



July 27, 2017

Jerome F. Shea, Town Engineer
Town of Simsbury
933 Hopmeadow St.
Simsbury, CT. 06070

RE: Review of Phase I Environmental Site Assessment Report
DWW Solar II, LLC – Tobacco Valley Solar Project

Dear Mr. Shea:

As requested by the Town of Simsbury, Zuvic, Carr and Associates, Inc. (Zuvic Carr) has reviewed the Phase I Environmental Site Assessment (ESA) report, prepared by GZA Environmental, Inc. (GZA), and dated March 2016. The Phase I ESA report was submitted as part of the petition submitted to the Connecticut Siting Council (SCS) by DWW Solar II, LLC for installation and operation of a 26.4 megawatt AC solar photovoltaic electric generating facility on approximately 289 acres comprised of 5 separate and abutting privately-owned parcels on Hopmeadow Street, County Road, and Hoskins Road (collectively the Site).

The stated objectives of the Phase I ESA were as follows:

- To render an opinion as to whether surficial or historical evidence indicates the presence of recognized environmental conditions (RECs) which could result in the presence of hazardous materials in the environment as defined in the American Society for Testing and Materials (ASTM) Standard Practice E1527-13 for Phase I Environmental Site Assessments
- To permit the User of this assessment to satisfy one of the requirements to qualify for certain Landowner Liability Protections under CERCLA

The Phase I ESA report identified the following RECs on the Site:

- Portions of the Site are currently used as agricultural fields and appear to have been historically used for tobacco farming. Pesticide and herbicide residual may be present in soil and/or groundwater as a result of current or historical application, storage or disposal of these substances. The presence of groundwater monitoring wells on Parcel 5 suggest that subsurface investigations have been conducted.
- An unlabeled 55-gallon metal drum was observed in the eastern portion of the eastern barn at Parcel 3. The contents of the drum are unknown; however, the top of drum was observed to be bulging.
- Discarded building debris (e.g. shingles, roofing tar, furniture) were observed in wooded areas of Parcel 5, and discarded empty metal drums were observed in Parcels 1 and 3.

Although the drums were empty and no surficial evidence of a release from debris or containers was observed, it is possible that a historical release of hazardous substances or petroleum products occurred in these areas.

Based on its review of report, Zuvic Carr has the following comments and questions on the submitted Phase I ESA:

1. When conducting site characterization activities in the State of Connecticut, including Phase I ESAs, the standard of care for such activities is specified in the CT Department of Energy and Environmental Protection (DEEP) Site Characterization Guidance Document (SCGD) (Revised December 2010). Particularly when site characterization is required by law, CTDEEP highly recommends the approach presented in the SCGD, which if utilized, will be acceptable to the Commissioner.¹ In this case, since the Phase I ESA was conducted as a requirement by law (i.e. CGS Section 16-50k, 22a-134a-134g, etc.), the prevailing assessment standard is the CT SCGD and not ASTM 1527-13.
2. To meet CT SCGD standards, the Phase I ESA should identify Areas of Concern (AOC) that may exist on the subject site. An "AOC" is defined in the SCGD as "Locations or areas at a site where hazardous waste and or hazardous substances (including petroleum products) have been or may have been used, stored, treated, handled, disposed, spilled, and/or released to the environment".² An AOC is distinctly different from a REC, as an AOC includes the potential of a release of hazardous materials, not just evidence of an actual release or material threat of a release. The Phase I ESA for the Site should identify AOCs as well as RECs.
3. During GZA's review of the CTDEEP Manifest records, it was noted that manifest records for the 45 Hoskins Road property (a parcel not part of the Site) indicated that "several yards of arsenic-bearing solids (D004) were shipped from the property in 1990 under temporary generator ID CTP000010194". In addition a shipment of 1,966 gallons of corrosive liquid were shipped offsite in March 1998 under the same temporary ID.

However, there is no evidence to support that the above-referenced hazardous wastes were generated from the 45 Hoskins Road property. The Generator Summary Report included in the report indicates only that the hazardous wastes (including *83 cubic yards* of arsenic solids) were generated from Culbro Corp. on Hoskins Road, and gives no address. Furthermore, a copy of a hazardous waste summary report was included in the report for the same time period for 45 Hoskins Road for 50 gallons of flammable (D001) liquid, but the EPA generator ID for the site is listed as CTP00008960. Two of the Site parcels are located off of Hoskins Road (Parcel Nos. 3 and 5). Could the hazardous wastes in question been generated from the Site parcels? Additional information is required to address this significant data gap.

¹ Page 2, Paragraph 2 – SCGD

² Page 8 - SCGD

4. The Phase I ESA did not include a review of archived CTDEEP records at the State Library. The archived case files would likely have information pertaining to historical investigations that may have occurred at the Site, including Parcel 5.
5. A review of the CT Leachate Wastewater Discharge Point map (1991), indicates that a contaminated potable well was identified on Parcel 5 (LWDS No. 4,300,082). The map description indicates that the well was contaminated with Vorlex, a soil fumigant that was commonly used at tobacco farms. This reported release should be identified as a Site REC. A copy of the mapped location is attached.
6. A review of the CT Leachate Wastewater Discharge Point map (1991), indicates that a contaminated potable well was identified at a residence on Knollwood Circle (LWDS No. 4,300,083). The location is adjacent to and topographically downgradient of Parcel 1. The map description indicates that the well was contaminated with Vorlex, a soil fumigant that was commonly used at tobacco farms. This reported release should be identified as a Site REC. A copy of the mapped location is attached.
7. The Phase I ESA identified a significant data gap – the lack of a timely response from the Site owner regarding current and past site usage and facility operations. Zuvic Carr concurs and requests follow-up communications with the Site owner to provide information on historical site operations and environmental investigations, if any, that have been conducted at the Site parcels.
8. GZA concluded that the Site did not appear to meet the definition of an “establishment” under the Connecticut Transfer Act because the activities in subsections (A) through (E) of the definition of “establishment” (CGS Section 22a-134(3)) do not appear to have occurred. Zuvic Carr believes this conclusion is premature as there remain significant gaps in information regarding the generation and disposal of hazardous wastes that may be attributed to the Site. This issue should be reevaluated once additional pertinent information has been obtained and reviewed.
9. Are there any plans to conduct subsurface investigations at the Site, including the collection and analysis of soil and/or groundwater samples? If so, what is the anticipated schedule for completing the investigation(s)?

Zuvic Carr may have additional comments or questions as additional information on the status of the environmental investigation is provided. Please contact me if you have any questions.

Sincerely,

Zuvic, Carr and Associates, Inc.



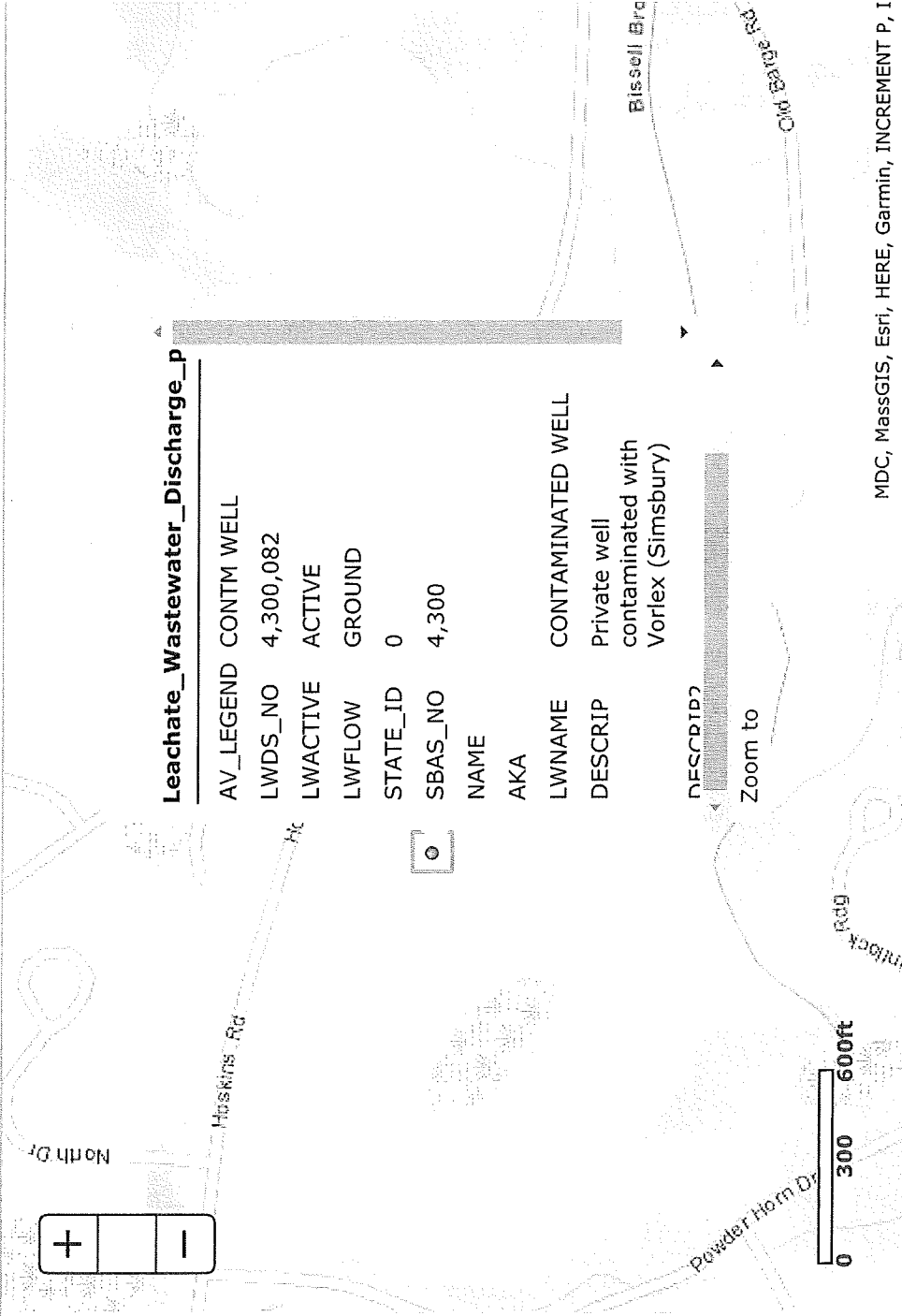
Robert J. Carr P.E., LEP
Vice President

Attachments

ArcGIS ▾ Leachate Wastewater Discharge Point (1991)

[Details](#) | [Basemap](#) | [Print](#) | [Measure](#)

Hoskins Rd, Simsbury, CT, 06



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Leachate Wastewater Discharge Point (1991)

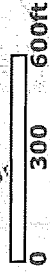
Topographic

Leachate_Wastewater_Discharge_p

AV_LEGEND	CONTM WELL
LWDS_NO	4,300,082
LWACTIVE	ACTIVE
LWFLOW	GROUND
STATE_ID	0
SBAS_NO	4,300
NAME	
AKA	
LWNAME	CONTAMINATED WELL
DESCRIP	Private well contaminated with Vorlex (Simsbury)

DESCRIP?

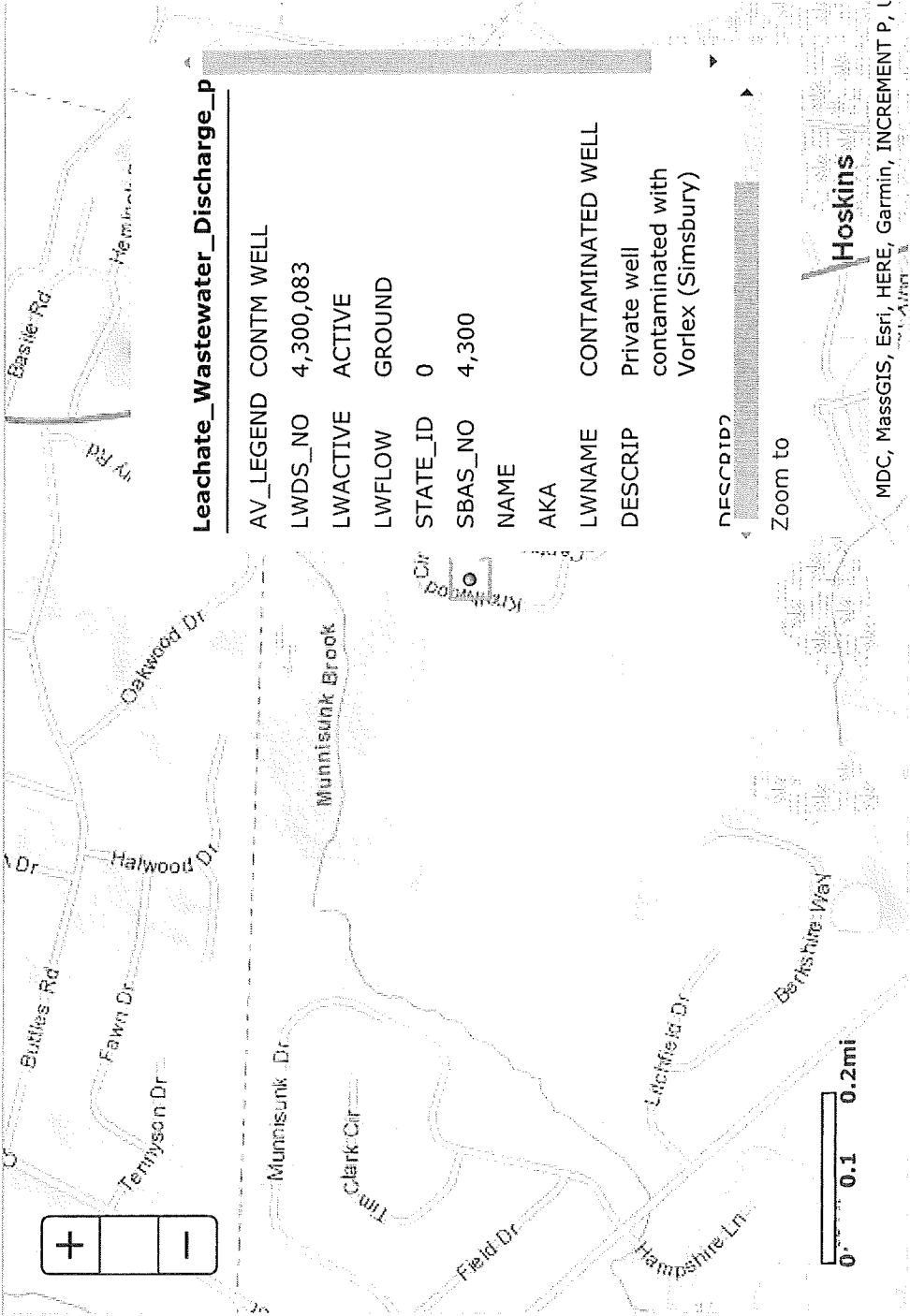
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ArcGIS ▾ Leachate Wastewater Discharge Point (1991)



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Leachate Wastewater Discharge Point (1991)

Topographic

Leachate_Wastewater_Discharge_p

AV_LEGEND	CONTM WELL
LWDS_NO	4,300,083
LWACTIVE	ACTIVE
LWFLOW	GROUND
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AKA	
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