

FINAL

**ENVIRONMENTAL CONDITION OF PROPERTY
REPORT**

**AREA MAINTENANCE SUPPORT ACTIVITY (AMSA) 72G
(CT012)
536 SPRING STREET,
WINDSOR LOCKS, CONNECTICUT 06096**

Prepared For:

**U.S. Army Corps of Engineers – Louisville District
Engineering Division – Environmental Engineering Branch
600 Dr. Martin Luther King, Jr. Place
Louisville, Kentucky 40202-2232**

APRIL 2007

CERTIFICATION

All information/documentation provided accurately reflects the environmental condition of the property. This ECP report is in general accordance with the U.S. Department of Defense (DoD) requirements for completion of an Environmental Condition of Property (ECP) report.

GARY PURYEAR
Environmental Division ARIM
Chief Environmental Division
94th Regional Readiness Command

DATE

The undersigned certifies the contents of this report are in general accordance with DoD policies for the completion of an ECP report.



LENARD GUNNELL, P.G.
Project Geologist
U.S. Army Corps of Engineers

DATE

Executive Summary

CH2M HILL, under contract to the U.S. Army Corps of Engineers, Louisville District, has prepared this Environmental Condition of Property (ECP) report for the Area Maintenance Support Activity (AMSA) 72G (Facility ID CT012), hereafter referred to as the "Property" or "AMSA 72." The Property is in Windsor Locks, Hartford County, Connecticut and encompasses approximately 3 acres.

This ECP report was conducted in conformance with the Department of Defense's (DoD's) Base Redevelopment and Realignment Manual, DoD 4165.66-M (BRRM), Army Regulation 200-1, and the American Society for Testing and Materials (ASTM) Designation D6008-96 (2005), *Standard Practice for Conducting Environmental Baseline Surveys*.

This ECP report details the history of the property, including the U.S. Army Reserve (USAR) and any prior tenant uses of the Property and the resulting environmental condition of the property.

AMSA 72 is on approximately 3 acres of land with one permanent structure, a 19,000-square-foot AMSA building. AMSA personnel currently occupy the building.

Based on a review of aerial photographs and U.S. Geological Survey topographic maps dating back to 1957, the Property was developed prior to 1957, with mostly farmland to the north and east, residential development to the south, and an airfield to the west. The building was constructed prior to 1957 as a Nike missile maintenance site and was used as such until 1971, when the facility was converted to an AMSA shop.

Areas of potential environmental concern were reviewed, and CH2M HILL identified three drywells on the Property, which are currently under investigation due to the presence of volatile organic compounds and elevated levels of semi-volatile organic compounds and metals.

In accordance with DoD policy defining the classifications (see Sherri Goodman memorandum dated 21 October 1996), the Property has been classified as Type 7. This classification does not include categorizing the property based on *de minimis* conditions that generally do not present material risk of harm to the public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies.

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Abbreviations and Acronyms

ACM	asbestos-containing material
AMSA	Area Maintenance and Support Activity
AR	Army Regulation
AST	aboveground storage tank
ASTM	American Society for Testing and Materials
bgs	below ground surface
BRAC	Base Realignment and Closure
BRRM	Base Redevelopment and Realignment Manual
CERCLA	Comprehensive Environmental Response, Compensation, and Liability Act
CERCLIS	Comprehensive Environmental Response, Compensation, and Liability Act Information System
CFR	Code of Federal Regulations
CORRACTS	Resource Conservation and Recovery Act corrective action site
CTDEP	Connecticut Department of Environmental Protection
DNT	dinitrotoluene
DoD	Department of Defense
DRMO	Defense Reutilization Marketing Organization
ECP	Environmental Condition of Property
EDR	Environmental Data Resources, Inc.
ERNS	Emergency Response Notification System
FEMA	Federal Emergency Management Agency
IRFNA	inhibited red fuming nitric acid
JP	jet petroleum
kg	kilogram
LBP	lead-based paint
LUST	leaking underground storage tank

MEC	munitions and explosives of concern
MEP	military equipment parking
mg/kg	milligrams per kilogram
msl	mean sea level
MTBE	methyl tertiary-butyl ether
NDIR	nondispersed infrared
NFA	no further action
NPL	National Priorities List
NPDES	National Pollutant Discharge Elimination System
NRCS	Natural Resources Conservation Service
OWS	oil/water separator
OVM	organic vapor monitor
PAH	polynuclear aromatic hydrocarbon
PCB	polychlorinated biphenyl
pCi/L	picoCuries per liter
PID	photoionization detector
POL	petroleum, oil, and lubricant
POV	privately owned vehicle
ppm	parts per million
PVC	polyvinyl chloride
RCRA	Resource Conservation and Recovery Act
RCRIS	Resource Conservation and Recovery Act Information System
ROTC	Reserve Office Training Corps
SHWS	state hazardous waste site
SVOC	semivolatile organic compound
SWP3	stormwater pollution prevention plan
TPH	total petroleum hydrocarbon
TSD	treatment, storage, or disposal
UDMH	unsymmetrical dimethylhydrazine
USACE	United States Army Corps of Engineers

USAR	United States Army Reserve
USC	United States Code
USEPA	United States Environmental Protection Agency
USFWS	United States Fish and Wildlife Service
USGS	United States Geological Survey
UST	underground storage tank
VCP	Voluntary Cleanup Program
VOC	volatile organic compound

1 Introduction

CH2M HILL, under contract to the U.S. Army Corps of Engineers (USACE) Louisville District Engineering Division was authorized to conduct an Environmental Condition of Property (ECP) report for the Area Maintenance Support Activity (AMSA) 72G (CT012). The facility is located at 536 Spring Street, Windsor Locks, Hartford County, Connecticut, and is hereafter referred to as the "Property" or "AMSA 72." CH2M HILL prepared this ECP report under contract number W912QR-04-D-0020, Task Order No. 0018, with the Louisville District USACE.

A visual non-intrusive reconnaissance of the Property was conducted on August 21, 2006, in support of the ECP. The reconnaissance purpose was to visually obtain information indicating the likelihood of recognized environmental conditions associated with the Property or adjacent properties.

In preparing this ECP report, CH2M HILL gathered information from the available records and previous work from others, interviews with individuals purporting to be familiar with the Property, and observations from a site reconnaissance. The accuracy of the information obtained from these sources was not verified by CH2M HILL. As such, CH2M HILL will make no warranty, expressed or implied, relative to the accuracy, completeness, or reliability of the information used to create the records and reports prepared by others.

1.1 Purpose of Environmental Condition of Property

The Military Department with real property accountability shall assess, determine and document the environmental condition of all transferable property in an ECP report. This ECP report is based on readily available information. Pursuant to the Department of Defense's (DoD's) policy, set forth in the Base Redevelopment and Realignment Manual (DoD 4165.66-M, March 1, 2006) Section C8.3 (BRRM), the primary purposes of the ECP report include the following:

- Provide the Army with information it may use to make disposal decisions
- Provide the public with information relative to the environmental condition of the property
- Assist in community planning for the reuse of Base Realignment and Closure (BRAC) property
- Assist federal agencies during the property screening process
- Provide information for prospective buyers
- Assist prospective new owners in meeting the requirements under U.S. Environmental Protection Agency's (USEPA's) "All Appropriate Inquiry" regulations
- Provide information about completed remedial and corrective actions at the property

- Assist in determining appropriate responsibilities, asset valuation, and liabilities with other parties to a transaction

The ECP report contains the information required to comply with the provisions of 40 Code of Federal Regulations (CFR) Part 373, which require that a notice accompany contracts for the sale of, and deeds entered into, for the transfer of federal property on which any hazardous substance was stored, released, or disposed of. The Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA), Section 120(h) stipulates that a notice is required if certain quantities of designated hazardous substances have been stored on the property for 1 year or more—specifically, quantities exceeding 1,000 kilograms (kg) or the reportable quantity, whichever is greater, of the substances specified in 40 CFR 302.4 or 1 kg of acutely hazardous waste as defined in 40 CFR 261.30. A notice also is required if hazardous substances have been disposed of or released on the property in an amount greater than or equal to the reportable quantity. Army Regulation (AR) 200-1 requires that the ECP report address asbestos, lead-based paint (LBP), radon, and other substances potentially hazardous to human health.

This ECP report used the American Society for Testing and materials (ASTM) Designation D6008-96 (2005), *Standard Practice for Conducting Environmental Baseline Surveys*, the BRRM, CERCLA §120, and AR 200-1.

1.2 Scope of Services

This ECP report covers the 3-acre facility located at 536 Spring Street, Windsor Locks, Connecticut. The Property is along Spring Street to the south, and commercial development to the south, east, west and north. All site maps, figures, and aerial photographs referenced herein are provided in Appendix A, while Appendix B contains the photographs taken during the August 21, 2006, site reconnaissance. Appendix C contains the Property chain-of-title information. Relevant historical environmental documents and reports are provided in Appendix D, while Appendix E contains the Environmental Data Resources, Inc. (EDR) radius search reports commissioned for this effort.

This ECP report classifies the Property into one of seven DoD Environmental ECP categories as defined by the DoD policy defining the classifications (see Sherri Goodman memorandum dated 21 October 1996). The property classification categories are as follows:

- ECP Area Type 1— An area or parcel of real property where no release or disposal of hazardous substances or petroleum products or their derivatives has occurred (including no migration of these substances from adjacent properties).
- ECP Area Type 2— An area or parcel of real property where only the release or disposal of petroleum products or their derivatives has occurred.
- ECP Area Type 3— An area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, but at concentrations that do not require a removal or remedial action.
- ECP Area Type 4— An area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred and all

remedial actions necessary to protect human health and the environment have been taken.

- ECP Area Type 5— An area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred and removal or remedial actions, or both, are underway, but all required actions have not yet been taken.
- ECP Area Type 6— An area or parcel of real property where release, disposal, or migration, or some combination thereof, of hazardous substances has occurred, but required response actions have not yet been initiated.
- ECP Area Type 7— An area or parcel of real property that is unevaluated or requires additional evaluation.

2 Site Location and Physical Description

2.1 Site Location

AMSA 72 is located in Hartford County on the east side of the city of Windsor Locks, Connecticut, at 536 Spring Street. The 3-acre parcel is situated along Spring Street and is surrounded on other property boundaries by industrial development.

2.2 Asset Information

Facility Name and Address:	AMSA 72 536 Spring Street Windsor Locks, Connecticut
Property Owner:	United States Government
Date of Ownership:	Since at least 1940 (actual year unknown)
Current Occupant:	AMSA 72
Zoning:	B-1, Business Zone
County, State:	Hartford, Connecticut
USGS Quadrangle(s):	Windsor Locks, Connecticut
Section/Township/Range:	Map 25/Lot 38/Unit 3
Latitude/longitude:	41°55'55.9"N; 72°39'55.8"W
Legal Description:	The parcel is described as Map 25, Lot 38, Unit 3, situated and lying in the City of Windsor Locks, Hartford County, State of Connecticut.

2.3 Physical Description

AMSA 72 contains one permanent structure and a parking lot. Construction of the 19,000-square-foot AMSA building was completed prior to 1957. The concrete block wall structure is on a concrete foundation. A military equipment parking (MEP) area and a privately owned vehicle (POV) parking area also are contained within the Property. Chain-link security fencing topped with barbed wire encloses the Property.

Impervious surface features such as asphalt parking areas, driveways, concrete walkways, and building footprints cover approximately one-third of the Property. The remaining land is covered by grass, with a sparse population of trees.

The AMSA building is an irregularly shaped, one-story vehicle repair garage. The building's interior consists of office space, kitchen area, storage, and a repair and maintenance garage.

Two metal hazardous material storage sheds on the north side of the building hold virgin chemical product and waste chemical and oil product. A Quonset hut that stored equipment was formerly located on the northeast side of the Property, but it was removed after 2001 (Appendix B, Photograph 5). An oil/water separator (OWS) is located on the west side of the Property.

2.4 Site Hydrology and Geology

The local geology is characterized by the floodplains of the Connecticut River, which are bordered by an extensive upland of low to moderate relief. The underlying bedrock, predominantly Portland Arkose, consists mostly of reddish-brown arkosic siltstone with some beds of reddish-brown arkose. The surficial geology of the Property is directly related to the underlying bedrock, glacial activity, and subsequent wind and water action. According to the U.S. Geological Survey (USGS) surficial geology map for the Windsor Locks, Connecticut quadrangle, the region is underlain by deltaic deposits. These deposits are gently dipping laminated sand, silt, and gravel that extend 30 feet deep and may be as deep as 70 feet. Soils are developed on dark brownish red, clayey glacial till in the upland areas and on extensive deposits of stratified sand, silt, and clay in the valleys and river bottoms.

Due to the nature of glacial activity in the area, the ground surface is relatively free of boulders. Soils within the AMSA 72 vicinity were formed as a result of glacial activity, originating from the weathering of bedrock and glacial till and the sands and gravels in the glacial outwash areas. These soils are excessively drained and formed in glacial outwash derived mainly from gneiss, schist, and granite. Based on the soil borings advanced on the Property, there is dark reddish brown, medium to fine sand within the first 2 feet below ground surface (bgs). There is also light brown medium sand from 5 feet to approximately 27 feet bgs before it reaches the water table.

2.4.1 Surface Water Characteristics

Figure 5 in Appendix A provides a portion of the 1984 Windsor Locks, Connecticut, USGS topographic map, which includes the Property. As shown, the Property is nearly flat, with slight depressions in some areas. In the Windsor Locks area, surface elevations range from 360 feet above mean sea level (msl) to 520 feet above msl.

Stormwater flows to storm drains located in the MEP and POV parking area. The stormwater flow is based on the topography of the Property and is assumed to emulate the direction of groundwater flow to the southeast on the northern border and then changes toward the southwest toward the middle of the Property (Connecticut Project Facilities Report, date unknown; ENSR, 1993).

Kettle Brook is located less than 0.25 mile south of the Property, and the Connecticut River is located approximately 2 miles east of the Property. According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Panel 0900420005B, the Property is not located in a 100-year floodplain elevation.

2.4.2 Hydrogeological Characteristics

According to information acquired from the Natural Resources Conservation Service (NRCS) Web Soil Survey for Windsor Locks, the type of soil on the Property is Urban Land. The soil is not listed as a hydric soil.

Surface soils consist of medium to fine grained sand. These soil types are well drained and have a high conductivity and low water-holding capacity (EDR, 2006). The average depth to water on the Property is 28.25 feet below ground surface (ENSR, 1993). The direction of groundwater flow is slightly towards the southeast with a 45-degree turn toward the southwest.

2.5 Site Utilities

Water Service—Connecticut Water provides potable water service to the Property.

Sanitary Sewer System—The Town of Windsor Locks provides sanitary sewer service to the Property. The primary source of wastewater that is directed to the city sewer system includes non-process wastewater (bathrooms, sinks, etc.) and vehicle washing runoff.

Gas and Electric—Yankee Gas provides natural gas service to the Property, while Northeast Utilities provides electric service to the Property.

2.6 Water Supply Wells and Septic Systems

Based on a review of available historical site and agency records and interviews with site personnel, neither a water supply well nor a septic system is or was located at the Property. Connecticut Water supplies potable water to the Property.

A search of federal and state water well databases identified two water supply sources located less than 0.125 mile northeast of the Property, where the ground surface is topographically lower than the Property, but the water table may be upgradient based on the reported direction of groundwater flow. One water supply source is located approximately 0.25 mile southeast of the Property, which is topographically lower and potentially downgradient from the Property. There are two wells located approximately 0.5 mile southwest of the Property; the ground surface there is topographically higher, but the water table is potentially downgradient from the Property. There is one well located 0.75 mile southwest of the Property, which is topographically lower and potentially downgradient from the Property. There are two wells located at the Bradley International Airport, approximately 1 mile northwest and presumably upgradient of the Property. There also is one well located approximately 1 mile northeast and presumably upgradient of the Property.

3 Site History

3.1 History of Ownership

The chain of title states that the U.S. Government has owned the Property since at least 1940 (Appendix C).

3.2 Past Uses and Operations

The facility was built prior to 1957 as the Tactical Site Support Facility for the seven Nike missile launch sites in the Hartford Defense Area. The building was used as a maintenance and radio repair shop where missiles were inspected, and radar navigation instrumentation was calibrated. The Nike maintenance shops performed maintenance on missiles and support equipment that was beyond the capability or equipment of the battery (USACE, 2003). The facility also formerly had an engine test cell, consisting of a 32-foot-by-13-foot room with 1-foot-thick reinforced-concrete walls, and a ceiling strengthened with 4-inch steel pipes and a woven steel cable blast mat. It is reported that these facilities were not utilized to the extent that was anticipated during the late 1950s and early 1960s. With the early 1960s development of the Nike Hercules missile, which carried a small tactical nuclear weapon, the number of Nike missile bases in the Hartford Defense Area was reduced to two, diminishing the role of the Windsor Locks facility. By the mid-1960s, the Property was used as part of the Nike missile program support facility, for general vehicle maintenance, and support for the Connecticut Army Reserves, National Guard, and Reserve Officer Training Corps (ROTC). The Nike missile program was phased out in the early 1970s, and the Property was converted in 1971 for sole use by the U.S. Army Reserve (USAR) as an AMSA. As an AMSA shop, the facility served as a motor vehicle heavy maintenance and repair garage for assigned USAR unit vehicles in the region. AMSA personnel performed major tasks such as engine rebuilding, transmission and axle replacement, painting, and major repairs, including wreck damage. As part of these activities, hazardous waste was generated. The AMSA also is a storage location for USAR vehicles such as tanker trucks and earth moving equipment, which are too large for permanent storage at their assigned USAR centers. The current mission of AMSA 72 is to provide maintenance support to USAR units in northern Connecticut and central and western Massachusetts (PAL, 1995).

Historical aerial photographs and topographic maps were the primary source of information on the past use and operations at the Property. Figures 3 through 10 in Appendix A provide USGS topographic maps and aerial views of the Property and surrounding areas in 1957, 1964, 1967, 1972, 1977, 1984, 1989, and 1995.

The 1957 aerial photograph (Figure 6, Appendix A) shows the main building that was used for repairing Nike missiles. There is minimal development north and east of the Property, and most of that land is farmland. To the south are residential areas. To the west appears to be an airfield.

The 1964 USGS topographic map (Figure 3, Appendix A) shows the Property and areas to the north, south, and east with some development. Residential development is visible east and south of the Property. The town of Windsor Locks is established to the east. Bradley Field, State Department of Aeronautics is west of the Property.

The 1967 aerial photograph (Figure 7, Appendix A) shows the main building. There is more development to the north and east, with some residential areas. South and west of the Property appears to be relatively unchanged from the 1957 aerial photograph.

The 1972 USGS topographic map (Figure 4, Appendix A) shows more development to the north and south. Bradley International Airport is west of the Property. The 1977 aerial photograph (Figure 8, Appendix A) shows the Property and adjacent development relatively unchanged from the 1967 aerial photograph. The 1984 USGS topographic map (Figure 5, Appendix A) shows more development north, south, and east of the Property, and Bradley International Airport is still west of the Property.

The 1989 aerial photograph (Figure 9, Appendix A) shows construction of additional development north, south, and east of the Property. Bradley International Airport appears to be in operation west of the Property. The 1995 aerial photograph (Figure 10, Appendix A) shows additional buildings in all directions.

3.3 Past Use, Storage, Disposal, and Release of Hazardous Substances

3.3.1 Past Use and Storage of Hazardous Substances

Information related to the past use and storage of hazardous substances at the Property was compiled through a review of available site records and reports (as described in Sections 3.5 and 9), a search of federal and state environmental databases, a chemical inventory (Appendix D), and interviews with AMSA personnel at the Property. Chemicals formerly used and stored at the Property were associated with Nike missile inspections and vehicle maintenance activities. Historical reports indicate that hazardous substances were used and stored on the Property in storage sheds and bulk storage tanks. The 1992 site visit conducted by ENSR identified the following chemicals: acids, oil products, paints, solvents, cleaners, and antifreeze (ENSR, 1993). The 1992 site visit noted that hazardous waste was stored in a hazardous waste storage shed located northwest and adjacent to the main building. Prior to the installation of the hazardous waste storage shed, hazardous wastes were stored in drums in the welding room area inside the main building.

A 1994 inspection noted petroleum, oil, and lubricants (POL), antifreeze, battery acids, solvents, and waste oil storage and use inside the building. Some drums (contents unknown) were observed outside the building at that time. A 2001 site visit identified hazardous substances, including antifreeze, waste oil, battery acid, and solvent, properly stored in flammable material and POL storage sheds and in an aboveground storage tank (AST).

No site-specific records were reasonably available regarding hazardous substances used for Nike missile support at the Property. However, based on available reports for the Nike

missile battery sites, Nike missile maintenance services typically involved the use of several hazardous substances including solvents, nitric acid, sodium dichromate, sulfuric acid, zinc chromate, and paints. The solvents were used in cleaning, corrosion removal, painting, and preparation of parts.

3.3.2 Past Disposal and Release of Hazardous Substances

Information related to past disposal and potential release of hazardous substances at the Property was compiled through review of available site records, search of federal and state environmental databases, and interviews with AMSA personnel.

ENSR conducted a site investigation in 1992 to evaluate potentially impacted environmental media at the Property and to differentiate potential onsite contamination from possible offsite contamination sources (ENSR, 1993). To investigate areas of potential environmental concern, ENSR advanced 10 soil borings, installed four groundwater monitoring wells, and collected surface soil, subsurface soil, and groundwater samples for laboratory analysis. Metals detected in soil boring and groundwater samples were assumed to be present at background levels. Semivolatile organic compounds (SVOCs), pesticides, and polychlorinated biphenyls (PCBs) also were detected infrequently in soil boring samples. Volatile organic compounds (VOCs) were detected in soil from one soil boring.

SVOCs and VOCs were generally not detected in groundwater; however, 2,6-dinitrotoluene (2,6-DNT) was detected in one well. Soil samples collected from three drywells on the Property indicate the presence of elevated levels of chromium, copper, lead, zinc, and several SVOCs (primarily polynuclear aromatic hydrocarbons [PAHs]), VOCs, pesticides, and PCBs. ENSR suggested that the source of the elevated contaminants in the drywells is likely from stormwater drainage mixing with surface contaminants brought onsite by vehicles traveling over the Property.

An additional investigation of the drywells currently is underway at the Property (Lombardi, 2007). This investigation includes groundwater monitoring and additional soil sampling; however, this investigation report was not available at the time of preparing this ECP report.

3.4 Past Presence of Bulk Petroleum Storage Tanks

There are five underground storage tanks (USTs) associated with the Property, four of which were removed or closed in place (a 1,000-gallon diesel UST, a 1,000-gallon gasoline UST, a 6,000-gallon heating oil UST, and a 1,000-gallon waste oil UST) (EDR, 2006). According to the Connecticut Department of Environmental Protection (CTDEP), three of the tanks have been removed and closed, and the 1,000-gallon gasoline UST was closed in place. ENSR reports that the 1,000-gallon gasoline UST was removed in 1998 (ENSR, 1993). The EDR report discusses each of these tanks receiving a tank status, stating the tanks are "permanently out of use." There currently is a 6,000-gallon heating oil UST and a 550-gallon waste oil AST located on the Property.

The 1,000-gallon diesel UST and the 1,000-gallon gasoline UST were located west of the facility and were reportedly removed in 1998 (ENSR, 1993), which is contradictory with information provided by CTDEP; CTDEP indicates the 1,000-gallon gasoline tank was

closed in place. ENSR reports that the closure report indicates that no holes were noted in either tank, and no visibly contaminated soil was observed during excavation. The excavations were backfilled with clean soil. Three soil samples were collected from the excavation associated with the diesel tank and analyzed for total petroleum hydrocarbon (TPH). The results indicated TPH levels of 65, 110, and 79 milligrams per kilogram (mg/kg).

The 6,000-gallon heating oil UST was removed in 1990 from the northwest side of the AMSA building, in the same location as the current UST. During the removal, the UST appeared to be in good condition, and no stained soils were observed during excavation; however, olfactory evidence and organic vapor monitor (OVM) soil screening results indicated that soil contamination was present. An additional investigation was performed to determine if contamination observed in the soil had migrated to groundwater. The additional investigation indicated that low to no contamination was detected in remaining soil or groundwater. These soil and groundwater results suggest that the contamination initially detected within the tank excavation was not widespread. Approximately 200 cubic yards of contaminated soil were manifested and disposed offsite. Clean Harbors Environmental Engineering (1990) recommended semiannual monitoring for VOCs and petroleum hydrocarbons for 1 year.

On December 6, 1991, the 1,000-gallon waste oil UST was removed. The UST was in good condition with no signs of holes or corrosion, and there were no visible signs of soil contamination. ATEC Associates analyzed the excavation walls using a photoionization detector (PID) and a nondispersed infrared (NDIR) analyzer. PID readings were 0 parts per million (ppm), and NDIR results ranged from 13.8 to 76.8 ppm. Two soil samples were analyzed for TPH and indicated 13 and 42 ppm. Based on these low levels of residual contamination, the UST was recommended for no further action (NFA).

USAR personnel indicated that there were two oil spills from the boiler room/furnace in 1994 and 2000. Personnel used Speedy Dry to clean up the spills, but the amounts spilled were not recorded. It was estimated that less than 10 gallons of oil was spilled in each instance into the drain. The floor drain discharges to the sanitary sewer. Because the spills were of limited volume, occurred inside a building, and the drains are connected to the sanitary sewer, it is likely that no discharge to the environment occurred.

3.5 Review of Previous Environmental Reports

A review of site records produced several reports pertaining to the Property. The following subsections provide a brief summary of these reports. Copies of the reports are provided in Appendix D.

3.5.1 1990—Limited Subsurface Investigation Report

On March 2, 1990, Clean Harbors removed a 6,000-gallon heating oil tank. The tank appeared to be in good condition, and no stained soil was observed during the excavation; however, olfactory evidence and OVM soil screening results indicated that soil contamination was present. The results of the OVM headspace screenings indicated that soil samples from within the excavation contained VOCs at concentrations greater than 10 ppm. Soil screening was continued to a depth of 16 feet below ground surface where VOCs were present at 290 ppm. Contaminated soil was excavated and stockpiled onsite. At that time, U.S. Army officials called for a discontinuation of excavation at the site until a limited

subsurface investigation was conducted at the site to determine if contamination had migrated to the groundwater table. Four groundwater monitoring wells were installed, and soil and groundwater samples were collected and analyzed.

The results of both soil and groundwater analyses indicated low to no detectable levels of contamination. These soil and groundwater results suggest that the contamination initially detected within the tank excavation was not widespread. Approximately 200 cubic yards of contaminated soil were manifested and disposed offsite. Limited access between the excavated area and the site building did not allow for soil borings to be placed downgradient of the former storage fuel area. Clean Harbors did not believe further investigation was warranted, but recommended conducting a biannual groundwater monitoring program for VOCs and petroleum hydrocarbons for 1 year.

3.5.2 1993—Site Investigation Report

ENSR conducted a site investigation in 1992 to evaluate potentially impacted environmental media at the Property and to differentiate potential onsite contamination from possible offsite contamination sources. As part of this investigation, ENSR conducted a records search to determine historical and current potential environmental concerns. The records search included investigations of the Fort Devens files; site files; federal, state, and town files; and review of a nationwide environmental database report for the site and surrounding area. The site visit included a walk over of the Property and interviews with facility personnel. The historical records search indicated that miscellaneous repair and maintenance activities have been conducted at the site since 1957, although the site has only been occupied by USAR since 1971.

Reports documenting historical facility chemical usage prior to the late 1980s were not available to ENSR at the time. During the site visit, ENSR identified the following chemical use and storage: acids, oil products, paints, solvents, cleaners, and antifreeze.

Based on available information, ENSR identified the following potential environmental concerns related to historical and current activities:

- Nike missile repair and maintenance activities
- Past ground transportation vehicle repair and maintenance activities
- Past chemical usage, transportation, and storage activities
- Removal of three pole-mounted transformers
- Removal of four USTs that contained gasoline, diesel fuel, heating oil, and waste oil
- Vehicle maintenance and repair activities
- An underground concrete OWS
- An underground heating oil tank
- Transportation of hazardous materials containers over the Property
- Three drywells on the Property
- Onsite ground transportation vehicle parking
- The outdoor empty drum and scrap steel equipment storage areas located near the OWS
- Potential leakage from underground pipes associated with 10 floor drains in the main facility (eight flow directly to the sanitary sewer and two discharge to an OWS prior to discharging to the sanitary sewer)

To investigate these areas of potential environmental concern, ENSR advanced 10 soil borings, installed four groundwater monitoring wells, and collected surface soil, subsurface soil, and groundwater samples for laboratory analysis. Areas investigated included the following:

- Vicinity of the former waste oil, diesel, and gasoline USTs
- Grassy areas to assess impacts of various vehicular parking
- Three drywells
- Soil beneath the former pole-mounted transformers
- An OWS
- Inside the main building to evaluate effects of repair and maintenance activities, chemical usage, and underground piping

Because similar metals were detected at consistent levels in soil boring and groundwater samples, metals detected were assumed to be present at background levels. SVOCs, pesticides, and PCBs also were detected infrequently in soil boring samples. VOCs were detected in soil from one soil boring. SVOCs and VOCs were generally not detected in groundwater; however, 2,6-DNT was detected in one well. Soil samples collected from the drywells indicate the presence of elevated levels of chromium, copper, lead, zinc, and several SVOCs (primarily PAHs), VOCs, pesticides, and PCBs. No constituents were detected above detection limits in a composite surface soil sample collected from beneath the former pole-mounted transformers. The oil phase sample collected from the OWS contained metals and SVOCs.

ENSR concluded that the site did not represent a significant risk to human health and the environment; however, it recommended the following:

- An additional round of groundwater sampling from MW-1 to MW-4, and EW-1 and EW-2
- Remediation of contaminated soil in the drywells
- Evacuation, cleaning, and inspection of the OWS for cracks
- One round of sampling from monitoring wells EW-5 and EW-6 to reassess the condition of groundwater in the area of the existing heating oil UST
- An additional soil boring on the south side (front) of the main facility to supplement the data obtained from borings B-9 and B-10

3.5.3 1993—UST Closure Technical Report

On December 6, 1991, the 1,000-gallon waste oil UST was removed. The UST was in good condition with no signs of holes or corrosion, and there were no visible signs of soil contamination at the time of excavation. ATEC analyzed the excavation walls using a PID and NDIR analyzer. PID readings were 0 ppm, and NDIR results ranged from 13.8 to 76.8 ppm. Two soil samples were analyzed for TPH and indicated 13 and 42 ppm. Based on these low levels of residual contamination, the UST was recommended for NFA.

3.5.4 1995—Historic Resources Inventory

This report discusses the buildings and an architectural description of the buildings on the Property. It also contains some information regarding the Nike missile operations on the Property. AMSA 72 lies just east of World War II-period Women Air Command Headquarters and barracks associated with Bradley Field. The Property also is located near

Native American contact period trails and later Euro-American colonial period settlements. This structure was designed as a component in the Cold War Nike surface-to-air missile program. This facility was originally used as a maintenance and radio repair shop where missiles were inspected and radar navigation instrumentation was calibrated. With the phase out of the Nike missile program in the 1970s, the facility was converted to a maintenance shop. This report does not indicate if any buildings on the Property are historically or architecturally significant.

3.5.5 1996—Floor and Storm Drain and Natural Resources Inventory

In 1994, USACE conducted an inventory of the drains and an inventory of natural resources on the Property. The report notes that the roof drains were connected to the storm sewers without a National Pollutant Discharge Elimination System (NPDES) permit. The floor drains were found to be connected to the sanitary sewer system, two of which were connected to an OWS. The report noted that the OWS required maintenance. USGS also observed a sheen on standing water in the boiler room, likely due to a recent fire in the boiler room.

The Property was described in the Natural Resources survey as having a few shrubs and a grass and dirt parking area with a few oak trees, as found during the site reconnaissance. No state or federally protected species were identified on the Property, nor were any natural habitats for these species identified on the Property. CTDEP identified five endangered or threatened grassland bird species located in the vicinity of the Bradley International Airport, which is less than 1 mile west of the Property. These species include the grasshopper sparrow, upland sandpiper, horned lark, Savannah sparrow, and vesper sparrow. The U.S. Fish and Wildlife Service (USFWS) indicated that an occasional transient bald eagle (*Haliaeetus leucocephalus*) or peregrine falcons (*Falco peregrinus anatum*) might be observed on the Property, both of which are federally endangered species. No wetland information was provided in this natural resources inventory.

3.5.6 2001—Stormwater Pollution Prevention Plan

USGS prepared a stormwater pollution prevention plan (SWP3) in 2001, discussing the potential polluting materials, sources of pollutants, and discharges located on the Property. It also provides a best management practices plan to implement onsite. During the site survey for the SWP3, USGS noted the following:

- Pollutant sources at the AMSA are related to vehicle maintenance and the loading and unloading of hazardous materials
- Hazardous materials were stored properly
- Vehicle washing was conducted in areas where drains led to the OWS
- The facility is a conditionally exempt small quantity generator (generator ID CVS024248900)
- Hazardous waste is collected in satellite generation points, then to a hazardous waste accumulation point in a POL shed on the paved MEP area, and then removed by the Defense Reutilization Marketing Organization (DRMO)
- Waste oil and oil and fuel filters are properly stored and disposed offsite
- Batteries are stored on spill containment pallets in the shop battery room and are exchanged on a one-for-one basis by a local vendor

- No spills were noted in the last 3 years (that is, since 1998)
- Shop personnel noted that the OWS was serviced in 1998. USGS recommended the OWS be serviced annually
- Weapons were repaired and cleaned in a former bomb shelter in the AMSA building
- No POL spills or leaks were noted in the MEP area
- The waste oil AST had proper secondary containment.

3.5.7 2003—Water Quality Survey

The U.S. Army Center for Health Promotion and Prevention Medicine evaluated the water quality on the Property and provided recommendations. All tested parameters of the water at AMSA 72 were within potable standards. The water was determined to be aggressive (that is, can lead to leaching of metal from the plumbing system and sloughing of particulates in the water). The water also contained elevated turbidity, possibly due to pipe material leaching into the drinking water. The water had an undesirable taste, most likely due to the high iron content. They recommended replacing the plumbing on the premises with corrosion-resistant material, such as polyvinyl chloride (PVC), installing filters, and implementing a daily flushing plan to help remove iron.

3.5.8 Connecticut Project Facilities Report

The Connecticut Project Facilities report notes that because the Property is located near the Connecticut River, it has the potential for prehistoric sites spanning the entire prehistoric period. Additionally, the Property is located near Native American Contact Period trails and later EuroAmerican Colonial Period settlement. As a result, an intensive archaeological survey was conducted on the Property, consisting of subsurface investigations on the undisturbed portions of the Property. No cultural materials were recovered from the subsurface investigations. The report concludes that there is a low potential for AMSA 72 to contain archaeologically significant resources. This is due to a lack of documented land use and the extent of previous disturbances throughout the facility as a result of construction activities such as machine grading and filling (Connecticut Project Facilities, date unknown).

4 Adjacent Properties

Adjacent property land uses are significant to the ECP process, as these current or past uses may have an environmental impact on the Property. Adjacent properties were included in the EDR report review for this reason. Typically, adjacent properties within 0.25 mile of the Property boundaries are reviewed and visually surveyed. For the purposes of this ECP, the adjacent property reconnaissance was performed from the Property boundaries and from public access points. Historical aerial photographs and topographic maps also were reviewed for conditions or activities that may have had an environmental impact on the Property.

4.1 Land Uses

The Property is bounded to the south by Spring Street, along which an empty lot, a preschool, a nail salon, café, Scata's Auto Truck Repair, and Mastercraft Auto Body are located. To the east are a credit union, daycare, and an automobile parts store. The property directly north is Ahlstrom Trucking and Shipping. To the west are Airways National Lease and Thrifty Rental.

Table 1 summarizes the immediately adjacent properties, their owners, and zoning. Additional sites within 0.25 mile, which have documented environmental issues, are described in Sections 4.2 and 5.

4.2 Findings

The EDR database search results were reviewed for evidence that adjacent properties may have past or present environmental issues that would impact the Property.

One leaking underground storage tank (LUST) site was identified at the Bradley Field Fire Department, located approximately 0.25 miles from AMSA 72, where a gasoline LUST was reported in 1993. The EDR report does not provide information regarding the regulatory status this tank. Hi-G, Inc. removed three USTs, and four tanks are currently in use. The tanks range in size from 2,000 to 8,000 gallons and are constructed of double-walled fiberglass or fiberglass-reinforced plastic. No documented releases have occurred at this site. T.E.D. Associates is documented as having had one 3,000-gallon gasoline tank, but it was removed. Logan Brothers Plumbing and Heating is documented as having five gasoline USTs, which were removed.

There are 3 RCRA small quantity generators within approximately 0.25 miles of the Property, including Mastercraft Auto Body, Hi-G, Inc, and Bradley Cleaners. There are 3 properties included on the Connecticut Site Discovery and Assessment Database (SDADB), which is an inventory of sites that are suspected as having been used for toxic or hazardous waste disposal, including Mastercraft Auto Body, Hi-G, Inc. and the Airport Satellite Parking Hart.

TABLE 1
 List of Properties Adjacent to AMSA 72, Windsor Locks, Connecticut

Name/Type of Property	Address	Distance and Direction from Property	Zoning	Remarks
Airways National Lease	Spring Street, Windsor Locks, CT	Less than 0.125 mile west	B-1	None
Thrifty Rental	Spring Street, Windsor Locks, CT	Less than 0.125 mile west	B-1	None
Federal Credit Union	Spring Street, Windsor Locks, CT	Less than 0.125 mile	B-1	None
Day Care	Foxwood Lane, Windsor Locks, CT	Less than 0.125 mile northeast	B-1	None
Empty Lot	Spring Street, Windsor Locks, CT	Less than 0.125 mile southwest	B-1	None
Pre-school	Spring Street, Windsor Locks, CT	Less than 0.125 mile southwest	B-1	None
Classic Nails	Spring Street, Windsor Locks, CT	Less than 0.125 mile south	B-1	None
Blackboard Café	Spring Street, Windsor Locks, CT	Less than 0.125 mile south	B-1	None
Scata's Auto Truck Repair	Spring Street, Windsor Locks, CT	Less than 0.125 mile southeast	B-1	None
Mastercraft Auto Body	527 Spring Street, Windsor Locks, CT	Less than 0.125 mile southeast	B-1	SQG, Manifest, SDADB
Ahlstrom Trucking/Shipping	Chirnside Road, Windsor Locks, CT	Less than 0.125 mile north	B-1	None

SQG – small quantity generator
 SDADB – Site Discovery and Assessment Database

Water well databases at the federal and state level were reviewed to identify any water supply source near the Property. One water supply source is located less than 0.25 mile northeast and upgradient to AMSA 72, however, it is topographically lower than the Property. There is one water supply source located less than 0.5 mile east of the Property. It is crossgradient and topographically lower than the Property. Four water supply sources are located approximately 0.75 mile southwest and downgradient of the Property. One water supply source is located approximately 1 mile northeast of the Property. It is located upgradient but topographically lower than the Property.

Land use at adjacent properties does not appear to have changed significantly during the years, based on a review of available aerial photographs. The Property had the current building in the 1957 aerial photograph. There is limited development to the north and east, and most of the area is farmland. Residential areas are located south of the Property. To the

west appears to be an airfield. The 1967 aerial photograph shows more development to the north and east, with some residential areas. Land use of the areas south and west of the Property are similar to those observed in the 1957 aerial photograph.

The 1977 aerial photograph shows the Property and adjacent properties relatively unchanged from the 1967 aerial photograph. The 1989 aerial photograph shows the construction of additional development north, south, and east of the Property. Bradley International Airport appears to be in operation west of the Property. The 1995 aerial photograph shows no significant development changes from the 1989 photograph.

5 Review of Regulatory Information

An essential component of an ECP is the review of records and databases containing information on the Property and adjacent properties. The review includes reasonably obtainable federal, state, and local government records, and is intended to identify a release or likely release of any hazardous substance or any petroleum product, which is likely to cause or contribute to a release or threatened release of any hazardous substance or any petroleum product to the Property.

The majority of the regulatory information for this ECP was obtained from EDR on July 28, 2006. EDR provides a regulatory database summary that consolidates standard federal, state, local, and tribal environmental record sources based on ASTM-recommended minimum search distances from the Property.

All findings reported in Sections 5.1, 5.2, and 5.3 are from the EDR report unless otherwise noted. A copy of the complete EDR report is included in Appendix E.

5.1 Federal Environmental Records

5.1.1 Federal National Priorities List Sites within 1 Mile

USEPA maintains a record of the nation's worst uncontrolled or abandoned hazardous waste sites, known as the National Priorities List (NPL). Sites on the NPL undergo long-term remedial action under CERCLA. AMSA 72 is not an NPL site, nor were any such sites located within 1 mile of the Property.

5.1.2 Federal Comprehensive Environmental Response, Compensation and Liability Act Information Systems Sites within 0.5 Mile

The CERCLA Information System (CERCLIS) contains data on potentially hazardous waste sites that have been reported to USEPA by state, municipalities, private companies, and private persons, pursuant to Section 103 of CERCLA. CERCLIS contains sites that either are proposed to be or are on the NPL and sites that are in the screening and assessment phase for possible inclusion on the NPL. AMSA 72 is not a CERCLIS site, and there are no CERCLIS located within 0.5 mile of the facility.

5.1.3 Resource Conservation and Recovery Act Corrective Action Sites within 1 Mile

Resource Conservation and Recovery Act (RCRA) corrective action sites (CORRACTS) represent facilities that have generated or managed hazardous wastes and require corrective action. AMSA 72 is not a CORRACTS.

One adjacent property owner is listed as a CORRACTS. Winchester Industries is located within 1 mile of the Property, approximately 2,843 feet north-northwest and upgradient of the Property. There are 13 RCRA violations noted for this site.

5.1.4 RCRA Treatment, Storage, and/or Disposal Sites within 0.5 Mile

RCRA defines and regulates sites that generate, transport, treat, store and/or dispose (TSD) of hazardous wastes. The RCRA Information System (RCRIS) includes selective information on these sites. AMSA 72 is not an RCRIS TSD site, and there are no such sites located within 0.5 mile of the Property.

5.1.5 Federal RCRA Small and Large Quantity Generators List within 0.25 Mile

Conditionally exempt small quantity generators are defined as facilities generating less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. RCRA small quantity generators are defined as facilities generating between 100 and 1,000 kg of hazardous waste per month. A facility generating more than 1,000 kg of hazardous waste or over 1 kg of acutely hazardous waste per month is defined as a large quantity generator.

AMSA 72 is not listed as an RCRA-registered small quantity or large quantity generator. According to the SWP3 (USGS, 2001), AMSA 72 is a conditionally exempt small quantity generator. No RCRA violations are associated with the Property.

Four property owners within 0.5 mile of AMSA 72 are RCRA-registered small quantity generators. Table 2 summarizes their information relative to the Property and notes whether violations were found.

No large quantity generators are located within 0.25 mile of the Property.

TABLE 2
 State-Registered Hazardous Waste Generators, Near AMSA 72, Windsor Locks, Connecticut

Company/Site	Address	Distance and Direction from Property	Elevation Relative to Property	Violations Found
Mastercraft Auto Body Inc.	527 Spring Street Windsor Locks, CT 06096	Approx 88 feet south-southwest	Equal	No violations found
Hi-G Co., Subsidiary of Nytronics, Inc.	580 Spring Street Windsor Locks, CT 06096	Approx. 1,002 feet west	Lower	2
Hi-G, Inc.	580 Spring Street Windsor Locks, CT 06096	Approx. 1,002 feet west	Lower	1
Bradley Cleaners	478 Spring Street Windsor Locks, CT 06096	Approx. 1,093 feet east	Lower	No violations found

5.1.6 Federal Emergency Response Notification System List

The Federal Emergency Response Notification System (ERNS) List maintains information on reported releases of oil and hazardous substances. AMSA 72 is not on this notification list.

5.2 State and Local Environmental Records

Most of the information presented in this subsection was obtained from the EDR report.

5.2.1 State Lists of Hazardous Waste Sites within 1 Mile

AMSA 72 is not on the state hazardous waste site (SHWS) list. One adjacent property owner located within 1 mile of the Property is on the SHWS list. Choice Vend, Inc. is located approximately 2,843 feet north-northwest and upgradient from the Property. A spill of an unknown fluid was noted, but no other information was provided to determine whether this facility was in violation or will have an impact on the Property.

5.2.2 State-Registered Landfills or Solid Waste Disposal Sites within 0.5 Mile

AMSA 72 does not have a solid waste landfill, incinerator, or transfer station within the Property boundaries. No adjacent properties within 0.5 miles of the Property have a solid waste landfill, incinerator, or transfer station. Connecticut maintains an inventory of suspected toxic or hazardous waste disposal sites called the SDADB. Sites on this list may not have been investigated to confirm whether or no contamination exists, however, six properties have been identified within 0.5 miles of the Property including: Mastercraft Auto Body, Airport Satellite Parking Hart, Chirnsdale Road, LLC, Hi-G, Inc., Auto Body Shop, and CT Nova Properties.

The database indicates that chlorinated VOCs and metals are the hazardous wastes of concern at the Mastercraft Auto Body. No other information is presented in the EDR report regarding the release of hazardous wastes at this property. The EDR report indicates that there has been no release of hazardous waste from the Airport Satellite Parking Hart or from the CT Nova Properties. A Phase II Investigation at the Chirnsdale Road property encountered chlorinated VOCs in the groundwater, but concluded that the source of contamination is unknown and not from the site. The Chirnsdale Road property is located at a higher elevation than the Property. A solvent spill cleanup was conducted and approved by CTDEP in 1987 at the Hi-G, Inc. property. Hazardous waste was released (contamination unknown) at the Auto Body Shop, and as of 2005, was not yet fully remediated. The Auto Body Shop is at a lower elevation than the Property.

5.2.3 State-Registered LUST Sites within 0.5 Mile

In addition to information obtained from the EDR report, the CTDEP Division of Underground Storage Tanks maintains a comprehensive database of LUST sites. AMSA 72 is not listed in the state LUST database.

There are, however, three LUST sites in various stages of closure within 0.5 miles of the Property. Table 3 summarizes their information relative to the Property and provides the status of their corrective action. Two of the three LUST sites do not have information regarding their regulatory status. For Bradley Field Fire Department, the amount of gasoline that leaked is unknown. For Bradley Auto Wash, there is no information regarding the amount or type of spill.

The former Shell Facility is undergoing monitoring for a gasoline LUST. In September 2003, the station was closed. Benzene, toluene, xylenes, and methyl, tertiary-butyl ether (MTBE) were detected in soil samples collected, and impacted soil was excavated. Six groundwater monitoring wells were installed, and MTBE was detected. Since October 2003, however, VOCs have not been detected in groundwater samples. The property is currently undergoing quarterly groundwater sampling.

TABLE 3
 Leaking Underground Storage Tank Sites, Near AMSA 72, Windsor Locks, Connecticut

Company/Site	Address	Distance and Direction from Property	Regulatory Status	Elevation Relative to Property
Bradley Field Fire Dept. Building	Ella Grasso Tpk. Windsor Locks, CT 06096	Approx 1,277 feet west	Not reported	Higher
Former Shell Facility No. 1000	209 Ella Grasso Tpk. Windsor Locks, CT 06096	Approx. 1,356 feet west	Under long-term monitoring	Higher
Bradley Auto Wash (John Lewis)	16 Old County Rd. Windsor Locks, CT 06096	Approx. 1,526 feet southwest	Not reported	Higher

A review of the EDR report and CTDEP's UST database identified three UST sites within 0.5 miles of AMSA 72. Table 4 lists the sites and the tanks status. AMSA 72 also is listed in the state UST database.

Five USTs are reported as being in use or removed at AMSA 72. There is one 6,000-gallon heating oil tank currently in use. One 6,000-gallon heating oil UST, one 1,000-gallon gasoline UST, one 1,000-gallon diesel UST, and one 1,000-gallon waste oil UST were removed.

Three USTs were removed from the Hi-G property, and four tanks currently are in use. The tanks range in size from 2,000 to 8,000 gallons and are constructed of double-walled fiberglass or fiberglass-reinforced plastic. No documented releases have occurred at this site.

T.E.D. Associates is documented as having had one 3,000-gallon gasoline tank, but it was removed. Logan Brothers Plumbing and Heating is documented as having five gasoline USTs, but these tanks have been removed. Based on the condition of the USTs present at both properties, neither property is considered to present an environmental risk to AMSA 72. Additionally, these properties are located downgradient from AMSA 72.

TABLE 4
 Underground Storage Tank Sites, Near AMSA 72, Windsor Locks, Connecticut

Company/ Site	Address	Distance and Direction from Property	Tank Status	Closure Status	Elevation Relative to Property
AMSA 72	536 Spring St. Windsor Locks, CT 06096	Target property	5 tanks reported; only one is currently active	4 tanks removed or closed in place	Equal
Hi-G	580 Spring St. Windsor Locks, CT 06096	Approx. 1,002 feet west	6 tanks reported; 4 are currently active	2 tanks closed and removed	Lower
T.E.D. Associates	483 Spring St. Windsor Locks, CT 06096	Approx. 1,002 feet southwest	1 tank reported	Removed	Lower

TABLE 4
 Underground Storage Tank Sites, Near AMSA 72, Windsor Locks, Connecticut

Company/ Site	Address	Distance and Direction from Property	Tank Status	Closure Status	Elevation Relative to Property
Logan Bros. Plumbing and Heating	477 Spring St. Windsor Locks, CT 06096	Approx. 1,140 feet southwest	5 tanks reported; none active	All tanks closed in place	Lower

5.2.4 Records of Contaminated Public Wells

AMSA 72 has no records of a contaminated public water supply well within the Property boundaries. No adjacent properties within 0.25 mile of the Property have a contaminated public water supply well.

5.2.5 Voluntary Remediation Program Sites within 0.5 Mile

AMSA 72 is not listed in Connecticut's Voluntary Cleanup Program (VCP) nor are any other sites located within 0.5 mile of the Property.

5.2.6 State-Registered Bulk Fertilizer and Pesticide Storage Facilities within 0.25 Mile

AMSA 72 is not registered with the state as a bulk fertilizer and pesticide storage facility, nor are any adjacent properties within 0.25 mile of the Property.

5.3 Unmapped Sites

Some sites within the databases EDR searches have the same zip code as the Property, but no street address. These sites, known as unmapped or orphan sites, cannot be mapped from the EDR results alone. Additional efforts described herein were made to locate these sites and assess their environmental importance to the Property.

Using the mapping utility provided at maps.google.com, the locations of the orphan sites were identified and mapped. AMSA 72 and Bradley Cleaners were listed as being within the corresponding ASTM D6008-recommended minimum search distances. These were duplicate addresses for the Property and for Bradley Cleaners, and both of these are discussed in Section 5.2. The Bradley Cleaners site is located crossgradient and at a lower elevation, approximately 0.125 to 0.25 mile from the Property, and is not anticipated to have an adverse impact on the Property because there are no known environmental violations or issues.

5.4 Summary of Properties Evaluated to Determine Risk to the Property

To summarize Subsections 5.1 through 5.3, ten separate properties, near or adjacent to the Property, were evaluated as potential risk properties. These adjacent properties evaluated were identified as a result of information obtained during area reconnaissance, interviews, and regulatory database searches, and are summarized in Table 5.

Based on an evaluation of available site information and details concerning the properties, four of the facilities listed in Table 5 were evaluated as having the possibility of impacting the Property. It is unknown whether the LUST at Bradley Field Fire Department Building or Bradley Auto Wash, or hazardous waste issues at Choice Vend, Inc., or the groundwater contamination encountered on the Chirnsdale Road property have the potential to impact the Property.

TABLE 5
 Properties Evaluated for Potential Environmental Risks, Near AMSA 72, Windsor Locks, Connecticut

Company/Site	Database	Elevation Relative to Property?	Potential Impact on the Property?	Comments
Hi-G Co. Inc.	SQG, UST, SDADB	Lower	No	Two violations are associated with this property, but have achieved compliance.
T.E.D. Associates	UST	Lower	No	No violations or leaks. Tanks have been removed.
Chirnsdale Road LLC	SDADB	Higher	Unknown	Chlorinated VOCs in the groundwater due to unknown source.
Logan Bros. Plumbing and Heating	UST	Lower	No	No violations or leaks. Tanks have been removed.
Bradley Field Fire Dept. Building	LUST	Equal/Higher	Unknown	No information provided in EDR relating to the leaking tanks
Former Shell Facility No. 1000	LUST	Equal/Higher	No	Undergoing monitoring currently and no VOCs have been detected since October 2003.
Bradley Auto Wash (John Lewis)	LUST	Equal/Higher	Unknown	No information provided in EDR relating to the leaking tanks.
Mastercraft Auto Body Inc.	SQG, SDADB	Equal/Higher	No	No violations.
Bradley Cleaners	SQG	Lower	No	No violations.
Choice Vend Inc.	SHWS	Equal/Higher	Unknown	Solvents to drywell, but no other information is known.
Winchester Industries	CORRACTS	Equal/Higher	No	Thirteen violations are associated with this property, but have achieved compliance.

6 Site Investigation and Review of Hazards

Findings documented in the following subsections are based on the August 21, 2006, site reconnaissance, a review of available site records, and information obtained from USAR personnel.

6.1 USTs/ASTs

Currently, there is a 550-gallon waste oil AST located outside the boiler room that is not used and is considered empty. There was no noticeable staining around the AST. There also is a 6,000-gallon heating oil UST located approximately 5 feet north of the hazardous material storage sheds.

Three USTs were removed from the Property: a 1,000-gallon waste oil UST, a 6,000-gallon heating oil UST, and one 1,000-gallon diesel UST. A 1,000-gallon gasoline UST was closed in place. These USTs received regulatory closure approval from CTDEP and are discussed in detail in Section 3.4.

6.2 Inventory of Chemicals/Hazardous Substances

Records pertaining to hazardous substances including hazardous materials, chemical bulk storage, petroleum products, hazardous waste, and petroleum waste were reviewed in addition to interviews and the site reconnaissance to develop the inventory for this Property.

Chemicals observed during the site reconnaissance are listed in Appendix D. No evidence of pesticide or herbicide use (empty containers, dead or stressed vegetation) was observed during the site reconnaissance.

Waste oil and waste chemicals were observed during the site reconnaissance. Waste oil was stored in a 55-gallon drum. These wastes are collected by a predetermined subcontractor chosen by DRMO. This subcontractor disposes the waste chemicals offsite. Currently, FleetMaster in Windsor Locks incinerates the waste oil. On average, one to two 55-gallon drums of antifreeze are given to DRMO's subcontractor, and 55 gallons of waste oil are burned by FleetMaster monthly. No other information was provided in historical documents or during site interviews.

6.3 Waste Disposal Sites

Available records and interviews did not indicate the practice of onsite solid waste disposal. No waste disposal sites were observed during the site reconnaissance, nor were any signs of past onsite waste disposal (such as stressed vegetation or suspicious depressions in the landscape) observed.

6.4 Pits, Sumps, Drywells, and Catch Basins

An OWS is located on the west side of the Property. During a 1992 site visit, it was noted that the OWS was not functioning properly, and there were no records that the OWS had been cleaned or inspected for cracks in 36 years. A sample of the oil phase was collected from the OWS. The analytical results indicated the presence of various metals, 2-methylnaphthalene, and naphthalene. While there was no evidence of a release from the OWS during the 1992 site visit, the site investigation report recommended the OWS be pumped out, cleaned, and inspected for cracks (ENSR, 1993). The OWS was reportedly serviced in 1998 (USGS, 2001).

Three drywells, which have been under investigation since 1992, are located on the Property. Soil samples collected from the drywells in 1992 indicated the presence of elevated levels of chromium, copper, lead, zinc, and several SVOCs (primarily PAHs), VOCs, pesticides, and PCBs. The resulting investigation report suggests that these contaminants are likely due to stormwater mixing with surface contamination from vehicles traveling on the Property. The drywells currently are used for storm drainage, but according to ENSR in February 2007, were likely used for waste disposal during Nike missile repair operations. Additional investigations, including soil and groundwater sampling, of these drywells are ongoing. The report from these additional investigations is not yet available for review.

6.5 Asbestos-containing Material

No asbestos-containing material (ACM) surveys have been conducted for the Property. For the purpose of this ECP report, buildings constructed prior to 1989 are considered to potentially have ACM, since the use of asbestos-containing building materials was generally discontinued after this year. AMSA 72 was constructed before 1989 and, therefore, has the potential to contain ACM.

6.6 PCB-containing Equipment

According to the 1993 ENSR site investigation report, three potential PCB-containing pole-mounted transformers were removed in 1989 (Photograph 2, Appendix B). These transformers were located behind the hazardous material storage sheds. To determine whether the soil beneath the transformers contained any PCBs as a result of the removal activities, ENSR collected one composite soil sample from the ground beneath the former transformer location. The sample was analyzed for pesticides and PCBs. The analytical results were below the minimum detection limits (ENSR, 1993).

There are four pole-mounted transformers on the Property, along Chirnside Road and Spring Street. These transformers are monitored, managed, and owned by Northeast Utilities. The transformers appeared to be in good condition at the time of the site reconnaissance, and no evidence of releases (such as no stains on pad or adjacent soil) was observed. According to facility personnel, these transformers do not contain PCBs; however, no surveys of PCB-containing equipment have been performed for the Property.

6.7 Lead-based Paint

No LBP surveys have been conducted at the Property. Facilities constructed before 1978 are likely to have contained LBP. All buildings on the property were constructed before 1978 and, therefore, have the potential to contain LBP. At the time of the site survey, painted surfaces were in good condition, with no chipped or peeling paint.

6.8 Radon

At the time of this ECP report preparation, no radon surveys were available for the Property. Information regarding radon on the Property was obtained from the EDR report, which reports radon results for the town of Windsor Locks and for Hartford County, zip code 06096. Of the eight sample locations in Windsor Locks, none exhibited radon levels above USEPA's recommended maximum allowable exposure level of 4 picoCuries per liter (pCi/L). Furthermore, the USEPA Map of Radon Zones for zip code 06096 is Zone 3, which is less than 2 pCi/L.

6.9 Munitions and Explosives of Concern

Based on a review of available records, the site reconnaissance, and interviews with AMSA 72 personnel, there are no indications that munitions and explosives of concern (MEC) are or were present at the Property. In the early 1960s, maintenance was performed on Nike missiles at the Property. It is unknown whether maintenance was performed on warheads at the Property. Missiles would have been disassembled prior to shipment to the maintenance shop (USACE, 2003). Other munitions associated with Nike missile sites included missile propellants and fuels. These propellants and fuels could have included jet fuel (JP-4), perchlorate (solid rocket fuel), aniline-furfuryl alcohol (starter fluid), inhibited red fuming nitric acid (IRFNA; rocket fuel oxidizing agent), and unsymmetrical dimethylhydrazine (UDMH; starter fluid). Missiles were disassembled prior to shipment to the maintenance facilities, therefore, it is not known whether these propellants and fuels were stored or used at the Property. Additionally, the specific components comprising the missiles repaired at the Property were not detailed in the reports reviewed during the preparation of this ECP report. If these fuels were used or stored on the Property, due to the highly reactive nature of the liquid fuels, great care typically was taken during missile fuel handling and fueling activities in accordance with technical manuals. Liquid rocket fuels rarely were spilled in significant quantities, and there were no records that indicate the missiles were handled improperly (Lonnquest, John C. and David Winkler, 1996; USACE, 2003; Law Engineering Testing Company, 1986).

Historical reports indicate that small arms weapons were repaired and cleaned in the main building. These would not result in MEC.

6.10 Radioactive Materials

Based on a review of available records, the site reconnaissance, and interviews with AMSA 72 personnel, there is no indication that radioactive materials were released at the

Property. Some Nike Hercules missiles were armed with nuclear warheads. However, it is unknown whether any missiles were armed with their tactical nuclear warheads during maintenance operations on the Property. Missiles would have been disassembled prior to shipment to the maintenance shop, and nuclear warheads were maintained at Army Depots, therefore, it is unlikely nuclear warheads were ever present on the Property. However, Hercules missiles contained an electron tube that may have contained radioactive materials. These radioactive materials were shipped, repaired, stored, handled, and disposed of in accordance with technical manuals (USACE, 2003). Periodic wipe tests were performed to identify radioactive leaks. The wipes were to be disposed of in lead-lined drums as radioactive waste but frequently were disposed of as regular solid waste. No accounts of radioactive leakage have been identified at Nike missile sites (Law Engineering Testing Company, 1986).

Currently, there are chemical alarms, containing small quantities of radioactive materials, wrapped up in a box in one of the storage rooms. The staff also repairs night vision goggles that potentially contain radioactive material.

7 Review of Special Resources

7.1 Land Use

The Town of Windsor Locks Planning and Zoning Department has designated this Property and surrounding properties as B-1, Business Zone. The site is located in a mixed-used area that combines commercial, industrial, and residential land uses.

7.2 Coastal Zone Management

CTDEP is the lead agency for the Connecticut Coastal Management Program. This Property is included as a coastal area because it is along the Connecticut River and is included in the municipal coastal program.

7.3 Wetlands

The Property is not located within a designated wetland. There are wetlands located approximately 0.25 mile south, northeast, and northwest of the Property. Figure 11 in Appendix A provides a map of wetlands in the immediate vicinity of the Property.

7.4 100-year Floodplain

A review of the FEMA digital Flood Hazard Area map indicates that the Property lies outside the 100-year floodplain.

7.5 Natural Resources

Based on the natural resource survey conducted in 1994, the Property was described as having a few shrubs and a grass and dirt parking area with a few oak trees, as found during the site reconnaissance. In addition, no state or federally protected species were identified on the Property, nor were any natural habitats for these species identified on the Property. CTDEP identified five endangered or threatened grassland bird species located in the vicinity of the Bradley International Airport, which is less than 1 mile west of the Property. These species include the grasshopper sparrow, upland sandpiper, horned lark, Savannah sparrow, and vesper sparrow. USFWS indicated that an occasional transient bald eagle (*Haliaeetus leucocephalus*) or peregrine falcons (*Falco peregrinus anatum*) might be observed on the Property, both of which are federally endangered species (USACE, 1996).

7.6 Cultural Resources

A historical resources inventory was conducted in 1995, which indicates that AMSA 72 lies just east of World War II-period Women Air Command Headquarters and barracks associated with Bradley Field. The Property also is located near Native American contact

period trails and later Euro-American colonial period settlements. This structure was designed as a component in the Cold War Nike surface-to-air missile program. The report does not conclude if any buildings on the Property are historically or architecturally significant (PAL, 1995).

The Connecticut Project Facilities report notes that because the Property is located near the Connecticut River, it has the potential for prehistoric sites spanning the entire prehistoric period. Additionally, the Property is located near Native American Contact Period trails and later EuroAmerican Colonial Period settlement. As a result, an intensive archaeological survey was conducted on the Property, consisting of subsurface investigations on the undisturbed portions of the Property. No cultural materials were recovered from the subsurface investigations. The report concludes that there is a low potential for AMSA 72 to contain archaeologically significant resources. This is due to a lack of documented land use and the extent of previous disturbances throughout the facility as a result of construction activities such as machine grading and filling (Connecticut Project Facilities, date unknown).

7.6.1 Other Special Resources

No other special resources were identified associated with the Property.

8 Conclusions

The following information was obtained after conducting an environmental record search including records for adjacent properties, reviewing available historical information, conducting interviews with knowledgeable parties connected with the Property or with state and local agencies, and conducting a reconnaissance of the Property and adjacent properties.

8.1 Review of Findings

Hazardous Substances. Hazardous substances pursuant to CERCLA §101(14) (42 United States Code [USC] 9601 (14)) were used and stored at the Property, including battery acids, paints, solvents, cleaners, and antifreeze solvents to support vehicle maintenance and historical Nike missile support activities. An investigation was initiated in 1992 to determine if historical or current use of these hazardous substances had impacted environmental media at the Property. Metals detected in soil boring and groundwater samples appeared to be present at background levels. SVOCs, pesticides, and PCBs also were detected infrequently in soil boring samples. VOCs were detected in soil from one soil boring. SVOCs and VOCs were generally not detected in groundwater; however, 2,6-DNT was detected in one well.

Soil samples collected from three drywells on the Property indicate the presence of elevated levels of chromium, copper, lead, zinc, and several SVOCs (primarily PAHs), VOCs, pesticides, and PCBs. An additional investigation of the drywells is underway at the Property.

USTs/ASTs. Currently, there is a 550-gallon waste oil AST located outside the boiler room that is not used and is considered empty. There was no noticeable staining around the AST. There also is a 6,000-gallon heating oil UST located approximately 5 feet north of the hazardous material storage sheds.

Three USTs were removed from the Property, and one 1,000-gallon UST is reported by CTDEP to have been closed in place. All USTs received regulator approval of closure.

Non-UST/AST Petroleum Storage. Non-UST/AST petroleum storage was observed on the Property during the site reconnaissance and has occurred historically. During the site reconnaissance, waste oil was stored in a 55-gallon drum inside a hazardous material storage shed. Small quantities of oil also were stored in another hazardous material storage shed. Available records indicate small quantities of materials used for vehicle repair, such as lubricating oils, were historically stored at this facility.

PCBs. No surveys of PCB-containing equipment have been performed for the Property. Three presumably PCB-containing pole-mounted transformers were removed from the Property in 1989. A composite soil sample collected from below these transformers did not indicate a release of PCBs.

There are currently four pole-mounted transformers on the Property, along Chirnsdale Road and Spring Street. These transformers are monitored, managed, and owned by Northeast Utilities. The transformers appeared to be in good condition at the time of the site reconnaissance, and no evidence of releases (such as no stains on pad or adjacent soil) was observed. According to facility personnel, these transformers do not contain PCBs,

ACM. No ACM surveys have been conducted for the Property; however, because the buildings on the Property were constructed prior to 1989, they are considered to have the potential to contain ACM

LBP. No LBP surveys have been conducted at the Property; however, because the buildings on the Property were constructed before 1978, they are likely to have LBP. At the time of the site survey, painted surfaces were in good condition, with no chipped or peeling paint.

Radiological Materials. Based on a review of available records, the site reconnaissance, and interviews with AMSA 72 personnel, there is no indication that radioactive materials were released at AMSA 72. Currently, there are chemical alarms, containing small quantities of radioactive materials, wrapped up in a box in one of the storage rooms. The staff also repairs night-vision goggles that potentially contain radioactive material.

Radon. No radon surveys were available for the Property. Radon results for the town of Windsor Locks indicate radon levels below USEPA's recommended maximum allowable exposure level of 4 pCi/L. The USEPA Map of Radon Zones for zip code 06096 is Zone 3, which is less than 2 pCi/L.

MEC. Available records do not indicate any MEC currently or formerly located at this Property.

Surrounding Properties. Potential environmental sites of concern, located within the ASTM D6008-recommended minimum search distances from the Property, were evaluated through database review and site reconnaissance. Based on an evaluation of available site information and details concerning the properties listed in the EDR report, four of the facilities evaluated have the possibility of impacting the Property. It is unknown whether the LUST at Bradley Field Fire Department Building or Bradley Auto Wash, or hazardous waste issues at Choice Vend, Inc., or the groundwater contamination encountered on the Chirnsdale Road property are impacting the Property.

Wetlands and Floodplain. The Property is not located within a 100-year floodplain. There are no wetlands on the Property; however, it is within a coastal area along the Connecticut River. There are wetlands located approximately 0.25 mile south, northeast, and northwest of the Property.

Threatened and Endangered Species. The Property does not have any federal or state threatened or endangered species, with the exception of the transient bald eagles (*Haliaeetus leucocephalus*) or peregrine falcons (*Falco peregrinus anatum*).

Archaeological and Historical Resources. A historic inventory report conducted in 1995 does not conclude if any buildings on the Property are historically or architecturally significant; however, an intensive archaeological survey was conducted on the Property (author and date unknown), which indicates that there is a low potential for AMSA 72 to contain archaeologically significant resources.

8.2 Environmental Condition of Property

Findings of this ECP report were based on reasonably available environmental information; interviews with site, state, and local personnel; review of previous environmental studies; and federal and state database and file information related to the storage, release, treatment, and/or disposal of hazardous substances or petroleum products. Results also were based on visual observations of the Property and adjacent properties.

In accordance with DoD policy defining the classifications (see Sherri Goodman memorandum dated 21 October 1996), the Property has been classified into one of seven property types. Based on the results of this ECP study, the property has been assigned an overall DoD Environmental Condition Type 7. The property type is based on the following major findings:

- Three drywells on the Property. Three drywells are located on the Property and have been on the Property since the 1950s. An investigation was initiated in 1992 to determine if historical or current use of these hazardous substances had impacted environmental media at the Property. Soil samples collected from three drywells on the Property indicate the presence of elevated levels of chromium, copper, lead, zinc, and several SVOCs (primarily PAHs), VOCs, pesticides, and PCBs. An additional investigation of the drywells is currently underway at the Property.

9 References

Persons Contacted

- Dan O'Leary, Environmental Planner of U.S. Army Corps of Engineers, 978-796-2948, August 21, 2006
- Harold O'Malley, Inspector, AMSA 72, 860-623-9265, August 21, 2006
- Bob Shepherd, Mechanic, AMSA 72, 860-623-9265, August 21, 2006
- Ernie LaRose, Work Leader, AMSA 72, 860-623-9265, August 21, 2006
- Steve Lombardi, Senior Geologist, ENSR, 978-796-2607, September 8, 2006; February 20, 2007; and February 22, 2007
- George Purple, Environmental Compliance Specialist II, CTDEP, 860-424-3374, February 20, 2007

Resources Consulted

- Aerial photographs provided by Environmental Data Resources, Inc. (EDR) dated 1957, 1967, 1977, 1989, and 1995
- U.S. Environmental Protection Agency (USEPA) Map of Radon Zones, <http://www.epa.gov/radon/zonemap.html>
- Connecticut Department of Environmental Protection (CTDEP) Coastal Management, http://dep.state.ct.us/olisp/coastalnonpoint/mmt_area_map.htm
- Federal Emergency Management Agency (FEMA) Flood Hazard Insurance Map, <http://msc.fema.gov/webapp/wcs/stores/servlet/FemaWelcomeView>
- Federal regulatory databases
 - Comprehensive Environmental Response, Compensation and Liability Information System No Further Remedial Action Planned Database – February 1, 2006
 - Corrective Action Report Database – March 15, 2006
- State and local regulatory databases
 - Resource Conservation and Recovery Act Small Quantity Generator Database – March 9, 2006
 - State Hazardous Waste Site Records
 - Leaking Storage Tanks Database – May 23, 2006
 - Underground Storage Tanks Database – March 1, 2006
 - Connecticut Manifest Database – December 31, 2004

Agencies Contacted

- Town of Windsor Locks, Connecticut

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