

HRP Associates, Inc.

Creating the Right Solutions Together

January 16, 2014

Mr. Gregory Dorosh, P.E.
Division of Environmental Compliance
Connecticut Department of Transportation
P.O. Box 317546
Newington, CT 06131-7546

Attention: Jeffrey Portal, Judy Nemecek

RE: TASK 110 CORRIDOR LAND USE EVALUATION FOR WIDENING OF U.S. ROUTE 6
(FARMINGTON AVENUE) FROM CAROL DRIVE, BRISTOL TO PEGGY LANE,
FARMINGTON, CT
DOT ASSIGNMENT # 404-4809; CT DOT PROJECT # 017-0182 HRP # CTD3016.11

Dear Mr. Dorosh:

Attached for your use is the summary report covering the Task 110 (Corridor Land Use Evaluation) performed by HRP Associates, Inc. (HRP) for the above-referenced project in Bristol and Farmington, Connecticut.

If you have any questions or need further information, please do not hesitate to contact us at (203) 380-1395.

Sincerely yours,

HRP ASSOCIATES, INC.



Edward A. Plato
Project Geologist



Walter A. Sepelak
Senior Project Geologist



Daniel D. Titus, LEP
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TASK 110:
CORRIDOR LAND USE EVALUATION

**WIDENING OF U.S. ROUTE 6 FROM CAROL DRIVE TO PEGGY LANE
BRISTOL AND FARMINGTON, CONNECTICUT**

**CT DOT Assignment No. 404-4809
CT DOT Project No. 017-0182
HRP # CTD3016.11**



PREPARED FOR:

**State of Connecticut
Department of Transportation
Newington, Connecticut 06131**

PREPARED BY:

HRP *Associates, Inc.*
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A handwritten signature in black ink, appearing to read "E. Plato".

Edward A. Plato
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A handwritten signature in blue ink, appearing to read "W. Sepelak".

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Senior Project Geologist

A handwritten signature in black ink, appearing to read "D. Titus".

Daniel D. Titus
Vice President

ISSUED ON: January 16, 2014

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1.0 **INTRODUCTION**

HRP Associates, Inc. was retained by the Connecticut Department of Transportation (CT DOT) to conduct a Corridor Land Use Evaluation (Task 110) for the widening of U.S. Route 6 from Carol Drive in Bristol to Peggy Lane in Farmington, CT. The objective of the Corridor Land Use Evaluation is to assess the relative environmental risk associated with current and former land uses in the vicinity of CT DOT transportation projects, and to determine the need for further evaluation. The environmental risks pertain to the potential presence of hazardous substances or other contaminated materials.

1.1 **Project Description**

The Task 110 project involved reviewing properties located along U.S. Route 6 corridor proposed for improvements along U.S. Route 6 in Bristol (Farmington Avenue) and Farmington (Scott Swamp Road) in Connecticut. The corridor consists of ninety-one (91) properties in total and its intersecting cross streets. The project limits are shown in Figure 1 and a schematic plan of the project corridor is shown in Figure 2.

1.2 **Scope of Services**

The scope of this evaluation was to perform the following tasks for all parcels located within the project corridor. They include:

- Visual assessment via completion of a windshield survey;
- Description of the environmental setting;
- Review of selected municipal land-use records;
- Identification of current and former land uses as well as ownership;
- Review of selected Federal and State environmental databases; and
- Determination of relative environmental risk.

2.0 ENVIRONMENTAL SETTING

- Groundwater

The groundwater classification of the majority of the corridor study area is “GA”. A “GA” groundwater classification is defined as follows:

“Groundwater within the area of existing private water supply wells or an area with the potential to provide water to public or private supply wells. The Department presumes that groundwater in such an area is, at a minimum, suitable for drinking or other domestic uses without treatment.”

The groundwater classification for the southern half of the project area extending from 1350 to 1462 Farmington Avenue, Bristol is classified as “GA, GAA may not meet current standards”. A “GA, GAA may not meet current standards” groundwater classification is defined as follows:

“Groundwater within the area of existing private water supply wells or an area with the potential to provide water to public or private supply wells. The Department presumes that groundwater in such an area is, at a minimum, suitable for drinking or other domestic uses without treatment.”However, this area may not currently be meeting the GA or GAA standards.

- Surface Water

The surface water classification for Copper Mine Brook is “A”. Class “A” surface water bodies are described as follows:

“Class A designated uses are habitat for fish and other aquatic life and wildlife; potential drinking water supplies; recreation; navigation; and water supply for industry and agriculture.”

- Surficial Geology

The project corridor and surrounding area are mapped as thin to thick glacial till. Glacial till is described as well-sorted, heavily-compacted rock particles of all sizes that were deposited during glacial retreat (Surficial Materials Map of Connecticut by Stone, Schafer, London and Thompson, 1992).

- Bedrock Geology

Bedrock beneath the project corridor is mapped as New Haven Arkose. New Haven Arkose (TRnh) is described as reddish, poorly-sorted arkose/feldspar-rich sandstone (Bedrock Geological Map of Connecticut by John Rodgers, 1985).

3.0 LAND USE EVALUATION

3.1 Windshield Survey

HRP completed an initial site survey of the project corridor on November 11, 2013. The initial site, or “windshield”, survey involved obtaining all pertinent information regarding the subject parcels available by site inspection from the public right-of-way. Direct access to the private parcels is typically not available. For this reason, the inspection is limited to characteristics of the property that are visible from the property line, and all areas of environmental concern may not be identified. For example, underground storage tanks or the remote storage of chemicals may not be readily identifiable.

Environmental observations of note are summarized by parcel in the following section and the windshield survey forms completed in the field are included as Appendix A.

3.2 Present and Former Land Use

The present use of the parcels within the study corridor was evaluated based upon information compiled from United States Geological Service (USGS) topographic maps, Bristol and Farmington city directories, aerial photographs, Sanborn Fire Insurance Maps, and the City of Bristol/Town of Farmington Tax Assessors’ records.

Land use within the project area is primarily commercial and residential properties. Ninety-one (91) parcels are located within the project corridor. Figure 2 depicts the location of each parcel within the project corridor, and Table 1 summarizes the current and past site histories. The following describes each property individually:

Parcel No. 1 (923 Farmington Avenue – Parcel 53/7):

- The property (approximately 0.50 acres) is owned by Stephen J. Kaye.
- The property is currently used as a small commercial strip complex consisting of Bristol Hospital Multi-Specialty Group, Your Eyes Optical, and Quest Diagnostics.
- The building on the property was constructed in 1960.

Parcel No. 2 (941 Farmington Avenue – Parcel 53/144-8):

- The property (approximately 0.23 acres) is owned by Kevin Leone.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1940.

Parcel No. 3 (7 Boardman Street – Parcel 53/144-9):

- The property (approximately 0.20 acres) is owned by David Allyn Thorpe.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1942.

Parcel No. 4 (15 Boardman Street – Parcel 53/144-10):

- The property (approximately 0.20 acres) is owned by Carol K. Carter.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1941.

Parcel No. 5 (985 Farmington Avenue – Parcel 53/143):

- The property (approximately 1.58 acres) is owned by Farmington Ave Professional LLC.
- The property is currently used as Rehab Dynamics (medical) and Roland Dumont Agency (real estate).
- The buildings on the property were constructed in 1930 and 1988.

Parcel No. 6 (1001 Farmington Avenue – Parcel 53/142A-2, 142-3):

- The property (approximately 0.63 acres) is owned by Bristol Property Associates LLC.
- The property is currently used as multiple commercial medical offices.
- The building on the property was constructed in 1964. Light orchards were formerly located on the site as early as 1934.

Parcel No. 7 (1019 Farmington Avenue – Parcel 53/142A):

- The property (approximately 0.54 acres) is owned by 1019 Farmington Ave LLC.
- The property is currently used as a retail strip mall including commercial medical offices.
- The building on the property was constructed in 1965. Light orchards were formerly located on the site as early as 1934.

Parcel No. 8 (1033 Farmington Avenue – Parcel 53/142B):

- The property (approximately 0.97 acres) is owned by North Kendall Properties LLC.
- The property is currently used as Burger King (restaurant).
- The building on the property was constructed in 1968.

Parcel No. 9 (1053 Farmington Avenue – Parcel 53/142):

- The property (approximately 0.72 acres) is owned by Getty CT Leasing INC.
- The property is currently used as Valero (gasoline station).
- The current building on the property was constructed in 1990. The site has been developed since at least 1934. Sanborn maps show a filling station present in 1968.

Parcel No. 10 (737 Stafford Avenue – Parcel 53/142-3):

- The property (approximately 0.32 acres) is owned by Robert J. Faber.
- The property is currently used as Kathy Faber Designs (tailoring).
- The current building on the property was constructed in 1955. The site has been developed since at least 1934.

Parcel No. 11 (747 Stafford Avenue – Parcel 53/142-2):

- The property (approximately 0.25 acres) is owned by 747 Stafford Avenue LLC.
- The property is currently used as an attorney office.
- The current building on the property was constructed in 1955. The site has been developed since at least 1934.

Parcel No. 12 (1069 Farmington Avenue – Parcel 49/9-1):

- The property (approximately 8.00 acres) is owned by Stephen J. Barberino Jr. and Mary Ann Hall.
- The property is currently used as Stephen Automall Centre (car sales/automotive service).
- The current buildings on the property were constructed in 1966, 1979, and 2002. The site has been developed since at least 1934.

Parcel No. 13 (1149 Farmington Avenue – Parcel 49/8-2):

- The property (approximately 9.75 acres) is owned by Home Depot USA Inc.
- The property is currently used as Home Depot (retail).
- The current building on the property was constructed in 2002. The site has been developed since at least 1934.

Parcel No. 14 (1175 Farmington Avenue – Parcel 49/8):

- The property (approximately 7.00 acres) is owned by F. Bergamini, C/O New Cambridge Apts.
- The property is currently used as New Cambridge Apartments (multi-family apartment complex).
- The current buildings on the property were constructed in 1969. The site has been developed since at least 1934.

Parcel No. 15 (1185 Farmington Avenue – Parcel 49/8-1):

- The property (approximately 0.34 acres) is owned by Timothy J. Chapulis.
- The property is currently used as Tim's Auctions (retail).
- The current building on the property was constructed in 1986. The site has been developed since at least 1934.

Parcel No. 16 (1197 Farmington Avenue – Parcel 49/8-B):

- The property (approximately 0.59 acres) is owned by Reinwald Assc Inc.
- The property is currently used as Subway (restaurant) and Sherwin Williams (retail).
- The building on the property was constructed in 1977.

Parcel No. 17 (1215 Farmington Avenue – Parcel 49/8B-1):

- The property (approximately 0.67 acres) is owned by Armand Castico.
- The property is currently used as Frankies (restaurant).
- The building on the property was constructed in 1968.

Parcel No. 18 (1235 Farmington Avenue – Parcel 49/30):

- The property (approximately 12.50 acres) is owned by Lemle Bristol LLC.
- The property is currently used as Bristol Farms (retail shopping complex): Sears Hardware, Big Lots, Aarons, Wendy's. The former use of the site includes Clothes Call (dry cleaner) 1999-2003.
- The building on the property was constructed in 1974, 1983, and 2004.

Parcel No. 19 (1251 Farmington Avenue – Parcel 49/29):

- The property (approximately 7.80 acres) is owned by Estate of Douglas T. Manhannah.
- The property is primarily undeveloped with partial storage/stockpiling of cleared trees observed.
- This property is currently vacant. The site has been developed since at least 1934 with what appears to be a commercial barn for agricultural purposes.

Parcel No. 20 (1265 Farmington Avenue – Parcel 29/28):

- The property (approximately 0.82 acres) is owned by Douglas T. and Jeannette M. Mahannah.
- The property is currently used as a single family residence.
- The current building on the property was constructed in 1959. The site has been developed since at least 1934.

Parcel No. 21 (1301 Farmington Avenue – Parcel 49/27):

- The property (approximately 0.75 acres) is owned by Lincoln & D'Amato LLC.
- The property is currently used as a vacant single family residence.
- The building on the property was constructed in 1920.

Parcel No. 22 (1325 Farmington Avenue – Parcels 49/24/01-16, 19-24, 31-34, 40-45, 47-54):

- The property (approximately 5.40 acres) is comprised of thirty nine (39) row-home style apartments owned by various owners, as follows: Michael A Barzee, Catherine H Baker, Tracy L Perun, George C Clark III, Maureen O Green, Christopher W Weigert, Faiq and Immad Sadiq, Rosario Floro, Paul V and Lena Dorner and Joint Tenants, Folkert P and Marcia A Koelman Joint Tenant, Jason M Zwanch, Sonia and Salvatore Belcaro, Kenneth M and Suzanne M Mantei, Donald R and Sandra B Scoville, Javier F Perrone, Nicole Walker-Massari, Kristen M Divenere, Behnaz Perri, Mieczyslaw and Maria Witwicki, Stanko S Mantchev and Daniela S Hristova, Joy E Anello, Mario A Kempes and Julia M Marcano, James Messina, Anita and Ralph Saucier Joint Tenants, Brian Godard & Megan Smith, Angelina Harmon, Maureen Ellen, Janice Larosa, Linda

Tassone, Patrick D and Jessica M Parker, Hunain Abbas, Marianne M Dziedzic, Luis F Aldea-Carrion and Luis Aldea Pietri, Marc C Carman, Hedwig S Irwin, Laurie A Sprague, Diane Morrell, Deborah A Foster, Pamela J Loman, Gloria P Mullaney.

- The property is currently used as Farmington Meadows Estates (multi-family residential apartments).
- The current buildings on the property were constructed in 1988. The site has been developed since at least 1934.

Parcel No. 23 (1379 Farmington Avenue – Parcel 49/25):

- The property (approximately 8.50 acres) is owned by W/L Properties LLC.
- The property is currently used as LA Fitness, Arby's, and Chili's.
- The current buildings on the property were constructed in 2008. The site has been developed since at least 1934.

Parcel No. 24 (1461 Farmington Avenue – Parcel 49/21):

- The property (approximately 5.70 acres) is owned by Bristol Farms Associates LLC.
- The property is currently used as Crowley (auto sales/services). The former use of the site includes Buick (auto dealer/service) 1977-2003.
- The current buildings on the property were constructed in 1975 and 2002. The site has been developed since at least 1934.

Parcel No. 25 (8787 Scott Swamp Road – Parcel 75/4):

- The property (approximately 0.84 acres) is owned by Bristol Farms Associates LLC.
- The property is currently used as a parking lot.
- The site has been developed since at least 1934.

Parcel No. 26 (398 Scott Swamp Road – Parcel 75/4A):

- The property (approximately 0.57 acres) is owned by Bristol Farms Associates LLC.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1949. The site has been developed since at least 1934.

Parcel No. 27 (394 Scott Swamp Road – Parcel 75/2):

- The property (approximately 0.59 acres) is owned by Wendy Ku.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1930.

Parcel No. 28 (392 Scott Swamp Road – Parcel 75/3):

- The property (approximately 0.321 acres) is owned by Trust Estate of George M. Granger.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1925.

Parcel No. 29 (1 Harold Road – Parcel 75/1A):

- The property (approximately 0.276 acres) is owned by Enoch O. and Maggie Tinyan Ling.
- The property is currently used as a single family residence.
- The building on the property was constructed in 2006.

Parcel No. 30 (8769 Scott Swamp Road – Parcel 75/1):

- The property (approximately 0.25 acres) is owned by Donald J. and Valdora B. Morin.
- The property is currently partially developed with a driveway.

Parcel No. 31 (8782 Scott Swamp Road – Parcel 75/11):

- The property (approximately 0.25 acres) is owned by Donald J. and Valdora B. Morin.
- This property is occupied by a pool constructed in 1984.

Parcel No. 32 (382 Scott Swamp Road – Parcel 75/10):

- The property (approximately 0.56 acres) is owned by Valdora B. Morin.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1925.

Parcel No. 33 (8767 Scott Swamp Road – Parcel 75/9):

- The property (approximately 0.29 acres) is owned by 376 Scott Swamp Road LLC.
- The property is currently partially developed with a driveway.

Parcel No. 34 (376 Scott Swamp Road – Parcel 75/8):

- The property (approximately 0.49 acres) is owned by 376 Scott Swamp Road LLC.
- The property is currently used as Advanced Veterinary Care.
- The buildings on the property were constructed in 1950 and 1972.

Parcel No. 35 (918 Farmington Avenue – Parcel 46/17):

- The property (approximately 0.15 acres) is owned by Thomas R. Duran and John W. McIlduff.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1942.

Parcel No. 36 (4 Britton Road – Parcel 46/18):

- The property (approximately 0.15 acres) is owned by Mary E. Leone.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1942.

Parcel No. 37 (944 Farmington Avenue – Parcel 46/93/1):

- The property (approximately 0.24 acres) is owned by Juan A. Reyes.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1942.

Parcel No. 38 (950 Farmington Avenue – Parcel 46/95/2):

- The property (approximately 0.21 acres) is owned by Jeremy D. and Lacy Slone.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1942.

Parcel No. 39 (956 Farmington Avenue – Parcel 46/96/3):

- The property (approximately 0.21 acres) is owned by Damase and Fernande Caron.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1942.

Parcel No. 40 (962 Farmington Avenue – Parcel 46/97-4):

- The property (approximately 0.24 acres) is owned by Peter and Lisa Caron.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1850.

Parcel No. 41 (968 Farmington Avenue – Parcel 46/98/5):

- The property (approximately 0.21 acres) is owned by Jaime V. Sr. and Edilma Macias.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1986.

Parcel No. 42 (974 Farmington Avenue – Parcel 46/99-6):

- The property (approximately 0.21 acres) is owned by Sharon Bachman.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1942.

Parcel No. 43 (980 Farmington Avenue – Parcel 46/100-7):

- The property (approximately 0.21 acres) is owned by Lorraine Tinsley.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1942.

Parcel No. 44 (986 Farmington Avenue – Parcel 46/101/8):

- The property (approximately 0.21 acres) is owned by Russell H. Pons.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1940.

Parcel No. 45 (992 Farmington Avenue – Parcel 46/102/9):

- The property (approximately 0.21 acres) is owned by Peter A. Robinson.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1942.

Parcel No. 46 (998 Farmington Avenue – Parcel 46/103-10):

- The property (approximately 0.21 acres) is owned by Frank A. Cuccaro.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1942.

Parcel No. 47 (1004 Farmington Avenue – Parcel 46/104-11):

- The property (approximately 0.21 acres) is owned by Thomas R. Duran and John W. McIllduff.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1942.

Parcel No. 48 (1010 Farmington Avenue – Parcel 46/105/12):

- The property (approximately 0.21 acres) is owned by Pauline R. Nadeau.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1939.

Parcel No. 49 (Farmington Avenue (between 1010 and 1022 Farmington Avenue) – Parcel 46/106-13):

- The property (approximately 0.21 acres) is owned by Peter A. Robinson.
- The property is currently undeveloped, partially wooded, and appears to be used by the adjacent single family residences.

Parcel No. 50 (1022 Farmington Avenue – Parcel 46/107-14):

- The property (approximately 0.21 acres) is owned by Carl B. Robinson.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1941.

Parcel No. 51 (1028 Farmington Avenue – Parcel 46/108-15):

- The property (approximately 0.21 acres) is owned by Deanna Cloutier.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1943.

Parcel No. 52 (1034 Farmington Avenue – Parcel 46/109-16):

- The property (approximately 0.21 acres) is owned by Jeffrey Mitchell.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1943.

Parcel No. 53 (1040 Farmington Avenue – Parcel 46/110-17):

- The property (approximately 0.20 acres) is owned by Eric Johnson.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1943.

Parcel No. 54 (1046 Farmington Avenue – Parcel 46/18):

- The property (approximately 0.20 acres) is owned by David Kucia.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1943.

Parcel No. 55 (1054 Farmington Avenue – Parcel 46/112/19):

- The property (approximately 0.21 acres) is owned by John Cubeddu.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1943.

Parcel No. 56 (695 Stafford Avenue – Parcel 46/21/114):

- The property (approximately 0.22 acres) is owned by Kerolyn Gorneault.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1943.

Parcel No. 57 (687 Stafford Avenue – Parcel 46/20/113):

- The property (approximately 0.20 acres) is owned by Georgette M. Dulac.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1948.

Parcel No. 58 (674 Stafford Avenue – Parcel 46/2):

- The property (approximately 0.17 acres) is owned by Piotr and Stanislaw Colbert.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1942.

Parcel No. 59 (680 Stafford Avenue – Parcel 46/3):

- The property (approximately 0.17 acres) is owned by Dennis M. Guerrero.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1942.

Parcel No. 60 (690 Stafford Avenue – Parcel 46/3A):

- The property (approximately 0.23 acres) is owned by Po Tung Chan.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1942.

Parcel No. 61 (694 Stafford Avenue – Parcel 46/4):

- The property (approximately 0.21 acres) is owned by Tung Po Chan and Suet Yu Chan.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1942.

Parcel No. 62 (1066 Farmington Avenue – Parcel 46/5):

- The property (approximately 0.27 acres) is owned by Tung Po Chan.
- The property is currently used as Le Po Chinese Kitchen (restaurant).
- The building on the property was constructed in 1943.

Parcel No. 63 (1072 Farmington Avenue – Parcel 46/6):

- The property (approximately 0.18 acres) is owned by Tung Po Chan.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1943.

Parcel No. 64 (1078 Farmington Avenue – Parcel 46/7):

- The property (approximately 0.17 acres) is owned by Tung Po Chan.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1943.

Parcel No. 65 (1082 Farmington Avenue – Parcel 46/8+9):

- The property (approximately 0.34 acres) is owned by Meadowbrook Realty LLC.
- The property is currently used as Valvoline (oil change/automotive service).
- The building on the property was constructed in 1987.

Parcel No. 66 (1098 Farmington Avenue – Parcel 46/A1):

- The property (approximately 0.51 acres) is owned by Hartford Dispensary Real Estate Inc.
- The property is currently a vacant office building.
- The building on the property was constructed in 1984.

Parcel No. 67 (1114 Farmington Avenue – Parcel 46/B1):

- The property (approximately 0.51 acres) is owned by Babu Vazhayil.
- The property is currently used as Meineke (oil change/automotive service).
- The building on the property was constructed in 1984.

Parcel No. 68 (1128 Farmington Avenue – Parcel 46/10-12+1/9A):

- The property (approximately 0.69 acres) is owned by Nutmeg Realty Holdings LLC.
- The property is currently used as Aspen Dental (medical offices).
- The building on the property was constructed in 1977.

Parcel No. 69 (1146 Farmington Avenue – Parcel 46/13+14):

- The property (approximately 0.34 acres) is owned by Nutmeg Burger - Bristol LLC.
- The property is currently used as Checkers (restaurant).
- The building on the property was constructed in 2011.

Parcel No. 70 (1158 Farmington Avenue – Parcel 46/15):

- The property (approximately 0.26 acres) is owned by Meier and Longo Properties LLC.
- The property is currently used as E-Z Money Down (pawn shop).
- The building on the property was constructed in 1981.

Parcel No. 71 (1168 Farmington Avenue – Parcel 46/16):

- The property (approximately 0.34 acres) is owned by Eleven SixtyEight LLC.
- The property is currently used as Pet Supplies Plus (retail).
- The building on the property was constructed in 1982.

Parcel No. 72 (1174 Farmington Avenue – Parcel 46/18):

- The property (approximately 0.25 acres) is owned by Nauti-Cuts LLC.
- The property is currently used as Nauti Cuts (hair salon).
- The building on the property was constructed in 2007.

Parcel No. 73 (1182 Farmington Avenue – Parcel 46/72-B):

- The property (approximately 0.78 acres) is owned by Bristol Developers LLC.
- The property is currently used as Advanced Auto Parts (retail). The former uses of the site include S&S Sales (auto sales/service) 1990-1999 and Steves Arco Gasoline (filling station) 1970-1977.
- The building on the property was constructed in 2003.

Parcel No. 74 (1214 Farmington Avenue – Parcel 46/72A-3):

- The property (approximately 10.40 acres) is owned by Route 6 Developers LLC.
- The property is currently used as Shop Rite Plaza: Shoprite, Goodwill, Crazy Bruce's Liquor, Bank of America, Town Fair Tire, Panera Bread, Supercuts. The former uses of the site include Sunlight Laundromat 1977, Westinghouse Laundromat 1977, and Spotlight Cleaners 1970.
- The buildings on the property were constructed in 1964 and 2003.

Parcel No. 75 (1250 Farmington Avenue – Parcel 46/72A-1):

- The property (approximately 1.10 acres) is owned by Daphne M. Zachary and Thomas J. Karounos.
- The property is currently used as Taco Bell (restaurant).
- The current building on the property was constructed in 2007. The site has been developed since at least 1934.

Parcel No. 76 (1264 Farmington Avenue – Parcel 46/72A-2):

- The property (approximately 0.60 acres) is owned by Aloni Realty LLC.
- The property is currently used as Dunkin Donuts (restaurant).
- The current building on the property was constructed in 2003. The site has been developed since at least 1934.

Parcel No. 77 (1290 Farmington Avenue – Parcel 46/72A):

- The property (approximately 1.10 acres) is owned by RLS Realty LLC.
- The property is currently used as a commercial strip mall: EbLens, CherryBerry, and Nail & Spa.
- The current building on the property was constructed in 1987. The site has been developed since at least 1934.

Parcel No. 78 (1350 Farmington Avenue – Parcel 46/72):

- The property (approximately 1.70 acres) is owned by Bristol Land LLC.
- The property is currently undeveloped/vacant land.

Parcel No. 79 (1400 Farmington Avenue – Parcel 46/73):

- The property (approximately 17.20 acres) is owned by Wal-Mart Real Estate Business Trust.
- The property is currently used as Walmart (retail).
- The current building on the property was constructed in 2000. The site has been developed since at least 1934.

Parcel No. 80 (1444 Farmington Avenue – Parcel 46/75A):

- The property (approximately 2.80 acres) is owned by Ruby Tuesday Inc.
- The property is currently used as Ruby Tuesday (restaurant).
- The building on the property was constructed in 2002.

Parcel No. 81 (1462 Farmington Avenue – Parcel 46/75-8):

- The property (approximately 0.79 acres) is owned by CPD Properties-1462 Farmington Avenue LLC.
- The property is currently used as Shell (gasoline station). The former use of the site includes a filling station 1970-2008.
- The current building on the property was constructed in 1994. The property has been developed since at least 1970.

Parcel No. 82 (759 Camp Street – Parcel 46/75-7):

- The property (approximately 0.38 acres) is owned by Marcus Wilczak.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1961.

Parcel No. 83 (8078 Camp Street – Parcel 75/B1):

- The property (approximately 0.56 acres) is owned by Carrier Rejean.
- The property is currently undeveloped/vacant land.

Parcel No. 84 (760 Camp Street – Parcel 75/38A):

- The property (approximately 0.98 acres) is owned by Carrier Rejean.
- The property is currently residential and partially undeveloped.
- The building on the property was constructed in 1958.

Parcel No. 85 (401 Scott Swamp Road – Parcel 75/38):

- The property (approximately 0.92 acres) is owned by Carrier Rejean.
- The property is currently undeveloped/vacant land.

Parcel No. 86 (393 Scott Swamp Road – Parcel 75/39):

- The property (approximately 1.14 acres) is owned by Ignacy and Annie W Najdzienowicz.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1947. The site has been developed since at least 1934.

Parcel No. 87 (8781 Scott Swamp Road – Parcel 74/40):

- The property (approximately 0.83 acres) is owned by Ignacy and Annie W Najdzienowicz.
- The property is currently used as a single family residence.
- The buildings on the property were constructed in 1940.

Parcel No. 88 (385 Scott Swamp Road – Parcel 75/40A):

- The property (approximately 1.03 acres) is owned by Carrier Rejean.
- The property is currently used as a single family residence.
- The current building on the property was constructed in 1980. The site has been developed since at least 1934.

Parcel No. 89 (8775 Scott Swamp Road – Parcel 75/41):

- The property (approximately 0.62 acres) is owned by Richard A. and Pearl Carlson.
- The property is currently undeveloped/vacant land.

Parcel No. 90 (377 Scott Swamp Road – Parcel 75/41A):

- The property (approximately 0.65 acres) is owned by Estate of Richard L. and Richard A. Carlson.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1959.

Parcel No. 91 (375 Scott Swamp Road – Parcel 74/41B):

- The property (approximately 0.80 acres) is owned by Philip D. and Patricia M. Thompson.
- The property is currently used as a single family residence.
- The building on the property was constructed in 1929.

Note: Numerous low intensity agricultural operations were observed on the subject sites and surrounding areas in the reviewed historical aerial photographs. These low intensity operations are not expected to warrant an increased environmental risk due to land usage.

4.0 ENVIRONMENTAL RECORDS REVIEW

An environmental records review was conducted for selected information from the United States Environmental Protection Agency (US EPA) and Connecticut Department of Energy and Environmental Protection (CT DEEP). To assist with this task, an environmental database radius report was obtained from Environmental Data Resources, Inc. covering the project corridor. A copy of the database is enclosed as Appendix B in this report. The following environmental record sources were reviewed as part of the Corridor Land Use Evaluation:

- Federal NPL List (NPL)
- Federal CERCLIS List (CERCLIS)
- Federal RCRA TSD Facilities List (TSDF)
- Federal RCRA Generators List (RCRA)
- CTDEEP Inventory of Hazardous Waste Sites (SHWS)
- CTDEEP Underground Storage Tank Database (UST)
- CTDEEP Leaking Underground Storage Tank List (LUST)
- CTDEEP Permits & Wastewater Discharge Sources (NPDES)
- CTDEEP Property Transfer Filings Database (PTP)
- CTDEEP Administrative Orders Database
- CTDEEP Oil & Chemical CTSPILLS – 1990 to Present (CTSPILLS)

The following summarizes the information found regarding the parcels within the project corridor:

Parcel No. 1 – (923 Farmington Avenue):

- [CTSPILLS] November 18, 1996 - an unknown amount of transformer oil was released onto the ground surface by Northeast Utilities. The status of the CTSPILL is closed.
- [CTSPILLS] October 18, 2005 (listed as “921 Farmington Avenue”) - An unspecified amount of heating oil was released from one 500-gallon LUST and one 1,000-gallon UST. The LUST and soil were excavated. The status of the CTSPILL is closed.
- [CTSPILLS] November 8, 2002 (listed as “935 Farmington Avenue”) - 2-gallons of heating oil were released onto the ground surface due to an overflow. The status of the CTSPILL is closed.

Parcel No. 9 – (1053 Farmington Avenue):

- [LUST] CITGO Petro Panty - August 20, 1993 - An unknown amount of gasoline was released due to an inground tank. Soil and groundwater sampling was conducted. The LUST and soil were excavated. The status of the LUST is completed.
- [VCP] June 25, 2007 - This property is listed as a voluntary remediation site.
- [UST] Fas Mart 300 - Six (6) USTs are registered on this property as follows: three (3) 10,000-gallon gasoline USTs removed in July 1989, two (2) 12,000-gallon gasoline USTs currently in use, and one (1) 10,000-gallon gasoline UST currently in use.

- [CTSPILLS] March 12, 2004 - 5-gallons of gasoline were released onto the ground surface and catch basin due to an overflow. The CTSPILL was contracted for cleanup. The status of the CTSPILL is closed.
- [CTSPILLS] August 25, 2006 - 5-gallons of gasoline were release onto the ground surface. The CTSPILL was sanded. The status of the CTSPILL is closed.
- [CTSPILLS] March 3, 2013 - 2-gallons of gasoline were released onto the ground surface due to a motor vehicle accident. The CTSPILL was sanded. The status of the CTSPILL is closed.
- [CTSPILLS] October 23, 2006 - 10-gallons of gasoline were released onto the ground surface due to an overflow. The CTSPILL was sanded. The status of the CTSPILL is closed.
- [CTSPILLS] May 12, 2007 - 50-gallons of vegetable oil were released onto the ground surface due to a container failure. The status of the CTSPILL is closed.
- [CTSPILLS] July 2, 2011 - 1-gallon of gasoline was released onto the ground surface do to a gas pump malfunction. The CTSPILL was sanded. The status of the CTSPILL is closed.
- [CTSPILLS] December 15, 2000 - A gasoline impacted groundwater well was reported in 1999. Approximately one gallon of gasoline was being released per week due to a malfunctioning siphon valve. The valve was repaired. The status of the CTSPILL is closed.
- [CTSPILLS] December 31, 2006 – 1-gallon of antifreeze was released onto the ground surface due to a motor vehicle accident. The CTSPILL was sanded. The status of the CTSPILL is closed.
- [CTSPILLS] May 22-25, 1993 - 1-gallon of gasoline was released onto the ground surface due to a hull fracture. The hose was repaired. The status of the CTSPILL is closed.
- [CTSPILLS] January 23, 2010 - 10-gallons of gasoline were released onto the ground surface and catch basin due to an overflow. The CTSPILL was contracted for cleanup. The status of the CTSPILL is closed.
- [CTSPILLS] June 15, 2004 (listed as “Route 6 and Stafford Avenue”) - 2-gallons of unspecified motor vehicle fluids were released onto the ground surface due to a motor vehicle accident. The CTSPILL was sanded. The status of the CTSPILL is closed.
- [CTSPILLS] April 11, 1991 (listed as “Farmington Avenue and Stafford Avenue”) - 15-gallons of gasoline were released at the gasoline pump. The release was contained completely and sanded. The status of the CTSPILL is closed.
- [CTSPILLS] May 22, 1993 (listed as “Farmington Avenue”) - 6-gallons of gasoline were released onto the ground surface and a catch basin. The release was sanded. The status of the CTSPILL is closed.
- [NPDES] Wastewater Discharge Permits dated September 1989 through January 2011.

Parcel No. 12 – (1069 Farmington Avenue):

- [UST] Stephen Ford Inc - Three (3) USTs are registered on this property as follows: one (1) 3,010-gallon unspecified petroleum UST removed in September 1995, one (1) 1,000-gallon used oil UST removed in September 1995, and one (1) 10,000-gallon gasoline UST currently in use.

- [EDR Historical Auto Station] - This property (listed as “Stephen Automall Centre Stephen Auto Body - 1097 Farmington Avenue”) is listed as a historical auto station in 1999 and 2000.
- [UST] Stephen Pontiac Cadillac (listed as 1097 Farmington Avenue) – Thirteen (13) USTs are registered on this property as follows: two (2) 10,000-gallon gasoline USTs removed in November 2000, one (1) 4,000-gallon gasoline UST removed in April 1983, one (1) 2,000-gallon diesel fuel UST removed in May 1986, one (1) 5,080 gallon unspecified petroleum UST removed in August 1993, one (1) 5,000-gallon unspecified petroleum UST filled in place in July 1984, one (1) 5,000-gallon unspecified petroleum UST fill in place in August 1985, two (2) 5,000-gallon unspecified petroleum USTs removed in January 1950, one (1) 2,000-gallon hazardous substance UST removed in August 1993, one (1) 1,000-gallon used oil UST removed in August 1993, one (1) 2,000-gallon used oil UST removed in August 1985, and one (1) 1,000-gallon used oil UST removed in October 2009.
- [CTSPILLS] February 3, 1994 (listed as 1097 Farmington Avenue) - 30-gallons of hydraulic oil were released onto the ground surface due to leaking hydraulic lines on lifts. The status of the CTSPILL is closed.
- [RCRA-SQG] Stephen Automall Centre (listed as 1097 Farmington Avenue) - This property has been listed as a RCRA Small Quantity Generator of hazardous waste in April 1986, February 1992, February 1994, February 1996, January 1998, February 2000, February 2001, and November 2005.

Parcel No. 13 – (1149 Farmington Avenue):

- [RCRA-SQG] Home Depot - This property has been listed as a RCRA Small Quantity Generator of hazardous waste in December 2002, May 2005, June 2005, and December 2006.
- [CTSPILLS] November 6, 2002 - Two-gallons of diesel fuel were released onto the ground surface due to a hose failure. The CTSPILL was sanded. The status of the CTSPILL is closed.
- [CTSPILLS] July 24, 2002 (listed as “1153 Farmington Avenue”) – 3.5-gallons of gasoline were released onto the ground surface due to an overfill. The status of the CTSPILL is closed.
- [NPDES] Storm Water Discharge Permit dated August 2009 through April 2014 for storm water associated with commercial activities.
- [PTP/CPCS] This property (listed as Stephens Auto Mall Center - 1070 Farmington Avenue) is listed in the Property Transfer Program in February 2002 for a Form III filing. The basis for attributing this PTP filing to this property is the transferee is listed as Home Depot.

Parcel No. 14 – (1175 Farmington Avenue):

- [LUST/CTSPILLS/CPCS] August 13, 1993 - Four (4) 5,000-gallon heating oil USTs were removed and soil contamination was discovered. One tank appeared to be leaking. In addition, a minor 5-gallon release of gasoline impacted the ground surface. Contaminated soil was excavated. The status of the LUST/CTSPILL is completed.

- [UST] New Cambridge Apartments - Four (4) USTs are registered on this property as follows: four (4) 5,000-gallon heating oil USTs removed in August 1993.

Parcel No. 18 – (1235 Farmington Avenue):

- [RCRA-SQG] Clothes Call Dry Cleaners - This property has been classified a RCRA Non-Generator since September 2005. This property was formerly a RCRA Small Quantity Generator in December 1995.
- [EDR Historical Cleaners] Clothes Call Drycleaners - This property is listed as a historical cleaner in 2003.
- [NPDES] Bristol Farms Shopping Center - Wastewater Discharge Permit dated April 2002 through August 2005. Storm Water Discharge Permit dated September 2009 through April 2014 for storm water associated with commercial activities.
- [PTP/CPCS] This property is listed in the Property Transfer Program in August 2003 and May 2005 for two Form III filings.
- [CTSPILLS] May 20, 2012 - 20-gallons of diesel fuel were released onto the ground surface due to an AST failure. The CTSPILL was sanded. The status of the CTSPILL is closed.

Parcel No. 23 – (1379 Farmington Avenue):

- [CTSPILLS] January 24, 1999 - 275-gallons of heating oil were released onto the ground surface and catch basin due to a faulty tank fitting. The CTSPILL was contracted for cleanup. The status of the CTSPILL is closed.
- [CTSPILLS] January 3, 2008 - 25-gallons of hydraulic oil were released onto the ground surface due to a hose failure. The CTSPILL was contracted for cleanup. The status of the CTSPILL is closed.
- [CTSPILLS] June 25, 2010 - 1-gallon of hydrochloric acid was released onto the ground surface. The CTSPILL was contracted for cleanup. The status of the CTSPILL is closed.

Parcel No. 24 – (1461 Farmington Avenue):

- [PTP] This property is listed in the Property Transfer Program in January 1999 for a Form I filing.
- [UST] Crowley Chrysler Jeep Dodge - Five (5) USTs are registered on this property as follows: one (1) 4,000-gallon gasoline UST removed in June 1998, one (1) 1,000-gallon unspecified petroleum UST filled in place in December 1993, one (1) 500-gallon used oil UST removed in September 1994, one (1) 500-gallon gasoline UST filled in place in December 1993, and one (1) 150-gallon diesel UST removed in June 1998.
- [RCRA-SQG] Crowley Buick Olds LLC - This property has been listed as a RCRA Small Quantity Generator of hazardous waste in March 1987.
- [NPDES] Crowley Chrysler Jeep Dodge - Wastewater Discharge Permit dated April 2011 through January 2021 for vehicle maintenance wastewater.

Parcel No. 29 – (1 Harold Road):

- [CTSPILLS] July 29, 2002 (listed as “Scott Swamp Road and Harold Road”) - 1-gallon of non-PCB transformer oil was released onto the ground surface. The CTSPILL was sanded. The status of the CTSPILL is closed.
- [CTSPILLS] July 7, 2008 (listed as “Scott Swamp Road and Harold Road”) - 1-gallon of transformer oil was released onto the ground surface due to equipment failure. The status of the CTSPILL is closed.

Parcel No. 34 – (376 Scott Swamp Road):

- [LUST/CTSPILLS/CPCS] February 6, 1998 - 275-gallon heating oil tank in basement crawl space ruptured and resulted in 10-gallons of heating oil released inside the building. The status of the LUST/CTSPILL is completed.

Parcel No. 42 – (974 Farmington Avenue):

- [CTSPILLS] February 21, 2008 - an indoor release of mercury was reported. The status of the CTSPILL is closed.

Parcel No. 65 – (1082 Farmington Avenue):

- [EDR Historical Auto Station] - This property is listed as a historical auto station in 1999, 2000, and 2009.
- [CTSPILLS] August 10, 1993 - 5-gallons of waste oil were released onto the ground surface due to an overflow. The CTSPILL was contained and removed. The status of the CTSPILL is closed.

Parcel No. 67 – (1114 Farmington Avenue):

- [EDR Historical Auto Station] - This property is listed as a historical auto station in 2001, 2002, 2003, 2004, 2007, 2008, and 2010.
- [CTSPILLS] October 23, 2009 - An unknown amount of automotive fluids was reportedly being dumped into a drain in the building. The status of the CTSPILL is closed.

Parcel No. 73 – (1182 -1232 Farmington Avenue):

- [LUST/CPCS] Gulf Service Station - November 22, 1988 - A gasoline and waste oil LUST of an unspecified size is reported as removed from this property. Groundwater and soil were sampled. Contaminated soil was excavated. The status of the LUST is completed.
- [UST] Former S&S Service Station - Five (5) USTs are registered on this property as follows: two (2) 5,000-gallon gasoline USTs removed in September 1989, one (1) 6,000-gallon gasoline UST removed in September 1989, one (1) 500-gallon used oil UST removed in September 1989, and one (1) 500-gallon heating oil UST removed in May 1965.
- [NPDES] Shop-Rite Plaza - Wastewater Discharge Permit dated October 2002 through October 2007.

Parcel No. 74 – (1214 Farmington Avenue):

- [CTSPILLS] January 2, 2004 (listed as “Route 6 Shop-Rite Plaza, stream behind Panera Bread”) - 20-gallons of iron bacteria were released in the tributary of Coppermine Brook. The status of the CTSPILL is closed.

- [CTSPILLS] October 16, 2000 (listed as “1212 Farmington Avenue”) - An unspecified amount of an unspecified substance was reported. The status of the CTSPILL is closed.
- [CTSPILLS] January 31, 2000 (listed as “Shoprite - 1200 Farmington Avenue”) - A reported substantial amount of hydraulic oil was released onto the ground surface and stream due to a container failure. The status of the CTSPILL is closed.
- [CTSPILLS] October 9, 2008 (listed as “Shoprite - 1200 Farmington Avenue”) - 1-gallon of battery acid was released onto the ground surface. The status of the CTSPILL is closed.

Parcel No. 79 – (1400 Farmington Avenue):

- [CTSPILLS] May 29, 2009 – 1-gallon of motor oil was released onto the ground surface due to a motor vehicle accident. The CTSPILL was cleaned. The status of the CTSPILL is closed.
- [NPDES] Walmart 2719 - Wastewater Discharge Permit dated May 2000 through October 2002, June 2005 through 2015 for photographic wastewater, and October 2010 through October 2013 for miscellaneous discharges. Storm Water Discharge Permit dated September 2009 through April 2014 for storm water associated with commercial activities.
- [RCRA-SQG] Walmart 2719 - This property has been listed as a RCRA Small Quantity Generator of hazardous waste in January 2009, December 2009, and October 2010.

Parcel No. 81 – (1462 Farmington Avenue):

- [PTP] This property is listed in the Property Transfer Program in September 2007 for a Form III filing.
- [LUST] Shell Oil Company - June 26, 1996 - A gasoline LUST of an unspecified size is reported as removed from this property. Groundwater and soil were sampled. Contaminated soil was excavated. Elevated levels of aqueous benzene, toluene, ethylbenzene, and xylenes (BTEX) and methyl tertiary-butyl-ether (MTBE) were detected in groundwater. A combination air sparging (AS) and soil vapor extraction (SVE) system was installed on the property in July 1999. The AS/SVE system was deactivated in April 2004 due to low VOC concentrations. The status of the LUST is completed.
- [UST] Shell Service Station – Six (6) USTs are registered on this property as follows: three (3) 10,000-gallon gasoline USTs removed in August 2005, one (1) 550 used oil UST removed in May 1994, one (1) 12,000-gallon gasoline UST currently in use, and one (1) 20,000-gallon gasoline UST currently in use.
- [CTSPILLS] February 10, 2011 - Three-gallons of gasoline were released onto the ground surface due to an overfill. The CTSPILL was cleaned. The status of the CTSPILL is closed.
- [CTSPILLS] March 24, 2011 - 10-gallons of gasoline were released onto the ground surface and possibly in a catch basin due to an overfill. The CTSPILL was contracted. The status of the CTSPILL is closed.
- [CTSPILLS] December 20, 2012 - 5-gallons of gasoline were released onto the ground surface due to an overfill. The status of the CTSPILL is closed.

- [CTSPILLS] February 17, 2000 - 2-gallons of gasoline were released onto the ground surface due to an overflow. The CTSPILL was sanded. The status of the CTSPILL is closed.
- [CTSPILLS] June 6, 1994 (listed as "Route 6 and Camp Street") - An unspecified amount of natural foam was released onto the ground surface and catch basin. The status of the CTSPILL is closed.

Parcel No. 91 – (375 Scott Swamp Road):

- [CTSPILLS] March 21, 2013 - 1-gallon heating oil was released onto the ground surface. The status of the CTSPILL is closed.

Numerous Parcels – (918-1200 Farmington Avenue):

- [CTSPILLS] November 9, 2011 - an unknown amount (listed as "less than a quarter mile") of unknown petroleum product (possibly transmission oil) was released onto the ground surface. The release was sanded. The status of the CTSPILL is closed.

5.0 CONCLUSIONS AND RECOMMENDATIONS

For the purpose of this evaluation, each parcel within the corridor has been assigned a relative risk rating of low, moderate, or high. Each parcel's level of risk is based on the likelihood that project activities could encounter a discharge, spillage, uncontrolled loss, seepage or filtration of hazardous wastes, contaminated materials, or other substances. A review of each parcel's past and present land uses and ranking of relative risk are presented in Table 1, provided at the end of this report.

Parcels with low risk potentials currently do not exhibit visible evidence of conditions that would suggest an environmental concern, and present and past land uses do not indicate the potential for encountering hazardous substances.

Low Risk Parcels:

Parcel No. 2: 941 Farmington Avenue

Parcel No. 3: 7 Boardman Street

Parcel No. 4: 15 Boardman Street

Parcel No. 6: 1001 Farmington Avenue

Parcel No. 7: 1019 Farmington Avenue

Parcel No. 8: 1033 Farmington Avenue

Parcel No. 10: 737 Stafford Avenue

Parcel No. 11: 747 Stafford Avenue

Parcel No. 15: 1185 Farmington Avenue

Parcel No. 16: 1197 Farmington Avenue

Parcel No. 17: 1215 Farmington Avenue

Parcel No. 20: 1265 Farmington Avenue

Parcel No. 21: 1301 Farmington Avenue

Parcel No. 22: 1325 Farmington Avenue

Parcel No. 25: 8787 Scott Swamp Road

Parcel No. 26: 398 Scott Swamp Road

Parcel No. 27: 394 Scott Swamp Road

Parcel No. 28: 392 Scott Swamp Road

Parcel No. 29: 1 Harold Road

Parcel No. 30: 8769 Scott Swamp Road

Parcel No. 31: 8782 Scott Swamp Road

Parcel No. 32: 382 Scott Swamp Road

Parcel No. 33: 8767 Scott Swamp Road

Parcel No. 35: 918 Farmington Avenue

Parcel No. 36: 4 Britton Road

Parcel No. 37: 944 Farmington Avenue

Parcel No. 38: 950 Farmington Avenue

Parcel No. 39: 956 Farmington Avenue

Parcel No. 40: 962 Farmington Avenue

Parcel No. 41: 968 Farmington Avenue

Parcel No. 42: 974 Farmington Avenue

Parcel No. 43: 980 Farmington Avenue

Parcel No. 44: 986 Farmington Avenue

Parcel No. 45: 992 Farmington Avenue

Parcel No. 46: 998 Farmington Avenue

Parcel No. 47: 1004 Farmington Avenue
Parcel No. 48: 1010 Farmington Avenue
Parcel No. 49: Farmington Avenue
(between 1010 and 1022 Farmington
Avenue)
Parcel No. 50: 1022 Farmington Avenue
Parcel No. 51: 1028 Farmington Avenue
Parcel No. 52: 1034 Farmington Avenue
Parcel No. 53: 1040 Farmington Avenue
Parcel No. 54: 1046 Farmington Avenue
Parcel No. 55: 1054 Farmington Avenue
Parcel No. 56: 695 Stafford Avenue
Parcel No. 57: 687 Stafford Avenue
Parcel No. 58: 674 Stafford Avenue
Parcel No. 59: 680 Stafford Avenue
Parcel No. 60: 690 Stafford Avenue
Parcel No. 61: 694 Stafford Avenue
Parcel No. 62: 1066 Farmington Avenue
Parcel No. 63: 1072 Farmington Avenue
Parcel No. 64: 1078 Farmington Avenue

Parcel No. 69: 1146 Farmington Avenue
Parcel No. 70: 1158 Farmington Avenue
Parcel No. 71: 1168 Farmington Avenue
Parcel No. 72: 1174 Farmington Avenue
Parcel No. 75: 1250 Farmington Avenue
Parcel No. 76: 1264 Farmington Avenue
Parcel No. 77: 1290 Farmington Avenue
Parcel No. 78: 1350 Farmington Avenue
Parcel No. 80: 1444 Farmington Avenue
Parcel No. 82: 759 Camp Street
Parcel No. 83: 8078 Camp Street
Parcel No. 84: 760 Camp Street
Parcel No. 85: 401 Scott Swamp Road
Parcel No. 86: 393 Scott Swamp Road
Parcel No. 87: 8781 Scott Swamp Road
Parcel No. 88: 385 Scott Swamp Road
Parcel No. 89: 8775 Scott Swamp Road
Parcel No. 90: 377 Scott Swamp Road
Parcel No. 91: 375 Scott Swamp Road

Parcels identified as a moderate risk include those sites suspected of present and former activities, which involve the use, storage, and/or disposal of chemicals, petroleum products, or other hazardous materials. Parcels identified as moderate risk in this corridor are recommended for Task 210 investigations.

Moderate Risk Parcels:

Parcel No. 1: 923 Farmington Avenue

Parcel No. 34: 376 Scott Swamp Road

Parcel No. 5: 985 Farmington Avenue

Parcel No. 66: 1098 Farmington Avenue

Parcel No. 14: 1175 Farmington Avenue

Parcel No. 68: 1128 Farmington Avenue

Parcel No. 23: 1379 Farmington Avenue

The designation of high risk is assigned to those parcels where conditions or activities know to involve hazardous materials are present, where historical land use indicates a high probability of environmental concern, where environmental concerns were identified in windshield survey or environmental records review, or where no information could be found associated with the parcel. Parcels identified as high risk in this corridor are also recommended for Task 210 investigations.

High Risk Parcels:

Parcel No. 9: 1053 Farmington Avenue

Parcel No. 65: 1082 Farmington Avenue

Parcel No. 12: 1069 Farmington Avenue

Parcel No. 67: 1114 Farmington Avenue

Parcel No. 13: 1149 Farmington Avenue

Parcel No. 73: 1182 Farmington Avenue

Parcel No. 18: 1235 Farmington Avenue

Parcel No. 74: 1214 Farmington Avenue

Parcel No. 19: 1251 Farmington Avenue

Parcel No. 79: 1400 Farmington Avenue

Parcel No. 24: 1461 Farmington Avenue

Parcel No. 81: 1462 Farmington Avenue

6.0 REFERENCES

6.1 Published Sources

- CT Department of Environmental Protection, Water Management Bureau, Adopted Water Quality Classifications for the Lower Connecticut River Basin.
- CT Department of Environmental Protection, Water Management Bureau. 1992. Water Quality Standards (Adopted January, 1992; effective date May 15, 1992). 68 pp.
- Rodgers, John. 1985. Bedrock Geological Map of Connecticut. Connecticut Geological and Natural History Survey. Scale 1:125,000.
- Surficial Materials Map of Connecticut. Connecticut Geological and Natural History Survey. Scale 1:125,000.

6.2 Database Listings and Other Information Sources

Environmental Data Resources, Inc.

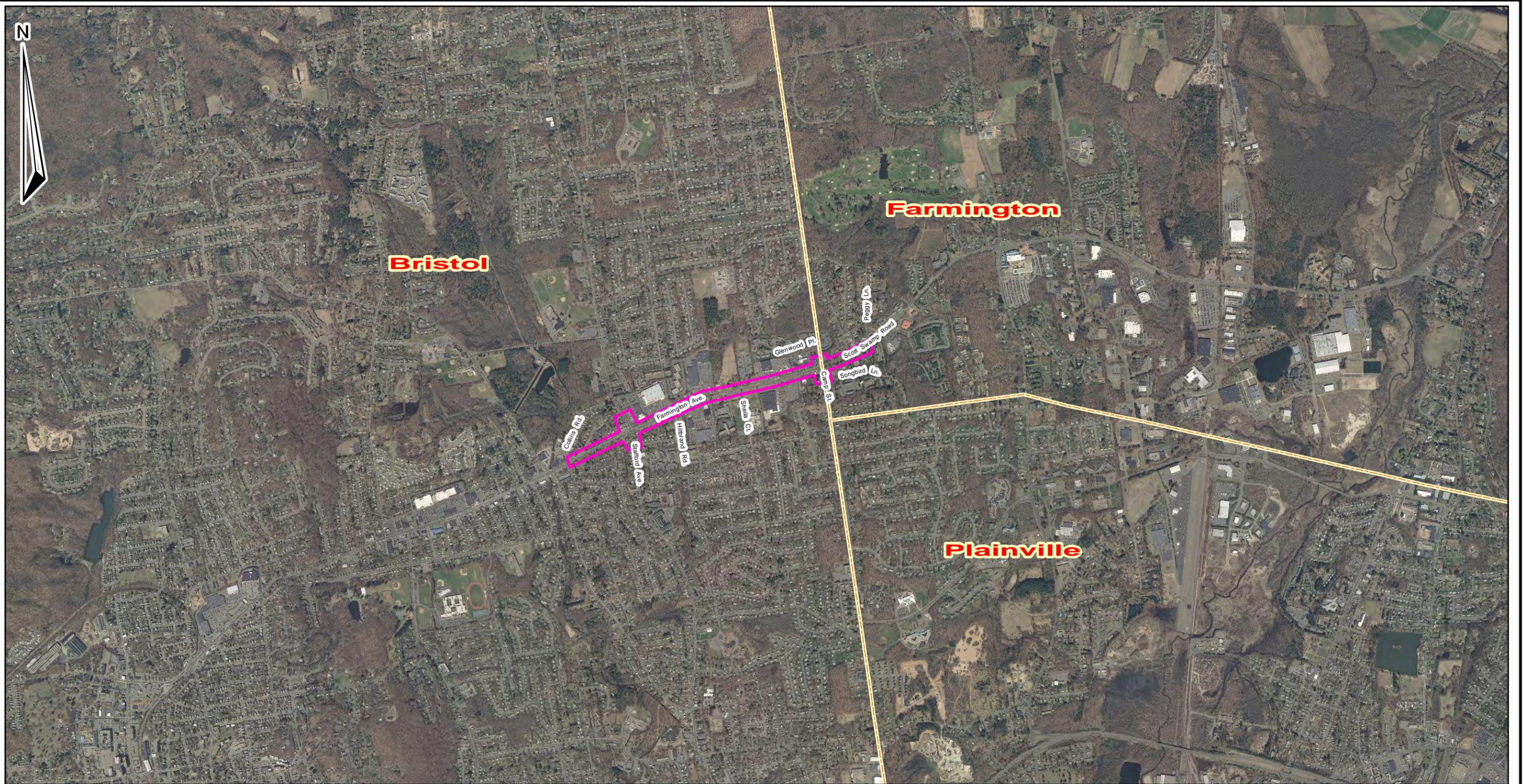
- *Radius Search Report*, dated November 5, 2013.
- Sanborn Fire Insurance Maps, dated 1951 and 1968
- Historical Aerial Photographs (1934 – 2012)
- City directories for Bristol and Farmington, CT (1963 – 2013)
- Historical USGS Topographic Maps (1893 – 1984)

7.0 LIMITATIONS

The observations described in this report are made under the stated conditions. The conclusions presented in the report are based solely upon the indicated services, and not on scientific tasks or procedures beyond those completed as part of this assignment.

In preparing project reports, HRP relies on certain information provided by state and local officials and information and representations made by other parties referenced therein, and on information contained in the files of state and/or local agencies made available to HRP at the time of the site assessment. HRP is not responsible to the extent that such files are missing, incomplete, or not provided to HRP. Although there may be some degree of overlap in the information provided by these various sources, HRP does not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this site assessment.

FIGURES

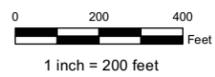
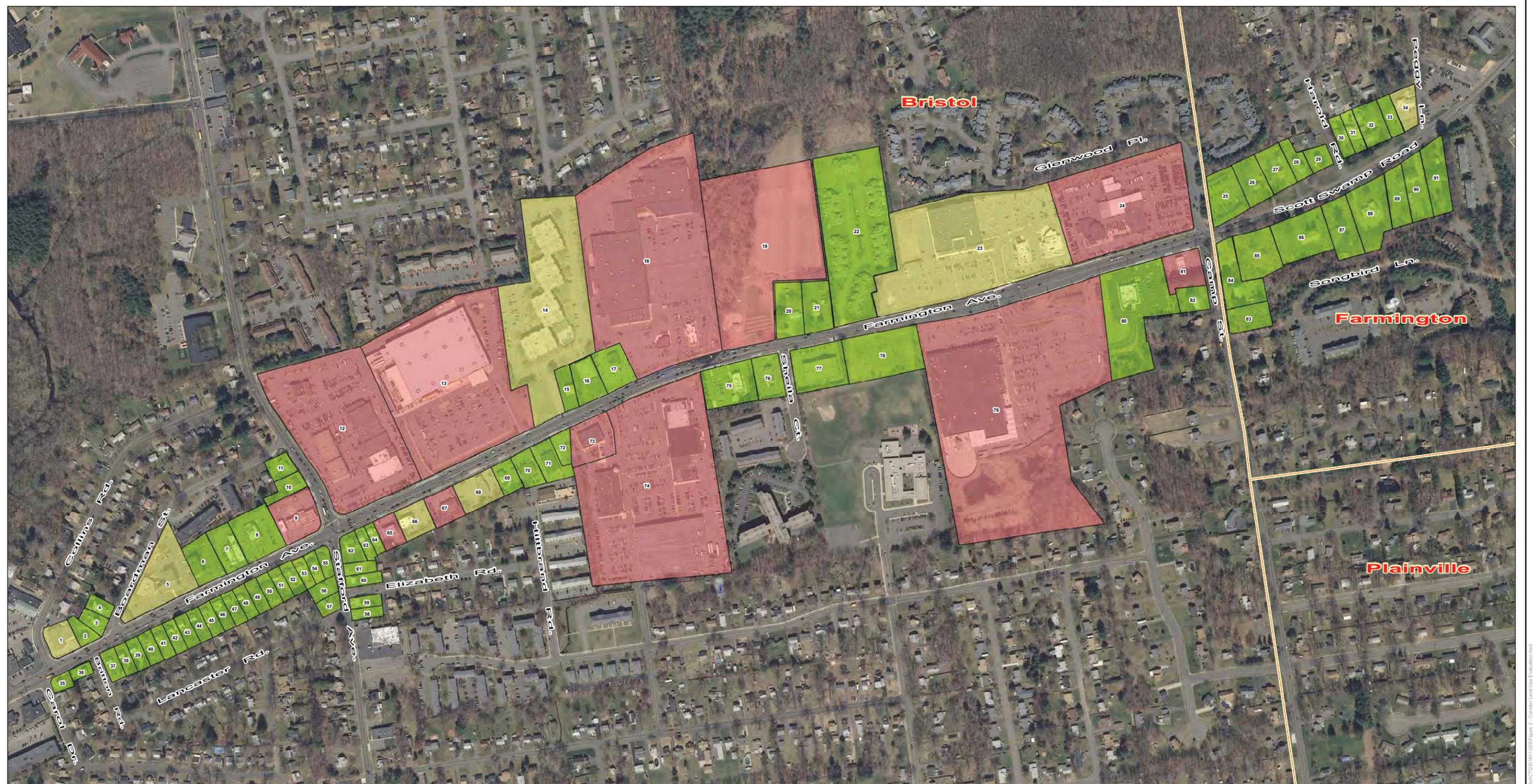


Legend
 Project Area

0 1,000 2,000 4,000
 Feet
 1 inch = 2,000 feet

Figure 1
Corridor Study Location Map
Improvements Along Route 6
(Farmington Ave./Scott Swamp Rd.)
Bristol/Farmington, Connecticut
HRP# CTD3016.11
Scale 1" = 500'

HRP Associates, Inc.
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 Creating the Right Solutions Together
 Offices in CT, SC, NY, FL, MA, TX and PA
 197 Scott Swamp Road
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 Ph: (860)674-9570 Fax: (860)674-9624
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Legend

- Low-Risk Potential
- Moderate-Risk Potential
- High-Risk Potential

Figure 2
Corridor Land Use Evaluation
Improvements Along Route 6
(Farmington Ave./Scott Swamp Rd.)
Bristol/Farmington, Connecticut
HRP# CTD3016.11
Scale 1" = 200'

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TABLES

TABLE 1
 SITE RISK EVALUATION
 IMPROVEMENTS ALONG ROUTE 6 (FARMINGTON AVE/SCOTT SWAMP RD) BRISTOL/FARMINGTON
 CT DOT ASSIGNMENT #404-4809; CT DOT PROJECT #017-0182
 HRP #CTD3016.11

Parcel No.	Street Address	Map/Lot No.	Current Owner	Property Use and Environmental Concerns	Former Property Use	Potential Risk
1	923 Farmington Ave	53/7	Stephen J. Kaye	Commercial medical offices. Listed on the CT SPILLS database for a heating oil LUST and additional minor releases.	Commercial	Moderate
2	941 Farmington Ave	53/144-8	Kevin Leone	Residential	Residential	Low
3	7 Boardman St	53/144-9	David Allyn Thorpe	Residential	Residential	Low
4	15 Boardman St	53/144-10	Carol K. Carter	Residential	Residential	Low
5	985 Farmington Ave	53/143	Farmington Ave Professional LLC	Rehab Dynamics (medical) and Roland Dumont Agency (real estate)	Farmington Avenue School	Moderate
6	1001 Farmington Ave	53/142A-2, 142-3	Bristol Property Associates LLC	Multiple commercial medical offices	Commercial	Low
7	1019 Farmington Ave	53/142A	1019 Farmington Ave LLC	Retail strip mall including commercial medical offices	Commercial	Low

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Parcel No.	Street Address	Map/Lot No.	Current Owner	Property Use and Environmental Concerns	Former Property Use	Potential Risk
8	1033 Farmington Ave	53/142B	North Kendall Properties LLC	Burger King (restaurant)	Commercial	Low
9	1053 Farmington Ave	53/142	Getty CT Leasing Inc	Valero (gasoline station). Gasoline LUST, voluntary remediation site, multiple USTs, and CT SPILLS.	Filling station	High
10	737 Stafford Ave	53/142-3	Robert J. Faber	Kathy Faber Designs (tailoring)	Residential	Low
11	747 Stafford Ave	53/142-2	747 Stafford Avenue LLC	Attorney office	Residential	Low
12	1069 Farmington Ave	49/9-1	Stephen J. Barberino Jr. and Mary Ann Hall	Stephen Automall Centre (auto sales/service). Historical auto station, RCRA site, USTs, and CT SPILLS for minor release.	Commercial	High
13	1149 Farmington Ave	49/8-2	Home Depot USA Inc	Home Depot (retail). RCRA site, property transfer program, and CT SPILLS for minor releases.	Residential	High
14	1175 Farmington Ave	49/8	F. Bergamini, C/O New Cambridge Apts	New Cambridge Apartments. LUST, UST, CT SPILLS.	Residential	Moderate

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Parcel No.	Street Address	Map/Lot No.	Current Owner	Property Use and Environmental Concerns	Former Property Use	Potential Risk
15	1185 Farmington Ave	49/8-1	Timothy J. Chapulis	Tim's Auctions (retail)	Residential	Low
16	1197 Farmington Ave	49/8-B	Reinwald Assc Inc	Subway (restaurant) and Sherwin Williams (retail)	Commercial	Low
17	1215 Farmington Ave	49/8B-1	Armand Castico	Frankies (restaurant)	Commercial, residential	Low
18	1235 Farmington Ave	49/30	Lemle Bristol LLC	Bristol Farms (retail). Historical dry cleaner, property transfer program, and CT SPILLS.	Commercial, dry cleaner	High
19	1251 Farmington Ave	49/29	Estate of Douglas T. Mahannah	Undeveloped and storage	Commercial agriculture	High
20	1265 Farmington Ave	29/28	Douglas T. and Jeanette M. Mahannah	Residential	Residential	Low
21	1301 Farmington Ave	49/27	Lincoln & D'Amato LLC	Vacant residential	Residential	Low

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Parcel No.	Street Address	Map/Lot No.	Current Owner	Property Use and Environmental Concerns	Former Property Use	Potential Risk
22	1325 Farmington Ave	49/24/01-16, 19-24, 31-34, 40-45, 47-54	Various- See Above Details	Farmington Meadows Estates apartments	Residential	Low
23	1379 Farmington Ave	49/25	W/L Properties LLC	LA Fitness, Arby's, Chili's. CT SPILLS of minor releases.	Residential	Moderate
24	1461 Farmington Ave	49/21	Bristol Farms Associates LLC	Crowley (auto sales/services). RCRA site, USTs, property transfer program.	Commercial, residential	High
25	8787 Scott Swamp Rd	75/4	Bristol Farms Associates LLC	Parking lot	Residential	Low
26	398 Scott Swamp Rd	75/4A	Bristol Farms Associates LLC	Residential	Residential	Low
27	394 Scott Swamp Rd	75/2	Wendy Ku	Residential	Residential	Low
28	392 Scott Swamp Rd	75/3	Trust Estate of George M. Granger	Residential	Residential	Low

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Parcel No.	Street Address	Map/Lot No.	Current Owner	Property Use and Environmental Concerns	Former Property Use	Potential Risk
29	1 Harold Rd	75/1A	Enoch O. and Maggie Tinyan Ling	Residential. CT SPILLS for minor releases.	Residential	Low
30	8769 Scott Swamp Rd	75/1	Donald J. and Valdora B. Morin	Residential	Residential	Low
31	8782 Scott Swamp Rd	75/11	Donald J. and Valdora B. Morin	Residential	Residential	Low
32	382 Scott Swamp Rd	75/10	Valdora B. Morin	Residential	Residential	Low
33	8767 Scott Swamp Rd	75/9	376 Scott Swamp Road LLC	Residential	Residential	Low
34	376 Scott Swamp Rd	75/8	376 Scott Swamp Road LLC	Advanced Veterinary Care. LUST, CT SPILLS for minor interior release.	Commercial, residential	Moderate
35	918 Farmington Ave	46/17	Thomas R. Duran & John W. McIllduff	Residential	Residential	Low
36	4 Britton Road	46/18	Mary E. Leone	Residential	Residential	Low
37	944 Farmington Ave	46/93/1	Juan A. Reyes	Residential	Residential	Low

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Parcel No.	Street Address	Map/Lot No.	Current Owner	Property Use and Environmental Concerns	Former Property Use	Potential Risk
38	950 Farmington Ave	46/95/2	Jeremy D. & Lacy D. Slone	Residential	Residential	Low
39	956 Farmington Ave	46/96/3	Damase & Fernande Caron	Residential	Residential	Low
40	962 Farmington Ave	46/97-4	Peter & Lisa Caron	Residential	Residential	Low
41	968 Farmington Ave	46/98/5	Jaime V. Sr. & Edilma Macias	Residential	Residential	Low
42	974 Farmington Ave	46/99-6	Sharon Bachman	Residential. Minor indoor CT SPILL.	Residential	Low
43	980 Farmington Ave	46/100-7	Lorraine Tinsley	Residential	Residential	Low

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Parcel No.	Street Address	Map/Lot No.	Current Owner	Property Use and Environmental Concerns	Former Property Use	Potential Risk
44	986 Farmington Ave	46/101/8	Russell H. Pons	Residential	Residential	Low
45	992 Farmington Ave	46/102/9	Peter A. Robinson	Residential	Residential	Low
46	998 Farmington Ave	46/103-10	Frank A. Cuccaro	Residential	Residential	Low
47	1004 Farmington Ave	46/104-11	Wilfredo & Cindy Santiago	Residential	Residential	Low
48	1010 Farmington Ave	46/105/12	Pauline R. Nadeau	Residential	Residential	Low
49	Farmington Avenue (in between 1010 and 1022 Farmington Avenue)	46/106-13	Peter A. Robinson	Undeveloped, partially wooded	-	Low

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Parcel No.	Street Address	Map/Lot No.	Current Owner	Property Use and Environmental Concerns	Former Property Use	Potential Risk
50	1022 Farmington Ave	46/107-14	Carl B. Robinson	Residential	Residential	Low
51	1028 Farmington Ave	46/108-15	Deanna Cloutier	Residential	Residential	Low
52	1034 Farmington Ave	46/109-16	Jeffrey Mitchell	Residential	Residential	Low
53	1040 Farmington Ave	46/110-17	Eric Johnson	Residential	Residential	Low
54	1046 Farmington Ave	46/18	David Kucia	Residential	Residential	Low
55	1054 Farmington Ave	46/112/19	John Cubeddu	Residential	Residential	Low

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Parcel No.	Street Address	Map/Lot No.	Current Owner	Property Use and Environmental Concerns	Former Property Use	Potential Risk
56	695 Stafford Ave	46/20/113	Kerolyn Gorneault	Residential	Residential	Low
57	687 Stafford Ave	46/21/114	Georgette M. Dulac	Residential	Residential	Low
58	674 Stafford Ave	46/2	Piotr & Stanislawa Colbert	Residential	Residential	Low
59	680 Stafford Ave	46/3	Dennis M. Guerrero	Residential	Residential	Low
60	690 Stafford Ave	46/3A	Tung Po Chan	Residential	Residential	Low
61	694 Stafford Ave	46/4	Tung Po Chan & Suet Yu Chan	Residential	Residential	Low
62	1066 Farmington Ave	46/5	Tung Po Chan	Le Po Chinese Kitchen (restaurant)	Residential	Low
63	1072 Farmington Ave	46/6	Tung Po Chan	Residential	Residential	Low

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Parcel No.	Street Address	Map/Lot No.	Current Owner	Property Use and Environmental Concerns	Former Property Use	Potential Risk
64	1078 Farmington Ave	46/7	Tung Po Chan	Residential	Residential	Low
65	1082 Farmington Ave	46/8+9	Meadowbrook Realty LLC	Valvoline (auto service). Historical auto station. CT SPILLS database for minor release.	Commercial	High
66	1098 Farmington Ave	46/A1	Hartford Dispensary Real Estate Inc	Vacant office building	Commercial	Moderate
67	1114 Farmington Ave	46/B1	Babu Vazhayil	Meineke (auto service). Historical auto station. CT SPILLS database for minor release.	Commercial	High
68	1128 Farmington Ave	46/10-12+1/9A	Nutmeg Realty Holdings LLC	Aspen Dental (medical offices)	Commercial	Moderate
69	1146 Farmington Ave	46/13+14	Nutmeg Burger – Bristol LLC	Checkers (restaurant)	Commercial	Low
70	1158 Farmington Ave	46/15	Meier & Longo Properties LLC	E-Z Money Down (pawn shop)	Commercial	Low

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71	1168 Farmington Ave	46/16	Eleven SixtyEight LLC	Pet Supplies Plus (retail)	Commercial	Low
72	1174 Farmington Ave	46/18	Nauti-Cuts LLC	Nauti Cuts (hair salon)	Commercial	Low
73	1182 Farmington Ave	46/72-B	Bristol Developers LLC	Advanced Auto Parts (retail). Former gasoline station, LUST, and USTs.	Commercial, auto sales/service, filling station	High
74	1214 Farmington Ave	46/72A-3	Route 6 Developers LLC	Shop Rite Plaza (retail). Numerous CT SPILLS for minor releases.	Commercial, laundromats/cleaners	High
75	1250 Farmington Ave	46/72A-1	Daphne M. Zachary and Thomas J. Karounos	Taco Bell (restaurant)	Residential	Low
76	1264 Farmington Ave	46/72A-2	Aloni Realty LLC	Dunkin Donuts (restaurant)	Residential	Low
77	1290 Farmington Ave	46/72A	RLS Realty LLC	Commercial strip mall	Residential	Low

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Parcel No.	Street Address	Map/Lot No.	Current Owner	Property Use and Environmental Concerns	Former Property Use	Potential Risk
78	1350 Farmington Ave	46/72	Bristol Land LLC	Undeveloped	-	Low
79	1400 Farmington Ave	46/73	Wal-Mart Real Estate Business Trust	Walmart. RCRA site, CT SPILLS for minor release.	Commercial, residential	High
80	1444 Farmington Ave	46/75A	Ruby Tuesday Inc	Ruby Tuesday	Commercial	Low
81	1462 Farmington Ave	46/75-8	CPD Properties-1462 Farmington Avenue LLC	Shell (gasoline station). Gasoline LUST, UST, property transfer program, CT SPILLS.	Filling station	High
82	759 Camp St	46/75-7	Marcus Wilczak	Residential	Residential	Low
83	8078 Camp St	75/B1	Carrier Rejean	Residential	Vacant	Low
84	760 Camp St	75/38A	Carrier Rejean	Undeveloped	-	Low
85	401 Scott Swamp Rd	75/38	Carrier Rejean	Undeveloped	-	Low
86	393 Scott Swamp Rd	75/39	Ignacy and Annie W Najdzienowicz	Residential	Residential	Low

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Parcel No.	Street Address	Map/Lot No.	Current Owner	Property Use and Environmental Concerns	Former Property Use	Potential Risk
87	8781 Scott Swamp Rd	74/40	Ignacy and Annie W Najdzienowicz	Residential	Residential	Low
88	385 Scott Swamp Rd	75/40A	Carrier Rejean	Residential	Residential	Low
89	8775 Scott Swamp Rd	75/41	Richard A. and Pearl Carlson	Residential	Residential	Low
90	377 Scott Swamp Rd	75/41A	Estate of Richard L. and Richard A. Carlson	Residential	Residential	Low
91	375 Scott Swamp Rd	74/41B	Philip D. and Patricia M. Thompson	Residential. CT SPILLS for minor release.	Residential	Low