ZUVIC
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March 16, 2026

Ms. Claire Quinn
North Central District Supervisor
Remediation Division
Bureau of Water Protection and Land Reuse
Department of Energy and Environmental Protection
79 Elm Street
Hartford, CT 06106-5127

RE: 2026 Annual Status Update Report
Eversource Windsor Operations Center
1985 Blue Hills Avenue Extension, Windsor, Connecticut
REM ID No. 14862

Dear Ms. Quinn:

On behalf of The Rocky River Realty Company (Eversource), ZUVIC Inc. has prepared this 2026 Annual Status Update Report for the above-referenced site. The report is required pursuant to the Connecticut Department of Energy and Environmental Protection (CTDEEP) March 21, 2022, acknowledgement letter regarding a Form III and ECAF filed in December 2021 by Eversource. The Site is regulated under the CT Property Transfer Program (PTP) and oversight of investigation and remediation was delegated to a Licensed Environmental Professional (LEP). The LEP overseeing the investigation and remediation of the Site is Victoria L. Man (LEP No.172).

This is the first annual status report prepared for the Site. Documents, milestones and reports summarizing site activities conducted to date are summarized below.

A. Project Background and Site Investigations

The property consists of approximately 19.42 acres and is developed with a slab on grade 165,000 square foot one-story masonry commercial building that is currently used by Eversource as a call/data center. The Site location is shown on **Figure 1** and a Site Plan is included as **Figure 2**.

Historically, the Site was used for agricultural purposes (cultivation of tobacco), presumed drying of tobacco in two barns, office space and storage of chemicals and equipment used for agricultural purposes in a third barn, and residential dwellings. The Site was developed with the current site building in 2001 and occupied by a fiber optic component manufacturer (JDS Uniphase (JDS)) until 2004 when Eversource occupied the building.

Due to hazardous waste generation by JDS, the property qualifies as an "establishment," and when it was purchased by Eversource, was subject to the Connecticut Transfer Act (Connecticut General Statutes Section 22a-134 through 22a-134e).

The property was transferred on December 1, 2021 to Eversource and was entered into the CT PTP on December 9, 2021. Eversource is the Certifying Party to the transfer, and as such, is responsible for investigation and remediation of the Site. CTDEEP assigned REM ID No. 14862 to the Site.

To date, the following investigations and PTP documentation have been completed and are presented in the following reports and documents previously submitted to the CTDEEP:

- Phase I Environmental Site Assessment (ESA), 1985 Blue Hills Avenue Extension, Windsor, CT, prepared by Stantec Consulting Services Inc. (Stantec), dated July 13, 2021
- Phase II ESA, 1985 Blue Hills Avenue Extension, Windsor, CT, prepared by Stantec, dated July 28, 2021
- 2022 Well Receptor Survey, 1985 Blue Hills Avenue Extension, Windsor, CT (REM ID# 14862), prepared by Stantec, dated June 6, 2022
- Environmental Condition Assessment Form (ECAF), dated December 9, 2021; Form III Transfer of Establishment Form (Form III), dated December 9, 2021, prepared by Stantec.
- CTDEEP Form III Receipt Acknowledgement Letter, dated March 21, 2022
- Schedule Letter, prepared by Stantec, dated May 24, 2022
- Change of LEP Letter, prepared by ZUVIC, dated January 31, 2024
- Phase II/III ESA, 1985 Blue Hills Avenue Extension, Windsor, CT prepared by ZUVIC, dated March 2024
- Completion of Investigation Form, 1985 Blue Hills Avenue Extension, Windsor, CT, prepared by ZUVIC, dated March 21, 2024
- Supplemental Investigation Report, 1985 Blue Hills Avenue Extension, Windsor, CT, prepared by ZUVIC, dated November 2024
- Remedial Action Plan, 1985 Blue Hills Avenue Extension, Windsor, CT, prepared by ZUVIC, dated January 2025.

The following Areas of Concern (AOCs) and Recognized Environmental Conditions (RECs) were identified and investigated during previous investigations listed above (see **Figure 2**).

- REC 1 – Diesel Fuel Release at the Loading Dock Area
- REC 2 – Coolant Release from Emergency Generator
- REC 3 – Historical Barn/Warehouse and Fire (Former Barn/Warehouse and Boiler Room)
- REC 4 – Release from Snow Removal Equipment
- AOC 1 – Loading Dock Area, Storm Drain, and Southeast Stormwater Detention Basin
- AOC 2 – Agricultural Use – Western and Central Portions of the Property
- AOC 3 – Exterior Oil-Filled Electrical Transformers
- AOC 4 – Suspected Dumping Area
- AOC 5 – Former JDS Uniphase Site Operations
- AOC 6 – Two Emergency Diesel ASTs Associated with Emergency Generators (REC 2)
- AOC 7 – Former 7,000-Gallon Heating Oil UST at Barn/Office (REC 3)
- AOC 8 – Former Barns in the Central and the Southeastern Portions of the Site
- AOC 9 – Potential Off-Site Sources

An Exterior Building Subsurface Investigation was completed in July 2025 to further evaluate AOC 5 and pesticide impacts to soil near the water table at REC 3. The report is under review and will be uploaded onto the CTDEEP REACT system once it is finalized. Note that a Remedial Action Plan (RAP) will be prepared if required for any remediation that may be warranted associated with former JDS operations (AOC 5) inside the Site building and/or with the pesticide impacts at REC 3.

Based on results of previous investigations, remediation for arsenic-, lead- and pesticide- impacted soil at AOC 4 and REC 3 that exceed the GA Pollutant Mobility Criteria (PMC) and the industrial/commercial direct exposure criteria (I/C DEC) was required, along with recordation of an Environmental Use Restriction (EUR) limiting use of the property to industrial/commercial. In addition, notice may also be submitted to the Commissioner of CTDEEP for use of an alternate GA PMC for total lead at REC 3 in accordance with RCSA Section 22a-134tt-9(d)(4).

B. Remediation Activities

Site remediation was initiated in January 2025 with the public notice of remediation, including the intent to record an EUR completed in accordance with CGS Section 22a-133k-1(d). In addition, a request for approval of Alternative Polluting Substances (APS) including use of additional and alternative criteria for PAHs (AAC-PAHs) approvable for sites with an EUR permitting only industrial/commercial use was submitted to the CTDEEP on January 15, 2025, and approved on June 20, 2025. The AAC-PAHs list will be used in lieu of the RSR I/C DEC PAH list for the Site.

Excavation and off-site disposal of impacted soil at AOC 4 was conducted between July 2025 and August 2025. Attainment of compliance for lead and pesticides at AOC 4 will be demonstrated using the exemption from the PMC for soil subject to infiltration (RCSA Section 22a-134tt-9(c)(5)(C)). Quarterly groundwater monitoring will be required to demonstrate compliance with the Groundwater Protection Criteria (GWPC) and Surface Water Protection Criteria (SWPC). For this purpose, a monitoring well will be installed in the downgradient portion of AOC 4 following completion of sitewide remediation. The well will be sampled during post-remediation compliance groundwater monitoring.

Remediation at REC 3 began in August 2025, is ongoing, and has not been completed due to the discovery of PCB-impacted concrete (concrete floor slab), foundation walls and soil.

Additional sampling and excavation/off-site disposal have been undertaken at REC 3 to evaluate the extent of, and remove, PCB-impacted material. To date, PCB-impacted soil, concrete and foundation walls near the former boiler room have been removed and disposed of as PCB Remediation Waste at a permitted off-site facility. PCB-impacted soil, concrete and foundation wall removal was conducted in accordance with requirements of the Toxic Substances Control Act (TSCA, 40 Code of Federal Regulations (CFR) Part 761) using "performance-based" cleanup. Subpart O (40 CFR Part 761.280) verification sampling and testing was completed to verify compliance with the RDEC and the Federal criterion for high-occupancy sites of 1 mg/kg.

Additional PCB evaluation of the former barn/warehouse footprint was completed on January 19 and 20, and February 6, 2026, to determine the nature, degree, and extent of the PCB-impacted soil area. The limits of PCB-impacted soil have been sufficiently delineated, and no further investigations of the area are warranted. Remediation of the PCB-impacted area is planned for mid- to late-March 2026.

C. Planned Activities Schedule

Ongoing and future activities are anticipated to be completed in accordance with the schedule outlined below for the next 12 months.

- Complete remediation of PCB-impacted soil at the former barn/warehouse footprint followed by Subpart O verification sampling (March/April 2026)
- Prepare and submit a post-cleanup notification to the Environmental Protection Agency (EPA) in accordance with 40 CFR Part 761.61(b) Performance-Based Disposal within 30 days of completion of cleanup. (April/May 2026)
- A Remedial Action Report (RAR) will be prepared following the completion of site remediation and submitted to CTDEEP. The RAR will include details on the remediation, a summary of the sampling/testing results, including appropriate data tables and figures, and conclusions. (June/July 2026)
- Finalize and submit to the CTDEEP, the Exterior Building Subsurface Investigation Report for the investigation completed in July 2025. (June 2026)
- Submit notice to the CTDEEP for use of an alternate GA PMC for total lead in accordance with RCSA Section 22a-134tt-9(d)(4) for use at REC 3. (May/June 2026).

- Installation of monitoring wells at AOC 4 and REC 3 following completion of remediation. (Summer 2026)
- Completion of three rounds of Post-Remediation Groundwater Compliance Monitoring (September 2026, December 2026 and March 2027). The fourth, and any subsequent, rounds of sampling will be completed after the 12-month period.

If you have any questions or comments regarding the information submitted in this 2026 Annual Status Update Report or if you require additional information, please contact the undersigned.

Sincerely,
ZUVIC Inc.

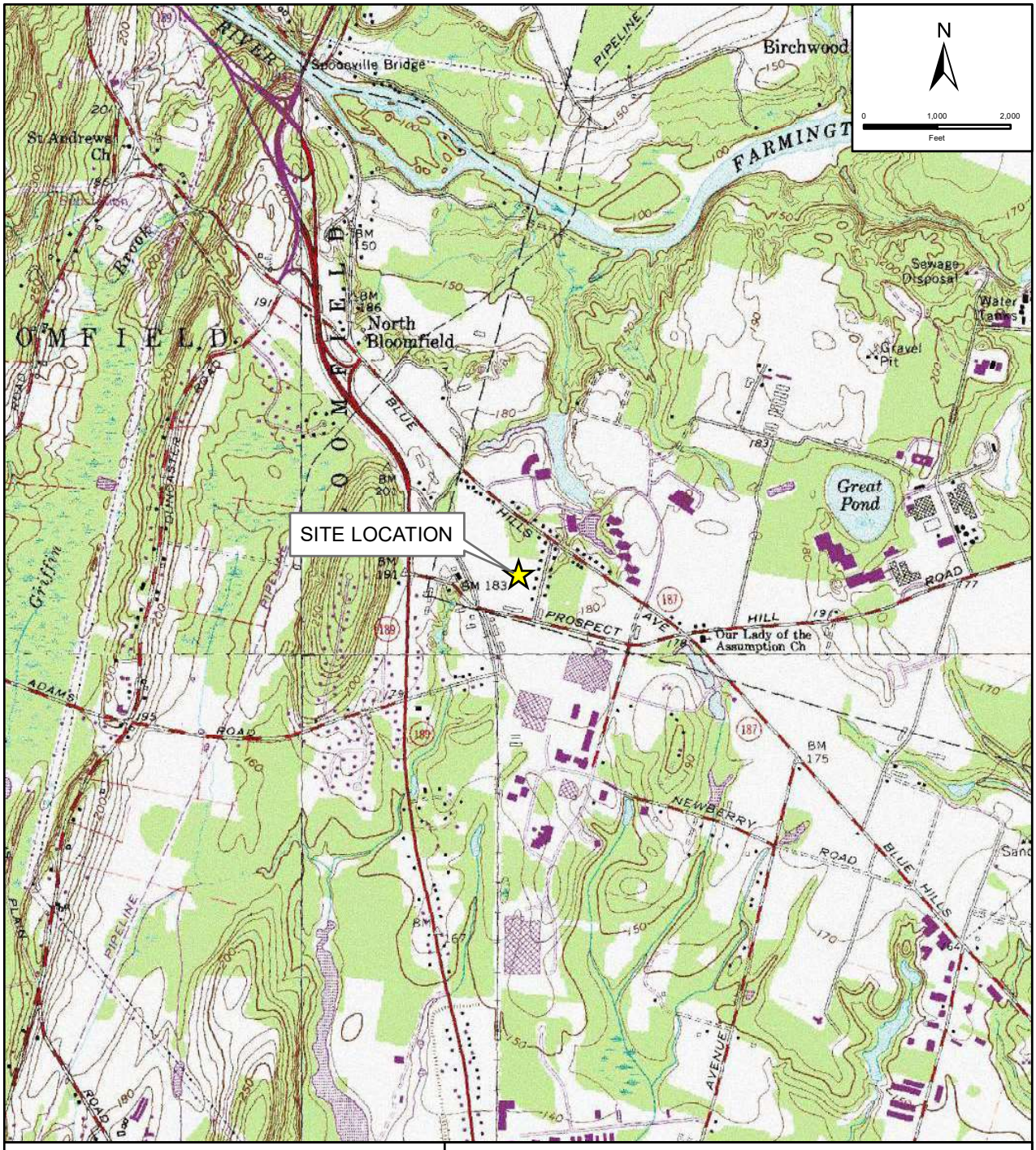
Daniel Pinho, LEP
Project Manager

Victoria L. Man, LEP
Director of Environmental Services

c: Benjamin Caswell, Eversource Energy Service Company

Attachments:

Figure 1 – Site Location Map
Figure 2 – Site Plan



SITE LOCATION



USGS QUADRANGLE: WINDSOR LOCKS, MAP # 22

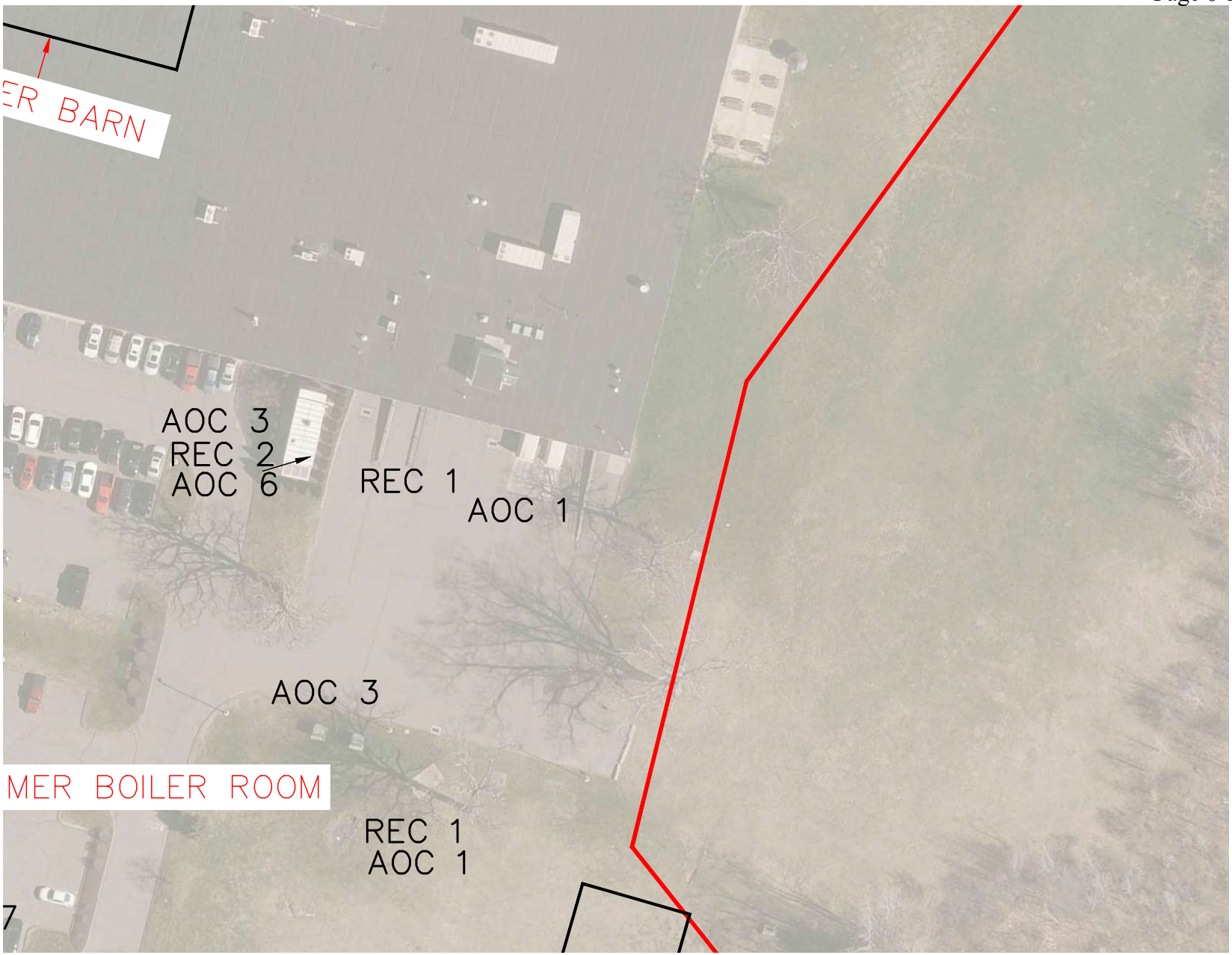
SOURCE: USGS TOPOGRAPHIC MAP, HARTFORD COUNTY (2001 DRG)

SITE LOCATION MAP

1985 BLUE HILLS AVENUE EXTENSION
WINDSOR, CONNECTICUT

PREPARED FOR:	EVERSOURCE 107 SELDEN STREET BERLIN, CT 06037		
PREPARED BY:	ZUVIC INC. 40 COLD SPRING ROAD, ROCKY HILL, CT OFFICE (860) 436-4901 FAX (860) 436-4953		
SCALE: 1 in = 2,000 ft	DATE: AUGUST 14, 2023	PROJECT NO.: 23246-6	FIGURE 1

PROJECT NUMBER: 23246-6/ DATE: AUGUST 14, 2023/ FILE NAME: SITE LOCATION MAP


ER BARN
AOC 3
REC 2
AOC 6
REC 1
AOC 1
AOC 3
MER BOILER ROOM
REC 1
AOC 1
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