South Central Connecticut Regional Water District
Representative Policy Board

Application to the RPB for the approval of disposition of 95 Ives Street in Hamden

Exhibits

Exhibit Number/Letter	Exhibit Name
A (pg. 2)	Application submitted to RPB on March 18, 2021 for approval of the disposition of 95 Ives Street in Hamden
B (pg. 40)	Notice of Public Hearing published on Friday, May 27, 2021 in the CT Post and The New Haven Register
C (pg. 43)	Office of Consumer Affairs Memorandum dated June 9, 2021 recommending approval of the Application
D (pg. 45)	Letter from Chris Wigren, Deputy Director at Preservation Connecticut, dated Jun 16, 2021 in support of the disposition of 95 Ives Street in Hamden
E (pg. 47)	Public Hearing Presentation – June 17, 2021
F (pg. 62)	Late exhibit added June 21, 2021 – Hazardous Material Report done by Leggette, Brashears & Graham, Inc. dated 1998

Proposed Disposition of Class I and II Land

Portion of HA 13
95 Ives Street, Hamden

Application to the Representative Policy Board (RPB)
From the Regional Water Authority

March 2021

1. AUTHORIZATION SOUGHT

The Regional Water Authority (Authority) proposes the disposition of 0.92 acres of improved Class I and II land (hereinafter referred to as "the Property") located within Hamden, Connecticut, conforming to any and all approvals that may be granted by the regulatory agencies of the Town of Hamden. Additionally, the Property will be subject to restrictive covenants placed upon it as noted in the language of Special Act 03-12 (Exhibit F). The purchase price shall be not less than $19,000.

The Property, part of the Authority's land unit HA 13, comprises 0.92 acres and is located at 95 Ives Street in Hamden. The parcel has been subdivided from the larger tract at Ives St. and Broadway, land unit HA 13, which is approximately 10 acres, and the parcel has been sized to just meet Hamden's minimum lot size for the zone it falls in. The Property at 95 Ives Street contains a 1 ½-story house of 1,965 square feet that was built circa 1790, and which has been renovated multiple times throughout the years. The Property includes a detached garage behind the house. The subdivided Property is bounded by Ives St. to the north and private property to the west. Authority property will border the east and south sides of the Property. The Mill River is on the east side of the property.

In 2007, the Authority and the Town of Hamden entered into a license agreement for the Town to take over use and management of the property. Several proposals for the use of the house were considered in the first years of the agreement, but the Town did not find any tenants for the building. Proposals for use of the property dwindled as the condition of the house deteriorated. The Town was responsible for maintenance during the entire term of the license agreement, however they performed no maintenance to the house, garage, or land.

The Property is classified as Class I and II land and is within the Lake Whitney watershed. It is approximately 10 feet from the Mill River which drains into Lake Whitney. The lake is over 3.4 miles from the Property. With new ownership, and considering the property's proximity to the river, watershed inspections of the property will be increased.

The Authority's Land Use Plan, approved by the RPB on January 21, 2016, designates the area as Non-water System Land. This location is planned for disposition. In 2003, the Authority's enabling legislation was amended to allow the sale of Class I and II property that is associated with existing single-family homes and barns on its property. That amendment expired and was reauthorized by a second amendment in 2013.

The Property is not needed for water supply purposes. Therefore, the Authority proposes to dispose of the Property in a manner that will meet the following objectives:

1. To generate income to be used to further protect the Authority's public water supply through the purchase of additional water supply watershed lands or conservation easements within the Authority's public water supply watersheds.
2. To benefit Authority ratepayers by minimizing future water rate increases that are, in part, attributed to future borrowing needed to complete the purchase of water supply watershed land or conservation easements.
3. To protect and preserve any outstanding historical resources.
4. To reduce PILOT payments and maintenance costs.

5. To reduce the exposure to the liabilities of owning a vacant house.

Furthermore, as outlined in the Authority's 2007 brochure titled "The Land We Need for the Water We Use," the Authority has purchased land or secured conservation easements on land within its watersheds. These purchases protect watershed lands in the region and help us maintain a high level of water quality for our customers and minimize treatment costs. Purchases of land and/or conservation easements have been partially funded by the sale of lands that are not essential for the protection of the public water supply.

2. NEED FOR PROPOSED ACTION

The Property is situated on Class I and II land. The cost of maintaining the Property includes boundary inspections and security, as well as payment in lieu of taxes (PILOT). PILOT for this entire parcel is approximately $550 per year. However, this figure is only for the unimproved portion of the property as the town has omitted PILOT from the improved portion of the parcel during the 2007 license agreement. If that was not omitted, the PILOT on this parcel would be approximately $5,600. The maintenance costs are currently minimal, totaling approximately $50 per year. Nonetheless, these expenses represent a diversion of resources that could be utilized elsewhere for the maintenance and security of the water system.

The house has been vacant for almost 20 years. A vacant building is an "attractive nuisance" and an obvious target for theft, trespassing, and vandalism. It is also susceptible to undetected damages, such as fire, water, and wind damage. In addition, a vacant building exposes the owner to liabilities. Significant hazards, such as broken windows, steps, railings, and fences, can cause injuries to anyone on the property – even trespassers. The owner can be held responsible for criminal activities or accidents that take place on the vacant premises. Finally, should the proposed action be approved, the Authority will receive funds from the sale of the Property. Any excess funds must be utilized for source water protection acquisitions.

3. ANALYSIS OF ALTERNATIVES

This application considers three alternatives to the Proposed Action: 1) No action, 2) sale and relocation of the house, and 3) demolition of the house.

No Action

An alternative to the proposed disposition is the continued ownership of the Property by the Authority. Under this scenario, Authority ratepayers would lose the benefits of the land sale and the Authority would continue to be responsible for maintenance costs and general management issues related to the land and vacant buildings, including the exposure to liability. Such expenses and exposure to liability may be expected to increase with time. PILOT payments would also continue. Since the Authority has no use for the house, it will remain vacant and continue to deteriorate unless significant funds are allocated for repairs and upkeep.

Sale and relocation of the house

This alternative was attempted in 2005 and was unsuccessful due to the high costs of moving the house. The house's size, age, and construction made the proposition exceptionally expensive and complicated. When this house was offered publically for $1 there were no interested parties. This alternative could not be completed, even during a time when real estate prices were high.

Demolition of the House

The Authority has looked into this possibility at other former rental houses. Costs to demolish houses vary between $50,000 and $100,000, depending on the size of the building and hazardous materials found within them. If the Authority can sell the Property, for even a nominal fee, it will be a significant benefit in terms of cost avoidance. Additionally, there have been inquiries by individuals to buy and restore this house. For those reasons, demolition has not been considered for this Property.

4. COSTS INCURRED OR SAVED BY THE PROPOSED ACTION

Once the Property is no longer owned by the Authority, the average annual expenses for PILOT, security, and maintenance will no longer be incurred. This savings is approximately $5,650 per year. Additionally, the Authority will benefit from the revenue to be gained by the sale of the land. All net proceeds, after disposition costs, will be used for the protection of watershed lands through purchase and/or conservation easements. Finally, although it is not a specific cost of owning the vacant house, the reduction of liability to the Authority is important.

The minimum sale value of $19,000 was derived from the costs that the Authority has incurred to bring the Property through the disposition process. Professional services, including surveyors and environmental consultants, accounted for approximately $10,000. Authority staff time and expected legal costs account for the remainder of the value. As discussed below, an appraisal of the property was not completed.

5. UNUSUAL CIRCUMSTANCES FOR THE RPB TO CONSIDER

The house at 95 Ives Street in Hamden has been vacant for over fifteen years and is in an advanced state of disrepair. Issues with the house include general dilapidation, structural decay, and unusable mechanical systems. The roof is in disrepair and water has penetrated the building. While the Town of Hamden had the responsibility to maintain the building during the years they held the license agreement over the property, they never performed any maintenance.

An appraisal of the Property was not completed because, as proved by the appraisals of the houses at 499 Derby Avenue, Orange and 2040 Litchfield Turnpike, Woodbridge (houses in much better condition than the subject Property), it would conclude that the Property has negative value. In order to return the house to a livable condition, the amount of money that would need to be invested exceeds the amount of money for which the buyer, thereafter, could sell the house. Due to this fact, and the continued interest in the house from some members of the public, we are proposing to dispose of the house by a public bidding process. The proposed sale of the land is in conformity with the Authority's 2007 initiative known as "The Land We Need for the Water We Use."

The house is at least 230 years old and contains many architectural elements from various eras. These are detailed in a 2003 report from the Connecticut Trust for Historic Preservation titled "An Architectural and Historical Analysis of the South Central Connecticut Regional Water Authority's Sixteen Rental Buildings" (Exhibit C). The amendment to the Authority's enabling legislation in 2003, and reauthorized in 2013, specifically carves out Class I and II land to be sold with the former rental houses and barns that have historical significance.

As stated earlier, the house has been vacant for over fifteen years. Vacant buildings are "attractive nuisances" and an obvious target for theft, trespassing, and vandalism. They are also susceptible to undetected damages such as fire, water, and wind damage. In addition, vacant buildings expose the owner to liability issues. Significant hazards, such as broken windows, steps, railings, and fences, can cause injuries to anyone on the property – even trespassers. The owner can be held responsible for criminal activities or accidents that take place on the vacant premises.

6. ANNEXED MATERIALS

Exhibit A	Location Map – 95 Ives Street, Hamden – March 2021
Exhibit B	Preliminary Assessment prepared by Evans Associates Environmental Consulting, Inc., March 9, 2020
Exhibit C	Section of Connecticut Trust for Historic Preservation report on the House at 95 Ives Street, Hamden
Exhibit D	A-2 Survey of the Property prepared by Juliano Associates LLC, dated May 10, 2019
Exhibit E	DPH Water Company Land Permit (#WCL2014-21) allowing disposition of the former rental properties

Exhibit F Special Act 03-12 – Amendment to the Authority's enabling legislation allowing disposition of the former rental properties

7. FACTS UPON WHICH THE RPB IS EXPECTED TO RELY IN MAKING ITS DECISION

A. The Proposed Action: Disposition of a portion of Authority's land unit HA 13, which consists of 0.92 acres of Class I and II land. The sale of the Property is in conformity with the Authority's Land Use Plan. The parcel's designation is Non-water System Land.

B. Sale of the Property will have no adverse impact upon the public water supply. The Property's current use as a single-family residence will continue.

C. Under the proposed action, the Property would be sold through a public bidding process for not less than $19,000.

D. Net proceeds of the sale will be used to finance the Authority's long-range plan to acquire and protect watershed property, thereby augmenting the protection of the public water supply.

E. The proposed action is consistent with the Authority policies enumerated in the 2007 initiative "The Land We Need for the Water We Use."

8. FINAL EVALUATION AND RECOMMENDATION OF THE AUTHORITY

The Authority has concluded that the Proposed Action constitutes a disposition of interest in land. The Authority has further concluded that the proposed disposition is consistent with, and advances the policies and goals of, the South Central Connecticut Regional Water Authority and will not have an adverse impact on the environment, the purity and adequacy of the public water supply, and will be in the interest of the public and RWA customers.

The Authority recommends that this Application for Disposition of 0.92 acres of Class I and II land be approved by the RPB.

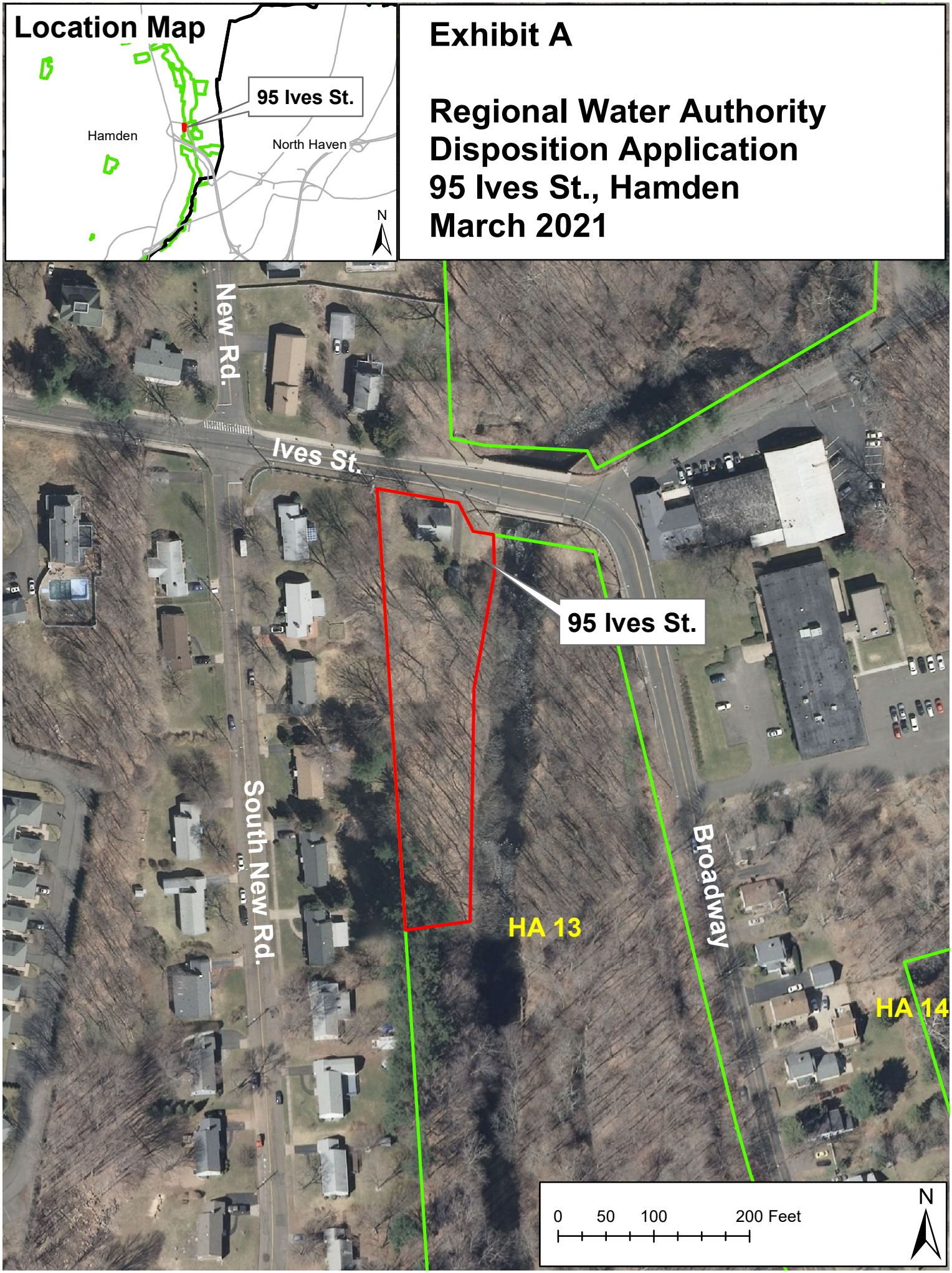

Location Map
95 Ives St.
Hamden
North Haven
N
Exhibit A
Regional Water Authority
Disposition Application
95 Ives St., Hamden
March 2021
New Rd.
Ives St.
95 Ives St.
South New Rd.
Broadway
HA 13
HA 14
0 50 100 200 Feet
N

Exhibit B

PRELIMINARY ASSESSMENT

Disposition of ~0.92 acres of Class I & II Land, Hamden, Connecticut

Location: 95 Ives Street

Proposed Action: Sale of 0.92 acres of Class I & II, Non-Water System Land, owned by South Central Connecticut Regional Water Authority (RWA), containing a single-family dwelling and garage. The parcel proposed for sale has been portioned off from a larger (63.49-acre) RWA-owned property.

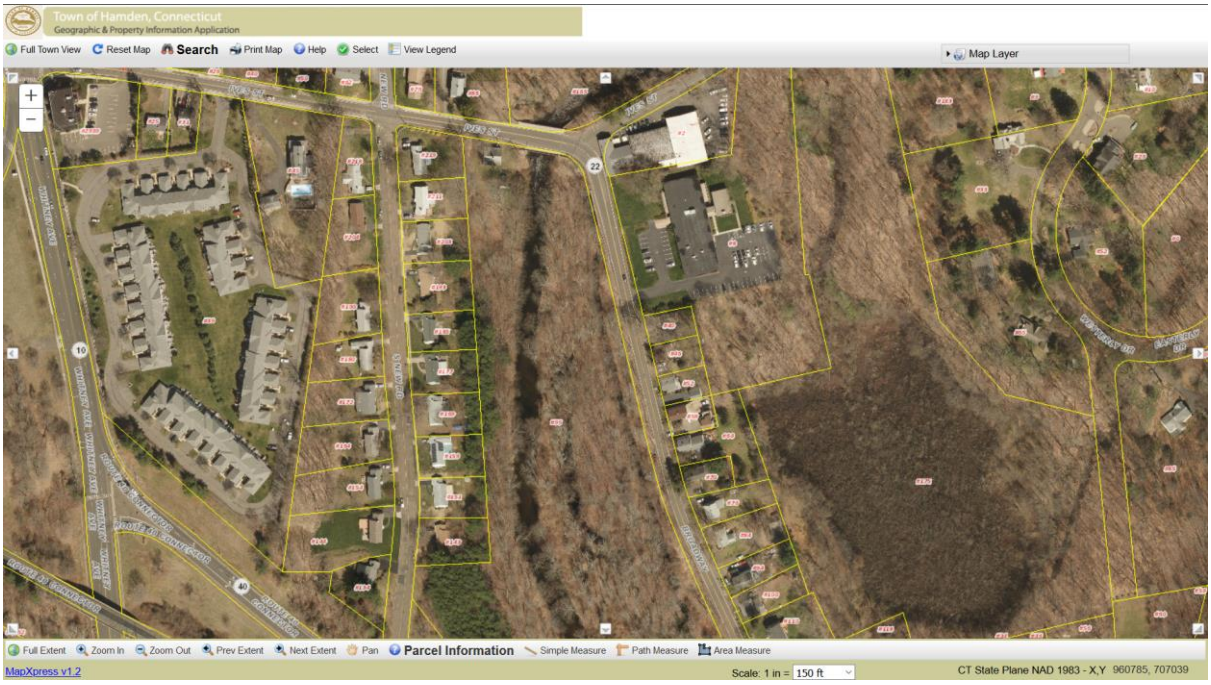
Site Description: The 0.92-acre parcel is mainly level and wooded, with the single-family dwelling, driveway, and garage located nearest Ives Street. The Mill River is located immediately off site, downslope to the east. The site is within the Mill River watershed. The 0.92-acre parcel is located within a 10.96-acre parcel located north of Route 40. This parcel is zoned Residential (R2), is mainly wooded and contains a portion of the Mill River and its floodplain. The remainder of the 63.49 acres comprises a long parcel located south of Route 40, following the Mill River corridor south to the Wilbur Cross Parkway (Route 15). This portion of the property is zoned Residential (R3 and R4).

Study Prepared By: Evans Associates Environmental Consulting, Inc.

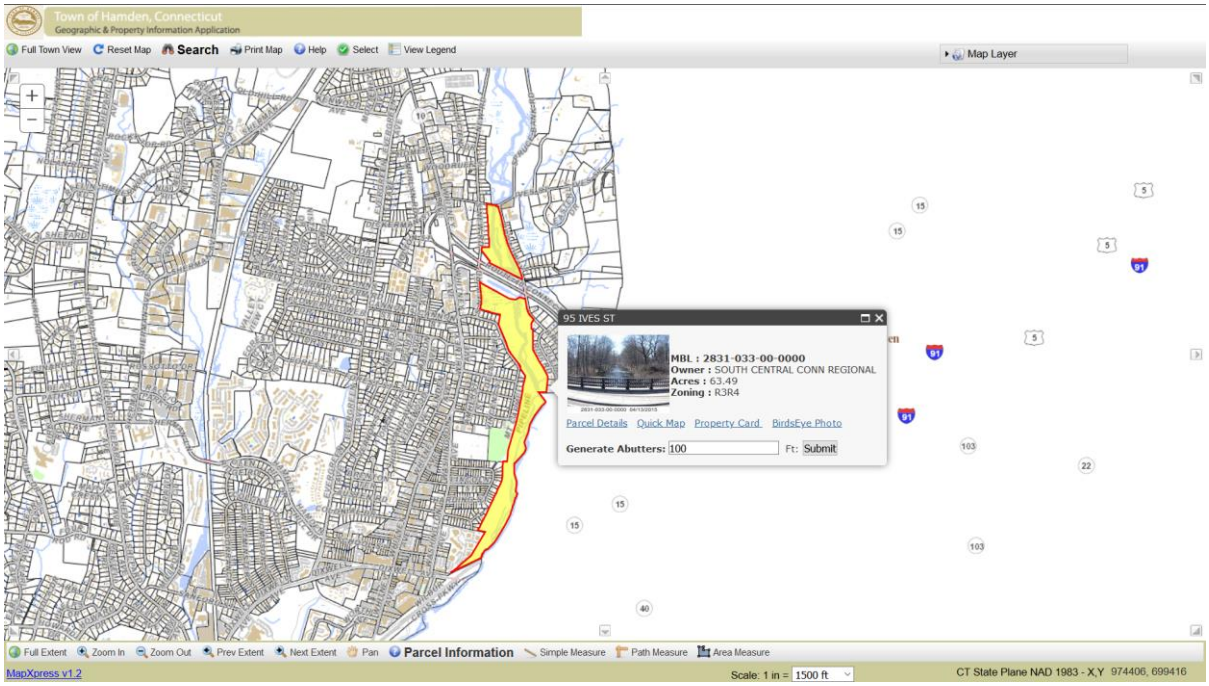
Date: March 9, 2020

On-site house, photo taken 3/20/2019

Portion of 10.96-acre parcel with Mill River (center of photo) containing smaller 0.92-acre parcel (not defined). Dwelling and garage to left (west) of river, on Ives Street.



Entire 63.49-acre parcel: the 10.96-acre portion that contains the 0.92-acre parcel for disposition is upper parcel, zoned R2. Lower portion is zoned R3 and R4.



Maps from Town of Hamden, Connecticut Geographic & Property Information Application (http://www.hamdengis.com/ags_map/, accessed 2/27/2020 and 3/4/2020)

Introduction

This Preliminary Assessment form provides for consideration of potential impacts on specific aspects of the environment, subdivided into eight general areas:

A. Geology, Topography, Soils
B. Hydrology and Water Quality
C. Air Quality, Climate, Noise
D. Biotic Communities
E. Land Use
F. Natural Resources and Other Economic Considerations
G. Public Safety and Health
H. Community Factors

All phases of the proposed action are considered - planning, construction, and operation - as well as possible secondary or indirect effects. For this parcel, there is no "proposed action" on the property that would involve changes to the character of the property; only its sale is proposed. However, potential effects of the future use of the site are considered.

For each "yes" response, the indicated specific information is provided in the space for notes. Elaborations of negative responses may also be provided if appropriate (e.g., to indicate positive impacts on a given environmental factor); "no" answers for which explanatory notes are provided are indicated by an asterisk. Sources of information, including individuals consulted, are also listed in each section.

A. Geology, Topography, Soils	Yes	No
1. Is the site subject to geologic hazards (e.g., seismic, landslide)? If yes, specify type of hazard, extent, relative level of risk, whether or not the proposed action is vulnerable to damage from such hazard, and any measures included in the proposed action to avoid or minimize the risk of damage.		X
2. Will the proposed action create a geologic hazard or increase the intensity of such a hazard? If yes, specify the type of hazard, the extent to which it will be increased by the proposed action, and whether or not the proposed action can be modified to reduce the hazard.		X
3. Does the site include any geological features of outstanding scientific or scenic interest? If yes, describe the features and their relative importance, the extent to which they will be impacted by the proposed action, and any measures included in the proposed action to avoid or minimize damage to important geologic features.		X
4. Is the site subject to soil hazards (e.g., slump, erosion, subsidence, stream siltation)? If yes, specify hazards, their extent, the relative level of risk to the proposed action, and any measures included in the proposed action to avoid or minimize damage from soil hazards.	X	
5. Does the site have any topographic or soil conditions that limit the types of uses for which it is suitable (e.g., steep slopes, shallow-to-bedrock soils, poorly drained soils)? If yes, specify the conditions, the limitations on use, the extent to which the proposed action requires the use of such areas, and any measures included in the proposed action to minimize adverse impacts of these uses.	X	
6. Does the site include any soil types designated as prime farmland? If yes, indicate the area of prime farmland soils and whether the proposed action requires any irreversible commitment of these soils to non-farm uses.	X	

Notes (including sources of information):

A. Geology, Topography, Soils

A.4. Erosion susceptibility is predicted in Connecticut for terrace escarpment type erosion. This prediction applies to areas of steep slopes, often alongside watercourses or drainageways, that have specific, easily-disturbed soils. There are four levels of erosion classification, from most susceptible to least, as follows: Most Susceptible, Highly Susceptible, Surficial Materials Susceptible, and Soils Susceptible.

The subject parcel is mapped as the third category: surficial materials susceptible to erosion. The majority of the subject parcel is quite level, which reduces the likelihood for erosion. The parcel is located immediately adjacent to the Mill River, however, whose banks are steeply sloped in this area. Erosion is possible along the stream banks, especially in areas of exposed soils. A copy of the Connecticut Environmental Conditions Online (CTECO) Erosion Susceptibility Map is included in the Attachments.

A.5. The topography of the site is mainly level, except along the stream bank. There is a topographic change of up to 8' in elevation between the Mill River and the level lot area. The ground slopes, somewhat steeply in portions, toward the Mill River, a Class AA watercourse, which is located along the eastern property boundary.

The edge of the Mill River (a watercourse), and any associated floodplain (wetland) soils, were delineated and are located mainly off site, and downslope to the east. Small areas of the wetland extend onto the subject parcel. Watercourses are Regulated Areas as defined by the Town of Hamden. In addition, the Town has jurisdiction over Regulated Activities within the 100' Non-Disturbance Buffer Zone and a minimum 200' Upland Review Area associated with the watercourse. The wetland delineation, showing the Regulated Area, is depicted on the site survey prepared by Juliano Associates Engineers & Architects. The 200' Upland Review Area would encompass the entire parcel. Any Regulated Activity within the Upland Review Area will be subject to approval by the Inland Wetlands and Watercourses Commission of the Town of Hamden.

A.6. The soil on the site is mapped mainly as Branford silt loam, which is designated a Prime Farmland Soil. The site is not currently used for farming, therefore there is no threat of an immediate loss of farmland use. In addition, if the property is sold, restrictions would permit a maximum of only 250 square feet of additional impervious surface, thereby minimizing any potential disturbance to the soils. A copy of the CTECO Farmland Soils Map is included in the Attachments.

References:

https://cteco.uconn.edu/viewer/index.html?viewer=advanced (Farmland Soils, Geology, and Surface Water Quality). Accessed February 26, 2020.

Inland Wetlands and Watercourses Regulations, Hamden, Connecticut. effective 5/27/09, http://www.hamden.com/DocumentCenter/View/353/05-27-2009-Inland-Wetlands-Regulations-PDF

Juliano Associates Engineers & Surveyors. Limited Property/Boundary Survey, Zoning Location Survey, Proposed Lot Division, Land of South Central Connecticut Regional Water Authority, #95 Ives Road, Hamden, Connecticut. Dated 05/10/19.

Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at https://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx. Accessed February 26, 2020.

B. Hydrology and Water Quality	**Yes**	**No**
1. Is the site located on a present or projected public or private water-supply watershed or aquifer recharge area? If yes, specify the location, type, and volume of the water supply, the extent to which the proposed action involves construction or other use of the watershed or recharge area, and any measures included in the proposed action to minimize adverse effects on water supplies.	X	
2. Does the proposed action create a diversion of water from one drainage basin to another or significantly increase or decrease the flow of an existing diversion? If yes, specify the location, watershed area, and flow rates of the diversion, whether it involves a transfer of water between sub-regional drainage basins, the extent to which it will affect any required downstream flow releases and actual downstream flows, and the type and extent of expected impacts on the downstream corridor.		X
3. Does the site include any officially designated wetlands, areas of soils classified as poorly drained or somewhat poorly drained, or other known wetlands? If yes, specify the extent and type of wetlands on the site and indicate whether the proposed action involves any construction, filling, or other restricted use of wetlands.	X	
4. Will the proposed action seriously interfere with the present rate of soil and subsurface percolation? If yes, specify the nature of the interference (compaction, paving, removal of vegetation, etc.), the extent to which the percolation rate will be hampered, and whether the project can be redesigned to minimize the interference.		X
5. Is the site located in a floodprone area? If yes, specify the frequency and severity of flooding, the area of the site subject to inundation, and the relative level of risk; indicate whether the proposed action will be subject to damage from flooding, the anticipated amount and type of damage, and any preventive measures included in the proposed action to minimize flooding damage.	X	
6. Will the proposed action increase the effects of flooding, either on-site or downstream? If yes, specify the anticipated amount and location of increased flooding, the estimated damage from this increase, and any measures included in the proposed action to minimize the risk of flooding.		X

7. Will the proposed action generate pollutants (pesticides, fertilizers, toxic wastes, surface water runoff, animal or human wastes, etc.)? If yes, specify the type and source of pollutant, amount of discharge by volume, and parts per million, and the relative level of risk to biotic and human communities.	X*

Notes (including sources of information):

B. Hydrology and Water Quality

B.1. The property proposed for disposition is Class I & II Land that is located within the Mill River System (RWA public water supply watershed). The site, if sold, would be restricted via covenant to its current use (residential) and no further development would be permitted, except for a minor (<250 sq. ft.) increase in impervious surfaces. Therefore, there would be no impacts to the water supply from new construction (too restricted) or from land use changes (prohibited).

B.3. As noted in A.5. (above), there is a regulated watercourse located along the eastern property boundary. The edge of this watercourse, the Mill River, including any adjacent floodplain soils, was flagged (by a Certified Professional Soil Scientist of Evans Associates). The wetland was delineated by flags that have been survey located and are shown on the site survey (referenced in the Section A Notes). Portions of the wetland extend onto the subject parcel. In addition, the 100' Non-Disturbance Buffer Zone and the minimum 200' Upland Review Area (as defined by the Town of Hamden) associated with the watercourse extend onto the subject property. No impacts to wetlands or watercourses would occur from the proposed sale of the property. Any Regulated Activity within the Upland Review Area will be subject to approval by the Inland Wetlands and Watercourses Commission of the Town of Hamden.

B.5. The subject parcel is located immediately adjacent to the Mill River. The Federal Emergency Management Agency (FEMA) Floodway, in Zone AE, associated with the Mill River appears to extend partially onto the subject property. This zone is a Special Flood Hazard Area (SFHA) which is the land area covered by the floodwaters of the base flood. The base flood covers areas subject to inundation by the 1-percent-annual-chance flood event (the "100-year flood"). The SFHA is the area where the National Flood Insurance Program's (NFIP's) floodplain management regulations must be enforced. A "Regulatory Floodway" is the channel of the watercourse and the adjacent land areas that must be reserved in order to discharge the base flood without cumulatively increasing the water surface elevation more than a designated height. Communities must regulate development in these floodways to ensure that there are no increases in upstream flood elevations. The National Flood Hazard Layer FIRMette showing the SFHA and Floodway for the area is included in the Attachments.

B.7. The subject parcel was part of a larger 63.49-acre parcel comprising the Mill River and its mainly wooded floodplain and riparian corridor, along with the residence located on the smaller subject parcel. The subject parcel is developed with a residence and was used as a

rental property in the past. If the residential use is continued, potential impacts from animal waste and any pesticides or fertilizers used on the lawn could occur when the house is occupied. Any additions or changes to the site would need approval from the Health Department and the Inland Wetlands and Watercourses Commission, at a minimum. The site, if sold, would be restricted to its current use and no further development would be permitted (in accordance with RWA covenant restrictions). Therefore, any potential pollutant impacts that may or may not occur would likely not change from past effects. Presumably, these potential residential pollutant impacts would not pose a risk to biotic and human communities.

References:

https://msc.fema.gov/portal/home, accessed February 25, 2020

Zoning classification taken from Hamden Zoning Map (http://www.hamden.com/DocumentCenter/View/362/04-01-2015-Current-Zoning-Map-PDF), accessed February 26, 2020, and from Juliano Associates Engineers & Surveyors. Limited Property/Boundary Survey, Zoning Location Survey, Proposed Lot Division (referenced on page 4, above).

C. Air Quality, Climate, Noise	Yes	No
1. Is the present on-site air quality above applicable local, state, or federal air quality control standards? If yes, specify the extent to which the air quality fails to attain such standards and the potential effects of sub-standard air quality on the proposed action.	X	
2. Will the proposed action generate pollutants (hydrocarbons, thermal, odor, dust, or smoke particulates, etc.) that will impair present air quality on-site or in surrounding area? If yes, specify the type and source of pollutants, the peak discharge in parts per million per 24-hour period, and the relative level of risk to biotic and human communities.		X*
3. Is the site located in a high wind hazard area? If yes, specify the range and peak velocity and direction of high winds; identify any features of the proposed action subject to damage from high winds, the relative level of risk, and any measures included in the proposed action to minimize wind damage.		X
4. Will the proposed action involve extensive removal of trees or other alteration of the ecosystem that may produce local changes in air quality or climate? If yes, describe the nature and extent of the changes, potential adverse effects, areas likely to be affected, possible cumulative effects of removal of natural vegetation and addition of new pollutant sources, and any measures that could be included to reduce the adverse effects.		X
5. Is the site subject to an unusually high noise level? If yes, specify the sources of noise, the noise levels, and any measures included in the proposed action to minimize the effects of noise.		X*
6. Will the proposed action generate unusually high noise levels? If yes, specify the source of noise, the range of noise levels, and any measures incorporated into the project to minimize generation of, or exposure to, excessive noise levels.		X

Notes (including sources of information):

C. Air Quality, Climate, Noise

C.1. Air quality in locations throughout the State of Connecticut is above the applicable state and federal guidelines (8-hour 70 ppb) for ozone (O_3). Connecticut air quality meets the guidelines for: particulate matter (<10 micrometers in diameter-PM_{10} or < 2.5 micrometers in diameter-$PM_{2.5}$); sulfur dioxide (SO_2); nitrogen dioxide (NO_2); carbon monoxide (CO); and lead (Pb). The proposed action is not expected to have any measurable impact upon air quality, nor is the air quality expected to impact the proposed action.

C.2. The site contains one single-family residence (currently unoccupied and in a state of disrepair), a driveway, and a garage. If the property use remains residential, no increase in air quality pollutants would occur, compared to residential use of the property in the past. However, vehicles associated with a residential dwelling would have access to the property; also, fireplaces are present inside and outside of the home. Therefore, minor sources of pollution (hydrocarbons, thermal, odor, dust, or smoke particulates, etc.) could be present on the property in association with vehicular or fireplace use. No risk to biotic or human communities would be expected from these typical sources.

C.5. The property is bounded by State Route 22 to the north and east (Route 22 is called Ives Street, a collector road, to the north, and Broadway, a minor arterial road, to the east), and is near the intersection with Whitney Avenue (State Route 10), a principal arterial road, located to the west. Route 40, a principal arterial expressway, is nearby to the south. The site may experience occasional high noise levels from passing vehicles or from nearby Urban zoning. Noise levels are presumed to be as expected in a residential area located near an urban area, and the proposed action would not be expected to change these levels.

References:

https://www3.epa.gov/region1/airquality/nattainm.html

https://www3.epa.gov/region1/airquality/o3exceed-19.html

https://www3.epa.gov/region1/airquality/standard.html

Hamden Zoning Map (http://www.hamden.com/DocumentCenter/View/362/04-01-2015-Current-Zoning-Map-PDF)

Road classification information and terminology taken from CT DOT Road Classifications Map, provided on page 75 of the Hamden 2019 Plan of Conservation and Development (discussed in Section H, below).

D. Biotic Communities	Yes	No
1. Are there any rare or endangered plant or animal species on the site? If yes, specify the species, the degree of rarity, and the estimated population on the site; indicate the extent to which the proposed action will disturb the species and its habitat, and specify any measures included in the proposed action to minimize such disturbance.		X*
2. Are there unusual or unique biotic communities on the site? If yes, specify type of community and its relative significance; indicate the extent to which the proposed action will destroy significant biotic communities and specify any measures included in the proposed action to minimize such damage.		X
3. Is the site used as a nesting site by migrating waterfowl, or is it critical to the movement of migratory fish or wildlife species? If yes, specify the species, the extent to which nesting or migration will be disturbed as a result of the proposed action, and any measures included in the proposed action to minimize disturbance.		X
4. Does the proposed action significantly reduce the amount, productivity, or diversity of the biotic habitat? If yes, specify the amount and types of habitat lost, types of wildlife or plants likely to be seriously affected by the proposed action, and any measures to mitigate impacts on biotic communities.		X

Notes (including sources of information):

D. Biotic Communities

D.1. The CT Department of Energy and Environmental Protection (DEEP) maintains a set of Natural Diversity Database (NDDB) maps that indicate the potential presence of Endangered, Threatened, and Special Concern species. The NDDB map for Hamden (last updated December 2019) indicates that listed species do not occur within or near the property.

References:

NDDB map for Hamden was accessed online on February 26, 2020:
https://www.depdata.ct.gov/naturalresources/endangeredspecies/nddbpdfs.asp?nddbsel=62

E. Land Use	**Yes**	**No**
1. Does the site include any officially designated historic or archaeological sites, or other sites of known historic, archaeological, or cultural significance? If yes, specify their type and significance, the extent to which they will be disturbed by the proposed action, and any measures to reduce such disturbance.	X	
2. Does the site have any outstanding scenic or aesthetic characteristics, especially as viewed from public highways or recreation areas? If yes, specify the type and significance of scenic features, the extent to which they will be disturbed by the proposed action, and any measure to reduce the extent of such disturbance.		X
3. Is the site presently used for recreation? If yes, indicate the type of recreation, the amount of use, and the extent to which the proposed action will interfere with present recreational uses or limit recreation options on the site.		X
4. Is the site presently used for residence or business? If yes, specify the type of use and the extent to which the proposed action will displace present occupants, especially disadvantaged persons or businesses, and any measures included in the proposed action for relocation of such occupants.		X*
5. Will the proposed action break up any large tracts or corridors of undeveloped land? If yes, specify the area of undeveloped land surrounding the site, the amount of development the proposed action will involve, and the distance to the nearest developed land.		X*
6. Does the proposed action include features not in accord with the Authority's Land Use Plan or land disposition policies? If yes, specify the nature and extent of conflict.		X*
7. Is the proposed action part of a series of similar or related actions that might generate cumulative impacts? If yes, specify the type and extent of related actions, implemented or planned, and the general nature of potential cumulative impacts; indicate whether a generic or programmatic impact assessment has been or will be prepared for this series of actions.		X

Notes (including sources of information):

E. Land Use

E.1. The house on the property is the Elam Ives House, built circa 1790. The home is listed on the National Register of Historic Places digital archive,[1] on the State Register of Historic Places database,[2] and is also listed on the CT State Library database website as Hamden Historic Building 023.[3] The property is not located in a local historic district, according to the CT Trust for Historic Preservation.[4] The site is specifically mentioned as a historic site in the RWA's Land Use Plan.

During the March 20 site walk and wetland delineation, an outdoor fireplace was observed behind the garage (upslope from wetland flag A-10). There is also a small "dump" located at the back of the parcel (the south end, near wetland flags A-1 and A-2). The dump contains ceramic items, glass, shells, and slag, among other items (see photos on the following pages). The ages of the fireplace and dump are unknown.

The house is currently under license agreement to the Town of Hamden; the license agreement, unless amended, expires in 2021. If the property is sold (after the license agreement expires), the buyers would have to abide by a historical easement and deed restrictions as required by the seller (RWA) in order to minimize impacts to the property. These strict conditions would minimize or restrict changes (repair/rehabilitation) to the site to the maximum extent practicable.

E.4. The property currently contains an unoccupied (but formerly rented) single-family residence. Since no renters currently occupy the residence, none would be displaced if the property is sold.

E.5. The 0.92-acre parcel is connected to other land owned by the RWA. The RWA has partitioned off the subject parcel from the larger parcel for the purpose of this sale. The 0.92-acre portion, located immediately adjacent to Ives Street, is already residentially developed, and would be restricted for further development if sold. The remaining acreage of the larger lot is located to the south and east and comprises undeveloped watershed land owned by the RWA. Therefore, the disposition of the subject parcel would shrink RWA holdings by approximately 0.92 acres, but it would not disrupt the continuity of the larger tracts of land near the subject parcel.

E.6. The RWA Land Use Plan identifies land holdings that are associated with former rental houses or barns as suitable for disposal (upon approval by the DPH, which has been received for this property). The RWA brochure entitled "*The Land We Need for the Water We Use*" states the RWA's intent to sell non-water system land parcels not required for the operation, protection, and maintenance of the water systems.

The subject parcel is now defined in the current Land Use Plan as Non-Water System Land and is permitted to be sold. Because it is Class I & II land, this property will be sold with

[1] https://npgallery.nps.gov/NRHP/AssetDetail?assetID=05bf8516-5f37-493b-887f-6330cf716615, accessed February 27, 2020
[2] https://portal.ct.gov/DECD/Content/Historic-Preservation/01_Programs_Services/Historic-Designations/State-Registry-of-Historic-Places, accessed February 27, 2020
[3] http://cslib.cdmhost.com/digital/collection/p4005coll7/id/3132/rec/30, accessed February 27, 2020
[4] http://historicbuildingsct.com/category/towns/hamden, accessed February 27, 2020

protective restrictions that include limiting the property to its current use, prohibiting underground storage tanks, and limiting the expansion of impervious surfaces to no more than 250 square feet. Other restrictions on the parcel allow RWA personnel access to the property should it be necessary for the operation and maintenance of the water systems, and also allow the RWA to make any other provisions necessary to protect the watershed.

FIREPLACE

Photos taken 03/20/2019. Upper photo facing east; Lower photo facing south, fireplace in upper right corner.

“DUMP” Photos taken 03/20/2019. Facing north (upper photo).

Shell and slag (left inset)
(note: Sharpie shown for scale)
Glass and dishes (below)
Found in dump

F. Natural Resources and Other Economic Considerations	Yes	No
1. Does the proposed action involve any irreversible commitment of natural resources? If yes, specify the type of resource, the importance and scarcity of the resource, the quantity that will be irreversibly committed, and any measure that could be included in the proposed action to reduce irreversible commitments of resources.		X
2. Will the proposed action significantly reduce the value and availability of timber or other existing economic resources? If yes, specify the type and extent of resources affected, the estimated revenue loss, and any measures that could be included in the proposed action to improve the efficiency of resource utilization.		X
3. Will the proposed action require expenditures greater than the projected revenues to the Authority? If yes, specify the estimated difference.		X*
4. Will the proposed action require any public expenditure (e.g., provision of municipal services) that might exceed the public revenue it is expected to produce? If yes, specify the estimated difference.		X
5. Will the proposed action cause a decrease in the value of any surrounding real estate? If yes, estimate the amount and distribution of altered real estate values.		X

Notes (including sources of information):

F. Natural Resources and Other Economic Considerations

F.3. The sale of this parcel is unlikely to generate a significant amount of immediate revenue. However, current, ongoing expenditures by the RWA would be eliminated once the parcel is sold.

Current expenditures on the property include: The RWA's Payment in Lieu of Taxes (PILOT) of approximately $8107 each year, liability costs (difficult to quantify, but include insurance costs), and approximately $100 per year for other costs (i.e. maintenance, boundaries, security, etc.).[5]

[5] Amounts based on estimates provided by Mr. John Triana (Real Estate Manager, South Central Connecticut Regional Water Authority)

G. Public Safety and Health	Yes	No
1. Is the site subject to unusual fire hazard (from flammable vegetation, difficulty of access, lack of water for fire fighting, or other causes)? If yes, specify the type of hazard, the extent to which the proposed action might increase the fire hazard, the extent to which it is subject to damage from such fires, and any measures included in the proposed action to reduce the risk of fire damage.		X
2. Does the site include any features that present potential safety hazards under the proposed conditions of use, or will the proposed action create any hazards to public safety? If yes, specify the hazards, the extent to which the public, workers, or others will be exposed to the hazard, the degree of risk, and any measures that will be included in the proposed action to eliminate hazards or reduce the risk of injury.		X
3. Does the proposed action have the potential to create increased risks to public health? If yes, specify the nature of the health hazards, population at risk, the degree of risk, and any measures that will be incorporated in the proposed action to avoid adverse impacts on public health.		X

Notes (including sources of information):

G. Public Safety and Health

H. Community Factors	**Yes**	**No**
1. Does the proposed action include any features that are not in conformity with local, regional, or state plans of conservation and development? If yes, specify the plan(s), the nonconforming features, and the extent of the nonconformity, and any measures that could be incorporated into the proposed action to improve conformity.		X*
2. Does the proposed action differ from the established character of land use in the surrounding area? If yes, specify the nature and extent of the conflict and any actions that might be taken to resolve it.		X*
3. Will the proposed action require any service by public facilities (streets, highways, schools, police, fire) or public utilities that are expected to exceed capacity within 5 years? If yes, specify the type of facility or utility, its capacity, present and projected use, the additional capacity required to implement the proposed action, any public plans to increase the capacity, and any measures that can be incorporated into the proposed action to reduce excessive demands on public facilities.		X
4. Will the proposed action produce any substantial increase in nonresident traffic to the area (construction or other temporary workers, permanent workers, recreational users, etc.)? If yes, specify the amount and type of traffic, its potential impact on the surrounding neighborhood, and any measures included in the proposed action to reduce adverse effects from increased traffic.		X
5. Will the proposed action produce an increase in projected growth rates for the area? If yes, specify the extent to which growth will be increased, the project ability of the community to cope with higher growth rates, and any measures include in the proposed action to reduce anticipated adverse effects from increased growth.		X
6. Is there any indication that the proposed action can be expected to generate public opposition or conflict over environmental concerns? If yes, indicate the type and source of conflict, whether it is limited to immediate neighbors of the site or extends to the larger community, and any measures that have been taken or could be taken to resolve the conflict.		X

Notes (including sources of information):

H. Community Factors

H.1. The Conservation and Development Policies: Plan for Connecticut, 2013-2018[6] (C&D Plan), adopted by the Connecticut General Assembly on June 5, 2013, provides guidelines for local Conservation and Development Plans. The State C&D Plan is advisory to municipalities, and although there is a statutory requirement that separate municipal plans be prepared, there is no requirement that they be consistent with the State plan. The Hamden 2019 Plan of Conservation and Development (2019 Hamden POCD) was adopted and became effective September 27, 2019.[7]

Note that the CT C&D Plan, although dated ending in 2018, is current. A Draft 2018-2023 State C&D Plan is under consideration by the General Assembly in the 2020 legislative session.[8]

The 2019 Hamden POCD is an update of the 2004 POCD which was amended in 2009. The 2019 Hamden POCD confirms consistency with all 6 of the Growth Management Principles in the State C&D Plan. With specific reference to water quality, open space, floodplains, and natural resources, please see the comparisons between the goals and strategies of the two documents in the table below:

State C&D Plan	Hamden 2019 POCD
4. Conserve and restore the natural environment, cultural and historical resources, and traditional rural lands.	The POCD contains specific strategies to: • Protect natural resources, • Preserve open space, • Protect historic and scenic resources, and • Address climate change.
5. Protect environmental assets critical to public health and safety.	The POCD also contains recommendations to protect water quality (both surface and ground), preserve floodplain areas, minimize runoff, and other similar strategies.

The regional plan of conservation and development: South Central Region: Plan of Conservation and Development 2018-2028[9] (adopted June 2018) follows, and is not inconsistent with,[10] the same 6 Growth Management Principles of the State C&D Plan. Strategies of the regional plan include:

- Protect the quality of regional watersheds through the encouragement of conservation efforts,

[6] https://portal.ct.gov/-/media/OPM/IGP/ORG/cdplan/20132018-FINAL-CD-PLAN-rev-June-2017.pdf?la=en
[7] http://www.hamden.com/DocumentCenter/View/1989/Hamden-2019-POCD-Approved-09-17-19-Effective-09-27-19-With-Maps-RFS
[8] https://portal.ct.gov/OPM/IGPP-MAIN/Responsible-Growth/Conservation-and-Development-Policies-Plan/Conservation-and-Development-Policies-Plan
[9] https://scrcog.org/wp-content/uploads/2018/07/2018-07-SCRCOG-POCD-report-online.pdf
[10] As described in a letter from the Connecticut Office of Policy and Management, dated April 10, 2018. A copy of the letter is provided in the South Central Region: Plan of Conservation and Development 2018-2028.

- Facilitate coordination and communication between regional water utilities and member municipalities on land use planning and water quality projects,
- Support historic preservation, historic town centers and possibilities for adaptive reuse. Identify potential funding sources and resources for historic preservation and offer technical assistance, when needed, and
- Respect slope floodplains, soil and wetland restraints when evaluating public/private investments and encourage communities to amend local regulations to protect such areas.

Therefore, the municipal, regional, and state plans are substantially consistent with each other.

Because the smaller, 0.92-acre parcel had not been officially surveyed and defined in the Hamden POCD, the parcel is not specifically mentioned in the POCD; it is part of the larger (63.49 acre) parcel. The POCD defines the larger parcel as being open space located within a water supply watershed, and the parcel is zoned R2 (residential for low-density uses). The RWA and the Connecticut Trust for Historic Preservation (now Preservation Connecticut) worked together to establish the easement restrictions that will "follow the land" for this and any potential future sales of the property. These strict restrictions prohibit or severely limit changes to the property, while still allowing the residence to be made fit for human habitation (if possible).

Protecting historic and natural resources, and protecting the watershed and thereby water quality, through restrictive covenants directly support the Hamden POCD (and in turn, the South Central Region POCD and State C & D Plan.)

H.2. There is no "proposed action" on the property that would involve changes to the character of the property; only its sale is proposed. The current use of the subject parcel is residential, and the site contains one unoccupied single-family home, driveway, and detached garage. This parcel differs from the majority of the remainder of the 63.49-acre property, which is mainly forested and undeveloped. However, surrounding parcels in the area are developed (mainly with schools and retail/businesses). Therefore, the existing use of the property as a single-family residence differs from the established character of land use of the remainder of the property and other surrounding properties. However, it is a permitted use that will remain unchanged (through covenant restrictions) if the property is sold.

From Zoning Regulations, Town of Hamden (effective August 17, 2017):

> ***Residential R-2 Zone*** – The purpose of this zone is to encourage development of low-density residential uses generally in areas without public water and sewer facilities. Its development should be in a manner that will preserve the open space character as well as the physical and environmental amenities of these areas. A limited number of other uses are permitted, provided special conditions are met.

References:

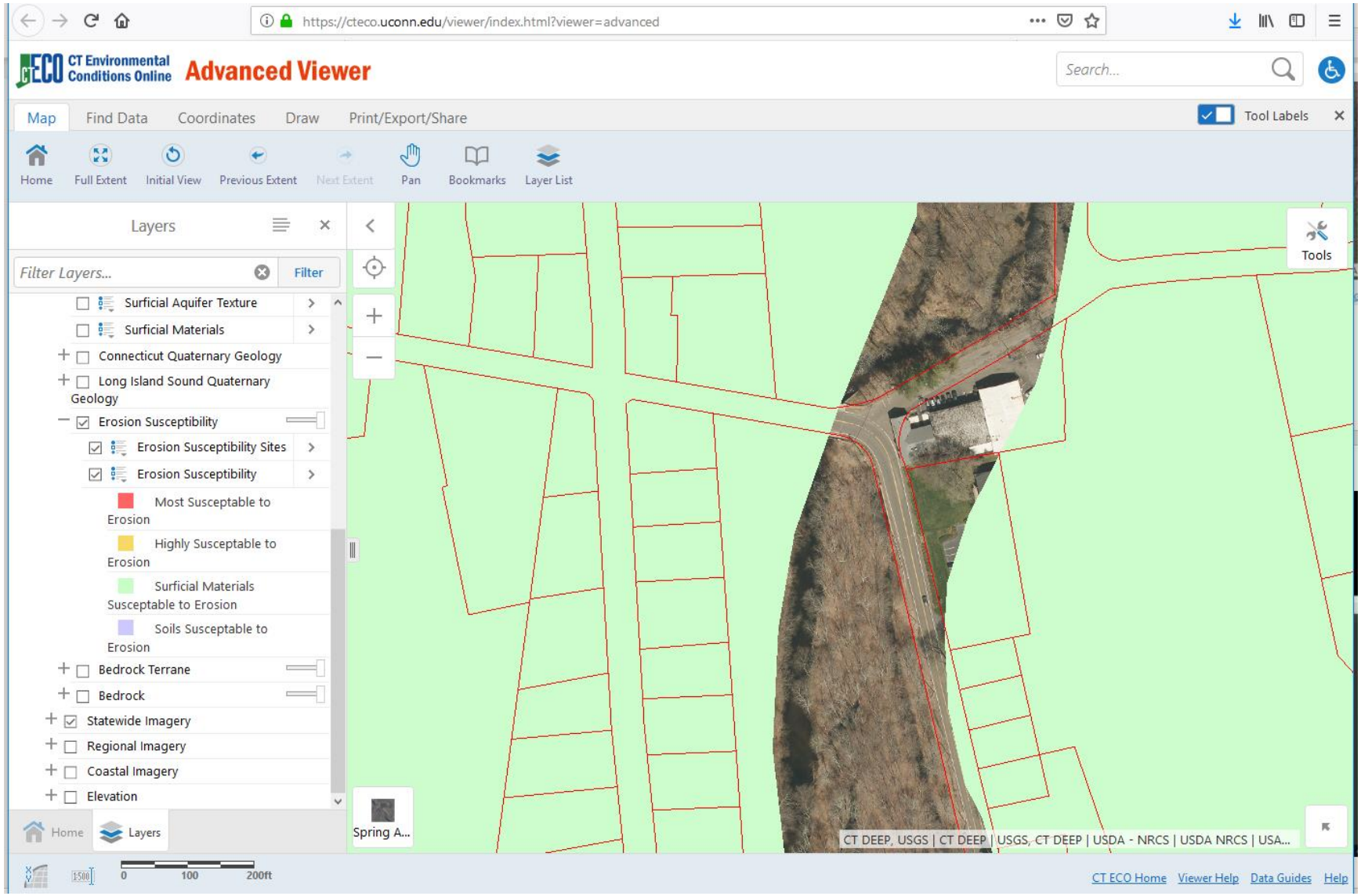
Hamden Zoning Regulations taken from: http://www.hamden.com/DocumentCenter/View/359/08-07-2017-Zoning-Regulations-Effective-08-17-2017-PDF

ATTACHMENTS

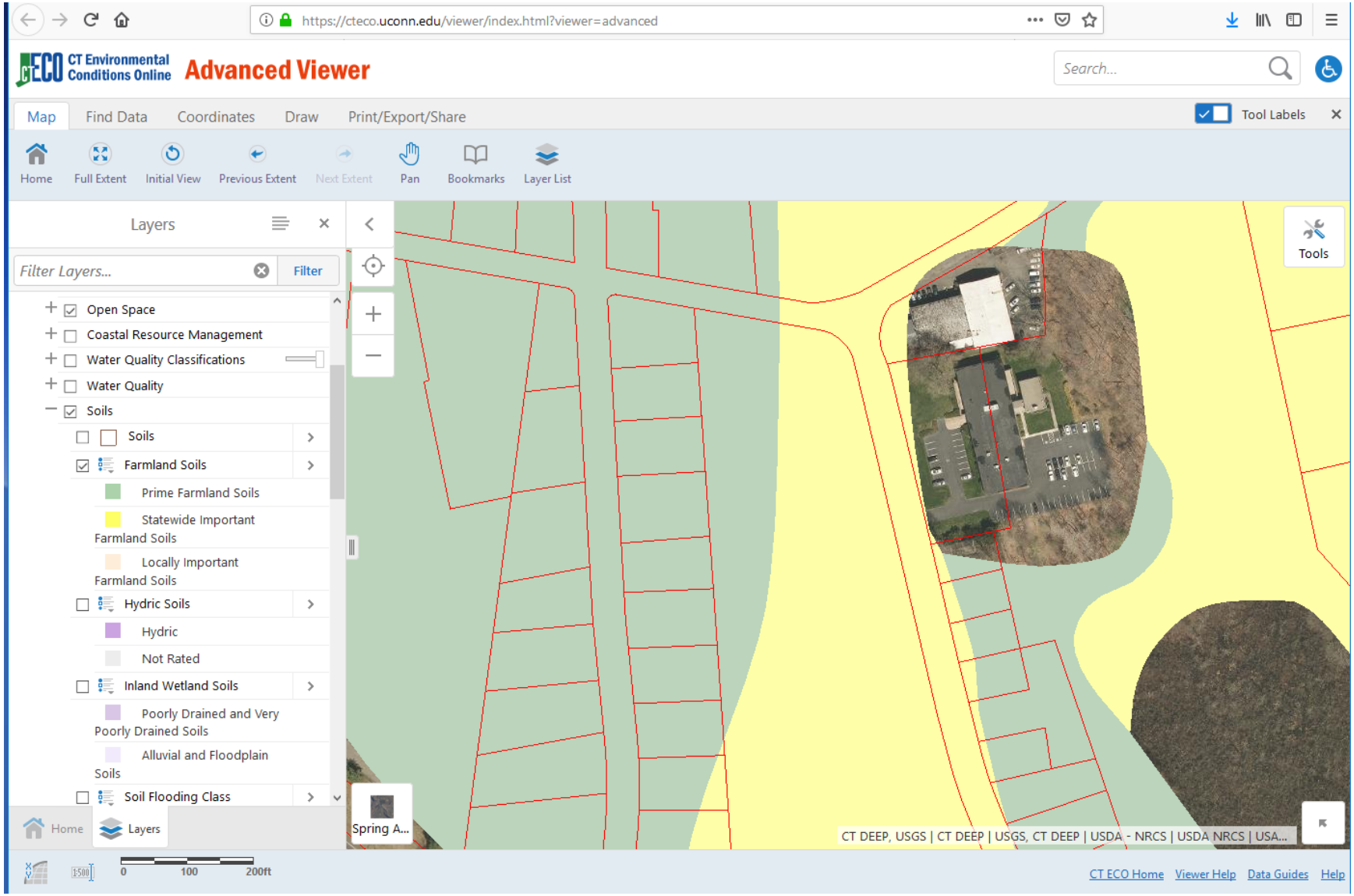
CTECO Maps: ***Erosion Susceptibility***
Farmland Soils

National Flood Hazard Layer FIRMette

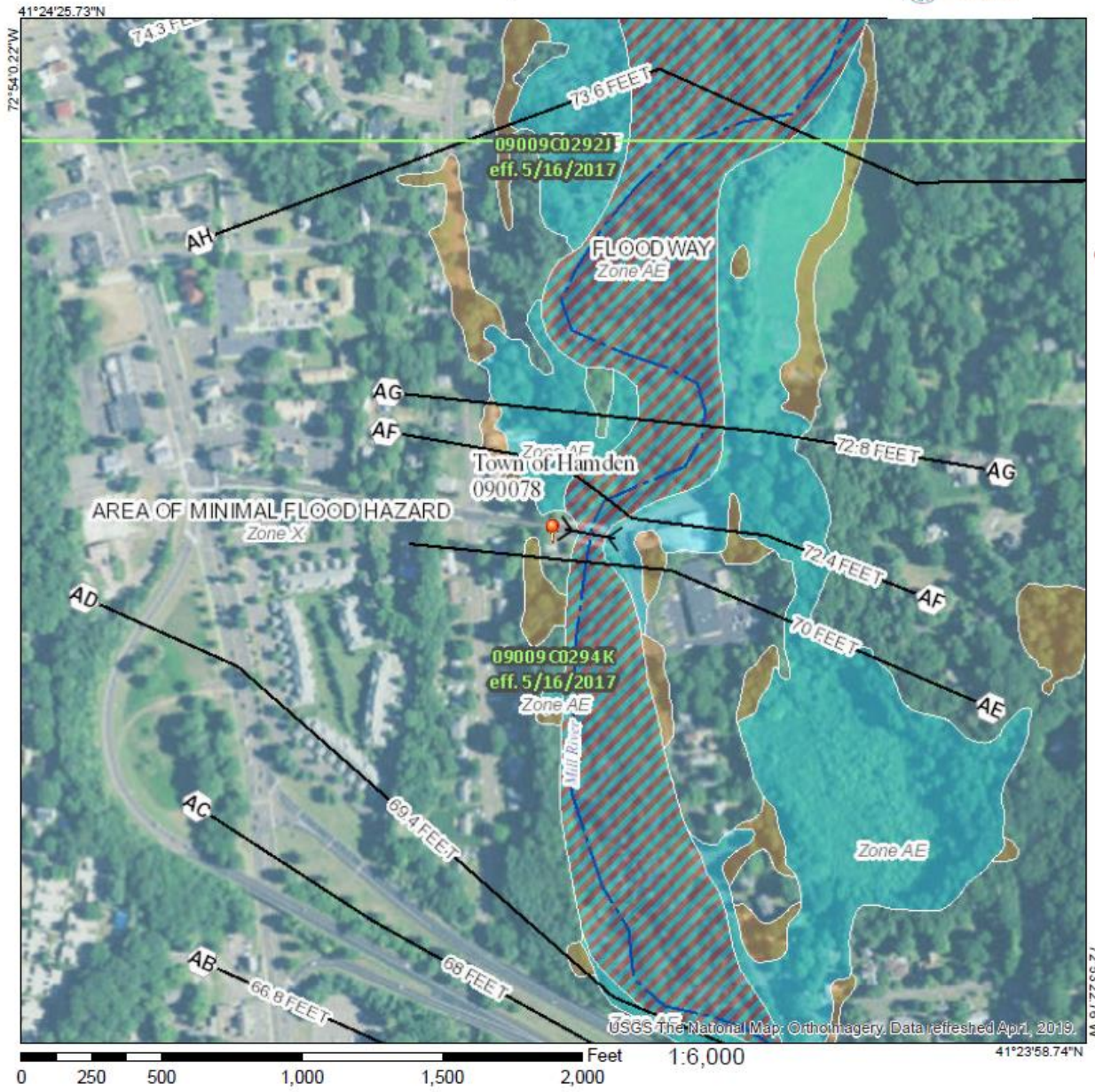
Erosion Susceptibility



Farmland Soils



National Flood Hazard Layer FIRMette



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 / 17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 2/25/2020 at 3:01:28 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Exhibit C

Hamden
95 Ives Street
Circa 1790

Figure 1 – 95 Ives Street from the northeast.

Physical Description

95 Ives Street is a small one-and-a-half story house with center chimney, located on the south side of Ives Street, a quiet residential street, where it crosses the Mill River. (Figure 1) It is situated with the ridge of its roof parallel to the street. The structure sits on a foundation of cut sandstone (on the north, and for much of the east and west sides) with a rubblestone foundation under the remaining portion of the house. The house sits under a peaked roof with a slight curve or bell-cast to its rear slope. While the 95 Ives Street has been covered in modern wall and roof shingles, the front door moved and many of the windows modified, the house retains much of the exterior character of a building from the end of the 18th century.

The interior of the building consists of nine rooms on the first floor. Three rooms are aligned across the front of the house, surrounding the chimney on the north, east and west. Each of these has a fireplace. Four more rooms run across the rear of the chimney, with a large central cooking space flanked by an entry and stairs on the east, and two small rooms (most likely the result of a modern division of a single space) on the west. The rear of the divided rooms is a bathroom. Two more enclosed spaces occupy the the rear most portion of the building; these flank a covered and floored open area. Upstairs, the house has two

finished rooms flanking the chimney and a finished space in the southwest corner of the second floor. Only the western front room has a fireplace.

Figure 2 – The paneling in the western front room.

Figure 3 – The corner cupboard.

Historical Background

The house plays an important part in the history of Hamden. Research suggests that it was built ca.1790 for Elam Ives; it was here that he and his wife, Sarah Hitchcock, raised their family of eleven children. Included among these were early industrialists Henry and James Ives, who followed their father into the carriage parts industry. While Henry Ives moved to New Haven after his industrial success, James Ives remained in Hamden for his whole life, and his impact on the community can be seen in a number of projects throughout the town. He owned a water company, created a pump system, dammed the Mill River to make Clark's pond, and built a variety of industrial and commercial buildings in the town. Included in this list is the factory directly across the river from the Elam Ives house at 95 Ives Street. Ives's impact on the town, and specifically on this neighborhood, is so great that the area is known as Ivesville.

Architectural Analysis and Impact of Loss

While the building has been modified and modernized, it retains the appearance of an 18th century building. The most striking of the exterior elements that contribute to this appearance is the hewn overhang at the level of the second floor. In several places it is clear that the modern shingles were applied over the 18th century clapboarding, so it seems likely that this is the case throughout the majority of the structure. Across the back of the house is what appears to be an early modification – either the enclosure of space under an existing bell cast roof, or the total addition of this portion of the structure, including the roof. The work resulted in two enclosed rooms at the rear of the house flanking an open, but roofed, area mostly taken up by the exterior stairs to the cellar. Nail

Figures 4 and 5 – Both the baseboard, left, and the chair rail, right, show that the corner cupboard has been in place since before the room received its first coat of paint.

Figure 6 – The art glass window with the Ives factory beyond the river.

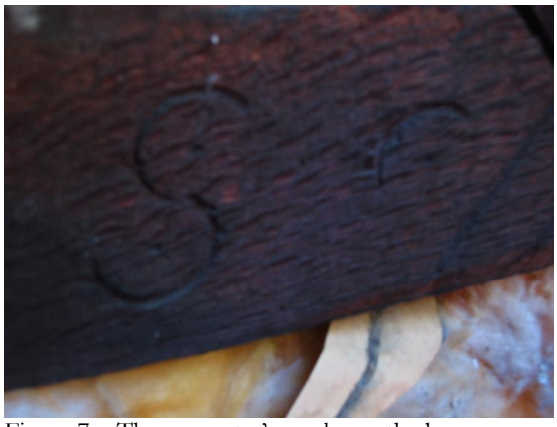


Figure 7 – The carpenter's marks on the brace between the southern plate and southeastern post.

evidence from this part of the house suggests that the work was done early in the 19th century.

The interior of the building is an even more complete artifact from the late 18th century. Early floors, plasterwork, and interior trim remain mostly intact throughout the whole structure. Most remarkable is the paneling and fine trim in the lower front rooms. (Figure 2) Here, with a few exceptions such as material removed when the front door was moved to its current location, are nearly unaltered examples of well-crafted interiors of the early Federal era. Most remarkable is the in situ corner cupboard in the northeastern corner of the eastern front room. (Figure 3) There are clear indications, in the form of paint and nail evidence, that this object was put into place at the time the house was finished and has not been moved since. (Figures 4 and 5) Since there was a strong trade in architectural remnants at the beginning of the 20th century, this type of evidence is especially important.

While the interior is predominantly filled with 18th century materials, there are a few places where evidence of a late 19th century renovation is evident. The stairway to the second floor present a telling example of this: one side is clad in hand-planed 18th century sheathing (a material that is used quite frequently in the house) while the other walls are covered in beaded matchboarding with an art glass window characteristic of the period. (Figure 6)

Two other elements about the house are unusual. The first is the plan of the house. As currently arranged, the house has a standard center chimney plan with the front door leading into a small room in front of the chimney. This has not always been the case. Evidence of disruptions in the chair rail and baseboard in the eastern front room, as well as breaks in the foundation visible from the exterior, suggest that the front door originally opened directly into this room, the most elaborately finished in the house. This

type of direct entry plan, where one stepped straight into a major room rather than into an entry, is unusual for this part of Connecticut and makes the house that much more important. When they occur elsewhere, buildings with this layout have been called "modified or hybrid square plan" houses. A second facet of the house that distinguishes it from many of the others in the area is that the carpenter constructing it marked his timbers with reference to cardinal directions rather than simply with more standard raising numerals. (Figure 7) While this evidence is difficult to interpret, it does distinguish 95 Ives Street from other 18th century buildings in the area.

Figure 8 – The exterior of 152 Waite Street in Hamden. (HABS Photo)

Figure 9 – The interior of 152 Waite Street showing both paneling and the removal of several interior walls. (HABS Photo)

While the majority of the building is well preserved additional structural supports were necessary in the cellar, apparently to shore up the floors at ground level. The exterior entrance to the cellar, which was covered with flooring at some point, has collapsed.

The importance of this building is difficult to overestimate. On its own it is a well-preserved example of a late 18th century vernacular architecture. It compares quite favorably with the Moses Ford house of 1769, located at 152 Waite Street, which the Historic American Buildings Survey called "the most perfect dwelling of the Colonial period to be found in Hamden today." (Figures 8 and 9) The Ives house is also important because of its unusual modified square plan layout and the builder's use of cardinal directions in addition to raising numerals. But the Elam Ives house is much more than this. Its current location -- on Ives Street across from an Ives factory in the middle of Ivesville -- emphasizes the importance of the Ives family to Hamden. Removing the house from this context would rob the building of the historical and aesthetic value that it gains from this site and deprive the area of an artifact that explains much about the neighborhood.

James Sexton

Sources

Conversation with Al Gorman, President of the Hamden Historical Society, October, 2003.

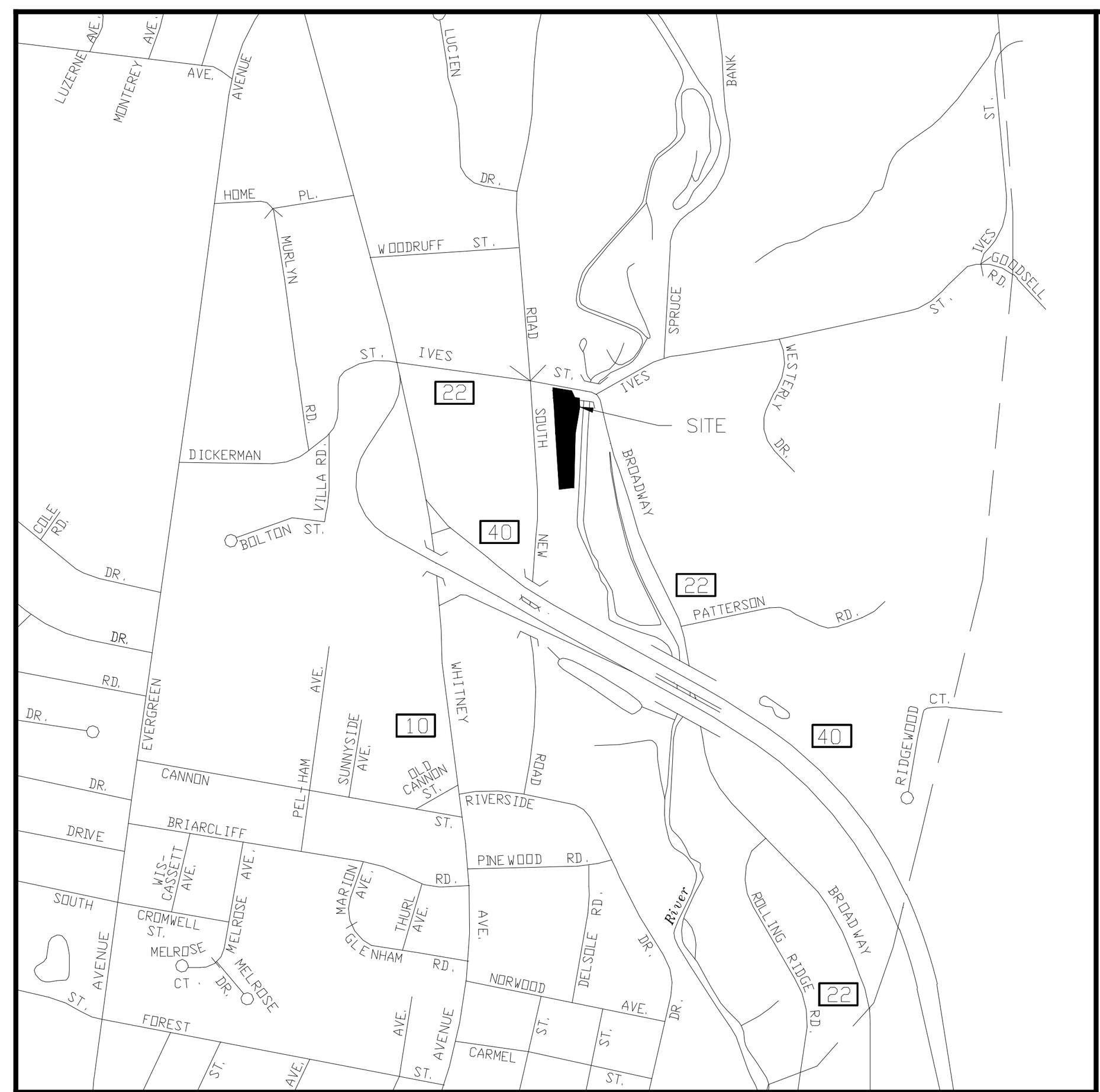
Becker, Christopher. "History of Ivesville" taken from "Historical Themes of the Proposed Mt. Carmel Historic District, Hamden, Connecticut, and Their Educational Utilization." n.p.

Becker, Martha May and Nancy Davis Sachse. Hamden our Architectural Heritage. Hamden: Hamden Historical Society, 1986.

Historic American Buildings Survey. Connecticut. New Haven County. Hamden. "Moses Ford House." HABS CT-52.

Exhibit D

Project: 19–125
Name: TRIANA



Site Location Plan
Scale: 1"=1000'

Connecticut Grid System
(NAD 83)

0' 20' 40' 60'

Zoning Table R-2 Zone		
	Required	Proposed
Min. Lot Area (SQ. FT.)	40,000	40,122
Min. Lot Width (FT.)	120	120
Max. Building Coverage (%)	15%	3.69%
Max. Total Impervious Coverage (%)	20%	5.44%
Min. Front Yard From Street Line (FT.)	40	8.6*
Min. Front Yard From Centerline (FT.)	65	28.6*
Min. Side Yard (FT.)	20	36.2
Min. Rear Yard (FT.)	40	396.6
Max. Height (FT.)	35	22.9
*Pre Existing Non Conforming		

SURVEYOR'S NOTES:

1. THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED FOR USE BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 24, 1992, EFFECTIVE DATE JANUARY 1, 1993. SAID STANDARDS ENACTED BY THE STATE OF CONNECTICUT (SECTIONS 20–300b–1 THRU 20–300b–20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES) EFFECTIVE JUNE 21, 1996.

2. THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY WHICH DEPICTS OR NOTES THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS. THE PURPOSE OF THIS TYPE OF SURVEY IS TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REQUIREMENTS. THE SPECIFIC SCOPE OF THE IMPROVEMENTS AND MATTERS BEING ADDRESSED BY THE SURVEY SHALL BE NOTED. IF EXISTING RECORD EASEMENTS ON THE SUBJECT PROPETY MAY BE AFFECTED, THEY SHALL BE DEPICTED. ONLY THOSE PORTIONS OF THE PROPERTY, AND IMPROVEMENTS AND FEATURES OF THE PROPERTY PERTINENT TO THE ISSUES BEING ADDRESSED OF THE PROPERTY SHALL BE DEPICTED.

3. THE BOUNDARY DETERMINATION CATEGORY IS A FIRST SURVEY.

4. THIS SURVEY CONFORMS TO A HORIZONTAL ACCURACY STANDARD OF CLASS A–2. VERTICAL ACCURACY CONFORMS TO CLASS V–2. TOPOGRAPHY AS DEPICTED HEREON CONFORMS TO AN ACCURACY STANDARD OF CLASS T–2. BOTH DATUMS ESTABLISHED BY GPS.

5. AZIMUTHS AND COORDINATES ARE BASED UPON THE CONNECTICUT STATE PLANE GRID SYSTEM (NAD 1983). ELEVATIONS ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM (NAVD 88).

6. THE PROPERTY IS LOCATED WITHIN A RESIDENTIAL R2 ZONE.

7. THE AREA OF THE PROPERTY IS 40,122± SQUARE FEET (0.92± ACRES).

8. THE PROPERTY IS DESIGNATED ON THE HAMDEN ASSESSOR'S RECORDS AS PARCEL 2831–033–00–0000.

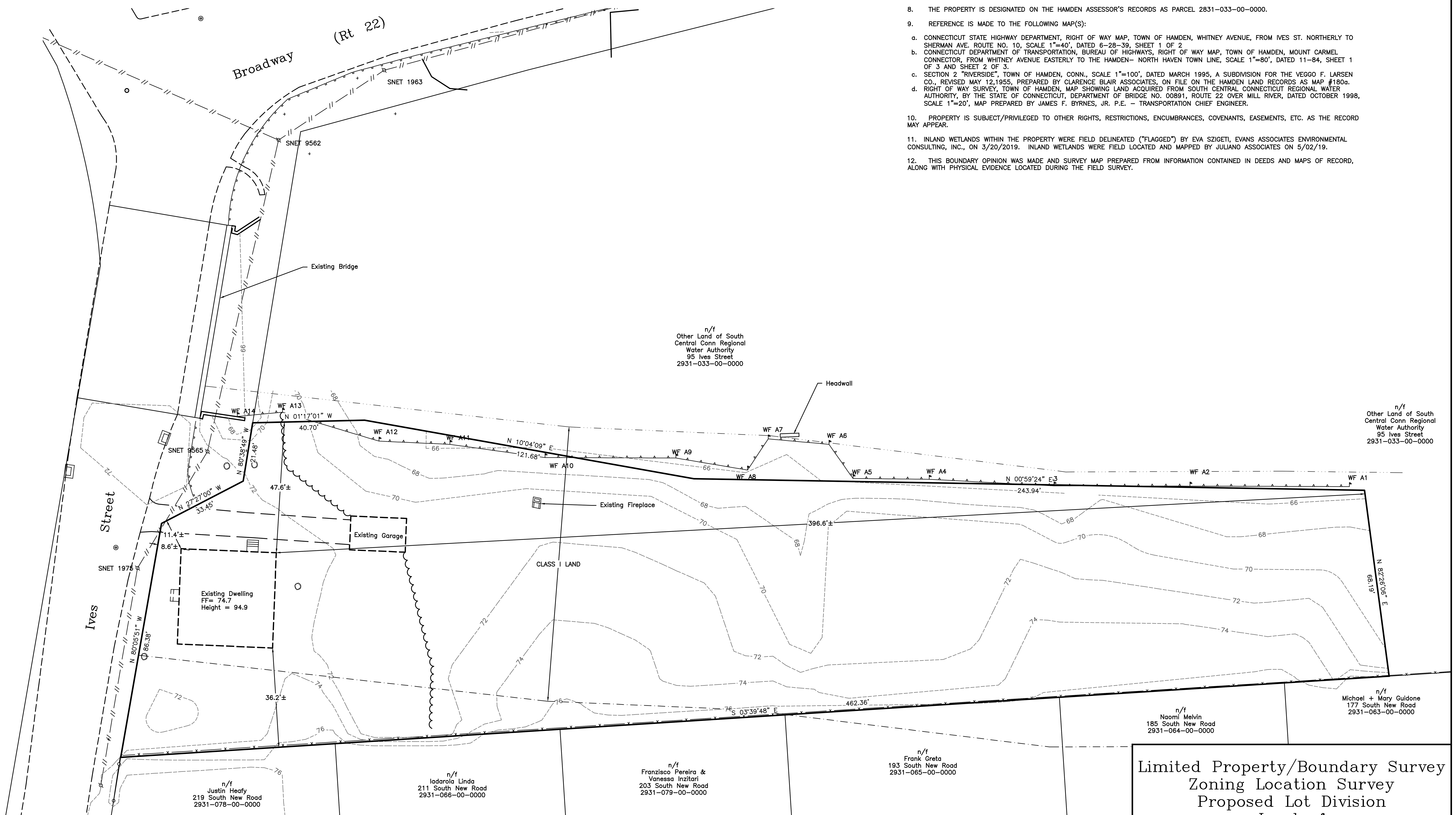
9. REFERENCE IS MADE TO THE FOLLOWING MAP(S):

a. CONNECTICUT STATE HIGHWAY DEPARTMENT, RIGHT OF WAY MAP, TOWN OF HAMDEN, WHITNEY AVENUE, FROM IVES ST. NORTHERLY TO SHERMAN AVE. ROUTE NO. 10, SCALE 1"=40', DATED 6–28–39, SHEET 1 OF 2
b. CONNECTICUT DEPARTMENT OF TRANSPORTATION, BUREAU OF HIGHWAYS, RIGHT OF WAY MAP, TOWN OF HAMDEN, MOUNT CARMEL CONNECTOR, FROM WHITNEY AVENUE EASTERLY TO THE HAMDEN– NORTH HAVEN TOWN LINE, SCALE 1"=80', DATED 11–84, SHEET 1 OF 3 AND SHEET 2 OF 3.
c. SECTION 2 "RIVERSIDE", TOWN OF HAMDEN, CONN., SCALE 1"=100', DATED MARCH 1995, A SUBDIVISION FOR THE VEGGO F. LARSEN CO., REVISED MAY 12,1955, PREPARED BY CLARENCE BLAIR ASSOCIATES, ON FILE ON THE HAMDEN LAND RECORDS AS MAP #180a.
d. RIGHT OF WAY SURVEY, TOWN OF HAMDEN, MAP SHOWING LAND ACQUIRED FROM SOUTH CENTRAL CONNECTICUT REGIONAL WATER AUTHORITY, BY THE STATE OF CONNECTICUT, DEPARTMENT OF BRIDGE NO. 00891, ROUTE 22 OVER MILL RIVER, DATED OCTOBER 1998, SCALE 1"=20', MAP PREPARED BY JAMES F. BYRNES, JR. P.E. – TRANSPORTATION CHIEF ENGINEER.

10. PROPERTY IS SUBJECT/PRIVILEGED TO OTHER RIGHTS, RESTRICTIONS, ENCUMBRANCES, COVENANTS, EASEMENTS, ETC. AS THE RECORD MAY APPEAR.

11. INLAND WETLANDS WITHIN THE PROPERTY WERE FIELD DELINEATED ("FLAGGED") BY EVA SZIGETI, EVANS ASSOCIATES ENVIRONMENTAL CONSULTING, INC., ON 3/20/2019. INLAND WETLANDS WERE FIELD LOCATED AND MAPPED BY JULIANO ASSOCIATES ON 5/02/19.

12. THIS BOUNDARY OPINION WAS MADE AND SURVEY MAP PREPARED FROM INFORMATION CONTAINED IN DEEDS AND MAPS OF RECORD, ALONG WITH PHYSICAL EVIDENCE LOCATED DURING THE FIELD SURVEY.



LEGEND

- IRON PIN/PIPE FOUND
- MONUMENT FOUND
- TREE
- UTILITY POLE
- ANCHOR
- EXISTING PROPERTY LINES
- ADJOINING PROPERTY LINES
- EXISTING PAVEMENT (NO CURB)
- EXISTING DRIVEWAY
- EXISTING FENCE
- EXISTING SEPTIC SYSTEM
- EXISTING OVERHEAD ELECTRICAL, TELEPHONE, & CABLE SERVICES
- RETAINING WALL
- CONTOUR LINE (26)
- EXISTING BUILDING
- WETLAND
- STREAM
- LIMIT OF CLASS I LAND

GENERAL NOTES:
THERE IS 36,032 SQ. FT. OF CLASS I LAND ON THE PROPOSED PROPERTY.
THERE IS 4,090 SQ. FT. OF CLASS II LAND ON THE PROPOSED PROPERTY.

TOTAL IMPERVIOUS AREA ON LOT IS 2,182 SQ FT
LOT COVERAGE IS 5.44%

TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

David W. Juliano PELS #08033
Christopher S. Juliano PELS #19725

This document is valid only if it bears an original signature and embossed seal of the designated licensed professional. If this document is stamped with a colored ink seal it has been issued for land use permitting purposes and is not to be used for any other purpose. Any alterations render this document null and void.

NOT VALID WITHOUT ORIGINAL SEAL AND SIGNATURE

DATE	DESCRIPTION
REVISIONS	

JULIANO ASSOCIATES, LLC
405 MAIN STREET (YALESVILLE)
WALLINGFORD, CONNECTICUT
Voice 203-265-1489 Fax 203-949-1523
WWW.JULIANOASSOCIATES.COM

21st Century Technology
19th Century Service

JULIANO 1973 2019 ASSOCIATES
Engineers & Surveyors
405 Main Street (Yalesville)
Wallingford, Connecticut
(203) 265–1489

Limited Property/Boundary Survey
Zoning Location Survey
Proposed Lot Division
Land of
Regional Water Authority
#95 Ives Road
Hamden, Connecticut

Drawn: JDIMEO Designed: JDIMEO	Date: 5/10/19	Scale: 1"=20'
Checked: JDIMEO Released: JDIMEO	Project no.: 19–125	Sheet: 1 of 2 Revision : 0

M:\SUBMITTED\2019\125002-1-0.DWG 11/4/2019 1:25 PM JD

Exhibit E

M 949

STATE OF CONNECTICUT
DEPARTMENT OF PUBLIC HEALTH

Jewel Mullen, M.D., M.P.H., M.P.A.
Commissioner

Dannel P. Malloy
Governor
Nancy Wyman
Lt. Governor

Water Company Land Permit

DWS Project #2014-0224
Permit No. WCL2014-21

Pursuant to Special Act 03-12, and in accordance with the application received on October 15, 2014, South Central Connecticut Regional Water Authority (RWA) (PWSID #CT0930011) is hereby granted authorization to sell Class I and Class II water company owned land associated with 12 parcels formerly used to as rental properties. There shall be no change in use of this land. These transactions will include the Class I and Class II Water Company owned land parcels as indicated in the submitted application and shown on the map entitled "Regional Water Authority Rental Houses and Lots to be Sold Per 2013 Amendment to Enabling Legislation" dated October 2014. The following information pertains to the specific parcels.

Address	Town	Building	Acres
501 Derby Ave.	Orange	SF House	1.5
189 Maple St.	Seymour	SF House	1.5
59 Rimmon Rd.	Seymour	SF House	1.5
752 Summer Hill	Madison	SF House	1.0
2040 Litchfield Tpke.	Woodbridge	SF House	2.0
115 Sperry Rd.	Woodbridge	SF House	2.0
1029 Johnson Rd.	Woodbridge	SF House	2.0
440 Amity Rd.	Bethany	Barn	3.0
184 Downs Rd.	Bethany	SF House	3.0
1115 Great Hill Rd.	Guilford	SF House	3.5
233 Skiff St.	Hamden	SF House	0.5
95 Ives St.	Hamden	SF House	1.0

This sale is authorized based upon the application received October 15, 2014 and conditions outlined in Special Act 03-12. The following conditions are herein accepted by RWA:

1. RWA certifies that each of the structures on the 12 parcels were situated prior to January 1, 1976.

2. RWA has confirmed that all underground storage tanks have been, or will be, removed from each of the properties prior to sale.

3. RWA must take the appropriate actions to ensure a restrictive covenant that limits the expansion of the single-family dwelling or barn and restricts any activity or expansion of any activity that would have a significant adverse affect on the public water supply is

Connecticut Department of Public Health

Phone: (860) 509-7333 • Fax: (860) 509-7359 • VP: (860) 899-1611
410 Capitol Avenue, MS#51WAT, P.O. Box 340308
Hartford, Connecticut 06134-0308
www.ct.gov/dph

placed on the properties. The requirements of a restrictive covenant are outlined in Special Act 03-12 Section 1(b).

4. RWA shall abide by the zoning restrictions outlined in Special Act 03-12 Section 1(a)(3).

In evaluating the application, the Connecticut Department of Public Health has relied upon information provided by RWA and criteria outlined in Special Act 03-12.

11/14/14
Date

Lori J. Mathieu
Public Health Section Chief
Drinking Water Section
Department of Public Health

11/19/14
Date

John Triana
Real Estate Manager
South Central Connecticut Regional Water Authority

Exhibit F - Special Act 03-12 – Amendment to the Authority's enabling legislation allowing disposition of the former rental properties

SPECIAL ACT 03-12. (a) Notwithstanding any provision of the general statutes or any public or special act, the South Central Connecticut Regional Water Authority, created by special act 77-98, as amended, may sell, lease, assign or otherwise dispose of any class I or class II land, as defined in section 25-37c of the general statutes, upon which a single-family dwelling or barn owned by the South Central Connecticut Regional Water Authority is situated provided (1) such single-family dwelling or barn was so situated prior to January 1, 1976, (2) any underground storage tanks on such property have been removed, (3) the property is not greater than the minimum acreage required to meet zoning requirements plus any allowance necessary for setback allowances and access or egress consistent with local zoning and use requirements, and, if the single-family dwelling or barn is located on class I land, such minimum acreage is met by utilizing class II or class III land, as defined in section 25-37c of the general statutes, to the greatest extent possible, (4) a restrictive covenant that would limit the expansion of the single-family dwelling or barn and restrict any activity or expansion of any activity that would have a significant adverse affect on the public water supply is placed on the property, and (5) for class I land, the single-family dwelling or barn has historical significance, as confirmed, in writing, by the Connecticut Trust for Historic Preservation or its successor organization.

(b) The restrictive covenant required by subsection (a) of this section shall include, but not be limited to, provisions ensuring that (1) the premises shall only be used for a single-family dwelling or barn; (2) the total impervious surface area, including, but not limited to, building roofs, driveways, swimming pools, walkways and patios, shall not be increased by more than two hundred fifty square feet over the existing impervious surface area as of the date of the conveyance of the property from the public water utility to other parties; (3) access is provided to public drinking water utility staff to perform routine inspections of the property, at a minimum, on an annual basis during normal hours of business for the water utility; (4) underground storage tanks are prohibited; and (5) any other provisions deemed necessary by the South Central Connecticut Regional Water Authority to protect the public water supply. The total existing impervious surface area shall be established by an improvement location survey completed to A-2 survey accuracy depicting any such areas, which survey shall be filed on the land records with the restrictive covenant.

(c) Whenever the South Central Connecticut Regional Water Authority intends to sell, lease, assign or otherwise dispose of any class I or class II land consistent with this section upon which is situated a single-family dwelling or barn, the South Central Connecticut Regional Water Authority shall provide notice in writing, by certified mail, return receipt requested, at least thirty days before the date of the proposed disposition, to the Commissioners of Environmental Protection and Public Health, the legislative body of the city or town in which the single-family dwelling or barn is situated, the Nature Conservancy, the Trust for Public Land, the Land Trust Service Bureau and the Connecticut Fund for the Environment, of such intention to sell or otherwise transfer such property. Such notice shall include a copy of a survey depicting the acreage and property lines of the parcel as well as the location of any single-family dwelling or barn to be sold.

(d) All net proceeds, after costs of disposition, from the disposition of such class I or class II land and dwelling or barn consistent with this section shall be used by the South Central Connecticut Regional Water Authority to protect or otherwise acquire interests, including, but not limited to, fee title to or conservation easements over additional watershed or aquifer land of public water systems.

South Central Connecticut Regional Water District
90 Sargent Drive, New Haven, Connecticut 06511-5966 / 203-401-2515
http://www.rwater.com

NOTICE OF PUBLIC HEARING

The Representative Policy Board ("RPB") of the South Central Connecticut Regional Water District will hold a public hearing to consider the South Central Connecticut Regional Water Authority's Application for the disposition of 0.92 acres located south of Ives Street in Hamden that is part of Land Unit HA 13.

The public hearing will be held on Thursday, June 17, 2021 at 7:00 p.m., via remote access. In accordance with Governor Lamont's, Executive Order No. 7B for the Protection of Public Health and Safety during COVID-19 Pandemic and Response, as amended, the public hearing will be held remotely. Members of the public may attend the meeting via conference call, videoconference or other technology. For information on attending the meeting via remote access and to view the application and accompanying information, please go to https://www.rwater.com/about-us/our-boards/board-meetings-minutes?year=2021category=1435&meettype=&page=. The Public Hearing is being held pursuant to Sections 10, 18 and 03-12 of Special Act 77-98, as amended.

All users of the public water supply system, residents of the Regional Water District, owners of property served or to be served, and other interested persons, shall have an opportunity to be heard concerning the matter under consideration. Questions may also be submitted in writing to the board office by emailing jslubowski@rwater.com or by calling (203) 401-2515.

Mario Ricozzi, Chairperson
REPRESENTATIVE POLICY BOARD
South Central Connecticut Regional Water District
90 Sargent Drive
New Haven, CT 06511

NOTICE OF PUBLIC HEARING THE REPRESENTATIVE POLICY BOARD

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Appeared in: ***Connecticut Post*** on Thursday, 05/27/2021

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Appeared in: ***New Haven Register*** on Thursday, 05/27/2021

Back

Ciulla & Donofrio, LLP

Memo

To: Representative Policy Board

From: Office of Consumer Affairs ("OCA")

Jeffrey M. Donofrio, Esq.

Date: June 9, 2021

Re: Application for Disposition of 0.92 Acre on Ives Street in Hamden (95 Ives Street)

I. BACKGROUND

On March 18, 2021, the South Central Connecticut Regional Water Authority (the "Authority") submitted an application (the "Application") to the Representative Policy Board ("RPB") for approval to sell 0.92 acre of improved Class I and II land owned by the Authority in Hamden ("Subject Property"). The Application seeks approval to sell the Subject Property for a purchase price of not less than $19,000.

The Subject Property consists of 0.92 acre improved with a 1,965 s.f. house, built in or around 1790, as well as a detached garage. It is approximately 10' from the Mill River (which drains into Lake Whitney). Lake Whitney is over 3.4 miles from the Subject Property. The Authority's Land Use Plan designated the Subject Property as non-water system land. The Subject Property is not needed for water supply purposes.

In 2007, the Authority entered into a license agreement with the Town of Hamden whereby the Town assumed control over the use of the Subject Property. The Town did not secure any tenants for the Subject Property; the Subject Property has been vacant for almost 20 years. The Town has not maintained the Subject Property and it has developed into an attractive nuisance. A 230-year-old house that is not being maintained deteriorates and presents significant interior hazards. The license agreement with the Town expires this year.

The unimproved portion of the Subject Property incurs approximately $550 per year of PILOT. The Town omitted the developed portion of the Subject Property from PILOT, reducing PILOT from approximately $5,600 per annum. The Authority's proposed minimum purchase price is based upon the reasonable assumptions that (1) due to the anticipated costs associated with renovating the improvements, the Subject Property likely has no market value "as is"; (2) the cost to demolish the improvements far exceeds the market value of the Subject Property; and (3) there is likely local interest in preserving the Subject Property, given its historical significance, and the preferred method of disposition is via public auction.

CT Trust noted in its letter submitted as part of the Application that the Subject Property has historical significance, and the disposition of the Subject Property will make possible the preservation of the house. By its letter dated January 2, 2020, the State of Connecticut Council on Environmental Quality notified the RPB that inspection of the components of the fuel oil tank at the Subject Property should occur prior to the transfer of the Subject Property (to ensure compliance with NFPA standards).

II. OCA'S POSITION

The Subject Property is not needed for water supply purposes and the disposition of same will hopefully allow for the preservation of the historically significant structure located thereon. The sale of the Subject Property will generate funds, albeit nominal, to be used by the Authority to further protect the Authority's public water supply through the purchase of additional water supply watershed lands or conservation easements within the Authority's public water supply watersheds. The modest sales proceeds will assist the Authority in its effort to minimize future water rate increases attributed to future borrowing necessary to complete the purchase of additional water supply watershed lands or conservation easements. Moreover, the sale of the Subject Property will eliminate the carrying costs attributable to continued ownership.

There are inherent risks and eventual expenses associated with owning structures well in excess of 200 years old; especially when the structures are not maintained. Eventually, the structure will need to be demolished and the cost will be significant. The OCA also recognizes that the proposed disposition of the Subject Property is consistent with the Authority's "The Land We Need for the Water We Use" program developed in 2007.

The OCA finds that an additional $19,000.00 of revenue is of greater benefit to ratepayers than continued ownership of the Subject Property and the eventual cost of demolition. For the foregoing reasons, the OCA finds the Application to be appropriate and in the public's interest. The OCA recommends approval of the Application by the RPB.

Respectfully submitted,
Office of Consumer Affairs

/s/ Jeffrey M. Donofrio

By: Jeffrey M. Donofrio
JDonofrio@cd-LLP.com
Ciulla & Donofrio, LLP
127 Washington Avenue
P.O. Box 219
North Haven, CT 06473
Tel: (203) 239-9828
Fax: (203) 234-0379

PRESERVATION CONNECTICUT

16 June 2021

Mario Ricozzi, Chair
Representative Policy Board
South Central Connecticut Regional Water Authority
90 Sargent Drive
New Haven, Connecticut 06511
via email: jslubowski@rwater.com

Subject: Elam Ives house, 95 Ives Street, Hamden

Dear Mr. Ricozzi and members of the Representative Policy Board:

Preservation Connecticut supports the application submitted by the South Central Connecticut Regional Water Authority for disposition of 0.92 acres of land located at 95 Ives Street in Hamden. Disposing of this property to a private owner will help make possible the preservation of the historic house located on the parcel.

Built about 1790 for Elam and Sarah Ives, the house is a well preserved example of a small late-eighteenth-century dwelling. Its plan appears to be an unusual hybrid of two common house types of the period, and it boasts handsomely crafted paneling and cupboards. Elam Ives is an important figure in the early industrial history of Hamden and the region. He is credited with starting hardware manufacturing in the town and being the first to mechanize the production of carriage and harness hardware. Four of the thirteen children that Elam and Sarah raised in the house also joined the hardware industry; other children included an historian, a merchant, and a musician. In recognition of its historic and architectural significance, the house was listed on the National Register of Historic Places in 2010.

In a study that Preservation Connecticut (then known as the Connecticut Trust for Historic Preservation) prepared for the Authority in 2003 to document and evaluate the significance of the Authority's surplus historic buildings, the Ives house was ranked as Most Important. *Of all the houses that have gone through the RWA de-acquisition process, 95 Ives Street is the most highly significant.*

According to its governing documents, the Regional Water Authority is a steward of both natural and historic resources on land it owns. Disposal of these properties to qualified buyers and with protective covenants will allow for the preservation of historically and architecturally significant structures that are important to their communities. Preservation Connecticut applauds this effort and urges the Policy Board to approve this application with terms that will encourage potential buyers who will return this significant house to active use while protecting the region's water supply. We believe that both these goals are possible, and both are in the best interest of the Authority, its customers, and the people of Connecticut.

Unfortunately, the Ives house is in very poor condition. This has been complicated by a longstanding agreement with the Town of Hamden, which was to provide maintenance. However, the house already was in poor condition when that agreement was made. In recognition of the significant rehabilitation needs, Preservation Connecticut urges the Authority in the strongest terms possible to do everything in its power to assist in the rescue and preservation of this house, including setting the lowest possible purchase price. A few thousand dollars less would not have a significant impact on the Authority's overall budget, but it could be crucial to a buyer who will have to undertake substantial repairs.

Preservation Connecticut has worked with the Regional Water Authority since 2003 to make appropriate provisions for its surplus historic properties. In addition to the study mentioned above, PCT has advised the Authority on language for historic covenants and has assisted in evaluating requests made under those covenants. While the results have not always been what we or RWA hoped for, we have seen many of these once-vacant buildings repaired and returned to use, a process which does credit to the Authority's standing as a valued member of the communities it serves. We look forward to continuing this partnership.

Very truly yours,

Christopher Wigren
Deputy Director
cwigren@preservationct.org

copies:

The Hon. Curt Leng, Mayor, Town of Hamden
John Triana, Real Estate Manager, RWA
Mary Dunne, State Historic Preservation Officer

Hamden Property Disposition Application
95 Ives St. - Hamden

Presentation to the Representative Policy Board

June 17, 2021

Hamden Property Disposition Application – 95 Ives St.

- Section 18 of Special Act 77-98
  - Requires RPB approval for land dispositions.
  - No Land Use Plan amendment needed.

  Designated as Non-water System Land.

Hamden Property Disposition Application – 95 Ives St.

Provisions of Special Act 03-12 (13-20):

Can only sell Class I and II land when:

- Building existed prior to January 1, 1976.
- Any underground storage tanks on such property have been removed.
- The property meets zoning requirements.
- If on Class I land
    - The minimum acreage should be met by using Class II or III land to the greatest extent possible.
    - The building must have historical significance, as confirmed by the Connecticut Trust for Historic Preservation.
- Place restrictions on the deed.

Hamden Property Disposition Application – 95 Ives St.

Deed Restrictions Required in Special Act 03-12 (13-20):

- The premises shall only be used for a single-family dwelling.
- The total impervious surface area shall not be increased by more than 250 square feet.
- Access is provided to RWA staff to perform inspections of the property.
- Underground storage tanks are prohibited.
- Any other provisions deemed necessary by the RWA to protect the public water supply.

Hamden Property Disposition Application – 95 Ives St.

- Part of Land Unit HA 13
- 0.92 acres
- Parcel is improved with house and detached garage
- House – 1,965 sf, built about 1790
- Class I and II land
- Property part of a license agreement with the Town in 2007
- Listed on National Register of Historic Places - 2010
- Part of 2007 Initiative – “The Land We Need for the Water We Use”

Hamden Property Disposition Application – 95 Ives St.

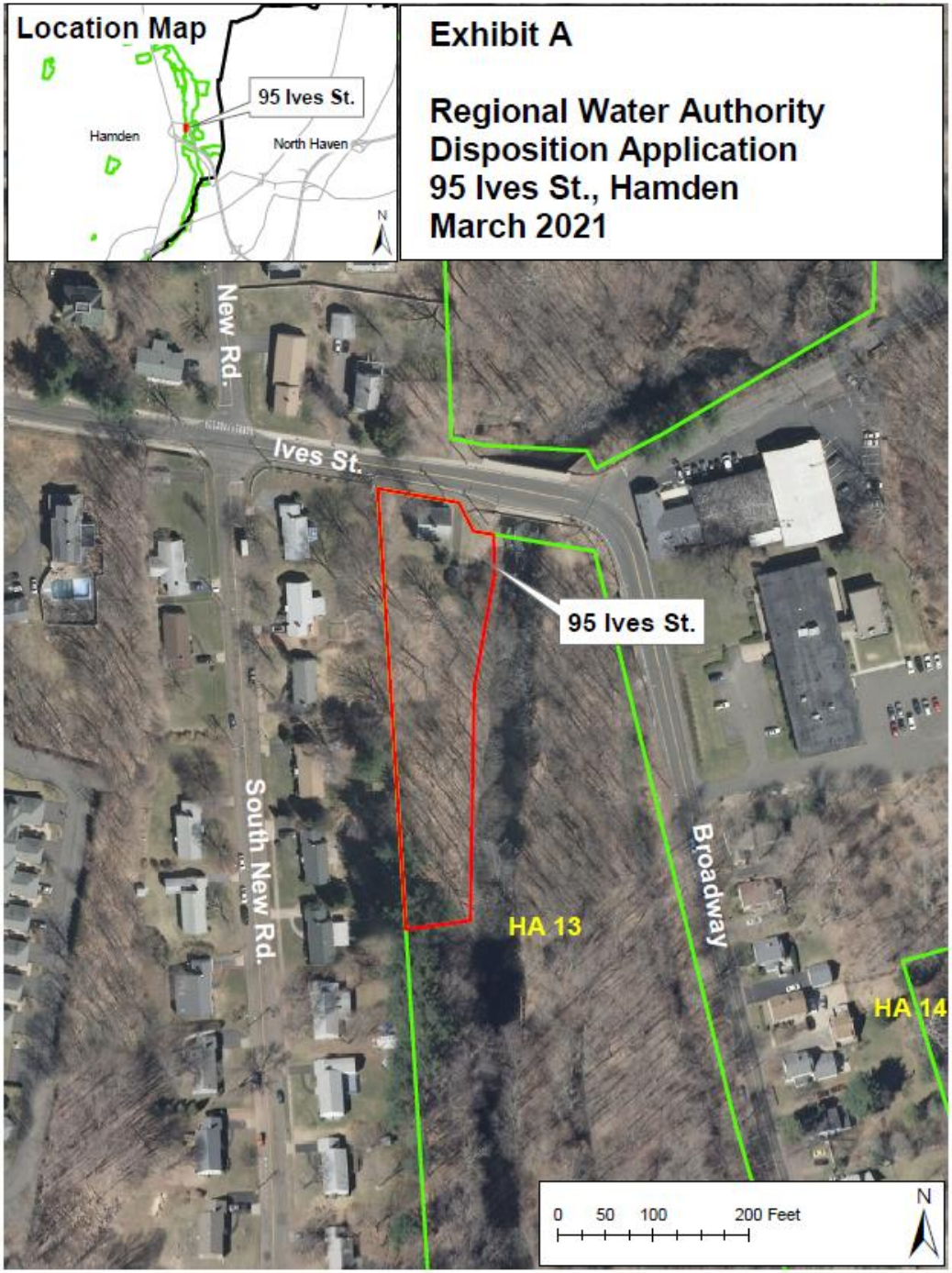
- Disposition objectives:
  - Reduce PILOT and maintenance costs
  - Protect and preserve historic resources
  - Generate funds for watershed purchases
  - Decrease RWA's liability risk

- Preliminary assessment – Disposition will have no impact on the public water supply.
- CTHP – Report on house's history

Hamden Property Disposition Application – 95 Ives St.

- Alternatives:
  - No action – No benefits realized and RWA retains risk
  - Sale and relocation of house - Attempted without success
  - Demolition of house – Costs to demolish could range between $50,000-$100,000

- Minimum sale price - $19,000
  - Based on the amount RWA has spent to get the property through the disposition process.



Regional Water Authority

Exterior view – House

Interior Views

Interior Views

Regional Water Authority

Interior Views

Regional Water Authority

Exterior Views

Regional Water Authority

Exterior Views

Hamden Property Disposition Application – 95 Ives St.

- Disposition is:
  - Consistent with the goals of the RWA
  - Will not impact the environment or public water supply
  - In the public interest

EXHIBIT F

95 IVES STREET, HAMDEN

This property was surveyed for the presence of lead painted surfaces, lead in soil and asbestos containing materials (ACM).

Asbestos

No friable ACMs were identified, and suspect asbestos containing materials (SACM) in the form of vinyl tiles and covering were identified. The estimated quantity and location of these materials is summarized on table 1 and figure 1 of Appendix I. Samples of the SACM were archived and submitted to the RWA for later reference. The SACM is intact. The site has been assigned a low priority status for the nonfriable SACMs. The RWA should only consider abatement if the identified nonfriable SACMs will be disturbed by demolition or renovation activities. A program should be implemented to ensure that the all materials do not create a hazard until such time as they are abated. Laboratory results are in Appendix IV; the "17-" samples are for this property.

Lead in Paint

Due to the age of the house, a wide variety of lead painted surfaces were identified. Most of the interior trim has lead paint, some surfaces are defective. Most of the exterior siding and trim have lead paint and are defective. The lead testing report for lead based paint is presented in Appendix II; this report details the location of lead painted surfaces. The site has been assigned a medium priority for interior and exterior lead painted surfaces.

Lead in Soil

The exterior soil does not exhibit concentrations in excess of the 5,000 mg/kg (milligrams per kilogram) HUD action level. The 500 mg/kg cutoff line runs along the west, north, and east walls of the building, generally in close proximity to the walls. The lead testing report for lead in soil is presented in Appendix V. The site has been assigned a low priority for lead in soil.

Costs

The estimated abatement costs for this property are presented in the following tabulation.

ABATEMENT COST ESTIMATE 95 Ives Street, Hamden	
Item Description	Estimated Cost[1/]
Defective Lead Painted Surfaces	$29,928
All Lead Painted Surfaces	$55,305
Lead in Soil	$578
Known Friable ACMs	$0
Suspected Nonfriable ACMs	$5,198

[1/]The basis for these cost estimates are presented on the breakdown sheets presented in Appendix III.

October 23, 1998
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APPENDIX I

TABLE 1

SOUTH CENTRAL CONNECTICUT REGIONAL WATER AUTHORITY
LEAD PAINT AND ASBESTOS ASSESSMENT
SEVENTEEN PROPERTIES IN CONNECTICUT

Summary of Asbestos Containing Materials
95 Ives Street, Hamden, Connecticut

Type	Description	Location	ACBM Condition (see note 2)	Estimated Quantity	Priority
SACM	Brick Floor Tile	Side Entrance	Nonfriable	70 sq ft	Low
SACM	Beige Floor Tile	Side Entrance Closet	Nonfriable	216 sf	Low
SACM	Linoleum Backing Material	Side Entrance Closet	Nonfriable	216 sf	Low

ACBM = Asbestos Containing Building Material.
SACM = Suspected Asbestos Containing Material.

Notes: 1) A nonfriable ACM is not characterized under AHERA Assessment Protocols.

2) Condition descriptions (lower numbers indicate greater hazard): 1: damaged or significantly damaged friable thermal system insulation; 2: damaged friable surfacing ACM; 3: significantly damaged friable surfacing ACM; 4: damaged or significantly damaged friable ACM; 5: friable ACM with potential for damage; 6: friable ACM with potential for significant damage; 7: any remaining friable ACM.

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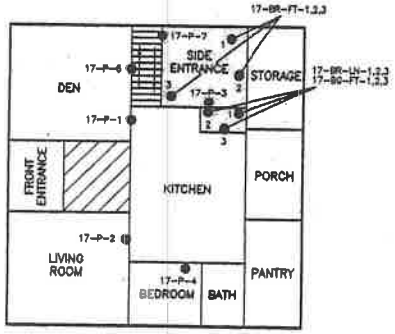
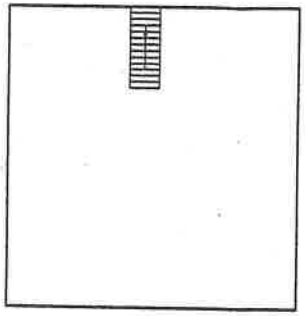
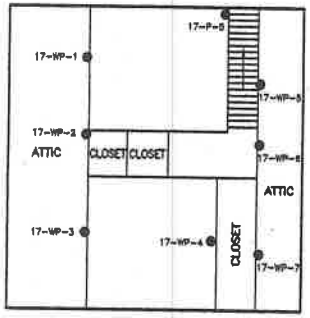


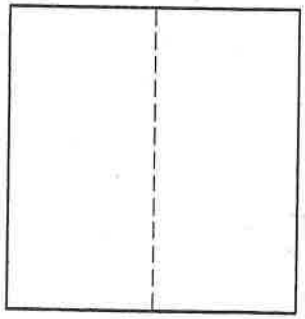
FIRST FLOOR PLAN



BASEMENT FLOOR PLAN



SECOND FLOOR PLAN



ROOF PLAN

SOURCE: USGS TOPOGRAPHIC QUADRANGLE MOUNT CARMEL, CONNECTICUT.

SITE LOCATION MAP
SCALE: 1" = 2000'

QUADRANGLE LOCATIO

SAMPLE SCHEDULE

SAMPLE ID	MATERIAL DESCRIPTION	ANALYTICAL RESULT
17-WP	WALL PLASTER	NON ACM
17-P	PLASTER	NON ACM
17-BR-FT	BRICK FLOOR TILE	NA 1/
17-BG-FT	BEIGE FLOOR TILE	NA 1/
17-BR-LN	LINOLEUM BACKING	NA 1/
---	ROOFING MATERIAL	NS 2/

1/ NOT ANALYZED - ARCHIVED FOR FUTURE REFERENCE (SUSPECT ACM).
2/ NOT SAMPLED - ROOF RENOVATED 6 YEARS AGO.

LEGEND

17-WP-1 ANALYTICAL SAMPLE

SUSPECT ASBESTOS CONTAINING MATERIAL

NOTE:
THE SAMPLE I.D.'S, AS PRESENTED IN THE SCHEDULE, REFER TO A HOMOGENEOUS MATERIAL. ACTUAL SAMPLES HAVE AN ADDITIONAL NUMBER REFERRING TO THE SPECIFIC SAMPLE AND LOCATION FOR EACH HOMOGENEOUS MATERIAL.

NOT TO SCALE

SOUTH CENTRAL REGIONAL WATER AUTHORITY
ASBESTOS SURVEY AT 95 IVES STREET
HAMDEN, CONNECTICUT

FLOOR PLANS

DATE	REVISED

PREPARED BY:
LEGGETTE, BRASHEARS & GRAHAM, INC.
Professional Ground-Water and Environmental Engineering Servic
126 Monroe Turnpike
Trumbull, CT 06611
(203) 452-3100

DRAWN:	TLC	CHECKED:	MJM	DATE:	2/2/98	FIGURE:	1

O:\DWG\SCCLED\FIVES.DWG

APPENDIX II

Lead Testing Report
Household Dust & Yard Soil

Residence
95 Ives Street
Hamden, CT

Inspector: Franklin Mills
CT Cert. #IR000719A
01/06/1998

On 01/06/1998, yard soil and household dust were investigated for lead concentrations at the residence at 95 Ives Street, Hamden, CT .

Household Dust Sampling

Samples of household dust were collected from three areas in the dwelling--Entry B, Rms.2 & 7--and from three different surfaces in each of these areas--floor, window sill, and window trough (the place where the window sash makes contact with the exterior sill). Altogether nine subsamples were collected. These were then composited according to the surface they were collected from. In addition to the three composited samples, two blanks were submitted to the accredited laboratory for analysis to ensure that the sampling media had not been contaminated.

All sampling complied with Appendix 13.1 of the HUD Guidelines (HUD-006700). Areas sampled were carefully measured and delimited: on window sills and troughs masking tape was used, and on floors, a cardboard template. Cotton pads dampened with distilled water were the sampling media. The inspector wore latex gloves, and these were changed before each sample was collected. The cotton pads were deposited in medicine vials for transport to an accredited laboratory.

Dust Sampling Results

Concentrations of lead in household dust are expressed in micrograms per square foot ($\mu g/ft^2$). HUD recommends lead concentrations below the following: for floors, 100 $\mu g/ft^2$; for window sills, 500 $\mu g/ft^2$; for window troughs, 800 $\mu g/ft^2$.

Lead concentrations in dust at this dwelling were as follows:

Floor	14 $\mu g/ft^2$
Window Sill	424 $\mu g/ft^2$
Window Trough	3640 $\mu g/ft^2$

Only the window trough results above exceeded recommended levels. The floors and the window sills had acceptable levels. Lead dust is accessible to children, however, when the windows are open.

If children under the age of six are living in this dwelling, appropriate abatement of the windows should be undertaken as soon as possible. In the interim, window troughs should be regularly cleaned with a 5% solution of trisodium phosphate (TSP). To facilitate this cleaning, aluminum coil stock or a similar non-porous material should be attached to the window trough to completely cover it.

As long as no children under the age of six are present, however, no action is required. Health authorities do not consider this situation to be a significant risk to older children and adults.

Yard Soil Sampling

One composite yard soil sample was collected from the perimeter of the house to a distance of 2 feet from the dripline. Not less than four subsamples were composited from the top ½" of soil. Besides the perimeter, soil samples should be collected, according to the HUD Guidelines, from any bare play areas. Since, however, none was apparent at the time of the inspection, only the perimeter was sampled.

Soil was deposited in heavy-duty plastic bags, labeled, and forwarded to an accredited laboratory.

Yard Soil Results

Soil sampling produced the following results, expressed in parts per million (ppm):

Perimeter	668

The HUD Guidelines (HUD-006700) recommend that perimeter samples not exceed 2000 ppm. The results above show that the soil along the perimeter is within these limits.

In any case it should be noted that there is no requirement of law that any abatement of high levels of lead in soil be performed where no children under the age of six reside.

Lead Testing Report
Paint Film

Residence		**Inspector: Franklin Mills**
95 Ives Street		**XRF: Scitec MAP Analyzer**
Hamden, Connecticut	**January 6, 1998**	**Serial # M41262**

On January 6, 1998, the residence at 95 Ives Street in Hamden, Connecticut, was inspected for lead paint on surfaces on the interior and on the exterior of the building. Components tested were those specified in paragraph 19a-111-3(a)(1) of the Connecticut regulations entitled, "Lead Poisoning Prevention and Control."

The residence has seven rooms, a main entryway on the A side, another entryway on the B side, a bathroom, a pantry and a stairway on two floors. There is a garage at the rear of the lot.

Most wood components on the interior of the 1st floor had toxic concentrations of lead in paint film. Those on the 2nd floor did not. The surfaces of window components were most frequently damaged. On the exterior, most surfaces were toxic and defective. All components on the exterior of the garage have lead paint except the new doors on the A side and the associated framing.

Testing Method: Paint Film

All XRF testing was performed with a Scitec MAP Analyzer calibrated for paint film testing, serial number M41262. Before beginning testing, as part of the standard operating procedure, the spectrum analyzer was submitted to a validation test. Multiple tests were made of a painted wood block with known lead concentrations. These tests demonstrated that the device was operating within its expected range of accuracy.

For the testing of paint, the threshold value for the determination of a toxic concentration was 1.0 milligrams of lead in paint film per square centimeter of painted surface (mg/cm^2), the level established in the regulations of Connecticut.

When a test is initiated by the operator depressing the trigger on the device, the XRF first tests the substrate to determine how much interference will be produced by the substrate itself. Denser substrates, such as concrete and steel, produce more interference. The device then begins to display the test results and the level of precision on its LCD screen. These two values are continually updated throughout the test. If the value for the result minus the value for the precision equals or exceeds the preset threshold value, then a red indicator light is lit on the device, signaling the operator that the surface has a toxic level of lead. If the value for the result plus the value for the precision falls below the threshold value, then a green light is lit on the device, signaling the operator that the surface does not have a toxic level of lead. If the trigger is released before either of these events happens, then a yellow indicator light is lit to show that the test was inconclusive.

The operator in conducting this survey ended a test when one of the following conditions was met:

1. the indicator lights signaled that either a positive or a negative result had been achieved *and* the level of precision displayed on the LCD screen met or exceeded the requirements of Section 19a-111-3(a)3(B) of the Regulations for Connecticut State Agencies for testing paint with an XRF spectrum analyzer, *or*
2. the results, continually updated on the XRF LCD screen, demonstrated that the device could not make a final determination whether the lead concentrations were above or below the threshold due to the limits of the precision.

All results, as well as the spectra produced by analysis, were recorded in the memory of the XRF and downloaded to a computer after the inspection. These records are permanently retained on 3.5-inch MS-DOS formatted computer diskettes in ASCII files.

Designation of Areas and Test Locations

For the purpose of reporting results of lead testing, rooms were designated according to the methodology presented in the HUD Guidelines, entitled "Lead-Based Paint: Interim Guidelines for Hazard Identification and Abatement in Public and Indian Housing," as published by the Office of Public and Indian Housing of the Department of Housing and Urban Development in September of 1990. Rooms were numbered in rotation, beginning with the front left corner of the building. The actual assignment of numbers is represented on the lead inspection cover sheet that precedes the results.

Directions within rooms are indicated by the letters A, B, C, and D, assigned in clockwise rotation. The street side of the room becomes side or wall A, and the assignment of the others is made in clockwise rotation from a point of view within the room. *Left* and *right* are the normal directions for someone standing inside the room. On the exterior, this point of view—from the perspective of a person within the house—is maintained. Consequently, *left* and *right* as used in this report will appear reversed from a point of view outside the house. Figure I below illustrates this designation method.

Figure I

Findings: Paint Film

The following components were confirmed to have toxic concentrations of lead in paint film through XRF testing:

1st Floor, Room 1: Chair Rail, Baseboard, Window Sill*, Window Casing*, Window Sash*, Fireplace, Door Frame

1st Floor, Room 2:	Crown Molding, Chair Rail, Baseboard, Cabinet Ext., Window Sill, Window Casing, Window Sash, Fireplace, Cabinet Ext., Door Frame, Door*, Threshold
1st Floor, Room 3:	Lower Wall, Baseboard, Fireplace, Door, Door Frame, Window Sill, Window Casing, Window Sash
1st Floor, Room 4:	Crown Molding, Door, Door Frame, Baseboard, Window Sill*, Window Casing*, Window Sash*
1st Floor, Room 5:	Door, Door Frame, Window Casing*, Window Sash*
1st Floor, Entrance:	Baseboard, Door, Door Frame, Cabinet Ext.*, Fireplace*, Threshold
1st Floor, B Entrance:	Ceiling, Chair Rail, Baseboard, Wall, Door, Door Frame*, Window Sill*, Window Casing, Window Sash
1st Floor, Pantry:	Wall*, Shelf, Window Casing*, Window Sash*, Door*, Door Frame*
1st Floor, Bath:	Window Casing*, Window Sash*, Door
2nd Floor, Room 6:	Baseboard, Cabinet Ext., Window Sill*, Window Casing*, Window Sash*, Door*, Door Frame*, Closet Door*, Closet Window Casing
2nd Floor, Room 7:	Baseboard, Window Sill*, Window Casing*, Window Sash*, Door, Door Frame*
2nd Floor, Stair 1:	Wall, Baseboard, Stair Tread, Stair Riser, Door, Door Frame
Garage Ext. :	Siding, Window Casing, Window Sash*, Lower Trim
Exterior A:	Siding*, Door*, Door Frame*, Window Sill*, Window Casing*, Window Jamb*, Window Sash*, Shutter*
Exterior B:	Window Sill*, Window Jamb*, Window Casing*, Window Sash*, Door*, Door Frame*, Siding*
Exterior C:	Window Sill, Window Casing, Window Sash*, Window Jamb, Lower Trim, Storm Door*, Door, Door Frame
Exterior D:	Lower Trim*, Window Sill*, Window Casing*, Window Sash*, Window Jamb*, Siding*

**indicates paint that is pealing, flaking, chalking, or checking*

All other components tested negative for toxic concentrations.

Abatement of Toxic, Defective Paint

Under regulations of Connecticut State Agencies, Section 19a-111-2, all components like those above in the area indicated, which are marked with an asterisk would have to abated if a child under the age of six were residing here. Before this can be done, a lead abatement plan must be sent to the local health department for approval.

The inspector noted that no child was living at this residence at the time of the inspection.

Prepared by Franklin Mills

Franklin Mills

Lead Risk Assessor .... CT Cert. #IR000719A
Lead Planner/Designer . CT Cert. #PP000731A
Note: These certifications apply only to testing, risk assessments, and abatement design and planning involving day care facilities and residences with children under the age of six.

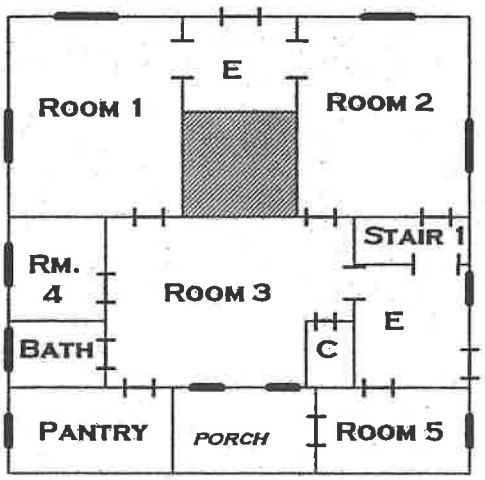
LEAD INSPECTION REPORT

Designation Of Rooms

Residence	**Inspector: Franklin Mills**
95 Ives Street	**XRF Ser.# M41262**
Hamden, Connecticut	**Date: January 6, 1998**

A

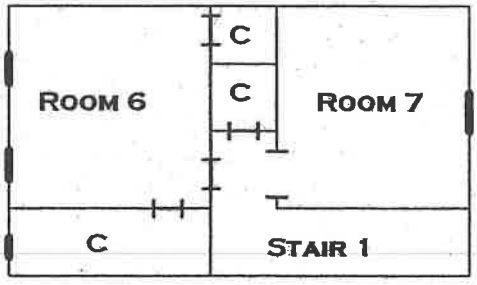
1ST FLOOR



D

B

2ND FLOOR



L E G E N D

WINDOW — DOOR & JAMB

DOOR JAMB & NO DOOR

E ENTRANCE C CLOSET

C

LEAD INSPECTION RESULTS

95 Ives Street **Hamden, CT**

Site	Tested by
Residence	Franklin Mills
95 Ives Street	Griffin Technica
Hamden, CT	January 6, 1998
XRF: Scitec MAP4	**Serial #:** M41262

☐ 1ST FLOOR ☐

#	Component	Sub	Tested At	mg/cm² Pb	±	Result
1st Floor, Room 1:						
2	Ceiling	P	Mid Area	-0.6	1.3	neg
	All tests:		*-0.2±0.8 -0.5±1.1 -1.5±1.9*			
3	Wall	P	A, Right	-0.2	0.8	neg
	All tests:		*-1.0±0.8 0.1±0.8 0.2±0.6*			
4	**Chair Rail**	W	A, Right	38.9	2.0	**POS**
5	Lower Wall	P	A, Right	0.5	0.4	neg
	All tests:		*0.6±0.3 0.4±0.6 0.5±0.4*			
6	**Baseboard**	W	A, Left	43.6	2.0	**POS**
7	***Window Sill***	W	A, Middle	39.4	2.0	***POS****
8	***Window Casing***	W	A, Middle	20.8	1.8	***POS****
9	***Window Sash***	W	A, Middle	22.1	1.8	***POS****
10	**Fireplace**	W	B, Middle	27.0	1.8	**POS**
11	Door	W	C, Left	-0.1	0.8	neg
	All tests:		*-0.1±0.8 -0.5±1.0 0.2±0.7*			
12	**Door Frame**	W	B, Left	41.0	2.0	**POS**
13	Floor	W	Mid Area	-0.4	0.9	neg
	All tests:		*-0.5±1.1 0.1±0.8 -0.8±1.0*			
1st Floor, Room 2:						
23	Ceiling	P	Mid Area	-0.5	1.1	neg
	All tests:		*-0.5±1.1 -0.2±1.1 -0.8±1.1*			
24	**Crown Molding**	W	D, Middle	28.4	1.9	**POS**
25	Wall	P	D, Right	0.0	0.8	neg
	All tests:		*-0.0±0.8 0.2±0.6 -0.3±1.0*			
26	**Chair Rail**	W	B, Right	32.0	1.9	**POS**
27	Lower Wall	P	B, Middle	0.1	0.9	neg
	All tests:		*0.1±0.9 0.3±0.7 -0.2±1.1*			
28	**Baseboard**	W	B, Middle	38.5	2.0	**POS**
29	**Cabinet Ext.**	W	A, Right	36.6	1.9	**POS**
30	**Window Sill**	W	A, Middle	35.5	2.0	**POS**
31	**Window Casing**	W	A, Middle	29.0	1.9	**POS**
32	**Window Sash**	W	A, Middle	9.0	1.5	**POS**
33	**Fireplace**	W	D, Middle	35.8	1.9	**POS**
34	**Cabinet Ext.**	W	D, Left	35.2	1.9	**POS**
35	**Door Frame**	W	D, Right	37.9	2.0	**POS**
36	***Door***	W	C, Right	41.1	2.0	***POS****
37	Floor	W	Mid Area	0.2	0.8	neg
	All tests:		*0.2±0.8 0.6±0.4 -0.7±1.1*			
38	**Threshold**	W	D, Right	18.3	2.0	**POS**
1st Floor, Room 3:						
39	Ceiling	P	Mid Area	-0.2	0.8	neg
	All tests:		*-0.1±0.8 -0.5±1.0 0.0±0.7*			
40	Wall	P	C, Middle	-0.4	1.3	neg
	All tests:		*-0.4±1.3 -0.9±1.9 -0.2±0.8*			
1st Floor, Room 3:						
41	**Lower Wall**	W	D, Left	30.2	1.9	**POS**
42	Lower Wall	P	D, Middle	-0.7	0.9	neg
	All tests:		*-0.7±0.9 -0.6±0.9 -0.8±0.9*			
43	**Baseboard**	W	D, Left	19.8	1.8	**POS**
44	**Fireplace**	W	A, Middle	19.5	1.9	**POS**
45	**Door**	W	C, Right	33.3	2.0	**POS**
46	**Door Frame**	W	D, Left	24.4	1.9	**POS**
47	**Window Sill**	W	C, Middle	35.0	2.0	**POS**
48	**Window Casing**	W	C, Middle	30.7	1.9	**POS**
49	**Window Sash**	W	C, Middle	12.8	1.7	**POS**
1st Floor, Room 4:						
56	Ceiling	P	Mid Area	0.0	0.7	neg
	All tests:		*0.0±0.7 -0.3±0.8 0.3±0.6*			
57	Wall	P	A, Middle	-0.4	1.3	neg
	All tests:		*-1.8±1.9 -0.4±1.1 0.1±0.8*			
58	**Crown Molding**	W	B, Left	19.9	1.8	**POS**
59	**Door**	W	B, Right	40.5	2.0	**POS**
60	**Door Frame**	W	B, Right	23.5	1.9	**POS**
61	Floor	W	Mid Area	0.4	0.5	neg
	All tests:		*0.5±0.3 0.0±0.7 0.4±0.5*			
62	**Baseboard**	W	C, Right	8.6	1.7	**POS**
63	***Window Sill***	W	D, Middle	20.2	1.9	***POS****
64	***Window Casing***	W	D, Middle	22.8	1.9	***POS****
65	***Window Sash***	W	D, Middle	11.0	1.6	***POS****
1st Floor, Room 5:						
73	Wall	W	A, Left	-0.1	1.1	neg
	All tests:		*0.1±0.7 -0.4±1.3 -0.4±1.2*			
74	Shelf	W	C, Middle	-0.3	1.1	neg
	All tests:		*-0.6±0.9 -0.8±1.6 0.1±0.8*			
75	Floor	W	Mid Area	0.6	0.3	neg
	All tests:		*0.6±0.3 0.6±0.3 0.6±0.3*			
76	**Door**	W	D, Left	9.8	1.7	**POS**
77	**Door Frame**	W	A, Middle	20.7	1.9	**POS**
78	Threshold	W	A, Middle	-0.2	1.1	neg
	All tests:		*-0.1±1.1 -0.1±1.1 -0.3±1.1*			
79	***Window Casing***	W	B, Middle	1.9	0.7	***POS****
80	***Window Sash***	W	B, Middle	4.3	1.7	***POS****
1st Floor, Entrance:						
14	Ceiling	P	Mid Area	0.0	0.7	neg
	All tests:		*0.2±0.6 -0.2±0.8 0.0±0.7*			
15	Wall	P	B, Left	0.2	0.8	neg
	All tests:		*0.2±0.8 0.1±0.8 0.3±0.7*			
16	**Baseboard**	W	D, Middle	29.2	1.9	**POS**
17	**Door**	W	A, Middle	25.1	1.9	**POS**
18	**Door Frame**	W	A, Middle	25.8	1.9	**POS**
19	***Cabinet Ext.***	W	C, Left	26.8	1.9	***POS****
20	***Fireplace***	W	C, Middle	28.3	1.9	***POS****
21	Floor	W	Mid Area	0.3	0.6	neg
	All tests:		*0.3±0.6 0.4±0.5 0.1±0.7*			
22	**Threshold**	W	D, Left	3.3	1.8	**POS**

Griffin Technica, Inc.
29 Elizabeth Road
Meriden, CT 06450
203 235-7785

neg = less than 1.0 mg/cm²
Inc = Inconclusive Result
POS = Toxic Level (greater than 1.0 mg/cm²)
POS* = Toxic Level, Defective Surface

Sub (Substrate): *C-Concrete* *W-Wood* *G-Gypsum* *A-Asbestos* *P-Plaster* *B-Brick* *F-Fiber Comp.* *M-Metal* *S-Stone* *U-Unknown*

Pb Lead
± Precision

LEAD INSPECTION RESULTS

95 Ives Street — Hamden, CT

#	Component	Sub	Tested At	mg/cm² Pb	±	Result
1st Floor, B Entrance:						
90	**Ceiling**	P	Mid Area	6.3	1.9	**POS**
91	Wall	P	A, Middle	-0.2	1.2	neg
	All tests:		*-1.0±1.8 0.3±0.7 -0.5±1.0*			
92	**Chair Rail**	W	A, Middle	11.7	1.6	**POS**
93	**Baseboard**	W	A, Middle	20.2	1.8	**POS**
94	**Wall**	W	D, Left	26.8	1.9	**POS**
95	**Door**	W	D, Right	18.6	1.9	**POS**
96	***Door Frame***	W	B, Right	18.6	1.9	***POS****
97	***Window Sill***	W	B, Left	14.9	1.8	***POS****
98	**Window Casing**	W	B, Left	26.0	1.9	**POS**
99	**Window Sash**	W	B, Left	7.4	1.5	**POS**
1st Floor, Pantry:						
66	Ceiling	W	Mid Area	-0.5	0.9	neg
	All tests:		*-0.4±0.9 -0.2±1.0 -1.0±0.9*			
67	***Wall***	P	A, Middle	2.2	0.9	***POS****
68	**Shelf**	W	C, Middle	1.7	0.3	**POS**
69	***Window Casing***	W	D, Middle	17.0	1.8	***POS****
70	***Window Sash***	W	D, Middle	5.4	1.3	***POS****
71	***Door***	W	A, Right	15.3	1.8	***POS****
72	***Door Frame***	W	A, Right	4.0	1.8	***POS****
1st Floor, Bath:						
50	Ceiling	P	Mid Area	0.5	0.5	neg
	All tests:		*0.6±0.2 0.1±0.8 0.5±0.5*			
51	Wall	P	A, Right	-0.3	1.1	neg
	All tests:		*-0.2±0.9 -1.1±1.6 -0.0±0.9*			
52	***Window Casing***	W	D, Right	8.0	1.7	***POS****
53	***Window Sash***	W	D, Right	10.4	1.8	***POS****
54	**Door**	W	B, Right	16.0	1.8	**POS**
55	Door Frame	W	B, Right	0.6	0.3	neg
	All tests:		*0.6±0.3 0.6±0.3 0.6±0.3*			

☐ 2ND FLOOR ☐

#	Component	Sub	Tested At	mg/cm² Pb	±	Result
2nd Floor, Room 6:						
109	Ceiling	P	Mid Area	0.0	0.8	neg
	All tests:		*0.0±0.8 -0.3±0.8 0.3±0.7*			
110	Wall	P	C, Middle	-0.4	0.8	neg
	All tests:		*-0.8±0.9 -0.2±0.6 -0.3±0.9*			
111	**Baseboard**	W	A, Right	3.7	1.8	**POS**
112	Floor	W	Mid Area	-0.1	0.8	neg
	All tests:		*-0.1±0.8 -0.1±0.6 -0.3±1.1*			
113	**Cabinet Ext.**	W	B, Middle	7.0	1.7	**POS**
114	***Window Sill***	W	D, Left	21.2	1.8	***POS****
115	***Window Casing***	W	D, Left	10.4	1.8	***POS****
116	***Window Sash***	W	D, Left	10.2	1.7	***POS****
117	***Door***	W	B, Right	10.0	1.7	***POS****
118	***Door Frame***	W	B, Right	11.0	1.7	***POS****
119	Wall	P	*Closet, B Left*	-0.1	0.9	neg
	All tests:		*-0.1±0.9 -0.4±1.0 0.0±0.8*			
120	Ceiling	P	*Closet, B Left*	0.0	0.8	neg
	All tests:		*0.0±0.8 0.3±0.6 -0.4±1.1*			
2nd Floor, Room 6:						
121	***Door***	W	*Closet, B Left*	7.0	1.6	***POS****
122	Door Frame	W	*Closet, B Left*	0.7	0.2	neg
	All tests:		*0.7±0.2 0.7±0.2 0.7±0.2*			
123	Ceiling	P	*Closet, C Left*	-1.2	1.5	neg
	All tests:		*-1.4±1.8 -2.1±1.7 -0.5±1.1*			
124	***Window Casing***	W	*Closet, C Left*	2.4	0.7	***POS****
125	Window Sash	W	*Closet, C Left*	-0.3	1.1	neg
	All tests:		*-0.2±0.9 -0.6±1.6 -0.1±0.9*			
2nd Floor, Room 7:						
126	Ceiling	P	Mid Area	-0.1	0.8	neg
	All tests:		*-0.1±0.8 -0.0±0.8 -0.2±0.8*			
127	Wall	P	A, Right	-0.5	1.3	neg
	All tests:		*-0.5±1.1 -1.2±1.8 -0.1±1.1*			
128	**Baseboard**	W	C, Left	1.4	0.4	**POS**
129	***Window Sill***	W	B, Right	6.0	1.7	***POS****
130	***Window Casing***	W	B, Right	8.9	1.7	***POS****
131	***Window Sash***	W	B, Right	12.1	1.7	***POS****
132	**Door**	W	D, Left	8.7	1.7	**POS**
133	***Door Frame***	W	D, Left	7.2	1.7	***POS****
2nd Floor, Stair 1:						
100	**Wall**	W	A, Right	7.6	1.8	**POS**
101	**Baseboard**	W	B, Middle	13.5	1.6	**POS**
102	**Stair Tread**	W	Mid Area	6.2	1.8	**POS**
103	**Stair Riser**	W	Mid Area	8.0	1.8	**POS**
104	**Door**	W	A, Right	31.9	1.9	**POS**
105	**Door Frame**	W	A, Right	4.5	1.7	**POS**
106	Window Sash	W	B, Right	0.3	0.7	neg
	All tests:		*0.3±0.7 0.1±0.8 0.4±0.6*			
107	Ceiling	W	Mid Area	-0.5	1.1	neg
	All tests:		*-0.4±0.9 -0.2±0.9 -1.0±1.5*			
108	Floor	W	Mid Area	0.2	0.8	neg
	All tests:		*0.2±0.7 0.1±0.9 0.2±0.7*			

☐ GARAGE EXT. ☐

#	Component	Sub	Tested At	mg/cm² Pb	±	Result
Garage Ext., :						
156	**Siding**	W	D, Middle	5.9	1.7	**POS**
157	**Window Casing**	W	D, Middle	2.2	0.8	**POS**
158	***Window Sash***	W	D, Middle	1.5	0.3	***POS****
159	Door	W	A, Middle	-0.3	0.9	neg
	All tests:		*-0.1±0.9 -0.7±0.9 -0.0±0.9*			
160	Door Frame	W	A, Middle	0.0	0.9	neg
	All tests:		*0.2±0.6 -0.5±1.0 -0.1±1.0*			
161	**Lower Trim**	W	A, Right	11.1	1.8	**POS**

☐ EXTERIOR ☐

#	Component	Sub	Tested At	mg/cm² Pb	±	Result
Exterior A:						
150	***Siding***	W	A, Middle, 1st Fl.	4.1	1.4	***POS****
151	***Door***	W	A, Middle, 1st Fl.	16.4	1.8	***POS****
152	***Door Frame***	W	A, Middle, 1st Fl.	37.4	2.0	***POS****

Griffin Technica, Inc.
29 Elizabeth Road
Meriden, CT 06450
203 235-7785

neg = less than 1.0 mg/cm²
Inc = Inconclusive Result
POS = Toxic Level (greater than 1.0 mg/cm²)
POS* = Toxic Level, Defective Surface

Sub (Substrate):
W-Wood G-Gypsum C-Concrete
P-Plaster B-Brick A-Asbestos
M-Metal S-Stone F-Fiber Comp. U-Unknown

Pb Lead
± Precision

LEAD INSPECTION RESULTS — 95 Ives Street — Hamden, CT

#	Component	Sub	Tested At	mg/cm² Pb	±	Result
Exterior A:						
153	Railing	M	A, Middle, 1st Fl.	0.4	0.6	neg
	All tests:		*0.4±0.6 0.5±0.4 0.2±0.7*			
138	***Window Sill***	W	A, Right, 1st Fl.	10.9	1.7	***POS****
139	***Window Casing***	W	A, Right, 1st Fl.	2.7	1.0	***POS****
140	***Window Jamb***	W	A, Right, 1st Fl.	26.3	1.9	***POS****
141	***Window Sash***	W	A, Right, 1st Fl.	15.0	1.8	***POS****
149	***Shutter***	W	A, Right, 1st Fl.	6.9	1.7	***POS****
Exterior B:						
142	***Window Sill***	W	B, Middle, 1st Fl.	5.0	1.7	***POS****
143	***Window Jamb***	W	B, Middle, 1st Fl.	7.6	1.6	***POS****
144	***Window Casing***	W	B, Middle, 1st Fl.	9.7	1.5	***POS****
145	***Window Sash***	W	B, Middle, 1st Fl.	2.8	0.7	***POS****
146	***Door***	W	B, Right, 1st Fl.	20.6	1.9	***POS****
147	***Door Frame***	W	B, Right, 1st Fl.	24.0	1.9	***POS****
148	***Siding***	W	B, Right, 1st Fl.	8.0	1.6	***POS****
Exterior C:						
81	**Window Sill**	W	C, Middle, 1st Fl.	10.2	1.9	**POS**
82	**Window Casing**	W	C, Middle, 1st Fl.	15.4	1.8	**POS**
83	***Window Sash***	W	C, Middle, 1st Fl.	4.0	1.6	***POS****
84	**Window Jamb**	W	C, Middle, 1st Fl.	19.7	1.8	**POS**

#	Component	Sub	Tested At	mg/cm² Pb	±	Result
Exterior C:						
85	Siding	W	C, Middle, 1st Fl.	0.7	0.2	neg
	All tests:		*0.7±0.2 0.7±0.2 0.7±0.2*			
86	**Lower Trim**	W	C, Middle, 1st Fl.	24.2	1.9	**POS**
87	***Storm Door***	W	C, Middle, 1st Fl.	1.1	0.9	***POS****
88	**Door**	W	C, Middle, 1st Fl.	9.4	1.6	**POS**
89	**Door Frame**	W	C, Middle, 1st Fl.	17.5	1.8	**POS**
Exterior D:						
155	***Lower Trim***	W	D, Left, 1st Fl.	22.5	1.8	***POS****
134	***Window Sill***	W	D, Right, 1st Fl.	8.6	1.6	***POS****
135	***Window Casing***	W	D, Right, 1st Fl.	15.6	1.8	***POS****
136	***Window Sash***	W	D, Right, 1st Fl.	12.2	1.7	***POS****
137	***Window Jamb***	W	D, Right, 1st Fl.	41.1	2.0	***POS****
154	***Siding***	W	D, Right, 1st Fl.	5.6	0.9	***POS****

All results above are certified as being a true record of the readings produced by the testing device for the surfaces indicated.

Franklin Mills

Lead Risk Assessor CT Cert. #IR000719A

Griffin Technica, Inc.
29 Elizabeth Road
Meriden, CT 06450
203 235-7785

neg = less than 1.0 mg/cm²
Inc = Inconclusive Result
POS = Toxic Level (greater than 1.0 mg/cm²)
POS* = Toxic Level, Defective Surface

Sub (Substrate):
W-Wood G-Gypsum C-Concrete
P-Plaster B-Brick A-Asbestos
M-Metal S-Stone F-Fiber Comp.
U-Unknown

Pb Lead
± Precision

LEAD RESULTS SUMMARY

Site	Tested by
Residence	Franklin Mills
95 Ives Street	Griffin Technica
Hamden, CT	January 6, 1998

XRF: Scitec MAP4 **Serial #:** M41262

All components below have toxic levels of lead. All components in ***bold type*** are defective. They must be abated if a child under of six is living in the dwelling.

Unless otherwise noted, all similar components in an area or on a side of the exterior must be abated also.

#	Area	Component	Substrate	Test Location	K Shell	L Shell	Comments
4	1st Floor, Room 1:	Chair Rail	Wood	A, Right	38.866	0.299	Manage
6		Baseboard	Wood	A, Left	43.627	0.536	Manage
7		***Window Sill***	Wood	A, Middle	39.429	-0.063	***A B A T E***
8		***Window Casing***	Wood	A, Middle	20.778	0.257	***A B A T E***
9		***Window Sash***	Wood	A, Middle	22.056	1.007	***A B A T E***
10		Fireplace	Wood	B, Middle	26.960	0.338	Manage
12		Door Frame	Wood	B, Left	40.965	0.505	Manage
24	1st Floor, Room 2:	Crown Molding	Wood	D, Middle	28.362	1.156	Manage
26		Chair Rail	Wood	B, Right	32.044	1.283	Manage
28		Baseboard	Wood	B, Middle	38.508	1.018	Manage
29		Cabinet Ext.	Wood	A, Right	36.604	1.101	Manage
30		Window Sill	Wood	A, Middle	35.500	1.056	Manage
31		Window Casing	Wood	A, Middle	28.954	1.395	Manage
32		Window Sash	Wood	A, Middle	9.013	1.490	Manage
33		Fireplace	Wood	D, Middle	35.760	1.083	Manage
34		Cabinet Ext.	Wood	D, Left	35.228	1.508	Manage
35		Door Frame	Wood	D, Right	37.929	1.128	Manage
36		***Door***	Wood	C, Right	41.131	1.364	***A B A T E***
38		Threshold	Wood	D, Right	18.317	1.688	Manage
41	1st Floor, Room 3:	Lower Wall	Wood	D, Left	30.160	0.836	Manage
43		Baseboard	Wood	D, Left	19.773	0.864	Manage
44		Fireplace	Wood	A, Middle	19.471	0.325	Manage
45		Door	Wood	C, Right	33.296	0.308	Manage
46		Door Frame	Wood	D, Left	24.361	-0.138	Manage
47		Window Sill	Wood	C, Middle	34.989	0.486	Manage
48		Window Casing	Wood	C, Middle	30.739	0.269	Manage
49		Window Sash	Wood	C, Middle	12.791	0.150	Manage
58	1st Floor, Room 4:	Crown Molding	Wood	B, Left	19.948	0.798	Manage
59		Door	Wood	B, Right	40.520	0.906	Manage
60		Door Frame	Wood	B, Right	23.498	0.087	Manage
62		Baseboard	Wood	C, Right	8.587	0.374	Manage
63		***Window Sill***	Wood	D, Middle	20.186	-0.076	***A B A T E***
64		***Window Casing***	Wood	D, Middle	22.849	-0.020	***A B A T E***

LEAD RESULTS SUMMARY 95 Ives Street Hamden, CT

#	Area	Component	Substrate	Test Location	K Shell	L Shell	Comments
65		***Window Sash***	Wood	D, Middle	11.030	0.388	***A B A T E***
76	1st Floor, Room 5:	Door	Wood	D, Left	9.796	2.125	Manage
77		Door Frame	Wood	A, Middle	20.732	1.283	Manage
79		***Window Casing***	Wood	B, Middle	1.865	-0.044	***A B A T E***
80		***Window Sash***	Wood	B, Middle	4.350	0.895	***A B A T E***
16	1st Floor, Entrance:	Baseboard	Wood	D, Middle	29.194	0.904	Manage
17		Door	Wood	A, Middle	25.144	0.669	Manage
18		Door Frame	Wood	A, Middle	25.825	0.842	Manage
19		***Cabinet Ext.***	Wood	C, Left	26.811	1.260	***A B A T E***
20		***Fireplace***	Wood	C, Middle	28.324	0.557	***A B A T E***
22		Threshold	Wood	D, Left	3.330	0.923	Manage
90	1st Floor, B Entrance:	Ceiling	Plaster	Mid Area	6.305	0.441	Manage
92		Chair Rail	Wood	A, Middle	11.721	0.265	Manage
93		Baseboard	Wood	A, Middle	20.194	1.155	Manage
94		Wall	Wood	D, Left	26.773	1.186	Manage
95		Door	Wood	D, Right	18.628	0.840	Manage
96		***Door Frame***	Wood	B, Right	18.650	1.105	***A B A T E***
97		***Window Sill***	Wood	B, Left	14.924	0.566	***A B A T E***
98		Window Casing	Wood	B, Left	25.970	0.825	Manage
99		Window Sash	Wood	B, Left	7.388	0.098	Manage
67	1st Floor, Pantry:	***Wall***	Plaster	A, Middle	2.217	0.403	***A B A T E***
68		Shelf	Wood	C, Middle	1.739	0.049	Manage
69		***Window Casing***	Wood	D, Middle	17.008	1.467	***A B A T E***
70		***Window Sash***	Wood	D, Middle	5.387	0.518	***A B A T E***
71		***Door***	Wood	A, Right	15.301	1.993	***A B A T E***
72		***Door Frame***	Wood	A, Right	3.961	-0.033	***A B A T E***
52	1st Floor, Bath:	***Window Casing***	Wood	D, Right	7.957	0.554	***A B A T E***
53		***Window Sash***	Wood	D, Right	10.383	-0.169	***A B A T E***
54		Door	Wood	B, Right	16.045	0.822	Manage
111	2nd Floor, Room 6:	Baseboard	Wood	A, Right	3.664	0.046	Manage
113		Cabinet Ext.	Wood	B, Middle	7.028	0.369	Manage
114		***Window Sill***	Wood	D, Left	21.215	0.263	***A B A T E***
115		***Window Casing***	Wood	D, Left	10.407	0.494	***A B A T E***
116		***Window Sash***	Wood	D, Left	10.202	0.247	***A B A T E***
117		***Door***	Wood	B, Right	9.994	0.724	***A B A T E***
118		***Door Frame***	Wood	B, Right	11.004	0.402	***A B A T E***

LEAD RESULTS SUMMARY

95 Ives Street — Hamden, CT

#	Area	Component	Substrate	Test Location	K Shell	L Shell	Comments
121		***Door***	Wood	*Closet, B Left*	6.959	1.231	***A B A T E***
124		***Window Casing***	Wood	*Closet, C Left*	2.441	1.619	***A B A T E***
128	2nd Floor, Room 7:	Baseboard	Wood	C, Left	1.442	-0.313	Manage
129		***Window Sill***	Wood	B, Right	6.033	-0.131	***A B A T E***
130		***Window Casing***	Wood	B, Right	8.937	0.915	***A B A T E***
131		***Window Sash***	Wood	B, Right	12.147	0.156	***A B A T E***
132		Door	Wood	D, Left	8.710	0.759	Manage
133		***Door Frame***	Wood	D, Left	7.168	0.049	***A B A T E***
100	2nd Floor, Stair 1:	Wall	Wood	A, Right	7.643	1.141	Manage
101		Baseboard	Wood	B, Middle	13.484	0.954	Manage
102		Stair Tread	Wood	Mid Area	6.240	0.217	Manage
103		Stair Riser	Wood	Mid Area	8.000	0.416	Manage
104		Door	Wood	A, Right	31.891	1.322	Manage
105		Door Frame	Wood	A, Right	4.480	-0.508	Manage
156	Garage Ext., :	Siding	Wood	D, Middle	5.940	0.583	Manage
157		Window Casing	Wood	D, Middle	2.192	0.149	Manage
158		***Window Sash***	Wood	D, Middle	1.516	0.530	***A B A T E***
161		Lower Trim	Wood	A, Right	11.114	1.542	Manage
150	Exterior A:	***Siding***	Wood	A, Middle, 1st Fl.	4.111	0.345	***A B A T E***
151		***Door***	Wood	A, Middle, 1st Fl.	16.411	1.596	***A B A T E***
152		***Door Frame***	Wood	A, Middle, 1st Fl.	37.361	1.603	***A B A T E***
138		***Window Sill***	Wood	A, Right, 1st Fl.	10.936	1.002	***A B A T E***
139		***Window Casing***	Wood	A, Right, 1st Fl.	2.748	0.144	***A B A T E***
140		***Window Jamb***	Wood	A, Right, 1st Fl.	26.282	4.933	***A B A T E***
141		***Window Sash***	Wood	A, Right, 1st Fl.	15.015	5.718	***A B A T E***
149		***Shutter***	Wood	A, Right, 1st Fl.	6.937	1.813	***A B A T E***
142	Exterior B:	***Window Sill***	Wood	B, Middle, 1st Fl.	5.036	0.955	***A B A T E***
143		***Window Jamb***	Wood	B, Middle, 1st Fl.	7.590	0.810	***A B A T E***
144		***Window Casing***	Wood	B, Middle, 1st Fl.	9.689	0.351	***A B A T E***
145		***Window Sash***	Wood	B, Middle, 1st Fl.	2.836	0.160	***A B A T E***
146		***Door***	Wood	B, Right, 1st Fl.	20.630	1.176	***A B A T E***
147		***Door Frame***	Wood	B, Right, 1st Fl.	23.965	1.495	***A B A T E***
148		***Siding***	Wood	B, Right, 1st Fl.	8.003	0.611	***A B A T E***
81	Exterior C:	Window Sill	Wood	C, Middle, 1st Fl.	10.221	0.510	Manage
82		Window Casing	Wood	C, Middle, 1st Fl.	15.422	1.747	Manage
83		***Window Sash***	Wood	C, Middle, 1st Fl.	3.971	1.013	***A B A T E***

LEAD RESULTS SUMMARY

95 Ives Street — Hamden, CT

#	Area	Component	Substrate	Test Location	K Shell	L Shell	Comments
84		Window Jamb	Wood	C, Middle, 1st Fl.	19.749	2.845	Manage
86		Lower Trim	Wood	C, Middle, 1st Fl.	24.232	3.355	Manage
87		***Storm Door***	Wood	C, Middle, 1st Fl.	1.687	0.509	***A B A T E***
88		Door	Wood	C, Middle, 1st Fl.	9.398	3.902	Manage
89		Door Frame	Wood	C, Middle, 1st Fl.	17.473	2.489	Manage
155	Exterior D:	***Lower Trim***	Wood	D, Left, 1st Fl.	22.524	3.356	***A B A T E***
134		***Window Sill***	Wood	D, Right, 1st Fl.	8.568	1.176	***A B A T E***
135		***Window Casing***	Wood	D, Right, 1st Fl.	15.607	1.183	***A B A T E***
136		***Window Sash***	Wood	D, Right, 1st Fl.	12.195	4.503	***A B A T E***
137		***Window Jamb***	Wood	D, Right, 1st Fl.	41.082	4.207	***A B A T E***
154		***Siding***	Wood	D, Right, 1st Fl.	5.567	0.148	***A B A T E***

APPENDIX III

Cost Estimate for 95 Ives Street and detached garage (Lead Abatement)

Unit	Cost per Unit		Number of Lead Painted Units	Monitor Intact Units, Abate Defective Units	Estimate of Cost	Abate all Lead Painted Units	Estimate of Cost
WINDOWS, DOORS AND MOLDINGS							
Install new doublehung window, replacement grade, painted	$146.62	ea	28	0	$0	28	$4,105
Install new casement window, replacement grade, painted	$306.43	ea	0	0	$0	0	$0
Encase window well & exterior casing with aluminum	$29.64	ea	36	0	$0	36	$1,067
Remove and replace misc window moldings (casing), painted	$59.50	ea	10	0	$0	10	$595
Remove and replace window stool (sill), painted	$5.07	ea	7	0	$0	7	$35
Strip and paint window	$450.00	ea	0	0	$0	0	$0
Remove and install Lauan door (STORM DOOR)	$150.73	ea	1	0	$0	1	$151
Remove and install solid wood door	$201.73	ea	8	0	$0	8	$1,614
Remove and install entrance door	$434.73	ea	3	0	$0	3	$1,304
Remove and install door frame	$129.04	ea	10	0	$0	10	$1,290
Remove and install door moldings (casing), average	$59.50	ea	0	0	$0	0	$0
Remove and install threshold	$19.35	ea	0	0	$0	0	$0
Strip existing door	$125.00	ea	0	0	$0	0	$0
Strip existing door frame and moldings (casing)	$408.00	ea	0	0	$0	0	$0
Remove paint, and install crown, chair and base moldings, average	$2.54	/lf	0	0	$0	0	$0
Strip and paint existing crown, chair and base moldings, average	$9.00	/lf	0	0	$0	0	$0
FLOORS, WALLS AND CEILINGS							
Install 1/2" CDX subfloor & indoor/outdoor carpet	$1.44	/sf	0	0	$0	300	$431
Install gypsum board over existing surface	$1.84	/sf	120	0	$0	120	$220
Install wood fiber soffit	$2.60	/sf	0	0	$0	0	$0
Fur out existing surface	$0.40	/sf	0	0	$0	0	$0
Remove existing gypsum wall	$0.24	/sf	120	0	$0	120	$28
Remove existing gypsum ceiling	$0.40	/sf	0	0	$0	0	$0
Remove existing cedar shakes	$0.40	/sf	0	0	$0	0	$0
Remove existing flooring	$0.62	/sf	0	0	$0	0	$0
ERIOR WORK							
Removal of cedar shingles	$0.48	/sf	0	0	$0	0	$0
Remove and install shutters	$60.00	/pair	3	0	$0	3	$180
Remove and install porch railing (1"x4")	$1.66	/lf	0	0	$0	0	$0
Encase porch railing with aluminum	$3.79	/sf	0	0	$0	0	$0
Furring of uneven surfaces	$0.40	/sf	0	0	$0	0	$0
Clad porch column with aluminum	$3.79	/sf	0	0	$0	0	$0
Install vinyl siding with insulation	$15,000.00	/ls	1	0	$0	1	$15,000
Excavation, replacement and disposal of soil	$98.33	/cy	0	0	$0	0	$0
Sodding	$850.00	/msf	0	0	$0	0	$0
Pachysandra	$4,400.00	/msf	0	0	$0	0	$0
SITE AND ABATEMENT SPECIFIC EXPENSES							
Mobilization and fees	$2,972.93	/site	1	0	$0	1	$2,973
Precleaning and preparation	$299.86	/room	2	0	$0	2	$600
Post abatement inspection and analytical fee	$296.65	/site	1	0	$0	1	$297
Abatement report	$500.00	/site	1	0	$0	1	$500
Twenty yard dumpster	$889.79	/site	1	0	$0	1	$890
Waste Characterization	$564.80	/site	1	0	$0	1	$565
SUBTOTAL OF COSTS					$0		$31,846
NEW HAVEN LOCALIZATION AND INFLATION	15.00%				$0		$4,747
PPE COSTS	2.77%				$0		$1,008
CONTINGENCY	15.00%				$0		$5,610
TOTAL ESTIMATE OF COSTS					$0		$43,011

Note: Above costs do not include:

1. Costs of relocating tenant during abatement work or periodic monitoring of lead painted surfaces.
2. Incidental repair, if any, to surfaces damaged by removal of affixed items (e.g.,moldings)
3. Any applicable sales tax

Cost Estimate for 95 Ives Street (Asbestos Abatement)

Unit	Cost per Unit		Number of Units	Abate Friable Units	Estimated Cost for Friables	Abate Nonfriable Units	Estimated Incremental Cost for Nonfriables
FRIABLE MATERIALS	$0						
Pipe Insulation	$2.19	/lf	0	0	$0		
Mudded Fittings	$12.76	ea	0	0	$0		
Plaster	$2.13	/sf	0	0	$0		
Duct Insulation	$3.32	/sf	0	0	$0		
Boiler Insulation	$7.73	/sf	0	0	$0		
NONFRIABLE MATERIALS	$515						
Floorboard*	$1.03	/sf	0			0	$0
Vinyl Asbestos Tile & Mastic	$1.03	/sf	502			502	$515
Roofing	$0.73	/sf	0			0	$0
Siding	$0.73	/sf	0			0	$0
SITE AND ABATEMENT SPECIFIC EXPENSES	$2,414						
Mobilization and fees	$2,972.93	/site		0	$0	0	$0
Precleaning and preparation	$299.86	/room		0	$0	1	$300
Erect and remove decontamination facility	$813.58	/site		0	$0	1	$814
Setup negative air machine	$358.13	ea		0	$0	1	$358
Project monitoring**	$585.00	/day		0	$0	0.5	$293
PCM Clearance**	$86.25	/area		0	$0	1	$86
TEM Clearance**	$640.00	/area		0	$0	0	$0
Abatement report**	$500.00	/site		0	$0	1	$500
Disposal***	$55.00	/cy		0.00	$0	1.16	$64
RESTORATION COSTS	$1,109						
Pipe Insulation (fiberglass, 4 inch diameter)	$7.50	/lf	0	0	$0		
fitting insulation (fiberglass, 4 inch diameter)	$22.50	ea	0	0	$0		
board & paint	$1.84	/sf	0	0	$0		
Plaster	$22.50	/sf	0	0	$0		
Duct & Boiler Insulation	$10.15	/sf	0	0	$0		
Floorboard	$1.44	/sf	0			0	$0
Vinyl Asbestos Tile & Mastic	$2.21	/sf	502			502	$1,109
Roofing	$0.94	/sf	0			0	$0
Siding	$2.15	/sf	0			0	$0
SUBTOTAL OF COSTS					$0		$4,039
NEW HAVEN LOCALIZATION AND INFLATION	15.00%				$0		$389
PPE COSTS	2.77%				$0		$92
CONTINGENCY	15.00%				$0		$678
TOTAL ESTIMATE OF COSTS					$0		$5,198

*This is assummed to be equivalent to the removal of VAT

**This cost is based on LBG's costs and experience on similar projects and these costs are excluded from localization, inflation, PPE and contingency costs

***The quantity of material requiring disposal is based on the assumption that the waste generation rate from each material is as follows: pipe insulation, 1/2 cf/lf; mudded fittings, 1/4 cf/lf; plaster, 1/8 cf/lf; duct insulation, 1/12 cf/lf; boiler insulation, 1/3 cf/sf; floorboard, 1/12 cf/sf; VAT, 1/24 cf/sf; roofing & siding, 1/24 cf/sf; and an "expansion" factor of 1.5. This cost is excluded from the localization, inflation, PPE and contingency costs.

EMSL ANALYTICAL CHAIN OF CUSTODY LEAD

Date: ______ EMSL Representative: ______ Project Name/No.: ______ P.O.#: ______

Company Name: Leggette, Brashears + Graham EMSL-Bill to: Same

Street: 126 Monroe Turnpike Street: Same

Box #: ______ Box #: ______

City/State: Trumbull, CT Zip: 06611 City/State: Same Zip: ______

Phone Results to: (Name) Michael Machnik Telephone: 203-452-3100

Fax Results to: (Name) Michael Machnik Fax #: 203-452-3119

MATRIX	METHOD	INSTRUMENT	mdls	TAT
Lead Chips*	AOAC 5.009 (974.02) or SW846-7420	Flame Atomic Absorption	0.01% ++	
Lead Wastewater	SW846-7420	Flame Atomic Absorption	0.4 mg/l water 50 mg/kg (ppm) soil	
Lead Soil +	or SW846-6010	ICP	0.1 mg/l water 10 mg.kg (ppm) soil	
Lead in Air***	NIOSH 7082	Flame Atomic Absorption	10 ug/filter	
	or NIOSH 7300	ICP	3.0 ug/filter	
Lead in Wipe	SW846-7420	Flame Atomic Absorption	10 ug/wipe	
	or SW846-6010	ICP	3.0 ug/wipe	24 TAT
TCLP Lead **	SW846-1311/7420	Flame Atomic Absorption	0.4 mg/l (ppm)	
	or SW846-6010	ICP	0.1 mg/l (ppm)	
Lead in Air ****	NIOSH 7105	Graphite Furnace Atomic Absorption	0.03 ug/filter	
Lead Wastewater	SW846-7421	Graphite Furnace Atomic Absorption	0.003 mg/l (ppm) water	
Lead Soil +			0.3 mg/kg (ppm) soil	24 TAT
Lead in Drinking Water (check state Certification Requirements)	EPA 239.2	Graphite Furnace Atomic Absorption	0.003 mg/l (ppm)	

TAT (Turnaround) - Same day, 24 hours, 48 hours, 72 hours, 4 Days, 5 Days, 6-10 Days

*, **, ***, ****, +, ++ Please Refer to Price Quote

SAMPLE #	LOCATION	LAP #
See Attached		

Relinquished By: (Person) [signature] Date: 1/6/97

Received at EMSL By: ______ Date: 1/8 10:40

Received at EMSL By: ______ Date: ______

Note: Please duplicate this form and use additional sheets if necessary.

98010109

[redacted]

Griffin Technica, Inc. 29 Elizabeth Rd. Meriden CT 06450
Fax Results to (203)238-3159 Voice: (203)235-7785

Dust Wipe Samples **Residence** **95 Ives Street** **Hamden, CT**	**For: Regional Water Authority** **By: Franklin Mills** **Griffin Technica** **Date: 01/06/1998**	**Analyze for Lead Content/ Sq. Ft. of Sample** **Method: AAS, GFAAS, or ICP-AES**

	Item	Sample Number	Surface	Unit/Floor	Area	Type	Sq. Ft.	Collected
628	1	HAM95IVW-1	Floor	1st & 2nd Fls.	Rear Entry, Rms.2 &	COMP	1.617	01/06/1998
29	2	HAM95IVW-2	Window Sill	1st & 2nd Fls.	Rear Entry, Rms.2 &	COMP	1.125	01/06/1998
30	3	HAM95IVW-3	Window Well	1st & 2nd Fls.	Rms. 2 & 7	COMP	0.750	01/06/1998
31	4	HAM95IVW-4	Blank	1st & 2nd Fls.	Blank	SING	0.000	01/06/1998
32	5	HAM95IVW-5	Blank	1st & 2nd Fls.	Blank	SING	0.000	01/06/1998

Matrix: 100% Cotton Pads dampened with distilled water.

Explanation: SING = Single Dust Wipe COMP = Composite Dust Wipe SQ. FT. = Total Area Sampled

Item #	Relinquished by:	Accepted by:	Date:	Time:		
1-5	Franklin Mills		1/6/97	5:00 PM	1	[redacted]
					2	
					3	

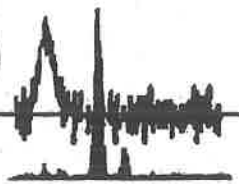
Attention: Michael J Mastroluca
Leggette, Brashears & Graham, Inc.
126 Monroe Turnpike
Trumbull, CT 06611

Project #: 98010109
Date Received: 01/08/98 10:00

Customer Project No. 95 Ives Street

The following results are for Lead(Pb) in Wipes by Flame (7420)

Lab #	Conc.	Unit	Client Designation
98 0000628	14.2	ug/ft2	HAM95IVW-1
98 0000629	424	ug/ft2	HAM95IVW-2
98 0000630	3460	ug/ft2	HAM95IVW-3
98 0000631	<10.0	ug/wipe	HAM95IVW-4
98 0000632	<10.0	ug/wipe	HAM95IVW-5



98010110

[redacted]

Griffin Technica, 29 Elizabeth Rd., Meriden, CT 06450

Phone: (203)235-7785
Fax results to (203)238-3159

Soil Samples Residence 95 Ives Street Hamden, CT	For: Regional Water Authority By: Franklin Mills Griffin Technica Date: January 6, 1998	Analyze for Total Lead Content Method: AAS, GFAAS, or ICP-AES

Item	Sample Number	Side	Distance	Type	Collected
1	HAM95IVS-1	ALL Side	2 feet	Composite Sample	01/06/1998

633

Item #	Relinquished by:	Accepted by:	Date:	Time:		
1	Franklin Mills		1/6/97	5:00 PM	1	[redacted]
					2	
					3	

Attention: Michael J Mastroluca
Leggette, Brashears & Graham, Inc.
126 Monroe Turnpike
Trumbull, CT 06611

Project #: 98010110
Date Received: 01/08/98 10:00

Customer Project No. 95 Ives Street

The following results are for Lead(Pb) in Soil by Flame(7420)

Lab #	Conc.	Unit	Client Designation
98 0000633	668	mg/kg	HAM95IVS-1

APPENDIX IV

EMSL ANALYTICAL, INC.

Asbestos – Lead – Environmental – Materials

Corporate Office and Lab
108 Haddon Avenue
Westmont, NJ
609-858-4800

3 Cooper Street
Westmont, NJ
609-858-4800

San Mateo, CA
415-570-5401

S. Pasadena, CA
213-254-9960

N. Miami Beach, FL
305-650-0577

Smyrna, GA
770-333-6066

Indianapolis, IN
317-570-5892

Lexington, KY
606-293-1590

Ann Arbor, MI
313-668-6810

Piscataway, NJ
732-981-0550

New York, NY
212-290-0051

Carle Place, NY
516-997-7251

Buffalo, NY
516-997-7251

Charlotte, NC
704-567-1521

Greensboro, NC
910-297-1487

Dallas, TX
214-831-9725

Houston, TX
713-686-3635

Seattle, WA
206-233-9007

EMSL France
Paris
011-33-147014805

01/09/1998

Attention: Michael J Mastroluca
Leggette, Brashears & Graham, Inc.
126 Monroe Turnpike
Trumbull, CT 06611

RECEIVED
JAN 16 1998
Leggette, Brashears & Graham, Inc.

The following report covers the analysis performed on samples submitted to EMSL Analytical on 01/08/1998. The results are tabulated on the attached data pages for the following client designated project:

95 Ives Street

The reference number for these samples is EMSL Project #98010110. Please use this reference when calling about these samples.

If you have any questions, please do not hesitate to contact me at (609) 858-9573.

Reviewed and Approved By:

Paul Laraia, Jr.
Laboratory Manager
NJ Certification No:04653

Attention: Michael J Mastroluca
Leggette, Brashears & Graham, Inc.
126 Monroe Turnpike
Trumbull, CT 06611

Project #: 98010110
Date Received: 01/08/98 10:00

Customer Project No. 95 Ives Street

The following results are for Lead(Pb) in Soil by Flame(7420)

Lab #	Conc.	Unit	Client Designation
98 0000633	668	mg/kg	HAM95IVS-1

LEAD

EMSL ANALYTICAL

CHAIN OF CUSTODY

Date: ______ EMSL Representative: ______ Project Name/No.: ______ P.O.#: ______

...pany Name: Leggette, Brashears + Graham EMSL-Bill to: Same

...eet: 126 Monroe Turnpike Street: Same

Box #: ______ Box #: ______

City/State: Trumbull, CT Zip: 06611 City/State: Same Zip: ______

Phone Results to: (Name) Michael Mastroluca Telephone: 203-452-3100

Fax Results to: (Name) Michael Mastroluca Fax #: 203-452-3119

MATRIX	METHOD	INSTRUMENT	mdls	TAT
Lead Chips*	AOAC 5.009 (974.02) or SW846-7420	Flame Atomic Absorption	0.01% ++	
Lead Wastewater	SW846-7420	Flame Atomic Absorption	0.4 mg/l water 50 mg/kg (ppm) soil	
Lead Soil +	or SW846-6010	ICP	0.1 mg/l water 10 mg.kg (ppm) soil	
Lead in Air***	NIOSH 7082	Flame Atomic Absorption	10 ug/filter	
	or NIOSH 7300	ICP	3.0 ug/filter	
Lead in Wipe (circled)	SW846-7420	Flame Atomic Absorption	10 ug/wipe	
	or SW846-6010	ICP	3.0 ug/wipe	24 TAT
TCLP Lead **	SW846-1311/7420	Flame Atomic Absorption	0.4 mg/l (ppm)	
	or SW846-6010	ICP	0.1 mg/l (ppm)	
...d in Air ****	NIOSH 7105	Graphite Furnace Atomic Absorption	0.03 ug/filter	
Lead Wastewater	SW846-7421	Graphite Furnace Atomic Absorption	0.003 mg/l (ppm) water	
Lead Soil + (circled)			0.3 mg/kg (ppm) soil	24 TAT
Lead in Drinking Water (check state Certification Requirements)	EPA 239.2	Graphite Furnace Atomic Absorption	0.003 mg/l (ppm)	

TAT (Turnaround) - Same day, 24 hours, 48 hours, 72 hours, 4 Days, 5 Days, 6-10 Days

*, **, ***, ****, +, ++ Please Refer to Price Quote

SAMPLE #	LOCATION	LAP #
See Attached		

Relinquished By: (Person) Frank Mills Date: 1/6/97

...ceived at EMSL By: [signature] Date: 1/8 10:00

Received at EMSL By: ______ Date: ______

Note: Please duplicate this form and use additional sheets if necessary.

98010110

Chain of Custody

Griffin Technica, 29 Elizabeth Rd., Meriden, CT 06450

Phone: (203)235-7785
Fax results to (203)238-3159

Soil Samples **Residence** **95 Ives Street** **Hamden, CT**	**For:** Regional Water Authority **By:** Franklin Mills Griffin Technica **Date:** January 6, 1998	**Analyze for** **Total Lead Content** **Method: AAS, GFAAS,** **or ICP-AES**

Item	Sample Number	Side	Distance	Type	Collected
1	HAM95IVS-1	ALL Side	2 feet	Composite Sample	01/06/1998

3

Item #	Relinquished by:	Accepted by:	Date:	Time:		
1	Franklin Mills		1/6/97	5:00 PM	1	
					2	
					3	

EMSL ANALYTICAL, INC.

Asbestos – Lead – Environmental – Materials

Corporate Office and Lab
108 Haddon Avenue
Westmont, NJ
609-858-4800

3 Cooper Street
Westmont, NJ
609-858-4800

San Mateo, CA
415-570-5401

S. Pasadena, CA
213-254-9960

N. Miami Beach, FL
305-650-0577

Smyrna, GA
770-333-6066

Indianapolis, IN
317-570-5892

Lexington, KY
606-293-1590

Ann Arbor, MI
313-668-6810

Piscataway, NJ
732-981-0550

New York, NY
212-290-0051

Carle Place, NY
516-997-7251

Buffalo, NY
516-997-7251

Charlotte, NC
704-567-1521

Greensboro, NC
910-297-1487

Dallas, TX
214-831-9725

Houston, TX
713-686-3635

Seattle, WA
206-233-9007

EMSL France
Paris
011-33-147014805

01/09/1998

Attention: Michael J Mastroluca
Leggette, Brashears & Graham, Inc.
126 Monroe Turnpike
Trumbull, CT 06611

The following report covers the analysis performed on samples submitted to EMSL Analytical on 01/08/1998. The results are tabulated on the attached data pages for the following client designated project:

95 Ives Street

The reference number for these samples is EMSL Project #98010109. Please use this reference when calling about these samples.

If you have any questions, please do not hesitate to contact me at (609) 858-9573.

Reviewed and Approved By:

Paul Laraia, Jr.
Laboratory Manager
NJ Certification No:04653

Attention: Michael J Mastroluca
Leggette, Brashears & Graham, Inc.
126 Monroe Turnpike
Trumbull, CT 06611

Project #: 98010109
Date Received: 01/08/98 10:00

Customer Project No. 95 Ives Street

The following results are for Lead(Pb) in Wipes by Flame (7420)

Lab #	Conc.	Unit	Client Designation
98 0000628	14.2	ug/ft2	HAM95IVW-1
98 0000629	424	ug/ft2	HAM95IVW-2
98 0000630	3460	ug/ft2	HAM95IVW-3
98 0000631	<10.0	ug/wipe	HAM95IVW-4
98 0000632	<10.0	ug/wipe	HAM95IVW-5

EMSL ANALYTICAL CHAIN OF CUSTODY LEAD

Date: _____ EMSL Representative: _____ Project Name/No.: _____ P.O.#: _____

Company Name: Legg Mason, Brothers & Graham EMSL-Bill to: Same

Street: 126 Mason Turnpike Street: Same

Box #: _____ Box #: _____

City/State: Trumbull, CT Zip: 06611 City/State: Same Zip: _____

Phone Results to: (Name) Michael Mastrolia Telephone: 203-452-7110

Fax Results to: (Name) Michael Mastrolia Fax #: 203-452-3119

MATRIX	METHOD	INSTRUMENT	mdls	TAT
Lead Chips*	AOAC 5.009 (974.02) or SW846-7420	Flame Atomic Absorption	0.01% ++	
Lead Wastewater	SW846-7420	Flame Atomic Absorption	0.4 mg/l water 50 mg/kg (ppm) soil	
Lead Soil +	or SW846-6010	ICP	0.1 mg/l water 10 mg.kg (ppm) soil	
Lead in Air***	NIOSH 7082	Flame Atomic Absorption	10 ug/filter	
	or NIOSH 7300	ICP	3.0 ug/filter	
Lead in Wipe	SW846-7420	Flame Atomic Absorption	10 ug/wipe	
	or SW846-6010	ICP	3.0 ug/wipe	24 TAT
TCLP Lead **	SW846-1311/7420	Flame Atomic Absorption	0.4 mg/l (ppm)	
	or SW846-6010	ICP	0.1 mg/l (ppm)	
in Air ****	NIOSH 7105	Graphite Furnace Atomic Absorption	0.03 ug/filter	
Lead Wastewater	SW846-7421	Graphite Furnace Atomic Absorption	0.003 mg/l (ppm) water	
Lead Soil +			0.3 mg/kg (ppm) soil	24 TAT
Lead in Drinking Water (check state Certification Requirements)	EPA 239.2	Graphite Furnace Atomic Absorption	0.003 mg/l (ppm)	

TAT (Turnaround) - Same day, 24 hours, 48 hours, 72 hours, 4 Days, 5 Days, 6-10 Days

*, **, ***, ****, +, ++ Please Refer to Price Quote

SAMPLE #	LOCATION	LAP #
See Attached		

Relinquished By: (Person) Frank Mills Date: 1/6/97

Received at EMSL By: _____ Date: 1/8 10:40

Received at EMSL By: _____ Date: _____

Note: Please duplicate this form and use additional sheets if necessary.

98010109

Chain of Custody

Griffin Technica, Inc. 29 Elizabeth Rd. Meriden CT 06450
Fax Results to (203)238-3159 Voice: (203)235-7785

Dust Wipe Samples
Residence
95 Ives Street
Hamden, CT

For: Regional Water Authority
By: Franklin Mills
Griffin Technica
Date: 01/06/1998

Analyze for Lead Content/ Sq. Ft. of Sample
Method: AAS, GFAAS, or ICP-AES

Item	Sample Number	Surface	Unit/Floor	Area	Type	Sq. Ft.	Collected
28 1	HAM95IVW-1	Floor	1st & 2nd Fls.	Rear Entry, Rms.2 &	COMP	1.617	01/06/1998
29 2	HAM95IVW-2	Window Sill	1st & 2nd Fls.	Rear Entry, Rms.2 &	COMP	1.125	01/06/1998
30 3	HAM95IVW-3	Window Well	1st & 2nd Fls.	Rms. 2 & 7	COMP	0.750	01/06/1998
31 4	HAM95IVW-4	Blank	1st & 2nd Fls.	Blank	SING	0.000	01/06/1998
32 5	HAM95IVW-5	Blank	1st & 2nd Fls.	Blank	SING	0.000	01/06/1998

Matrix: 100% Cotton Pads dampened with distilled water.

Explanation: SING = Single Dust Wipe COMP = Composite Dust Wipe SQ. FT. = Total Area Sampled

Item #	Relinquished by:	Accepted by:	Date:	Time:		
1-5	Franklin Mills		1/6/97	5:00 PM	1	
					2	
					3	

EMSL Analytical, Inc.

108 Haddon Avenue
Westmont, New Jersey 08108
Phone 609-858-4800 Fax 609-858-4960

Attn.: Michael M.
LBG Engineering Services, Inc
126 Monroe Turnpike
Trumbull, CT 06611

Thursday, January 08, 1998

Ref Number: W98157

RECEIVED
JAN 1 2 1998
Leggette, Brashears, & Graham, Inc.

POLARIZED LIGHT MICROSCOPY (PLM)

Performed by EPA 600/R-93/116 Method*

Project: ISCCRT/SCCLED 95 Ives St. Hamden

SAMPLE	LOCATION	APPEARANCE	SAMPLE TREATMENT	ASBESTOS % TYPE	NONASBESTOS % FIBROUS	% NONFIBROUS
17-P-1		Beige/Grey Fibrous Homogeneous	Teased/Crushed	None Detected	8% Cellulose 2% Synthetic 5% Hair	85% Other
17-P-2		Beige/Tan Fibrous Homogeneous	Teased/Crushed	None Detected	10% Cellulose 5% Synthetic 5% Hair	80% Other
17-P-3		Beige/Tan Fibrous Homogeneous	Teased/Crushed	None Detected	10% Cellulose 5% Synthetic 5% Hair	80% Other
17-P-4		Beige/Tan Fibrous Homogeneous	Teased/Crushed	None Detected	10% Cellulose 5% Synthetic 5% Hair	80% Other
17-P-5		Beige/Tan Fibrous Homogeneous	Teased/Crushed	None Detected	10% Cellulose 5% Synthetic 5% Cellulose	80% Other
17-P-6		Beige/Brown Fibrous Homogeneous	Teased/Crushed	None Detected	15% Cellulose 15% Hair	70% Other

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

* NY samples also analyzed by ELAP 198-1 Method

Essie J. Spencer
Analyst

Approved
Signatory

EMSL Analytical, Inc.

108 Haddon Avenue
Westmont, New Jersey 08108
Phone 609-858-4800 Fax 609-858-4960

Attn.: Michael M.
LBG Engineering Services, Inc
126 Monroe Turnpike
Trumbull, CT 06611

Thursday, January 08, 1998

Ref Number: W98157

POLARIZED LIGHT MICROSCOPY (PLM)

Performed by EPA 600/R-93/116 Method*

Project: ISCCRT/SCCLED 95 Ives St. Hamden

SAMPLE	LOCATION	APPEARANCE	SAMPLE TREATMENT	ASBESTOS %	ASBESTOS TYPE	NONASBESTOS %	NONASBESTOS FIBROUS	NONASBESTOS %	NONASBESTOS NONFIBROUS
17-P-7		Beige Fibrous Homogeneous	Teased/Crushed	None Detected		15% 15%	Cellulose Hair	70%	Other
17-WP-1		Beige/Tan Fibrous Homogeneous	Teased/Crushed	None Detected		10% 10% 10%	Cellulose Synthetic Hair	70%	Other
17-WP-2		Beige/Black Fibrous Homogeneous	Teased/Crushed	None Detected		10% 5% 2%	Cellulose Synthetic Hair	83%	Other
17-WP-3		Beige/Tan Fibrous Homogeneous	Teased/Crushed	None Detected		10% 8% 5%	Cellulose Synthetic Hair	77%	Other
17-WP-4		Beige/Brown Fibrous Homogeneous	Teased/Crushed	None Detected		10% 5% 5%	Cellulose Synthetic Hair	80%	Other
17-WP-5		Beige/Brown Fibrous Homogeneous	Teased/Crushed	None Detected		10% 5% 5%	Cellulose Synthetic Hair	80%	Other

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

* NY samples also analyzed by ELAP 198-1 Method

Essie J. Spencer
Analyst

Approved
Signatory

EMSL Analytical, Inc.

108 Haddon Avenue
Westmont, New Jersey 08108
Phone 609-858-4800 Fax 609-858-4960

Attn.: Michael M.
LBG Engineering Services, Inc
126 Monroe Turnpike
Trumbull, CT 06611

Thursday, January 08, 1998

Ref Number: W98157

POLARIZED LIGHT MICROSCOPY (PLM)

Performed by EPA 600/R-93/116 Method*

Project: ISCCRT/SCCLED 95 Ives St. Hamden

SAMPLE	LOCATION	APPEARANCE	SAMPLE TREATMENT	ASBESTOS %	ASBESTOS TYPE	NONASBESTOS %	NONASBESTOS FIBROUS	NONASBESTOS %	NONASBESTOS NONFIBROUS
17-WP-6		Beige/Brown Fibrous Homogeneous	Teased/Crushed		None Detected	15% 5% 10%	Cellulose Synthetic Hair	70%	Other
17-WP-7		Beige/Brown Fibrous Homogeneous	Teased/Crushed		None Detected	10% 5% 10%	Cellulose Synthetic Hair	75%	Other
17-P-1/QC		Beige Fibrous Homogeneous	Teased/Crushed		None Detected	2% 5%	Synthetic Hair	93%	Other
EMSL BLANK		Pink Fibrous Homogeneous	Teased		None Detected	5% 90%	Cellulose Glass	5%	Other

Comments: For all obviously heterogeneous samples easily separated into subsamples, and for layered samples, each component is analyzed separately. Also, "# of Layers" refers to number of separable subsamples.

* NY samples also analyzed by ELAP 198-1 Method

Essie J. Spencer
Analyst

Approved
Signatory

LEGGETTE, BRASHEARS & GRAHAM, INC.
126 Monroe Turnpike
Trumbull, CT 06611

CHAIN OF CUSTODY

Job #:

Project Name/Location: ISCORT/SCALED
95 IVES St. HAMDEN

Sampler: M Marsh

Report To: Michael Mastrianna

PARAMETERS

SAMPLE ID	DATE	TIME	TYPE	# CONT.	PLM Bulk														
17-P-1	1/6/98		ASB	1	X														
17-P-2				1	X														
17-P-3				1	X														
17-P-4				1	X														
17-P-5				1	X														
17-P-6				1	X														
17-P-7				1	X														
17-WP-1				1	X														
17-WP-2				1	X														
17-WP-3				1	X														
17-WP-4				1	X														
17-WP-5				1	X														

E. Spann 1/8/98

Relinquished By:	Date/Time	Received By:	Date/Time	Remarks:
1/6/98	1258	C O'Brien		Stop at first Positive in group ✱
Relinquished By:	Date/Time	Received By:	Date/Time	3 DAY TAT
Relinquished By:	Date/Time	Received By:	Date/Time	

LEGGETTE, BRASHEARS & GRAHAM, INC.
126 Monroe Turnpike
Trumbull, CT 06611

CHAIN OF CUSTODY

Job #:

Project Name/Location: ISCRT/SCULED
95 Ives St, HAMDEN

Sampler: M. Mastroluca

Report To: M. Mastroluca

PARAMETERS: PLM Bulk

SAMPLE ID	DATE	TIME	TYPE	# CONT.	
17-WP-6	1/6/98		ASB	1	X
17-WP-7	1/6/98		ASB	1	X

E. Jones 1/8/98

Relinquished By:	Date/Time	Received By:	Date/Time	Remarks:
1/6/98	1258			Stat at First Positive in trap
Relinquished By:	Date/Time	Received By:	Date/Time	3 DAY TAT
Relinquished By:	Date/Time	Received By:	Date/Time	

United States Department of Commerce
National Institute of Standards and Technology

NVLAP®

ISO/IEC GUIDE 25:1990
ISO 9002:1987

Certificate of Accreditation

DEPARTMENT OF COMMERCE ★ UNITED STATES OF AMERICA ★

EMSL ANALYTICAL, INC.
WESTMONT, NJ

is recognized under the National Voluntary Laboratory Accreditation Program for satisfactory compliance with criteria established in Title 15, Part 285 Code of Federal Regulations. These criteria encompass the requirements of ISO/IEC Guide 25 and the relevant requirements of ISO 9002 (ANSI/ASQC Q92-1987) as suppliers of calibration or test results. Accreditation is awarded for specific services, listed on the Scope of Accreditation for:

BULK ASBESTOS FIBER ANALYSIS

June 30, 1998
Effective through

For the National Institute of Standards and Technology

NVLAP Lab Code: 101048-0

NVLAP-01C (11-95)

APPENDIX V

LEAD IN SOIL SAMPLING REPORT
95 IVES STREET
HAMDEN, CONNECTICUT

Prepared For

South Central Connecticut Regional Water Authority

July 1998

Prepared By

LEGGETTE, BRASHEARS & GRAHAM, INC.
Professional Ground-Water and Environmental Engineering Services
126 Monroe Turnpike
Trumbull, CT 06611

LEAD IN SOIL SAMPLING REPORT
95 IVES STREET
HAMDEN, CONNECTICUT

INTRODUCTION

This report presents the procedures and the results obtained from a soil sampling program for evaluating lead levels at the residential property owned by the Regional Water Authority (RWA) at 95 Ives Street in Hamden. The purpose of this program was to more fully define the horizontal extent and also to confirm the occurrence of elevated levels of lead near the house.

BACKGROUND

The preliminary samples were collected on January 6, 1998 by Franklin Mills of Griffin Technica, Inc. The sample that was analyzed consisted of a composite of one sample from each side of the house. The sample was submitted for analysis to EMSL which is a Connecticut certified laboratory for lead. The samples that were collected from along the perimeter of the house were located approximately 2 feet away from the home. The results indicated the composite lead concentration was 668 mg/kg (milligrams per kilogram).

SAMPLING LOCATIONS

The detailed sampling program was based on the criteria contained in the April 21, 1993 CTDOH "Guidance Document for Assessment and Abatement of Lead Contaminated Soils" and August 1994 EPA "EPA's National Guidelines for Lead Hazards in Dust, Soil and Paint, A Summary and Analysis". The samples were collected on May 21, 1998 by Michael J. Mastroluca, an Environmental Engineer with Leggette, Brashears and Graham, Inc. (LBG). Each sample analyzed consisted of a composite of four samples. The samples were collected from parallel lines at intervals of 2, 6 and 12 feet from the home with four samples collected along each line. The samples were submitted for analysis to York Analytical Laboratories (YAL) which is a Connecticut certified laboratory for lead. The locations and results are shown on figure 1 and summarized on table 1, in which Side A is defined as the front of the home.

SAMPLE COLLECTION

The yard surrounding the house was either covered by grass, bare soil or concrete. In each line, the soil samples were collected from the top two to three inches of soil using a dedicated shovel and clean surgical gloves. After each line, the shovel was decontaminated and the gloves discarded and a new pair of gloves were used. Where grass was covering the soil, soil samples were collected just beneath the grass. Equal portions of the individual four sample locations on a line were placed in dedicated plastic containers by hand and capped.

After the samples were collected, the composites of each line were prepared by thoroughly mixing the four samples in each dedicated plastic container. Following the compositing, the laboratory containers were filled and the samples were submitted to YAL. A total of 11 soil samples were submitted for analysis.

SAMPLE RESULTS

The laboratory result for each line is shown visually on figure 1 and summarized on table 1. The laboratory reports are attached. The data generally show elevated lead concentrations near the house that decrease in concentration as distance increases from the house (figure 1). The approximate areas that exceed the 500 mg/kg abatement criteria are shown on figure 1.

TABLE 1

SOUTH CENTRAL CONNECTICUT
REGIONAL WATER AUTHORITY
95 IVES STREET
HAMDEN, CONNECTICUT

Lead Concentrations in Soil Samples

Sample Location	Distance from house (feet)	Lead concentration (mg/kg)	Surface Cover
Side A	2	617	bare soil under bushes
Side A	6	279	grass
Side A	12	165	grass
Side B	2	1940	bare soil and shrubs
Side B	15	714	grass and shrubs
Side C	2	278	brush with low perennials
Side C	6	317	grass
Side C	12	387	grass
Side D	2	803	bushes with perennials
Side D	6	401	grass
Side D	12	236	grass

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YORK
ANALYTICAL LABORATORIES, INC.

Technical Report

prepared for

Leggette Brashears & Graham
126 Monroe Turnpike
Trumbull, CT 06611
Attention: Mr. Mike Mastroluca

Report Date: 06/01/98

Re: Client Project ID: 95 Ives St.
York Project No.: 98050437

ONE RESEARCH DRIVE STAMFORD, CT 06906 (203) 325-1371 FAX (203) 357-0166

Report Date: 06/01/98
Client Project ID: 95 Ives St.

York Project No.: 98050437

Leggette Brashears & Graham
126 Monroe Turnpike
Trumbull, CT 06611
Attention: Mr. Mike Mastroluca

Purpose and Results

This report contains the analytical data for the sample(s) identified on the attached chain-of-custody received in our laboratory on 05/26/98. The project was identifed as your project "95 Ives St. ".

The analysis was conducted utilizing appropriate EPA, Standard Methods, and ASTM methods as detailed in the data summary tables .

The results of the analysis are summarized in the following table(s).

Analysis Results

Client Sample ID			A-2		A-6	
York ID			98050437-01		98050437-02	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Lead	SW846-6010	mg/kG	617	0.500	279	0.500

Client Sample ID			A-12		B-2	
York ID			98050437-03		98050437-04	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Lead	SW846-6010	mg/kG	165	0.500	1940	0.500

Client Sample ID			B-15		C-2	
York ID			98050437-05		98050437-06	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Lead	SW846-6010	mg/kG	714	0.500	278	0.500

YORK

Client Sample ID			C-6		C-12	
York ID			98050437-07		98050437-08	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Lead	SW846-6010	mg/kG	317	0.500	387	0.500

Client Sample ID			D-2		D-6	
York ID			98050437-09		98050437-10	
Matrix			SOIL		SOIL	
Parameter	Method	Units	Results	MDL	Results	MDL
Lead	SW846-6010	mg/kG	803	0.500	401	0.500

Client Sample ID			D-12	
York ID			98050437-11	
Matrix			SOIL	
Parameter	Method	Units	Results	MDL
Lead	SW846-6010	mg/kG	236	0.500

Units Key:

For Waters/Liquids: mg/L = ppm ; ug/L = ppb For Soils/Solids: mg/kg = ppm ; ug/kg = ppb

Approved By: Robert Bradley **Date:** 06/01/98

Robert Q. Bradley
Managing Director

YORK

YORK
ANALYTICAL LABORATORIES, INC.
ONE RESEARCH DRIVE
STAMFORD, CT. 06906
(203) 325-1371 FAX (203) 357-0166

Field Chain-of-Custody Record

Company Name	Report To:	Invoice To:	Project ID/No.	Samples Collected By (Signature) / Name (Printed)
LBG Trumbull	Michael Mastrolucca	Michael Mastrolucca	ISCENT/SCILED 95 IVES ST, HAVEN	Michael Mastrolucca

Sample No.	Location/ID	Date Sampled	Sample Matrix: Water	Soil	Air	OTHER	ANALYSES REQUESTED	Container Description(s)
	A-2	5/21/98		X			TOTAL Pb	
	A-6			X				
	A-12			X				
	B-2'			X				
	B-15'			X				
	C-2'			X				
	C-6'			X				
	C-12'			X				

Chain-of-Custody Record

Bottles Relinquished from Lab by	Date/Time	Sample Relinquished by	Date/Time	Sample Received by	Date/Time
Bottles Received in Field by	Date/Time	Sample Relinquished by	5/26/98 0730 Date/Time	Sample Received in LAB by	5/26/98 0830 Date/Time

Comments/Special Instructions

Turn-Around Time
___Standard ___RUSH(define)_____

YORK
ANALYTICAL LABORATORIES, INC.
ONE RESEARCH DRIVE
STAMFORD, CT 06906
(203) 325-1371 FAX (203) 357-0166

Field Chain-of-Custody Record

Company Name	Report To:	Invoice To:	Project ID/No.	Samples Collected By (Signature)
LBG TRUMBULL	Michael Mastrolia	Michael Mastrolia	ISCORT/SCLLED 95 IVES ST HAMDEN CT	Michael Mastrolia (Name (Printed))

Sample No.	Location/ID	Date Sampled	Sample Matrix: Water	Soil	Air	OTHER	ANALYSES REQUESTED	Container Description(s)
	D - 2	5/21/98		X			TOTAL Pb	
	D - 6	↓		X			↓	
	D - 12	↓		X			↓	

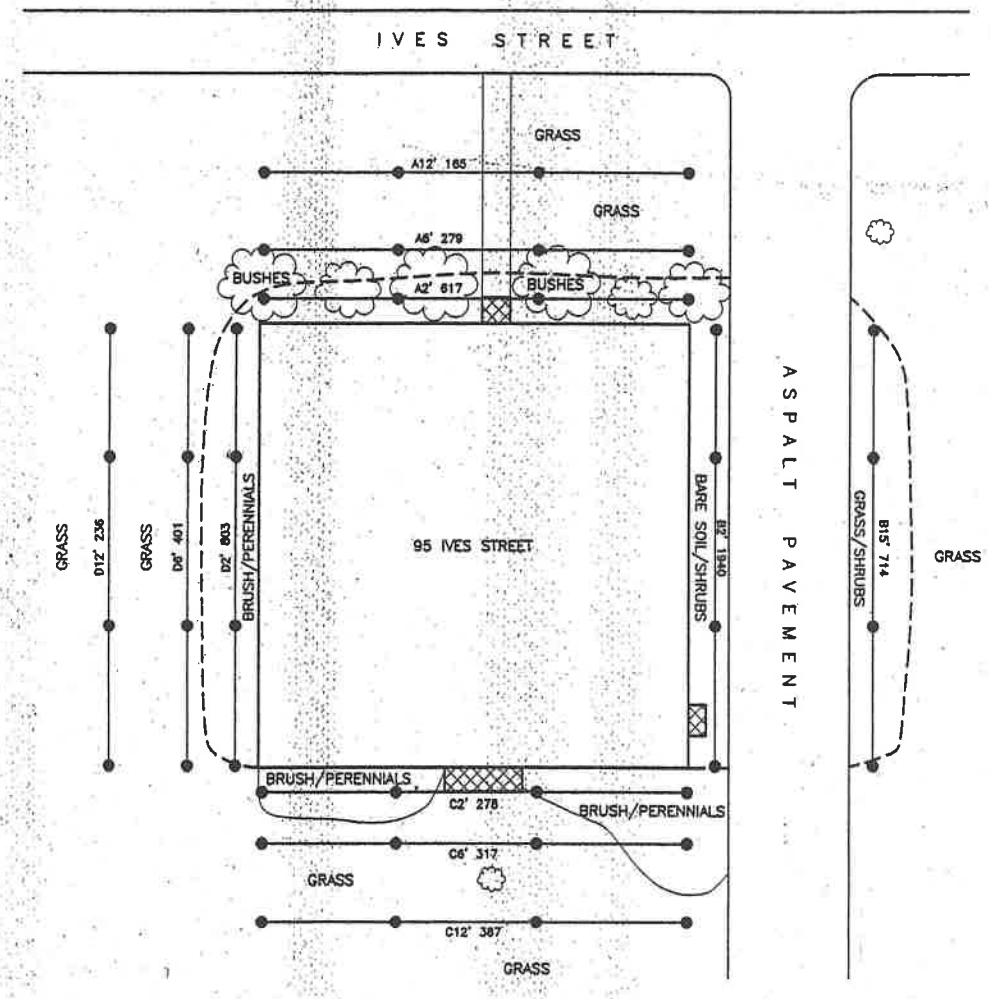
Chain-of-Custody Record

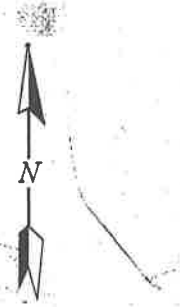
Bottles Relinquished from Lab by	Date/Time	Sample Relinquished by	Date/Time	Sample Received by	Date/Time
Bottles Received in Field by	Date/Time	Sample Relinquished by	5/26/98 0730 Date/Time	Sample Received in LAB by	5/26/98 0730 Date/Time

Comments/Special Instructions

Turn-Around Time

___Standard ___RUSH(define)_____





LEGEND

- ● SOIL SAMPLE LOCATION
- A2' 617 COMPOSITE SAMPLE CONCENTRATIONS mg/kg
- 500 mg/kg ABATEMENT LINE
- AREA COVERED BY CONCRETE OR PORCH
- TREE

0 10
SCALE IN FEET

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SOUTH CENTRAL CONNECTICUT REGIONAL WATER AUTHORI
95 IVES STREET
HAMDEN, CONNECTICUT

SAMPLE RESULTS AND ESTIMATED AREA OF ABATEMENT

DATE	REVISED

PREPARED BY:
LEGGETTE, BRASHEARS & GRAHAM, INC
Professional Ground-Water and Environmental Engineering Se
126 Monroe Turnpike
Trumbull, CT 06611
(203) 452-3100

DRAWN:	MRV	CHECKED:	MJM	DATE:	7/13/98	FIGURE:	1