



Mystic Education Center (MEC) Environmental Conditions Fact Sheet

Environmental Site Assessment (ESA):

The state commissioned an ESA for this site in 2013. It was prepared in three phases and completed in May 2014.

The purpose of the ESA is to:

- Assess conditions on the site to identify known or suspected Areas of Concern (AOCs) where there might be contamination to soil or groundwater
- Conduct soil samples to confirm contamination and likely sources
- Identify any remediation actions needed to clean the site

What is an Area of Concern (AOC)?:

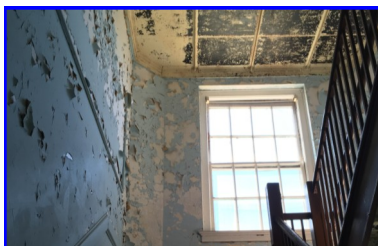
AOC refers to the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing, past, or likely future release into: 1) structures on the property, or 2) the ground, groundwater, or surface water of the property.

Of the 17 AOCs identified at the MEC only 11 require remediation. Most of these are limited and discrete, and will not cause problems for neighboring properties

What are the concerns in the Areas of Concern?

Environmental concerns on the property are largely centered in and around the buildings and are generally what would be expected of an institutional property of MEC's age and condition. Over the years, there have been several spills on site, including heating oil and diesel fuel. While these were cleaned up according to protocol, some materials remain in the soil in limited areas. Old mechanical and electrical equipment on site, as well as issues related to mold, asbestos, and lead paint, are being addressed by the State in advance of the property's sale, with some of the buildings with the worst problems already having been demolished.

Before this site is sold, it must be cleaned pursuant to CT Public Act 11-1, Section 24(c). In this case, the site is considered cleaned when *"remaining concentrations of contaminants of concern in soil [are] within established Residential Direct Exposure Criteria and GA Pollutant Mobility Criteria contained within the DEEP's Remediation Standard Regulations."* In plain language, according to the ESA, this can fairly easily be accomplished by excavating identified contaminated soils and removing them to an off-site disposal facility.



What is being done?

The ESA identified no water contamination on site, and 11 AOCs where soil should be removed. Most of the AOCs are small areas that have been defined and are not spreading. The next page summarizes the following:

- Where each of the AOCs is located
- Type of contamination discovered in the soil
- Source of the contamination, if known
- Estimated area, in square feet, of contamination
- Proposed remedial action



Want to know more?

The full ESA reports can be found on the Town's website at:
<http://www.groton-ct.gov/depts/plandev/MECESA.asp>

AOCs that Require Remediation

AOC 1: Recreation Field

Problem: ETPH and SVOC in the soil
Source: Limited spill
Extent: 400 sq ft
Action: Remove impacted soil

AOC 2: Fire Department Training Area

Problem: Acetone in the soil
Source: Use of accelerants
Extent: 400 sq ft
Action: Remove impacted soil

AOC 3: Solid Waste Disposal Area

Problem: ETPH and SVOC in the soil
Source: Fill material deposited on site
Extent: 21,000 sq ft
Action: Remove impacted soil

AOC 4: Former Oiled Gravel Driveway

Problem: SVOC in the soil
Source: Asphalt driveway (oil applied to control dust)
Extent: 400 sq ft
Action: Remove impacted soil

AOC 5: Underground Storage Tanks

Problem: Acetone and maybe others
Source: Potential leaks from tanks
Extent: 3 remaining tanks
Action: Remove remaining tanks

AOC 7: Perimeter of Buildings

Problem: Lead and Pesticides
Source: Chipping lead paint and application of pesticides
Extent: 6,000 sq ft
Action: Remove impacted soil

AOC 8: Electrical Transformers

Problem: SVOC in the soil
Source: Release from the transformer
Extent: Localized
Action: Remove impacted soil along with those associated with AOC 13

AOC 10: Administration Bldg and Girls Wing Boiler Room

Problem: ETPH and SVOC in the soil
Source: Boiler
Extent: 300 sq ft
Action: Remove impacted soil

AOC 13: Emergency Diesel Generator

Problem: ETPH and SVOC in the soil
Source: Release from the generator and impacted fill material
Extent: 12,000 sq ft
Action: Remove impacted soil

AOC 14: Maintenance/Storage Areas

Problem: ETPH in the soil
Source: Historical use for petroleum storage
Extent: 300 sq ft
Action: Remove impacted soil

AOC 16: Former Rubbish Burner, Shop, and Garage

Problem: Arsenic in the soil
Source: Uncertain
Extent: 400 sq ft
Action: Remove impacted soil

Acronyms

ETPH: Extractable Total Petroleum Hydrocarbons

SVOC: Semivolatile Organic Compound

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