

Phase I Environmental Site Assessment

1177, 1193 & 1303 West Street
Southington, Connecticut

Anthony Properties
Dallas, Texas

August 2022



146 Hartford Road
Manchester, Connecticut 06040



FUSS & O'NEILL

August 15, 2022

Mr. Brian Shiu
Anthony Properties
12770 Coit Road – Suite 970
Dallas, TX 75251

Re: Phase I Environmental Site Assessment
1177, 1193, and 1303 West Street
Southington, Connecticut

Dear Mr. Shiu:

We are pleased to submit the enclosed report of the Phase I Environmental Site Assessment (Phase I ESA) for the above-referenced subject property (hereinafter referred to as the site). The assessment was conducted in conformance with Standard Practice E 1527-21 for Environmental Site Assessments published by ASTM International.

Note that the U.S. Environmental Protection Agency (US EPA) has not yet approved the use of the 1527-21 Standard as meeting the All-Appropriate Inquires (AAI) requirements of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) (42 U.S.C. § 9601), although they intend to. We understand that the US EPA is reviewing and expects to approve the use of the Standard 1527-21 in the future. To address this transition period, we also relied on the former ASTM practice for completing Phase I ESAs, 1527-13, while preparing this report, which the U.S.EPA has previously agreed meets the AAI requirements.

Also note that the ASTM 1527-21 Standard requires that certain elements of a Phase I ESA be updated if the report is to be relied upon more than 180 days following its completion. If updated, the report will remain viable for up to one year. The earliest completed activity that would require updating was the site visit, which was completed on August 1, 2022. With that date as reference, we recommend you contact us to discuss your options to update or develop a new report after January 28, 2023.

We have identified three areas of concern associated with the Site. These are discussed in the conclusions section of our report (Section 8).

In accordance with the requirements of the ASTM 1527-13 & 1527-21 Standards, we declare that to the best of our professional knowledge and belief, we meet the definition of an environmental professional as defined in § 312.10 of 40 C.F.R. § 312 and we have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the

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subject property. We have developed and performed all appropriate inquiries in conformance with the standards and practices set forth in 40 C.F.R. Part 312.

Thank you for the opportunity to conduct this work. Please contact us if we can be of further assistance.

Sincerely,

Scott J. Flaherty
Hydrogeologist III

Brent J. Henebry, LEP
Associate

Enclosure

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1 Introduction

Fuss & O'Neill, Inc. has been retained by Anthony Properties to conduct a Phase I Environmental Site Assessment (Phase I ESA) of the three contiguous properties identified as 1177, 1193, and 1303 West Street in Southington, Connecticut (the "Site"). We understand that Anthony Properties requested this Phase I ESA in anticipation of taking ownership of the Site for a future development project.

In portions of this report, we refer to the Connecticut Department of Energy and Environmental Protection (DEEP). The Connecticut Department of Environmental Protection (CTDEP) was re-named the Department of Energy and Environmental Protection (DEEP) in July 2011. For convenience and consistency, we refer to the agency as the DEEP throughout this report, including the timeframe prior to July 2011, except when citing references.

1.1 Objective

The objective of this Phase I ESA was to identify areas of environmental concern (AOCs) at the Site. As defined by Connecticut's 2010 Site Characterization Guidance Document (CTDEP, 2010), an AOC is described as follows:

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, spilled, and/or released to the environment

The definition of an AOC is generally consistent with the definition of a recognized environmental condition (REC) contained in Standard Practice for Environmental Site Assessments E 1527-21 developed by ASTM International (ASTM, 2021), but may also include additional areas, such as loading areas where hazardous materials may have been handled, even in the absence of release indicators. Any AOC identified during this Phase I ESA is considered an REC.

1.2 Scope of Services

Our Phase I ESA was performed in conformance with the following standards:

- Standard Practice E 1527-21 for Environmental Site Assessments by the American Society for Testing and Materials (ASTM, 2021)
- Connecticut's Site Characterization Guidance Document dated December 2010 (CTDEP, 2010)

Unless otherwise stated in this report, assessments for other business environmental risks such as asbestos-containing materials, PCB-containing building materials, lead-based paint or plumbing materials, radon gas, and mold were not conducted as part of this Phase I ESA. Furthermore, we did not investigate the potential for the Site to contain wetlands, endangered species, ecological resources or historic/cultural resources. Environmental compliance or permitting issues were not considered during this investigation.

It is our understanding that this work is not being conducted under a United States Environmental Protection Agency (USEPA) Brownfield Assessment and Characterization Program grant awarded under CERCLA 9604(k)(2)(b); therefore, our investigation did not include an assessment of controlled substances. Refer to *Appendix A* for the scope of work and restrictions of this ESA and to *Section 10* of this report for limitations on this work product.

2 Site Overview

2.1 Site Information

2.1.1 Property Location, Size of Parcel, and Site Plan

The Site consists of three contiguous parcels located on the east side of West Street in a Mixed-Use Transition (MUT) zone of Southington, Connecticut (Hartford County). A portion of a United States Geological Survey (USGS) topographic map showing the Site location is provided as *Figure 1* (USGS, 2022).

According to town records, the Site consists of three parcels totaling 41.75 acres of land. A description of each parcel and the acreage and owner information based on Assessor's mapping and field cards is listed below:

Address	Acreage	Owner	Parcel Use/Description
1177 West Street	1.57	Tolles Roger C.	Abandoned store with associated Quonset Hut
1193 West Street	1.31	Tolles Roger Charles Trust	Undeveloped / vacant wooded land
1303 West Street	38.87	Tolles Roger Charles Trust & William Tolles Trustee	Undeveloped / vacant wooded land

As presented above, no structures or occupants are present on the 1193 and 1303 West Street parcels. Two structures are located on the 1177 West Street parcel, including a 5,840 square foot, one story retail-type structure that is not currently occupied and a metal Quonset Hut. A parcel map is provided as *Figure 2* and a Site plan is provided as *Figure 3*. Copies of the property description card(s) and assessor's mapping available at the Town of Southington Tax Assessor's office are attached in *Appendix B*. A description of the Site developed during the site inspection is presented in *Section 6*.

2.1.2 Utilities

Water and Sewer

According to personnel at the Town of Southington Sewer Department and Water Pollution Control Facility, the three parcels located at the Site are not served by the municipal sewer system. The Southington Health Department indicated that the 1177 West Street parcel contains an on-site septic

system, which was installed as early as 1984 and is located in the rear (north) exterior of the building within a fenced-in area. Sanitary sewage disposal prior to 1984 is not known.

The Southington Water Department indicated that the 1177 West Street parcel has been connected to the municipal water system since January 18, 1996. The 1193 and 1303 West Street parcels are not connected to public water. It is likely that structures present prior to 1996 were serviced by potable wells.

Heat

The Site building located on the 1177 West Street parcel is currently heated by forced hot air via heating oil stored in two 275-gallon aboveground storage tanks (ASTs) located in the south-central portion of the building. The Quonset Hut located on this parcel is not heated. A former residence was located on the 1193 West Street and was demolished in September 2008. It is not known how the 1193 West Street residence was formerly heated.

Other Utilities

Electric, cable, and telephone services enter the 1177 West Street parcel via overhead wires located along Curtiss Street. No utilities are currently utilized at the 1193 West Street parcel, and with the exception of an electric transmission line right-of-way located in the northern portion of 1303 West Street, no utilities are present on that parcel either.

2.1.3 Adjoining Land Use

Based on observations made during the site inspection and available online mapping, properties adjoining the Site include the following:

Address	Description	Direction from Site
712 Spring Street	Residential house	North
120 Spring Hill Road	Residential house	North
109 – 161 Summit Farms Road	Residential houses	North
682 Curtis Street	Vacant / wooded land	East
702 Curtis Street	Blastech, Inc. – Excavating Contractor	East
739 – 757 Curtis Street	Residential houses	South
1131 West Street	CCOG Women's Health Group	South
1137 West Street	Town & Country Early Learning Center	South
1172, 1230-1294, and 1364-1384 West Street	Residential houses	West
1198 West Street	Stone Driveways LLC – Paving Contractor	West
1316 – 1338 West Street	Vacant land / Transmission Line Right-of-Way	West
1348 West Street	Stork Club – Daycare Center	West

2.2 Environmental Setting

2.2.1 Physical Setting

Topography and Geology

The topography of the Site slopes down to the east towards the New Haven and Northampton Canal (USGS, 2022). The regional topography is variable, with an overall decline to the east towards the Quinnipiac River.

Surficial material at the Site is mapped as till (DEEP, 2022).

Bedrock beneath the Site is mapped as New Haven Arkose, a reddish, poorly sorted arkose (Rodgers, 1985).

Hydrology and Hydrogeology

Groundwater

The quality of groundwater beneath the Site is classified by the Connecticut Department of Energy and Environmental Protection as GA (DEEP, 2022). GA groundwater is presumed to be used for existing private and potential public or private supplies of water suitable for drinking without treatment (CTDEP, 2011).

The direction of groundwater flow within the surficial geological unit is influenced by a number of factors, including the physical characteristics of the geological unit (such as particle size), the local topography, the presence of surface water bodies, the depth to bedrock, and the type of aquifer. For an unconsolidated, unconfined aquifer, groundwater generally flows in the direction of the greatest topographic gradient. Based on USGS mapping and field observations of the local topography and surface water hydrology, the inferred groundwater flow direction is to the east towards the New Haven and Northampton Canal and an unnamed tributary to the Quinnipiac River.

Surface Water

The nearest surface water body, an unnamed pond, is located on the southern portion of the Site on the 1177 and 1193 West Street parcels (USGS, 2022). The pond is classified by the State of Connecticut as A (DEEP, 2022).

Designated uses of such inland surface waters are for potential drinking water supply, fish and wildlife habitat, recreational use, agricultural and industrial supply and other legitimate uses including navigation (CTDEP, 2011).

2.2.2 Wetlands & Flood Zone Mapping

Based on mapping provided in the Environmental Data Resources (EDR) report included in *Appendix C*, state mapped wetlands are located on the central and eastern portions of the Site. Note that Fuss & O'Neill did not independently determine wetland boundaries or the presence of wetlands as part of this assessment.

2.2.3 Radon

According to the USEPA's *Map of Radon Zones – Connecticut*, which is available on-line (<https://www.epa.gov/sites/default/files/2014-08/documents/connecticut.pdf>), the Site is located in a county with a low radon propensity (Zone 3 – less than 2 picocuries per liter).

2.2.4 Potential Receptors

A formal ecological risk assessment was not conducted as a part of this investigation; however, we performed a preliminary assessment to evaluate if sensitive human health or ecological receptors are present at or directly downgradient of the Site. The results of this evaluation are presented below:

- **Endangered Species:** Natural Diversity Data Base mapping available from Connecticut Environmental Conditions Online (DEEP, 2022) indicates that threatened or endangered species are present along the eastern boundary of the Site.
- **Ecological Receptors:** Wetlands and threatened or endangered species are present on the Site.
- **Sensitive Land Uses:** Land use surrounding the Site is primarily residential, in addition to two daycare / early learning centers located to the west and south of the Site.
- **Surface Waters:** An unnamed surface water body is located on the southern portion of the Site, and two additional water bodies, the New Haven and Northampton Canal and an unnamed tributary of the Quinnipiac River, are located immediately east of the Site.
- **Public Water Supply Wells:** The Atlas of Public Water Supply Sources and Drainage Basins of Connecticut (CTDEP, 1982) shows no public water supply wells within a one-half mile radius of the Site. The nearest public water supply well, Southington Water Department, is located approximately 1 mile southeast of the Site.
- **Aquifer Protection Areas:** Aquifer Protection Area mapping available from Connecticut Environmental Conditions Online (DEEP, 2022) shows no aquifer protection areas within a one-half mile radius of the Site.
- **Private Water Supply Wells:** The commercial building currently present at the Site is serviced by municipal water service. Prior to that time site improvements were likely serviced by private wells. The completion of a potable well survey would be required to evaluate if additional potable wells are present in the area of the Site.

2.3 Previous Environmental Investigations

Mr. Roger Tolles, the owner of the Site, is unaware of any previous environmental investigations having been performed on the Site.

3 Site History

The following sources were used to develop the history of the Site and, to the extent required by ASTM Practice E 1527-21, the nearby sites:

- City-street directories (obtained electronically from Environmental Data Resources, Inc. (EDR)) for the years 1964, 1968, 1992, 1995, 2000, 2005, 2010, 2014, and 2017
- Aerial photographs (obtained electronically from EDR) for the years 1934, 1941, 1951, 1957, 1966, 1970, 1972, 1985, 1989, 1991, 1995, 2005, 2008, 2012, and 2016
- Aerial photographs (obtained electronically from the DEEP's Connecticut Environmental Conditions Online (DEEP, 2022)) for the years 2018 and 2019
- Aerial photograph (obtained electronically from the University of Connecticut [UConn] Map and Geographic Information Center [MAGIC]) website) for the year 1951
- Historical USGS topographic maps (obtained electronically from EDR) for the years 1892, 1893, 1906, 1946, 1953, 1955, 1966, 1967, 1968, 1972, 1973, 1976, 1984, 1992, 2012, 2015, and 2018
- An interview with Mr. Roger Tolles, who has owned the Site (and whose family has owned the Site) since the early 1900s.
- Files and personnel at the Town of Southington offices of the Town Clerk, Building Department, Engineering Department, Planning and Zoning Department, Health Department, Sewer Department, Water Department, Water Pollution Control Facility, and Fire Marshal

Sanborn Fire Insurance mapping was requested from EDR but did not cover the area of the Site.

The past uses of the Site and nearby properties based on the sources above are summarized below.

Site

The 1892 historical topographic map depicts the Site as predominantly unimproved, forested land with the exception of a small structure, likely a residence, located on the southwestern portion of the Site adjacent to West Street. An additional small structure appears in the northern portion of the Site along West Street in the 1893 topographic map and a third structure in the southwestern portion of the Site in the 1906 topographic map.

Only one structure remains along the southwestern portion of the Site at the time of the 1934 aerial photograph, which depicts the southern/southwestern portion of the Site as used for agricultural purposes and the remaining portions of the Site consisting of forested, unimproved land. Based on the presence of trees in linear rows, it is likely that a portion of the Site was utilized as an orchard at that time, located on the west central portion of the Site. A copy of a 1951 aerial photograph from the UConn MAGIC Sites, shows more extensive orchard activity directly north of the structure on the southwestern portion of the Site and to the east on the southern portion of the Site. No apparent changes are visible until the 1957 aerial photograph, which depicts an additional structure at the Site along Curtis Street, which is likely the present-day Quonset Hut. Additionally, the 1957 aerial photograph and 1966 topographic map depict the unnamed surface water/pond located in the southern portion of the Site, which is likely man-made. Evidence of orchard activities are no longer visible by the

time of the 1970 aerial photograph. The transmission line right-of-way is depicted beginning on the 1966 historical topographic map. At the time of the 1966 aerial photograph, the 1177 West Street parcel appears to be utilized for farm equipment storage.

An additional residential-type structure is visible in the 1972 aerial photograph and topographic map located immediately south of the existing structure at that time. No significant changes are apparent at the Site since that time.

According to city directories, the Site has been occupied by the following businesses since its development:

1177 West Street

- 1964 – 2000: Tolles Equipment / Agricultural Implements
- 2005 – 2010: Country Dog Training LLC
- 2014 – 2017: Pack Tracks

1193 West Street

- 1964 – 1995: Tolles M H
- 2000: Occupant Unknown
- 2005: No Listing
- 2010 – 2014: Charles T. Roger*
- 2017: No Listing

*Although occupants are listed in the street directory, a building demolition permit indicates that the residence formerly occupying this parcel was demolished in September 2009, and no structures have remained since that time, which has remained vacant/forested land.

1303 West Street

No listings are reported for this parcel, which is consistent with our observations and conversations with the Site owner which indicate this parcel has always been vacant/forested land.

It is possible (although unlikely) that underground storage tanks were used to store oil to heat former structure located at 1193 West Street and that such tank(s) could possibly have been abandoned on at the Site during the Site's demolition activities.

Nearby Properties

The area surrounding the Site appears to have been first developed for residential and agricultural purposes as early as the late 1800s, and generally remains developed by residential or agricultural land with a few exceptions. Based on a review of city directories, the following commercial businesses have been identified in the vicinity of the Site:

- 702 Curtiss Street (east): Blastech, Inc. from 2000 to present day
- 1140 West Street (west): Dan Quinlan Grounds Maintenance from 2005 to 2010

- 1198 West Street (west): Engineered Construction LLC from 2010 to 2017
- 1137 West Street (south): Pumpkin Patch Preschool from 2010 to 2017, The Hospital of Central Connecticut from 2014 to 2017

4 Federal, State, and Local File Review

Files of Federal, State and local agencies were reviewed for environmentally-related issues pertinent to the Site and nearby parcels, such as permits, inspection reports, enforcement history or documented releases of hazardous materials. The sources of information listed in the following table were researched to identify properties of concern within distances of the Site specified by ASTM Practice E 1527-21.

Information Source*	Search Distance
Federal Files	
National Priorities List (NPL)	1 mile
Delisted NPL Sites	0.5 mile
Resource Conservation and Recovery Act (RCRA) CORRACTS list (RCRA Site Subject to Corrective Action)	1 mile
Resource Conservation and Recovery Act (RCRA) Treatment, Storage or Disposal Facility (TSDF) List	0.5 mile
Comprehensive Environmental Response Compensation and Liability Information System (CERCLIS) List, including No Further Remedial Action Planned (NFRAP) sites	0.5 mile
RCRA Generators List	property and adjoining
RCRA No Longer Regulated (NLR) List	property and adjoining
Federal Institutional / Engineered Control List	property only
Emergency Response and Notification (ERNS) List	property only
State Files	
Hazardous Waste Site List (State sites equivalent to NPL)	1 mile
Hazardous Waste Site List (State sites equivalent to CERCLIS)	0.5 mile
Landfill and Solid Waste Site	0.5 mile
Leaking Underground Storage Tank (LUST) List	0.5 mile
State Voluntary Clean-up or Brownfield Sites	0.5 mile
Oil & Chemical Spills Database	property and adjoining
Registered Underground Storage Tank (UST) List	property and adjoining
State Institutional / Engineered Control List	property only

* Fuss & O'Neill used Environmental Data Resources, Inc. (EDR), an environmental database search service, to obtain the information referenced in the above table. EDR provides access to publicly available environmental databases maintained by various Federal, State, and local agencies. A copy of the information provided by EDR relative to the Site and nearby properties is included in *Appendix C*. The listed information sources are defined and described in detail in the EDR report.

4.1 Summary of Regulatory Database Information

Site

The environmental databases provide the following information for the Site:

The Site is listed in several environmental databases, which provide the following information:

- Three spills were identified for the Site:
 - On September 2, 1997, a release of approximately 1 gallon of motor oil and antifreeze was released to the ground surface as the result of a motor vehicle accident. Southington Fire Department responded to the release and sanded the fluids, and the release is listed as “closed” with the DEEP.
 - On April 1, 1999, the DEEP was notified by a complainant that an estimated 50 gallons of waste oil was released to the ground surface from an overflowing 275-gallon waste oil tank. The complainant also indicated that the Site occupant, Tolles Equipment, washed down their equipment directly to the ground surface. The spill report indicates that the waste oil tank was stored within the ground surface in an old half of a septic tank, and holes were bored into the base to allow for water to drain. The tank was pumped out and cleaned, and the Fire Marshal’s office inspected it. The report indicates there was “no evidence of impact to the surrounding area”. No additional specific information is listed in the report, and the spill is listed as “closed” with the DEEP.
 - On August 4, 2018, a release of approximately “0 gallons” of antifreeze (the contents of one radiator) was released to the ground surface as a result of a motor vehicle accident. Similar to the 1997 spill, Southington Fire Department sanded the release and it is listed as “closed” with the DEEP.
- Enforcement: The Site, 1177 West Street, appears in the Enforcement database due to a Field Notice Violation issued on November 9, 2014 by the DEEP’s Materials Management and Compliance Assurance Bureau. According to the report, the violation (ID #FNOVWRIN14209) was issued to “Pack Tracks Country Club”, who occupied the 1177 West Street parcel at that time. The database does not specify why the violation was issued. Refer to *Section 4.2* for additional information pertaining to this enforcement listing.

Nearby Properties

As reported in the EDR Report in *Appendix C*, several properties and minor spills associated with motor vehicle accidents were identified in the environmental databases within the minimum search radii required by ASTM Practice 1527-21. Based on distance from the Site and the local hydrogeology, and the minor nature of the multiple identified spills, these listings are not anticipated to have a negative effect on the subject property, with the following possible exceptions:

- **123 Summit Farms Road** – On May 8, 1998, a leaking 1,000-gallon fuel oil underground storage tank (UST) was removed from the ground surface at this property, which is located

approximately 350 feet north of the Site in an inferred upgradient direction. According to the report, the release was due to inground tank failure, and the private homeowner at this property tested their private drinking water well for evidence of impacts. The results of the private drinking water well testing were not available in this database.

Due to the inferred groundwater flow direction and/or the proximity of these properties to the Site, the potential exists for releases that occur at these properties to have an adverse impact on groundwater quality at the Site; however, on February 16, 2021, DEEP established an upgradient groundwater plume policy, found in Section 22a-133k-3(h)(4) of the Connecticut Remediation Standard Regulations (RSRs), which provides circumstances where a downgradient parcel that contains substances at the same or lesser concentrations as an upgradient parcel may be considered in compliance with the RSRs. Note that to achieve compliance with the groundwater criteria, certain conditions must be demonstrated and the substances identified in groundwater on the Site must not be different than those migrating onto the Site from an upgradient groundwater plume.

The potential that vapors could be migrating onto the Site from these properties is low, because no significant releases of volatile organic compounds were identified.

4.2 State File Review

As part of our records review, correspondence files for the following were requested on August 2, 2022 from the DEEP Records Center and PCB Programs Department:

- Tolles Equipment
- Pack Tracks
- 1177, 1193 and 1303 West Street
- Miscellaneous Southington files

Files requested include the following:

- UST files
- Leaking UST files
- P-5 inspection reports
- Water Industrial/Remediation files
- Hazardous waste/RCRA files
- Environmental Land Use Restrictions
- Air files

Files pertaining to the enforcement database discussed in *Section 4.1* were available for review at the DEEP Records Center. A Complaint Investigation dated August 13, 2014 was available for the Site (and closed on January 16, 2015) due to an anonymous complaint from an employee of Pack Tracks indicating unsafe working conditions and non-compliance with applicable fire and electrical regulations at the Site. The DEEP investigated the Site on November 9, 2014, which found no evidence to back up the allegations about the conditions inside the building. However, a Field Notice of Violation (FNOVWRIN14209) was issued to Pack Tracks, Inc. on November 9, 2014 due to wastewater

associated with dog-kennel operations being discharged to the ground without a permit. The Notice of Violation was closed on January 5, 2015 as the discharge was eliminated.

Copies of pertinent files are presented in *Appendix D*.

In addition to the DEEP Records Center review, the following online sources maintained by the DEEP were accessed on July 27, 2022, to identify potential records for the Site:

- ***DEEP Document Online Search Portal:*** This website contains a collection of documents electronically produced or digitally scanned by DEEP –
(<https://filings.deep.ct.gov/DEEPDocumentSearchPortal/>)
- ***Connecticut Data – Environment and Natural Resources:*** This website contains links to several databases, including: Hazardous Waste Manifests from 1984-2008, Spill Incidents, UST Facility and Tank Details, Releases from Federally Regulated Underground Storage Tank Systems, and Hazardous Waste Metadata -
(<https://data.ct.gov/browse?category=Environment+and+Natural+Resources>)
- ***Significant Environmental Hazard Sites (SEH):*** This website contains a map viewer depicting properties that have or had reported a SEH -
(<https://ctdeep.maps.arcgis.com/apps/webappviewer/index.html?id=fb38afc8e3734d8eb7a0f8e49997bd5c>)
- ***CT Environmental Land Use Restrictions:*** This website contains a map viewer depicting properties that have recorded environmental use restrictions -
(<https://ctdeep.maps.arcgis.com/apps/webappviewer/index.html?id=d37eccb2a5c3491d8f0d389a96d9a912>)
- ***List of Contaminated or Potentially Contaminated Sites:*** This website contains known or suspected locations where pollution is present -
(<https://portal.ct.gov/DEEP/Remediation--Site-Clean-Up/List-of-Contaminated-or-Potentially-Contaminated-Sites-in-Connecticut>)

The information identified for the Site are consistent with the spill reports and enforcement files previously summarized above and in *Section 4.1*.

4.3 Wastewater and Leachate Discharge Sources

The Connecticut Leachate and Wastewater Discharge Sources Map (CTDEP, 1997) was reviewed to determine if any historical discharges to the ground in the area of the Site have been reported. No historical discharges are located within a one half-mile radius of the Site.

4.4 Local File Review

The Clerk's and Assessor's offices provided information on the ownership history of the Site, as summarized below. Note that this review does not constitute a full title search.

Parcel	Date(s)	Owner
1177 West Street	March 3, 1981 to Present	Roger C. Tolles
1193 West Street	June 8, 1993 to Present	Roger C. Tolles
1303 West Street	December 15, 1999 to Present	Roger C. Tolles

Files and personnel at the Town of Southington offices of the Town Clerk, Building Department, Engineering Department, Planning and Zoning Department, Health Department, Sewer Department, Water Department, Water Pollution Control Facility, and Fire Marshal were queried regarding environmental concerns at the Site and surrounding sites. The information below was identified. Copies of pertinent files are included in *Appendix B*.

The Building Department and Planning and Zoning Department had various permits for the 1173 West Street parcel, including permits associated with the dog kennel operations, a fence installation, and a roofing permit. A building demolition permit dated November 30, 2008 was identified for the 1193 West Street parcel, which indicates the residential structure formerly located at this property was demolished around that time.

The Southington Fire Department indicated that they have no files or records pertaining to open violations, underground tanks, or environmental issues for the three parcels comprising the Site.

5 User-Provided Information

ASTM Practice 1527-21 describes certain tasks to be performed by the user of this assessment that will help to identify RECs (AOCs) at the parcel if they exist. ASTM Practice 1527-21 defines the user as "the party seeking to use Practice E 1527 to complete an environmental site assessment of the property." Users can include a potential purchaser or tenant of the property, a lender, a property manager, or a property owner.

As part of our agreement to conduct this work, we provided Mr. Brian Shiu with a User Questionnaire. A copy of the completed questionnaire is provided in *Appendix E*.

The responses to this questionnaire were used to address the items in the subsections below.

5.1 Record of Environmental Liens or Activity and Use Limitations

Chain of title and title restriction records filed under Federal, tribal, State or local law often contain records of environmental liens or activity and use limitations (AULs), such as environmental land use restrictions in the State of Connecticut.

Mr. Shiu was unaware of a chain of title and title restrictions records review having been performed for the Site. In addition, Mr. Shiu reported that they have no actual knowledge of an environmental lien or AULs recorded against the property.

Fuss & O'Neill reviewed the Connecticut database of recorded environmental land use restrictions on file at the DEEP. No environmental land use restrictions were identified for the Site.

5.2 Specialized Knowledge or Experience of the User

Mr. Shiu reported that they have no specialized knowledge with respect to the Site or activities conducted at the Site.

5.3 Commonly Known or Reasonably Ascertainable Knowledge

Mr. Shiu reported that they are not aware of any commonly known or reasonably ascertainable knowledge within the local community that could assist the environmental professional with the identification of AOCs.

5.4 Property Valuation, Reduction for Environmental Issues

Mr. Shiu is unaware if the purchase price of the Site reflects the fair market value of the Site, and if the price has been adjusted for any real or perceived environmental condition.

6 Site Reconnaissance and Interviews

6.1 Interviews

Owner/Key Site Manager

As part of this investigation, we provided Mr. Roger Tolles, owner of the Site, with a Phase I Questionnaire regarding current and historical Site conditions. A completed copy of the questionnaire is provided in *Appendix E*. Information provided by Mr. Tolles is presented below and in previous sections of this report. Mr. Tolles responded with, “Yes” to the following questions:

2. Is or has the property been used as a vehicle body repair facility, furniture stripping facility, dry cleaning facility, gasoline station, motor repair facility, commercial printing facility, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing or recycling facility? Mr. Tolles indicated that the 1177 West Street parcel was formerly used to sell and service power equipment, and repairs were limited to small engines. Mr. Tolles indicated that this business has been closed since approximately 2000. The 1193 and 1303 West Street parcels were answered “no” for the above question.

5. *Are there currently or previously has there been any industrial drums (typically 55 gal (208L)) or sacks of chemicals located on the property or at the facility?* Mr. Tolles indicated that the 1177 West Street parcel historically had a drum used for oil storage while the power equipment business was in operation. Mr. Tolles indicated that the other two parcels did not have any industrial drums.

7. *Are there currently or has there previously been any floor drains, septic systems, dry wells, pits, ponds, or lagoons located on the property in connection with waste treatment or waste disposal?* Mr. Tolles reported that 1177 West Street had both a floor drain and a septic system, and 1193 West Street had a septic system. The question was answered “no” to 1303 West Street.

10. *If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that contaminants have been identified in the well or system?* Mr. Tolles reported that a spring house is located on the 1303 West Street parcel but did not contain a private well. He also indicated that both 1177 and 1193 West Street were served by the spring house located on 1303 West Street, but are now connected to city water. Mr. Tolles reported that no contaminants have been seen for the water on these parcels.

6.2 Site Reconnaissance

The site reconnaissance was conducted on August 1, 2022 by Mr. Scott Flaherty of Fuss & O'Neill accompanied by Mr. Roger Tolles, the owner of the Site (all three parcels). The Site inspection included the physical observation of the Site building and associated Quonset hut on the 1177 West Street parcel, and the physical inspection of the grounds surrounding the buildings. Due to the heavy vegetation and large size of the 1193 and 1303 West Street parcels, the inspection of these parcels was limited to several cleared pathways that are located throughout the Site. Photographs taken during the site inspection are presented in *Appendix F*.

Site Description

The Site consists of three contiguous parcels totaling approximately 41.75 acres of land. At this time, only one parcel (1177 West Street) is improved with structures, including a 5,840 square foot, one story retail-type structure and a metal Quonset Hut. The 1177 West Street parcel is not occupied at this time, and the 1193 and 1303 West Street parcels are not improved or occupied at this time. The remaining portions of the Site consist of unimproved, forested land with various trails, and a transmission line right-of-way along the northern portion of the 1303 West Street parcel. Access to the Site is via Curtiss Street to the south and West Street to the west. The 1177 West Street parcel contains paved parking areas to the west and south of the retail building and along the northern side of the Quonset Hut. Refer to *Figure 3* for a site plan.

Due to both the size of the parcels and the overgrown vegetation associated with the 1193 and 1303 West Street parcels, a complete thorough investigation of the grounds was not completed. Instead, the accessible areas associated with hiking and hunting trails and the transmission line right-of-way were inspected.

Building

As previously discussed, only one parcel (1177 West Street) is improved with a building at this time. The building on this property is a one-story 5,840 square foot structure that is not currently occupied. Most recently, the building was occupied by a dog kennel business. The building is divided into three main areas, the west/front portion of the building consists of a lobby/office space. A large indoor, concrete floor area is located in the northeast portion of the building and was reportedly an interior area for dogs to play. Two areas of patched concrete, likely former floor drains, were observed in the west and eastern ends of this portion of the building. In addition, two overhead doors were observed along the southern end of the room.

An additional indoor, concrete floor area is located in the southern-central portion of the building which also contains a small area for utility space and equipment storage including a lawn mower and small household size containers of cleaning products and oils. Two 275-gallon aboveground storage tanks (ASTs) are located in the storage area, and are reportedly utilized to heat the building. Minor staining was observed beneath the ASTs and a lawn mower, which appeared to be likely due to rust.

A small attic is accessed through the central portion of the building and is used for storage purposes.

The Quonset hut structure associated with 1177 West Street is located to the east-southeast of the Site building, and is used for storage space. The eastern half of the hut was observed to have a concrete floor, and the remaining western half of the structure consisted of an earthen floor. Items stored within the Quonset hut consisted of various hunting equipment, a large trailer, various furniture and building material supplies/wood, garden tools, and other miscellaneous storage boxes. Several areas of staining were observed in the earthen portion of the hut, several of which were located beneath holes in the roof and are likely due to rain. No odors were observed in the staining areas.

Grounds

1177 West Street

The grounds surrounding 1177 West Street consist of asphalt-paved parking areas to the west and south of the main Site building and along the northern exterior of the Quonset hut. Two fenced in areas are located immediately adjacent to the building on this parcel. The northern fenced in area was very overgrown during the Site reconnaissance, and is the location of the on-site septic system associated with the building. Due to the overgrown vegetation, this area was not thoroughly inspected.

The second fenced in area is located along the east of the building and was utilized for an outdoor dog play area, and contained a concrete floor. Small amounts of debris and metal scraps were observed in this area of the Site.

1193 West Street

This parcel was observed to be completely overgrown with vegetation at the time of the walkthrough. Evidence of a former asphalt driveway was observed along West Street to the west of the former

building location, and wooden posts indicative of a former fence were observed along the northern and eastern boundaries of the parcel. No evidence of trash, debris, or dumping was observed on this parcel.

1303 West Street

Due to the size of this parcel and the presence of overgrown vegetation, this parcel was investigated primarily along existing trails and pathways located throughout the parcel. According to Mr. Roger Tolles, the Site owner, there are several people who utilize this parcel for hunting purposes. Several hunting stands and structures were observed on trees located throughout the parcel. Wetlands and associated wetland flagging was observed in select portions of the Site, predominantly along the canal to the east and in the south-central portion of the parcel. A small concrete structure was located near the canal and was reportedly associated with a former water supply well, but was not accessible during the Site reconnaissance. A transmission line right-of-way is located in the northern portion of this parcel, and was observed to be overgrown with vegetation. With the exception of one piece of scrap metal along a trail, no trash, debris, or dumping was observed on this parcel.

7 Connecticut Transfer Law Status

The Connecticut Property Transfer Law Sections 22a 134 through 22a 134e of the Connecticut General Statutes requires the disclosure of environmental conditions in connection with a change in ownership of certain real properties and/or business operations. The Property Transfer Law applies only to those properties or business operations that are deemed to be “establishments” as defined under the law. The Property Transfer Law defines the term “establishment” as:

"Establishment" means any real property at which or any business operation from which (A) on or after November 19, 1980, there was generated more than one hundred kilograms of hazardous waste in any one month, (B) hazardous waste generated at a different location was recycled, reclaimed, reused, stored, handled, treated, transported or disposed of, (C) the process of dry cleaning was conducted on or after May 1, 1967, (D) furniture stripping was conducted on or after May 1, 1967, or (E) a vehicle body repair facility was located on or after May 1, 1967. For the purposes of subparagraph (A) of this subdivision, "hazardous waste" does not include universal waste.

For the purposes of filing a Form I, Form II, Form III or Form IV after October 1, 2020, if a property or business operation is an establishment, such establishment includes the entire parcel or parcels on which any such establishment is located, except as otherwise provided in this subdivision. If a property is or has been leased to two or more tenants or is or was simultaneously occupied by the owner of such property and a tenant, "establishment" means the areas on which the business operation is or was located, including the entire portion of the property leased to such business operation and any other area of such property used or occupied by such business operation. If a property is a commercial or industrial unit in a common interest community, "establishment" means the unit, the limited common elements under exclusive use of the unit owner on which the establishment is or was operated and any portion of the common area used or occupied by such unit owner. If a business operation is an establishment, such establishment includes the real property on which such business operation is or was located and the entire portion of such property used or occupied by such business operation.

"Establishment" does not include any real property or any business operation from which more than one hundred kilograms of hazardous waste was generated in any one month solely as a result of either:

(i) The one-time generation of hazardous waste in any one month, as a result of either the first time such waste was generated or such a one-time generation since the last time a Form I, Form II, Form III or Form IV was required to be submitted;

or

(ii) One or more of the following:

(I) Remediation of polluted soil, groundwater or sediment;

(II) The removal or abatement of building materials or removal of materials used for maintaining or operating a building;

(III) The removal of unused chemicals or materials as a result of the emptying or clearing out of a building, provided such removal is

supported by facts reasonably established at the time of such removal;

or

(IV) The complete cessation of a business operation, provided the waste is removed not later than ninety days after such cessation and such cessation is supported by facts reasonably established at the time of such cessation.

"Establishment" does not include any real property or business operation that qualifies as an establishment solely as a result of the generation of more than one hundred kilograms of universal waste in a calendar month, the storage, handling or transportation of universal waste generated at a different location, or activities undertaken at a universal waste transfer facility, provided any such real property or business operation does not otherwise qualify as an establishment; there has been no discharge, spillage, uncontrolled loss, seepage or filtration of a universal waste or a constituent of universal waste that is a hazardous substance at or from such real property or business operation; and universal waste is not also recycled, treated, except for treatment of a universal waste pursuant to 40 CFR 273.13(a)(2) or (c)(2) or 40 CFR 273.33(a)(2) or (c)(2), or disposed of at such real property or business operation.

When transferring real property or a business that comprises the entire establishment, such real property or business shall not be an establishment if the conditions set forth in subdivisions (1) and (2) of subsection (l) of section 22a-134a apply to such real property or business, and the time for the commissioner to conduct an audit pursuant to subdivision (3) of subsection (g) of section 22a-134a passed without the commissioner requiring any further action or the commissioner issued a no audit letter or a successful audit closure letter pursuant to subdivision (3) of subsection (g) of section 22a-134a.

When transferring a real property or business operation that constitutes an establishment, a filing to DEEP is required unless otherwise exempt under the Property Transfer Law to address responsibility for the identification, delineation, and remediation of releases to soil, groundwater, sediment or surface water in accordance with Connecticut's Remediation Standard Regulations following the transfer.

If the Site is determined to be an establishment, DEEP reporting and involvement may be required in order to transfer the property, and DEEP will require identification, delineation, and remediation of all environmental concerns in accordance with Connecticut's Remediation Standard Regulations.

Activities that would qualify the parcels that comprise the Site or business operations that have occupied the parcel as an "establishment" have not been identified. However, should a determination as to the

regulatory status of the Site with regard to the Property Transfer Law be desired, legal counsel should be consulted.

8 Data Gaps, Findings and Conclusions

8.1 Data Gaps

Standard Practice 1527-21 requires the identification and evaluation of data gaps or data failures, which are defined as a lack of or inability to obtain information required by the practice despite good faith efforts by the environmental professional to gather such information. The following data gaps were identified during this investigation:

- Due to overgrown vegetation and the large size of the Site, a complete and thorough inspection of the Site grounds was not able to be completed during this assessment. The Site reconnaissance was limited to cleared areas, including asphalt-paved surfaces and cleared trails associated with hiking/hunting occupants.

8.2 Findings and Conclusions

Fuss & O'Neill, Inc. prepared this Phase I ESA report in general conformance with the scope and limitations of ASTM Practice E 1527-21 and Connecticut's Site Characterization Guidance Document (CTDEP, 2010). Any exceptions to, or deletions from, this practice are described in *Appendix A* of this report.

8.2.1 Identified AOCs

This assessment has revealed the following AOCs in connection with the Site:

- **AOC 1 – Former Tolles Equipment / Agricultural Implements:** The 1177 West Street was historically utilized for farm equipment sales, maintenance and storage associated with Tolles Equipment. Two areas of patched concrete indicative of former floor drains were observed in the eastern portion of the Site building. Based on a review of available state and federal files, these floor drains were connected to the on-site septic system and likely received rinse water associated with equipment cleaning or from other sources. Additionally, a spill report from April 1999 indicated that Tolles Service Equipment was disposing of waste oil in an aboveground 275-gallon storage tank which was overflowing. The spill report also indicated that wash water and run off was impacting the ground surface. There is potential that historical releases from this system has impacted subsurface soils or groundwater at the Site. The exact location of this former waste oil tank and “vault” are not known. Due to the historical operations conducted at this property, it is possible that release(s) of oil or other chemicals have impacted subsurface soil or groundwater at the Site.
- **AOC 2 – Former Orchard / Pesticide Use:** Multiple generations of orchards are visible at the Site on historic aerial photographs. The 1934 aerial depicts an orchard area on the west central portion of the site along West Street. Later in 1951, orchard activities appeared to have moved

to areas on the southern portion of the site to the north and east of a residential structure. By 1970, orchard activities are no longer visible. As with any property with historic orchard activity there is the potential for the presence of lead, arsenic and organochlorine pesticides to be present in shallow soil from both application and mixing operations.

- **AOC 3 – Former Residence 1193 West Street:** As introduced above, the former residence structure located at 1193 West Street and associated out buildings were likely the base of operations for orchard activities. Pesticides or other agricultural chemicals or fuels associated with the orchard operations and structure heating were likely stored and handled and could have been released to soil or groundwater. In addition, following the buildings demolition in 2009 it is possible that building materials, or buried heating oil tanks remain in the soil in this portion of the Site.

Historical RECs

ASTM 1527-21 defines historical RECs (HRECs) as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls). No HRECs associated with the Site were identified.

Controlled RECs

ASTM 1527-21 defines controlled CRECs (CRECs) as an REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a “No Further Action” letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls). No CRECs associated with the Site were identified.

Other Considerations

Although not identified as an REC, the following should be considered when evaluating the Site:

- **Electrical Transmission Right of Way:** As with any utility right of way, it is possible that herbicides or pesticides were applied historically and remain present in shallow soil. Although development of the right of way is not anticipated, if future use of the right of the way is planned, a contingency for the presence of residual quantities of pesticides should be made.

8.2.2 Appropriateness of Investigations

Fuss & O'Neill has followed the guidelines described in ASTM E1527-21 to identify the RECs at this Site in a manner consistent with standard practice in the industry; however, as indicated in the ASTM standard, “No environmental site assessment can wholly eliminate uncertainty regarding the potential for

RECs in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for RECs in connection with a property, and the practice recognizes reasonable limits of time and cost.” Any RECs identified during the course of this investigation are considered AOCs in accordance with Connecticut’s Site Characterization Guidance Document and are identified as AOCs in this report.

In accordance with Section 12.6.1 of ASTM Standard Practice E 1527-21, the appropriateness of additional investigations necessary to determine the presence or absence of identified RECs was evaluated. Based on the opinion of the Environmental Professional, no additional investigations would be necessary to confirm that the conditions specified in *Section 8.2* are RECs in accordance with ASTM standards.

9 References

ASTM International, 2021, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process: ASTM Practice E 1527-21.

Connecticut Department of Environmental Protection, 1982, The Atlas of Public Water Supply Sources and Drainage Basins of Connecticut; CTDEP Natural Resources Center.

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Connecticut Department of Environmental Protection, 2011, Water Quality Standards; CTDEP, Effective February 25, 2011.

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Connecticut Department of Environmental Protection, 2010, Site Characterization Guidance Document; December 2010.

Rodgers, J., 1985, Bedrock Geological Map of Connecticut; CTDEP, Natural Resources Center, Connecticut Geological and Natural History Survey, in cooperation with the United States Department of the Interior, U.S. Geological Survey.

United States Geological Survey, 2022, Southington Quadrangle Connecticut-Hartford County, 7.5-Minute Series Topographic Map; United States Department of the Interior, U.S. Geological Survey, 2022. Retrieved online from: <https://basemap.nationalmap.gov/arcgis/rest/services/USGSTopo/MapServer> Accessed on July 25, 2022.

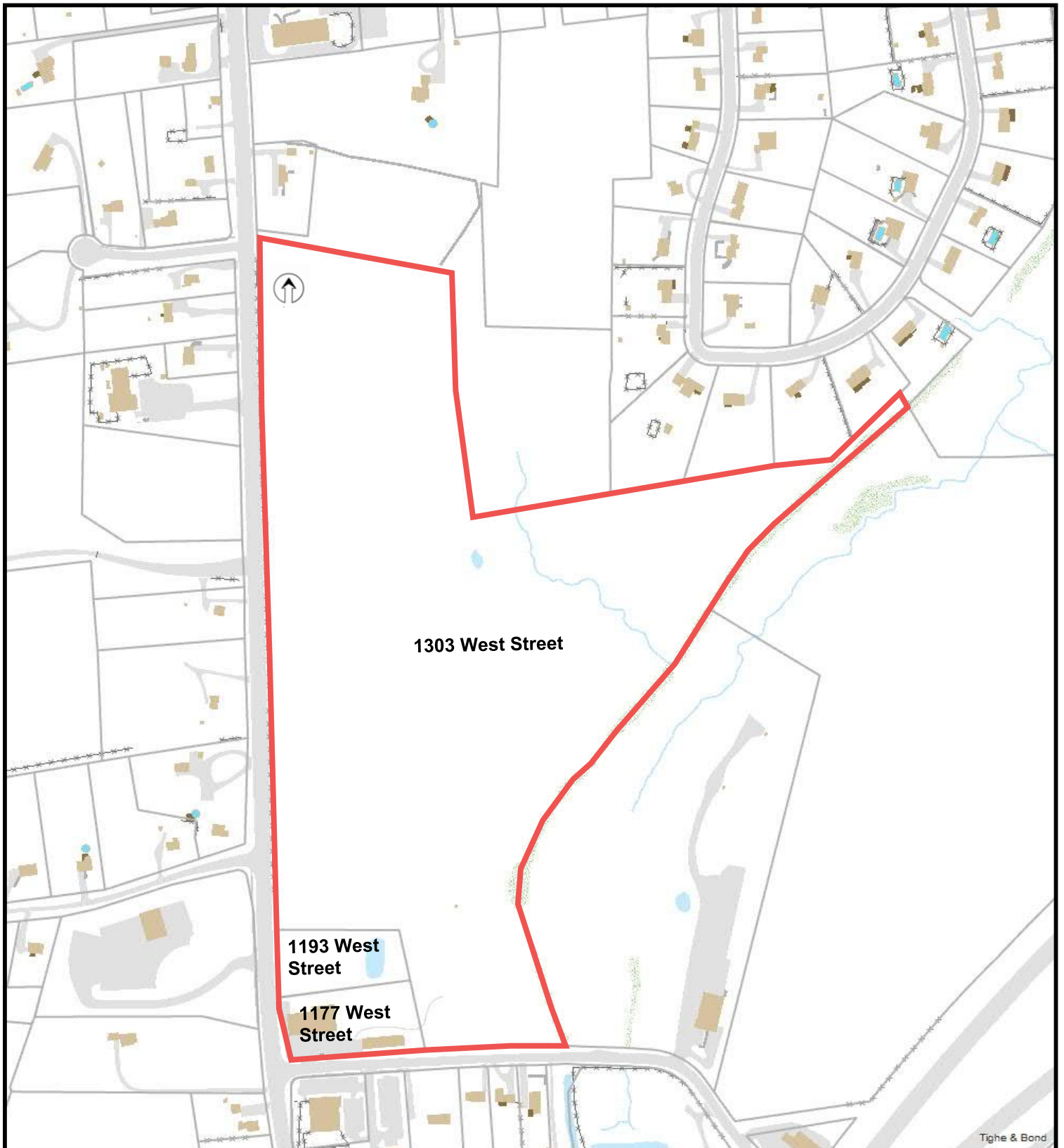
10 Limitations of Work Product

This document was prepared for the sole use of Anthony Properties the only intended beneficiaries of our work. Those who may use or rely upon the report and the services (hereafter “work product”) performed by Fuss & O'Neill, Inc. and/or its subsidiaries or independent professional associates, subconsultants and subcontractors (collectively the “Consultant”) expressly accept the work product upon the following specific conditions.

1. Consultant represents that it prepared the work product in accordance with the professional and industry standards prevailing at the time such services were rendered.
2. The work product may contain information that is time sensitive. The work product was prepared by Consultant subject to the particular scope limitations, budgetary and time constraints and business objectives of the Client which are detailed therein or in the contract between Consultant and Client. Changes in use, tenants, work practices, storage, Federal, state or local laws, rules or regulations may affect the work product.
3. The observations described and upon which the work product was based were made under the conditions stated therein. Any conclusions presented in the work product were based solely upon the services described therein, and not on scientific or engineering tasks or procedures beyond the scope of described services.
4. In preparing its work product, Consultant may have relied on certain information provided by state and local officials and information and representations made by other parties referenced therein, and on information contained in the files of state and/or local agencies made available at the time of the project. To the extent that such files which may affect the conclusions of the work product are missing, incomplete, inaccurate or not provided, Consultant is not responsible. Although there may have been some degree of overlap in the information provided by these various sources, Consultant did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this project. Consultant assumes no responsibility or liability to discover or determine any defects in such information which could result in failure to identify contamination or other defect in, at or near the site. Unless specifically stated in the work product, Consultant assumes no responsibility or liability for the accuracy of drawings and reports obtained, received or reviewed.
5. If the purpose of this project was to assess the physical characteristics of the subject site with respect to the presence in the environment of hazardous substances, waste or petroleum and chemical products and wastes as defined in the work product, unless otherwise noted, no specific attempt was made to check the compliance of present or past owners or operators of the subject site with Federal, state, or local laws and regulations, environmental or otherwise.
6. If water level readings have been made, these observations were made at the times and under the conditions stated in the report. However, it must be noted that fluctuations in water levels may occur due to variations in rainfall, passage of time and other factors and such fluctuations may affect the conclusions and recommendations presented herein.

7. Except as noted in the work product, no quantitative laboratory testing was performed as part of the project. Where such analyses have been conducted by an outside laboratory, Consultant has relied upon the data provided, and unless otherwise described in the work product has not conducted an independent evaluation of the reliability of these tests.
8. If the conclusions and recommendations contained in the work product are based, in part, upon various types of chemical data, then the conclusions and recommendations are contingent upon the validity of such data. These data (if obtained) have been reviewed and interpretations made by Consultant. If indicated in the work product, some of these data may be preliminary or screening-level data and should be confirmed with quantitative analyses if more specific information is necessary. Moreover, it should be noted that variations in the types and concentrations of contaminants and variations in their flow paths may occur due to seasonal water table fluctuations, past disposal practices, the passage of time and other factors.
9. Chemical analyses may have been performed for specific parameters during the course of this project, as described in the work product. However, it should be noted that additional chemical constituents not included in the analyses conducted for the project may be present in soil, groundwater, surface water, sediments or building materials at the subject site.
10. Ownership and property interests of all documents, including reports, electronic media, drawings and specifications, prepared or furnished by Consultant pursuant to this project are subject to the terms and conditions specified in the contract between the Consultant and Client, whether or not the project is completed.
11. Unless otherwise specifically noted in the work product or a requirement of the contract between the Consultant and Client, any reuse, modification or disbursement of documents to third parties will be at the sole risk of the third party and without liability or legal exposure to Consultant.
12. In the event that any questions arise with respect to the scope or meaning of Consultant's work product, immediately contact Consultant for clarification, explanation or to update the work product. In addition, Consultant has the right to verify, at the party's expense, the accuracy of the information contained in the work product, as deemed necessary by Consultant, based upon the passage of time or other material change in conditions since conducting the work.
13. Any use of or reliance on the work product shall constitute acceptance of the terms hereof.

Figures



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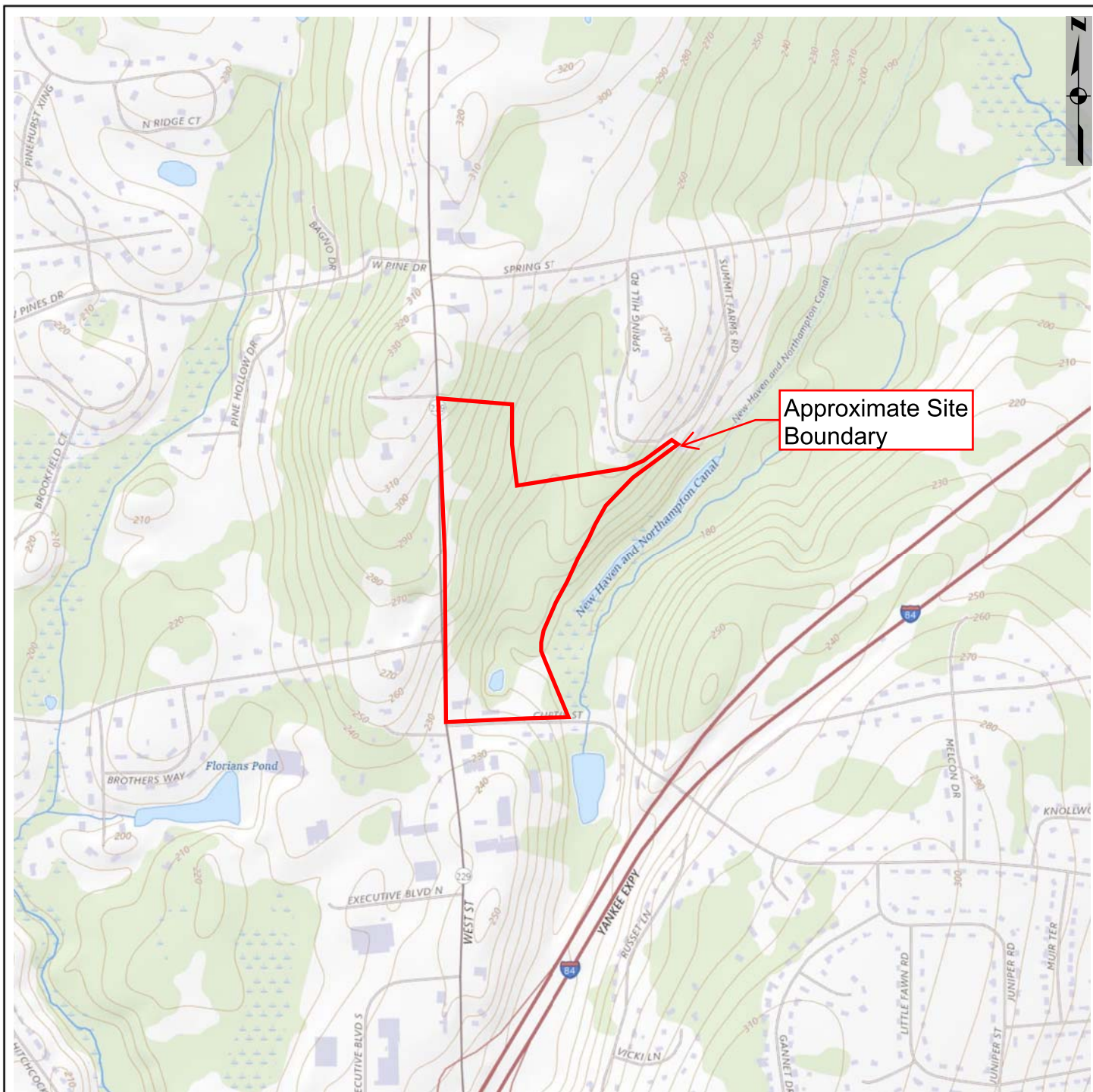
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Scale is approximate

The information depicted on this map is for planning purposes only.
It is not adequate for legal boundary definition, regulatory
interpretation, or parcel-level analyses.



Figure 2 - Parcel Map

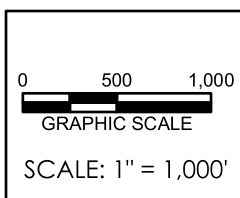
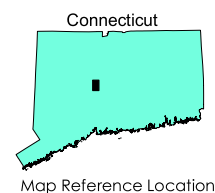


MAP REFERENCE: USGS Topo

Accessed on : 7/25/2022

From: <https://basemap.nationalmap.gov/arcgis/rest/services/USGSTopo/MapServer>

USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; U.S. Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; U.S. Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed June, 2022.



FUSS & O'NEILL

ANTHONY PROPERTIES

SITE LOCATION MAP

1177, 1193 & 1303 WEST STREET

SOUTHINGTON

CONNECTICUT

PROJ No.: 20210063.A10

DATE: Jul 2022

FIGURE 1

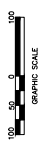


Approximate
Site Boundary

AOC 3 - Former
Residence

AOC 1 - Former
Toiles
Equipment

AOC 2 - Former
Orchard / Pesticide Use



Appendix A

Scope of Work and Restrictions

All Appropriate Inquiry Phase I ESA Scope of Work

Fuss & O'Neill uses Standard Practice E 1527-21 as the general standards for conducting Phase I ESAs. For consistency, this scope of work is generally presented based on the outline of our standard Phase I ESA report. The descriptions of the procedures and sources for obtaining the information for each section follow the section headings. As specified by Standard Practice E 1527-21, the scope of work described below allows for use of professional judgment to determine the extent to which specific sources are reviewed.

Unless otherwise specified, the following items are not considered in the course of completing an ASTM E 1527-21 Phase I ESA:

- Asbestos, Lead (paint/plumbing), Radon, Mold, Fluorescent Light Ballasts
- Wetlands, Ecological Resources, Historical/Cultural Resources
- Regulatory and Health & Safety Compliance
- Endangered species

These items typically present little environmental risk to the grounds of a site; however, these items may be liabilities during property transfer, regulatory audits, construction, renovation, or demolition projects.

1.0 Introduction

The objective of the ESA and the party that this ESA was conducted for are identified in this section.

2.0 Site Overview

2.1 Site Information

2.1.1 Property Location, Size of Parcel, and Site Plan

Review of USGS topographic maps, local assessor and zoning maps and property description cards, field observations and sketches, and, if available, plans provided by a contact for the Site. A site plan is included that is derived from these sources.

2.1.2 Potable Water Supply and Sewage Disposal

Query the local Department of Public Works, local Engineering Department, appropriate local utilities, and/or other local municipal sources and/or a knowledgeable site contact.

2.1.3 Adjoining Land Use

Site reconnaissance and assessor's mapping.

2.2 Environmental Setting of Site

2.2.1 Physical Setting

Site reconnaissance, USGS topographic maps, available geological maps, and DEEP water quality maps and water quality standards.

2.2.2 Wetlands & Flood Zone Mapping

Query the local Planning and Zoning Department, available on-line databases, and Environmental Data Resources, Inc., an environmental database search service.

2.2.3 Radon

Determine the Site's radon propensity zone (low, medium, or high) based on USEPA Radon Zones (with State Information) map.

2.2.4 Potential Human Health or Ecological

Site reconnaissance, and mapping, available at DEEP and local departments queried as part of the ESA.

2.3 Previous Environmental Investigations

Provided by the appropriate site contact or identified by other means during the course of conducting the ESA.

3.0 Site History

Site reconnaissance, knowledgeable site contacts, aerial photographs available at the State Archives and DEEP, Sanborn fire insurance maps available at the State Library, street directories available at the State Library (note that street directories are reviewed at approximately five-year intervals, but may be reviewed at smaller intervals for multi-tenant properties), and local municipal sources (Tax Assessor, Health Department, Building Department, Engineering Department, Planning and Zoning Department, and Fire Marshal).

4.0 Federal, State, and Local File Review

4.1 Summary of Regulatory Database Information

Regulatory databases specified by Standard Practice E 1527-21 are reviewed using Environmental Data Resources, Inc.

The report provided by Environmental Data Resources, Inc. is reviewed in detail. Sites that are inferred to present a significant risk to adversely impact the Site are identified and explained within the ESA report. However, sites inferred to pose little risk to adversely impact the Site are disclaimed within the attached Environmental Data Resources, Inc. report.

4.2 DEEP File Review

DEEP Orders, Notices of Violation, Connecticut Transfer Act Forms, Reports, and Correspondence files for the Site are requested from the DEEP's Environmental Quality Records File Room. If available, these files are reviewed for pertinent information, which is either copied or noted.

CTDEP Connecticut Leachate and Wastewater Discharge Source maps are reviewed to identify any sites within one-half mile of the Site that may adversely impact the Site.

4.3 Local File Review

Files for the local municipal Tax Assessor, Building Department, Planning and Zoning Department, Health Department, and Fire Marshal are reviewed.

5.0 User Provided Information

Information provided by the user as required by the practice is discussed in this section.

6.0 Site Reconnaissance, Interviews

6.1 Interviews

An attempt needs to be made to interview the owner and/or a key site manager identified by the owner. Note the owner can be the key site manager. Prior to conducting the interview, send the Owner/Key Site Manager Questionnaire. A reasonable attempt needs to be made to interview the owner/key site manager during the site visit.

6.2 Site Reconnaissance

Field observations the results of required interviews are discussed in this section. In addition, surveys conducted to identify non-scope considerations are addressed.

7.0 Connecticut Transfer Law Status

Based on information obtained as part of the ESA, our opinion regarding the site's status with respect to the Connecticut Transfer Act is provided.

Hazardous waste manifests may be requested from DEEP or appropriate site contact to help resolve questions regarding the quantity of hazardous waste generated at the site.

8.0 Data Gaps, Findings and Conclusions

Data gaps relevant to the identification of recognized environmental conditions are discussed and recognized environmental conditions are summarized in this section. In addition, recommendations for further investigations and surveys conducted to identify non-scope considerations are addressed as well.

9.0 References

References used as part of the ESA are presented here.

Appendix B

Town File Information

Property Location 1177 WEST ST
Vision ID 14433

Account # 12706 Map ID 143/019/1

Bldg Name
Sec # 1 of 1

Card # 1 of 1 State Use 325
Print Date 8/1/2022 10:12:22 AM

CURRENT OWNER TOLLES ROGER C 712 SPRING ST SOUTHINGTON CT 06489-1024		TOPO 3 Below Street 2 Public Water 3 Public Sewer		UTILITIES 1 Paved		STRT/ROAD		LOCATION		CURRENT ASSESSMENT Code 200 Description BLDG Assessed 191,470 Appraised 176,630 Assessed 134,030 Appraised 123,640 Assessed 11,910 Appraised 17,010		6131 SOUTHINGTON, CT	
SUPPLEMENTAL DATA Alt Prc ID 12706 Census 4303 Zoning Ref/Class C-200 Reval Issu		Assoc Prc ID# 143019		GIS ID 143019		MUT		VISION					
RECORD OF OWNERSHIP TOLLES ROGER C BK-VOL/PAGE 0315 1069 SALE DATE 03-06-1981 QU VII SALE PRICE 0 25 VC												PREVIOUS ASSESSMENTS (HISTORY) Total 385,110 Assessed Year Code 2021 134,030 2020 200 200 123,640 200 200 11,910 200 Total 269,580	
EXEMPTIONS Description Amount Code Description Number Amount Total 0.00												OTHER ASSESSMENTS Comm Int	
ASSESSING NEIGHBORHOOD Nbhd Name Nbhd Tracing Batch 0001 B												APPROXIMATE VALUE SUMMARY Appraised Bldg. Value (Card) 191,470 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 17,010 Appraised Land Value (Bldg) 176,630 Special Land Value 0 Total Appraised Parcel Value 385,110 Valuation Method C	
PACK TRACKS SHD3 - QUONSET HUT - STILL PRESENT 9/19/11 11GL REMOVE METAL CANOPY + CORRECT SIZE OF REAR CANOPY												NOTES ZONING MUT-MIXED USE TRANSITION	
BUILDING PERMIT RECORD Permit Id Issue Date Type Description Amount Insp Date % Comp Date Comp Comments 62601 09-23-2011 CM Commercial 2,000 11-10-2011 100 03-14-2013 OVERHEAD DOORS 61686 02-14-2011 DM Demolish 2,000 06-21-2011 100 03-14-2013 DEMO 30X60 METAL ROOF 59915 09-02-2009 CM Commercial 7,000 06-21-2011 100 03-14-2013 STRIP AND REROOF 35 SQU 06-55276 06-06-2006 CM 1,100 03-23-2007 100X45 6FT FENCE												VISIT/CHANGE HISTORY Date Id Type Is Cd Purpost/Result 06-08-2020 WG 4 20 Field Review 11-10-2011 ESF 01 Measure - No Entry 06-21-2011 BL 2 00 Measure & Listed 09-25-2006 TM 1 06 Inspection Only 10-28-2004 JA 0 01 Measure - No Entry	
LAND LINE VALUATION SECTION B Use Code Description Zone Land Type Land Units Unit Price I. Factor Site Index Cond. Nbhd. Nbhd Adj Notes Location Adjustment Adj Unit Pric Land Value 1 325 Sm Retail And S MUT 1.570 AC 90,000 1.00000 C 1.00 1125 1.250 0 176,630												Total Card Land Units 1.57 AC Parcel Total Land Area: 1.57 Total Land Value 176,630	

Property Location
Vision ID 14433

1177 WEST ST

Account # 12706

Map ID 143 / 019 /

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1


State Use 325

Print Date 8/1/2022 10:12:23 AM

CONSTRUCTION DETAIL				CONSTRUCTION DETAIL (CONTINUED)			
Element	Cd	Description	Element	Cd	Description		
Style:	34	Retail					
Model	96	Ind/Comm					
Grade	08	C					
Stories:	1						
Occupancy	1.00						
Exterior Wall 1	15	Concr/Cinder					
Exterior Wall 2	13	Pre-Fab Wood					
Roof Structure	03	Gable					
Roof Cover	03	Asphalt / Arch Shingle					
Interior Wall 1	05	Drywall					
Interior Wall 2	08	Average					
Interior Floor 1	10	Typical					
Interior Floor 2	04	Forced Hot Air					
Heating Fuel	01	None					
Heating Type	325	Sm Retail And Service Store					
AC Type							
Bldg Use							
Total Bedrooms							
Total Baths							
Wet Sprinkler	0						
Dry Sprinkler	0						
Heat/AC	3						
Frame Type	03	Heat Only					
Baths/Plumbing	02	Masonry					
Ceiling/Wall	08	Average					
Rooms/Ptns	02	Typical					
Wall Height	9.00	Average					
1st Floor Use:							
OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)							
Code	Description	L/B	Units	Unit Price	Yr Blt	Cond	Cd
PAV1	Paving	L	7,300	2.55	1942	F	30
SHD3	Metal Shed	L	5,400	4.60	1942	F	30
FN4	Fence Post	L	207	11.00	2006	A	60
Cost to Cure Ovr Comment				% Good	Grade	Ad	Appr. Value
				3	1.00		5,580
				4	1.35		10,060
				3	1.00		1,370
BUILDING SUB-AREA SUMMARY SECTION							
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value	
BAS	First Floor	5,840	5,840	5,840	58.49	341,581	
CAN	Canopy	0	0	560	11.70	6,551	
SLB	Slab	0	0	5,840	0.00	0	
Ttl Gross Liv / Lease Area				5,840	12,240		348,132

COST / MARKET VALUATION			
Code	Description	Percentage	
325	Sm Retail And Service Stores	100	
		0	
		0	
RCN			
		348,132	
Year Built	1942		
Effective Year Built	1975		
Depreciation Code	F		
Remodel Rating	45		
Year Remodeled	1		
Functional Obsolescence	55		
External Obsolescence	191,470		
Trend Factor	1		
Condition			
Condition %			
Cns Sect Rcnld			
Dep % Ovr			
Dep Ovr Comment			
Misc Imp Ovr			
Misc Imp Ovr Comment			
Cost to Cure Ovr			
Cost to Cure Ovr Comment			

MIXED USE			
Code	Description	Percentage	
325	Sm Retail And Service Stores	100	
		0	
		0	
RCN			
		114	
BAS	SLB	60	
BAS	SLB	24	
		54	
		14	
	CAN	40	
		32	



143 019 05/22/2015

Property Location 1193 WEST ST
Vision ID 14432

Account # 12701

Map ID 1431/0181/

Bldg # 1

Bldg Name
Sec # 1 of 1

Card # 1 of 1

State Use 130

Print Date 8/1/2022 10:12:54 AM

CURRENT OWNER		TOPO		UTILITIES		STRT/ROAD		LOCATION		CURRENT ASSESSMENT		6131	
TOLLES ROGER CHARLES TRUST		3 Below Street		5 Well 6 Septic		1 Paved				Code 500		Assessed 52,260	
712 SPRING ST		Alt Prcd ID 12701								74,650		52,260	
SOUTHINGTON CT 06489-1521		Census 4303								500		52,260	
		Zoning MUT		Ref/Class R-500		Reval Issu				500		52,260	
		GIS ID 143018		Assoc Pcd#						500		52,260	
RECORD OF OWNERSHIP TOLLES ROGER CHARLES TRUST TOLLES ROGER C TOLLES ROGER C & WILLIAM M													
BK-VOL/PAGE		SALE DATE		Q/U		V/I		SALE PRICE		VC			
1071 0279		09-21-2006		U		I		0		29			
0851 0604		08-08-1996		U		V		40,000		25			
0565 0778		06-08-1993		U		I		0		25			
Total		0.00											
EXEMPTIONS Description Amount Code Description Number Amount Comm Int Year Code Description Amount Code Description Number Amount Comm Int													
ASSESSING NEIGHBORHOOD Nbrhd Name B Tracing Batch 0001													
NOTES 08GL DWELLING DEMOLISHED ZONING MUT-MIXED USE TRANSITION													
APPRAISED VALUE SUMMARY Appraised Bldg. Value (Card) 0 Appraised Xf (B) Value (Bldg) 0 Appraised Ob (B) Value (Bldg) 0 Appraised Land Value (Bldg) 74,650 Special Land Value 0 Total Appraised Parcel Value 74,650 Valuation Method C Exemption 0 Adjustments 0													
BUILDING PERMIT RECORD Permit Id Issue Date Type Description Amount Insp Date % Comp Date Comp Comments 58771 09-30-2008 RS 10,000 100 100 DEMOLISH BUILDING													
LAND LINE VALUATION SECTION Bl Use Code Description Zone Land Type Land Units Unit Price Size Adj Site Index Cond. Nbrhd. Adj Nbrhd. Adj Notes Location Adjustment Adj Unit Price Land Value 1 130 Vacant Land - De MUT Primary 1.310 AC 102,000 0.79815 5 1.00 070 0.700 0 74,650													
Total Card Land Units		1.31 AC		Parcel Total Land Area: 1.31		Total Land Value		74,650					

This signature acknowledges a visit by a Data Collector or Assessor

[illegible]

COST / MARKET VALUATION	
RCN	0
Year Built	1
Effective Year Built	
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	
Functional Obsol	
External Obsol	
Trend Factor	
Condition	
Condition %	
Percent Good	
Cns Sect Rcnld	
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	

[illegible]

BUILDING SUB-AREA SUMMARY SECTION						
Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
Totl Gross liv / Lease Area		0		0		



143 018 05/22/2015

CURRENT OWNER										TOPO		UTILITIES		STRT / ROAD		LOCATION		CURRENT ASSESSMENT				6131													
TOLLES ROGER CHARLES TRUST & TOLLES WILLIAM TRUSTEE										3	Below Street	2	Public Water	1	Paved					Code	Appraised	Assessed	10,620												
8801 EDWARD GIBBS PLACE												3	Public Sewer							600	430,310														
ALEXANDRIA VA 22309										Alt Pcd ID 12705		Zoning Ref/Class Reval Issu		MUT I-600		Assoc Pcd#		GIS ID 143017		Total		10,620													
RECORD OF OWNERSHIP										BK-VOL/PAGE		SALE DATE		QU	VII	SALE PRICE		VC	PREVIOUS ASSESSMENTS (HISTORY)																
TOLLES ROGER CHARLES TRUST & WILLIA										1071	0281	09-21-2006		U	V	0 29			Year	Assessed V	Year	Code	Assessed												
TOLLES ROGER C										0835	0650	04-15-2002		U	V	0 29			2021	10,620	2020	600	10,620												
TOLLES ROGER C & WILLIAM										0749	1020	12-15-1999		U		0 10																			
EXEMPTIONS										Amount		Code		Description		Number		Amount		Total		10,620													
Total										0.00										Total		10,620													
ASSESSING NEIGHBORHOOD										Nbhd Name		B		Tracing		Batch		APPROXIMATE VALUE SUMMARY																	
0001																		Appraised Bldg. Value (Card)																	
																		Appraised Xf (B) Value (Bldg)																	
																		Appraised Ob (B) Value (Bldg)																	
																		Appraised Land Value (Bldg)																	
																		Special Land Value																	
																		Total Appraised Parcel Value																	
																		Valuation Method																	
																		Exemption																	
																		Adjustments																	
																		Total Appraised Parcel Value																	
																		430,310																	
BUILDING PERMIT RECORD										Description		Type		Issue Date		Insp Date		% Comp		Date Comp		Comments		VISIT / CHANGE HISTORY											
																								Date		Id		Type		Is		Cd		Purpost/Result	
																																</			

1177 West Street

3-30-0100

SER. NO. 11182

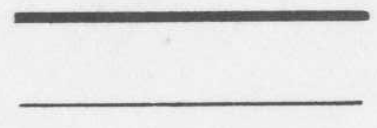
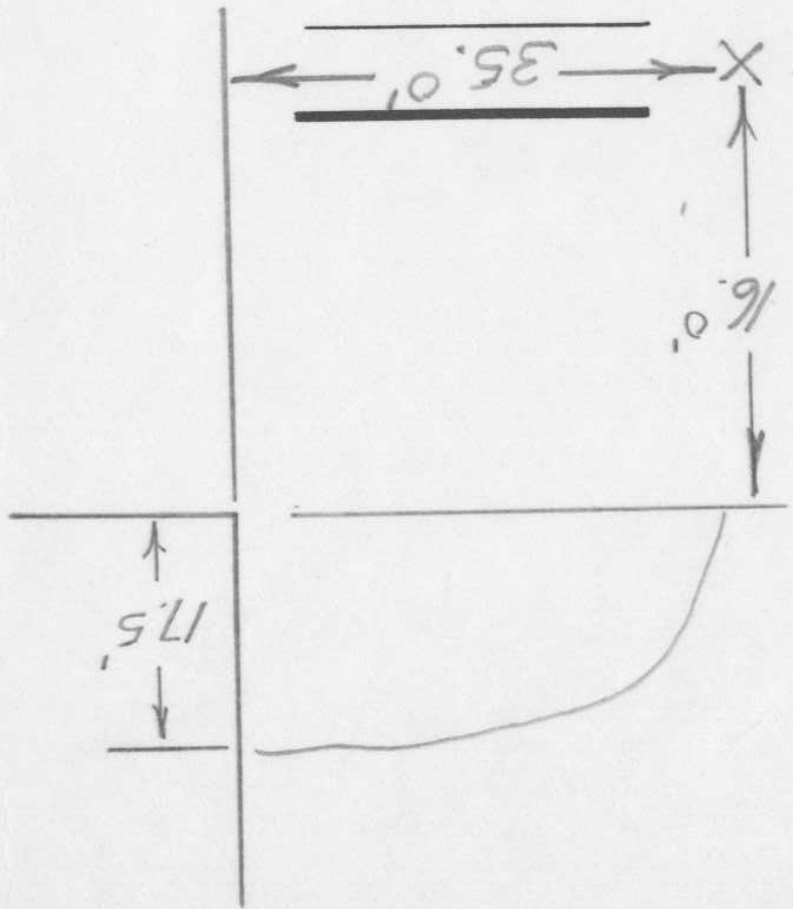
OWNER Roger Tolles

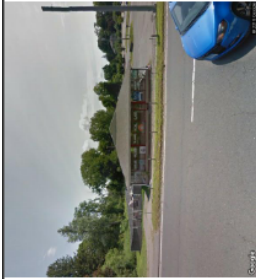
1/19/96

CURB COCK

9'

APPLICATION





Property Information

Deed Book 315/1069 Deed Page 1069 Zone MUT Residential No

Permit 10 Contact 1 Application 2 Map

Permit No	Permit Type	Pe...	Ex...	Description
B-06-55276	Commercial - Alteration/Renovation - Int...	06/06/2006	12/06/2006	fence 100 x 45
B-09-59915	Roof	09/02/2009	03/02/2010	strip and reroof - 35 squares
B-11-61686	Demolition	02/14/2011	08/14/2011	demo 30x60 metal roof C.C. #7216 TCO issued 9-2-11 expreils 10-2-11
B-11-62601	Commercial - Alteration/Renovation - Int...	09/23/2011	03/23/2012	overhead doors C.C. #7216
PL-2012-511.0	Special Permit App.	06/01/2012		request for permission to extend hours to allow for 24 hour service for dogs in an already existing business.
PL-2013-1631.00	Site Plan Application	01/23/2013		request for permission to extend hours to allow for 24 hour services for dogs in an already existing business:
PL-2013-511.1	Special Permit App.	01/23/2013	02/19/2014	special permit application for permission to extend hours to allow for 24 hour service for dogs in an already
PL-2012-505.0	Special Permit App.	03/26/2012		applicant temporarily withdrew application - - waiting for action on ZBA then will reapply
Z-2011-13340	Zoning Permit Application	08/01/2011		dog daycare, grooming, training, retail & 24 hour service for dogs
Z-2012-5913A	Variance	03/23/2012		variance for kennel use less than 500' from residential zone/use

Parcel: 143019



Apply for Permit

Address/Tax Info

Property Information

Deed Book
315/1069

Deed Page
1069

Zone
MUT

Residential
No

Permit 10

Contact 1

Application 2

Map

Application Number	Application Type	Application Date	Application Status	Description
ZP-17-15966	PZ - Zoning Permit	02/13/2017	Denied	zp #15966 - canine daycare, boarding & training & retail & 24 hr service for dogs; & 4 ..
MA 154	PZ - Wetland Permit - All ...	09/13/2021	Approved No Permit	Map Amendment - Includes 1177, 1193 & 1303 West St



Parcel

Southington, Ct
Tolles Roger Charles Trust
1193 West St, 143018

Permit

B-08-58771
Issued, Demolition

Permit: B-08-58771



Permit Information

Address	1193 WEST ST	Permit No	B-08-58771	Permit Type	Demolition	Permit Date	09/30/2008
Expiration Date	03/30/2009	Description	Demolish buildingC.C. #5695	Status	Issued	Const. Cost	0.00

Document	0	Fee	1	Map
Thumbnail		Name		Description
				Date Created

S

Office of Building Department

Town of Southington, Connecticut



Jeffrey C. Pooler
Building Official
(860) 276-6242
poolerj@southington.org

RECEIVED
AUG - 1 2022

TOWN OF SOUTHTON
BUILDING DEPT.
John Weichsel
Municipal Center
196 North Main Street
Southington, CT 06489

FREEDOM OF INFORMATION ACT REQUEST FORM

Completed forms may be submitted in person, via facsimile to (860) 628-8669 or mailed to Town of Southington, Attention: Building Department, 196 North Main Street, Southington, CT 06489.

Please note that your request is also a public record, and thus, subject to disclosure.

Part I: Requester Information

Name: Scott Flaherty
Mailing Address: 146 Hartford Road, Manchester CT
City/Town: ~~Southington~~ Manchester State: CT Zip Code: 06040
Affiliation (optional): Fuss + civil
Phone: 774-573-2025 ext.: — Fax: —
*E-mail: sflaherty@fendo.com

*By providing your e-mail address, you are agreeing to receive official correspondence from the Building Department concerning the subject form. Please remember to check your security setting to be sure you can receive e-mails from "southington.org" addresses. Also, please notify the Building Department if your e-mail address changes.

Part II: Description of Records Being Requested

Property address: 1177 West Street
Date range of records being requested: 1942 (year built) to present
Documents being requested (please be specific, i.e., permits, receipts, certificates, etc.):
permits associated w/ septic or heating oil tanks, as-built information, certificates of use/occupancy

Acknowledgement date: 8/1/2022
Anticipated response time: 4-6 wks
Date completed/Initials: 8/5/22 Je

www.southington.org

Number of pages: 11
Copy fee amount: \$ —
Fee Paid: \$ —

BUILDING DEPARTMENT, TOWN OF SOUTHLINGTON, CONN.
GEOGRAPHICAL INDEX

Street 1177 West Street Date _____ No. 1177
Building constructed under Building Permit No. _____
If building is a house it is (1) (2) story with(out) basement and with(out)
(1) (2) car garage attached.
Alterations or additions. Bp No. 31415A Bp No. 41674
Bp No. _____ Bp No. _____ Ep No. _____ Bp No. _____
_____ Bp No. _____ Bp No. _____ Bp No. _____
Plumbing permits No. _____
Electrical permits No. 17444 lights/
computer
Heating permits No. _____
Oil Burner permits No. _____
Sanitary permits No. _____
Certificate of Occupancy No. _____ Dated _____

BA #234A - Tolles Equipment, new
dealers markers, appr. 3/23/62

BUILDING DEPARTMENT, TOWN OF SOUTHLINGTON, CONN.

COUNTRY DOG TRAINING DAY CARE GROOMING

Street 1177 West Street Date 2-7-05 No. 1177
Building constructed under Building Permit No. _____
Alterations or additions. Bp No. 53959A sign Bp No. 55276A fence
Bp No. _____ Bp No. _____ Bp No. _____ Bp No. _____
Plumbing No. _____

Electrical No. _____

Heating No. _____

Certificate of Occupancy No. 4243 fence Dated 3-23-07

closed

Date 7/28/88 19 88

APPLICATION FOR BUILDING PERMIT

Approved G.D.V. No. 31415 A

Estimated Cost \$ 4000
Fee \$ 28.00
Occupancy Fee \$ _____
Additional Cost \$ _____

TO THE BUILDING DEPARTMENT, TOWN OF SOUTHBINGTON, CONN.

The undersigned, hereby applies for a permit to do work according to the following specifications:

Location 1122 west st. Lot No. _____ Side of Street _____ Zone _____

Does this property involve any wetlands? yes ☐ no ☒ Does this property involve any zoning violation? yes ☐ no ☒

Owner of building Roger C. Telles Address 212 Spring st - local

Builder Maria Execution Address Bristol

Architect Maria Execution Address Bristol

Size Main Bldg.: No. ft. front overall _____ No. ft. deep overall _____ Area _____

Size of wings _____ Garages _____ No. of families _____ No. of stories _____

Construction _____ No. of rooms: 1st _____ 2nd _____ 3rd _____

Size of Lot _____ Dist. from Street Line _____

Purpose of building and/or work to be done. overhang to eave

Pre-existing concrete slab

Contractor's License #. AS per 1981 code

Sewer ☐ Septic Tank ☐ Well Water ☐ City Water ☐

open

* PLS send permit to:

Kris Loughlin

150 South Main St., Wallingford CT 06492

Approved: 

No. (203-284-9091)

BR# 41674A

Date: April 8, 1997

APPLICATION FOR BUILDING PERMIT

Estimated Cost \$1,500.
Fee \$16,00.
Occupancy Fee \$.
Additional Cost \$.

TO THE BUILDING DEPARTMENT, TOWN OF SOUTHTON, CONN.

The undersigned, hereby applies for a permit to do work according to the following specifications:

Location 1177 West Street Lot No. Zone.
Does this property involve any wetlands? yes ☒ no ☐ Does this property involve any zoning violation? yes ☐ no ☒
Owner of building TOLLCS Equip. Address 1177 West St. Telephone #
Builder National Sign Corp. Address 70 Tuttle Rd, Middletown, Telephone # 635-9060.

Architect Address Telephone #
Size Main Bldg.: No. ft. front overall No. ft. deep overall Total Area.
Size of wings Garages No. of families No. of stories.
Construction No. of rooms: 1st 2nd 3rd
Size of lot Dist. from Street Line

Purpose of building and/or work to be done ☐ New ☐ Addition ☐ Alteration ☐ Other
Install 3' x 6' sign box on existing pole.

Contractor's License #
Garage ☐ Sewer ☐ Septic Tank ☐ Well Water ☐ City Water ☐ Basement ☐



TOWN OF SOUTHLINGTON, CONN.
PERMIT FOR ELECTRICAL INSTALLATION

Nº 17444 A

Date of Permit 1-25-19 91

Cost \$ 900.00

Fee \$ 10.00

This Permit is Granted to Richard Angelillo to install the following equipment computer lines and outside flood lights

in the located at 1177 West Street

as described in his or their application of

Property owned by Tolles Equipment

This permit is subject to the ordinances of the Town of Southington and may be revoked by the Inspector at his discretion.

By Pat Della Vecchia
Inspector.

NOTE: When any work is completed or ready for inspection the Building Department must be notified immediately.

open

pd Approved G. D. V. No. 53059A DATE 2-7 2005

APPLICATION FOR BUILDING PERMIT

Estimated Cost \$ 550.00
Fee \$ 15.09
Occupancy Fee \$
State Fee \$
Additional Cost \$

CORRECT # 53959

PLEASE PRINT

TO THE BUILDING DEPARTMENT, TOWN OF SOUTHTON, CT.

The undersigned, hereby applies for a permit to do work according to the following specifications

Street Address 1177 WEST ST. Lot # Zone

Does this property involve wetlands? yes ☐ no ☐ Does this property involve any zoning violations? yes ☐ no ☐

Owner of building Roger Tolls Address Curtis Sq, East West St Phone# 860-628-0604
Area Code & Phone #

Contractor Bristol Sign Art Inc Address Po Box 9081 Forestville Phone# 860-582-2527
Area Code & Phone #

Architect Address Phone#
Area Code & Phone #

Size Main Bldg: # ft. front overall 58' # ft. deep overall Total Area

Size of wings Garages # of families # of stories

Construction # of rooms: 1st 2nd 3rd # of baths

of bedrooms Purpose of building and/or work to be done ☐ New ☐ Addition ☐ Alteration ☐ Other

Reface Existing Signs with new face to read Country Dog
Teaching Day Care Grooming, on Building 5'x6' F.V.

Contractor's License # Lock Box ☐ needed ☐ not needed

Garage ☐ Sewer ☐ Septic Tank ☐ Well Water ☐ City Water ☐ Basement ☐