/MONTH OF GLYCOL (ANTIFREEZE) IS DRAINED TO DRYWELL PAINT WASTE IS BEING ADDED TO WASTE OIL TANK 20 GALLONS/MON TOLD MR PAUL PARSONS TO SEGREGATE THE PAINT WASTE AND STORE IN DRUMS (LABLED, AND STORED PROPERLY). ALSO MENTIONED TO HAVE PAINT WASTE HAULED AWAY BEFORE TH 1000 Kg LIMIT.

General comments: THE ANTIFREEZE (30-40 GALLONS/MONTH) AND DETERGENT IS POURED DOWN THE FLOOR DRAIN WHICH GOES TO A SEPTIC TANK AND THEN TO A DRYWELL. THIS HAS BEEN GOING ON FOR 20 YEARS OR MORE. 20 GALLONS OF PAINT WASTE AND SOLVENT ARE DUMPED IN T 2000 GALLON WASTE OIL TANK EVERY MONTH. TOLD MR. PARSON TO SEGREGATE AND DRUM PAINT WAST

Potential for groundwater contamination? __no X yes __maybe. Comment: 30-40 GALLONS/MONTH OF ANTIFREEZE (GLYCOL) TO DRYWELL VIA FLOOR DRAIN AND SEPTIC TANK.

Problem is: Serious(Order) Intermed.(NOV) Routine/Minor(LOD) (None(no response)) Not Sure?

Recommended Response by Reviewer:

Any contact since inspection? __no __yes __not sure. If yes, document on STATUS SUMMARY

Copies to: File ✓ Enforcement Officer ✓ QNCR folder ✓ Referrals to: ____

* = Applies to Small-Q also.

HW:DM 10/

Inspection w/ Mike McDaniel

① Parsons, Robert E. car dealership 2-24-83

inground 2,000 gal +
2 Safety Kleen degreasing units
immersion cleaner
and parts washer sink.

② Lithomart
Since '62 Ace Motor before that
industrial printing

processes { developing — Dupont developers
plate processing — developer polychrome
press { blanket wash mineral spirits
solvents { roll wash var-V120
Isopropl diluted alcohol

1 fixer CLF
92 & 93 developer CLD
replenisher CLCR

December ~~Drywells~~ Septic tank closed

Mechanics ~~Industrial~~ uniform & Rags H-Kl.

wetting agent 80% to 20%

Fix & developer → City Sewer
bleeds into floor drain
w/ replenishment

isopropl diluted alcohol

gallons were sunk

HAZARDOUS WASTE MANAGEMENT SECTION - STATE OF CONNECTICUT DEP - INVENTORY FOR P.A. 79-605, Section 13

INVENTORY WORKSHEET

TOWN: FARMINGTON INSPECTOR: McDANIEL/FROST DATE INV. 2/24/8

SITE NAME & ADDRESS	TYPE OF WASTE HAZ/NON-HAZ. LIST WASTE	SPECIFY ON-SITE ACTIVITY	QUANTITY OF WASTE	G.W. CLASS	COMMENTS
NAME: PARSONS, ROBERT E., INC.	CAR WORK INDUSTRIAL WASTES:	P-S 1973		? GA	CONTACT INDICATED TOWN WOULDN'T ALL COMPLETE HOOKUP O INDUSTRIAL WASTE TO SEWER
	PAINT, OIL, GREASE, EMULSIFIERS, ABRASIVES	to DRY WELL	≈ 560 GAL/DAY ~~SINCE 1927?~~		
STREET ADDRESS: 750 FARMINGTON AV.		2/24/83, INVENTORY			
	ANTI FREEZE	WASHED DOWN THE FLOOR DRAIN to SEPTIC TANK TO DRY WELL	FOR AT LEAST 20 YEARS		IN (WATER Com REFERRED TO ~~P.P.L.~~ ON 2/24/83 NO INFO IN WATER COMPLIANCE FILES 3/10/85 ONSITE DIS (HAZARDOUS
DATE ESTABLISHED: 1927					
☐ NO EVIDENCE OR INFORMATION INDICATING ON-SITE DISPOSAL					WORKSHEET COMPLETED B A. Bureroff

HAZARDOUS WASTE INSPECTION CHECKLIST

Site:

Name: PARSONS ROBERT E. INC.

Location: 750 FARMINGTON AVE.
FARMINGTON, CT. 06032

Phone No: (203) 677 1631

ID No:

Contact & Title: PAUL PARSONS PRESIDENT

Mailing Address (if different from location):

Inspector(s): M. MCDANIEL
S. FROST

Inspection Date: 2/24/83

Inspection Category:

RCRA Notifier as:

Generator:

Transporter:

TSDF:

Part A Application ___No, ___Ye

UIC:

Inventory: X

Complaint No:

Other (describe):

RT 4

RT 10

PA

X

CHARACTERIZATION OF SITE ACTIVITY

A) Date Established at Present Location: 1927

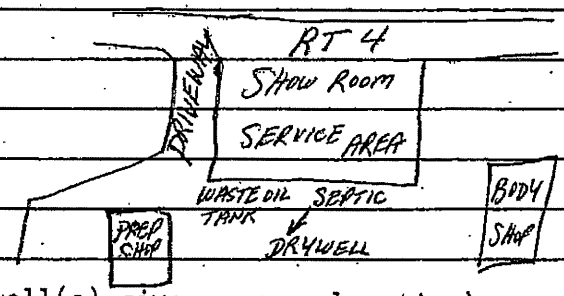
B) No. of Employees, Shifts: 20 EMPLOYEES 1 SHIFT 5 1/2 DAYS/WK.

C) Type of Activity: SALES AUTOBODY PAINT AND REPAIR SHOP.

D) Products: NEW AND USED CARS

E) Processes:

1) AUTOBODY SHOP
2) PAINT SHOP — SPRAY PAINTING OF VEHICLES.
3) MECHANICAL REPAIR SHOP — THERE ARE TWO SAFETY KLEEN UNITS. (ONE IS A COLD DIP AND ONE IS A IMMERSION CLEANER.



F) Water Supply (if well(s) give approx. location): CITY WATER

G) Septic System(s), Municipal Sewer(s), Drywell(s): CITY SEWER ALSO HAVE A REVERSE SEPTIC TANK (WITH GREASE TRAPS) THAT LEACHES OFF TO A DRY WELL. BOTH ARE LOCATED AT THE REAR OF THE MAIN BUILDING.

Storage/TSD

PAINT 20 GALLONS/MONTH → GOES TO THE 2,000 gallon WASTE OIL TANK.
ANTIFREEZE 30-40 GALLONS/MONTH → GOES TO THE FLOOR DRAIN → SEPTIC TANK → DRYWELL
SOLVENTS SAFETY KLEEN SERVICE PROVIDES TWO CLEAN STATIONS. MINERAL SPIRITS ARE USED WITH THE PAINTING OPERATIONS

TRASH P&M REFUSE

III INVENTORY

A) Has this site notified EPA under the Comprehensive Environmental Response, Compensation and Liability Act of 1980 PL 96-510 (commonly known as Superfund): X No, ___ Yes: (Attach copy of Notification, if available)

B) Prior to the November 19, 1980 Implementation of RCRA Where; When; What type; Amount/Frequency; How long; and by Who (Transporters, Facilities, Etc.) were wastes disposed of Off-site: PARSON WAS PLACING WASTE PAINT IN DRUMS AND STORING THEM UNTIL THEIR INSURANCE MAN TOLD HIM NOT TO STORE WASTE PAINT IN DRUMS. 6 DRUMS OF WASTE PAINT WAS TAKEN AWAY BY A LOCAL MAN (RODY) AND INCINERATED. THE WASTE PAINT IS NOT ADDED TO THE WASTE OIL AND HAULED AWAY BY NATIONAL OIL SERVICE OF BRANFORD. NATIONAL OIL HAS BEEN USED FOR 4 YEARS. PATRICK'S OIL WAS USED BEFORE NATIONAL.

C) Is there any evidence of On-site disposal? ___ No, X Yes.

Give Approximate Location; Type; Amount/Frequency; Length of Time On-site disposal has been used, etc. (Specify any historical On-site disposal): ANTIFREEZE 30-40 gallons/MONTH AND DETERGENT IS WASHED DOWN THE FLOOR DRAIN WHICH GOES INTO A SEPTIC TANK AND THEN TO A DRYWELL. THIS PRACTICE HAS BEEN GOING ON FOR AT LEAST 20 YEARS. NEW EXTENTION WAS BUILT 20 YEARS AGO.

IV RECORDS

262.11/ 25-54cc(c)-2(a)(3)(A)-7, &-9(3)(3)

aa) Hazardous Waste Determination

ANTIFREEZE (GLYCOL) DUMPING WAS REFERRED TO PETER BLOCK, WATER COMPLIANCE ON 2/24/83, FROST/MCDANIEL

1) Performed:

2) Records Maintained:

JOHN H. RIEGE
CLIFFORD S. BURDGE, JR.
RAYMOND J. PAYNE
WILLIAM R. JUDY
PAUL E. MERSEREAU
ROBERT C. McNALLY
JAMES C. ERVIN, JR.
ANDREW J. HOWAT
TRAVERS T. AUBURN
MAURICE T. FITZMAURICE
BRUCE M. LUTSK
MAYNARD R. MILLER, JR.
MICHAEL L. COYLE
SUZANNE S. BOCCHINI
JOHN J. JACOBSON
JOHN E. D'AMICO
LAWRENCE H. LISSITZYN
FREDERICK J. MULLEN, JR.
NEIL P. COUGHLAN
BURTON K. GORDON
EDMUND A. MIKOLOWSKY
ROBERT U. SATTIN
JOHN M. HORAK
EDWARD F. SPINELLA
CHRISTOPHER R. DRONEY

COUNSEL

JOHN H. REID
THOMAS C. McKONE

REID and RIEGE, P.C.

COUNSELLORS AT LAW

ONE STATE STREET

HARTFORD, CONNECTICUT 06103-3185

TELEPHONE AND TELECOPIER

(203) 278-1150

LITCHFIELD SAVINGS BANK BUILDING
LAKEVILLE, CONNECTICUT 06039

ALICE B. YOAKUM
EILEEN M. MARKS
CRAIG L. SYLVESTER
ROBERT M. MULÉ
PAUL B. SONOSKI, JR.
WALTER R. HAMPTON, JR.
R. JAY MOLLEUR
RAYMOND C. BLISS
EARL F. McMAHON
THOMAS C. LEE, JR.
PAULA T. YELLMAN
DAVID H. FLYNN
PETER J. ALLMAN*
MARK H. DEAN
KAREN L. BRAND
MYLES H. ALDERMAN, JR.
RICHARD P. ROBERTS
GREGORY F. SERVODIDIO
PAUL H.D. STOUGHTON
JAMES W. HENDERSON, JR.
STEPHEN M. RENNA*
RUSSELL E. SERGEANT
BRUCE J. McNEIL**

*ADMITTED IN DC ONLY
**ADMITTED IN DC, IA AND MN ONLY

January 13, 1988

SITE NAME: Robert E. Parsons, Inc.
TOWN: Farmington
FILE TYPE: THE.

CERTIFIED MAIL
RETURN RECEIPT REQUESTED

State of Connecticut DEP
Hazardous Waste Management Section
Transfer Program
165 Capitol Avenue
Hartford, CT 06106

RE: Transfer of Establishment

Dear Commissioner:

Pursuant to Public Act 85-568, enclosed please find a Form I Negative Declaration concerning the transfer of an establishment located at 750 Farmington Avenue, Farmington, Connecticut on January 6, 1988. This property has been transferred from Robert E. Parsons, Incorporated (transferor) to Paul F. Parsons (transferee).

Please contact the undersigned should you have any questions.

Sincerely,

REID and RIEGE, P.C.

Raymond C. Bliss

Raymond C. Bliss

RCB:kg
Enclosure

CERTIFIED
P 701 067 195

RECEIVED
JAN 14 1988
HAZARDOUS MATERIALS MANAGEMENT UNIT

FORM I - NEGATIVE DECLARATION 10/85

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):

Robert E. Parsons, Incorporated

b. Mailing Address: Street: 750 Farmington Avenue

Town: Farmington State CT Zip 06032

c. Authorized Contact: Name: Paul F. Parsons

Title: President

Phone No.: (203) 677-1631

d. EPA (RCRA) ID No.: CTD ___ N/A ___

e. Type of transfer: Change in ownership - conveyance of real property

2. OPERATOR OF ESTABLISHMENT

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

Robert E. Parsons, Incorporated

b. Mailing Address: Street: 750 Farmington Avenue

Town: Farmington State CT Zip 06032

c. Authorized Contact: Name: Paul F. Parsons

Title: President

Phone No.: (203) 677-1631

RECEIVED
JAN 14 1988
HAZARDOUS MATERIALS MANAGEMENT UNIT

3. PROPERTY OWNER

a. Name: Robert E. Parsons, Incorproated
(as appears in land records)

b. Mailing address: Street: 750 Farmington Avenue

Town: Farmington State CT Zip 06032

c. Authorized Contact: Name: Paul F. Parsons

Title: President

Phone No.: (203) 677-1631

SECTION B: CERTIFICATION

An establishment located at 750 Farmington Avenue, Farmington, CT
(street) (town)

is being transferred on 1 / 6 / 88 by Robert E. Parsons, Incorporated
(Date) (Transferor)

to Paul F. Parsons
(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): Paul F. Parsons

Title: President

Representing: Robert E. Parsons, Incorporated

Signature:

Date signed: 1 / 6 / 88

"Subscribed and sworn to before me this

6 day of January, 1988."

~~Notary Public~~ Raymond C. Bliss

Commissioner of the Superior Court

~~Notary Public~~

****

This document was received by me on 1 / 6 / 88 as the transferee.

Name (Type or Print): Paul F. Parsons

Title: -

Representing: Owner

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.

ACKNOWLEDGEMENT

State of Connecticut)

: SS. Hartford, January 6, 1988

County of Hartford)

On this 6 day of January, 1988, before me, Raymond C. Bliss, the undersigned officer, personally appeared Paul F. Parsons, who acknowledged himself to be the President of Robert E. Parsons, Incorporated, a Connecticut corporation, and that he, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

In witness whereof, I hereunto set my hand.

Raymond C. Bliss
Commissioner of the Superior Court
~~Notary Public~~
~~My commission expires:~~

STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION

February 29, 1988

SITE NAME: Robert E. Parsons, Inc.
TOWN: Farmington
FILE TYPE: CO

Raymond C. Bliss
Reid & Riege, P.C.
One State Street
Hartford, CT 06103-3185

RE: Acknowledgement of Receipt of Form I

Dear Mr. Bliss:

I am writing to acknowledge receipt of a complete Negative Declaration Form I dated January 14, 1988, that was submitted pursuant to Connecticut General Statutes 22a-134(a) regarding the transfer of Robert E. Parsons, Inc. located at 750 Farmington Avenue in the Town of Farmington, 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 Kim Lonergan at (203) 566-5473.

Sincerely,

Edward C. Parker
Assistant Director
Hazardous Waste Management Section

ECP:kal
cc: Paul F. Parsons

STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION

February 26, 1998

Paul F. Parsons
750 Farmington Avenue
Farmington, CT 06032

SITE NAME Robert E. Parsons, Inc
ADDRESS 750 Farmington Ave.
TOWN Farmington
FILE TYPE PERD/PTP

Re: Acknowledge of Receipt
Of Form I

Dear Mr. Parsons:

I am writing to acknowledge receipt of a Form I and $200.00 fee payment received by the Department of Environmental Protection on December 31, 1997. The form and fee were submitted pursuant to Connecticut General Statutes (CGS) 22a-134(a-e), as amended by Public Act 97-218 for the transfer of real property located at 750 Farmington Avenue, in the Town of Farmington, Connecticut.

This acknowledgment does not mean that the Department agrees that there has been no discharge, spillage, uncontrolled loss, seepage or filtration of hazardous waste at the parcel or that any hazardous waste which remains on-site is being managed appropriately.

Should you have any questions, please feel free to contact Rose Quinones at (860) 424-3789 or me at (860) 424-3788.

Sincerely,

Kim Maiorano

Kim Maiorano
Property Transfer Program
Bureau of Water Management

KAM:rmq

RP

STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION
BUREAU OF WATER MANAGEMENT
PERMITTING, ENFORCEMENT & REMEDIATION DIVISION
79 ELM STREET, HARTFORD, CT 06106-5127
(860) 424-3705

RECEIVED
DEC 31 1997
WATER MANAGEMENT BUREAU

Property Transfer Fee Payment Form

Fees are payable pursuant to Connecticut General Statutes 22a-134e for the Transfer of Establishment pursuant to Sections 22a-134 through 22a-134d of the Connecticut General Statutes (CGS) as amended by PA 95-183 for Transfer of Establishment Forms I - IV filed on or after October 1, 1995. ***Only bank checks or money orders*** *made payable to the Department of Environmental Protection will be accepted.*

DEP USE ONLY
Date payment Received: _____
Received by: _____
Date Notice for transfer of establishment received: _____

1. **Transferor:** Paul F. Parsons
   Mailing Address: 750 Farmington Avenue
   City/Town: Farmington State: CT Zip Code: 06032
2. **Transferee:** Parsons Properties LLC
   Mailing Address: 750 Farmington Avenue
   City/Town: Farmington State: CT Zip Code: 06032
3. **Establishment:** Robert E. Parsons, Incorporated
   Mailing Address: 750 Farmington Avenue
   City/Town: Farmington State: CT Zip Code: 06032
4. **Date of Property Transfer:** December 23, 1997
5. **Certifying Party** (as referenced in Forms III & IV):
   N/A
6. **Payor:** Paul F. Parsons
   Mailing Address: 750 Farmington Avenue
   City/Town: Farmington State: CT Zip Code: 06032
   Phone: (860) 677-1631
7. **Fee Paid:**
   Form I $ 200.00 Form III Initial Fee $ _____
   Form II $ _____ Form IV Initial Fee $ _____

STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION
79 ELM STREET
HARTFORD, CT 06106-5127

RECEIVED
DEC 31 1998
WATER MANAGEMENT BUREAU

Property Transfer Program - Form I

Complete *all* sections of this form in accordance with the instructions and sections 22a-134 to 22a-134e CGS, as amended by PA 95-183. This form is a written declaration by the transferor of an establishment that no discharge, spillage, uncontrolled loss, seepage or filtration of hazardous waste has occurred at the parcel.

Section A: General Establishment Information

1. EPA (RCRA) ID No.: CTD018659805

2. Type of transfer: Change in ownership - conveyance of real property.

3. Owner of Establishment (if corporation, the full exact name as registered with the Connecticut Secretary of State):

   Name: Robert E. Parsons, Incorporated

   Mailing Address: 750 Farmington Avenue

   City/Town: Farmington State: CT Zip Code: 06032

   Business Phone: (860) 677-1631 ext. ---------- Fax: (860) 677-1709

   Contact Person: Paul F. Parsons Title: President

4. Operator of Establishment (name of *business* which exists/existed on-site which meets/met the definition of establishment. If corporation, give the full exact name as registered with the Connecticut Secretary of State):

   Name: Robert E. Parsons, Incorporated

   Mailing Address: 750 Farmington Avenue

   City/Town: Farmington State: CT Zip Code: 06032

   Business Phone: (860) 677-1631 ext. ---------- Fax: (860) 677-1709

   Contact Person: Paul F. Parsons Title: President

5. Property Owner (as appears in land records):

   Name: Paul F. Parsons

   Mailing Address: 89 Stony Corners

   City/Town: Avon State: CT Zip Code: 06001

   Business Phone: (860) 677-1631 ext. ---------- Fax: (860) 677-1709

   Contact Person: Paul F. Parsons Title: President

6. Description in Property Deed:

   Recorded on page 946 of volume 370, of the town of Farmington land records, as lot 36, block -------- on map 52 in the town of Farmington Tax Assessor's Office.

7. ***A map of the property location must be submitted with this form.***

Section B: Certification

An establishment located at 750 Farmington Avenue (street) Farmington (town)

is being transferred on 12 / 23 / 97 (Date) by Paul F. Parsons (Transferor) to Parsons Properties LLC (Transferee).

"I hereby certify that to the best of my knowledge and belief based upon a reasonable investigation, there has been no discharge, spillage, uncontrolled loss, seepage, or filtration of hazardous wastes by current or previous owners or operators at the Parcel. I have personally examined and am familiar with the information submitted in this document and certify that based upon a 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 sections 22a-134 to 22a-134e of the Connecticut General Statutes, I may be subject to a forfeiture of up to $100,000."

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

Authorized signature for transferor. (This must be signed by an individual, responsible corporate officer, or partner in a partnership, as applicable.)

Signature of Transferor: Paul F. Parsons

Date signed: DECEMBER 23, 1997

Name of Transferor (print or type): Paul F. Parsons

Title: President

Mailing Address: 750 Farmington Avenue

City/Town: Farmington

State: CT

Zip: 06032

Representing: N/A

STATE OF CONNECTICUT }
COUNTY OF HARTFORD } ss. Hartford (Town)

The foregoing was subscribed to and sworn to before me this 23th day of December, 1997, by Paul F. Parsons

Mary Lee O'Reilly (Signature of Notary Public)

Mary Lee O'Reilly (Name of Notary Public)

My commission expires MARY LEE O'REILLY NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 30, 1999

Section C:

This document was received by me on 12 / 23 / 97 as the transferee. (This must be signed by an individual, a responsible corporate officer, or partner for a partnership, as applicable.)

Signature of Transferee

DECEMBER 23, 1997
Date signed

By: Parsons Properties LLC
Paul F. Parsons
Name of Transferee (print or type)

President
Title

750 Farmington Avenue
Mailing Address

Farmington CT 06032
City/Town State Zip

N/A
Representing

STATE OF CONNECTICUT }
COUNTY OF HARTFORD } ss. Hartford
(Town)

The foregoing was subscribed to and sworn to before me this 23rd day of December, 1997, by Paul F. Parsons.

Mary Lee O'Reilly
(Signature of Notary Public)

Mary Lee O'Reilly
(Name of Notary Public)

My commission expires MARY LEE O'REILLY NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 30, 1999

This form is prescribed and provided by the CT Department of Environmental Protection (DEP).

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

Section D: Form of Acknowledgement (This pertains to the transferor)

For Individual or Partnership:

STATE OF CONNECTICUT }
COUNTY OF Hartford } ss. Hartford
(Town)

The undersigned officer, personally appeared Paul F. Parsons known to me (or satisfactorily
(Name of individual(s) or partner)
proven) to be the person(s) whose name is/are subscribed to the within instrument and acknowledged that he/she/they executed the same for the purposes therein contained.

The foregoing was subscribed to and sworn to before me this 23th. day of December, 1997, by Paul F. Parsons.

Mary Lee O'Reilly
(Signature of Notary Public)

Mary Lee O'Reilly
(Name of Notary Public)

My commission expires MARY LEE O'REILLY NOTARY PUBLIC MY COMMISSION EXPIRES JUNE 30, 1999

For a Corporation:

STATE OF CONNECTICUT }
COUNTY OF _____ } ss. _____
(Town)

The undersigned officer, personally appeared _____ who acknowledged himself to
(Name of officer)
be the _____ of _____, a corporation, and that he, as such
(Title of officer) (Name of corporation)
_____, being authorized so to do, executed the foregoing instrument for the purposes
(Title of officer)
therein contained, by signing the name of the corporation by himself as _____.
(Title of officer)

The foregoing was subscribed to and sworn to before me this _____ day of
_____, 199 ___, by _____.

_____
(Signature of Notary Public)

_____
(Name of Notary Public)

My commission expires _____.

THE TOWN OF FARMINGTON

INCORPORATED 1645

TOWN HALL
1 MONTEITH DRIVE
FARMINGTON, CONNECTICUT

INFORMATION (860) 673-8200
FAX (860) 675-7140
"TOWN TALK" (860) 673-8255
24 HOUR MESSAGE (860) 675-0552

TOWN OF FARMINGTON
FIRE MARSHAL

INSPECTION REPORT

Type of Activity: Underground Storage Tank Removal/Installation

Type of Occupancy: Industrial/Motor Vehicle Repair

Location: 750 Farmington Avenue

Date of Inspection: See Below

Date of Report: April 23, 1999

Inspector: Vincent DiPietro, Fire Marshal

(√) Initial ( ) Supplementary ( ) Closing Page 1 of 1

Description:

4/19/99 at 1045 hrs.
Air and soap tested: One (1) 2,000 gallon double steel underground Hyland tank (ST.P3) UL243522.

4/20/99 at 0900 hrs.
1 - 2,000 gallon steel underground storage tank removed at location 1.

4/20/99 at 1500 hrs.

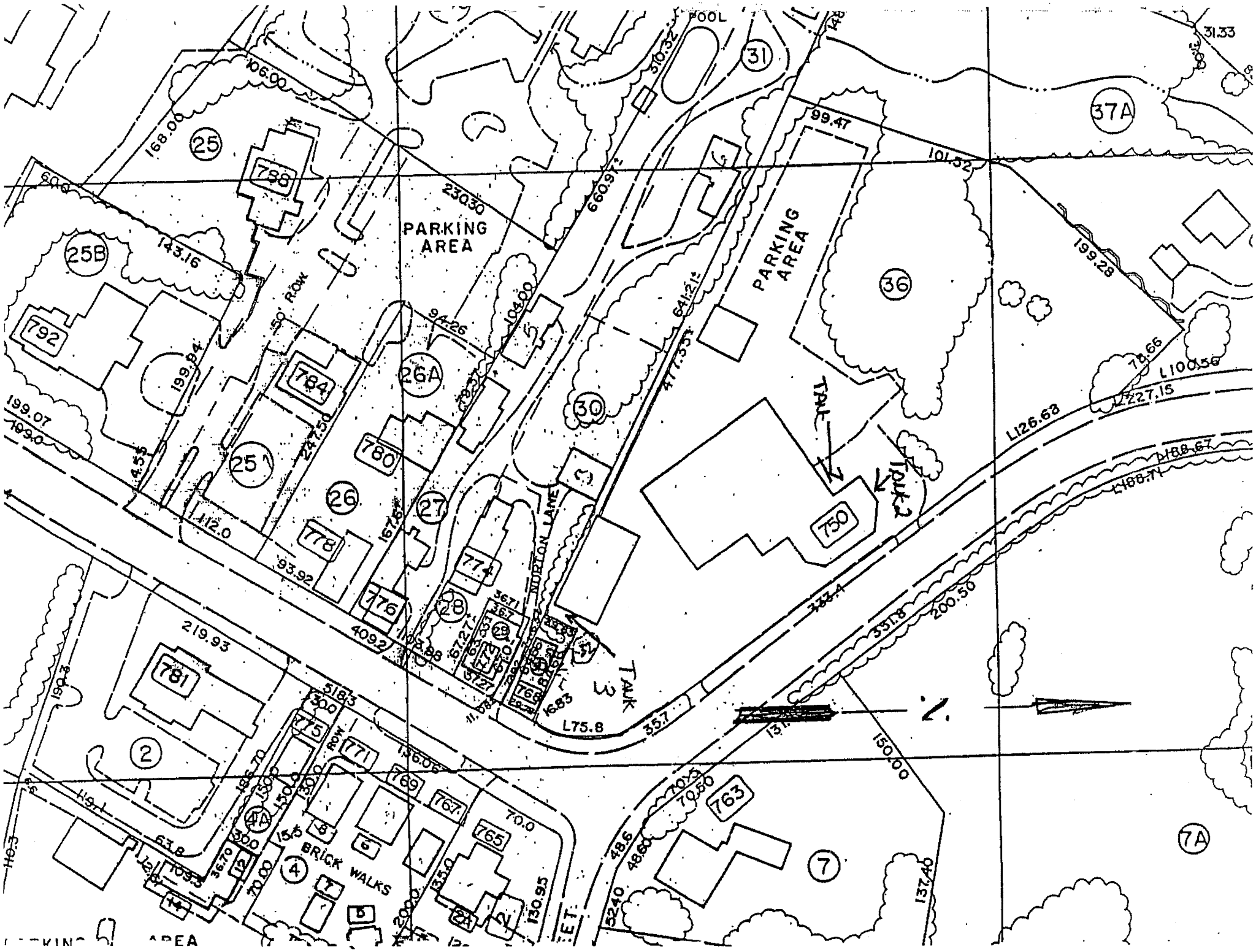
One (1) 2,000 gallon steel underground storage tank removed at location 1.

4/21/99 at 1430 hrs.
Air and soap test: One (1) 1,000 gallon double steel Hyland tank (ST. P3) UL622022.

One (1) 2,000 gallon steel underground storage tank removed at location 3.

Project was done in accordance with the requirements of CGS 29-320.

Contractor: M.A. Construction
Farmington, CT


POOL
PARKING AREA
PARKING AREA
50' ROW
NORTON LANE
BRICK WALKS
TANK 1
TANK 2
TANK 3
25
25B
26
26A
27
28
29
30
31
36
37A
2
4
4A
7
7A
788
792
784
780
778
776
774
768
781
775
771
769
767
765
763
750
L126.63
L227.15
L100.56
L188.67
L188.71
L75.8
106.90
168.00
143.16
199.84
199.07
247.5d
112.0
93.92
219.93
409.2
230.30
660.97
99.47
101.52
199.28
310.32
31.33
104.00
94.26
641.21
477.55
167.5
518.3
136.05
70.0
130.95
150.00
137.40
200.50
331.8
783.4
70.50
48.6
48.60
32.40
35.7
16.83
11.88
67.27
37.27
36.67
36.33
19.66
19.0
4.55
63.8
109.3
36.70
70.00
15.5
195.70
190.3
19.4
2.6

LOCAL FIRE REPORT TO THE STATE FIRE MARSHAL
BASIC INCIDENT REPORT
TOWN OF FARMINGTON, CT FIRE DEPARTMENT

	FDID:	INCIDENT#:	EXP#	DATE:	WEEK DAY:	ALARM TIME:	ARRIVAL:	TIME IN SERVICE
A	2120	015577	00	27-Apr-1999	TUESDAY	0810	0819	0828

	TYPE OF SITUATION FOUND:	TYPE OF ACTION TAKEN:	MUTUAL AID
B	SPILL, LEAK, SMELL OF-WITH NO IGNITION (41)	INVESTIGATION ONLY (3)	N/A

	FIXED PROPERTY USE:	IGNITION FACTOR:
C	UNCOVERED PARKING AREA (965)	NOT A FIRE (00)

	CORRECT ADDRESS:	ZIP CODE:	CENSUS TRACT:
D	0750 FARMINGTON AVE. FARMINGTON, CT	06032	460202

	OCCUPANT NAME:	TELEPHONE:	ROOM OR APT:
E	R.E. PARSONS INC.	(860) 677 1631	

	OWNER NAME:	ADDRESS:	TELEPHONE:
F	R.E.PARSONS, INC.	750 FARMINGTON AVE., FARMINGTON, CT	(860) 677 1631

	METHOD OF ALARM FROM PUBLIC:	DISTRICT:	SHIFT:	NO. OF ALARMS:
G	911 PHONE-TELEPHONE TIE-LINE (7)	000	0	0

	# FIRE SERVICE RESPONDED:	# ENGINES RESPONDED:	# AERIAL APPARATUS RESP:	# OTHER VEHICLES RESPONDED:
H	10	2	0	0

	# INJURIES - FIRE SERVICE:	# OTHER INJURIES:	# FATALITIES - FIRE SERVICE:	# OTHER FATALITIES
I	000	000	000	000

	COMPLEX:	MOBILE PROPERTY USE:
J	(00)	(00)

	AREA OF ORIGIN:	EQUIPMENT INVOLVED IN IGNITION:
K	(00)	(00)

	FORM OF HEAT OF IGNITION:	TYPE OF MATERIAL IGNITED:
L	(00)	(00)

FORM OF MATERIAL IGNITED: (00)

	METHOD EXTINGUISHMENT:	LEVEL OF FIRE ORIGIN:	ESTIMATED $ LOSS:
M	(0)	(0)	$0

	NO OF STORIES:	CONSTRUCTION TYPE:
N	(0)	(0)

	EXTENT OF FLAME DAMAGE:	EXTENT OF SMOKE DAMAGE:
O	(0)	(0)

	DETECTOR PERFORMANCE:	SPRINKLER PERFORMANCE:
P	(0)	(0)

	IF SMOKE SPREAD BEYOND ROOM OF ORIGIN	TYPE MATERIAL GENERATING MOST SMOKE:	AVENUE OF SMOKE TRAVEL:
Q		(00)	(0)
R		FORM MATERIAL GENERATING MOST SMOKE:	(00)

	MOBILE PROP	YEAR:	MAKE:	MODEL:	SERIAL NO:	STATE	LICENSE NO:
S		00					

	EQUIPMENT INVOLVED	YEAR:	MAKE:	MODEL:	SERIAL NO:
T		00			

COMMENTS:

OFFICER FILLING OUT REPORT: _____ I.D.: _____ DATE: _____
FIRE MARSHAL SUBMITTING REPORT: _____ DATE: _____

LOCAL FIRE REPORT TO THE STATE FIRE MARSHAL
BASIC INCIDENT REPORT
TOWN OF FARMINGTON, CT FIRE DEPARTMENT

A	FDID: 2120	INCIDENT#: 015577	EXP# 00	DATE: 27-Apr-1999	WEEK DAY: TUESDAY	ALARM TIME: 0810	ARRIVAL: 0819	TIME IN SERVICE 0828

B	TYPE OF SITUATION FOUND: SPILL, LEAK, SMELL OF-WITH NO IGNITION (41)	TYPE OF ACTION TAKEN: INVESTIGATION ONLY (3)	MUTUAL AID N/A

C	FIXED PROPERTY USE: UNCOVERED PARKING AREA (965)	IGNITION FACTOR: NOT A FIRE (00)

D	CORRECT ADDRESS: 0750 FARMINGTON AVE. FARMINGTON, CT	ZIP CODE: 06032	CENSUS TRACT: 460202

E	OCCUPANT NAME: R.E. PARSONS INC.	TELEPHONE: (860) 677 1631	ROOM OR APT:

F	OWNER NAME: R.E.PARSONS, INC.	ADDRESS: 750 FARMINGTON AVE., FARMINGTON, CT	TELEPHONE: (860) 677 1631

G	METHOD OF ALARM FROM PUBLIC: 911 PHONE-TELEPHONE TIE-LINE (7)	DISTRICT: 000	SHIFT: 0	NO. OF ALARMS: 0

H	# FIRE SERVICE RESPONDED: 10	# ENGINES RESPONDED: 2	# AERIAL APPARATUS RESP: 0	# OTHER VEHICLES RESPONDED: 0

I	# INJURIES - FIRE SERVICE: 000	# OTHER INJURIES: 000	# FATALITIES - FIRE SERVICE: 000	# OTHER FATALITIES 000

J	COMPLEX: (00)	MOBILE PROPERTY USE: (00)
K	AREA OF ORIGIN: (00)	EQUIPMENT INVOLVED IN IGNITION: (00)
L	FORM OF HEAT OF IGNITION: (00)	TYPE OF MATERIAL IGNITED: (00)
	FORM OF MATERIAL IGNITED: (00)	
M	METHOD EXTINGUISHMENT: (0)	LEVEL OF FIRE ORIGIN: (0) / ESTIMATED $ LOSS: $0
N	NO OF STORIES: (0)	CONSTRUCTION TYPE: (0)
O	EXTENT OF FLAME DAMAGE: (0)	EXTENT OF SMOKE DAMAGE: (0)
P	DETECTOR PERFORMANCE: (0)	SPRINKLER PERFORMANCE: (0)
Q	IF SMOKE SPREAD BEYOND ROOM OF ORIGIN	TYPE MATERIAL GENERATING MOST SMOKE: (00) / AVENUE OF SMOKE TRAVEL: (0)
R		FORM MATERIAL GENERATING MOST SMOKE: (00)

S	MOBILE PROP	YEAR: 00	MAKE:	MODEL:	SERIAL NO:	STATE	LICENSE NO:
T	EQUIPMENT INVOLVED	YEAR: 00	MAKE:	MODEL:	SERIAL NO:		

COMMENTS:

OFFICER FILLING OUT REPORT: _____ DATE: _____
FIRE MARSHAL SUBMITTING REPORT: _____ I.D.: DATE: _____

DEPARTMENT OF PUBLIC SAFETY
DIVISION OF FIRE & BUILDING SAFETY
SP-227-C (Rev. 7/90)

LOCAL FIRE REPORT TO THE STATE FIRE MARSHAL
BASIC INCIDENT REPORT
FIRE DEPARTMENT _____

1 ☐ DELETE
2 ☐ CHANGE

COMPLETE FOR ALL INCIDENTS

A	FDID 0121120	INCIDENT NO 011557	EXP. NO. 00	MO 04	DAY 27	YEAR 99	DAY OF WEEK TUES 3	ALARM TIME 0811 0	ARRIVAL TIME 0811 9	TIME IN SERVICE 1082 8
B	TYPE OF SITUATION FOUND 41						TYPE OF ACTION TAKEN 3		MUTUAL AID 1 ☐ REC'D 2 ☐ GIVEN	
C	FIXED PROPERTY USE 965						IGNITION FACTOR 00			
D	CORRECT ADDRESS 750 Farmington Ave.						ZIP CODE 06032		CENSUS TRACT 4602.02	
E	OCCUPANT NAME (LAST, FIRST, MI) RE Parsons Inc						TELEPHONE 677-1631		ROOM OR APT.	
F	OWNER NAME (LAST, FIRST, MI) Same						ADDRESS Same		TELEPHONE	
G	METHOD OF ALARM FROM PUBLIC 7						DISTRICT	SHIFT	NO. ALARMS	
H	NUMBER FIRE SERVICE PERSONNEL RESPONDED 01 10		NUMBER ENGINES RESPONDED 02 02				NUMBER AERIAL APPARATUS RESPONDED 00 00		NUMBER OTHER VEHICLES RESPONDED 00 00	

COMPLETE IF CASUALTY

I	NUMBER OF INJURIES FIRE SERVICE	OTHER	NUMBER OF FATALITIES FIRE SERVICE	OTHER

COMPLETE FOR ALL FIRES

J	COMPLEX		MOBILE PROPERTY TYPE
K	AREA OF FIRE ORIGIN		EQUIPMENT INVOLVED IN IGNITION
L	FORM OF HEAT OF IGNITION	TYPE OF MATERIAL IGNITED	FORM OF MATERIAL IGNITED
M	METHOD OF EXTINGUISHMENT	LEVEL OF FIRE ORIGIN	ESTIMATED LOSS (DOLLARS ONLY)

COMPLETE IF STRUCTURE FIRE

N	NUMBER OF STORIES		CONSTRUCTION TYPE
O	EXTENT OF FLAME DAMAGE		EXTENT OF SMOKE DAMAGE
P	DETECTOR PERFORMANCE		SPRINKLER PERFORMANCE
Q	IF SMOKE SPREAD BEYOND ROOM OF ORIGIN	TYPE OF MATERIAL GENERATING MOST SMOKE	AVENUE OF SMOKE TRAVEL
R		FORM OF MATERIAL GENERATING MOST SMOKE	

S	IF MOBILE PROPERTY	YEAR	MAKE	MODEL	SERIAL NO.	LICENSE NO.
T	IF EQUIPMENT INVOLVED IN IGNITION	YEAR	MAKE	MODEL	SERIAL NO.	

☐ CHECK IF COMMENTS ON REVERSE SIDE

U	OFFICER IN CHARGE (NAME, POSITION, ASSIGNMENT)	DATE
	MEMBER MAKING REPORT (IF DIFFERENT FROM ABOVE)	DATE

X

POLICE DISPATCH SCREEN

```
x COMPLAINT# x DATE RPTED  xDAY x TIME RCVD x DISP x ARR x CLRD x DMP?      Y/Nx
x 1999 015577x 04-27-1999  xTUE x    0810    x 0810 x0813 x 0836 x SE? 00       x
xREG#                      xINC 440 MISC SERVICE         FIRE? Y          0000 x
x ST#  APT  STREET                          x INTERSECTING STREET  x DATA TRACT  x
x 0750      FARMINGTON AVE                  x E-WATERVILLE         x    14       x
x COMPLAINANT'S NAME    x ADDRESS             x  PHONE NUMBER x DISPATCHER     x
x CADWELL OIL           x 78 GARDEN           x     0006771944 x    TJS        x
x DIST OR UNIT # x ADD UNITS xOFF ASSIGNED   BACKUP OFFICER     xD/S SUPER      x
x 8   DIST 8     x      0     xLAW WACK,L.A.                     x               x
x PPRWRK 00                 00                x ALM ERR 00                       x
xSPRVR PRL      x DISP ENTRY: FIRE DEPT SUMMONED                                 x
xLEMIEUX, P.R.  x                                                                x
xFINAL CL 4550  x                                                                x
1. 350   2. 260   3.        4.        5.        6.        7.        8.        9.
```

FIRE CARD ENTRY SCREEN

```
x  CASE NUMBER        SIGNAL      ALARM#          DATE          SEND? x
x   1999 015577        23          0000          04-27-1999           x
x LOCATION:                                      DATA TRACT            x
x     0750 FARMINGTON AVE                            14                x
x  DEPT. RESPONDING:                              TIMES:               x
x              1: FF                     REC'D:              0810     x
x              2: EF                     DISPATCHED:         0810     x
x              3: OG                     ON AIR:             0813     x
x              4:                        1ST MV ON SCENE:    0815     x
x                                        ON SCENE:           0819     x
x                                        SIG 54:             0815     x
x                                        SIG 71:             0828     x
x WARNINGS:                         HYDRANT INFO:                     x
x                                                                     x
x                                                                     x
x                                                                     x
1. 350   2. 260   3.        4.        5.        6.        7.        8.        9.
```

TOWN HALL

THE TOWN OF FARMINGTON, CONNECTICUT

DEPARTMENT NUMBER (860)_____

TOWN OF FARMINGTON FIRE MARSHAL

INSPECTION REPORT

Type of Activity: Underground oil tank air test

Type of Occupancy: Automotive service and sales

Location: 750 Farmington Avenue

Date of Inspection: April 26, 1999

Date of Report: April 28, 1999

Inspector: M. Gulino

(X) Initial ( ) Supplementary ( ) Closing

Description:
Two underground oil tanks were installed at the above location. This inspector witnessed the first tank in the ground with piping already installed. The tank in the first location was a Highland Sti-P3, Serial number 243521, and it was of the capacity of 1,000 gallons. The attached gauge read 3 psi and this pressure was maintained throughout my inspection. A soapy solution was applied to all connections and joints. There were no visible signs of air leakage around these areas.

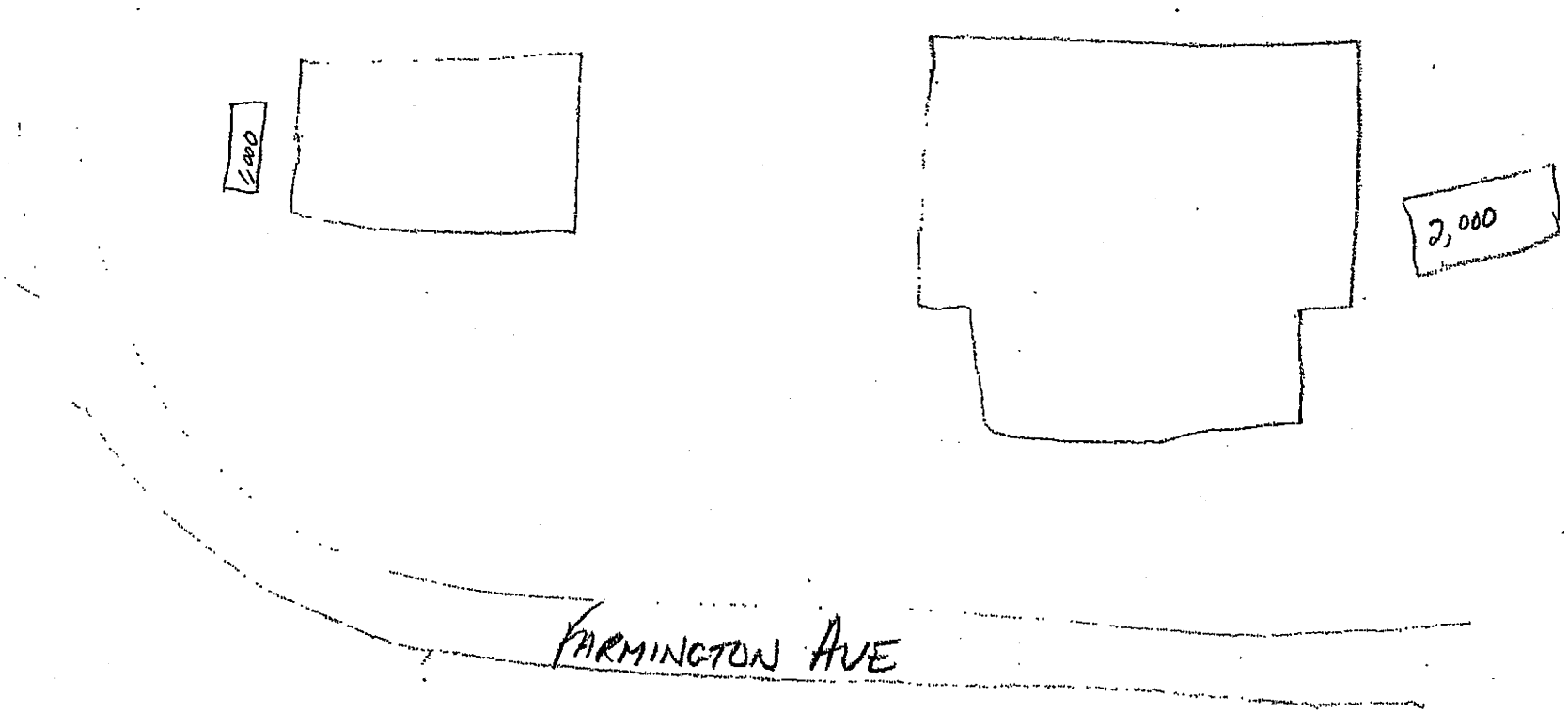
The second tank again was already in the ground with piping installed. The tank in the second location was a Highland Sti-P3, Serial number 243522, and it was the capacity of 2,000 gallons. The attached gauge read 3 psi and this pressure was maintained throughout my inspection. A soapy solution was applied to all connections and joints. There were no visible signs of leakage around these areas.

The firm responsible for the air test was: M & A Construction Inc.
1814 New Britain Ave.
Farmington CT 06032
(860) 677-7256

Site contact for the air test was: Donald Lant,
Site Foreman

MONTEITH DRIVE
RMINGTON, CT
032-1053
FORMATION NUMBER (860) 673-8200
X NUMBER (860) 675-7140

AN EQUAL OPPORTUNITY EMPLOYER


1,000
2,000
FARMINGTON AVE

PLAN REVIEW COMMENTS

Date plans received: 11/22/88

Preliminary ✓
Final _____
Resubmittal _____

Reference/Project No. _____

Project Name/Title: R.E. PARSONS INC.

Submitter: Andy Romano

Location: 750 FARMINGTON
FARMINGTON

SITE, (TANK REMOVAL / TANK INSTALLATION) SECTION
(site, architectural, HVAC, electrical, sprinklers, equipment)

PLANS DATED: 11/22/88 SHEETS 1 THROUGH 1

DATE OF REVIEW REPORT: 11/22/88 REVIEWER [signature]

Item No.	Office of Fire Marshal REVIEW COMMENTS	Item No.	Date _____ Architects/Engineers Reply
	The following review in no way relieves the architect or engineer of the responsibility of having his design meet all requirements of the State Fire Safety Code (S.F.S.C.) and applicable Standards.		
	Approved as subm. [signature] 11/22/88		

UNDERGROUND TANKS -

Remove

GAS TANK

2- Oil TANK
1 - Trans. Fluid tank
1 - WASTE OIL

1 - WASTE OIL Body Shop

INSTALL

1 - ~~2000~~ ~~2000~~ 3,000 gal GAS TANK

1 - 1000 gal oil TANK
1 - 1000 gal WASTE oil tank -

QUOTATION

Kessler Installation Corp. ~~236 1875~~ 236-1995

Highland Tank

Over 50 Years Experience

99 West Elizabethtown Road
Manheim, PA 17545-9410

717-664-0500
FAX 717-664-0617

May 25, 1999

Bill Ensign
Ensign Petroleum Equipment
25 Kossuth Street
South Norwalk, CT 06854

RE: Field Inspection of STI-P3 # 243521, 1000 Gallon Double Wall Tank

Bill,

The inspection at Parson's in Farmington was favorable. The tank's coating, bushings and anodes are in very good condition. To check the tank's integrity we applied 4 psig of air to the primary and then bled the air into the interstitial space. A soap solution was then applied to all weld seams and fittings. There were no signs of air seepage through the welds or nylon bushings. The tank was approved for installation.

Sincerely,

Peter A. Palladino

Peter A. Palladino

PAP:ab

Cc: Vincent DiPietro, Farmington Fire Marshall's Office
Don Lont, M&A Construction Company

RECEIVED
MAY 25 1999
FIRE MARSHAL

THE TOWN OF FARMINGTON

INCORPORATED 1645

TOWN HALL
1 MONTEITH DRIVE
FARMINGTON, CONNECTICUT 06032-10!

INFORMATION (860) 673-8200
FAX (860) 675-7140
"TOWN TALK" (860) 673-8255
24 HOUR MESSAGE (860) 675-0552

TOWN OF FARMINGTON FIRE MARSHAL

INSPECTION REPORT

Type of Activity:	Piping Inspection
Type of Occupancy:	Industrial
Location:	750 Farmington Ave. R.E. Parson Inc. Autobody Shop
Date of Inspection:	May 1, 1999 @ 0830 hrs.
Date of Report:	May 24, 1999
Inspector:	Vincent DiPietro

(X) Initial ( ) Supplementary ( ) Closing Page 1 of 1

Air and soap tested fuel delivery and vent piping for underground Storage tank. Test appeared to conform to the requirements of CGS 29-320.

VD/jmw

AN EQUAL OPPORTUNITY EM

APPENDIX C

Payne Environmental's Phase II/Supplemental Phase II ESA Analytical Tables

TABLE 1

SAMPLE PARAMETER LIST
GROUND WATER MONITORING PROGRAM
750 FARMINGTON AVENUE
FARMINGTON, CT

MONITORING WELL NUMBER	WATER LEVEL MEASUREMENT	COLLECT SAMPLE	ANALYSIS Metals, CT-ETPH, VOCs
Ground Water Parameters			
MW-1	Y	Y	Y (no metals)
MW-2	Y	Y	Y
MW-3	Y	Y	Y
TRIP BLANK		Y	Y (VOCs only)

1. Metals = RCRA 8 Metals
2. CT-ETPH = Extractable Total Petroleum Hydrocarbons
3. VOCs = Volatile Organic Compounds by SW846 Method 8260B

TABLE 2

MONITORING WELL COMPLETION DETAILS
GROUND WATER MONITORING REPORT
750 FARMINGTON AVENUE
FARMINGTON, CT

MONITORING WELL NUMBER	GROUND SURFACE ELEVATION (FEET)	BOREHOLE DEPTH (FEET)	AQUIFER TYPE	SCREEN LENGTH (FEET)	SCREEN DEPTH (FEET)	SCREENED ELEVATIONS (FEET)	NOMINAL WELL DIAMETER (INCHES)	SCREEN SLOT SIZE (INCHES)	COMPLETION DATE
MW-1	99.20	30.0	OB	15.0	15.0	84.20-69.20	2	0.010	06/10/2005
MW-2	99.00	25.0	OB	10.0	15.0	84.00-74.00	2	0.010	06/10/2005
MW-3	99.11	31.0	OB	10.0	20.0	79.11-69.11	2	0.010	06/22/2005

1. **Ground surface elevations are referenced to an arbitrary datum of 100.00 feet above mean sea level.**
2. **OB = Overburden Aquifer**

TABLE 3

GROUND-WATER ELEVATIONS
GROUND WATER MONITORING REPORT
750 FARMINGTON AVENUE
FARMINGTON, CT

OCTOBER 18, 2005

WELL ID	MW-1	MW-2	MW-3
Aquifer Type	OB	OB	OB
Screened Elevation	84.20-69.20	84.00-74.00	79.11-69.11
Depth to Water*	29.64	21.96	29.75
Top of Casing	99.20	99.00	99.11
Ground-water Elevation	69.56	77.04	69.36

*** Depth (feet) based on measurements made in the field.**
OB = Overburden aquifer

TABLE 4

ANALYTICAL SOIL RESULTS
750 FARMINGTON AVENUE
FARMINGTON, CT

Parameter	Soil Sample ID (Interval)							Pollutant Criteria (mg/kg)	
	S-1 (0-4')	S-2 (0-4')	S-3 (0-4')	S-4 (0-4')	S-5 (0-4')	S-6 (0-4')	S-7 (0-4')	RDEC	GA PMC
VOCs (mg/kg)									
Acetone	BRL	BRL	0.117	BRL	0.252	0.149	BRL	500	14
All Other VOCs	BRL	BRL	BRL	BRL	BRL	BRL	BRL		
Metals by Mass Analysis (mg/kg)									
Lead	NA	NA	NA	NA	NA	NA	NA	400**	0.015
Total Petroleum Hydrocarbons (mg/kg)									
Total Petroleum Hydrocarbons	NA	NA	NA	NA	NA	NA	NA	500	500

Notes:

VOC - Volatile Organic Compounds
PAHs - Polynuclear Aromatic Hydrocarbons
GA PMC - Pollutant Mobility Criteria for GA/GAA Classification Areas
RDEC - Residential Direct Exposure Criteria
ETPH - Total Extractable Petroleum Hydrocarbons
mg/kg - milligrams per kilogram
NE - None Established
NA - Not Analyzed
BRL - Below Reporting Limit
** CTDPH Recommended Value Compared to RDEC of 500 mg/kg

TABLE 4

ANALYTICAL SOIL RESULTS
750 FARMINGTON AVENUE
FARMINGTON, CT

Parameter	Soil Sample ID (Interval)							Pollutant Criteria (mg/kg)	
	S-7 (4-8')	S-8 (0-4')	S-9 (0-4')	S-10 (0-4')	S-11 (0-4')	S-12 (0-4')	B-11 (15-17')	RDEC	GA PMC
VOCs (mg/kg)									
Acetone	0.202	0.237	0.151	0.098	BRL	0.147	0.0731	500	14
All Other VOCs	BRL	BRL	BRL	BRL	BRL	BRL	BRL		
Metals by Mass Analysis (mg/kg)									
Lead	NA	NA	NA	NA	NA	NA	NA	400**	0.015
Total Petroleum Hydrocarbons (mg/kg)									
Total Petroleum Hydrocarbons	NA	NA	NA	NA	NA	NA	BRL	500	500

Notes:

VOC - Volatile Organic Compounds
PAHs - Polynuclear Aromatic Hydrocarbons
GA PMC - Pollutant Mobility Criteria for GA/GAA Classification Areas
RDEC - Residential Direct Exposure Criteria
ETPH - Total Extractable Petroleum Hydrocarbons
mg/kg - milligrams per kilogram
NE - None Established
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BRL - Below Reporting Limit
** CTDPH Recommended Value Compared to RDEC of 500 mg/kg

TABLE 4

ANALYTICAL SOIL RESULTS
750 FARMINGTON AVENUE
FARMINGTON, CT

Parameter	Soil Sample ID (Interval)							Pollutant Criteria (mg/kg)	
	S-13 (0-4')	S-14 (0-4')	S-15 (0-4')	S-16 (0-4')	S-17 (0-4')	S-17 (4-8')	S-17 (8-12')	RDEC	GA PMC
VOCs (mg/kg)									
Acetone	NA	NA	NA	NA	NA	NA	NA	500	14
All Other VOCs	NA	NA	NA	NA	NA	NA	NA		
Metals by Mass Analysis (mg/kg)									
Lead	22.2	162	58.8	48.7	71.3	10.7	11.2	400**	0.015
Total Petroleum Hydrocarbons (mg/kg)									
Total Petroleum Hydrocarbons	NA	NA	NA	NA	NA	NA	NA	500	500

Notes:

VOC - Volatile Organic Compounds
PAHs - Polynuclear Aromatic Hydrocarbons
GA PMC - Pollutant Mobility Criteria for GA/GAA Classification Areas
RDEC - Residential Direct Exposure Criteria
ETPH - Total Extractable Petroleum Hydrocarbons
mg/kg - milligrams per kilogram
NE - None Established
NA - Not Analyzed
BRL - Below Reporting Limit
** CTDPH Recommended Value Compared to RDEC of 500 mg/kg

TABLE 4

ANALYTICAL SOIL RESULTS
750 FARMINGTON AVENUE
FARMINGTON, CT

Parameter	Soil Sample ID (Interval)							Pollutant Criteria (mg/kg)	
	S-18 (0-4')	S-19 (0-4')	S-20 (0-4')	S-21 (0-4')	B-13 (5-7')	B-13 (10-12')	B-14 (15-17')	RDEC	GA PMC
VOCs (mg/kg)									
Acetone	NA	NA	NA	NA	NA	NA	NA	500	14
All Other VOCs	NA	NA	NA	NA	NA	NA	NA		
Metals by Mass Analysis (mg/kg)									
Lead	50.4	14	9.9	78.2	NA	NA	NA	400**	0.015
Total Petroleum Hydrocarbons (mg/kg)									
Total Petroleum Hydrocarbons	NA	NA	NA	NA	BRL	BRL	BRL	500	500

Notes:

VOC - Volatile Organic Compounds
PAHs - Polynuclear Aromatic Hydrocarbons
GA PMC - Pollutant Mobility Criteria for GA/GAA Classification Areas
RDEC - Residential Direct Exposure Criteria
ETPH - Total Extractable Petroleum Hydrocarbons
mg/kg - milligrams per kilogram
NE - None Established
NA - Not Analyzed
BRL - Below Reporting Limit
** CTDPH Recommended Value Compared to RDEC of 500 mg/kg

TABLE 5

DETECTED CHEMICAL PARAMETERS – GROUND WATER MONITORING REPORT
750 FARMINGTON AVENUE
FARMINGTON, CONNECTICUT

WELL ID	MW-1	MW-2	MW-3	SWPC[1] (mg/L)	RES. VC[2] (mg/L)	GWPC[3] (mg/L)
Sample No.	MW-1	MW-2	MW-3			
Date Sampled	10/18/2005	10/18/2005	10/18/2005			
Lead	ND<0.013	ND<0.013	ND<0.013	0.013		0.015
Selenium	ND<0.010	ND<0.010	ND<0.010	0.05		0.05
Cadmium	ND<0.005	ND<0.005	ND<0.005	0.006		0.005
Chromium	ND<0.05	ND<0.05	ND<0.05	0.11[4]		0.05
Arsenic	ND<0.004	ND<0.004	ND<0.004	0.004		0.05
Barium	0.13	0.089	0.053	NE[5]		1.0
Silver	ND<0.012	ND<0.012	ND<0.012	0.012		0.036
Mercury	ND<0.002	ND<0.002	ND<0.002	0.0004		~~0.002~~
CT-ETPH	0.80[6]	ND<0.1	ND<0.1			0.10
VOCs	ND	ND	ND			

1. SWPC = Surface Water Protection Criteria for Substances in Ground Water
2. RES. VC = Residential Volatilization Criteria for Substances in Ground Water (proposed change in brackets)
3. GWPC = Ground Water Protection Criteria (do not apply to site)
4. SWPC for Chromium (VI); SWPC for Chromium (III) = 1.2 mg/L
5. NE = None Established
6. MW-1 was re-sampled on 10/31/2005 and analyzed for ETPH. Result of this event revealed ND<0.10 mg/L.

TABLE 1

ANALYTICAL SOIL RESULTS
750 FARMINGTON AVENUE
FARMINGTON, CT

Parameter	Soil Sample ID (Interval)							Pollutant Criteria (mg/kg)	
	B-1 (4-8')	B-2 (8-12')	B-3 (8-12')	B-4 (0-4')	B-5 (10-12')	B-6 (4-8')	B-7 (0-4')	RDEC	GA PMC
VOCs (mg/kg)									
Acetone	0.135	BRL	BRL	0.0985	0.256	0.124	BRL	500	14
Benzene	0.0083	BRL	BRL	BRL	BRL	BRL	BRL	21	0.02
2-Butanone (MEK)	BRL	BRL	BRL	BRL	0.0424	BRL	BRL	500	8
All Other VOCs	BRL	BRL	BRL	BRL	BRL	BRL	BRL		
PAHs (mg/kg)									
All PAHs	NA	BRL	NA	NA	BRL	NA	NA		
RCRA 8 Metals by Mass Analysis (mg/kg)									
Silver	BRL	BRL	BRL	BRL	NA	BRL	BRL	340	0.036
Arsenic	4.51	BRL<3.17	BRL<3.19	BRL<3.09	NA	BRL<3.12	BRL<3.28	10	0.05
Barium	176	72.6	45.4	116	NA	35.3	84.3	4,700	1
Cadmium	1.54	BRL<0.528	BRL<0.532	BRL<0.515	NA	0.552	2.12	34	0.005
Chromium	18.1	11.0	8.18	8.63	NA	10.3	15.3	100	0.05
Lead	114	2.78	BRL<1.60	185	NA	27.3	76.6	400**	0.015
Selenium	BRL	BRL	BRL	BRL	NA	BRL	BRL	340	0.05
Mercury	BRL	BRL	BRL	0.198	NA	BRL	BRL	20	0.002
Polychlorinated Biphenyls (mg/kg)									
Polychlorinated Biphenyls	NA	BRL	NA	NA	NA	BRL	BRL	1	0.001
ETPH (mg/kg)									
Total Petroleum Hydrocarbons	36.2	BRL	BRL	BRL	186	BRL	BRL	500	500

SPLP RCRA 8 Metals (mg/L)			
	B-1 (4-8')	B-4 (0-4')	GA PMC
Silver	BRL	BRL	0.036
Arsenic	BRL	BRL	0.05
Barium	BRL	BRL	1
Cadmium	BRL	BRL	0.005
Chromium	0.005	BRL	0.05
Lead	BRL	BRL	0.015
Selenium	BRL	BRL	0.05
Mercury	BRL	BRL	0.002

Notes:

VOC - Volatile Organic Compounds
PAHs - Polynuclear Aromatic Hydrocarbons
GA PMC - Pollutant Mobility Criteria for GA/GAA Classification Areas
RDEC - Residential Direct Exposure Criteria
ETPH - Total Extractable Petroleum Hydrocarbons
mg/kg - milligrams per kilogram
NE - None Established
NA - Not Analyzed
BRL - Below Reporting Limit
** CTDPH Recommended Value Compared to RDEC of 500 mg/kg

TABLE 2

ANALYTICAL SOIL VAPOR RESULTS
750 FARMINGTON AVENUE
FARMINGTON, CT

Parameter	Soil Vapor Sample				Pollutant Criteria			
	SV-1	SV-2	SV-3	SV-4	1996 RVC	Proposed RVC	1996 I/C VC	Proposed I/C VC
VOCs (ppbv)								
Dichlorodifluoromethane (Freon 12)	BRL	BRL	BRL	0.540	NE	14,000	NE	140,000
Chloromethane	BRL	BRL	BRL	BRL	NE	5,100	NE	53,000
Trichlorofluoromethane (Freon 11)	BRL	BRL	BRL	BRL	NE	50,000	NE	120,000
Methylene Chloride	BRL	BRL	2.37	BRL	89,000	650	218,000	6,800
1,1-Dichloroethane	BRL	BRL	BRL	BRL	850,000	14000	3,037,000	150,000
Chloroform	BRL	BRL	BRL	BRL	4,500	78	10,400	140
1,1,1,-Trichloroethane	BRL	BRL	BRL	BRL	1,310,000	70,000	4,520,000	130,000
Benzene	BRL	22.8	1.04	0.660	1,000	780	113,000	1,400
Carbon Tetrachloride	BRL	BRL	BRL	BRL	1,000	60	2,700	120
Trichloroethene	BRL	BRL	BRL	BRL	7,000	140	16,000	260
Toluene	443	1190	3.83	12.4	760,000	42,000	2,615,000	180,000
Tetrachlorothene	BRL	BRL	BRL	0.520	11,000	560	27,000	1,000
Ethylbenzene	10.4	21.4	BRL	BRL	1,650,000	9,300	5,672,000	93,000
m,p-Xylene	40.2	75.7	1.40	1.20	500,000	38,000	1,702,000	160,000
Styrene	33.6	10.8	BRL	1.10	8,000	9,300	28,000	95,000
o-Xylene	14.0	18.8	0.570	BRL	500,000	9,300	1,702,000	160,000
1,3,5-Trimethylbenzene	2.90	BRL	BRL	BRL	NE	1,400	NE	15,000
4-Ethyltoluene	6.90	BRL	BRL	BRL	NE	NE	NE	NE
1,2,4-Trimethylbenzene	18.6	BRL	0.960	BRL	NE	1,400	NE	15,000

Notes:

VOC - Volatile Organic Compound
RVC = Residential Volatilization Criteria
I/C VC = Industrial/Commercial Volatilization Criteria
ppbv - parts per billion in volume
NE - None Established
NA = Not Analyzed
BRL - Below Reporting Limit

reportedly constructed in the 1940's. The garage has three bays and was used to detail vehicles before being released to clients.

2.4 Site Utilities

Public water is supplied to the site and site vicinity by the Connecticut Water Company. The site and site vicinity are currently serviced by the municipal sanitary sewer system. Historically, a septic tank and leachfield were located on-site. According to records obtained from the Town of Farmington Engineering Department, the initial connection date for the sanitary sewer is unknown. The addition to the showroom was reportedly connected to the sanitary sewer in 1963 according to an installation permit obtained from the engineering department. An oil/water separator was installed along the southwestern side of the main building in 1989. Electricity is supplied by overhead lines.

The showroom and offices are heated by an oil-fired furnace located in the boiler room. Oil for the boiler and furnace is currently stored in a 1,000-gallon steel underground storage tank (UST), which was installed in 1999 and is located on the eastern side of the building. The service garage is heated by overhead oil-fired heater units. A waste oil burner was formerly located in the southeastern portion of the service garage.

The paint and body shop is heated by an oil-fired furnace located in the boiler room. Oil for the boiler and furnace was stored in a 1,000-gallon steel UST which was installed in 1999 and is located to the south of the building.

The garage/clean-up shop is heated by an oil-fired heater unit, which is fueled by a 275-gallon aboveground storage tank (AST) located west of the building.

2.5 Current Abutting Property Land Use and General Site Vicinity Description

The site vicinity consists of a mixture of residential and commercial properties. The site is abutted to the north and west by residential properties, to the south by commercial and residential properties and Farmington Avenue, and to the east by Farmington Avenue.

3.0 GEOLOGIC AND PHYSIOGRAPHIC SETTING

3.1 Topography and Site Drainage

The site topography slopes gently to the north and west. The elevation of the site ranges from approximately 230 to 250 feet above mean sea level.

Three storm water catch basins are located in the paved parking lot to the north and northwest of the main building. Storm water from these basins discharges to two outfalls located along the northwestern and northern property boundaries.

3.2 Surficial Geology

According to the "Surficial Materials Map of Connecticut", dated 1992, surficial materials at the site consist of kame terrace deposits, which are described as reddish-brown sand and gravel with stones generally less than six inches in diameter.

3.3 Bedrock Geology

According to the "Bedrock Geology Map of the New Britain Quadrangle", the subject site is underlain by New Haven Arkose, which is described as pale reddish-brown to grayish-red, coarse to fine grained, sandstone, siltstone, and silty shale. No bedrock outcrops were observed during DTC's site inspection. Bedrock was reportedly observed at approximately 30 feet below grade during previous environmental investigations conducted Payne Environmental, LLC (Payne) of New Haven, Connecticut.

3.4 Ground Cover

Exterior areas of the site are currently covered by asphalt paved driveway and parking areas except for the north and northeastern portion of the site, which is covered mostly with grass and fringed with trees.

3.5 Wetlands

No evidence of wetlands was observed on-site at the time of the site reconnaissance. It should be noted that DTC did not conduct a formal wetland delineation as part of this evaluation.

3.6 Groundwater

Based on a review of the Water Quality Classifications Map of the Connecticut River and Southcentral Coastal Basins, adopted 1993, DEP has designated groundwater beneath the site and surrounding area as "GA" quality. Groundwater of this classification is defined by the DEP as groundwater within the area of existing private water supply wells or an area with the potential to provide water to public or private water supply wells. The DEP presumes that groundwater in such an area is, at a minimum, suitable for drinking or other domestic uses without treatment.

Based on local surface topography (sloping to the north and west) and the presence of the Farmington River, the general direction of groundwater flow is inferred to be toward the northwest. Generally, groundwater flows from topographic high to topographic low areas with local changes near bodies of surface water and contrasting rock types. The presence of subsurface structures,

impervious surfaces, and the character of the subsurface stratigraphy will also locally influence the direction of groundwater movement.

Groundwater was observed at depths ranging from 22 to 30 feet below grade during previous environmental investigations conducted by Payne. Groundwater was calculated by Payne to flow in a northwesterly direction.

3.7 Surface Water

A small unnamed stream is located off-site, immediately to the north of the site. The stream flows into Pope Brook, which discharges to the Farmington River located approximately 0.4 miles to the west of the site. According the above referenced DEP map, the Farmington River is classified as "B" surface water body. The Class "B" designation indicates an inland water body known or presumed to meet water quality criteria for fish and wildlife habitat, industrial and agricultural supply, and other legitimate uses including navigation.

3.8 Flood Zones

DTC reviewed the Flood Insurance Rate Map (FIRM) (Community Panel No. 090029 0010C), dated January 5, 1996, at the Town of Farmington Clerk's Office. The FIRM map indicated that the subject site is located in Zone X (outside of the 500-year floodplain).

3.9 Aquifer Protection Areas

According to the DEP Aquifer Protection Areas Map for the Town of Farmington and surrounding area, dated November 14, 2007, the site does not lie within an aquifer protection area or preliminary aquifer protection area.

3.10 Natural Diversity Database

According to the DEP Natural Diversity Database Map for the Town of Farmington and surrounding area, dated December 2007, there are no natural communities of concern located on the subject site.

4.0 INTERVIEW WITH SITE REPRESENTATIVE

Christopher Koelle, L.E.P. and Joy Klappholz of DTC interviewed the current owner of the property and business, Mr. James Parsons, during the site visit on March 18, 2008. DTC also completed a site inspection, accompanied by Mr. Parsons. During the interview and site reconnaissance, Mr. Parsons provided detailed specialized knowledge and experience that were material in identifying Potential Release Areas (PRAs) associated with the current and historical operations of the site. Details regarding the information obtained during the interview are provided in the applicable sections in this report.

Mr. Parsons also provided ConnDOT with previous environmental investigation reports that were performed for the site. These reports were reviewed by DTC prior to the site visit and are summarized in Section 5.2.

DTC inquired as to whether Mr. Parsons had Material Safety Data Sheets (MSDS) for chemicals historically utilized at the site. As of the date of this report, no MSDS have been provided.

5.0 SUMMARY OF SITE HISTORY

5.1 Sources of Historical Information

The objective of the historical review was to develop a history of previous land usage at the subject site and within the immediate site vicinity. The following sources of information were researched:

- Town of Farmington Tax Assessor and Town Clerk's records, to establish chain of ownership.
- Aerial photographs dated 1941, 1951, and 1991 provided by FirstSearch Technology Corporation (FirstSearch) and aerial photographs dated 1947, 1965, 1979, and 1990 reviewed at the Town of Farmington Engineering Department;
- Sanborn Fire Insurance Maps dated 1924, 1940, and 1959 provided by FirstSearch;
- Historic City Directories, reviewed at the Town of Farmington Public Library dated 1933, 1955, 1960, 1969, 1973, and 1979.
- Historic USGS topographic maps dated 1906, 1946, and 1953.

5.2 Previous Environmental Assessments Performed on the Subject Site

Six previous environmental assessments are reported to have been conducted at the site. These reports and documents were provided to ConnDOT by Mr. Parsons or acquired at the DEP file room.

The previous reports and documents are briefly summarized below.

NUS Corporation, Preliminary Assessment, Robert E. Parsons, Inc., dated March 21, 1988

This assessment was conducted as a result of a February 1983 DEP site inspection. The facility was found to be in noncompliance with proper hazardous waste disposal methods. NUS reviewed the hazardous waste disposal practices and completed a site inspection. NUS identified the site to have four structures including the showroom/service area, auto body and paint shop, prep shop, and an unknown building. Pertinent site features identified by NUS include a septic tank, drywell, and a 2,000-gallon waste oil tank.

NUS indicated that Robert E. Parsons, Inc. was registered as a RCRA Small Quantity Generator on March 3, 1986. Hazardous waste produced at the facility included waste paint, waste oil, and ethylene glycol (antifreeze). NUS indicated that waste paint and oil were disposed of in the 2,000-gallon waste oil tank from 1979 to at least 1983. Ethylene glycol was reportedly disposed of into floor drains. The floor drains discharged to a septic tank which leached to a drywell.

NUS could not conclude whether the facility's disposal practices endangered public health or threatened the surrounding environment; therefore, NUS recommended that a medium priority Screening Site Inspection be conducted.

Roy F. Weston, Inc., Non-Sampling Recommendation, Robert E. Parsons, Inc., dated September 29, 1994

Weston conducted a reconnaissance of the facility on September 14, 1994. Weston identified that waste oil, waste paint, and waste antifreeze was properly stored on-site for disposal. Weston identified the waste antifreeze to be recycled on-site. A 1,000-gallon oil/water separator was

identified that discharged wastewater to the town's sanitary sewer system. Waste oil that accumulated within the separator was pumped out and disposed with other waste oil generated on-site. At that time, Weston identified five USTs containing virgin petroleum products.

According to Weston, all of the waste and virgin materials were well contained. Based on the observations of Weston personnel and available file information, Weston recommended no environmental sampling for the site.

Roy F. Weston, Inc., Final Site Inspection, Robert E. Parsons, Inc., dated February 10, 1995

The Region I U.S. Environmental Protection Agency (EPA) Waste Management Division requested Weston to perform a Final Site Inspection as a result of the Preliminary Assessment completed by NUS. At that time, Weston identified a total of six USTs on the property.

Weston also indicated that the septic tank and drywell were removed in 1988 by M&A Construction of Farmington, Connecticut. According to Weston, excavation reportedly included the removal of sludge from the drywell although there is no record of excavation sidewall or bottom confirmation sampling.

Weston reported the presence of a 250-gallon virgin transmission fluid AST located in the northern portion of the service garage. Recycled ethylene glycol was reportedly stored in two 55-gallon plastic drums within a spill containment unit in a storage room inside the main building. A temporary waste oil collection area consisting of a 55-gallon drum within a spill containment unit was identified in the northeast portion of the service garage area of the main building. A waste solvent storage area, used to collect waste paint thinner, was observed by Weston in the body and paint shop.

Hazardous waste observed to be generated on-site included waste paint, waste oil, waste petroleum distillate, and waste ethylene glycol.

No soil or groundwater sampling was performed as part of the 1995 Weston site inspection.

Payne Environmental, LLC, Phase I Environmental Site Assessment (ESA), Parsons Chevrolet, dated February 2005

Payne completed a Phase I ESA on behalf of Perakos & Zister, P.C. of Hartford, Connecticut. Payne determined that the site is an establishment and identified 12 Recognized Environmental Conditions (RECs). The following potential sources of soil and groundwater contamination were identified in the Phase I ESA:

1) Former drywell located west of the main building, which may have accepted industrial waste;
2) A waste oil UST located to the west of the main building that was installed in 1988;
3) A potential fifth UST used to store motor oil possibly located to the west of the main building;
4) Numerous sub-slab and slab-mounted hydraulic lifts in the main building and body shop that may have failed;
5) The 275-gallon heating oil AST and surrounding area located adjacent to the west exterior wall of the garage/clean-up shop;
6) Former and existing paint, chemical, and petroleum storage areas in the service garage of the main building and the paint and body shop;
7) The vehicle paint spray booth located in the paint and body shop;

8) The dumpster and surrounding area located to the west of the main building;

9) The unknown discharge point of floor drains located within the paint and body shop and garage/clean-up shop. The trench drain structure located in the main building was also identified as an REC;

10) The potential placement of fill of unknown environmental quality within the northern and southern portions of the site;

11) The USTs removed from the site may not have been removed in accordance with the Connecticut UST regulations; therefore, contamination may remain in these locations;

12) Potential remaining contamination associated with the overfill of the paint and body shop heating oil UST.

Payne Environmental, LLC, Phase II ESA, Farmington, CT, dated May 2005

The scope of work for this Phase II ESA was developed based on the findings of the Phase I ESA completed by Payne in February 2005. Field activities were completed between March 31, 2005 and April 6, 2005. Payne performed a ground penetrating radar survey, completed five interior and five exterior soil borings, and installed four soil vapor points as part of this investigation.

Seven soil samples were submitted for laboratory analysis for one or more of the following parameters: extractable total petroleum hydrocarbons (ETPH) by Connecticut DEP method, total RCRA 8 metals, leachable RCRA 8 metals by the Synthetic Precipitation Leaching Procedure (SPLP), polychlorinated biphenyls (PCBs) by EPA Method 8082, polynuclear aromatic hydrocarbons (PAHs) by EPA Method 8270, and volatile organic compounds (VOCs) by EPA Method 8260B. Four soil vapor samples were submitted for laboratory analysis for VOCs by EPA Method TO-14A.

ETPH was detected in soil at concentrations below the RSR criteria near the existing 1,000-gallon heating oil UST located south of the paint and body shop. Total lead and ETPH were detected in soil at concentrations below the RSR criteria within the former drywell area. Total lead was detected in soil above background within the former residential structure area within the southern portion of the site. VOCs were detected at concentrations below the RSR criteria in soil and soil vapor samples collected from below the paint and body shop. Copies of the Phase II ESA analytical tables are provided in Appendix C.

Based on the analytical data, Payne identified and recommended further delineation of four release areas including the area of the former residential structure within the southern portion of the site, existing 1,000-gallon fuel oil UST located south of the paint and body shop, former drywell, and the paint and body shop sub-slab.

Payne Environmental, LLC, Supplemental Phase II ESA, dated December 2005

The scope of work for this Supplemental Phase II ESA was developed based on the findings of the Phase II ESA completed by Payne in May 2005. Field activities were conducted between June 10, 2005 and October 31, 2005. Payne completed 12 interior and 13 exterior soil borings and installed three monitoring wells as part of this investigation.

A total of 28 soil samples were submitted for laboratory analysis for one or more of the following: ETPH by Connecticut DEP approved method, total lead, leachable lead by SPLP, and VOCs by EPA Method 8260B. Three groundwater samples were submitted for laboratory analysis for ETPH by Connecticut DEP approved method, RCRA 8 metals, and VOCs by EPA Method 8260B.

ETPH and VOCs were not detected at concentrations above the method detection limits in any of the soil samples. Total lead was detected at concentrations ranging from 9.9 to 162 milligrams per kilogram (mg/kg), which are below the Residential Direct Exposure Criteria (Res DEC).

VOCs were not detected above the method detection limits in the three groundwater samples. ETPH was detected in only one groundwater sample, MW-1 located to the north of the paint and body shop, at a concentration of 0.8 milligrams per liter (mg/l) during the October 18, 2005 sampling event. MW-1 was re-sampled on October 31, 2005 and ETPH was not detected above the method detection limits. Copies of the Supplemental Phase II ESA analytical tables are provided in Appendix C.

Based on the analytical results, Payne concluded that there was no evidence of releases associated with the former residential structure, existing heating oil UST associated with the paint and body shop, paint, and paint and body shop. Payne recommended no further investigations at that time.

5.3 Site Ownership History

The following site ownership history was obtained through review of the Tax Assessor's field card and property deeds at the Town of Farmington Clerk's Office. A formal title search was not completed as part of this investigation.

Grantor	Grantee	Volume	Page	Date
George E. Rogers	Robert E. & J. Marie Parsons	101	422	1/22/1948
Robert E. & J.Marie Parsons	The Farmington Realty Corp.	104	21	11/8/1949
The Farmington Realty Corp.	Robert E. Parsons, Inc.	150	421	10/18/1960
Robert E. Parsons, Inc.	Paul F. Parsons	370	946	1/8/1988
Paul F. Parsons	Parsons Properties, LLC	557	49	12/23/97

No environmental liens or land use restrictions pertaining to the subject site were identified.

5.4 Historical Aerial Photographs

The 1941 aerial photograph shows the garage/clean-up shop structure and several residential structures located on the site. The site vicinity appears to be residential and farmland.

In the 1947 and 1951 aerial photographs, the subject site appears to be similar to the 1941 aerial photograph.

The 1965 aerial photograph clearly shows the main building including the showroom, offices, and service garage, the paint and body shop, and the garage/clean-up shop in the current configuration. Several vehicles are depicted on the subject site potentially associated with the automobile dealership. The northeastern portion of the site appears to be developed with a residential structure. The adjoining properties in the vicinity of the site appear to be developed with residential and commercial structures.

In the 1979 areal photograph, the subject site appears to be similar to the 1965 aerial photograph although the residential structure located in the northeastern portion of the site appears to have been relocated to the east near Mountain Spring Road.

In the 1990 aerial photograph, the subject site appears to be similar to the 1979 aerial photograph.

5.5 Sanborn Fire Insurance Company Maps

The 1924 Sanborn map shows several residential structures on the site. A paint and plumbing store is shown on a southwestern abutting property. Residential structures are shown in the vicinity of the site.

The 1940 Sanborn map appears to be similar although one of the onsite structures is depicted as being used for auto repair. An additional structure is also shown on the site.

The 1959 Sanborn map shows a residence on the southern side of the site and two structures, resembling the existing paint and body shop and garage/clean-up shop buildings, utilized for automobile repairs located further north. The existing showroom is present along the southeastern site boundary. Surrounding structures appear similar to the 1940 map, with residential development to the south and west of the site.

No USTs or ASTs are depicted as being located at the site.

For all of the Sanborn maps reviewed, the site vicinity appears mixed residential and commercial.

5.6 City Directories

DTC reviewed available historical city directories available at the Town of Farmington Public Library. Based on a review of the directories, the site vicinity was residential and commercial through this time period.

The following table summarizes the results of the historical city directories review and lists the former occupants of the site.

Year	Address	Occupant
1933	151 Farmington Avenue	Parsons R E Autos
1955	151 Farmington Avenue	Parsons Robert E Inc. Autos
1960	151 Farmington Avenue	Parsons Robert E Inc. Autos
1969	750 Farmington Avenue	Parsons Robert E Inc. Autos
1973	750 Farmington Avenue	Parsons Robert E Inc. Autos
1979	750 Farmington Avenue	Parsons Robert E Inc. Autos

5.7 Historical Topographic Maps

DTC reviewed historical USGS topographic maps available through the University of New Hampshire online library. The 1906, 1946, and 1953 topographic maps depict multiple residential and commercial structures along Farmington Avenue.

6.0 SITE OPERATIONS, HANDLING AND DISPOSAL OF REGULATED MATERIALS

The following history of oil and chemical usage and waste generation at the site was developed based on the interview and site review conducted with Mr. Parsons, review of previous environmental reports, a review of the DEP Hazardous Waste Manifest Database, and records obtained at the Town of Farmington Fire Marshals' office.

6.1 Automobile Repair and Body Shop Operations and Waste Generation

The site operated as an automobile dealership, body and paint shop, and service garage from at least 1933 to 2006. The service area of the main building was also utilized for car washing, emission testing, and undercoating activities. Hazardous and regulated wastes produced at the site reportedly included waste paint and related materials (waste paint thinner, waste lacquer thinner, etc.), and petroleum distillate (mineral spirits parts cleaner). Regulated wastes produced at the site reportedly included waste oil and ethylene glycol (antifreeze).

Prior to approximately 1983, waste paint and related materials and waste oil were both disposed of in the 2,000-gallon waste oil UST located north of the paint and body shop at a rate of 20 gallons per month. National Oil Service of Branford, Connecticut was contracted by Parsons to dispose of the combined waste from 1979 to approximately 1986.

On March 3, 1986, Parsons notified the EPA that they were classified as a RCRA small quantity generator. Subsequent to the notification, Parsons began to store and dispose of waste paint and related materials separately from the waste oil. Waste paint and related materials were reportedly collected in satellite 55-gallon drums with spill containment in a small storage room located in the paint and body shop. Waste oil was also stored in drums within a temporary storage area located in the northern corner of the service area and then was transferred via a fill pipe to a 1,000-gallon UST located northwest of the main building.

In 1988, Hazco International and Abelys Waste Oil Service were contracted to dispose of the waste paint and paint related materials and waste oil, respectively. From approximately 1994 until 2006, waste paint and oil were reportedly disposed of separately by United Oil Recovery of Meriden, Connecticut. Waste oil was also utilized to power a waste oil heater unit previously located in the southern corner of the service area of the main building.

Waste ethylene glycol was reportedly disposed of into floor drains from approximately 1963 to 1983. The floor drains discharged to a septic tank which then discharged to a drywell. The septic tank and drywell were removed along with a 2,000-gallon waste oil UST in 1988 by M&A Construction. Excavation activities reportedly included the removal of sludge observed in the drywell at the time of its removal. According to available information, no soil confirmation sampling was performed.

Beginning in approximately 1994, waste ethylene glycol was reportedly recycled on-site by a mobile recycling unit. The recycled antifreeze was then stored in plastic 55-gallon drums with spill containment.

A 1,000-gallon oil/water separator, installed in 1989, is located along the southwestern side of the main building. The oil/water separator handled the wastewater from the trench drain and floor drains located in service garage area of the main building. Waste oil generated from the separator was reportedly periodically pumped out and removed with the other waste oil.

PROJECT DESCRIPTION

STATE PROJECT NO. 51-260
FEDERAL-AID PROJECT NO. 0012(127) [PE], 0012(132) [CN]

Safety and Traffic Operational Improvements on CT Route 4 (Farmington Avenue) from Garden Street to Mountain Spring Road

Town of Farmington

Project Location: This project extends along CT Route 4 (Farmington Avenue) in the town of Farmington from the intersection with Garden Street (log mile 42.67) easterly to Mountain Spring Road (log mile 43.10), for a total length of approximately 2270'. The section of Route 4 between Route 10 (Main Street/Waterville Road) and High Street runs through Farmington's Historic District known as the Village.

Origin: As a result of a Route 4 Corridor Study sponsored by the Capitol Region Council of Governments (CRCOG) and endorsed by the Town of Farmington, the Department's Project Concept Unit initiated this project. The project's original westerly limit for construction extended to the Town Farm Road intersection. Due to fiscal constraints and the time required to resolve access management issues, this limit was revised to Garden Street, east of the Farmington River Bridge. The projects to replace the bridge (Project No. 51-257) and to improve the intersection at Town Farm Road (Project No. 51-262) were advanced ahead of this project. In order to accomplish the reduced scope detailed above, the Department has proposed splitting the proposed improvements into two phases. Phase 1, under this project, will accomplish the improvements to the east of Route 4's intersection with Route 10, along with all proposed drainage work. Phase 2, under Project No. 51-266, will accomplish the reconstruction to 925' of Route 10 and the improvements west of Route 4's intersection with Route 10. Construction of this project precedes Project 51-266.

Purpose: The purpose of this project is to improve safety (reduce the number and severity of accidents within the project limits, especially within the Village) as well as lane continuity and traffic operations.

Description: This project consists mainly of proposed improvements to Route 4, starting just east of its intersection with Route 10 and ending approximately 250 ft east of its intersection with Mountain Spring Road. The proposed "Backage Road" will begin opposite High Street at its intersection with Route 4. However, it will now end in a cul-de-sac on the southeastern corner of the Farmington Commons' property, instead of crossing the property and intersecting with Route 4, adjacent to the Elm Tree Inn property's southeastern corner. Generally, within the project limits, the following improvements are proposed:

- Route 4 is proposed to be reconstructed in accordance with the Route 4 Corridor Study endorsed by the Town of Farmington to provide two continuous lanes eastbound and one lane westbound. Exclusive left-turn lanes are proposed to be added on Route 4 westbound at the Route 10 intersection, on Route 4 eastbound at the proposed Backage Rd, and at Mountain Spring Rd. A shared left-through lane and an exclusive right are proposed on High Street at

https://ctdot.projectwiseonline.com/Resources/Services/ProjectWise/Download.ashx/View?connectionId=bbbe7a0e-93fb-42e4-910d-b0495a1cab71&key=ECObjects|Bentley_DMS|DMSDocument|87022_6&view=inline&provider=Bentley.ECOM.ProjectWiseProvider&location=ctdot.projectwiseonline.com:CTDOT

the Route 4 intersection. The present left-turn lane on Route 4 westbound at High St will be reestablished.

- The Route 4 lane designations proposed for the project are two 11′ through lanes with 2′ shoulders eastbound, and one 12′ lane with a 6′ shoulder westbound.
- Access management plan is proposed on Route 4 between the intersections with Route 10 and High St to improve traffic flow and reduce the severity/frequency of accidents. On the north side of Route 4, individual driveways will be consolidated into one signalized access to Route 4 by constructing a Backage Rd opposite High Street. This road is proposed to become a town road upon completion. On the south side, all the driveways between Route 10 and High St are proposed to be limited to right-in/right-out. A new signal will be installed at the High St intersection with Route 4. On Route 4, from Chuck's driveway (Commercial Dr) to High St, a 7′ wide textured/stamped/planted raised median will act as a deterrent to left turns to/from Route 4.
- Reconstruction of the deteriorating cross culvert on the curve across from Mountain Spring Rd that carries Poke Brook under Route 4 from Riddle Pond to the Farmington River.
- Upgrading the existing drainage system, sidewalks, and railing.
- Phasing/timing revisions to the existing signals on Route 4 at Route 10, Garden Street, and the Epicure Shopping Center. The Department will utilize as much as possible of the newly installed signal equipment from Project No. 51-255.
- Plantings to enhance the area and to replace trees impacted by construction.

There will be rights-of-way involvement (approximately 16 partial acquisitions and easements anticipated) to accommodate the proposed improvements.

The following permits are anticipated for this project:

- Inland Wetland
- Stormwater Discharge
- Army Corps of Engineers

Overhead and underground utilities will be impacted by this project.

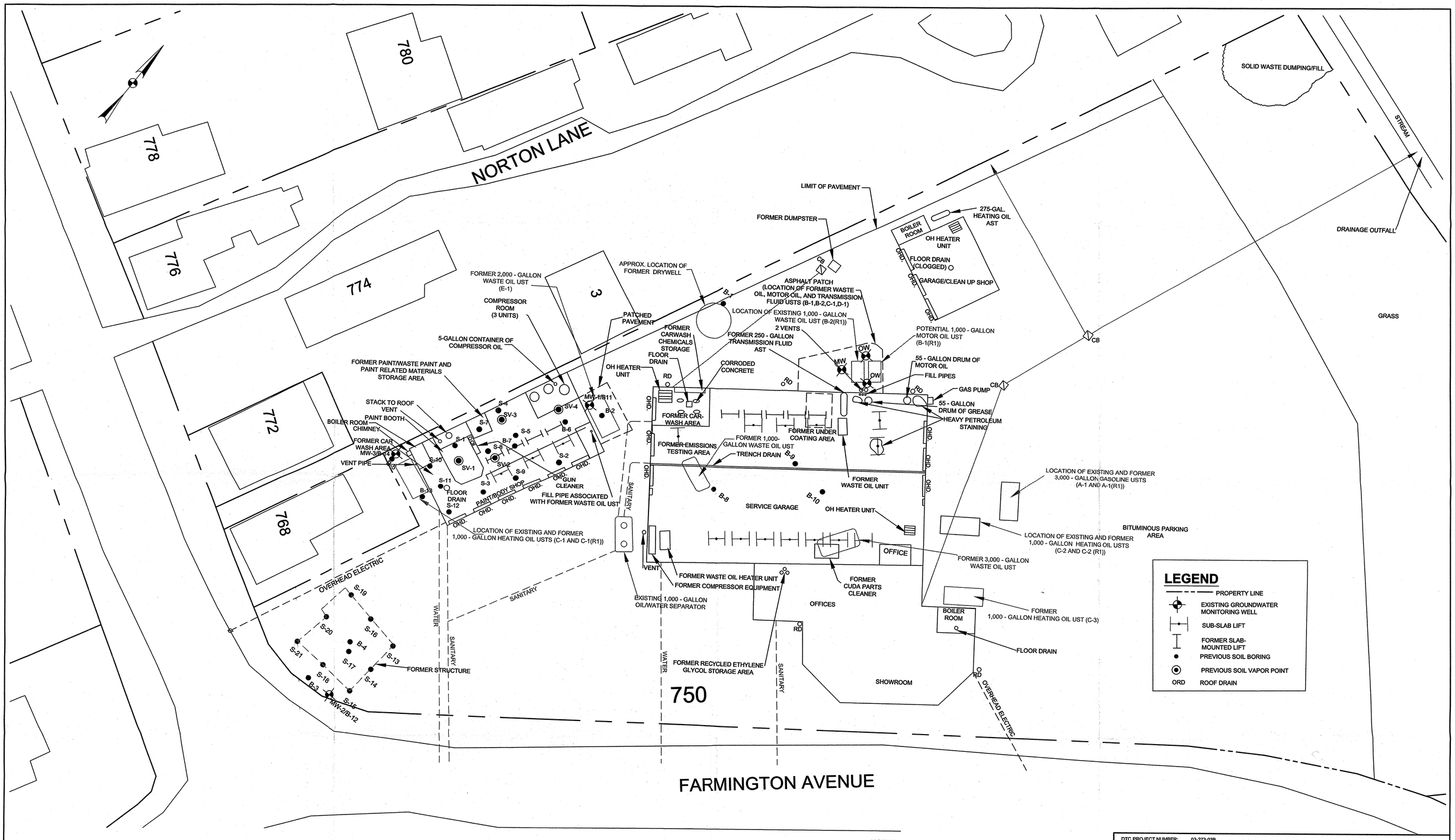
The cost of the project will be 80% federal and 20% state funded for PE, ROW, and Construction. The preliminary costs are as follows:

PE	$ 1,500,000
ROW	3,800,000
Construction	6,430,000
TOTAL	**$11,730,000**

Schedule and ROW Obligation:

ROW	DONE
FDP:	October 3, 2012
DCD:	November 14, 2012
ADV:	December 12, 2012

https://ctdot.projectwiseonline.com/Resources/Services/ProjectWise/Download.ashx/View?connectionId=bbbe7a0e-93fb-42e4-910d-b0495a1cab71&key=ECObjects|Bentley_DMS|DMSDocument|87022_6&view=inline&provider=Bentley.ECOM.ProjectWiseProvider&location=ctdot.projectwiseonline.com:CTDOT



NOTES :

1. BASE MAP FOR THIS SITE PLAN WAS PREPARED USING THE TOWN OF FARMINGTON TAX ASSESSOR'S MAP AND SITE PLANS PROVIDED IN REPORTS PREPARED BY PAYNE ENVIRONMENTAL (FEBRUARY 2005, MAY 2005, AND DECEMBER 2005) AND WESTON SOLUTIONS (FEBRUARY 1995)
2. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON INFORMATION PROVIDED BY OTHERS.

GRAPHIC SCALE

(IN FEET)

DTC PROJECT NUMBER: 03-273-03B
DTC DRAWING FILE: task120.dwg
SCALE: 1"=20' DRAWN BY: CS
DATE: 4/25/08 CHECKED BY: CK

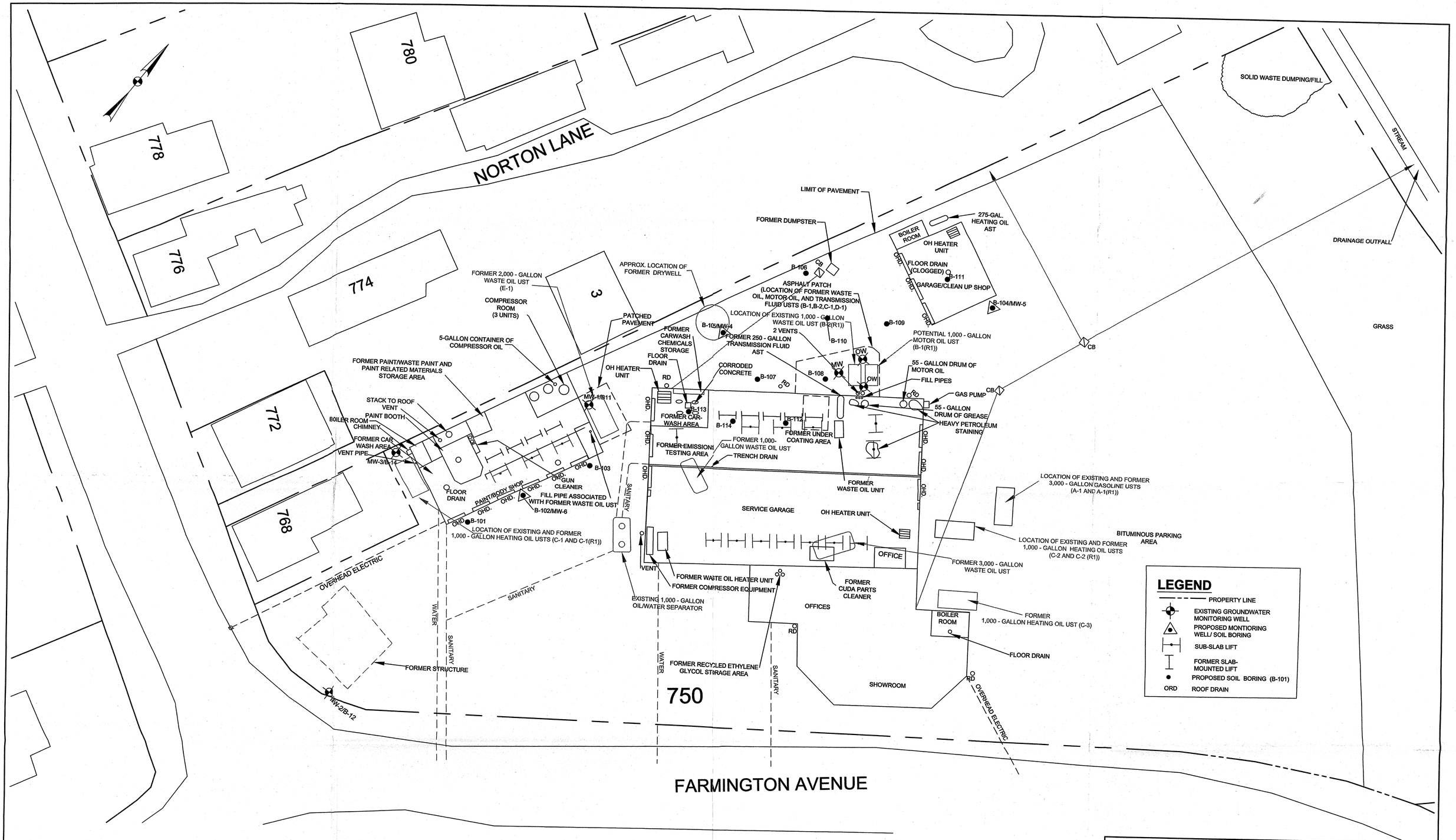
DIVERSIFIED TECHNOLOGY CONSULTANTS
556 WASHINGTON AVENUE NORTH HAVEN CT 06473
203 239 4200 203 234 7376 FAX

TASK 120
PRELIMINARY SITE EVALUATION
FORMER PARSONS CHEVROLET PROPERTY

750 FARMINGTON AVENUE
FARMINGTON,CT

FIGURE 2

May 07, 2008 – 1:12pm
R:\03273– CTDOT Error INCIA\L\03273–03A FARMINGTON RT4\VASK 120\0–current work\task120.dwg
cdoyaxmy



NOTES :

1. BASE MAP FOR THIS SITE PLAN WAS PREPARED USING THE TOWN OF FARMINGTON TAX ASSESSOR'S MAP AND SITE PLANS PROVIDED IN REPORTS PREPARED BY PAYNE ENVIRONMENTAL (FEBRUARY 2005, MAY 2005, AND DECEMBER 2005) AND WESTON SOLUTIONS (FEBRUARY 1995)
2. UNDERGROUND UTILITY LOCATIONS ARE APPROXIMATE AND ARE BASED ON INFORMATION PROVIDED BY OTHERS.

DTC PROJECT NUMBER: 03-273-03B
DTC DRAWING FILE: 120-2.dwg
SCALE: 1"=20' DRAWN BY: CS
DATE: 4/25/08 CHECKED BY: CK

DIVERSIFIED TECHNOLOGY CONSULTANTS
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TASK 120
PRELIMINARY SITE EVALUATION
FORMER PARSONS CHEVROLET PROPERTY
PROPOSED TASK 210 SOIL BORINGS AND MONITORING WELL LOCATIONS

750 FARMINGTON AVENUE
FARMINGTON,CT

FIGURE 3

May 07, 2009 - 1:10pm
By: cstacey
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cstacey