TOWN OF STRATFORD

VACANT LOT BEHIND BLUE GOOSE NEIGHBORHOOD RAYMARK MEETING

January 12, 2022

MEETING MINUTES

The Stratford Health Department in conjunction with the Environmental Protection Agency, Connecticut Department of Energy & Environmental Protection, and the United States Army Corp of Engineers, conducted a virtual meeting on Wednesday January 12, 2022 via GoToMeetings, pursuant to notice duly posted.

TOWN REPRESENTATIVE IN ATTENDANCE

- Andrea Boissevain – Director of Health
- Alivia Coleman – Health Department Program Associate
- Laura Hoydick – Mayor
- Kelly Kerrigan – Environmental Conservation Superintendent
- Raynae Serra – Director of Public Works
- Kaitlyn Shake – Town Council 2nd District

ENVIRONMENTAL PROTECTION AGENCY (EPA) MEMBERS IN ATTENDANCE

- Jim DiLorenzo
- Darriel Swatts

UNITED STATES ARMY CORP OF ENGINEERS (USACE) MEMBERS IN ATTENDANCE

- David Heislein
- Michael Looney

DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION (DEEP) MEMBERS IN ATTENDANCE

- Tony Allevo

DEPARTMENT OF PUBLIC HEALTH MEMBER IN ATTENDANCE:

- Meg Harvey

OTHERS IN ATTENDANCE

- Various residents

I. CALL TO ORDER
Ms. Coleman called the meeting to order at 6:31pm.

II. INTRODUCTIONS -- Ms. Coleman introduced herself and others in attendance.
A. OVERVIEW OF VIRTUAL MEETING STRUCTURE – Ms. Coleman explained the process of conducting a virtual meeting and reminded everyone that the meeting was being recorded. Presentation slides for this meeting can be found at stratfordct.org/Raymark.
B. RULES OF CONDUCT – Ms. Coleman reviewed meeting protocol, noting that based on suggestions she received, participants would be allowed to ask questions after each individual presentation, if they were pertinent to the presented material.

III. BRIEF HISTORY OF THE RAYMARK SITE & SUMMARY OF THE CLEANUP DECISION (2016 ROD)

- Mr. DiLorenzo explained the location of the waste found behind 326 Ferry Blvd. (Blue Goose Restaurant). He noted the estimated Raymark waste volume at this location is approximately 9,000 cubic yards, including an estimated 1,500 cubic yards of Principal Hazardous Constituent (PHC) waste. Per Mr. DiLorenzo, the areas that directly abut homes on Willow Ave. and Housatonic Ave. were remediated in the early 1990's. They are now working on the non-residential areas.
- Mr. DiLorenzo explained Raybestos-Manhattan Company was a 33-acre manufacturing facility which began operations in 1919 until closing in 1989. The company, which made brake pads and clutch plates, allowed liquid wastes to be discharged into unlined lagoons. The sludge/spent solids from these lagoons were used as fill material for low spots on their own property. Additionally, the company gave it away as free fill around town, and was used mostly to fill wetlands. The site of the former Raybestos Company is now the current Stratford Crossing shopping plaza.
- Mr. DiLorenzo stated Raymark Waste is a manufacturing waste material from the former Raybestos Industries Inc. facility. This material contained many chemicals known to be hazardous. The definition of Raymark Waste in soil is a single soil sample containing lead above 400 parts per million (ppm) [or mg/Kg], and asbestos (chrysotile only) greater than 1%, and either copper above 288 ppm or polychlorinated biphenyls (PCBs) [Aroclor 1268 only] above 1ppm. Mr. DiLorenzo explained PHCs are a subset of Raymark Waste, and have concentrations substantially higher than the cleanup levels or goals at the site. He explained PHC waste is NOT consolidated with other Raymark waste; it is instead sent off-site for disposal. Per Mr. DiLorenzo, while not every Operable Unit 6 (OU6) property contains PHC waste, the vacant lots behind 326 Ferry Blvd. do. He added approximately 10% of the total Raymark waste volume contain PHCs.
- Per Mr. DiLorenzo, the EPA's initial response began in 1993, at which time the EPA started excavating 100,000 cubic yards of Raymark waste from 46 residential properties as well as Wooster Middle School, and was transported/stored at the former Raymark facility. On 4/25/1995 Raymark was listed on the EPA's National Priorities List, also known as the Superfund list. The first Record of Decision (ROD) was made in July 1995, at which time the former Raymark facility was demolished. Approximately 105,000 cubic yards of Raymark Waste was consolidated with 500,000 cubic yards of

existing Raymark Waste, and placed under a low-permeability cap. An additional 500 properties were tested to determine the presence of Raymark waste. In 2003, Stratford Crossing was built. A second ROD was issued was made in July 2011 for 576/600 East Broadway, and is still pending.

- Mr. DiLorenzo explained there are nine operable units within this Superfund cleanup:
  - OU1: Former Raymark facility, which has been capped
  - OU2: Groundwater/Vapor Intrusion
  - OU3: Upper Ferry Creek (consolidation remedy)
  - OU4: Raybestos Memorial Ballfield (consolidation remedy)
  - OU5: Shore Road Boat Club
  - OU6: 22 known Additional Fill Properties (consolidation remedy)
  - OU7: Lower Ferry Creek
  - OU8: Beacon Point Boat Launch
  - OU9: Short Beach Park/former Stratford Landfill
- Mr. DiLorenzo noted the following OU6 properties are complete: 250, 302, 304, 340, 360 and 380 East Main Street; 171, 190, 191 and 200 Ferry Blvd. The remaining properties are: 230, 250, 280, and 300 Ferry Blvd., the lots behind 326 Ferry Blvd., the DOT lot abutting I-95 South; 251 East Main St., the DPW lot, Wooster Park, a Third Avenue property, Lockwood Avenue, Beacon Point Area of concern #1 and #3.
- Mr. DiLorenzo stated the third ROD was issued in September 2016 for the current consolidation and installation of additional sub-slab mitigation systems. The soil cleanup for OU3, OU4, and OU6 is the "Consolidation Remedy". Approximately 105,000 cubic yards of soil and sediment will be excavated, with 70,000 cy expected to be removed from OU6 and 35,000 cy expected to be removed from OU3. While most of the waste will be brought to OU4 for consolidation, approximately 10% will contain PHCs, and will be sent to an off-site hazardous waste facility. Per Mr. DiLorenzo, they will backfill all excavations, and all properties will be fully restored. He added the estimated cost for this Superfund project is $100million.
- Mr. DiLorenzo explained the potential Vacant Lot area community impacts, including construction noise and vibration, truck traffic and mitigating impacts. A 9-foot fence will be erected around the work area. There will be approximately 1,000 truck trips (1-3 trucks per hour) – 600 trucks removing contaminated soil and 400 trucks bringing in clean fill. There will be air and vibration monitors on-site. Mr. DiLorenzo discussed the need to keep material wetted, especially on dry days. The trucks/containers to be used will all have a tight cover and gasketed tailgate, and "Raymark Waste" signs on them. The typical work hours are Monday – Thursday 7am-4:30pm.
- Per Mr. DiLorenzo, cleanup is necessary since there is buried waste near the surface on many properties. Erosion will continue to expose more waste, which could affect future workers and/or anyone digging in the area. Mr. DiLorenzo noted the EPA is required to mitigate actionable exposure risks. He explained once the contaminated material is removed and capped, the area will be effectively managed and monitored indefinitely.

IV. <u>NATURE AND EXTENT OF CONTAMINATION LOCATED AT VACANT LOTS</u>

- Mr. Heislein explained the area was delineated by taking samples every 30 feet. The delineation line has mostly been established, although they will continue to take samples from the lower wetland area bordering Ferry Creek.

V. CLEANUP APPROACH FOR VACANT LOTS

- Per Mr. Looney, work in this area is expected to begin January 17, and will take approximately 4 months to complete (weather permitting). There will be a temporary perimeter concrete barrier (steel fence with a heavy duty sound blanket on the outside) erected which will act as a visual and sound barrier while work is being performed in this area. All work vehicles will be confined to the work zone. Mr. Looney stated they will begin clearing the trees and vegetation, and will work in phases to keep trucks off the contaminated soil. The remediation work will start at the far South section of the area. Each truck leaving the site will have a tight cover and gasket. He explained excavations are backfilled daily. They will excavate to 4-feet, and will then add a demarcation layer to serve as a warning if anyone digs there in the future. It will then be covered with clean material. Material collected will be brought to the consolidation area at the OU4 ballfield. The area will be restored to grade by late Spring. Mr. Looney does not expect to need police detail, but will request such if needed.
- Mr. Looney explained the contaminated material will be brought to a consolidation area at the OU4 Ballfield, which is a historically low-lying area that was previously filled with approximately 100,000 cubic yards of Raymark waste. The consolidation remedy entails placing the excavated Raymark waste atop the existing waste, and covering it all with an impermeable engineered cap. It will be designed to support a post-closure use for the Town. Site cameras can be viewed online at https://www.ipcamline.com/5fc7c13309700.
- Mr. Looney noted the various engineering controls that are being used such as perimeter concrete barriers, each of which is a steel fence with a heavy duty sound blanket atop it. They are used primarily for security but also keep sound and visual nuisance to a minimum. A water truck is used to keep dust down, and a "Dust Boss" is used to spray any uncovered material that needs to be wet. Another example of erosion controls being used are silt socks, which are filled with permeable materials to allow water to go through, but not silt and other materials. Additionally, material is transported in tightly sealed trucks and/or containers with gasketed gates. Per Mr. Looney, air monitoring is done in real time, and contaminated material is covered with the posi-shell cover system. This is a spray-on clay shell used for dust suppression and erosion control, and has been applied on all previously imported Raymark waste at the OU4 ballfield.

VI. PERIMETER AIR MONITORING

- Mr. Heislein explained the perimeter air monitoring equipment which is used at the OU4 and OU6 properties, including the Vacant Lot site. These include a meteorological station, a chemical sampling port, a dust monitoring station as well as personnel monitoring. There will be one meter upwind, while another will be placed downwind. A third will be on a construction worker who is within the work area.
- Mr. Heislein gave an overview of the Raymark air monitoring program. He explained there is a Dust Action Level set to protect workers as well as the abutting neighbors. Since this action level is set very low to be protective of health, work will stop before there is any potential risk to workers or the community. There will be three air monitoring stations at each of the Vacant Lot parcels, and all will be monitored in real time. If there is an elevation for more than fifteen minutes, all work stops. The dust action levels are determined by the chemicals found at the site, and reduced with

additional safety factors. Per Mr. Heislein, there will also be noise and vibration monitors onsite. Additionally, there is also a separate Dust Action Level reported when the site is being restored using clean soil.

- Mr. Heislein explained the Perimeter Air Monitoring Response Actions. He noted wetting occurs continuously during excavation, truck loading, backfill and compaction. Per Mr. Heislein, the dust meters provide reports every 15 minutes during the work day. If an elevated dust action level is measured, fulltime on-site personnel will be notified immediately via texts and emails. The response team will then identify the source of the elevated level, and document all response actions which were implemented and the results thereof. Per Mr. Heislein, they will increase the ongoing wetting of the excavation, truck loading and backfill areas. If, however, there are four consecutive exceedances of the 15-minute average, a Stop Work order is issued. He added more response actions will be implemented before work can restart.
- Mr. Heislein stated this construction project is exempt from the town Noise ordinance, but added the noise monitors which will be used will prevent a public nuisance disturbance. He explained the 8-hour average is approximately less than 70 decibels (Leq), which is the equivalent to the sound of a vacuum cleaner being used. Vibration monitoring is also conducted at OU4. A warning is issued when it is 0.4 inches per second. The threshold limit is 0.5 inches per second, at which point work stops. Mr. Heislein submits weekly air monitoring reports, chemical reports, as well as vibration and noise monitoring reports to the Health Dept. Ms. Coleman and Ms. Boissevain ascertain those reports are posted on the Town's Health Dept. website stratfordct.org/Raymark. Additionally, summaries are given at the Community Advisory Group meetings.
- Mr. Heislein stated they have incorporated lessons learned from previous Town remediations into the Traffic Management Plan for the Vacant Lot site. The trucks will be sealed, washed and labeled with a white "Raymark Waste" sign. Per Mr. Heislein, there is coordination with other construction projects being done by the Town, United Illuminating and the DOT, as well as others. The full intent of the route is to avoid residential street, school and parks whenever possible, including bus routes and bus times. Trucks will utilize the new access road from Longbrook Avenue, which will help drivers avoid the low bridges found along other routes. The average work day is 7am – 4:30pm Monday – Friday (no nights or weekends). Police details will be used if necessary.

VII. SCHEDULE

Mr. DiLorenzo noted the following:

- 380 East Main Street (Glynn Manufacturing) – 51.70 yards of material (4 trucks)
- 190 Ferry Blvd. (Karate Studio) –87.31 yards (10 trucks)
- 200 Ferry Blvd. (Liquor Store) –481.83 yards (64 trucks)
- DOT ROW along 190/200 Ferry Blvd. – 109.30 yards (11 trucks)
- DOT Exit 33 – 345.57 yards (19 trucks)
- 250, 304 & 340 East Main Street (Ashcroft - front, Dry Cleaner and Hair Salon) – 2,785.3 yards (251 trucks) and 794.60 yards (60 trucks) of PHC waste
- 302/350 East Main Street – 127 yards (9 trucks)
- DOT ROW (Ferry Blvd & East Broadway) – 430 yards (47 trucks)
- 171 Ferry Blvd (Snaxx Plus convenience store) – 389 yards (41 trucks)

- 250 East Main Street (Ashcroft Rear) – 9,281 yards (745 trucks) and 377 yards (35 trucks) of PHC waste
- Wooster Park (Quail Street) – 4,872 yards (433 trucks) and 130 yards (15 trucks) of PHC waste

The following is the tentative remediation schedule:

- Sept. 2020: All East Main Street properties were remediated, as were several Ferry Blvd. properties. Wooster Park/Quail Street remediation began.
- **Mid-January - April 2022: Remediation of Vacant Lots at 326 Ferry Blvd. which will take approximately four months to complete**
- April - November 2022: Remediation of Beacon Point, Hitchcock Marina, Third Ave. and Lockwood Ave.
- 2023: Remediation of Ferry Creek and remaining Ferry Blvd. properties
- 2024: Construction of a stormwater conveyance system, pump station and an impermeable OU4 cap

VIII. QUESTIONS

- When referring to the "vacant lot property", does this also refer to the site that abuts Homestead Ave and Willow Street? Per Ms. Coleman, it does not. This refers to the two vacant land parcels directly behind the Blue Goose, the other side of Willow.
- Is it necessary to remove all trees on the property? Mr. DiLorenzo explained that all the trees in the waste area must be removed since the property has Raymark waste on it. He noted they will be replacing the tree and arborvitae, adding the property owner may request ground plantings instead.
- Will the restaurant parking be impacted? Mr. DiLorenzo stated only one land of parking closest to Ferry Creek will be affected, but most of the parking lot will be available to customers. Mr. Heislein stated the restaurant opens at 4pm, which is the same time the project work ends and the gate is closed, so the restaurant will not be impacted.
- Will the area be replanted with trees? Mr. DiLorenzo explained the existing vegetation will be removed. The area will then be backfilled with clean loam. Trees and arborvitae will be placed along the three properties, except for the area along Ferry Creek, which will remain as open space at the property owner's request.

Ms. Boissevain reminded everyone there is a Raymark Community Advisory Group meeting every other month, which anyone can attend. Additionally, in the months there is no meeting, the EPA provides a written update which can be found on the Town website stratfordct.gov/Raymark.

IX. ADJOURNMENT

Ms. Coleman adjourned the meeting at 8:07pm.

Respectfully submitted,
Aileen Marsh
Recording Secretary