



Reuse Assessment

**Barkhamsted - New Hartford Landfill Superfund Site
Pleasant Valley, CT**



**Office of Site Remediation and Restoration
September, 2004**

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Figure 1 and photographs on the cover and pages 14, 15, and 16 appear courtesy of the Barkhamsted Historical Society

PURPOSE

EPA New England is responsible for the cleanup of over 100 Superfund sites throughout New England. Although protecting human health and the environment is the primary objective of these cleanups, EPA also recognizes the value in helping to return Superfund sites to beneficial reuse. Understanding the current and likely future uses of a site is fundamental to achieving both objectives.

This Reuse Assessment summarizes information on the current and potential future uses at the Barkhamsted - New Hartford Landfill Superfund site that is currently known to the EPA site team. Potential reuse-related issues and other relevant considerations are also described. EPA will continue to work on reuse issues with the Site owner, state, local community and other stakeholders.

The Reuse Assessment is presented in two sections:

- Section 1 - Site Background: Describes the physical, historical and environmental context of the Site.
- Section 2 - Reuse Status: Describes the current and potential future uses of the Site, potential use/reuse considerations and a general summary of relevant findings and potential issues.

Barkhamsted's location within Connecticut:

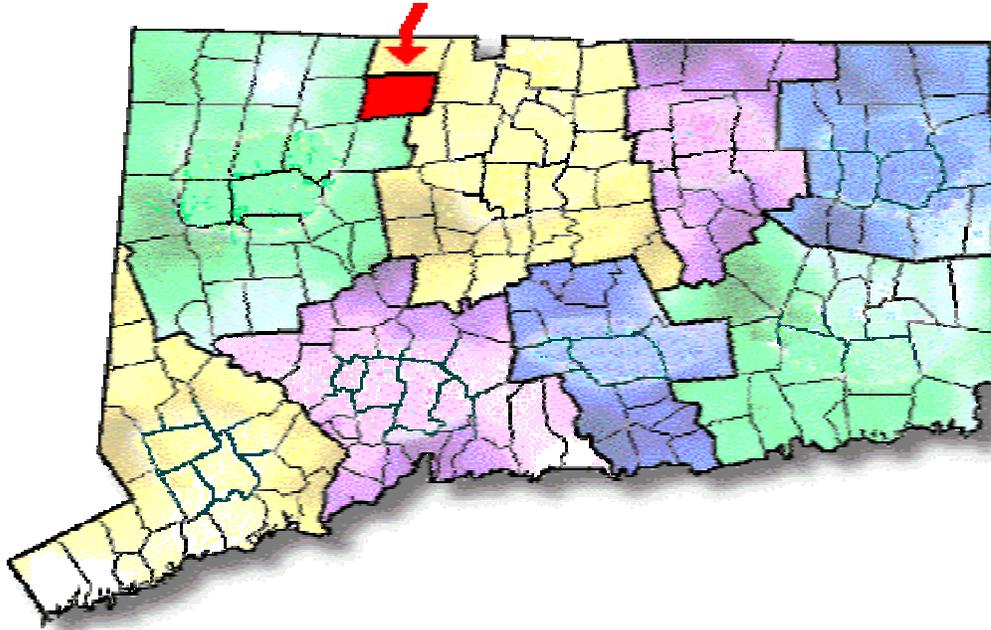


figure 1

figure 2



QUICK FACTS

Location:	New Hartford Road (U.S. Route 44) Town of Barkhamsted Litchfield County, CT
Site ID No.:	0100255
CERCLIS ID No.:	CTD980732333
Site Area:	97.8 Acres
Number of Parcels:	1 in New Hartford (25.3 acres) 4 in Barkhamsted (72.5 acres)
Current Uses:	Solid Waster transfer station and recycling center; RRDD#1 Maintenance & Office building
Ownership:	Regional Refuse Disposal District #1
Cleanup Status:	NTCRA Landfill cap in 2000 Record of Decision, 2001 Environmental Land Use Restrictions; Five Year Review due September, 2008
EPA Contact:	Byron Mah (617) 918-1249
RRDD Contact:	Jim Hart (860) 379-1972

SECTION 1

SITE BACKGROUND

1.1 General Description

The Barkhamsted-New Hartford Landfill is located in north central Connecticut, adjacent to and southwest of Route 44 within the Towns of Barkhamsted and New Hartford, approximately 20 miles northwest of Hartford. The town center of New Hartford lies within a one-mile radius to the south-southeast of the Site. The Site is comprised of a 97.8-acre parcel of land located on the northern slope of a hill within the Farmington River Valley (Site Location Maps are provided as figures 1 & 2). The Site is bordered on the northeast by the Barkhamsted Town Garage facility. The remainder of the parcel is bounded by a combination of developed and undeveloped private property. Residences with private drinking wells border the Site to the north and east. A portion of the Site was used as a landfill, owned and operated by the Regional Refuse Disposal District #1 (RRDD#1). [The property is more fully described in a

deed which is recorded at page 461 of volume 53 and page 50 of volume 56 of the Barkhamsted land records and at page 682 of volume 89 of the New Hartford land records].

RRDD#1 is a corporate entity that was established on May 25, 1970 upon the adoption of its charter by the Towns of Barkhamsted, Colebrook, New Hartford and Winchester. RRDD#1 is governed by a Board with representatives from the participating towns. *RRDD #1's mission is to provide for the convenient, environmentally safe and cost-effective disposal of solid waste for businesses and residences in New Hartford, Barkhamsted and Winsted and to promote source reduction, reuse and recycling as environmentally safer*

waste disposal alternatives. The Board's current goals include timber management, a communications tower lease, and selling part of the District's 100 acres for industrial / commercial development. (New Hartford Town News, Spring 2002).

The capped landfill itself is approximately 15 acres. Other areas of the property include an active transfer station, recycling area, maintenance and office building, and dense woods comprised primarily of hardwood and conifer trees. One surface water body, designated as the "Un-named Brook", originates south of the Site and flows along the western portion of the landfill area. Beyond the landfill, the brook proceeds to the northeast and flows under Route 44, where it enters the Farmington River flood plain and a series of small beaver ponds. The brook eventually flows into the Farmington River, located approximately 0.25 miles southeast of the Site. The Farmington River is a Class B River for recreational fishing and boating.

The groundwater aquifer underlying the Site is currently not used as a drinking water source, but nearby commercial and residential areas use on-Site wells for potable water. Groundwater at the Site is estimated to flow to the northeast. Down gradient of the Site, groundwater flow is more easterly toward the Farmington River. The site is outside of the flood plain of the Farmington River.

1.2 Site Zoning

RRDD#1 property is made up of multiple land parcels totaling 97.8 acres of land. The approximately 72 acres located in the town of Barkhamsted are zoned Restricted Industrial (I-1). Permitted uses currently include agricultural, industrial (small machine shops, no more than 3 persons employed), warehouses, and office space. There are some special exception uses that are noted in the zoning regulations which include manufacturing, processing and assembly of goods, research laboratories, institutional (cemeteries, churches, public utility stations, energy generation facilities, municipal or similar public buildings), recreational, limited retail or service, earth excavation. Special exception uses are uses "which may be necessary to the Town but which may be detrimental to adjacent properties and the neighborhood unless proper safeguards are taken. The Zoning Commission must evaluate the impact of such uses upon neighboring uses and surrounding areas and whether or not to grant the special exception." (Zoning Regulations, Chapter 193 from the code of the Town of Barkhamsted). The 25.32 acre parcel in the New Hartford, CT portion of the Site is currently zoned residential.

1.3 History of Site Activities

The Barkhamsted Site accepted solid waste between April 1974 and August 1988. After August 1988, the landfill only accepted bulky and non-processible waste with the exception of a period during November and December 1988 when the Connecticut Resources Recovery Authority (CRRRA) Mid-Connecticut Waste to Energy Plant was inoperable. Recycling activities were conducted at the Site since it opened. The following table provides a chronology of events at the Site since the formation of RRDD#1:

Date	Activity at the Site
September 1970	RRDD#1 was formed.
September 1972	RRDD#1 received CTDEP solid waste permit #005-2L.
September 1972	RRDD#1 purchased the Barkhamsted property from the Town of Barkhamsted.
January 1974	Modification to the RRDD#1 solid waste permit was issued.
April 1974	The landfill became operational.
1974 - 1979	Problems were reported regarding a lack of daily cover material.
1970s	Operation of chemical pit which received oily sludge with metal grindings and degreasers.
April 1974 - August 1988	Barkhamsted Site was utilized for the disposal of solid waste.
1980	CTDEP inspection of the Site.
1981	EPA conducted a preliminary assessment for the Site.
March 1981	RRDD#1 was requested by the CTDEP to eliminate hazardous waste from the facility.
July 1981	CTDEP formally approved metal grinding waste for disposal at RRDD#1.
1983	Two complaints were received concerning the presence of a large number of drums at the landfill.
April 1983	CTDEP requested that twenty-five drums be relocated from the vicinity of the oak tree northwest of the landfill building to a paved area on-site.
November 1983	Thirty drums were found near the scrap metal area north of the toe of the landfill and northwest of the landfill garage.
December 1983	A modification to the landfill operating permit was issued.

Date	Activity at the Site
1984	Requirement for a new metal grindings cell. Metal grindings were stored on site in 55-gallon drums.
September 1986	CTDEP acknowledged the handling of both waste oil and batteries for recycling.
1987	EPA conducted a Site inspection.
November - December 1988	Disposal of solid waste at the Site because CRRRA mid-Connecticut Waste to Energy Plant was inoperable.
August 1988 - October 1993	Disposal of bulky and non-processible waste only.
1988	CTDEP document states that one half of the barrels received at the Site contained unspecified amounts of chlorinated hydrocarbons or methyl-ethyl-ketone.
October 1989	Barkhamsted Site listed on NPL.
February 1990	A minor amendment was granted to the RRDD#1 solid waste permit allowing the landfill to accept dewatered sludge from the Winsted Publicly Owned Treatment Works (POTW).
May 1991	Administrative Order on Consent (AOC) for Remedial Investigation / Feasibility Study (RI/FS)
1992	RI/FS Process Begins.
November 1992	RRDD#1 implements landfill closure. CTDEP Minor Amendment (to Permit # SW-0005-2L) revises water quality monitoring plan.
October 1993	RRDD#1 stops accepting waste for on-site disposal.
January 1995	CTDEP approves landfill closure.
January 1996	EPA issues action memorandum for the Non-Time Critical Removal Action (NTCRA) to install a cap at the land fill
February 1996	Remedial Investigation Finalized
December 1997	Contractor mobilizes to site.
June 1999	Contractor demobilizes from site.
June 1999	First Pre-final Inspection.
July 2001	Feasibility Study Finalized.
July 2001	Second Pre-final Inspection.
July 2001	CTDEP Certifies completion of construction activities.

1.4 Environmental Investigation

Remedial Investigation Program (1991 - 1996)

Building on the results of the initial investigations throughout the 1980s outlined in the chronology table, EPA and Connecticut DEP provided oversight of a series of investigations over a five year period in the early 1990s designed to define the nature and extent of contamination at the Site. The remedial investigation identified, evaluated, and characterized contamination in the groundwater, sediments, soils, surface water, and wastes at the Barkhamsted-New Hartford Landfill.

Groundwater

Prior to the remedial investigation, 31 monitoring wells were installed at the Site to sample groundwater and monitor water levels. An additional 22 monitoring wells were installed during the remedial investigation. In order to characterize the vertical extent of contamination, wells were installed in the overburden (upper level of groundwater) and at three depths in the bedrock: shallow, intermediate, and deep. In most cases, the wells were installed as multi-depth clusters and were located up gradient, cross-gradient, and down gradient of the landfill.

Two rounds of samples were collected from the monitoring wells during the RI. All of the wells were sampled in the first round, and all but three clusters were sampled in the second round. Samples were analyzed for volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), pesticides, PCBs, and metals.

In addition to the monitoring wells, ten domestic water supply wells to the north and east of the Site were identified for sampling. The samples from these wells were analyzed for the same parameters as the monitoring wells.

Soil

During the RI, soil samples were collected both to determine the nature and extent of contamination and to conduct a risk assessment. Following preliminary investigations, 24 surface soil samples were collected within the limits of refuse, around the perimeter of the landfill, at upgradient (background) locations, and in a residential area along US Route 44.

Deeper soil samples were also collected at 32 locations where borings were drilled to define the nature and extent of soil contamination. The final investigation related to delineation of the sources of contamination was the excavation of 29 test pits to define the limits of refuse around the landfill periphery.

Surface Water and Sediment

Surface water and sediment samples were collected at 16 locations upstream, downstream, and proximal to the landfill. In addition, leachate and sediment samples were collected at 12 leachate seeps that were located during the RI. Most of the seeps had an ultimate discharge point of the Unnamed Brook, where they were suspected to be affecting water and sediment quality.

Description of threat

Industrial wastes, including metal grinding waste, oily sludge with metal grindings and degreasers, barrels containing unspecified amounts of chlorinated hydrocarbons and methyl-ethyl-ketone, and keratin (a food processing waste) were accepted and disposed at the Site. Dry metal grinding waste was reportedly utilized on Site roads and incorporated into the landfill daily cover. CTDEP records state that an industrial waste pit was operated at the Site during the first year of landfill operation.

Historical and data collected at Site indicated that the landfill was a continuing source of contamination in both on-Site and off-Site groundwater, and to a lesser extent surface soils, downstream surface water and sediment. There was a potential for the future impact to on-Site and off-Site domestic drinking water wells if the leachate continued to enter the groundwater which eventually migrates downgradient of the Site. In addition, groundwater which discharges to the unnamed brook discharges to the west branch of the Farmington River.

1.5 Federal and State Response Actions

1.5.1 Early Cleanup: Non-Time Critical Removal Action (NTCRA) Construction Activities

Upon completion of the Remedial Investigation which thoroughly identified, evaluated, and characterized contamination in the groundwater, sediments, soils, surface water, and wastes at the Barkhamsted-New Hartford Landfill, the first phase of the landfill cleanup program, known as a *Non-Time Critical Removal Action (NTCRA)*, or *early cleanup*, was performed by RRDD#1 under CTDEP supervision from 1997 to 1999 through an agreement with EPA.

The purpose of the early cleanup was to minimize future potential impacts to human health and the environment by controlling the contaminated landfill source area. The secondary objective was to minimize the migration of any contaminated groundwater, sediments, and soils away from the landfill.

An EPA Action Memorandum which provides written documentation of the decision,

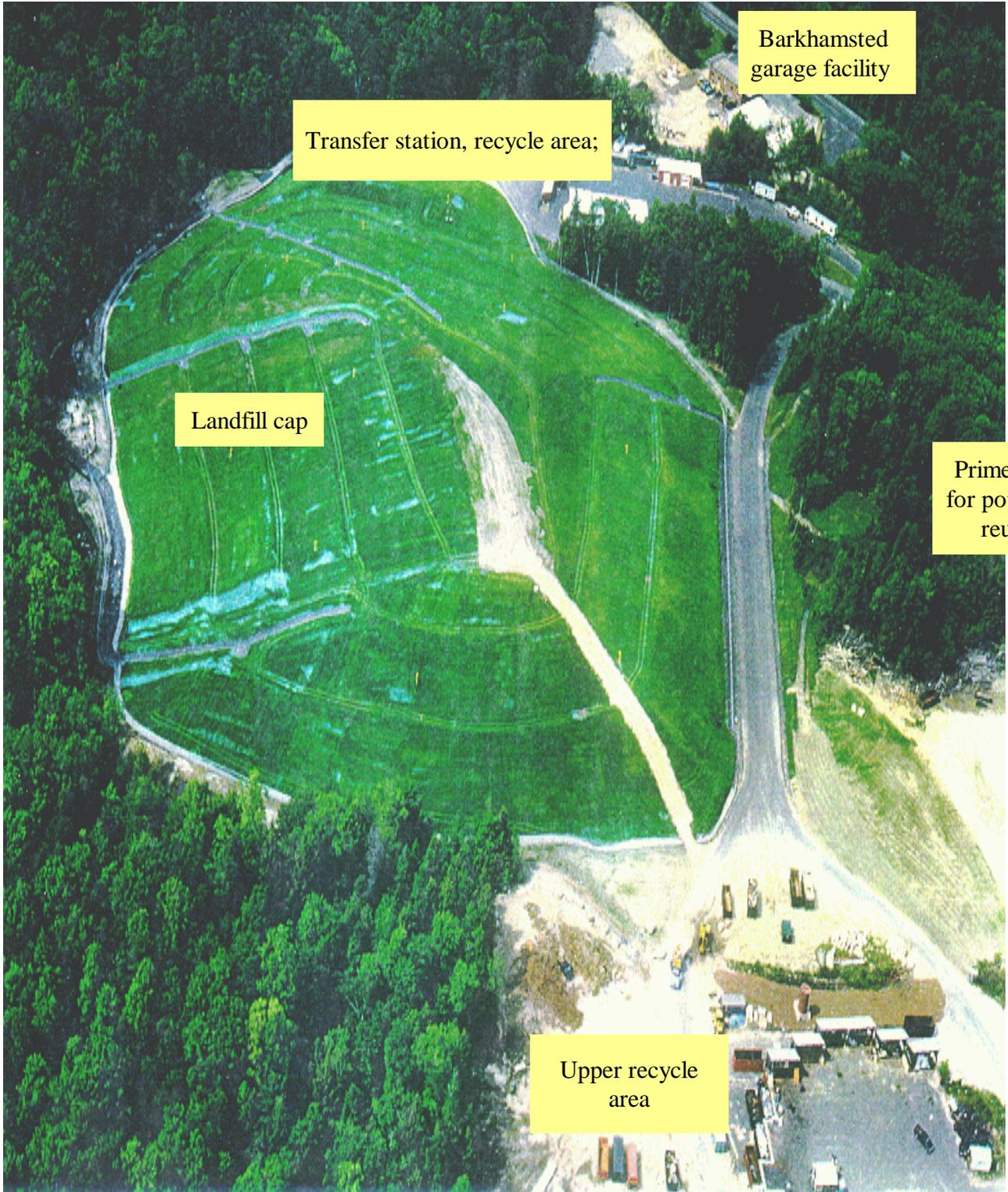
describes the site's history, health and environmental threats, and outlines the proposed actions and costs. The Action Memorandum demonstrated that there was a continuing release and migration of hazardous substances from the landfill to groundwater and surface soils, surface water and exposed sediments. The release of these hazardous substances to the groundwater exceeded the federal maximum contaminant levels (MCL), and thereby posed a potential threat to then current and future residential users of the groundwater on-site and off-site. The NTCRA included a landfill cap, leachate collection and treatment, landfill gas collection and treatment, and institutional controls.

EPA proposed this early cleanup for the Barkhamsted-New Hartford Landfill Superfund Site in December 1994 . The cleanup proposal was presented to the public for comment from December 15, 1994 through January 15, 1995. On January 11, 1995, EPA held a public hearing to receive public comments, and officially selected the proposed early cleanup for contaminated soils on January 19, 1996.

This cleanup was performed under the authority of the CTDEP. The State of Connecticut Substitute Senate Bill No. 938, Special Act No. 95-20 entitled "An Act Concerning the Authorization of Bonds of the State for Capital Improvements and other purposes" provided for the funding of the NTCRA. EPA entered into an agreement with the State (Enforcement Agreement dated 8/29/96) to accomplish the removal action. The State oversaw an enforcement-lead NTCRA through a Consent Order with RRDD#1.

The NTCRA accomplished the following cleanup tasks:

1. Relocation of contaminated soil, sediment, and refuse to within the limits of the area to be capped
2. Installation of a leachate collection system
3. Installation of a 15,000 gallon double walled underground leachate storage tank
4. Capping of the landfill with a low permeability capping system
5. Relocation of an existing stream
6. Vertical extension of active groundwater monitoring wells located within the limits of the capped area, and abandonment of monitoring wells no longer being used
7. Site restoration
8. Installation of perimeter security fencing.



This aerial photos provides a view of the immediate vicinity of the landfill cap and captures most of the current activity on and around the site. The remaining 2/3 of the property is primarily wooded and undeveloped land.

1.5.2 Long-Term Site Cleanup

The second phase, or long-term site cleanup (officially referred to as the Remedial Action), addressed all remaining areas of contamination at the Barkhamsted-New Hartford Landfill Superfund Site. Designed to build upon the success of the early cleanup program, the remedial action addresses the entire site including groundwater as well as long-term monitoring of surface water, sediments, and groundwater.

All source materials and principal threats have been addressed through the landfill capping and related activity completed in 1999. As a result of these actions at the site, groundwater is the only medium requiring additional cleanup. Groundwater contamination at the site, which includes volatile and semi-volatile organic compounds and low concentrations of metals, constitutes a low-level threat. The cleanup remedy for the Barkhamsted-New Hartford Landfill site is the restoration of contaminated groundwater to state and federal drinking water standards by monitored natural attenuation (MNA). EPA estimates that these standards will be reached in approximately 16 years.

In June 2001, EPA issued a proposed plan that selected MNA as the final Site remedy and incorporated the removal action (Action Memorandum dated January 19, 1996) for source control (landfill cap) as part of the overall Site remedy. In addition, since installing the landfill cap to control the source, five rounds of sampling (12/92 - 53 wells, 10/93 - 53 wells, 12/98 - 46 wells, 12/99 - 36 wells, 2/00 - 36 wells) have showed that the natural attenuation of the plume is occurring. The results support that MNA is working and no contingency remedy is expected at the Site. As all construction activities relating to the selected remedy were properly implemented as part of the NTCRA, no additional construction activities are anticipated to implement EPA's selected remedy.

An Environmental Land Use Restriction is being used to restrict the future use of the site and prevent ingestion of groundwater. The purpose of the environmental land use restriction is to assure that the RRDD#1 property is not used for residential purposes, that the groundwater is not utilized for drinking or other purposes, and that the landfill cap is not disturbed and is properly maintained to prevent human exposure to waste or contaminants. The restriction prohibits activities that would disturb the integrity or effectiveness of the cap or groundwater monitoring system that was constructed at the site. The specific restrictions applicable to the property are documented in the *Declaration of Environmental Land Use Restriction and Grant of Easement (July, 2003)*. The document is available for review at the US EPA Records Center in Boston and at the land records offices in both New Hartford and Barkhamsted.

For the final cleanup program, the Record of Decision included the following components:

1. Restore groundwater to cleanup levels by natural attenuation involving naturally occurring processes within the groundwater.

MNA allows natural processes, including biodegradation and chemical stabilization, to reduce contaminant concentrations to acceptable levels. MNA, while occurring naturally, is not a "do nothing" approach. It involves modeling, sampling and analysis, active monitoring, and evaluation of contaminant reduction rates. Sampling must continue throughout the time the process is used to confirm that contaminant reduction is proceeding at expected rates, and to ensure that contaminants continue to pose no risk to human health or the environment. By using MNA instead of constructing an active treatment facility, no remediation wastes are generated, fewer surface structures are required so there is less disruption to the community and ecological systems, and the remedy is less costly.

2. Installation of groundwater monitoring wells in the down gradient part of the plume.

The additional down gradient wells will be used in conjunction with the previously existing network of wells to track the progress of natural attenuation. Surface water and sediment sampling is also being conducted. Data collected as part of the monitoring program will be compared with criteria that will be established to measure the effectiveness of the natural attenuation remedy. The monitoring data will be used to verify that contaminant concentrations are not increasing in groundwater, surface water, or sediment. The monitoring data will also be used to confirm that the groundwater contaminant plume is not expanding, but is decreasing in size. The cost estimate to implement the remedial action described in the ROD for the groundwater remedy was estimated at \$1.2 Million (net present value) in Year 2001 dollars. The capital costs are estimated to be \$147,000 with \$82,000 per year in annual operations and maintenance costs.

3. Implementation of institutional controls including environmental land use restrictions on present and future uses, and groundwater use restrictions.

Environmental land use restrictions protect the landfill cap system and prohibit groundwater use within, and in proximity to areas of groundwater contamination. The restrictions also limit groundwater use in areas where the pumping of the groundwater could cause the contamination to migrate. The environmental land use restrictions will prevent any use of the landfill that would degrade the cap system.

4. Perform long term monitoring of groundwater, surface water and sediment to evaluate change over time and to evaluate the success of the cleanup alternative.

A comprehensive groundwater, surface water, and sediment monitoring program will

remain in place until cleanup levels are reached at the site.

5. Conduct Five Year Reviews

EPA will make a determination of the protectiveness of the completed remedy every five years. EPA will also evaluate the progress and effectiveness of the cleanup after each five year period, and will make changes as necessary.

Upon completion of this remedy, for areas under the land fill cap, hazardous substances will remain on-site and will limit use of the property; for all other areas no hazardous substances will remain on-site above levels that prevent unlimited use of unrestricted exposure. However, this remedy will require greater than five years to achieve these levels, pursuant to CERCLA section 121(c) and as provided in the current guidance on Five Year Reviews (OSWER Directive 9355.7-03B-P, Comprehensive Five-Year Review Guidance, June 2001), EPA must conduct a policy five-year review. The first Five Year Review Report was completed in September, 2003. The due date for the second five year review is September 15, 2008.

The assessment of the five-year review completed in 2003 found that the remedy is functioning as designed. The immediate threats to human health and the environment have been addressed by capping the landfill. The selected groundwater remedy is MNA. Once the groundwater cleanup goals have been achieved, in approximately 16 years (see O'Brien & Gere Engineers, Inc. 2001a), the groundwater remedy will be protective of human health and the environment. In the interim, exposure pathways that could result in unacceptable risks are being controlled. Environmental Land Use Restrictions (ELURs), which prohibit the installation of drinking water wells, have been placed on both the main facility property and adjacent properties impacted by site related contaminants.

Section 2 - Reuse Status

2.1 Current Use

The current use of the Site includes an active waste transfer station, recycling areas, and the RRDD#1 maintenance and office building. The trash collected at RRDD#1 is hauled to a collection point in Torrington and sent on to the Connecticut Resource Recovery Authority in Hartford where it is burned in a trash to energy plant.



Plastic, cans, bottles, paper and cardboard are collected in recycling bins at the lower level of the transfer station near the office and garage (pictured above & below).





The upper recycling area, pictured above, handles aluminum, steel, iron, large cardboard, wood and other bulky waste. This area is located southeast of the capped landfill.



A monopole cell phone tower and support building are situated on a 75' by 75' parcel of land in the northern section of the RRDD#1 property. The 158' tower is located 840 feet south from the end of Rust Road on an east-southeast facing bluff overlooking the eastern portions of the RRDD#1 property and the Farmington River Valley. The parcel is leased to AT&T wireless for the cell tower which is utilized by several wireless firms. The lease income provides annual income to RRDD#1 in excess of \$30,000

2.2 Surrounding Land Uses

Within the immediate vicinity of the RRDD#1 property, the land use is a mix of residential, commercial and recreational. The Metropolitan District Commission (MDC) owns undeveloped land to the east, across Route 44, along the Farmington River, which is used for recreational purposes including fishing, swimming and boating. The landfill is bordered on the northeast by the Barkhamsted Town Garage facility. The remainder of the parcel is bounded by a combination of developed and undeveloped private property. Residential areas are located to the south, east and west of the Site. Current use consists of light-



Barkhamsted town garage along Route 44

density (single-family) private residences. These nearby residences continue to rely on private drinking water wells and septic systems. In the vicinity of the site, most of the commercial / light industrial areas are located along Route 44 which runs west and parallel to the Farmington River.

2.3 Potential Future Use

While the capped landfill occupies about 15 acres of the site and the transfer and recycling operation occupy acreage immediately north and south of the landfill cap, there is ample acreage which is not contaminated and is available for future development. RRDD#1 considers the site appropriate for possible storage facilities, office, or light industrial / commercial uses that would use little water as part of their operations and such uses would be allowed under current zoning. There is an available 27 acre parcel in the eastern part of the site suitable for such development. The 27 acre site is generally level with slopes up to 12%, and close to Route 44.

Another option is for RRDD#1 to maintain ownership of the entire site for the foreseeable future and lease the property for development. This option would preserve the possibility that the property would increase in value. Property values are expected to increase over time as desirable land closer to Hartford becomes less available. While the infrastructure to provide water and sewer service is not presently available in the immediate area, the property is ideally located close to the Route 8 corridor which reaches both Interstates 84 and 95, and is approximately 45 minutes from Bradley Airport.

2.4 Potential Reuse Considerations

Institutional Controls, in the form of deed restrictions that run with the land, are in place at the Site. These restrictions and future reuse considerations are discussed below. In addition, any lots that could be subdivided would need a subdivision approval from the town which would require the municipality to take over the RRDD#1 access which currently serves the transfer and recycle operation.

2.4.1 Environmental Land Use Restriction (ELUR)

The purpose of the environmental land use restriction is to assure that the RRDD#1 property is not used for residential purposes, that the groundwater is not utilized for drinking or other purposes, and that the landfill cap is not disturbed and is properly maintained to prevent human exposure to waste or contaminants. The restriction prohibits activities that would disturb the integrity or effectiveness of the cap or groundwater monitoring system that was constructed at the site. The specific restrictions applicable to the property are documented in the *Declaration of Environmental Land Use Restriction and Grant of Easement (July, 2003)*. The document is available for review at the US EPA Records Center in Boston, the Connecticut Department of Environmental Protection in Hartford, and at the land records offices in both New Hartford and Barkhamsted.

While the 15 acre capped landfill is not available for reuse due to the ELUR, the restrictions do not preclude redevelopment on the remaining portion of the RRDD#1 property. However since there is no public water supply main currently in the area, any new attempts to harvest groundwater outside of the 15 acre landfill cap would need to be reviewed and approved by CT DEP to ensure that any activity would not adversely affect groundwater conditions. The Department's concern is that any new supply wells might change the current hydrogeology. The CT DEP will be involved in any development or reuse scenarios for the site. The ELURs that were recently implemented with CT DEP at a cost of approximately \$35,000 cost to RRDD#1 would have to be modified as appropriate if any development were to occur on the portion of the property outside of the capped area.

2.4.2 Limited options for water and sewer service.

There is currently no public water supply available. EPA is not aware of any current cost estimate to bring public water supply or sewer service to the area. Farmington Valley Health District regulates both private wells and sewer options. For use of an onsite well, there would need to be a determination made by state and federal regulators that such use would not adversely impact the selected remedy for the site.

2.4.3 Other Reuse Considerations

Current zoning. Any future land use will need to comply with the requirements established in the zoning regulations in each town. While the 25 acre parcel located in New Hartford is currently zoned residential, the ELUR prohibits residential use of the area. The upper recycling area at the southern end of the landfill cap is currently located on this parcel. Residential abutters who may resist efforts to change the zoning would need to resolve any differences with local officials on any zoning change.

2.5 General Findings/Recommendations

EPA conducted this preliminary reuse assessment of actual or potential land uses to assist the property owner, RRDD#1, and the towns of Barkhamsted and New Hartford in identifying some of the issues that need to be addressed as developers, lenders, insurers, consider the site for redevelopment.

Reasonably-Anticipated Future Land Uses

There is every indication the current regional transfer and recycle operation will continue operating at the Site into the foreseeable future. EPA is unaware of any recent or planned changes in the surrounding land uses that would significantly impact the groundwater flow conditions at the Site (such as housing or commercial developments or highway projects). RRDD#1 has indicated its intent to sell or redevelop a portion of the property as a source of income to the district. Possible storage facilities, office, or light industrial / commercial uses that would use little water as part of their operations uses would seem to be appropriate under present conditions at the site.

INFORMATION SOURCES

Barkhamsted Historical Society web site

<http://www.barkhamstedhistory.org>

Barkhamsted location figure on page 1

Town Diary - January 23, 200. *Cell phone tower comes to Barkhamsted*

<http://www.barkhamstedhistory.org/Diary-%20January%202001.htm>

photos: bottom page 18; page 19

Cell tower information on page 18.

Town Diary - January 2003

<http://www.barkhamstedhistory.org/Diary-%20January%202003.htm>

cover photograph

Town Diary - March 2000. *A trip to the recycling center*

<http://www.barkhamstedhistory.org/Diary-%20March%202000.htm>

photos: page 17; top page 18

Zoning Regulations, Chapter 193, From the code of the Town of Barkhamsted, County of Litchfield, State of Connecticut, as amended December 29, 2003

Zoning information page 4.

Zoning Regulations, Town of New Hartford, As amended December 1, 2002

Zoning information page 5.

New Hartford Town News <http://www.town.new-hartford.ct.us/townnews.html>

RRDD#1 Information, page 3

Information regarding RRDD#1 on page 21 is from general discussion during meeting (April 5, 2004) with staff from EPA, CT DEP, Jim Hart of RRDD#1; Mike Fox, First Selectman, Town of Barkhamsted; Bill Baxter, First Selectman, Town of New Hartford; Karl Nilsen, Land Use Administrator, New Hartford.