Connecticut Department of
ENERGY &
ENVIRONMENTAL
PROTECTION

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March 21, 2022

Sent via Electronic Mail
ellen.greim@eversource.com

Ellen Greim, President
The Rocky River Realty Company
107 Selden Street
Berlin, CT 06037

RE: Acknowledgement of Receipt
of complete Form III and ECAF

Dear Ellen Greim:

I am writing to acknowledge receipt of a Form III, fee payment in the amount of $3,000.00 and Environmental Condition Assessment Form (ECAF) received on December 09, 2021. These documents were submitted pursuant to Connecticut General Statutes (CGS) §22a-134 (a-e) regarding the December 1, 2021, transfer of real estate located at 1985 Blue Hills Avenue Extension in Windsor, Connecticut. REM ID No. 14862 has been assigned to this filing and should be used on all future correspondence.

The Property Transfer Law provides for the automatic delegation to a licensed environmental professional (LEP) to oversee the investigation of the parcel and verify that the establishment has been remediated in accordance with the State Remediation Standard Regulations, §22a-133k-1 through 3 (RSRs). This delegation is automatic unless within 75 days of the date of this letter, you are notified in writing that the Commissioner's review and approval of the investigation and remediation is required. Although the Form III is considered complete, the ECAF may still be under technical review and you may be required to provide additional information (i.e., receptor survey, well monitoring analyses, etc.) for the Commissioner to determine if the Commissioner's oversight of the remediation activities is necessary.

In accordance with CGS §22a-134a(g)(1), you must:

1. Submit to the Commissioner within 75 days of the date of this letter, a schedule for the investigation of the parcel and remediation of the establishment. The schedule shall include the name of the licensed environmental professional that will be retained to oversee such activities at the establishment and shall provide that you (as certifying party) will take the following actions.

2. Investigate the parcel in accordance with prevailing standards and guidelines. The investigation will be completed within 2 years of the date of this letter.

3. Submit to the Commissioner within 2 years of the date of this letter the final investigation report, approved in writing by an LEP. The "Completion of Investigation Transmittal Form" shall be used to submit the required documentation to the Commissioner.

4. Post public notice of remediation prior to the initiation of remediation, in accordance with CGS §22a-134a(i). Since a thirty (30) day comment period is required pursuant to the RSRs (regulations at 22a-133k-1(d)(2)), the public notice of remediation should be published far enough in advance of the submittal of the Remedial Action Plan (RAP) to allow adequate time for any comments on the proposed remediation and any response to such comments to be incorporated into the Remedial Action Plan. Submit a copy of the public notice to the Department of Energy and Environmental Protection immediately following publication of said notice.

5. Initiate remediation of the establishment within 3 years of the date of this letter. Submit to the Commissioner within 3 years of the date of this letter a Remedial Action Plan, approved in writing by an LEP. The "Remedial Action Plan Transmittal Form" shall be used to submit the required RAP to the Commissioner.

6. Submit annual progress reports concerning the remediation and monitoring of the establishment to the Commissioner on an annual basis starting with the fourth year from the date of this letter and every 12 months thereafter. Such annual progress reports must be detailed regarding remediation activities conducted within the previous 12 months. Any information indicating risks to human health, or the environment may be higher than previously known must be reported.

7. Achieve the RSRs sufficient to support a final or interim verification by an LEP within 8 years from the date of this letter. Such final or interim verification by an LEP shall be submitted to the Commissioner and shall be on a form prescribed by the Commissioner.

Please note, for sites with TCE in soil or groundwater, it is strongly recommended that you and your LEP review the guidance "Trichloroethylene (TCE) Indoor Air Guidance to Protect Building Occupants from Developmental Risk" published by the Department of Public Health and the Department of Energy and Environmental Protection (DEEP), and take action as may be appropriate.

Unless an alternative schedule has been approved in writing by the Commissioner, you shall investigate the parcel and remediate the establishment in accordance with the Property Transfer law. When remediation of the entire establishment is complete, you, as the certifying party, shall obtain and submit to the Commissioner a final verification by an LEP. Should there be any change in the selection of the licensed environmental professional, the DEEP must be notified in writing within 30 days.

You should note that pursuant to CGS §22a-134a(h)(1), as amended, the Commissioner may determine at any time that the Commissioner's review and written approval of the investigation and remediation at the parcel is necessary. Nothing in this determination shall affect the authority of the Commissioner under any other statute or regulation, including, but not limited to, any authority to issue an order to any party associated with the transfer, to institute any other proceeding, or take any other action to prevent or abate pollution, to recover costs and natural resource damages, and to impose penalties for violations of law.

If at any time the Commissioner determines that the actions at the parcel have not fully characterized the extent and degree of pollution or have not successfully abated or prevented pollution, the Commissioner may institute any proceeding, or take any action to require further investigation or further action to prevent or abate pollution. In addition, nothing in this letter shall relieve any person of his or her obligations under applicable federal, state, and local law.

Please direct your schedule, all future correspondence and any questions pertaining to this matter Claire Quinn at Claire.Quinn@ct.gov or (860) 424-3709.

Sincerely,

Jacques Gilbert
Jacques Gilbert
Remediation Division
Bureau of Water Protection and Land Reuse

cc: Kaitlyn M. Weider, kaitlyn.weider@eversource.com
Thomas M. Daniells, tdaniells@indusrt.com
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