Stantec Consulting Services Inc.
100 Pearl Street, 10th FL
Hartford CT 06103

June 6, 2022

Project/File: 195602175

Ms. Claire Quinn
CT Department of Energy and Environmental Protection
Remediation Division
79 Elm Street
Hartford, CT 06106-5127

Dear Ms. Claire Quinn,

Reference: 2022 Well Receptor Survey, 1985 Blue Hills Avenue Extension, Windsor, CT (REM ID#14862)

Stantec Consulting Services Inc. (Stantec) was retained to conduct a well receptor survey in the vicinity of the aforementioned Site. A Site Location Map (Figure 1), Site Plan (Figure 2), Groundwater Elevation Map (Figure 3), and a Well Receptor Survey Map (Figure 4) are attached to this report. The objective of the survey was to determine if any potential receptors, including drinking water supply wells, public or private, are located within a 500-foot (ft.) radius of the Site, as prescribed in the Connecticut Department of Energy and Environmental Protection (CTDEEP) *Water Supply Well Receptor Survey Guidance Document* (September 2009, revised in January 2015).

The well receptor survey consisted of the following tasks:

- Contacting the Windsor Health Department for information regarding the presence or absence of public and private wells within the survey area
- Reviewing water well completion reports for the Town of Windsor and Town of Bloomfield
- Research at the Town of Windsor municipal offices. In the case of this study, research was also conducted online utilizing the Town of Windsor and Town of Bloomfield's Assessor's Office website which includes assessor maps and property cards accessed via the Geographic Information System (GIS) mapping utility
- Review of available published maps and reports

SITE DESCRIPTION AND USE

The Property located at 1985 Blue Hills Ave Extension, Windsor, CT (the "Site") consists of approximately 19.42 acres of land developed with a single story 165,000 square foot masonry / slab on grade constructed building used by Eversource as office space and a call/data center (Figure 2). The building is surrounded by asphalt parking lots and landscaped areas.

Historically, the Site was used for agricultural land (tobacco fields) and residential dwellings. The Property was then developed with the current Site building in 2001 and was occupied by JDS Uniphase (JDS), a fiber optic component manufacturer until 2004. JDS was a small quantity generator (SQG) of hazardous waste (greater than 100 kilograms [kg] and less than 1,000 kg per month). Manifested hazardous wastes included ignitable waste, corrosive acids, corrosive bases, and spent solvents.

The Site and surrounding area are zoned as "I" for industrial use. Zoning also consists of I (industrial) and B-2 (business) in the Town of Windsor and R-40 Residential in the Town of Bloomfield. The surrounding land uses are summarized below.

Reference: **2022 Well Receptor Survey, 1985 Blue Hills Avenue Extension, Windsor, CT (REM ID#14862)**

- North: Blue Hills Avenue Extension (State Route 187) is a 4-lane divided road bordering the Site to the north. Community Health Resources and CIGNA office buildings are present across the road.
- South: Day Hill Road borders the Site to the south, which is also the municipal boundary between the Towns of Windsor and Bloomfield. A parcel of land across the road is used as an agricultural field and developed with an industrial building occupied by CTEC Solar, LLC (solar supplier) and Lesro Industries (furniture manufacturer).
- East: An undeveloped parcel of land adjoins the Site to the east (1975 Blue Hills Avenue Extension), which includes a grassed area contiguous with landscaping from the subject Property, a wooded area, and a cleared area. This parcel was historically used for agriculture.
- West: An undeveloped parcel of land adjoins the Site to the west (1995 Blue Hills Avenue Extension), that was formerly used for agricultural. (i.e., tobacco cultivation).

The Site is located within a GA groundwater classification area, indicating that groundwater is presumed suitable for use as a potable water supply without treatment. The observed depth to groundwater in soil borings and monitoring wells ranged from approximately 10 to 15 feet below ground surface (bgs). The interpreted groundwater flow direction is toward the southeast (Figure 3).

As presented in Stantec's Phase II Environmental Site Assessment, dated July 28, 2021, extractable total petroleum hydrocarbons (ETPH) were detected in groundwater above the Surface Water Protection Criteria (SWPC); however, concentrations were not above criteria in the downgradient most well (L1985-3MW).

Pursuant to Connecticut General Statutes Section 22a-134 and based on the findings of the Phase I Environmental Site Assessment, dated July 13, 2021 and the Phase II Environmental Site Assessment, dated July 28, 2021, a Property Transfer Form III and Environmental Condition Assessment Form (ECAF) were filed with the CTDEEP, at the time of purchase by The Rocky River Realty Company on December 9, 2021. CTDEEP acknowledged receipt of the Form III and ECAF on March 21, 2022 and delegated investigation and remediation oversight to a Licensed Environmental Professional (LEP).

SUPPLY WELL RECEPTOR SURVEY

Stantec conducted a Well Receptor Survey for the Site located at 1985 Blue Hills Ave Extension, Windsor, CT. The survey evaluated for the presence of potential potable wells with a 500-foot radius of the Site.

STUDY AREA MAP

Stantec created the attached Well Receptor Survey Map (Figure 4) using available Town of Windsor and Town of Bloomfield GIS data to identify physical addresses, parcel identification numbers, and zoning classifications for each property within the Study Area. The Study Area consists of 14 properties. Zoning consists of I (industrial) and B-2 (business) in the Town of Windsor and R-40 Residential in the Town of Bloomfield. Stantec reviewed available online Assessor information provided on the State of Connecticut's GIS mapping application. Utility information is not listed on the Town's online property record cards. CTDEEP GIS data was used to map community water resources. The following data sources for Connecticut water resources were reviewed:

Data Layer	Source	Date of publication
Connecticut Aquifer Protection Areas	CTDEEP GIS	December 23, 2021
Connecticut Drinking Water Watersheds	CTDEEP GIS	December 9, 2019

Reference: **2022 Well Receptor Survey, 1985 Blue Hills Avenue Extension, Windsor, CT (REM ID#14862)**

Data Layer	Source	Date of publication
Connecticut Public Water Supply Service Areas	CTDEEP GIS	March 5, 2019
Connecticut Water Quality Classifications	CTDEEP	October 2018
Connecticut SEH Sites	CTDEEP	January 3, 2022
Connecticut Community and Non-Community Well Locations	State of Connecticut, Department of Health, Public Water Systems List	March, 2022
Connecticut Parcels	CTDEEP GIS	October 29, 2019

According to the above listed data sources, the Study Area is not identified as having any public water supply wells and is not located within a water supply watershed or an aquifer protection area. The Study Area is mapped within a known water distribution services area in which municipal water service is available. Both the Study Area for Windsor and Bloomfield are served by the Metropolitan District Commission (MDC) public water supply service mains.

Refer to the attached Study Area Map for the location of the properties within the Study Area. A summary of the findings is presented on Table 1.

METROPOLITAN DISTRICT COMMISSION REVIEW

MDC reported that all properties with the Study Area are connect to the MDC service mains. However, it should be noted that 1975 Blue Hills Avenue Extension and 1995 Blue Hills Avenue Extension are vacant lots.

Address	MBL	Distance (ft)	Direction	Use	Municipal Service Connection
1985 BLUE HILLS AVE EXT	6-145-5	SITE	NA	Commercial	Yes
1975 BLUE HILLS AVE EXT	6-145-1975	0	East	Vacant	Available
1995 BLUE HILLS AVE EXT	6-145-1995	0	West	Vacant	Available
1 WATERSIDE CROSSING	6-142-6	200	North	Commercial	Yes
2630 DAY HILL RD	6-145-2	300	West	Commercial	Yes
2617 DAY HILL RD	6-144-1	50	South	Commercial	Yes
2610 DRY HILL ROAD	6-145-2610	50	West	Commercial	Yes
2 WATERSIDE CROSSING	6-142-6	100	North	Commercial	Yes
1936 BLUE HILLS AVE EXT.	6-142-6	100	Northeast	Commercial	Yes
2619 DAY HILL RD	6-144-1	200	Southwest	Vacant	Available
6 GRIFFIN RD NORTH	6-142-6	450	Northeast	Commercial	Yes
8 GRIFFIN RD NORTH	6-142-6	450	Northeast	Commercial	Yes
1 GRIFFIN RD SOUTH*	10-94	100	South	Industrial	Yes
ADAMS RD*	7-11	100	West	Vacant Residential	Yes

*Properties are in the Town of Bloomfield.

Reference: **2022 Well Receptor Survey, 1985 Blue Hills Avenue Extension, Windsor, CT (REM ID#14862)**

DEPARTMENT OF CONSUMER PROTECTION

Well completion reports for the Towns of Windsor (1970-2021) and Bloomfield (1970-2022) were researched from the records provided by the Department of Consumer Protection. Records were not available for 1979, 1985, 1988 and 2000 for the Town of Windsor and 1993 and 1995 for the Town of Bloomfield. No well completion reports were identified for the Study Area.

STUDY AREA RECONNAISSANCE

A reconnaissance was not conducted, as all properties within the 500-foot Study Area radius were reported to be serviced by the MDC municipal water supply.

HEALTH DEPARTMENT RECORDS

The Windsor Health Department confirmed the properties within the Study Area are connected to the municipal water supply and did not possess records of the presence of water supply wells in the 500-ft. radius.

The Bloomfield Health Department confirmed that abutting properties in Bloomfield were all connected to the municipal water supply. On-line records indicate the only nearby property on private water and septic is located cross gradient and beyond the 500-foot radius.

OTHER POTENTIAL RECEPTORS

According to the Phase I ESA, dated July 13, 2021, no wetlands are mapped at the Site or within the Study Area. Furthermore, no schools, hospitals, or daycare centers were identified within the search radius.

FINDINGS AND CONCLUSIONS

In summary, Stantec did not identify any water supply wells or sensitive receptors within the Study Area. One vacant property on Adams Road is zoned residential but appears to be vacant. The developed properties within the Study Area are currently serviced via the MDC public water distribution system.

The lack of detected contaminants in the downgradient on-site monitoring well indicates that the potential for migration of Site related contamination to off-site receptors is extremely low. Furthermore, due to the lack of supply wells found within the Study Area, inferred direction of groundwater flow, and land uses, the risk of a release from the Site to impact a public or private drinking water supply well was not identified.

No further investigations with respect to water supply wells are warranted.

Respectfully,

STANTEC CONSULTING SERVICES INC.

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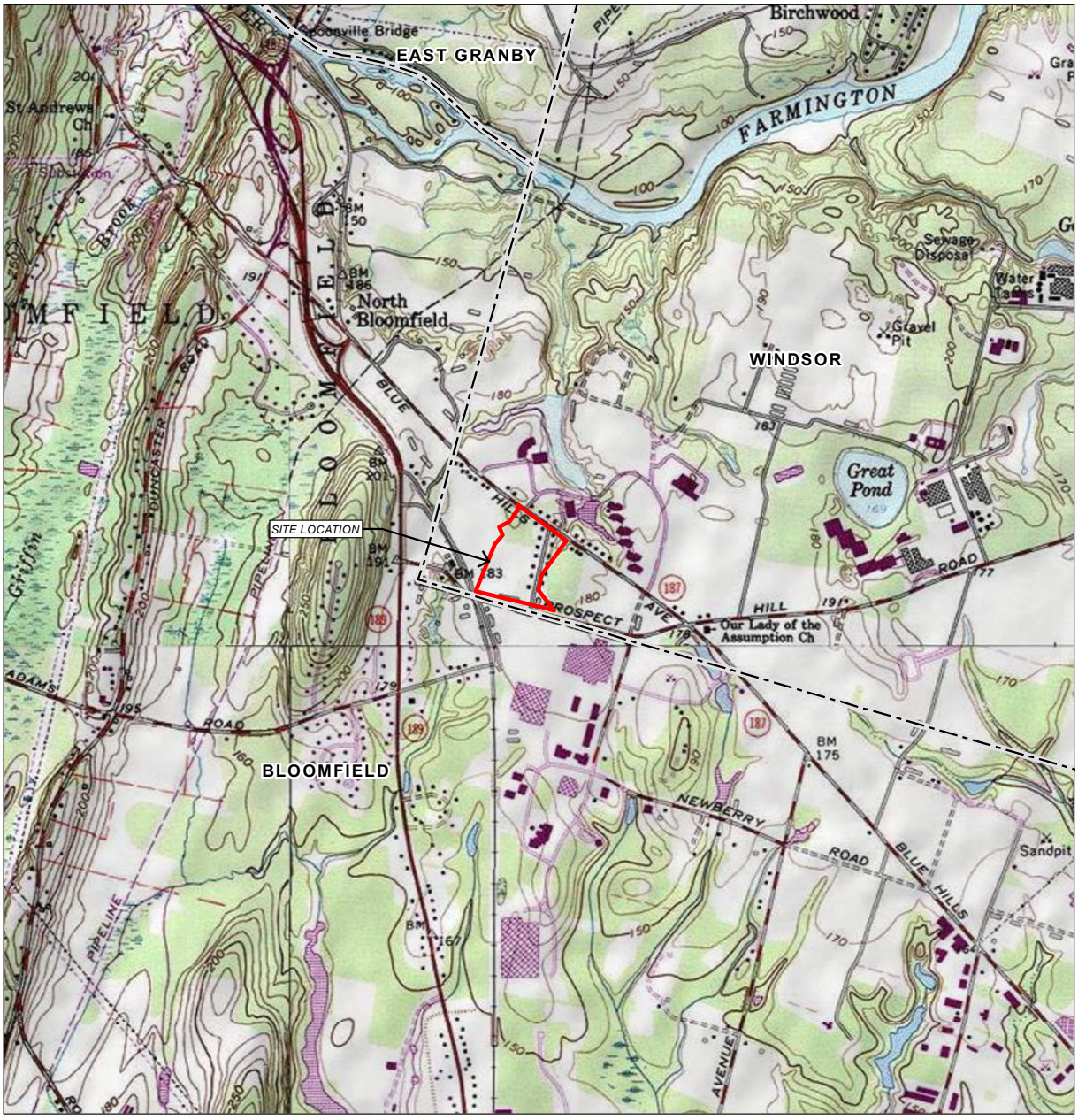
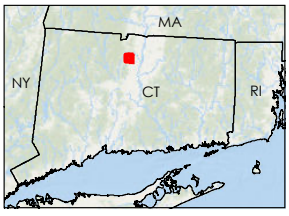
Receptor Survey 1985 Blue Hills Ave Ext, Windsor, CT

FIGURES





Legend
Approximate Site Location

0 2,000 Feet
(At original document size of 8.5x11)
1:24,000

N

Notes
1. Coordinate System: NAD 1983 StatePlane Connecticut FIPS 0600 Feet
2. Background: USGS Topographic Map provided by ESRI Web Mapping Service: Hartford North, Avon, Tariffville, Windsor Locks Quadrangles

Stantec

Project Location
Windsor, Connecticut

Prepared by PWB on 2021-06-07
TR Review by KWH on 2021-06-07
IR Review by EB on 2021-06-07

Client/Project
195602175
Eversource Energy Service Company
1985 Blue Hills Ave. Ext., Windsor, CT

Figure No.
1

Title
Site Location Map

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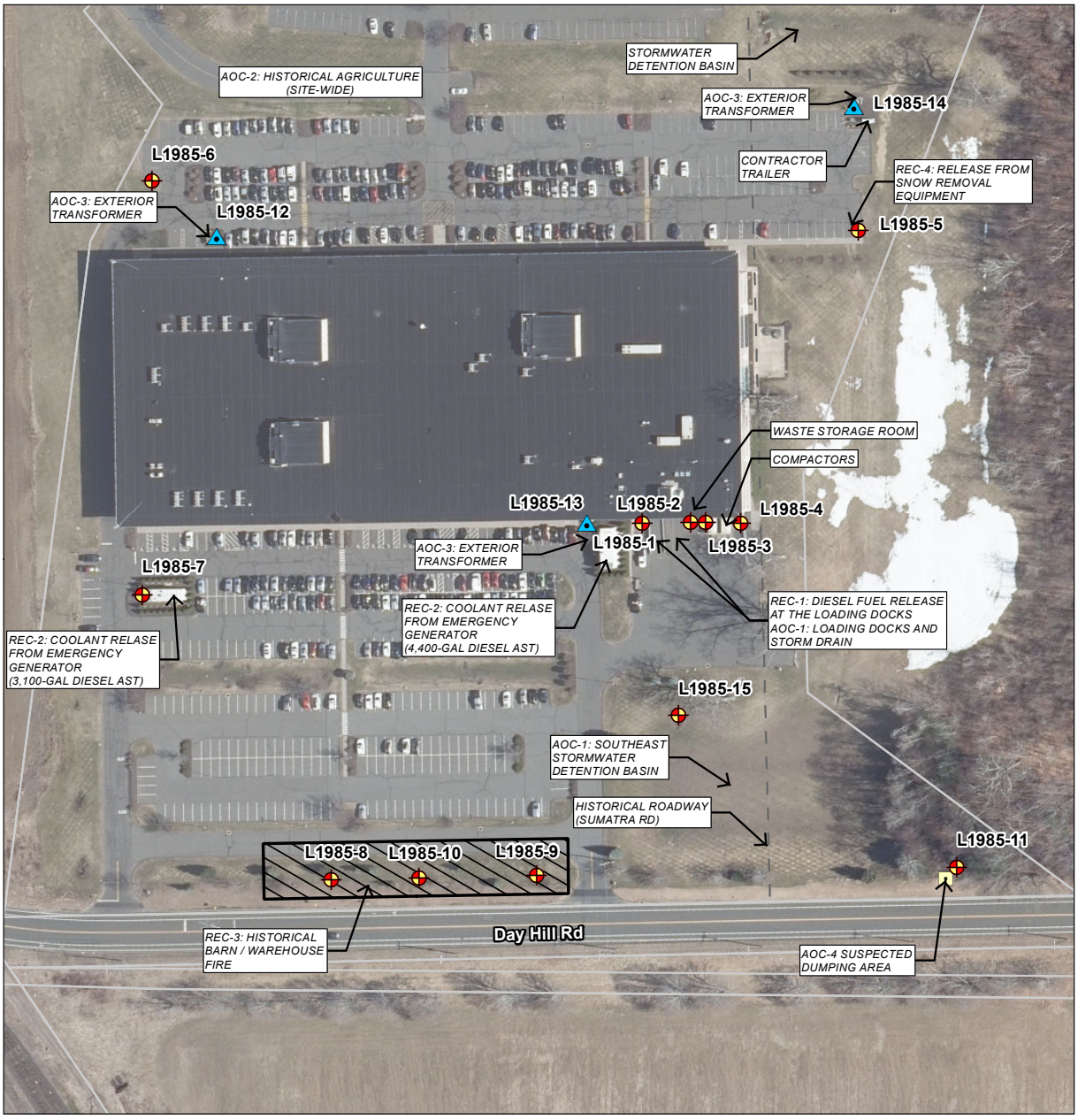

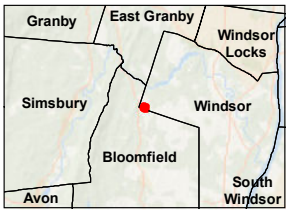

Legend
- Soil Boring
- Surface Hand Sample
- "No Dumping" Sign
- Historical Roadway
- Historical Barn
- Tax Parcel

0 150 Feet
(At original document size of 8.5x11)
1:1,800

N

Stantec

Project Location
Windsor, Connecticut

Prepared by PWB on 2021-07-16
TR Review by KWH on 2021-07-16
IR Review by EB on 2021-07-16

Client/Project
195602175
Eversource Energy Service Company
1985 Blue Hills Ave. Ext., Windsor, CT

Figure No.
2

Title
Site Plan

Notes
1. Coordinate System: NAD 1983 StatePlane Connecticut FIPS 0600 Feet
2. Data Sources: CT DEEP
3. Background: Aerial Orthoimagery provided by CTECO, 2019

V:\1956\active\195602175\03_data\gis_cad\gis\MXDs\2175_02_1985_Phase2_SitePlan.mxd Revised: 2021-07-16 By: pbarbera

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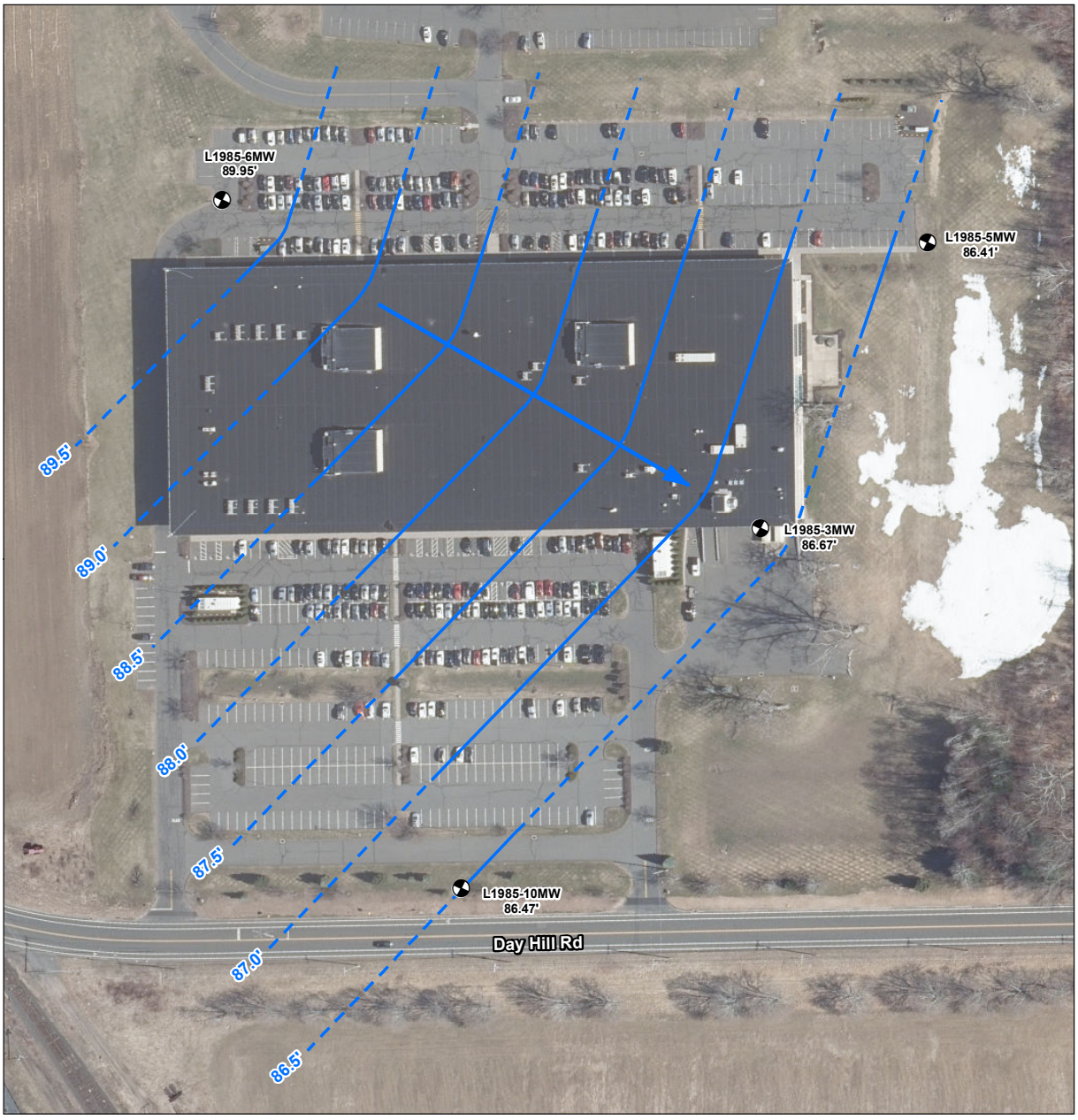

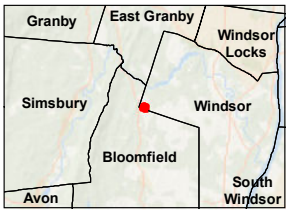

Legend

- Monitoring Well with Groundwater Elevation
- Groundwater Flow Direction
- Groundwater Contour (dashed where inferred)

0 150 Feet

(At original document size of 8.5x11)
1:1,800

N

Stantec

Project Location
Windsor, Connecticut

Prepared by PWB on 2021-06-09
TR Review by KWH on 2021-06-09
IR Review by EB on 2021-06-09

Client/Project
195602175
Eversource Energy Service Company
1985 Blue Hills Ave. Ext., Windsor, CT

Figure No.
3

Title
Groundwater Elevation Map

Notes
1. Coordinate System: NAD 1983 StatePlane Connecticut FIPS 0600 Feet.
2. Data Sources: CT DEEP, Stantec.
3. Groundwater elevations referenced to site-specific datum.
4. Background: Aerial Orthoimagery provided by CTECO, 2019.

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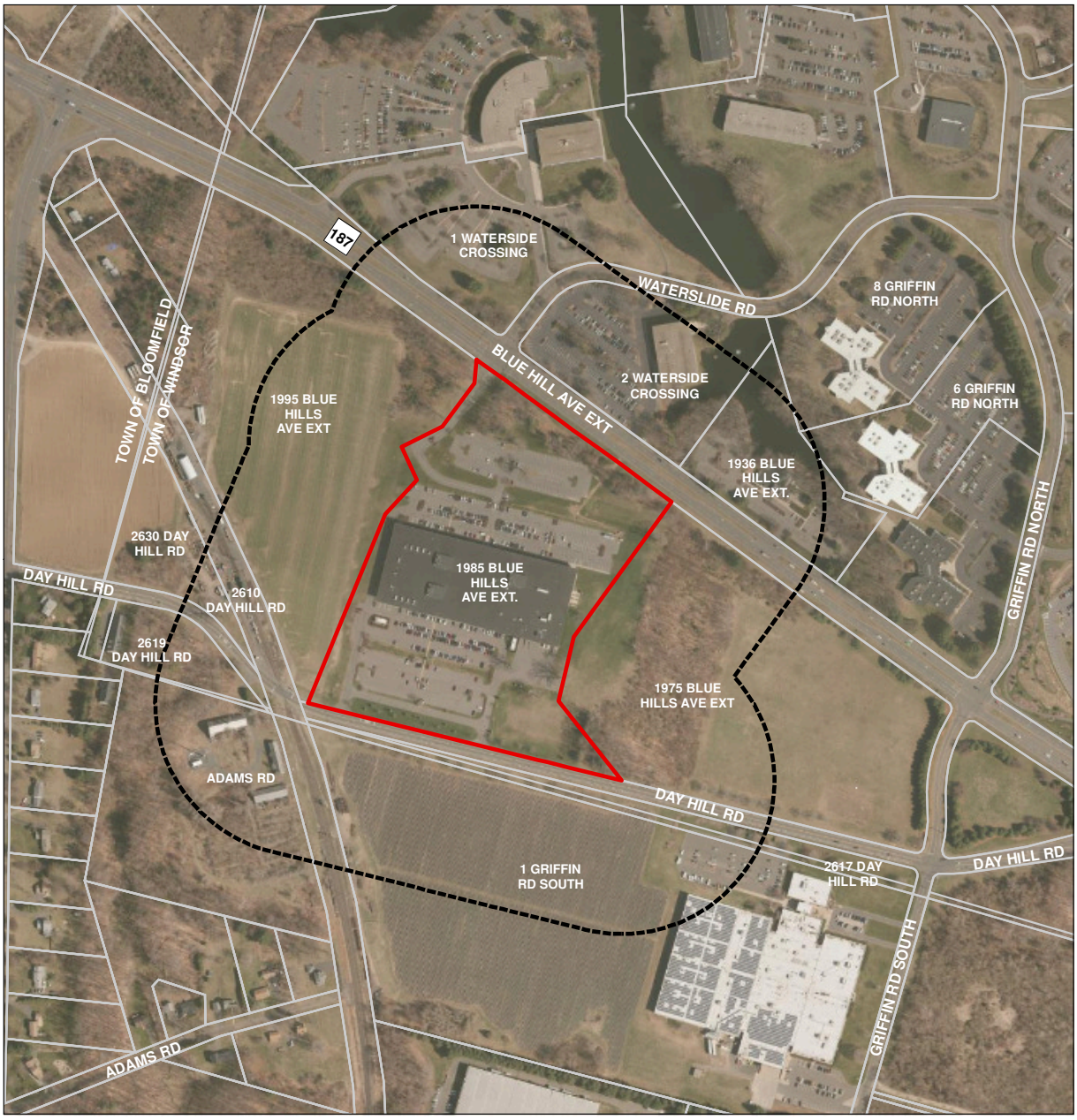

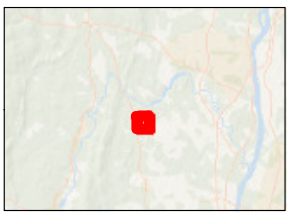

Legend
- Subject Parcel
- 500-ft Subject Parcel Buffer
- Parcel Boundary

0 300 Feet
(At original document size of 8.5x11)
1:6,000

N

Stantec

Project Location
Windsor, Connecticut

Prepared by LKH on 2022-05-17

Client/Project
Eversource
1985 Blue Hills Ave. Ext., Windsor, CT

Figure No.
4

Title
Well Receptor Survey Map

Notes
1. Coordinate System: NAD 1983 StatePlane Connecticut FIPS 0600 Feet.

Z:\GIS\ct\Windsor\01906_02_SitePlan.mxd Revised: 2022-05-25 By: lkharrison

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