STATE OF CONNECTICUT
DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION
BUREAU OF WATER PROTECTION AND LAND REUSE
REMEDIATION DIVISION
79 ELM STREET, HARTFORD, CT 06106-5127
(860) 424-3705 **www.ct.gov/deep/remediation**

ENVIRONMENTAL CONDITION ASSESSMENT FORM (ECAF)

This form must be certified by the responsible party, owner, or certifying party, as applicable. This certification attests that the information contained in the ECAF is correct and accurate to the best of such party's knowledge. For detailed directions on completing each part of the ECAF, refer to the instructions. The ECAF is to be a stand-alone document; do not reference attachments, with the exceptions of maps and receptor surveys.

Check the box to indicate the program for which this form is being submitted:

- ☒ Connecticut General Statutes (CGS) section 22a-134a(a)-(e), Property Transfer filing
- ☐ CGS section 22a-133x, Voluntary Remediation
- ☐ Other (specify)

ECAF submitted for ☐ Entire Property or ☐ Release Area

DEEP USE ONLY
Date and File Room Stamp

RemID#:

Part I: Site Identification

1. Name of Site: Eversource Windsor Operations Center
   Street Address: 1985 Blue Hills Avenue Extension
   City/Town: Windsor State: CT Zip Code: 06095-1504
2. Description in Property Deed:
   Recorded on page 1145 in volume 1904 of the Town of Windsor land records, as lot 5,
   block 145, on map 6 in the Tax Assessor's Office.
3. Site Details: Total Acreage: 19.42 Latitude & Longitude (Decimal Degrees):
   41.787052 -72.738741
   Acres Undeveloped: 1.9 Building Footprint Square Footage: 165,000
4. Provide a location map that is based on a USGS quadrangle and shows the location of the site.
5. Include a site plan(s) with current and historical structures and boundaries, hazardous waste and solid waste management areas, areas of operation, areas of concern, release areas, UST and AST locations, septic systems, water supply wells, monitoring wells, groundwater flow direction, limits of groundwater plume,
   sampling locations, and extent of remediation, if known.

Site Address: 1985 Blue Hills Avenue Extension Windsor, CT 06095-1504

Part II: Contact Information

1. Business/person submitting this form:
   Business Name: The Rocky River Realty Company
   Authorized Representative: Ellen Greim
   Title: President
   E-mail Address: ellen.greim@eversource.com
   Mailing Address: 107 Selden Street
   City/Town: Berlin State: CT Zip Code: 06037-
   Business Phone: 781-441-8527 Ext.

2. Person who will serve as primary technical contact:
   Primary Contact: Eric J. Boswell, LEP
   Firm Name: Stantec Consulting Services Inc.
   E-mail Address: eric.boswell@stantec.com
   Mailing Address: 100 Pearl Street, 10th Floor
   City/Town: Hartford State: CT Zip Code: 06103-
   Business Phone: 959-666-7124 Ext.

3. Owner of the parcel:
   Name: Indus Development I LLC
   E-mail Address: tdaniells@indusrt.com
   Mailing Address: 204 West Newberry Rd
   City/Town: Bloomfield State: CT Zip Code: 06002-
   Business Phone: 860-286-1310 Ext.

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Part III: Documentation

List the documentation on which the information submitted on this form is based. Do not reference attached documentation in lieu of completing this form.

Title	Date	Consultant	On File / Provided
Phase I Environmental Site Assessment	07/13/2021	Stantec Consulting Services Inc.	Provided
Phase II Environmental Site Assessment	07/28/2021	Stantec Consulting Services Inc.	Provided

Site Address: 1985 Blue Hills Avenue Extension Windsor, CT 06095-1504

Part IV: Site History

1. DEEP Program Involvement:

Previous Filings

Type	Date	LEP / DEEP Oversight
Form I	10/25/2001	DEEP

Verifications

Type	Date	Status
NA		

Significant Environmental Hazard (SEH) Notification

Notification Date	Resolution Date
NA	

Enforcement Action by EPA: ☐ Yes ☒ No / Enforcement Action by DEEP: ☐ Yes ☒ No

[List Action(s) issued by EPA/DEEP in table.]

Number	Type	Date	Responsible Party	Status

Other DEEP involvement: ☒ Yes ☐ No. [Briefly describe, including timeframes (limit 300 characters)]:

The former occupant, JDS Uniphase received NOV #WSWDH01223 on 12/26/2001. DEEP inspected on 10/15/01 & 10/22/01 and cited RCRA violations for: waste determinations, EPA number, biannual report, training, inspections, record keeping, containment, and contingency plan. NOV closure letter on 1/23/02

2. Current and historical RCRA notifier status:

Notifier Status	Time Period	Permit Status
SQG	2002-2004	inactive

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Part IV: Site History (continued)

3. Releases of petroleum or chemicals reported to DEEP: ☒ Yes (list details below) ☐ No

Location	Date Reported	Material and Quantity Released
Loading Dock (REC-1)	05/17/11	Approximately one gallon of diesel fuel
Emergency Generator (REC-2)	06/01/17	50 gallons of antifreeze
Parking Lot	10/18/19	Approximatley 2 gallons of hydraulic oil

4. Briefly summarize the current and historical industrial and/or commercial use(s) of the site, including dates (limit 1,200 characters):

Historically the Site was used for agricultural land (tobacco cultivation) and residential since at least 1934. The historical residential structures and Sumatra Road were removed between 1989 and 1992. Agricultural development included two barns and a warehouse/barn. The two barns were removed prior to 1985. The warhouse/barn was used for bulk storage of pesticides and fertilzer, small volume (less than 6-gall.) storage of labotory chemicals, 200-gals. of oil-based stain, 10-gals.compressor oil, 6-gals. motor oil, 8,300 lbs of lime, and 950 lbs of cotton seed. The barn was destroyed by a fire in 1994 (water suppression only).
The Site was redeveloped with the current building and improvements between 2000 and 2001. JDS Uniphase (JDS), a fiber optic component manufacturer occupied the Site from 2001 to 2004. JDS was an SQG. Manifested hazardous wastes included ignitable waste, corrosive acids, corrosive bases, and spent solvents. The facility was renovated between 2004 and 2005 for repurposing as office space. Eversource has occupied the Site since 2005 for office space and currently operates a call/data center at the Site.

5. Briefly summarize the hazardous substances and petroleum products presently or formerly handled at the site, including materials, volumes / quantities, and management methods (limit 1,200 characters):

Historically, waste manifests (4/27/1988) listed Culbro Tobacco (Gen. ID# CT1000007523) for: waste hydroxide solution, pesticide solid, hazardous waste liquid, and waste parathion mixture. Two pesticides, 250-lbs of orthene (acephate) and 1,520-gal. of vydate-L (oxamyl), were stored in the warehouse. A 6,750-gal. heating oil UST was removed in 1995. While operated by JDS, the Site was a RCRA-SQG for D001 ignitable, D002 corrosives, D008 lead, D011 silver, F002 spent halogenated solvents, and F003 spent non-halogenated solvents. The Site currently operates: two emergency generators with self-contained diesel ASTs (3,100-gal & 4,400-gal); three oil-filled pad-mounted transformers (413-gal, & 2 approx. 200-gal); hydraulic oil reservoirs for an elevator (60-gal) and two compactors (approx., 30-gal); Uninterrupted Power Service with lead-acid batteries (approx. 500); Waste Storage Room containing 55-gal drum of aerosol cans, 55-gal drum of used oil on containment, universal wastes, 20-gal drum of gas cylinders; and Maintenance Room with misc. small (<5 gal) containers/aerosol cans in flammables cabinet, approx. 60lbs of hydrochlorofluorocarbon refrigerant, and 5 welding gas cylinders.

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Part V: Environmental Assessment

1. Phases of environmental investigation / remediation completed to date (provide dates):
   Investigation conducted: Phase 1 07/13/2021 Phase 2 07/28/2021Phase 3
   Remedial design (RAP) Public Notice
   Remediation initiated (first unit) Remediation completed (last unit)
   Post-remedial monitoring initiated Natural attenuation monitoring initiated

2. Soil Investigation: How many soil samples were analyzed versus the number of samples where pollution was detected? Shallow soil 7/3 Soil >2 feet deep 7/4

3. Soil Vapor Investigation: How many soil vapor samples were analyzed versus the number of samples where pollution was detected? Soil vapor 0/0

4. Sediment Investigation: ☐ Completed (☐ Impact ☐ No impact)
   ☐ Pending ☐ Unknown if needed ☒ None

5. Groundwater Investigation:
   How many sampling points/monitoring wells were used to investigate the groundwater? 4
   Number of overburden wells 4 Number of bedrock wells 0
   Is there a plume on-site? ☐ Yes ☒ No
   Is the three-dimensional extent of each ground-water plume resulting from releases at the site fully delineated? ☐ Yes ☐ No
   Extent of plume distribution:
   Overburden: ☐ On-site ☐ Off-site ☐ NAPL ☐ unknown
   Bedrock: ☐ On-site ☐ Off-site ☐ NAPL ☐ unknown
   Potential: ☐ On-site ☐ Off-site ☐ NAPL ☐ unknown
   How many rounds of sampling have been conducted? 1

6. Surface Water Investigation: ☐ Completed (☐ Impact ☐ No impact)
   ☐ Pending ☐ Unknown if needed ☒ None

7. Data gap evaluation: ☒ Completed ☐ Pending

Data gaps remaining: ☒ Significant ☐ Insignificant ☐ None

Briefly describe work remaining to be conducted (limit 500 characters).

Petroleum and/or pesticides were detected in soil at three areas (REC-3, AOC-1 and AOC-2) that require investigation to characterize the degree and extent of the releases and if active site remediation will be required. Quarterly groundwater monitoring is necessary to complete the evaluation of pesticide and petroleum releases and seasonal effects. A well receptor survey to identify drinking water wells within 500 feet of the Site will be conducted to determine the applicable GWPC.

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Part VI: Environmental Setting – Physical

1. Geologic and Hydrogeologic Summary:
   Overburden Material: Sandy loam — Depth to Water Table: 10-20'
   Bedrock Type: Portland arkose — Depth to Bedrock: 175'
   Is the seasonal low water table below the elevation of the bedrock surface? ☐ Yes ☒ No
   Horizontal Groundwater Flow Direction: southeast — Vertical Groundwater Flow Direction: UNK
   Groundwater Flow Rate: ~22 feet/year — Hydraulic Conductivity: ~3 feet/day

2. Surface Water:
   Identify the nearest downgradient surface water body: Tobacco Pond No 3
   Distance to surface water: 2,070 feet
   Wetland permit ID number:
   Surface water classification: A

3. Ecological Considerations (check all that apply):
   Further Assessment Needed: ☐ Yes ☒ No
   Ecological Risk Assessment Completed: ☐ Yes (Date) ☒ No

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Part VII: Environmental Setting – Cultural

1.a. Surrounding Land Uses (check all that apply):

☒ Industrial ☒ Commercial ☒ Residential ☒ Agricultural

b. Sensitive Surrounding Land Uses (check all that apply):

☒ Residential ☐ Healthcare Facility ☐ School ☐ Childcare Facility
☐ NDDB site ☐ Sensitive Water Resources ☐ Recreational

2. Sensitive On-site Land Uses (check all that apply):

☐ Residential ☐ Healthcare Facility ☐ School ☐ Childcare Facility
☐ NDDB site ☐ Sensitive Water Resources ☐ Recreational

3. Groundwater:

Groundwater classification: ☐ GAA ☒ GA ☐ GB

On-site groundwater use: ☐ drinking water ☐ agricultural ☐ industrial

Distance from the site to the nearest off-site water supply well and the address of the property on which that well is located: A well receptor survey has not been completed.

Is the on-site water supply well a public water supply regulated by DPH? ☐ Yes ☒ No

Is the site within the zone of contribution to a public water supply well? ☐ Yes ☒ No

Is the site within an Aquifer Protection Area? ☐ Level A ☐ Level B ☒ No

4. Public Utilities:

Is public water provided to the site? ☒ Yes ☐ No

Is public water available to all developed areas surrounding the site? ☒ Yes ☐ No

Are or have on-site drinking water wells been used at the site? ☒ Yes ☐ No

If yes, dates in use: historical, pre-2000

Is the site connected to municipal sewers? ☒ Yes ☐ No

Have on-site septic systems been used at the site? ☐ Yes ☒ No

If yes, dates in use:

5. Potential Exposure Pathways:

Receptor Type	Yes	No	Unknown	Date SEH Abated
Public Well	☐	☒	☐	
Private Well	☐	☒	☐	
Aquifer Protection Area	☐	☒	☐	
Direct Exposure (soil)	☒	☐	☐	
Vapor Intrusion	☐	☐	☒	
Sediment	☐	☒	☐	
Surface Water	☐	☒	☐	

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Part VII: Environmental Setting – Cultural (continued)

6. Receptor Surveys (attach copy of survey):
   - ☐ Potable well receptor survey (radius in feet: ☐ 500 ☐ 1,000 ☐ >1,000)
   - ☐ Vapor intrusion pathway survey (location: ☐ on-site ☐ off-site)
   - ☐ Surface water receptor survey (proximity to water body in feet: ☐ <500 ☐ <1,000 ☐ >1,000)

Note:

If information in Part VII.1. through 5. (description of environmental setting) is not complete at the time of this ECAF, the DEEP is more likely to maintain oversight because of the potential for risk to receptors.

If information in Part VII.1. through 5. is complete and there is a conceptual site model that indicates the potential for off-site migration of contaminants, a comprehensive receptor survey(s) is also warranted. Attach a copy of the receptor survey(s) to the ECAF. If a receptor survey(s) has not been completed at the time of this ECAF, the DEEP is more likely to maintain oversight because of the potential for risk to receptors.

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Part VIII: Contaminants in the Environment

List all AOCs and number of releases detected, including the material and quantities released. For the soil category, list the maximum concentrations of contaminants that reflect **current** site conditions (e.g., concentrations of contaminants in soil remaining after remediation). For groundwater, list **both** the maximum historic **and** maximum
current contaminant concentrations. Refer to the examples below and the instructions. See Table 1 in the instructions for contaminant codes. Use the space provided, following the example below. If the space provided on one line is not sufficient, use the line below it to provide additional information.

Example Table:

AOC	Number of Releases Detected	Material and Quantity Released	Date of Release	Phases of Investigation Completed	Current Max COCs in Soil [Sediment] (Soil Vapor)	Historic Max COCs in Overburden / Bedrock Groundwater	Current Max COCs in Overburden / Bedrock Groundwater	COCs in Surface Water	Remediation Status and Date
Example - Tank Farm	2	No. 2 Fuel Oil (500gal) and dichromate wastewater (200gal)	10/4/97 & 7/15/85	I - 10/5/98; II - 7/9/00 III – 6/1/01	ETPH 1,000*ppm (5-6') and Cr 56ppm (5-7')	ETPH 150*ppb (O=5-15')	ETPH <100ppb (O=5-15')	ND	soil removed 9/1/01
Example - Dry Cleaning Machine	1	PCE	Prior to 11/13/98	I - 10/5/98; II - 7/9/00	PCE 500*ppm (0-2')	PCE 50*ppb (B=20-25')	PCE 40*ppb (B=20-25') 11DCE 15*ppb	Unknown	further investigation planned
Example - Dumpster	0	---	---	I - 10/5/98; II - 7/9/00	ND	ND	ND	ND	no further action

Key:

*	concentrations in excess of the RSR criteria
ND	not detected
NT	not tested
UNK	unknown
O	overburden
B	bedrock

AOC	Number of Releases Detected	Material and Quantity Released	Date of Release	Phases of Investigation Completed	Current Max COCs in Soil [Sediment] (Soil Vapor)	Historic Max COCs in Overburden / Bedrock Groundwater	Current Max COCs in Overburden / Bedrock Groundwater	COCs in Surface Water	Remediation Status and Date
REC-1: Diesel Fuel Release at Loading Docks	1	Diesel fuel	5/16/2011	I - 7/13/2021, II - 7/28/2021	ETPH 16ppm (1-3')	NT	ETPH ND PAH ND (O=10-20')	NT	Investigation completed 7/28/21, no further action
REC-2: Coolant Release from Emergency Generators	1	5-gallons engine coolant to ground surface	6/1/2017	I - 7/13/2021, II - 7/28/2021	PAH 194.6ppb (1-3') DDT 6.2*ppb (1-3')	NT	NT	NT	Investigation completed 7/28/21, no further action
REC-3: Historical Barn/Warehouse Fire	2	Unknown amount of pesticides; petroleum compounds	May 1994	I - 7/13/2021, II - 7/28/2021	PAH 3723.4ppb ETPH 61.4 ppm(0-0.5') As3.7ppm Cd0.67ppm Cr12ppm Cu20.3ppm Pb45ppm Hg11.4ppm Zn61.8ppm	NT	ETPH ND VOC ND Metals ND PAH ND PCB ND Herbicides ND Pesticides ND (O=10-20')	NT	Phase III investigation needed
REC-4: Release from Snow Removal Equipment	2	unknown amount of hydraulic oil; 4-galls	May 2021; 10/18/2019	I - 7/13/2021, II - 7/28/2021	XYL 0.84ppb (0.5-1')	NT	PAHs ND VOCs ND ETPH 0.187 ppm (O=10-20')	NT	Investigation completed 7/28/21, no further action
AOC-1: Loading Docks, Strm Drain, SE Det. Basin	1	Unknown amount of pesticides; petroleum compounds	unknown	I - 7/13/2021, II - 7/28/2021	ETPH16ppm(1-3') DDT33.9*ppb(0-0.5') As1.5ppm Cr9.6ppm Cu6.5ppm Pb5.2ppm Ni7.3ppm Ag0.38ppm Zn17.2ppm	NT	ETPH ND PAH ND VOC ND PBC ND Metals ND (O=10-20')	NT	Phase III investigation needed

AOC-2: Historical Agriculture	1	Pesticides and petroleum hydrocarbons	unknown	I - 7/13/2021, II - 7/28/2021	DDT 6.2* ppb (1-3') As 3.0 ppm Pb 21.8 ppm Cr 12.9 ppm Cu 21 ppm Zn 41.3 ppm (0-0.5')	NT	ETPH 1.05* ppm Heptachlor epoxide 0.012 ppb DDT 0.046 ppb Cu 10.2 ppb Pb 4.6 ppb Ni 11.9 (O=10-16')	NT	Phase III investigation needed
AOC-3: Exterior Oil Filled Transformers	1	Petroleum hydrocarbons	unknown	I - 7/13/2021, II - 7/28/2021	ETPH 73.8 ppm (0-0.5') PCB ND	NT	NT	NT	Investigation completed 7/28/21, no further action
AOC-4: Suspected Dumping Area	2	Pesticides and petroleum hydrocarbons	unknown	I - 7/13/2021, II - 7/28/2021	B(b)F 40.9 ppb ETPH 34.1 ppm DDT 2.5 ppb (0-0.5') PCB ND	NT	NT	NT	Investigation completed 7/28/21, no further action

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Part IX: LEP Information

Licensed Environmental Professional (LEP):

"This form was prepared under my supervision, as a LEP, pursuant to CGS Section 22a-134(17) for Property Transfer and Voluntary Remediation Program sites. My professional services have been rendered in accordance with the 'Rules of Professional Conduct' (Section 22a-133v-6 of the Regulations of Connecticut State Agencies)."

Eric J Boswell — 496 LEP # — 11/29/2021 Date

Signature of LEP

Print or type LEP Name: Eric J Boswell

Firm Name: Stantec Consulting Services Inc.

E-mail Address: eric.boswell@stantec.com

Mailing Address: 100 Pearl St. 10th Floor

City/Town: Hartford State: CT Zip Code: 06103-

Business Phone: 959-666-7124 Ext.

Part X: Certification

Certifying Party (for purposes of the Property Transfer Act, CGS Section 22a-134a) or Other Party (for purposes of CGS Section 22a-133x or other law):

"I have personally examined and am familiar with the information submitted in this document, and certify that based on reasonable investigation the submitted information is true and accurate to the best of my knowledge and belief."

Ellen A Greim — 12/7/2021 Date

Authorized Signature (as specified in instructions)

Ellen Greim — President

Name of Authorized Representative (print or type) — Title (if applicable)

Represented Party: The Rocky River Realty Company

Mailing Address: 107 Selden Street

City/Town: Berlin State: CT Zip Code: 06037-

Phone: 781-441-8527

STATE OF Massachusetts SS

COUNTY OF Norfolk Town Westwood

The foregoing was subscribed to and sworn to before me this 7th day of Dec 2021 by (Name of Signatory, Title and Company, if applicable), who personally appeared, and that person, as such, satisfactorily proven to be authorized to do so, executed the foregoing instrument for the purposes therein contained.

Diane Citrone

Signature of Notary/Commissioner of Superior Court — Name of Notary/Commissioner of Superior Court (print or type)

My commission expires 2/10 2023

DIANE CITRONE
Notary Public
COMMONWEALTH OF MASSACHUSETTS
My Commission Expires
February 10, 2023