



# Phase I Environmental Site Assessment

## MCF Groton Site 237 Sandy Hollow Road Groton, Connecticut

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*CHA Project Number: 14957.1004.1102*

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FIGURES

FIGURE T01: Title Sheet  
FIGURE Z01: Site Development Plan

APPENDICES

APPENDIX A: Site Photographs  
APPENDIX B: Historical Resources  
APPENDIX C: Regulatory Database Report

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## EXECUTIVE SUMMARY

The purpose of this Phase I ESA was to identify recognized environmental conditions, as defined by the American Society for Testing and Materials (ASTM) Standard Practice E 1527-05, associated with the subject site. CHA has performed this Phase I ESA in general conformance with the scope and limitations of ASTM Standard Practice E 1527-05. The Phase I ESA Report has been prepared by CHA to: provide a general description of the subject site, any structures occurring thereon, and the site vicinity; discuss the current and historical usage of the property; and identify the presence or absence of recognized environmental conditions in connection with the subject site, based upon the results of historical and regulatory records reviews, interviews, and a site inspection.

The subject site consists of an approximately 2050 square foot unimproved paved and wooded area in the southeastern corner of a 3.35 acre parent parcel. The subject site also includes an approximately 220 foot underground utility easement running from the site north to existing utility poles. The subject site is located adjacent to the southwestern corner of a single-story 5,228 square foot wood frame and brick building used as a vehicle garage and offices for an ambulance service. The existing building was constructed in 1992. Site access will be provided via the existing paved driveway and parking lot associated with the ambulance service.

Historical research indicates that a residential structure and detached garage had previously been located on and/or in the general area of the subject site. The residential structure was demolished in August 1992 to clear the site for the construction of the existing ambulance building. Remnants of the stone foundation of the house are evident at the subject site. The area surrounding the subject site has generally been used for light density residential purposes.

The subject site does not appear on any federal or state regulatory databases for hazardous waste sites, hazardous waste generators, registered tanks, spills, leaking tanks, or solid waste landfills. There are a limited number of listed facilities/incidents located within specified search radii of the subject site. However, based either on their cross to downgradient location relative to the subject site, the fact that contamination was confined to the release site, and/or their satisfactory closure status, it is not expected that the listed incidents/facilities have impacted the subject site.

Regional average basement radon levels (5.067 pCi/l) are slightly elevated relative to the federal recommended continuous exposure level (4.0 pCi/l). However, given that no sub-grade areas are to be located or occupied upon development of the subject site, it is not expected that slightly elevated regional average levels of radon will impact the intended use of the site by MCF. There were no asbestos and/or lead paint concerns identified in association with the subject site.

This Phase I Environmental Site Assessment pertaining to the subject site identified as the MCF Groton Site located at 237 Sandy Hollow Road in the Town of Groton, New London County, Connecticut, revealed no evidence of recognized environmental conditions to be associated with the subject site. As a result, no further environmental investigations are recommended at this time.

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## 1.0 INTRODUCTION

### 1.1 PURPOSE

The purpose of this assessment was to identify recognized environmental conditions, as defined by the American Society for Testing and Materials (ASTM) Standard Practice E 1527-05, associated with the subject site. The term *recognized environmental conditions* is defined by ASTM as the presence or likely presence of any hazardous substance or petroleum products on a property under conditions that indicate an existing release, past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term *recognized environmental conditions* is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment.

The intent of the ESA program is to generate documentation that identifies potential environmental concerns associated with a property and, if necessary, that will fulfill one of the requirements to qualify for the innocent land owner or contiguous property owner limitations regarding CERCLA liability. That is, the practice that constitutes “all appropriate inquiry” into the previous ownership and uses of a property consistent with good commercial and customary practices.

This Phase I ESA investigation is being completed to satisfy a pre-lease, pre-construction requirement of the Client.

### 1.2 SCOPE OF SERVICES

The Phase I ESA Report has been prepared by CHA to: provide a general description of the subject site, any structures occurring thereon, and the site vicinity; discuss the current and historical usage of the property; and identify the presence or absence of recognized environmental conditions in connection with the subject site, based upon the results of historical and regulatory records reviews, interviews, and a site inspection pertaining to the property located at 237 Sandy Hollow Road in the Town of Groton, CT.

### 1.3 USER RELIANCE

This report has been prepared expressly for the use of MCF Communications, Inc. No other parties are entitled to rely upon this report unless our express written consent is first obtained. All conclusions drawn were based on CHA’s review of available historical, regulatory, and site specific information pertaining to the subject site. Recommendations were submitted based on CHA’s knowledge, experience, and professional judgement concerning Phase I ESAs.

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## **2.0 SITE DESCRIPTION & PHYSICAL SETTING**

### **2.1 LOCATION AND LEGAL DESCRIPTION**

The subject site consists of an approximately 2050 square foot unimproved paved and wooded area in the southeastern corner of a 3.35 acre parent parcel. The subject site also includes an approximately 220 foot underground utility easement running from the site north to existing utility poles. The subject site is located adjacent to the southwestern corner of a single-story 5,228 square foot wood frame and brick building used as a vehicle garage and offices for an ambulance service. The subject site is identified as tax parcel 261909-06-5371. The legal description of the subject site was not provided to CHA. The site location has been depicted on Figure T01, Title Sheet.

### **2.2 SITE AND VICINITY GENERAL CHARACTERISTICS**

The subject site is set in an area zoned for and used as residential property on the northern side of the Town of Groton. The site consists of paved and wooded undeveloped land (Photo 1) which is accessed via a paved driveway and parking area exiting the southern side of Sandy Hollow Road on the western side of its intersection with Allyn Street. The subject site currently utilizes no public utilities. However, the parent parcel utilizes electricity supplied by a local utility company. Public water and sewer are available in the general area of the parent parcel, though the parent parcel does not utilize these services.

### **2.3 CURRENT USE OF SITE**

The subject site is currently paved and wooded undeveloped land located adjacent to the southwestern corner of an ambulance service garage and office building.

Proposed site development includes the installation of a 120 foot monopole designed for four carriers set at the approximate center of a 2,050 square foot enclosed compound.

### **2.4 EXISTING SITE FEATURES**

The subject site is paved and wooded undeveloped land (Photo 1) located adjacent to the southwestern corner of an ambulance service building (Photo 2). Remnants of a stone foundation are located in the southwestern portion of the site.

The adjacent ambulance service building is a wood frame and brick building constructed on a concrete slab in 1992. The building is located on the eastern side of the parent parcel and is covered by a pitched shingled roof and is heated using a fuel oil fired system. The building is divided into two ambulance bays on the northern end with offices on the southern end. The building is surrounded by paved driveway and parking areas on all sides. Remaining portions of the parent parcel consist of undeveloped woods.

A water well is located on the eastern side of the building and a septic system is located on the northern side of the building.

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Site features are depicted on the Site Development Plan included as Figure Z01.

## **2.5 CURRENT USES OF ADJACENT PROPERTIES**

The subject site is located in a generally residential area. The site is bounded by the features and uses indicated below.

- North – Sandy Hollow Road, woods, Interstate 95 highway.
- South – Woods and residential houses.
- East – Allyn Street (Route 614), residences and woods on the eastern side of Allyn Street.
- West – Woods, residential houses.

## **3.0 USER PROVIDED INFORMATION**

### **3.1 TITLE RECORDS**

Title records were not provided to CHA by the User.

### **3.2 ENVIRONMENTAL LIENS/ACTIVITY AND USE LIMITATIONS**

No records of environmental liens or activity and use limitations were provided to CHA by the User.

### **3.3 SPECIALIZED KNOWLEDGE**

No specialized information was provided to CHA by the User.

### **3.4 COMMONLY KNOWN OR REASONABLY ASCERTAINABLE INFORMATION**

The User provided CHA with no information other than location and owner contact.

### **3.5 VALUATION REDUCTION FOR ENVIRONMENTAL LIENS**

No indication of valuation reduction based on environmental liens was provided to CHA by the User.

### **3.6 OWNER, PROPERTY MANAGER, OCCUPANT INFORMATION**

The subject site and parent parcel are owned by the Mystic River Ambulance Association. Mr. Chris Clarkin is the owner's representative.

## 4.0 RECORDS REVIEW

### 4.1 STANDARD ENVIRONMENTAL RECORD SOURCES

Environmental regulatory agency records were searched through the use of State and Federal databases accessed and summarized through the services of Environmental Data Resources, Inc. (EDR). A general listing of the databases searched and their respective search radii are as follows, and a full listing is contained within the attached EDR report:

- Federal NPL list (1.0 mile)
- Federal CERCLIS list (0.5 miles)
- Federal RCRA TSDf Corrective Actions list (1.0 mile)
- Federal RCRA TSDf Non-Corrective Action list (0.5 miles)
- Federal RCRA hazardous waste generator list (0.25 miles)
- State list of hazardous waste sites (1.0 mile)
- State list of solid waste sites (0.5 miles)
- State registry of petroleum and chemical underground storage tank facilities (0.25 miles)
- State leaking underground storage tank registry (0.5 miles)
- State spills inventory (0.5 miles)

The information contained in the regulatory radius report is summarized below, and a copy of the regulatory database report is included in Appendix C.

**Subject Site:** The subject site and parent parcel were not identified in any of the regulatory databases searched for this investigation.

**Adjacent Properties/Site Vicinity:** There were a limited number of listed facilities/incidents located within specified search radii of the subject site. These listings are briefly summarized below. Greater detail for each listing is provided in the EDR report in Appendix C.

- State site discovery and assessment database – 1
  - Old Lyme Shopping Center – Halls Road, east of site
- State leachate and waste water discharge inventory database – 1
  - Mystic Marine Life Aquarium – east/northeast of site
- State spills database – 7
  - 123 Dartmouth Drive, northwest of site
  - Indigo Drive/Canterbury Road, north of site
  - 162 Indigo Drive, north of site
  - I-95 northbound between exits 88 and 89, north/northeast of site
  - I-95 southbound at exit 89, north/northeast of site
  - 50 Sandy Hollow Road, east/southeast of site
  - 42 Dartmouth Drive, north/northwest of site

Based either on their cross or downgradient location relative to the subject site, the fact that contamination was confined to the release site, their satisfactory closure status, and/or the fact



that no RCRA violations have been reported relative to adjacent properties, it is not expected that the listed incidents/facilities have impacted the subject site.

#### 4.2 ADDITIONAL ENVIRONMENTAL RECORD SOURCES

##### **Town of Groton Property Assessor**

The subject site is located on a parent parcel consisting of one tax parcel identified as 261909-06-5371. Information derived from the Town Assessor's file is listed below.

- Owner: Mystic River Ambulance Association
- Date of Purchase: September 25, 1990
- Location: 237 Sandy Hollow Road
- Size: 3.35 acres
- Zoning: RS-20
- Year Built: 1992
- Building information: wood frame and brick, 2268 square foot area for ambulance garage, 2600 square foot area for offices, and 360 square foot concrete pad on eastern side of building.

There was no indication of environmentally sensitive issues derived from the review of Assessor files.

##### **Town of Groton Building Department**

The Town of Groton Building Department indicated that their files include a building permit issued in August 1992 for the demolition of a single-family dwelling and detached garage. The former structure utilized an on-site septic system whose location was unconfirmed. The existing building also uses an on-site septic which is located on the northern side of the building. The Building Department records contained no reference to underground or aboveground storage tanks associated with the parent parcel.

#### 4.3 PHYSICAL SETTING SOURCES

The United States Geologic Society (USGS), 7.5 Minute Series Topographic Map, Old Mystic, CT Quadrangle, indicates that the elevation of the subject site is approximately 120 feet above sea level. The topography of the subject site and parent parcel is generally flat.

According to the USDA Soil Survey for New London County indicated that the subject site is located in an area of Canton gravelly – fine sandy loam and Ridgebury fine grained soils. According to the Geologic Map of Connecticut, Surficial Materials Sheet, the surficial sediments of the site consist of variable textured till. The Bedrock Geological Map of the Connecticut Natural Resources Atlas, indicates that the area of the subject site is underlain by bedrock of Potter Hill granite gneiss.

The actual direction of groundwater flow beneath the subject site has not been physically verified; however, based on regional topography, groundwater in the immediate area of the site is assumed to flow to the east/southeast.

#### 4.4 HISTORICAL USE INFORMATION ON THE SITE

Historical usage of the subject site was evaluated through the review of standard historical references such as aerial photographs, city directories, historic topographic maps, local governmental records, and/or previous environmental investigation reports. Information obtained from the review of such references is summarized below. Copies of available referenced materials are included in Appendix B.

##### **Title Deeds**

The owner of record is the Mystic River Ambulance Association who purchased the property in September 1990. No further title information was provided to CHA during the course of this investigation.

##### **Sanborn Fire Insurance Maps**

A Sanborn Map Report provided by EDR indicated that there is no Sanborn Map coverage of the area of the subject site.

##### **Aerial Photographs**

An April 1991 aerial photograph was obtained at TerraServer.com. A copy of this photograph is included in Appendix B. The aerial depicted the eastern side of the parent parcel as an open grassy area improved with two small residential type buildings. The remainder of the parent parcel consisted of woods.

A 2004 aerial photograph is used by the Town of Groton GIS department to overlay property information. A copy of the 2004 aerial is included in Appendix B. The existing structure is depicted in this photograph. The building is surrounded by paved areas with woods to the south and west of the building. The area of the subject site appears to be paved and wooded.

##### **City Directories**

There was no city directory listings for the area of the subject site or parent parcel.

##### **Historical Topographic Maps**

Historical topographic maps dated 1958, 1970, and 1984 provided by EDR indicated that the parent property and general area of the subject site were improved with a single small residential type structure in all of the topographic maps.

##### **Reports of Previous Environmental Site Assessments**

No reports of previous environmental reports were provided to CHA during the course of this investigation.

#### 4.5 HISTORICAL USE INFORMATION ON ADJACENT PROPERTIES

Using the historical resources noted above, the area surrounding the subject site appears to have remained a light density residential area. Interstate 95 was constructed further to the north of the subject site in the 1960s. Allyn Street was built in the eastern side of the parent parcel between 1970 and 1984.

## 5.0 SITE RECONNAISSANCE

### 5.1 METHODOLOGY & LIMITING CONDITIONS

On April 21, 2006, CHA conducted an inspection of the subject site. The site was examined, photographs were taken (Appendix A), and neighboring land uses were noted. No limiting conditions, such as adverse weather conditions or access impairments were encountered at the time of the site inspection. The results of the inspection are detailed below.

### 5.2 GENERAL SITE SETTING

The subject site is an undeveloped paved and wooded area on the eastern side of a parent parcel located in the southwestern quadrant of the intersection of Sandy Hollow Road and Allyn Street. The eastern side of the parent parcel is improved with a single-story building used as garage and office space by an ambulance service. The subject site is located adjacent to the southwestern corner of this building. The remaining portions of the parent parcel to the west of the building are wooded.

### 5.3 EXTERIOR & INTERIOR OBSERVATIONS

**Tanks:** There was no evidence of underground or aboveground storage tanks (USTs and ASTs, respectively) observed on the subject site at the time of the site inspection.

One approximately 300 gallon fuel oil AST is located on the southern side of the office area of the adjacent building (Photo 3). The tank is located on a concrete pad and was installed in 2004 to replace a former aboveground fuel oil tank at the same location. The tank and underlying pad appeared to be in good condition at the time of the site inspection.

An emergency generator located on the eastern side of the adjacent structure (Photo 2, left side) has a fuel oil reservoir contained within the unit. A secondary containment structure is built into the generator unit. The generator and underlying surfaces appeared to be in good condition at the time of the site inspection.

**Chemicals/Hazardous Materials:** There was no storage or usage of chemicals noted at the subject site at the time of the site inspection.

Small amounts of typical household cleaning supplies are stored and used within the adjacent building. All such materials are contained within the structure.

**PCBs:** There were no transformers located on the subject site or parent parcel at the time of the site inspection.

**Pits, Ponds, & Lagoons:** There were no pits, ponds, or lagoons observed on the subject site or parent parcel at the time of the site inspection.

**Stressed Vegetation:** There was no evidence of stressed vegetation on the subject site or parent parcel at the time of the site inspection.

**Staining:** There were no areas of staining observed on the subject site at the time of the site inspection.

**Chemical Odors:** There were no chemical odors observed on the subject site at the time of the site inspection.

**Waste Disposal:** There was no evidence of improper waste disposal observed on the subject site or parent parcel at the time of the site inspection.

**Waste Water:** There are no waste waters generated at the subject site.

Sanitary and vehicle wash waters are generated within the adjacent building. The ambulances are washed within the bays of the building and the wash water goes through an oil/water separator prior to discharge to an on-site septic system. The septic system is located on the north side of the building in the grassy area separating the parking lot from Sandy Hollow Road.

**Wells & Water Supply:** There were no water supply or groundwater monitoring wells observed on the subject site at the time of the site inspection.

A water supply well used by the ambulance service is located on the eastern side of the building.

## 6.0 INTERVIEWS

### 6.1 INTERVIEW WITH OWNER

For the purpose of this project, the owner was represented by Mr. Chris Clarkin of the Mystic River Ambulance Association. Mr. Clarkin provided the following information relative to the subject site and parent parcel.

- The parent parcel was used for residential purposes prior to the construction of the existing structure.
- The parent parcel does not use a public water supply, instead it utilizes an on-site water supply well which is located on the eastern side of the building, approximately 75' east of the subject site.
- The parent parcel does not utilize the public sewer system, and instead uses an on-site septic system. The septic system for the parent parcel is located on the northern side of the building in the grassy area between the parking lot and Sandy Hollow Road, approximately 150' north of the subject site.
- Floor drains in the ambulance bays connect to an oil/water separator prior to discharge to the septic system.
- Mr. Clarkin is not aware of any USTs formerly or currently located on the subject site or parent parcel.
- One a fuel oil AST is located on the southern side of the building and is used for heating the building. The existing tank is approximately 300 gallons in size and was installed in 2004, replacing a slightly larger AST at the same location.

- The emergency generator uses fuel oil which is stored within a reservoir contained within the unit. There have been no leaks or spills from the unit.
- There has been no dumping, burial, or other disposal at the subject site or parent parcel. A portion of the stone foundation of the former house remains in the area of the subject site. Reportedly, all of the construction and demolition debris from the demolition of the former house and garage was removed from the property.
- There is no vehicle servicing performed on the parent parcel.
- There is no bulk chemical storage or usage conducted at the parent parcel.
- There have been no spill or hazardous material responses made to the subject site or parent parcel.

## **6.2 INTERVIEW WITH SITE MANAGER**

The site manager consists of the Mystic River Ambulance Association, and interview with their representative is discussed above in Section 6.1.

## **6.3 INTERVIEWS WITH OCCUPANTS**

The site occupants consist of the Mystic River Ambulance Association, and interview with their representative is discussed above in Section 6.1.

## **6.4 INTERVIEWS WITH LOCAL GOVERNMENT OFFICIALS**

Interviews with and information obtained at local governmental offices are discussed earlier in Section 4.2.

## **6.5 INTERVIEWS WITH OTHERS**

No other persons were interviewed during the course of this investigation.

## **7.0 ADDITIONAL ISSUES**

### **7.1 SUSPECT ASBESTOS-CONTAINING MATERIALS**

There were no suspect asbestos-containing materials observed on the subject site at the time of the site inspection.

### **7.2 LEAD-BASED PAINT**

There were no lead paint issues observed on the subject site at the time of the site inspection.

### **7.3 RADON POTENTIAL**

According to the USEPA National Radon Database, the average regional basement concentration of radon in the area of the subject site is 5.067 picocuries per liter (pCi/l). The federal recommended continuous exposure level for radon is 4.0 pCi/l. Should any anticipated construction on the site include inhabitable sub-grade areas, actual site radon concentrations