## STATUTORY CHECKLIST [§58.35(a) activities]

## for Categorical Exclusions and Environmental Assessments

Note: Review of the items on this checklist is required for both Categorical Exclusions under Sec. 58.35(a) and projects requiring an Environmental Assessment under Sec. 58.36. If no compliance with any of the items is required, a Categorical Exclusion [58.35(a)] may become "exempt" under the provisions of Sec. 58.34 (a) (12). In such cases attach the completed Statutory Checklist to a written determination of the exemption. Projects requiring an Environmental Assessment under Sec. 58.36 cannot be determined to be exempt even if no compliance with Statutory Checklist items is found. Three items listed at Sec. 58.6 are applicable to all projects, including those determined to be exempt.

Project Name and Identification/Location: 31-33 Capen Street
Hartford, Connecicut

## **Project Description:**

Disposition of 31-33 Capens Street Hartford, Connecticut by the Housing Authority of the City of Hartford.

Area of Statutory or Regulatory Compliance	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency Approvals, Permits Obtained*	Conditions and/or Mitigation Actions Required	Provide compliance documentation. Additional material may be attached.
Docu	ımen	t La	ws a	nd a	uthor	ities	listed at 24 CFR Sec. 58.5
Historic Properties     [58.5(a)] [Section 106 of NHPA]							Consulted with SHPO; SHPO has determined that the proposed renovations outlined in the 11/6/2020 letter from Jonathan Kinney, Deputy State Historic Preservation Officer will have no adverse effects on historic resources. See attachment 2 - SHPO letter dated 11/06/2020. Should the scope of work change, SHPO should be contacted for additional consultation.
2. Floodplain Management [58.5(b)] [EO 11988] [24 CFR 55]							Located in Flood Zone X based on FEMA – Map Number 09003C0366G Revised September 16, 2011. See attachment 3 - FIRMLET.
3. Wetland Protection [58.5 (b)]							No anticipated impacts on wetlands minimal due to the project is a disposition. No mapped wetlands. See attachment 4 - National Wetlands Inventory Map.
4. Coastal Zone Management [58.5(c)] [CGS 22a-100(b)]							Site is not located within the Coastal Boundary as mapped by DEEP. See Attament 5.
5. Water Quality – Aquifers [58.5(d)] [40 CFR 149] Clean Water Act 1977 Safe Drinking Water Act 1974							Water Quality – N/A Project does not involving on-site water and sewer facilities nor is it in a sole source acquifer zone. Property is serviced by the Metropolitan District – see attachment 6 - 2018 Water Quality Report.
6. Endangered Species [58.5(e)] [16 U.S.C. 1531 et seq.] [CGS 26-310]							The project site is not located within a Connecticut Natural Diversity Database (NDDB) Area, based on December 2019 mapping. See attachment 7.
7. Wild and Scenic Rivers [58.5 (f)] [16 U.S.C. 1271 et seq.]							There are no Wild & Scenic Rivers located near the project site. The Farmington and Eightmile Rivers are the only designated wild & scenic rivers in the State. See attachment 8.

8. Air Quality [58.5(g)] [42 U.S.C. 7401 et seq.]							The project does not involve construction or conversion of land use facilitating the development of public, commercial, or industrial facilities or five or more dwelling units. Therefore it is assumed that emissions are below the de minimuis levels and the project is in compliance with the Clean Air Act
9. Farmland Protection [58.5(h)]							Agricultural land use conversion not anticipated. Adverse effects to agricultural resources are not anticipated; clearly defined urban areas. Location not considered protected farmland. See attachment 9.
Manmade Hazards: 10 A. Thermal Explosive [58.5(i)]							N/A for projects that do not add density.
10 B. Noise [58.5(i)]							Not applicable to project – The project is not new construction, conversion, major rehabilitation, or acquisition of undeveloped land.
10 C. Airport Clear Zones [58.5 (i)]							Hartford Brainard Airport is the closest civil airport and is over a mile from the site. The site is not located within 15,000 feet of the end of a military airport.
10 D. Toxic Sites [58.5 (i)(2)(i)]							According to the NEPA Assist tool, There are two EPA-regulated facilities within 0.25 miles of the project site and no facilities are located at the project site. The identified facilities identified are consistant with a developed urban area. See copies of EPA NEPAssist map (attachment 10) and the ATC Phase I dated 6/17/2019 Executive Summary and Section 5 (attachment 11).
11. Environmental Justice [58.5(j)]							The Site is located in an area with environmental justice populations. However the project is a disposition, this activities does not anticipate high & adverse human health and environmental effects on minority or low-income populations; See attachment 12 - EJSCREEN Report for 31-33 Capens Street.
Document Laws and au	thor	ities	liste	ed at	Sec.	58.6	and other potential environmental concerns
12 A. Flood Insurance [58.6(a) & (b)]							Located in Flood Zone X based on FEMA – Map Number 09003C0366G Revised September 16, 2011. See attachment 3.
12 B. Coastal Barriers [58.6(c)]							Property is not located in a Coastal Barrier Resource Zone.  No Coastal Barriers identified in City of Hartford.
12 C. Airport Clear Zone Notification [58.6(d)]							Not applicable - Hartford Brainard Airport is the closest civil airport and is over a mile from the site. The site is not located within 15,000 feet of the end of a military airport.
13. A Solid Waste Disposal [42 U.S.C. S3251 et seq.] and [42 U.S.C. 6901-6987 eq seq.]							Resource Conservation and Recovery Act and Solid Waste Disposal Act; Residential Exemption
13 B. Fish and Wildlife [U.S.C. 661-666c]		,					Fish and Wildlife Coordination Act: Program activities will not result in impounding, diverting, deepening, channelizing or modification of any stream or body of water; not a water control project.
13 C. Lead-Based Paint [24 CFR Part 35] and [40 CFR 745.80 Subpart E]							Lead paint found - See attachment 13 - Lead Paint Inspection Report from ATC Environmental dated 10/24/2017.

13 D. Asbestos						Asbestos found – See attachment 14 - Limited Hazardous Materials Inspection Report from ATC Environmental dated June 18, 2019.
13 E. Radon [50.3 (i) 1]						Radon concentration should be less than 4 picocuries per liter of air. HACH should have testing performed to ensure Radon levels are below this threashold. The Property is located in Hartford County which has been rated a Zone 3, a low potential for radon by the United States Environmental Protection Agency (USEPA), indicating the average indoor level is less than 2.0 pCi/L. According to the EDR Report, 99 radon tests were reported in the state database for the City of Hartford. Of the 99 tests, 95 (~96%) were reported below 4 pCi/L and 5 (~4%) were reported between 4 and 10 pCi/L. Actual radon levels at the Property can only be determined by sampling and laboratory analysis.
13 F. Mold						HACH should have testing performed to ensure there is not mold found in the subject property.
Other: State or Local 14 A. Flood Management Certification [CGS 25-68]						Property inside Flood Zone X on FEMA 09003C0366G Revised September 16, 2011. See attachment 3.
14 B. Structures, Dredging & Fill Act [CGS 22a-359 through 22a-363f]						Not applicable – Dispotition only and the project is not waterward of the Coastal Jurisdiction Line.
14 C. Tidal Wetlands Act [CGS 22a-28 through 22a-35]						Not located in Tidal wetland area. See attached National Wetlands Inventory Map.
14 D. Local inland wetlands/watercourses [CGS 22a-42]						Not located in wetlands – also project is dispotition project.
14 E. Various Municipal Zoning Approvals						Not appicable - project is dispotition project
DETERMINATION:  This project converts to Exempt, per sequires any formal permit or license.						igation for compiance with any listed statutes or authorities, nor T project; <u>OR</u>
						consultation or itigation. Complete consultation/mitigation 6) per %58.70 and 58.71 before drawing down funds; <b>OR</b>
The unusual circumstances of this proj Assessment (EA). Prepare the EA acc					ental impa	act. This project requires preparation of an Environmental
Prepared by:  Stephen Ball		Date	11/1	8/20	20	
Responsible Entity or designee Signature:						
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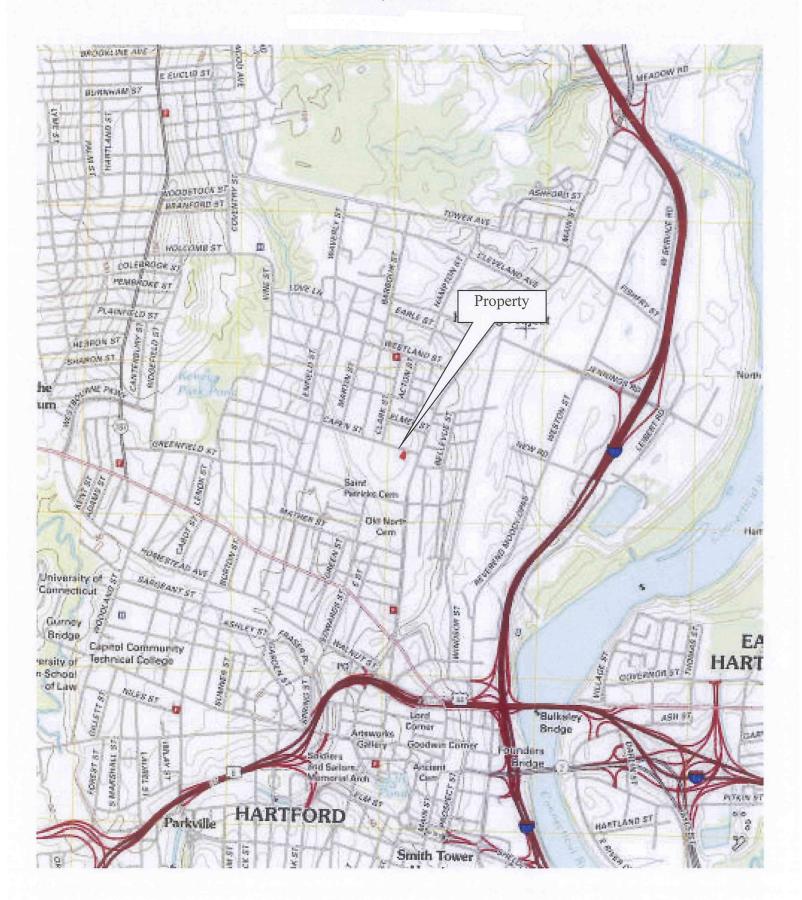
Date

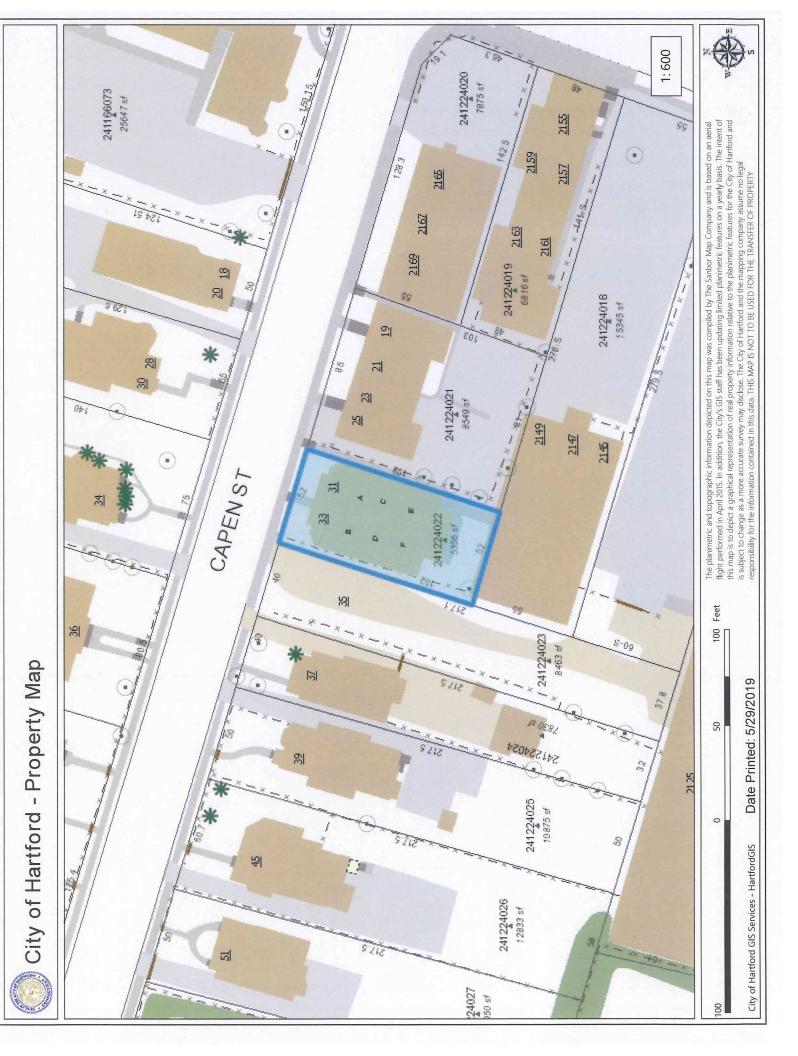
Lionel S. Rigler, Senior Project Manager

31-33 Capen Street Hartford, CT Site information

## FIGURE 1 SITE LOCATION MAP

31-33 Capen Street Hartford, Connecticut

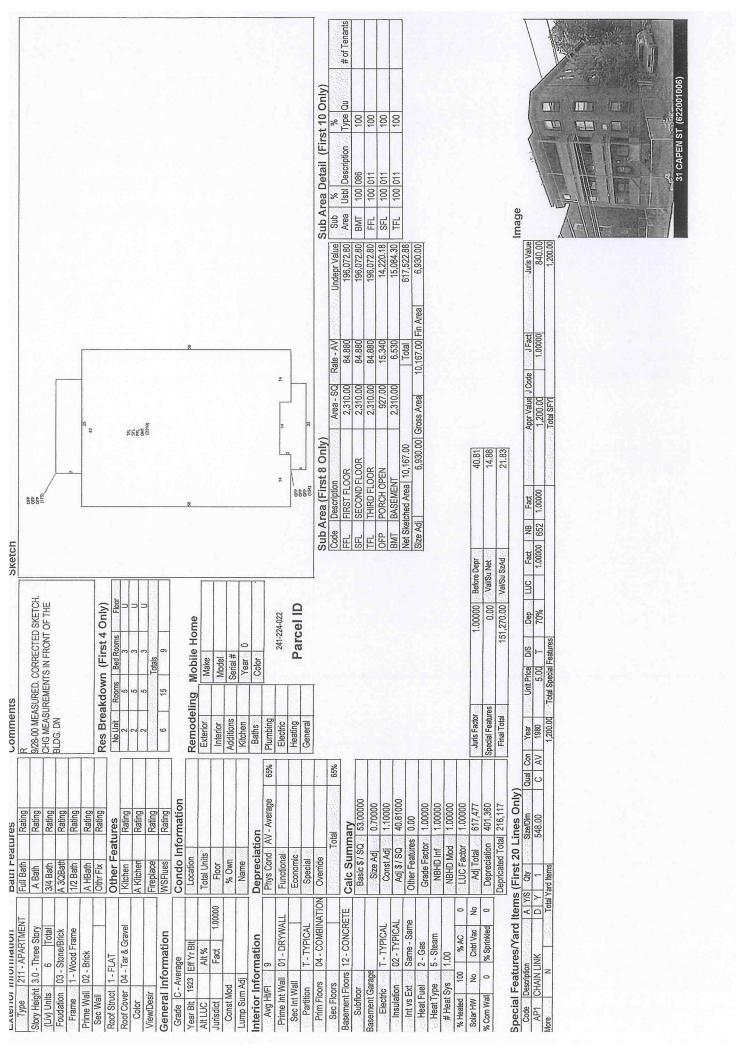




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io	In Process	In Process Appraisal Summary (First	ımmary (F.	irst 3 Lines Only)	Only)			Legal Description	ription	ASSESSED:	176,400.007	176,400.00
O	Use Code	Land Size	Building Value		Yard Items	Land Value	Total Value	en		User Account		
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Ownership Unit No.	Total Card	5,356.00	197,200.00		1,200.00	53,600.00	252,000.00	00:		GIS Reference	Y	1
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	Source	Inc (appr)	Total Value p	Total Value per Sq Unit /Card	36.36	/Parcel	36,36	Entered Lot Size	+ Cito	GIS Reference	Patriot	ot
Owner 3								Total Land	5,356.00		Properties Inc.	Inc.
Street 1 180 JOHN D WARDLAW WAY								Land Unit Type		Inspection Date		
Street 2								Parcel ID 24	241-224-022	04/30/99		622001006
own/City HARTFORD	Previous A	Previous Assessment (First 9 Lines	First 9 Line	(vluo se								
St/Prov CT Country Occ	Tax Yr Use (	Cat Bldg Value	lue Yrd Items		Land Value	Total Value	Assessed Value Notes	Votes	Date	Print		
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Previous Owner	2018 976	FV 197,200	1,200		53,600	252,000	176,400 0	176,400 Creating Prev Lines after Cleanup	02/11/2019	06/06/19 11:08:10		
	2017 976	FV 197,200	1,200		53,600	252,000	176,400	176,400 Creating Prev Lines after Cleanup	02/11/2019	Last Rev	15	LICT NATIONAL
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with an APAKIMENT Building built about 1923, having primarily Brick Exterior and 6,930 Square Feet, with 6 Residential Units, 15 Rooms, and 18 Bdrms.		0190	01906 0139	60		9000		No Verification			S. C.	
Other Assessments											Calu	
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Propertyld: 20608

User: Counter





31-33 Capen Street Hartford, CT Historic Properties [58.5(a)] [Section 106 of NHPA]



## Department of Economic and Community Development

State Historic Preservation Office

November 6, 2020

Elisa V. Hobbs Development Director Housing Authority of the City of Hartford 180 John D. Wardlaw Way Hartford, CT 06106

Subject: 31-33 Capen Street

Hartford, CT ENV-21-0209

## Dear Ms. Hobbs:

The State Historic Preservation Office has reviewed the revised information submitted for the above-named property pursuant to the provisions of Section 106 of the National Historic Preservation Act and the Connecticut Environmental Policy Act.

The subject property is a contributing resource to the National Register of Historic Places listed Capen-Clark Historic District (NR# 82004402). The proposed scope of work includes interior and exterior rehabilitation, including:

- Replacement of existing EPDM roof in kind
- Replacement of existing vinyl windows with fiberglass units
- Repair to front porches in kind
- Selective repointing of exterior brick to match in strength, color, configuration, and profile
- Selective replacement of deteriorated brick to match existing in size, color, porosity, and bond, and
- Replacement of existing, nonhistoric entry doors

The SHPO has determined that the undertaking as described above will constitute <u>no adverse effects</u> to historic resources. Should the scope of work change, this office should be contacted for additional consultation.



The State Historic Preservation Office appreciates the opportunity to review and comment upon this project. These comments are provided in accordance with the Connecticut Environmental Policy Act and Section 106 of the National Historic Preservation Act. For further information please contact Marena Wisniewski, Environmental Reviewer, at (860) 500-2357 or marena.wisniewski@ct.gov.

Sincerely,

Jonathan Kinney

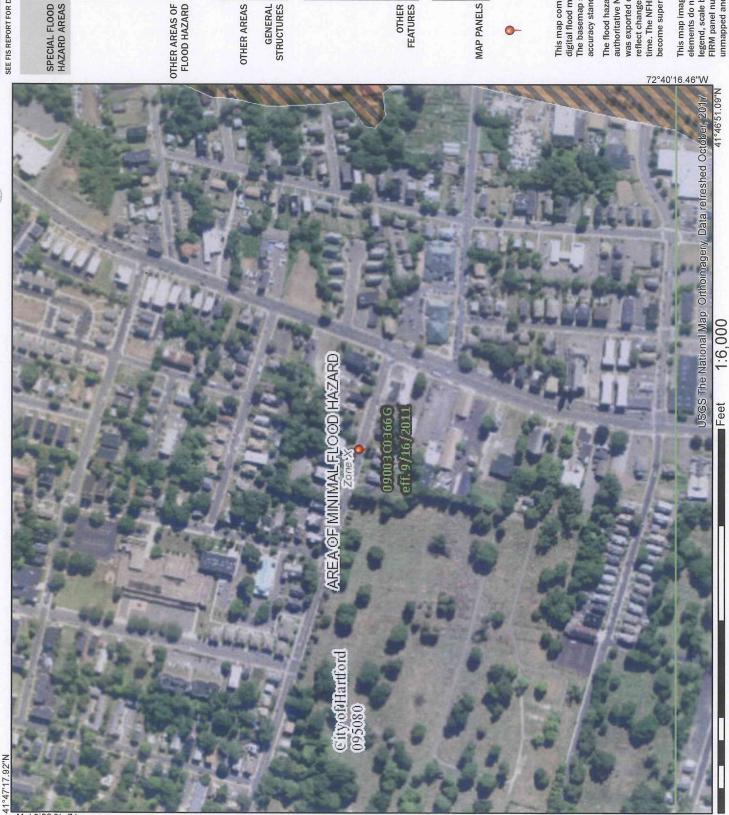
Deputy State Historic Preservation Officer

lonathan heaves

31-33 Capen Street Hartford, CT Floodplain Management [58.5(b)] [EO 11988] [24 CFR 55]

# National Flood Hazard Layer FIRMette





## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

Without Base Flood Elevation (BFE)

With BFE or Depth zone AE, AO, AH, VE, AR HAZARD AREAS SPECIAL FLOOD

0.2% Annual Chance Flood Hazard, Are of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile zone Future Conditions 1% Annual Chance Flood Hazard Zone X Regulatory Floodway

Area with Flood Risk due to Levee Zone Levee. See Notes, Zone X

Area with Reduced Flood Risk due to

NO SCREEN Area of Minimal Flood Hazard Zone X

Area of Undetermined Flood Hazard zon **Effective LOMRs** 

Channel, Culvert, or Storm Sewer

Levee, Dike, or Floodwall -----GENERAL

Cross Sections with 1% Annual Chance Water Surface Elevation

Coastal Transect

Base Flood Elevation Line (BFE) Jurisdiction Boundary Limit of Study man 513 man

Coastal Transect Baseline

Profile Baseline

OTHER FEATURES

Hydrographic Feature

Digital Data Available

No Digital Data Available

The pin displayed on the map is an approximat point selected by the user and does not represt an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap

authoritative NFHL web services provided by FEMA. This map reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or was exported on 2/14/2019 at 11:02:27 AM and does not The flood hazard information is derived directly from the become superseded by new data over time. This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, unmapped and unmodernized areas cannot be used for

## PHASE I ENVIRONMENTAL SITE ASSESSMENT Hartford Housing Authority Property at 31-33 Capen Street Hartford, Connecticut, 06120

often locally influenced by factors such as underground structures, seasonal fluctuations, soil and bedrock geology, production wells, tides, and other factors beyond the scope of this study. The actual groundwater flow direction under the Property can only be accurately determined by installing groundwater monitoring wells, which was beyond the scope of work for this project.

According to CTECO, the groundwater quality for the Property is classified as "GB". The "GB" classification indicates that the groundwater is known to be degraded and is presumed to be unsuitable for human consumption without prior treatment. A water quality map is included in **Appendix L**.

## 5.2.5 Other Physical Setting Sources

## Flood Plain Map

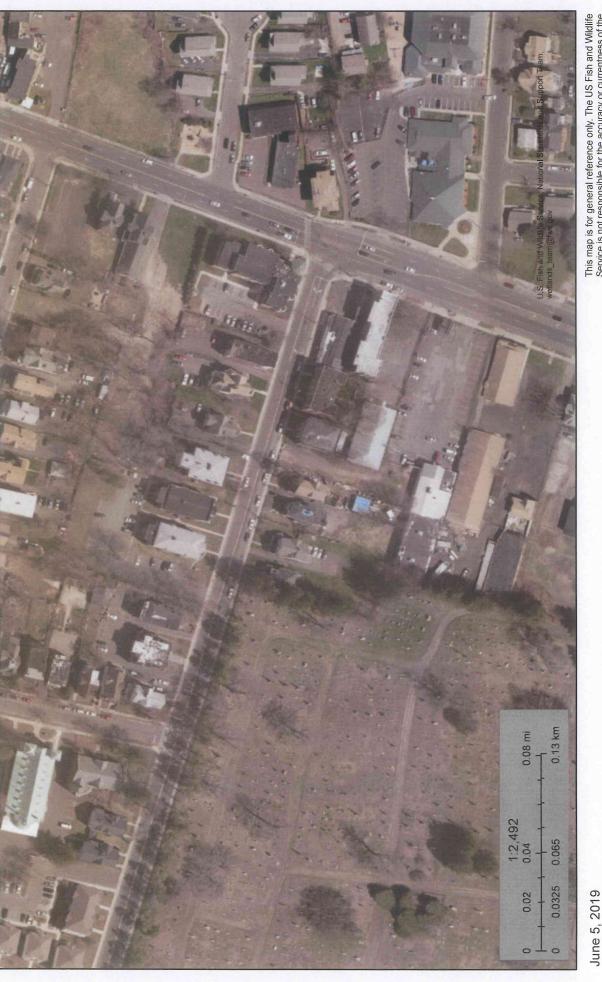
ATC reviewed Flood Insurance Rate Maps (FIRM) from the Federal Emergency Management Agency (FEMA) website. According to FIRM (Map #09003C0366G) for Hartford County, Connecticut, dated September 16, 2011, the property is located in Zone X, a minimal flood hazard area determined to be outside the 0.2% annual chance flood. The FIRM is included in **Appendix L**.

## Wetlands Map

According to the U.S. Fish and Wildlife Service National Wetlands Inventory and the CTECO Hydric Soils Maps, there are no wetland areas or hydric soils mapped for the Property or on adjacent properties. Copies of the wetlands map and hydric soils map are included in **Appendix L**.

31-33 Capen Street Hartford, CT Wetland Protection [58.5 (b)]

## National Wetlands Inventory



Freshwater Forested/Shrub Wetland Freshwater Emergent Wetland

This map is for general reference only. The US Fish and Wildlife Service is not responsible for the accuracy or currentness of the base data shown on this map. All wetlands related data should be used in accordance with the layer metadata found on the Wetlands Mapper web site.

Wetlands

Estuarine and Marine Deepwater

Estuarine and Marine Wetland

Freshwater Pond

Lake

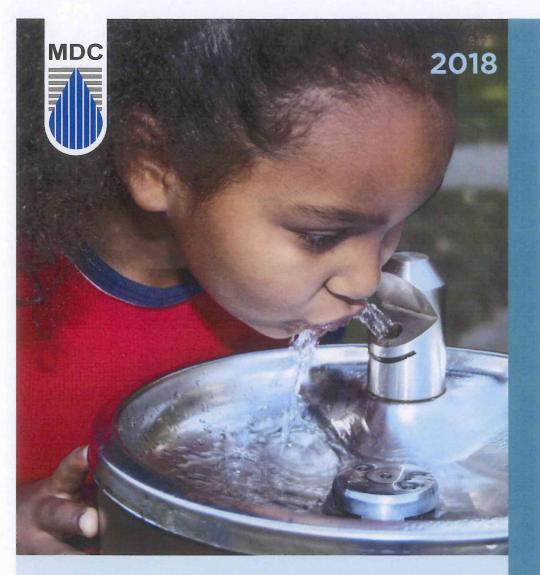
Other

Riverine

National Wetlands Inventory (NWI) This page was produced by the NVM mapper

31-33 Capen Street Hartford, CT Coastal Zone Management [58.5(c)] [CGS 22a-100(b)]

31-33 Capen Street Hartford, CT Water Quality – Aquifers [58.5(d)] [40 CFR 149] Clean Water Act 1977 Safe Drinking Water Act 1974



THE METROPOLITAN DISTRICT

## WATER QUALITY REPORT



## OVERVIEW

The MDC's Water Quality Report, provides a summary of water quality for 2018 and includes information on how the MDC collects, treats and delivers quality drinking water. In 2018, the MDC's water supply once again met all state and federal standards for water quality. The MDC remains committed to providing our customers with the highest quality water.

In 2018, the MDC's state-licensed Water Quality Laboratory, located at Reservoir No. 6 in Bloomfield, conducted more than 145,000 physical, chemical and bacteriological tests. These tests determine the levels, if any, of over 130 potential water contaminants at the MDC's reservoirs, treatment plants and the 46 state approved sampling sites throughout the MDC service area. These tests and others conducted at various certified consulting laboratories confirmed that the potable water supplied by the MDC met all State of Connecticut Public Health Code and Federal Environmental Protection Agency standards for water quality.

Last year, the MDC distributed an average of 47.7 million gallons of water per day to a population of approximately 400,000. In order to continue to deliver the highest quality water, there were significant improvements made to the MDC's drinking water system, including the replacement of nearly four miles of water mains in the distribution system.

(Este reporte contiene información importante sobre el agua potable. Si necesita este Reporte en Español por favor llame al 278.7850 ext. 3211)

## **WATER SOURCE**

The MDC's untreated water comes entirely from surface water sources in watersheds (drainage areas) that cover approximately 89.7 square miles. These sources are: the 30.3-billion gallon Barkhamsted Reservoir, impounded by the Saville Dam, located about one mile north of New Hartford; and the 9.5-billion gallon Nepaug Reservoir, created by the Phelps Brook and Nepaug Dams, located about one mile northwest of Collinsville. These reservoirs are part of the larger Farmington River watershed and are located roughly 20 miles from Hartford in Connecticut's northwest hills.

These reservoirs feed the MDC's smaller reservoirs, which are located in West Hartford and Bloomfield. The majority of the watershed areas are relatively rural, which reduces the chance of pollution. Even so, the MDC conducts an aggressive source water protection program to further ensure the quality of its water supplies.

## SOURCE WATER PROTECTION

Source water is untreated water that is used to supply public drinking water. Natural processes and human activities that occur within a watershed area can greatly impact the quality of that source water. As water travels over the surface of the land or through the ground, it can carry substances such as soil particles, salts, metals, oils, bacteria, fertilizers and pesticides that can contaminate water supplies. The MDC is very fortunate to have heavily forested watersheds, which help safeguard the water supplies by acting as a natural filter and buffer to potential contaminants.

In order to prevent contamination and unsanitary conditions in the watershed areas, the MDC performs inspections on properties within the watersheds of the Barkhamsted Reservoir, the Nepaug Reservoir, and Reservoir No. 6 and the West Harford Reservoirs. These inspections are required to be conducted by the Connecticut Department of Public Health (DPH).





The MDC's Watershed Inspector visits residential, business and farm properties located within the watersheds to identify conditions that may adversely affect drinking water supplies. The inspector checks for signs of septic system failure, leaking fuel oil tanks, soil erosion and sedimentation issues, illegal discharges and dumping, improper storage of chemicals and animal waste, and other conditions that have the potential to affect water quality. In 2018, a total of 2700 watershed inspections were conducted. No violations were identified.

The MDC's Watershed staff also reviews land use development proposals that come before watershed towns and when appropriate, submits comments to encourage practices that protect reservoir water quality.

In addition, raw water sampling of reservoirs and tributaries is performed in order to monitor changes in water quality. The MDC's Water Quality Laboratory conducts the physical, chemical, nutrient and biological analyses to help identify potential drinking water contaminants.

Permanently protecting our water supply watershed land is one of the most important measures that can be taken to strengthen source water protection efforts. To this end, the MDC implemented a land acquisition program and has acquired a total of 211.4 acres of additional watershed land since 2006.

## SOURCE WATER ASSESSMENT

The Connecticut DPH Drinking Water Section completed assessments of all public drinking water sources in 2003 to identify and document potential sources of contamination that could adversely impact drinking water quality. The assessments found that reservoirs owned by the MDC have a low susceptibility to potential sources of contamination.

The Source Water Assessment Program report can be found on the Connecticut DPH's website: http://www.ct.gov/dph

For more information visit the U.S. Environmental Protection Agency's (EPA) website: http://water.epa.gov/drink

## WATER TREATMENT

The MDC has always filtered its water supplies. The slow sand filtration plant located just off Farmington Avenue in West Hartford contains 22 underground filter beds. In the filter beds, water trickles down through more than three feet of sand and stones, where within the first 2-3 inches of sand, solids and microscopic bacteria are trapped. Additional chemical treatment follows to eliminate any remaining bacteria.

The Reservoir No. 6 plant in Bloomfield is a dual media filtration facility, also known as a complete conventional plant. The system combines chemical treatment prior to filtration at six filter beds. Because pretreatment removes most impurities, the rapid sand filtration process can remove those remaining impurities quickly. While the filtration process is accomplished somewhat differently at each plant, there are five basic components in the treatment process that the plants have in common:

- 1. Filtration
- 2. Disinfection through chlorination
- 3. Fluoridation (mandated by the State of Connecticut Department of Public Health to help prevent tooth decay)
- 4. pH adjustment of all treated water
- Corrosion control for distribution system piping and household plumbing

## **CROSS CONNECTION**

The State of Connecticut and MDC Ordinances require that the MDC conduct periodic inspections of properties for cross connection situations. A cross connection is an actual or potential connection between a public water system and any other source or system through which it is possible to introduce any contamination or polluting agent. The regulations require that commercial, industrial and residential structures maintain one or more cross connection control devices if there is a possibility of a "toxic or objectionable substance" being used at, in or outside the structure. State of Connecticut cross connection regulations require that the homeowner notify the MDC and obtain its approval of the plans prior to the installation of any of the previously mentioned installations.

The cross connection requirements have been expanded to include, but are not limited to, fire suppression systems, lawn irrigation systems, marinas, boilers, solar heat, geothermal wells, lawn irrigation wells, ice machines and facilities which utilize chemicals within the premises, which would meet the definition of toxic or objectionable substances. MDC conducted over 1,300 cross connection inspections and reviewed over 12,000 backflow prevention device tests in 2018.

## WATER CONSERVATION

Water is a limited resource, so it is vital that we all work together to maintain it and use it wisely. Here are a few tips that you can follow to help conserve water:

- Check for leaky fixtures. A leaking faucet or toilet can dribble away thousands of gallons of water per year.
- Store a jug of ice water in the refrigerator for a cold drink.
- Water lawn and plants in the early morning or during the evening to avoid excess evaporation. Don't water on a windy, rainy or very hot day.
- Apply mulch around flowers, shrubs, vegetables and trees to reduce evaporation.



## LEAD

If present, elevated levels of lead can cause serious health problems, especially for pregnant women and young children. Lead in drinking water is primarily from materials and components associated with service pipes and home plumbing. The MDC is responsible for providing high quality drinking water, but cannot control the variety of materials used in plumbing components. When water has been sitting in the internal plumbing for several hours, you can minimize the potential for lead exposure by flushing your tap for 30 seconds to two minutes before using water for drinking or cooking. If you are concerned about lead in your water, you may wish to have your water tested.

Information on lead in drinking water, testing methods, and steps you can take to minimize exposure is available from the Safe Drinking Water Hotline or at <a href="http://water.epa.gov/drink/info/lead">http://water.epa.gov/drink/info/lead</a>.

Another simple way to reduce the possible exposure to lead is to regularly clean your faucet screens to remove material that may become trapped in the screen. Some of that material may be lead particles from your home's internal plumbing. Finally, do not use hot water from the tap to make infant formula or



for cooking. Hot water may have higher mineral content than the cold water supplied by the MDC. Infants and young children who drink water containing lead in excess of the EPA action level could experience delays in their physical or mental development. Children could show slight deficits in attention span and learning abilities.

Adults who drink water containing lead in excess of the action level over many years can develop kidney problems or high blood pressure. Infants and young children are typically more vulnerable to lead in drinking water than the general population. While the MDC uses no lead pipes in its distribution system, it is possible that lead levels may be elevated in your home, which is a result of materials used in your home's plumbing fixtures.

Federal regulations require that the MDC analyze samples from a minimum of 50 homes by having the homeowner collect a one-liter sample from the cold-water kitchen tap as "first draw" (after water has been standing motionless in household pipes for at least six hours). The table on page 14 of this report summarizes the results of lead and copper testing. During the last lead and copper sampling round conducted in 2017, the MDC analyzed samples from 81 homes. Since less than 10 percent (3 out of the 81 - see table) of the homes sampled were above the action level set by the EPA, the MDC remains in compliance with the Lead and Copper Rule. The MDC will conduct the next round of lead and copper analysis in 2020.

During this testing, homeowners were also asked to collect an additional sample after having the water run for a few minutes. These samples were also analyzed for lead and copper content. The results consistently showed that little or no lead or copper was present in the water coming from the MDC water mains after the water was allowed to run for a short period of time.



## COPPER

Copper is an essential nutrient, but some people who drink water containing copper in excess of the action level over a relatively short amount of time could experience gastrointestinal distress. Some individuals who drink water containing elevated copper in excess of the action level over many years could suffer liver or kidney damage. People with Wilson's disease should consult their personal health care provider. During the lead and copper monitoring period conducted in 2017, there were no exceedances of the copper action level in any of the first draw samples collected by the homeowners.

## SYNTHETIC ORGANIC COMPOUNDS

In 2018, the MDC utilized a State of Connecticut certified public health environmental laboratory to conduct synthetic organic compound analysis regulated under the public health code. The collection and analysis of these forty-two synthetic organic compounds (herbicides, pesticides, PCBs, etc.) did not detect any of these compounds in the potable water supplied to the customers of the MDC. Review of the analytical data by the public related to this monitoring is available at the MDC's Water Quality Laboratory. The next round of testing is scheduled for 2021.

## CRYPTOSPORIDIUM MONITORING

Cryptosporidium is a microbial pathogen recovered in untreated surface waters that if ingested, could lead to gastrointestinal illness. Test results conducted between 2015 and 2017 indicated that 7 samples out of 96 found 2 oocysts at the 0.2 oocyst/Liter level. The MDC's water treatment processes are optimized to provide barriers for effectively removing these organisms from raw water. The remaining 89 samples were reported at a level between <0.053 oocysts/Liter to <0.098 oocysts/Liter level (non detects).

## RADIOLOGICAL & ASBESTOS MONITORING

During 2018, the MDC had samples analyzed for radiological parameters including Uranium, gross alpha, gross beta, radium 228 and radium 226. There was no detection of any of these constituents as a result of the analysis. Asbestos monitoring was also conducted in 2018 with no asbestos fibers detected in the analysis. The next round of testing is scheduled for 2025.

## INFORMATION ABOUT DRINKING WATER CONTAMINANTS

The State of Connecticut is one of the few states where only Class A waters (not receiving discharges from sewer treatment plants) may be used for drinking water purposes.

The sources of drinking water (both tap water and bottled water) include rivers, lakes, streams, ponds, reservoirs, springs and wells. As water travels over the surface of the land or through the ground, it dissolves naturally occurring minerals and in some cases, radioactive material, and can pick up substances from the presence of animal or human activity.

## Contaminants that may be present in source water include:

- Microbial contaminants, such as viruses and bacteria, which may come from sewage treatment plants, septic systems, agricultural livestock operations, and wildlife;
- Inorganic contaminants, such as salts and metals, which can be naturally occurring or result from urban storm water runoff, industrial or domestic wastewater discharges, oil and gas production and mining or farming;
- Pesticides and herbicides, which may come from a variety of sources, such as agriculture, urban storm water runoff and residential uses;
- Organic chemical contaminants, including synthetic and volatile organic chemicals, which are byproducts of industrial processes and petroleum production, can come from gas stations, urban storm water runoff or septic systems (some of these compounds, such as trihalomethanes and haloacetic acids, are disinfection byproducts that result from the use of chlorine as a disinfectant in water treatment, which reacts with naturally occurring materials in water);
- Radioactive contaminants, that can be naturally occurring or the result of mining activities.
- Radon, a radioactive gas found commonly in well water. (Radon is not present in MDC water since all its drinking water is initially derived from surface water reservoirs.)

In order to ensure that tap water is safe to drink, the EPA prescribed regulations which limit the amount of certain contaminants in water provided by public water systems. The U.S. Food and Drug Administration regulations establish limits for contaminants in bottled water, which must provide similar protection for public health. Drinking water, including bottled water, may reasonably be expected to contain at least small amounts of some contaminants.

The presence of contaminants does not necessarily indicate that water poses a health risk. More information about contaminants and potential health effects can be obtained by calling the EPA's Safe Drinking Water Hotline 800.426.4791.



## **UNREGULATED CONTAMINANT MONITORING RULE 3**

In order to develop new drinking water regulations to protect public health, the EPA does years of research and water quality monitoring. Every five years, the EPA is required to issue a new list of no more than 30 unregulated contaminants to be monitored by public water systems. These contaminants are known or anticipated to occur at public water systems and may warrant future regulation.

From July 2013 through April 2014, quarterly samples were collected by the MDC and forwarded to an EPA-certified laboratory for analysis of 28 unregulated chemicals, which may be found in the nation's drinking water. The compounds of interest from the study included hormones, metals, volatile compounds, a synthetic organic compound and a disinfection by-product compound. Samples were collected from locations where treated water enters the District's distribution system and sample points that are indicative of the maximum residence time in the distribution system.

Analysis of the quarterly samples collected at the District's sample points showed the presence of 4 of the 28 unregulated compounds of interest (See chart on page 11). It is important to note that the EPA has yet to establish regulatory standards for any of the unregulated contaminants. The purpose of monitoring for these contaminants is to help the EPA to decide whether or not to establish such standards for them.

## **UCMR3 RESULTS**

COMPOUNDS AVG/RANGE (PPB)
19.4
0.19
0.042
118.5

In a single sample collected for Reservoir # 6 distribution on April 8, 2014, one of the hormones 4-androstene-3, 17-dione analyzed under the UCMR3 was detected at 0.0010 ug/L. Subsequent retest and analysis failed to detect the compound. UCMR4 testing for the MDC is scheduled for 2019.



## DEFINITIONS

## Action Level (AL):

The concentration of a contaminant that, if exceeded, triggers treatment or other requirements that a water system must follow.

## Maximum Contaminant Level (MCL):

MCLs are set as close to the MCLGs as feasible using the best available The highest level of a contaminant that is allowed in drinking water. treatment technology.

## Maximum Contaminant Level Goal (MCLG):

The level of a contaminant in drinking water below, which there is no known or expected risk to health. MCLGs allow for a margin of safety

## Maximum Residual Disinfectant Level or MRDL:

The highest level of a disinfectant allowed in drinking water. There is convincing evidence that addition of a disinfectant is necessary for control of microbial contaminants.

## Maximum Residual Disinfectant Level Goal or MRDLG:

The level of a drinking water disinfectant below, which there is no known or expected risk to health. MRDLGs do not reflect the benefits of the use of disinfectants to control microbial contaminants.

Nephelometric Turbidity Units

parts per million, or milligrams per liter

## Treatment Technique:

parts per billion, or micrograms per liter

:qdd

A required process intended to reduce the level of a contaminant in drinking water.

## HOW TO LEARN MORE ABOUT YOUR WATER

Laboratory at 860.278.7850, ext. 3901 during normal business hours. information contained in this report, please call The Water Quality If you have questions about the quality of your tap water or the

affecting your drinking water. District Board and committee meetings Hartford, CT. Meeting schedules, notices, agendas and minutes are are held at the MDC's Headquarters located at 555 Main Street in The MDC welcomes public input and participation in decisions available on the MDC's website: www.themdc.org.

Meetings are open to the public.

## **OTHER SOURCES OF INFORMATION:**

U.S. EPA Safe Drinking Water Hotline: 800.426.4791

CT Department of Public Health: 860.509.7333

## **HOW TO READ THE TABLE (PAGE 14)**

and distribution system. The table lists all drinking water analytes that were the ideal goals for public health, the amount detected, the usual sources of The table on page 14 shows the results of the MDC's water quality analyses highest level allowed by regulation (Maximum Contaminant Level, or MCL), detected during the 2018 calendar year. Unless otherwise noted, the data on its treated drinking water delivered from its water treatment facilities presented in this table are from tests performed between January 1 and December 31, 2018. The table contains the name of each substance, the each substance and a key to units of measurement.

## **2018 MDC WATER QUALITY RESULTS**

SUBSTANCE (UNITS)	HIGHEST LEVEL ALLOWED (EPA's MCL)	GOALS (EPA's MCLG)	AVERAGE	RANGE	MAJOR SOURCES
THE RESIDENCE			NORGANICS		
Fluoride (ppm)	4	4	0.70	0.60 - 0.83	Erosion of natural deposits; water additive that promotes strong teeth
Calcium (ppm)	N/A	N/A	4.2	2.8 - 6.7	Erosion of natural deposits
Chloride (ppm)	250	N/A	13.2	10.7 - 15.4	Byproduct of drinking water disinfection
Nitrate (ppm)	10	10	0.04	<0.001 - 0.07	Runoff from fertilizer use; leaching from septic tanks; sewage; erosion of natural deposits
Nitrite (ppm)	1	1	<0.001	N/A	Runoff from fertilizer use; leaching from septic tanks; sewage; erosion of natural deposits
Disinfectant residual distribution (ppm)	4.0	4.0	0.52	0.01 - 1.1	Byproduct of drinking water disinfection
Sodium (ppm)	28 (State of CT Advisory Level)	N/A	8.1	3.4 - 17.8	Erosion of natural deposits and byproduct of water treatment
Sulfate	N/A	N/A	6.0	4.9 - 7.9	Erosion of natural deposits
Orthophosphate (ppm) (point of entry)	N/A	N/A	0.97	0.78 - 1.2	Corrosion control inhibitor added at the water treatment plants
Alkalinity (ppm)	N/A	N/A	13.5	2.0 - 22.0	Erosion of natural deposits
На	N/A	6.4 - 10 (State of CT)	7.5	7.1 - 8.0	Corrosion control is used to bring pH above a neutral pH (7.0)
Copper (ppm)	1.3	1.3	<0.006	N/A	Erosion of natural deposits
Barium (ppm)	2.0	2.0	<0.004	N/A	Erosion of natural deposits
		TURBI	DITY & BACTERIA		
Turbidity (NTU-Max allowable) West Hartford Water Treatment Plant CFE (combined filter effluent)	1.0	0	0.07	0.04 - 0.90	Soil Runoff - Turbidity has no health effects but may interfere with disinfection and provide a medium for microbial growth.
Turbidity (NTU-Max allowable) Reservoir No. 6 Filter Plant CFE	0.3	0	0.02	0.03 - 0.13	Soil Runoff - Turbidity has no health effects but may interfere with disinfection and provide a medium for microbial growth.
otal coliform (Distribution system) (2266 samples - 2160 required) No thermo- tolerant fecal coliform were recovered	Presence of coliform bacteria in 5% of monthly samples	0	0%	0 - 0.2%	Naturally present in the environment
	VOLATILE O	RGANICS & ORG	SANIC CARBON (DIST	RIBUTION DATA)	
Total haloacetic acids (ppb) total			System Average: 34.3	Range of All Locations: 12.7 - 55.0	
distribution average and highest site location running annual average	60	None Set	Highest Single Sample Site Average: 43.8	Range for Highest Sample Location: 36.8 - 50.8	Byproduct of drinking water disinfection
			System Average: 46.7	Range of All Locations: 18.7 - 90.1	
Total trihalomethanes (ppb) total distribution average and highest site location running annual average	80	None Set	Highest Single Sample Site Average: 68.0	Range for Highest Sample Location: 56.5 - 90.1	Byproduct of drinking water disinfection
Total organic carbon (minimum of 35 percent reduction required at the Reservoir #6 Water Treatment Plant)	N/A	Minimum removal ratio 35%	45%	41 - 54%	Rapid sand filter plant only treatment technique
н	DUSEHOLD LEAD AND CO	PPER (2017 DAT	TA - MOST RECENT R	EQUIRED HOUSEHOLD	TESTING)
SUBSTANCE (UNITS)	ACTION LEVEL	GOALS (EPA's MCLG)	90TH PERCENTILE	HIGHEST LEVEL DETECTED	MAJOR SOURCES
Lead (ppb)	15 ppb	0	4.0 ppb	148 ppb, 81 sites tested (number of sites above AL=3)	Corrosion of household plumbing systems; erosion of natural deposits
Copper (ppm)	1.3 ppm	1.3	0.162 ppm	1.12 ppm, 81 sites tested (number of sites above AL=0)	Corrosion of household plumbing systems; erosion of natural deposits



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## Sole Source Aquifer Program

The Safe Drinking Water Act gives EPA the authority to designate aquifers which are the sole or principal drinking water source for an area, and which, if contaminated, would create a significant hazard to public health. After a Sole Source Aquifer is designated, no commitment for federal financial assistance may be provided for any project which the EPA determines may contaminate the aquifer through its recharge area so as to create a significant hazard to public health. An additional benefit of designating an area as a Sole Source Aquifer is the increased public awareness of the nature and value of local ground water resources. Local residents and businesses may be more willing to protect an aquifer through local action if they learn their drinking water originates from a vulnerable underground supply.

The EPA defines a Sole Source Aquifer as one which supplies at least 50% of the drinking water consumed in the area overlying the aquifer. EPA guidelines also require that these areas have no alternative drinking water sources(s) which could physically, legally, and economically supply water to all who depend on the aquifer for drinking water.

As of August 2008, a total of 16 Sole Source Aquifers (one aquifer crosses two states) have been designated by the EPA Region 1, New England Office. There are no potential designations pending at this time:

## Massachusetts:

- Broad Brook Basin of the Barnes Aquifer
- Canoe River
- Cape Cod
- Head of the Neponset
- Martha's Vineyard
- Nantucket
- Plymouth/Carver

## Connecticut:

- Pawcatuck River
- Pootatuck

## Rhode Island:

- Block Island
- Conanicut Island
- Hunt-Annaquatucket-Pettaquamscutt
- Pawcatuck River

## Maine:

- Isleboro Island Aquifer System
- Monhegan Island
- North Haven Island
- Vinalhaven Island

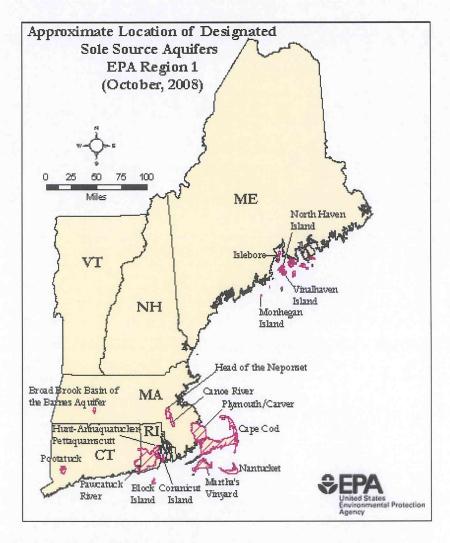
## Vermont:

• None designated

## New Hampshire:

• None designated

View individual aquifers by clicking the aquifer name.



Any individual, corporation, company, association, partnership, state, municipality or federal agency may apply to have a Sole Source Aquifer designated. In 1987, EPA published the Sole Source Aquifer Designation Petitioner Guidance to assist those interested in preparing and submitting petitions to EPA regional offices. View the petitioners guidance online and learn about national efforts to protect Sole Source Aquifers.

Once designated, proposed federal financially-assisted projects which have the potential to contaminate the aquifer are subject to EPA review. Proposed projects that are funded entirely by state, local, or private concerns are not subject to EPA review through the program. Examples of federally funded projects which have been reviewed by EPA in New England include:

- highway improvements and new road construction
- airport improvements
- transportation stations and maintenance facilities
- new construction of rail lines
- large wastewater treatment facilities
- projects funded through Community Development Block Grants
- large residential developments funded through the Rural Utilities Service
- water system improvements

EPA has developed Memorandum of Understandings with other federal agencies which specify review responsibilities under the Sole Source Aquifer program. Many projects referred to EPA for review meet all federal, state and local ground water protection standards and are approved without any modification. If projects

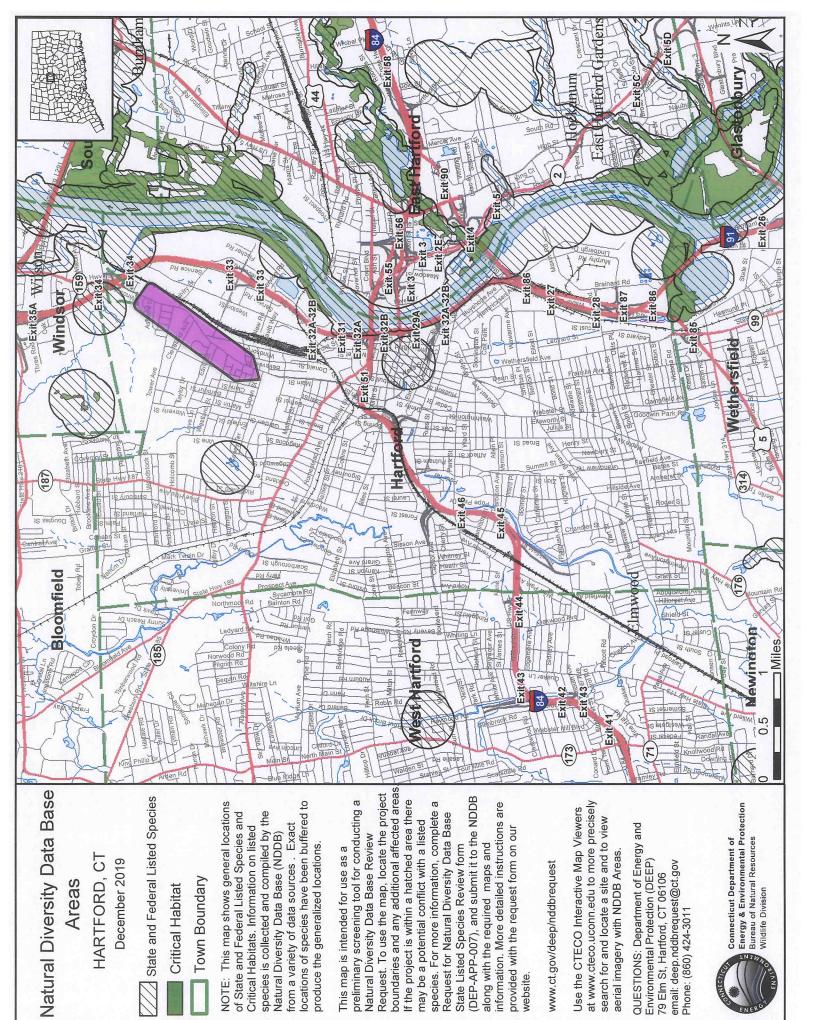
are determined to pose a significant risk of contamination, EPA may make specific recommendations or require modifications as a condition of federal funding. Federal funding can be denied if a project will pose a significant threat of contamination to a Sole Source Aquifer and an applicant is unwilling to make necessary project modifications to reduce its risk of contamination.

## **Other Information Sources**

- Program Factsheet
- Petitioners Guidance
- Map of Sole Source Aquifer Locations in New England with Links to Individual Maps and Their Federal Register Notices
- Sole Source Aquifers for Drinking Water
- Contact EPA Region 1, NE Office for Further Information
- Source Water Protection Best Management Practices

Contact Us to ask a question, provide feedback, or report a problem.

31-33 Capen Street Hartford, CT Endangered Species [58.5(e)] [16 U.S.C. 1531 et seq.] [CGS 26-310]



31-33 Capen Street Hartford, CT Wild and Scenic Rivers [58.5 (f)] [16 U.S.C. 1271 et seq.]

JANUARY 2015 (Page 19 of 25)

# RIVER MILEAGE CLASSIFICATIONS FOR COMPONENTS OF THE NATIONAL WILD AND SCENIC RIVERS SYSTEM

129.0 34.8 85.9 43.3 35.4 19.4 14.0 10.0 78.1 Total Miles 98.4 24.4 32.6 14.0 8.2 6.5 10.3 1 10.0 Rec'l Miles by Classification 30.6 18.9 24.0 42.9 85.9 28.9 1 Scenic 2.6 2.6 9.1 Wild Westfield River Total Bureau of Land Management National Park Service and State of Connecticut and Administering State of Massachusetts State of Massachusetts National Park Service National Park Service State of Oregon and Local Government Agency Forest Service State of Ohio (Secretarial Designation—November 2, 1993) (Secretarial Designation—October 29, 2004) (Secretarial Designation-March 10, 1994) Present Units in the National System (Secretarial Designation—July 23, 1996) 150. West Branch Farmington, Connecticut (P.L. 103-162—December 1, 1993) (P.L. 103-170—December 2, 1993) 149. Big and Little Darby Creeks, Ohio (P.L. 102-536—October 27, 1992) (P.L. 103-313—August 26, 1994) 145. Great Egg Harbor, New Jersey Westfield, Massachusetts 146. Westfield, Massachusetts River 147. Maurice, New Jersey 151. Wallowa, Oregon 148. Red, Kentucky

5.8

1

6.4

9.0

5.8

Elkhorn Creek Total

Bureau of Land Management

-September 30, 1996)

Elkhorn Creek, Oregon

152.

(P.L. 104-208-

Forest Service

9.0

5.8

JANUARY 2015 (Page 21 of 25)

# RIVER MILEAGE CLASSIFICATIONS FOR COMPONENTS OF THE NATIONAL WILD AND SCENIC RIVERS SYSTEM

Total Miles Miles by Classification Scenic WildAdministering Agency Present Units in the National System River

160. Wildhorse and Kiger Creeks, Oregon (P.L. 106-399—October 30, 2000)	Bureau of Land Management	13.9	ı	1	13.9
161. Rio Mameyes, Puerto Rico (P.L. 107-365—December 19, 2002)	Forest Service	2.1	1.4	1.0	4.5
162. Rio de la Mina, Puerto Rico (P.L. 107-365—December 19, 2002)	Forest Service		1.2	6.0	2.1
163. Rio Icacos, Puerto Rico (P.L. 107-365—December 19, 2002)	Forest Service	I	2.3		2.3
164. Black Butte, California (P.L. 109-362—October 17, 2006)	Forest Service	17.5	3.5		21.0
165. Musconetcong, New Jersey (P.L. 109-452—December 22, 2006)	National Park Service	ı	3.5	20.7	24.2
166. Eightmile, Connecticut (P.L. 110-229—May 8, 2008)	National Park Service and Local Government		25.3		
<ul><li>167. South Fork Clackamas, Oregon</li><li>(P.L. 111-11—March 30, 2009)</li></ul>	Forest Service	4.2			4.2
<ul><li>168. Eagle Creek, Oregon</li><li>(Mt. Hood National Forest)</li><li>(P.L. 111-11—March 30, 2009)</li></ul>	Forest Service	8.3	I		8.3
169. Middle Fork Hood, Oregon (P.L. 111-11—March 30, 2009)	Forest Service	1	3.7	1	3.7
170. South Fork Roaring, Oregon (P.L. 111-11—March 30, 2009)	Forest Service	4.6	I		4.6

# **ATTACHMENT 9**

31-33 Capen Street Hartford, CT Farmland Protection [58.5(h)]



**VRCS** 

Natural Resources Conservation Service A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

# Custom Soil Resource Report for State of Connecticut



# **Preface**

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (https://offices.sc.egov.usda.gov/locator/app?agency=nrcs) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2\_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

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# **How Soil Surveys Are Made**

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil

# Custom Soil Resource Report

scientists classified and named the soils in the survey area, they compared the individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and

# Custom Soil Resource Report

identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

# Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.



# MAP LEGEND

### Special Line Features Streams and Canals Interstate Highways Aerial Photography Very Stony Spot Major Roads Local Roads Stony Spot **US Routes** Spoil Area Wet Spot Other Rails Water Features **Fransportation Background** W 8 0 43 9 ‡ Soil Map Unit Polygons Severely Eroded Spot Area of Interest (AOI) Soil Map Unit Points Miscellaneous Water Soil Map Unit Lines Closed Depression Marsh or swamp Perennial Water Mine or Quarry Special Point Features Rock Outcrop **Gravelly Spot** Saline Spot Sandy Spot **Borrow Pit Gravel Pit** Lava Flow Clay Spot Area of Interest (AOI) Blowout Landfill 9 Soils

# MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut Survey Area Data: Version 19, Sep 13, 2019 Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 15, 2019—Aug 29, 2019

Slide or Slip

Sinkhole

Sodic Spot

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

# **Map Unit Legend**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
306	Udorthents-Urban land complex	0.2	100.0%
Totals for Area of Interest		0.2	100.0%

# **Map Unit Descriptions**

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

# Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An association is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

# State of Connecticut

# 306—Udorthents-Urban land complex

# **Map Unit Setting**

National map unit symbol: 9Img Elevation: 0 to 2,000 feet

Mean annual precipitation: 43 to 56 inches Mean annual air temperature: 45 to 55 degrees F

Frost-free period: 120 to 185 days

Farmland classification: Not prime farmland

# **Map Unit Composition**

Udorthents and similar soils: 50 percent

Urban land: 35 percent
Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

# **Description of Udorthents**

# Setting

Down-slope shape: Convex Across-slope shape: Linear Parent material: Drift

# Typical profile

A - 0 to 5 inches: loam

C1 - 5 to 21 inches: gravelly loam

C2 - 21 to 80 inches: very gravelly sandy loam

### Properties and qualities

Slope: 0 to 25 percent

Depth to restrictive feature: More than 80 inches

Natural drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): Very low to high (0.00

to 1.98 in/hr)

Depth to water table: About 54 to 72 inches

Frequency of flooding: None Frequency of ponding: None

Available water storage in profile: Moderate (about 6.8 inches)

# Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 3e

Hydrologic Soil Group: B Hydric soil rating: No

# **Description of Urban Land**

# Typical profile

H - 0 to 6 inches: material

### Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8

# Custom Soil Resource Report

Hydrologic Soil Group: D Hydric soil rating: Unranked

# **Minor Components**

# Unnamed, undisturbed soils

Percent of map unit: 8 percent Hydric soil rating: No

# Udorthents, wet substratum

Percent of map unit: 5 percent Down-slope shape: Convex Across-slope shape: Linear Hydric soil rating: No

# Rock outcrop

Percent of map unit: 2 percent Hydric soil rating: No

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# Custom Soil Resource Report

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# **ATTACHMENT 10**

31-33 Capen Street Hartford, CT Toxic Sites [58.5 (i)(2)(i)] EPA NEPAssist map

# United States Environmental Protection Agency **NEPAssist** Q 33 Capen St, Hartford, X Basemap Imagery Erase Save Session Tools More Data Select Map Contents Love Ln EPA Facilities Hazardous Wastes (RGRAInfo) Air Pollution (delain)R) Water Dischargers (NPDES) Westland St ☑ i Toxic Releases (TRI) Superfund (NPL) Westland St Bracket Park Rockville St. Brownfields (ACRES) Toxic Substances Control Act (TSCA) Judson St Nelson St. 5 **Water Monitoring Stations** Vineland Terrace Boundaries Nonattainment Areas D Nelton Ct Water Features (P) Transportation (b) Places 1 Soil Survey Map Capen St Critical Habitat Sanford St NWI Wetlands Capen St FEMA Flood Land Cover Loomis St Mansfield St Capen St Warren St nond St Greenfield St Battles St Spring Grove Cemetery Mahl Ave F D Oates Ave Mahl Ave Pavilion St Pavilion St Guilford St Wooster St Mary Shepard I Old North Cemetery Mather St Lozada Park CLAY ARSENAL

EnviroMapper® 41.793379, -72.673022 © 2020 Microsoft Corporation, © 2020 HERE | EPA OEI | U.S. EPA Office of Air and Radiation (O... Powered by Esri (http://www.esri.com/)

# **ATTACHMENT 11**

31-33 Capen Street Hartford, CT Toxic Sites [58.5 (i)(2)(i)] ATC – Phase I Executive Summary



# PHASE I ENVIRONMENTAL SITE ASSESSMENT OF

# HARTFORD HOUSING AUTHORITY PROPERTY AT 31-33 CAPEN STREET HARTFORD, CONNECTICUT 06120

ATC PROJECT NO. 5207519001

June 17, 2019

Prepared by:

ATC Group Services 290 Roberts Street, Suite 301 East Hartford, CT 06108 Phone: (860) 282-9924 Prepared for:

Mr. Michael Memmott, Assoc. AIA Quisenberry Arcari Malic, LLC 195 Scott Swamp Road Farmington, Connecticut 006032

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	Zoning/Land Use Records	

	Prior Reports Other Historical Sources	
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# 1.0 EXECUTIVE SUMMARY

### 1.1 General Information

**Project Information:** 

Hartford Housing Authority Property ATC Project No. 5207519001

Consultant Information:

ATC Group Services LLC 290 Roberts Street, Suite 301 East Hartford, CT 06108

**Client Information:** 

**Telephone:** 860.723.8400

Reconnaissance Date: May 31, 2019 Site Assessor: Christy Quagliaroli

Senior Reviewer: David Brassard, P.E., LEP

Environmental Professional: David Brassard, P.E., LEP

Hartford County
Site Access Contact:

Site Information:

31-33 Capen Street

Hartford, CT 06120

Mr. Mark Fitzgerald, Representative City of Hartford Housing Authority Park Place Health Care Center

Mr. Michael Memmott, Assoc. AlA Quisenberry Arcari Malik, LLC

195 Scott Swamp Road Farmington, Connecticut 06032

# **Environmental Professional Statement:**

We declare that, to the best of our professional knowledge and belief, we meet the definition of *Environmental Professional* as defined in § 312.10 part of 40 CFR 312. We have the specific qualifications based on education, training and experience to assess a property of the nature, history and setting of the subject property. We have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

David Brassard, P.E., LEP, Senior Project Manager Site Assessor, Environmental Professional

Christy Quagliaroli, Project Scientist Site Assessor, Report Writer

# 1.2 Findings and Conclusions Summary

ATC Group Services LLC (ATC) has performed this Phase I Environmental Site Assessment (ESA) of the property in conformance with the scope and limitations of ASTM Standard Practice E1527-13. Any exceptions to, or deletions from, this practice are described in Section 2.0 of this report. This assessment has revealed no evidence of *recognized environmental conditions* in connection with the property, except as noted in the summary of report findings and conclusions below:

	Report Section	Further	De minimis	REC	Historical	ASTM Non-	Description
		Action?	Condition	and/or CREC	REC	Scope Condition	
4.0	User Provided Information	No					
5.1.1	Federal Database Findings	No					
5.1.2	State and Tribal Database Findings	No					
5.1.3	Local Environmental Record Sources	No		.4			
5.3	Historical Records Sources	No					
6.2	Hazardous Substance Use, Storage and Disposal	No					
6.3	Underground Storage Tanks	Yes					An Inspection Record identified at the City of Hartford Department of Licenses & Inspections indicates that there was a "conversion from oil to gas" at 33 Capen Street on December 23, 1959. No further information regarding the use of oil fo heat in the Site building was identified during this assessment.  This record may indicate that oil was formerly utilized and stored (in a UST or AST) on the Property for building heat.  Two pipes were observed exiting the floor at the north end of the basement. The origin of
					4		these pipes is not known.
6.4	Aboveground Storage Tanks	Yes			-		See Section 6.3 above.
6.5 6.6	Other Petroleum Products Polychlorinated Biphenyls (PCBs)	No No				41.	
6.7	Unidentified Substance Containers	No					
6.8	Nonhazardous Solid Waste	No					E. L. Lie, T. L. L.
6.9	Wastewater	No					
6.10	Waste Pits, Ponds and Lagoons	No					
6.11	Drains & Sumps	No					
6.12	Septic Systems	No					1 1 1 1 1
6.13	Stormwater Management System	No					
6.14	Wells	No					
7.0	Subsurface Vapor Migration	No					
8.0	Interviews	No					
9.1	Asbestos-Containing Material (ACM)	No				Х	ATC conducted an ACM and Lead-Based Paint Survey for the Site building in May 2019. The results of the survey to be provided under a separate cover.

Report Section		Further	De minimis	REC	Historical	ASTM Non-	Description		
report Section		Report Section		Action? Cond		and/or CREC	REC	Scope Condition	Description
9.3	Lead in Drinking Water	No							
9.4	Lead-Based Paint (LBP)	No				X	ATC conducted a ACM and Lead-Based Paint Survey for the Site building in May 2019. The results of the survey to be provided under a separate cover.		
9.5	Mold Screening	N/A							
9.6	Additional User Requested Services	No							

ATC conducted an ACM and LBP Survey for the Site building in May 2019. The results of the survey will be provided under a separate cover.

Based on information identified on an Inspection Card for the Property (dated December 1959), it appears that the Site building may have historically utilized oil for building heat (prior to installation of natural gas). No further information was identified in the documentation reviewed for this assessment regarding the use of oil for building heat.

Two pipes were observed exiting the concrete floor at the northern end of the basement during the site reconnaissance. The origin of these pipes is not known.

# 1.3 Significant Data Gap Summary

Data gaps may have been encountered during the performance of this Phase I ESA and are discussed within the section of the report where they were encountered. However, according to ASTM Standard Practice E1527-13, data gaps are only significant if "other information and/or professional experience raise reasonable concerns involving the data gap." The following is a summary of *significant data gaps* identified in this report.

	SIGNIFICANT DATA GAP SUMMARY					
	Report Section	Description				
3.5	Current Uses of Adjoining Properties	No significant data gap identified.				
4.2	Environmental Liens or Activity and Use Limitations (AULs)	No significant data gap identified.				
5.1	Standard Environmental Records	No significant data gap identified.				
5.2	Physical Setting Sources	No significant data gap identified.				
5.3	Historical Records Sources	No significant data gap identified.				
6.1	Methodology and Limiting Conditions	No significant data gap identified.				
8.0	Interviews	No significant data gap identified.				

# 1.4 Application of the Connecticut Property Transfer Act

ATC has evaluated the historical waste generation information and environmental sampling data for the property relative to specifications and standards outlined in the Connecticut Property Transfer Program (Connecticut General Statutes (CGS) Section 22a-134) and the Connecticut Remediation Standard Regulations (RSRs). The Connecticut Department of Energy & Environmental Protection (CTDEEP) adopted the RSRs on January 31, 1996. The RSRs apply to the investigation and remediation of a "hazardous waste establishment" under Public Act 95-183.

<sup>&</sup>quot;Establishment" means any real property at which or any business operation from which:

- "on or after November 19, 1980, there was generated, except as the result of remediation of polluted soil, groundwater or sediment, more than one hundred kilograms of hazardous waste in any one month;
- hazardous waste generated at a different location was recycled, reclaimed, reused, stored, handled, treated, transported or disposed of;
- the process of dry cleaning was conducted on or after May 1, 1967;
- furniture stripping was conducted on or after May 1, 1967; or
- a vehicle body repair facility was located on or after May 1, 1967."

Based on the information reviewed during the preparation of this Phase I ESA report, it is ATC's opinion that the property does not meet the definition of a hazardous waste "establishment". ATC always recommends that legal counsel be consulted to provide an opinion regarding the applicability of the Property Transfer Program.

### 1.5 Recommendations

Based on the information collected from the Phase I ESA, and on the unknown origin of the two pipes observed at the northern end of the basement, ATC recommends the completion of a Ground Penetrating Radar (GPR) Survey on the Property to determine whether any historic USTs are present in the basement or along the exterior of the building.

ATC has no other recommendations regarding the Property at this time.

# 5.0 RECORDS REVIEW

### 5.1 Standard Environmental Records

The regulatory agency database report discussed in this section, provided by Environmental Data Resources (EDR) of Shelton, Connecticut, was reviewed for information regarding reported use or release of hazardous substances and petroleum products on or near the Property. Unless otherwise noted, the information provided by the regulatory agency database report and other sources referenced in this report, were considered sufficient for recognized environmental condition (REC), controlled recognized environmental condition (CREC), historical recognized environmental condition (HREC) or de minimis condition determinations without conducting supplemental agency file reviews. ATC also reviewed the "unmappable" (also referred to as "orphan") listings within the database report, cross-referencing available address information and facility names. Unmappable sites are listings that could not be plotted with confidence, but are potentially in the general area of the Property, based on the partial street address, city, or zip code. Any unmappable site that was identified by ATC as being within the approximate minimum search distance from the Property, based on the site reconnaissance and/or cross-referencing to mapped listings, is included in the discussion within this section. The complete regulatory agency database report may be found in **Appendix E**.

The following is a summary of the findings of the database review.

Regulatory Database	Approx. Minimum Search Distance	Property Listed?	# Sites Listed	
Federal National Priority (NPL)	1 mile	No	0	
Federal Delisted NPL	½ mile	No	0	
Federal Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) list	½ mile	No	0	
Federal CERCLIS No Further Remedial Action Planned (NFRAP)	½ mile	No	0	
Federal Resource Conservation and Recovery Act (RCRA), Corrective Action facilities (CORRACTS)	1 mile	No	2	
Federal RCRIS non- CORRACTS Treatment, Storage, and Disposal Facilities (TSD)	½ mile	No	0	
Federal RCRA Generators	Property & Adjoining	No	0	
Federal RCRA Non-Generators	Property & Adjoining	No	0	
Federal Institutional Control/Engineering Control Registry	½ mile	No	0	
Federal Emergency Response Notification System (ERNS) list	Property	No	0	
Facility Index System/Facility Registry System (FINDS)	Property	No	0	
State and Tribal CERCLIS (SHWS & SDADB)	1 mile	No	8	
CT Recovered Government Archive State Hazardous Waste Facilities List (RGA HWS)	Property	No	0	
CT Recovered Government Archive Leaking Underground Storage Tank Sites (CT RGA LUST)	Property	No	0	
State and Tribal Landfill or Solid Waste Disposal Sites	½ mile	No	0	
State and Tribal Leaking Underground Storage Tanks (LUST)	½ mile	No	17	
CT Significant Environmental Hazard Reporting (SEH)	½ mile	No	0	
State and Tribal Registered Underground Storage Tanks (UST)	Property & Adjoining	No	0	
State and Tribal Institutional Control/Engineering Control Registry	½ mile	No	0	

SUMMARY OF FEDERAL, STATE A Regulatory Database	Approx. Minimum	Property	# Sites
	Search Distance	Listed?	Listed
State and Tribal Voluntary Cleanup Site	½ mile	No	12
State and Tribal Brownfield Sites	½ mile	No	4
State Leachate & Wastewater Discharge Sites (LWDS)	1 mile	No	0
EDR Manufactured Gas Plants	1 mile	No	0
State Manifests	1/4 mile	No	2
State Contaminated & Potentially Contaminated Sites (CPCS)	½ mile	No	16
Connecticut Oil and Chemical Spills (CT Spills)	Property	No	0
EDR Historic Auto Stations	½ mile	No	0
EDR Historic Dry Cleaners	½ mile	No	0
US Brownfields	½ mile	No	3
Unexploded Ordinance Sites (UXO)	1 mile	No	0

# 5.1.1 Federal Agency Database Findings

The Property is not listed on any of the Federal databases searched by EDR.

Based on distance, topography, assumed groundwater gradient, current regulatory status, and/or the absence of reported releases, none of the sites listed on the Federal agency databases, or orphan properties, are considered to represent a likely past, present or material threat of release in, on, or at the Property. Given the physical setting characteristics of the Property and surrounding area, supplemental agency file reviews were not warranted to verify the database report information.

# 5.1.2 State and Tribal Database Findings

The Property is not listed on any of the State and Tribal Databases searched by EDR.

Based on distance, topography, assumed groundwater gradient, current regulatory status, and/or the absence of reported releases, none of the sites, or orphan properties, listed in the state and tribal databases are considered to represent a likely past, present or material threat of release in, on, or at the Property. Given the physical setting characteristics of the Property and surrounding area, supplemental agency file reviews were not warranted to verify the database report information.

# 5.1.3 Local Environmental Records Sources

# Fire Department

ATC requested available records, including inspection cards and street files for the Property, at the City of Hartford Fire Marshal's Office. The files contained several inspection record cards for the Property. Information on the cards consists primarily of tenant complaints regarding the condition of the building.

Information on the cards indicates that heating oil was utilized to fuel temporary space heaters in the building in the 1950s and 1960s. A fire reported in 1962 was determined to be the result of an "overflow of oil in flue-type space heater".

No information regarding the presence or former use of underground or aboveground oil tanks was identified in any of the sources reviewed for this assessment, including the Fire Marshal's files.

# Connecticut Department of Energy & Environmental Protection (CTDEEP)

ATC visited the CTDEEP public records file room in Hartford, Connecticut and requested files related to the Property addresses. According to CTDEEP personnel, there are no remediation, UST, oil/chemical spills, or hazardous waste files available for the Property addresses.

# Water Utility

MDC provides drinking water to the Property and surrounding area. According to the MDC Water Quality Report 2017, all substances analyzed for were in compliance with state and federal water quality standards, including those for lead. MDC's drinking water comes from surface water sources, including the Barkhamstead Reservoir and the Nepaug Reservoir, both of which are part of the East Branch of the Farmington River. The MDC report is included in **Appendix L**.

### Other Local Environmental Records Sources

No additional local environmental records sources were reviewed.

# 5.2 Physical Setting Sources

# 5.2.1 Topography

Based on the United States Geological Survey (USGS) Hartford North, Connecticut, 7.5-Minute Series (1992) Topographical Map, the Property is located at an elevation of approximately 100 feet above mean sea level. The topography of the area generally slopes down to the east-southeast, towards the Connecticut River. A copy of the topographic map is included in **Appendix A**.

# 5.2.2 Geology

According to the "Bedrock Geologic Map of Connecticut" (USGS, 1985), the bedrock in the area of the Site consists of Portland Arkose. Portland Arkose is composed of reddish brown arkose, locally known as brownstone. Bedrock outcrops were not noted on the Property.

### 5.2.3 Soils

According to Connecticut Environmental Conditions Online (CTECO), a partnership between CTDEEP and the University of Connecticut, the surficial geology on the Property has been mapped as fines overlying sand and gravel (lake-bottom deposits overlying older collapsed proximal fluvial or deltaic deposits): fines of variable thickness, commonly in thinly bedded layers overlie sand and gravel or variable thickness.

According to the U.S. Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) Web Soil Survey, the soil for the Property is mapped as Udorthents-Urban land complex (areas that have been cut to a depth of two or more feet or areas with more than two feet of fill). Soil maps are included in **Appendix L**.

# 5.2.4 Hydrology

Based on surface topography, as interpreted from the USGS Hartford North, Connecticut Quadrangle (7.5 minute series) Topographic Map and from the EDR report, regional shallow groundwater in the Site area is anticipated to flow in an east-southeast direction toward the Connecticut River. Therefore, in assessing potential external environmental impact, adjacent properties located west-northwest are of primary concern due to their inferred up-cross/gradient location. However, actual groundwater flow direction is

often locally influenced by factors such as underground structures, seasonal fluctuations, soil and bedrock geology, production wells, tides, and other factors beyond the scope of this study. The actual groundwater flow direction under the Property can only be accurately determined by installing groundwater monitoring wells, which was beyond the scope of work for this project.

According to CTECO, the groundwater quality for the Property is classified as "GB". The "GB" classification indicates that the groundwater is known to be degraded and is presumed to be unsuitable for human consumption without prior treatment. A water quality map is included in **Appendix L**.

# 5.2.5 Other Physical Setting Sources

# Flood Plain Map

ATC reviewed Flood Insurance Rate Maps (FIRM) from the Federal Emergency Management Agency (FEMA) website. According to FIRM (Map #09003C0366G) for Hartford County, Connecticut, dated September 16, 2011, the property is located in Zone X, a minimal flood hazard area determined to be outside the 0.2% annual chance flood. The FIRM is included in **Appendix L**.

# Wetlands Map

According to the U.S. Fish and Wildlife Service National Wetlands Inventory and the CTECO Hydric Soils Maps, there are no wetland areas or hydric soils mapped for the Property or on adjacent properties. Copies of the wetlands map and hydric soils map are included in **Appendix L**.

### 5.3 Historical Records Sources

The following table summarizes the findings of the research presented below pertaining to historical property and surrounding area uses.

		HISTORICAL USE SUMMAR	Y	
Period	Identified	Historical Uses	Source(s)	Intervals/Comments
	Property	Surrounding Area		
1900	Undeveloped	Residential/Limited Commercial	Sanborn Maps	1900
1917-2019	Residential	Residential/Limited Commercial  City directory listings identify the following commercial tenants in the vicinity of the Property: Auto Garage (347 Windsor Avenue, a.k.a. Main Street)-1922; Auto Repair Facility (2171 Main Street)-1950; Auto Garage (2149 Main Street)-1950.	Aerial Photographs Sanborn Maps City Directories Topographic Maps State and Local Offices	1934-2016 1917-1979 1920-2014 1892-2012

Interval gaps (greater than five years) were encountered during the research of historical use information for the Property and surrounding area. However, based on the review of available historical sources, these gaps did not have an impact on the *recognized environmental condition* determinations of this assessment and are not considered significant data gaps.

# 5.3.1 Aerial Photographs

ATC reviewed available aerial photographs of the Property and surrounding area supplied by EDR. Available aerial photographs were provided for the years 1934, 1941, 1943, 1951, 1958, 1962, 1967, 1970, 1972, 1985, 1989, 1990, 1992, 1995, 2005, 2008, 2012, and 2016. The following are descriptions and interpretations from the aerial photograph review. Please note, detailed observations were limited due to the scale and/or poor clarity/quality of some of the photographs. Copies of reproducible aerial photographs are included **in Appendix F**.

		AERIAL PHOTOGRAPH SUMMARY
Year	Scale	Comments
1934-2016	1 inch = 500 feet	Property: The Site is developed with the existing residential building.  Surrounding Area: Properties in the vicinity of the Site include multi-family residences to the west (followed by a cemetery); multi-family residences to the north (across Capen Street); a multi-family residence to the east, followed by a commercial building; and a garage/commercial building to the south.
		*Please note, observations were limited due to the quality/clarity of some of the photographs reviewed.

The review of aerial photographs did not identify past uses indicating *recognized environmental conditions* in, on, or at the Property or surrounding area.

### 5.3.2 Fire Insurance Maps

A search for Sanborn Fire Insurance Maps for the Property and surrounding area was conducted by EDR.

EDR provided maps dated 1900, 1917, 1920, 1922, 1950, and 1979 for our review. The following are descriptions and interpretations from the fire insurance maps. Copies of these maps are included in **Appendix G**.

FIRE INSURANCE MAP SUMMARY			
Year	Comments		
1900	Property: The Property is undeveloped.  Surrounding Area: Capen Street has been constructed. Residential properties abut the Site to the west, east, and north. A thin, undeveloped parcel abuts the Site to the south, followed by a residential lot.		
1917, 1920	Property: The Property has been developed with the existing Site building.  Surrounding Area: Parcels to the west, east, and north of the Site appear similar to 1900. The property to the south of the Site has been developed with a residence.		
1922	Property: The Property appears similar to 1920.  Surrounding Area: The surrounding area appears similar to 1920. An auto garage, with notations indicating "capacity- 45 cars" has been constructed at 347 Windsor Avenue (approximately 150 feet southwest of the Site).		
1950	Property: The Site appears similar to 1922.  Surrounding Area: Parcels to the west and north of the Site appear similar to 1922.  Windsor Avenue is now known as Main Street, and parcel address numbering has changed along the street. A three-story apartment building has been constructed immediately to the east of the Site (19-21 Capen Street), followed by an auto repair facility (identified as 2171 Main Stree, approximately 100 feet east of the Site) and an apartment building (identified as 2159 through 2169 Main Street, approximately 100 feet east of the Site). An auto garage, with notations indicating "capacity- 35 cars" has been constructed immediately south of the Site at 2149 Main Street.		
1979	Property: The Site appears similar to 1950.  Surrounding Area: The surrounding area appears similar to 1950. The auto garage observed at 2149 Main Street is now identified as a "floor covering warehouse".		

Parcels with the potential for environmental impact based on the Sanborn Maps include the auto garage/floor covering warehouse immediately to the south of the Site (2149 Main Street), an auto garage situated at 347 Windsor Avenue (now Main Street), and an auto repair facility situated at 2171 Main Street. ATC has evaluated the risk of these historic off-site operations and has concluded that they do not represent recognized environmental conditions with respect to the Property. This is based on the historic nature of these operations; on the CTDEEP's policy that a property owner is not responsible for groundwater contamination emanating onto a property from an off-site/up-gradient source; and the fact that the Property and surrounding area are provided with municipal potable water, which limits the risk of potential exposure to contaminated groundwater.

# 5.3.3 Property Tax Files

According to the property card obtained from the City of Hartford Tax Assessor's Office, the parcel located at 31-33 Capen Street consists of 0.123 acres of land developed with a three-story, six-unit apartment building. The building reportedly consists of 6,930 square feet and was constructed circa 1923. The building is constructed on stone/brick foundation with wood-frame/drywall interior and brick exterior.

The Property is owned by the City of Hartford Housing Authority. A copy of the property card and city-provided GIS map are included in **Appendix A**.

The review of property tax files did not identify past uses indicating *recognized environmental conditions* at the property.

### 5.3.4 Recorded Land Title Records

The acquisition of recorded land title records was not included in the scope of work for this Phase I ESA.

# 5.3.5 Historical USGS Topographic Maps

ATC reviewed available historical USGS Topographic Maps supplied by EDR for information regarding past uses of the Property. EDR provided maps for the years 1892, 1906, 1928, 1945, 1952, 1964, 1972, 1984, 1992, 1994, and 2012. Copies of these maps are included in **Appendix H**.

TOPOGRAPHIC MAP SUMMARY				
Year	Scale	Comments		
1892, 1906, 1928	1 inch = 0.4 miles	Property: The Site building is not identified on the topographic maps.  Surrounding Area: Capen Street and Main Street have been constructed and developed with several structures. Topography of the Site area slopes down in an easterly direction, toward the Connecticut River.		
1945, 1952, 1964, 1972, 1984, 1992, 1994, 2012	1 inch = 0.4 miles	Property: The Site building is not identified on the topographic maps.  Surrounding Area: The area surrounding the Site appears to be increasingly developed. Spring Grove Cemetery is identified to the west of the Site.		

The review of historic USGS Topographic Maps did not identify past uses indicating *recognized environmental conditions* in, on, or at the Property or surrounding area.

# 5.3.6 City Directories

Research regarding the availability of historical city directories was obtained from EDR. City directories for the Site addresses dating from 1920 to 2014 were provided. ATC also reviewed city directory listings for adjacent parcels, including 19-25 Capen Street, 28-30 Capen Street, 34 Capen Street, 35 Capen Street, and 2145-2149 Main Street. The following are descriptions and interpretations from the historical city directory review. Documentation is included in **Appendix I**.

CITY DIRECTORY SUMMARY			
Year	Comments		
1920, 1925	Property: Individual residents are listed at 31-33 Capen Street.		
	Surrounding Area: Adjoining properties on Capen Street are primarily residential.  Directory listings for Main Street were not provided.		
1936, 1941, 1946,	Property: Individual residents are listed at 31-33 Capen Street.		
1951, 1956, 1960	Surrounding Area: Adjoining properties on Capen Street are primarily residential. Steinman's Auto Parts Store/Auto Storage is listed at 2149 Main Street.		
1968, 1972	Property: Individual residents are listed at 31-33 Capen Street.		
	<b>Surrounding Area</b> : Adjoining properties on Capen Street are primarily residential. Epstein Brother's Carpet Warehouse is listed at 2149 Main Street.		
1977, 1982, 1987	Property: No listings for the Site addresses.		
	Surrounding Area: There are no listings for adjacent parcels on Capen Street or Main Street.		
1992, 1995, 2000,	Property: Individual residents are listed at 31-33 Capen Street.		
2005	Surrounding Area: Adjoining properties on Capen Street are primarily residential. A church is listed at 2149 Main Street.		
2010, 2014	Property: Multiple residents are listed at 31-33 Capen Street.		
	Surrounding Area: Adjoining properties on Capen Street are primarily residential. Johnson Fish Market is listed at 28 Capen Street in 2014. There are no listings for the 2145-2149 Main Street property.		

The review of historic city directories indicates that the Property has been utilized as a multi-family residence since at least 1920. Adjacent properties have included residences to the west, north, and east. The property at 2149 Main Street has been occupied by an auto parts store/vehicle storage lot (1930s to 1960s) and a carpet warehouse (late 1960s and early 1970s).

ATC did not identify information to indicate that *recognized environmental conditions* may be present in, on, or at the Property or in the surrounding area.

# 5.3.7 Building Department Records

ATC searched for available online building department records for the Property addresses (31 and 33 Capen Street). Documents identified in the Building Department files primarily consist of various electrical, plumbing, heating, and construction applications, permits and correspondences regarding construction, repair, and renovations to the Site building. The following pertinent information was also identified in the files.

- June 30, 1900- Permit to construct a three-story, brick apartment building at 31-33 Capen Street. Based on information reviewed for this assessment (historical documentation, building records, etc.), it appears that the building was ultimately constructed by 1917.
- May 22, 1958- Permits issued to "install gas burner- room heater- connect and run necessary piping" and to "install 30-gallon boiler and side arm boiler".
- December 7, 1959- Permit for "conversion from oil to gas" issued for the Site address. An inspection report indicates that this work was complete and approved on December 23, 1959.
- January 22, 1973- Permit to install six (6) new standard gas-fired boilers. An inspection report indicates that this work was completed and approved on March 9, 1973.
- September 13, 1984- Certificate of Occupancy for renovations completed at the six-family residential building.
- March 12, 2002- Permit to install six (6) new gas boilers. An inspection report indicates that this
  work was completed and approved on January 13, 2003.

Copies of select documents are included in Appendix J.

### 5.3.8 Zoning/Land Use Records

Historical zoning records for the property were not reviewed for this assessment.

# 5.3.9 Prior Reports

No prior environmental reports were identified for the Property.

### 5.3.10 Other Historical Sources

No other historical sources were reviewed.

## **ATTACHMENT 12**

31-33 Capen Street Hartford, CT Environmental Justice [58.5(j)]



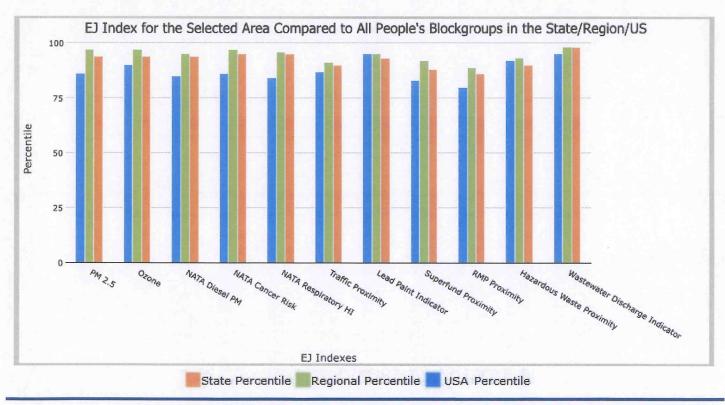
### **EJSCREEN Report (Version 2019)**



#### 1 miles Ring Centered at 41.784528,-72.676167, CONNECTICUT, EPA Region 1

Approximate Population: 22,986 Input Area (sq. miles): 3.14

Selected Variables	State Percentile	EPA Region Percentile	USA Percentile
EJ Indexes			
EJ Index for PM2.5	94	97	86
EJ Index for Ozone	94	97	90
EJ Index for NATA* Diesel PM	94	95	85
EJ Index for NATA* Air Toxics Cancer Risk	95	97	86
EJ Index for NATA* Respiratory Hazard Index	95	96	84
EJ Index for Traffic Proximity and Volume	90	91	87
EJ Index for Lead Paint Indicator	93	95	95
EJ Index for Superfund Proximity	88	92	83
EJ Index for RMP Proximity	86	89	80
EJ Index for Hazardous Waste Proximity	90	93	92
EJ Index for Wastewater Discharge Indicator	98	98	95



This report shows the values for environmental and demographic indicators and EJSCREEN indexes. It shows environmental and demographic raw data (e.g., the estimated concentration of ozone in the air), and also shows what percentile each raw data value represents. These percentiles provide perspective on how the selected block group or buffer area compares to the entire state, EPA region, or nation. For example, if a given location is at the 95th percentile nationwide, this means that only 5 percent of the US population has a higher block group value than the average person in the location being analyzed. The years for which the data are available, and the methods used, vary across these indicators. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports.

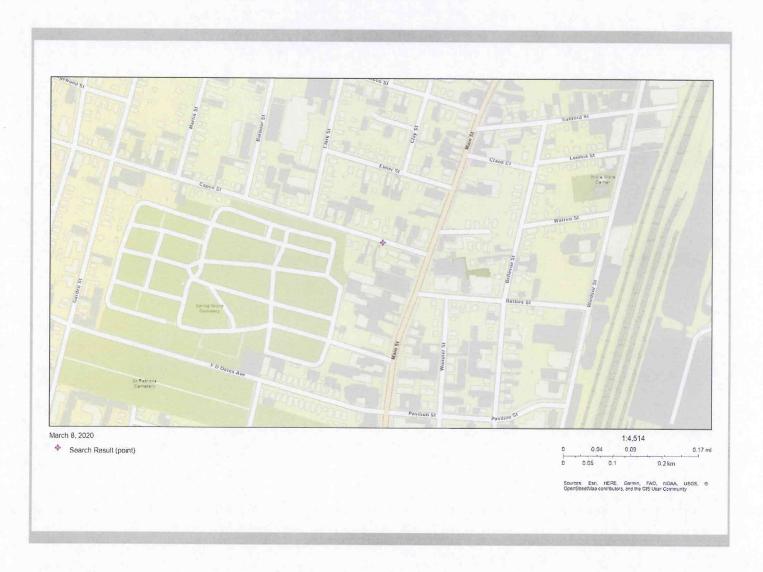


### **EJSCREEN Report (Version 2019)**



1 miles Ring Centered at 41.784528,-72.676167, CONNECTICUT, EPA Region 1

Approximate Population: 22,986 Input Area (sq. miles): 3.14



Sites reporting to EPA	
Superfund NPL	0
Hazardous Waste Treatment, Storage, and Disposal Facilities (TSDF)	2



### **EJSCREEN Report (Version 2019)**



1 miles Ring Centered at 41.784528,-72.676167, CONNECTICUT, EPA Region 1

Approximate Population: 22,986 Input Area (sq. miles): 3.14

Selected Variables		State Avg.	%ile in State	EPA Region Avg.	%ile in EPA Region	USA Avg.	%ile in USA
Environmental Indicators							
Particulate Matter (PM 2.5 in µg/m³)	6.96	7.19	34	6.34	82	8.3	18
Ozone (ppb)	45.1	46.3	21	41.1	80	43	64
NATA* Diesel PM (µg/m³)	0.424	0.331	77	0.344	70-80th	0.479	50-60th
NATA* Cancer Risk (lifetime risk per million)	28	25	93	25	80-90th	32	<50th
NATA* Respiratory Hazard Index	0.35	0.31	87	0.31	70-80th	0.44	<50th
Traffic Proximity and Volume (daily traffic count/distance to road)	550	590	73	930	63	750	70
Lead Paint Indicator (% Pre-1960 Housing)	0.54	0.44	63	0.45	62	0.28	78
Superfund Proximity (site count/km distance)	0.054	0.14	19	0.15	23	0.13	45
RMP Proximity (facility count/km distance)	0.3	0.53	50	0.57	55	0.74	49
Hazardous Waste Proximity (facility count/km distance)	3.1	2	77	2.4	78	4	84
Wastewater Discharge Indicator (toxicity-weighted concentration/m distance)	0.13	0.62	93	0.24	95	14	90
Demographic Indicators							
Demographic Index	81%	27%	97	24%	98	36%	96
Minority Population	97%	32%	97	24%	98	39%	95
Low Income Population	69%	23%	96	25%	96	33%	93
Linguistically Isolated Population	11%	5%	82	5%	85	4%	85
Population With Less Than High School Education	31%	10%	94	9%	95	13%	90
Population Under 5 years of age	9%	5%	84	5%	86	6%	77
Population over 64 years of age	8%	16%	15	16%	16	15%	23

<sup>\*</sup> The National-Scale Air Toxics Assessment (NATA) is EPA's ongoing, comprehensive evaluation of air toxics in the United States. EPA developed the NATA to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that NATA provides broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the NATA analysis can be found at: https://www.epa.gov/national-air-toxics-assessment.

For additional information, see: www.epa.gov/environmentaljustice

EJSCREEN is a screening tool for pre-decisional use only. It can help identify areas that may warrant additional consideration, analysis, or outreach. It does not provide a basis for decision-making, but it may help identify potential areas of EJ concern. Users should keep in mind that screening tools are subject to substantial uncertainty in their demographic and environmental data, particularly when looking at small geographic areas. Important caveats and uncertainties apply to this screening-level information, so it is essential to understand the limitations on appropriate interpretations and applications of these indicators. Please see EJSCREEN documentation for discussion of these issues before using reports. This screening tool does not provide data on every environmental impact and demographic factor that may be relevant to a particular location. EJSCREEN outputs should be supplemented with additional information and local knowledge before taking any action to address potential EJ concerns.

## **ATTACHMENT 13**

31-33 Capen Street Hartford, CT Lead-Based Paint [24 CFR Part 35] and [40 CFR 745.80 Subpart E]



290 Roberts Street, Suite 301 East Hartford, CT 06108 Telephone 860-282-9924 Fax 860-282-9826 www.atcgroupservices.com

June 18, 2019

Mr. Michael Memmott, Assoc. AIA QuisenberryArcariMalik, LLC 195 Scott Swamp Road Farmington, CT 06032

Re:

Hazardous Materials Inspection

31-33 Capen Street Hartford, Connecticut ATC Project 5207519001

Dear Mr. Memmott:

Please find enclosed the Asbestos and Lead-Based Paint Inspection Report for 31-33 Capen Street, Hartford, Connecticut.

Should you have any questions concerning this report, do not hesitate to contact me at 860 466-6006.

Sincerely,

**ATC Group Services LLC** 

Edward P. Fennell Jr., P.E.

**Division Manager** 

ATC Group Services LLC

Direct Line 860 466-6006

Email: edward.fennell@atcgs.com

Encl: Asbestos and Lead-Based Paint Inspection Report



October 24, 2017

Mr. Timothy J. Cifone
Deputy Executive Director of Development and Capital Improvements
The Housing Authority of the City of Hartford
180 John D. Wardlaw Way
Hartford, CT 06106

Re: Lead-Based Paint Inspection

31-33 Capen Street - Hartford, CT

AMP-001 Scattered Sites ATC Project No. 4500517007

Dear Mr. Cifone:

ATC Group Services LLC (ATC) of East Hartford, Connecticut conducted a lead-based paint inspection of 31-33 Capen Street in Hartford, Connecticut on October 19 and 20, 2017. ATC is a State of Connecticut Department of Public Health (CTDPH) licensed Lead Consultant Contractor (CTDPH license no. 000693). The inspection was performed by John Coletti, a CTDPH licensed Lead Inspector Risk Assessor (CTDPH license no. 002114). The inspection included X-Ray Fluorescence (XRF) testing for lead-based paint and an evaluation of lead-based paint condition.

#### SITE DESCRIPTION

31-33 Capen Street is a 3-story apartment building consisting of six (6) 3-bedroom residential dwelling units. The building was originally constructed in 1923.

#### XRF TESTING

All six (6) residential dwelling units (Units A, B, C, D, E and F) were inspected. Common areas and the building exterior were also included in the inspection. Representative accessible painted building components were tested using XRF to determine the presence of lead-based paint. The Environmental Protection Agency (EPA), Housing and Urban Development (HUD), and CTDPH define lead-based paint as paint or other coatings (e.g. wood stain) containing a lead concentration of 1.0 milligrams per square centimeter (mg/cm²) or greater as measured by XRF analysis. The lead-based paint inspection was performed in accordance with the HUD Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing (Second Edition, 2012) and the requirements of the CTDPH Lead Poisoning Prevention and Control Regulations (Sections 19a-111-1 through 19a-111-11). An RMD LPA-1 XRF lead paint analyzer was used to perform lead paint analysis quickly, accurately, and non-destructively by measuring the concentration of lead in painted surfaces. The XRF was programmed to take measurements with 95% confidence down to levels of 0.3 mg/cm². The condition of all lead-based paint identified was also evaluated as either intact or defective (i.e. damaged or deteriorated). A summary of building components containing lead-based paint is provided in the following table. For a complete listing of all building components tested, refer to the attached Lead Paint Inspection Forms.

290 Roberts Street, Suite 301 East Hartford, CT 06108 O: 860-282-9924 F: 860-282-9826



Location	Components Containing Lead-Based Paint	Condition
31-33 Capen Street Exterior - A Side	Gray/red-painted concrete foundation	Defective
31-33 Capen Street Exterior - C Side	Gray-painted metal stair column bases	Defective

Floor plans identifying the A, B, C and D sides and room designations are included with the Lead Paint Inspection Forms attached to this report. Please note that HUD and the CTDPH require classifying a painted surface as defective if there is *any* damaged or deteriorated paint.

#### SUMMARY AND RECOMMENDATIONS

The only lead-based paint identified at 31-33 Capen Street was on the exterior of the building: the concrete foundation on the A-side of the building (defective condition) and the metal stair column bases on the C-side of the building (defective condition).

Since 2 of the 6 units (units C and E) are reportedly occupied by a child under the age of six (6), the CTDPH requires that the defective lead-based paint identified above be abated (i.e. the concrete foundation on the Aside and the metal stair column bases on the C-side). Prior to performing any lead abatement activities, the CTDPH requires that a Lead Abatement Plan be prepared by a licensed Lead Consultant Contractor and submitted to the local health department (i.e. Hartford Health Department) for review and approval. Due to the age of the building (over fifty (50) years old), the Lead Abatement Plan would also require submittal to the Connecticut State Historic Preservation Office for review and approval. Upon receiving approval, abatement of lead-based paint must be performed by a licensed Lead Abatement Contractor using certified and licensed lead abatement personnel and in accordance and compliance with the CTDPH Lead Poisoning Prevention and Control Regulations (Sections 19a-111-1 through 19a-111-11). In addition, final visual inspections and clearance dust wipe sampling (if applicable) must be conducted by a certified and licensed Lead Inspector or Risk Assessor following performance of abatement activities in order to ensure that lead-based paint abatement work was properly and satisfactorily completed. Abatement options include paint removal, component removal or replacement, encapsulation or enclosure.

Workers disturbing lead-based paint may also be subject to the requirements of the Occupational Safety and Health Administration (OSHA) Lead in Construction Industry Standard (29 CFR 1926.62). In addition, a Lead Management Plan may also be required, or need to be updated if one has already been established, to address the ongoing monitoring and maintenance of any lead-based paint which may remain following completion of lead abatement activities. Refer to the CTDPH Lead Poisoning Prevention and Control Regulations (Sections 19a-111-1 through 19a-111-11) for additional information.



Sellers and landlords of residential housing built before 1978 are also required to disclose all available records and reports concerning lead-based paint and/or lead-based paint hazards, including the test results contained or referenced in ATC's inspection report, to purchasers and tenants at the time of sale or lease or upon lease renewal. This disclosure must occur even if hazard reduction or abatement has been completed.

If you have any questions regarding this report, please do not hesitate to contact me at (860) 282-9924 x1117.

Sincerely,

ATC GROUP SERVICES LLC

Matt Molnar

Project Manager

 $S:\BldgSci\Clients\HartfordHousingAuthority\4500517007.AMP-001.LeadInspections\Documents\31-33\ Capen\ St\\Hartford.doc$ 

## **ATTACHMENT 14**

31-33 Capen Street Hartford, CT Asbestos



## ASBESTOS AND LEAD-BASED PAINT INSPECTION REPORT

## 31-33 CAPEN STREET HARTFORD, CONNECTICUT

Prepared for:

Quisenberry Arceri Malik Architects

Prepared by:

ATC Group Services LLC 290 Roberts Street - Suite 301 East Hartford, CT 06108 P: (860) 282-9924

ATC PROJECT 5207519001

June 18, 2019

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#### 1.0 EXECUTIVE SUMMARY

ATC Group Services LLC (ATC) of East Hartford, Connecticut was retained by Quisenberry Arceri Malik Architects, to perform an asbestos inspection of the property located at 31-33 Capen Street, Hartford, Connecticut. The inspection included surveying for asbestos-containing materials (ACM) and lead-based paint (LBP). This report identifies the extent of ACM and LBP present within the building. Visual inspection techniques and bulk sample collection were used for ACM identification. X-ray Florescence (XRF) screening was used for LBP detection. This report includes the results of the lead paint inspection conducted for the Housing Authority of the City of Hartford performed at the property in October, 2017.

The purpose of the limited asbestos inspection was to identify and sample suspect asbestos-containing materials (ACM), which may be potentially impacted by the planned renovation/demolition activities at 31-33 Capen Street, Hartford, CT. Bulk samples of suspect asbestos containing materials were submitted to EMSL Analytical, Inc. for laboratory analysis.

Site Background – 31-33 Capen Street, Hartford, CT

31-33 Capen Street is a three-story multi-family residence building located in a thickly settled area surrounded residential buildings. The building was unoccupied at the time of the inspection.

Interior ceiling finishes consisted of textured ceiling coating. The interior wall finishes included gypsum board and joint compound. The foundation wall in the basement is comprised of concrete and mortar. Interior flooring finishes consisted of 12" x 12" resilient floor tile, ceramic tile, and wood flooring.

#### 2.0 ASBESTOS-CONTAINING BUILDING MATERIALS SURVEY

#### 2.1 Sampling Methodology

ATC representatives, John Coletti and Ricky Regius, both State of Connecticut Department of Public Health (CTDPH) licensed asbestos inspectors (CTDPH license numbers 000399 and 001030, respectively) performed a survey of suspect asbestos containing materials throughout the aforementioned property on May 31, 2019. Bulk samples for each of the identified suspect asbestos containing materials were collected and submitted for analysis. The bulk samples were analyzed by EMSL Analytical, Inc. in New York, New York (NVLAP Lab Code 101048-9) via Polarized Light Microscopy (PLM) using the EPA 600/R-93/116 Method.

The survey was performed as a walk-through visual inspection, combined with the collection and analysis of bulk samples of suspect materials.

ATC collected samples according to the U.S. Environmental Protection Agency (EPA) guidance document entitled, "Guidance for Controlling Asbestos-Containing Materials in Buildings" (Document No. 560/5-85/024) and 40 CFR 763.86.

(a) Surfacing materials. An accredited inspector shall collect, in a statistically random manner that is representative of the homogeneous area, bulk samples from each homogeneous area of friable surfacing materials that is not assumed to be ACM, and shall collect the samples as follows:



- (1) At least three bulk samples shall be collected from each homogeneous area that is  $1,000 \text{ ft}^2$  or less, except as provided in 763.87(c)(2).
- (2) At least five bulk samples shall be collected from each homogeneous area that is greater than 1,000 ft<sup>2</sup> but less than or equal to 5,000 ft<sup>2</sup>, except as provided in 763.87(c)(2).
- (3) At least seven bulk samples shall be collected from each homogeneous area that is greater than 5,000 ft<sup>2</sup>, except as provided in 763.87(c)(2).

#### (b) Thermal system insulation.

- (1) Except as provided in paragraphs (b)(2) through (4) of this section and 763.87(c), an accredited inspector shall collect, in a randomly distributed manner, at least three bulk samples from each homogeneous area of thermal system insulation that is not assumed to be ACM.
- (2) Collect at least one bulk sample from each homogeneous area of patched thermal system insulation that is not assumed to be ACM if the patched section is less than 6 linear or square feet.
- (3) In a manner sufficient to determine whether the material is ACM or not ACM, collect bulk samples from each insulated mechanical system that is not assumed to be ACM where cement or plaster is used on fittings such as tees, elbows, or valves, except as provided under 763.87(c)(2).
- (4) Bulk samples are not required to be collected from any homogeneous area where the accredited inspector has determined that the thermal system insulation is fiberglass, foam glass, rubber, or other non-ACM.
- (c) Miscellaneous materials. In a manner sufficient to determine whether material is ACM or not ACM, an accredited inspector shall collect bulk samples from each homogeneous area of miscellaneous material that is not assumed to be ACM.

The EPA recognizes the following as asbestos: Chrysotile, Crocidolite, Amosite, Tremolite, Actinolite and Anthophyllite. To classify as ACM, the material must be determined to contain greater than one percent (1%) asbestos. In order to consider a material non-asbestos-containing, all samples of a homogeneous type of material that are collected must be analyzed and all results indicate less than 1% asbestos.

#### 2.2 Limitations

At the time of this inspection, destructive testing to access pipes behind walls and above ceilings was limited due to the potential re-occupancy of the building. In addition, the roof was not accessible and its associated components were not inspected. The following suspect materials may also be present at the following locations:

Mastics and waterproofing on foundation walls located below grade.

Any inaccessible materials discovered during demolition or renovation activities conducted at 31-33 Capen Street not identified within this report should be assumed to be asbestos-containing until laboratory analysis of bulk samples proves otherwise.



#### 2.3 Building Materials Summary

The results of PLM laboratory analysis indicated that the following materials are asbestos-containing material (ACM). ACM are those materials that contain greater than 1% asbestos, and are as follows:

#### • Black Mastic to 12"x12" Off White Floor Tile

Appendix A contains a copy of the laboratory bulk sample analysis reports and chain-of-custody forms for the samples collected. Rough floor plan sketches identifying room and area designations with asbestos sample locations and conformed ACM locations are included in Appendix D. The following tables summarize all suspect ACM that were identified and sampled for PLM laboratory analysis.

Sample Number	Sample Location	Material	% Asbestos	Asbestos Type
053119-1A	Basement Boiler Room	Duct Sealant	NAD	
053119-1B	Basement Boiler Room	Duct Sealant	NAD	
053119-2A	Basement Front	Bricks	NAD	
053119-2B	Basement Front	Bricks	NAD	
053119-3A	Basement Front	Brick Mortar	NAD	
053119-3B	Basement Front	Brick Mortar	NAD	14,
053119-4A	Basement Front	Concrete	NAD	
053119-4B	Basement Front	Concrete	NAD	
053119-5A	Basement Front	Concrete Joints	NAD	
053119-5B	Basement Front	Concrete Joints	NAD	
053119-6A	Basement Rear	Gypsum Ceiling Board	NAD	
053119-6B	Basement Rear	Gypsum Ceiling Board	NAD	
053119-7A	Basement Rear	Ceiling Joint Compound	NAD	
053119-7B	Basement Rear	Ceiling Joint Compound	NAD	



Sample Number	Sample Location	Material	% Asbestos	Asbestos Type
053119-8A	Basement Front	Skim Coat on Stone Siding	NAD	
053119-8B	Basement Front	Skim Coat on Stone Siding	NAD	
053119-8C	Basement Front	Skim Coat on Stone Siding	NAD	
053119-8D	Basement Rear	Skim Coat on Stone Siding	NAD	
053119-9A	31 Capen Street Apartment A Living Room- Room 3	Textured Ceiling	NAD	
053119-9B	33 Capen Street Apartment B Living Room- Room 1	Textured Ceiling	NAD	
053119-9C	31 Capen Street Apartment C Living Room- Room 3	Textured Ceiling	NAD	
053119-9D	33 Capen Street Apartment D Living Room 1	Textured Ceiling	NAD	
053119-9E	31 Capen Street Apartment E Living Room- Room 3	Textured Ceiling	NAD	
053119-9F	33 Capen Street Apartment F Living Room- Room 1	Textured Ceiling	NAD	
053119-9G	Corridor	Textured Ceiling	NAD	
053119-10A	Corridor	Stair Tread Mastic	NAD	
053119-10B	Corridor	Stair Tread Mastic	NAD	:
053119-11A	31 Capen Street Apartment A Kitchen-Room 1	Sink Undercoat	NAD	



Sample Number	Sample Location	Material	% Asbestos	Asbestos Type
053119-11B	31 Capen Street Apartment A Kitchen-Room 1	Sink Undercoat	NAD	
053119-12A	31 Capen Street Apartment A Bathroom-Room 5	2'x2' Ceiling Tile	NAD	
053119-12B	31 Capen Street Apartment A Bathroom-Room 5	2'x2' Ceiling Tile	NAD	
053119-13A	31 Capen Street Apartment A Bathroom-Room 5	Tub/Sink Caulk	NAD	
053119-13B	31 Capen Street Apartment A Bathroom-Room 5	Tub/Sink Caulk	NAD	
053119-14A	33 Capen Street Apartment B Bathroom-Room 5	Black Cove Base	NAD	
053119-14B	31 Capen Street Apartment C Living Room- Room 3	Black Cove Base	NAD	
053119-14C	33 Capen Street Apartment F Living Room- Room 1	Black Cove Base	NAD	
053119-15A	33 Capen Street Apartment B Bathroom-Room 5	Yellow Cove Base Mastic	NAD	
053119-15B	31 Capen Street Apartment C Living Room- Room 3	Yellow Cove Base Mastic	NAD	
053119-15C	33 Capen Street Apartment F Living Room- Room 1	Yellow Cove Base Mastic	NAD	
053119-16A	33 Capen Street Apartment B Living Room- Room 1	Gypsum Board	NAD	<u></u>



Sample Number	Sample Location	Material	% Asbestos	Asbestos Type
053119-16B	31 Capen Street Apartment C Living Room- Room 3	Gypsum Board	NAD	
053119-16C	33 Capen Street Apartment F Living Room- Room 1	Gypsum Board	NAD	
053119-17A	33 Capen Street Apartment B Living Room- Room 1	Joint Compound	NAD	
053119-17B	31 Capen Street Apartment C Living Room- Room 3	Joint Compound	NAD	
053119-17C	33 Capen Street Apartment F Living Room- Room 1	Joint Compound	NAD	
053119-18A	33 Capen Street Apartment B Bathroom-Room 5	Ceramic Tile Grout	NAD	<u></u>
053119-18B	33 Capen Street Apartment B Bathroom-Room 5	Ceramic Tile Grout	NAD	
053119-19A	33 Capen Street Apartment B Bathroom-Room 5	Ceramic Tile Setting Compound	NAD	
053119-19B	33 Capen Street Apartment B Bathroom-Room 5	Ceramic Tile Setting Compound	NAD	
053119-20A	33 Capen Street Apartment B Living Room- Room 1	12"x12" Off White Floor Tile	NAD	
053119-20B	31 Capen Street Apartment E Living Room- Room 3	12"x12" Off White Floor Tile	NAD	



Sample Number	Sample Location	Material	% Asbestos	Asbestos Type
053119-21A	33 Capen Street Apartment B Living Room- Room 1	Black Mastic to 12"x12" Off White Floor Tile	2	СН
053119-21B	31 Capen Street Apartment E Bedroom-Room 6	Black Mastic to 12"x12" Off White Floor Tile	2	СН
053119-22A	31 Capen Street Apartment A Bathroom-Room 5	12"x12" Tan Floor Tile	NAD	
053119-22B	31 Capen Street Apartment A Bathroom-Room 5	12"x12" Tan Floor Tile	NAD	
053119-23A	31 Capen Street Apartment A Bathroom-Room 5	Mastic to 12"x12" Tan Floor Tile	NAD	
053119-23B	31 Capen Street Apartment A Bathroom-Room 5	Mastic to 12"x12" Tan Floor Tile	NAD	
053119-24A	31 Capen Street Apartment E Living Room- Room 3	12"x12" White Floor Tile	NAD	
053119 <b>-</b> 24B	31 Capen Street Apartment E Living Room- Room 3	12"x12" White Floor Tile	NAD	
053119-25A	31 Capen Street Apartment E Living Room- Room 3	Yellow Mastic to 12"x12" White Floor Tile	NAD	
053119-25B	31 Capen Street Apartment E Living Room- Room 3	Yellow Mastic to 12"x12" White Floor Tile	NAD	
053119-26A	31 Capen Street Apartment A Living Room- Room 3	12"x12" White Striped Floor Tile	NAD	

