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Community Update
Broad Brook Mill Site
East Windsor, Connecticut

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Deferral Agreement Finalized

United States Environmental Protection Agency
New England Office
1 Congress Street
Suite 1100
Boston, MA 02203

www.epa.gov/ne

This fact sheet provides an overview of the Broad Brook Mill Site, and the various agreements recently signed to pursue deferring the site to the State of Connecticut for cleanup.

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Background on the Proposal to Defer Superfund Listing

After the Broad Brook Mill site was proposed for inclusion on the Superfund National Priorities List (NPL) in December 2000, the United States Environmental Protection Agency (EPA) began discussions with the Connecticut Department of Environmental Protection (CT DEP) and the United Technologies Corporation and its wholly owned subsidiary Hamilton Sundstrand Corporation (Hamilton Sundstrand) on possible alternative ways to address the site. As a result of these discussions, EPA and CT DEP proposed to have EPA defer consideration of finalizing the site listing in favor of a cleanup under the State's authority.

Under EPA's deferral program:

- the cleanup must be at least as protective of human health and the environment as a response required under the Superfund program.
- the site must be addressed at least as quickly as EPA would address the site.
- the community must continue to be informed and involved throughout the decision-making process.
- EPA would continue to provide oversight of the project, and participate in all public meetings.
- the site would remain proposed to the NPL until the site cleanup is determined to be complete, at which time, EPA would consider withdrawing the proposed NPL listing of the site.

EPA's primary objective for the Broad Brook Mill site is a protective and timely cleanup. If the site is not deferred as a State-supervised cleanup, EPA would finalize the proposed NPL listing and proceed with a cleanup under the Superfund program. However, EPA has preferred to defer the site because deferrals for cleanup tend to be quicker and the deferral plan allows for the buy-out of 21 residential units in the on-site mill building.

If the cleanup proceeds under the Superfund program instead of as a State-supervised cleanup under the deferral plan, it is likely that the mill building residents will remain on site throughout the cleanup's construction activities, since EPA does not have the authority to temporarily or permanently relocate on-site residents given current site conditions. Having residents remaining on the site during these activities would cause substantial inconveniences to the residents over the span of the work. Cleanup may also take longer since all related activities, site access and schedules would be restricted to avoid unnecessary disruption to the residents.

EPA, CT DEP, and Hamilton Sundstrand previously pursued the deferral of this site with the Town of East Windsor, through a proposal in which the affected Millbrook condominium association property would have been transferred to the Town of East Windsor. The Town was then proposing to re-use the site as a municipal complex, which required funding to rehabilitate the mill building. This proposal was rejected at a town meeting in August 2002, and again in a subsequent referendum in September 2002. EPA, CT DEP, and Hamilton Sundstrand continued to discuss the possibility of a State-supervised cleanup under the deferral program without the Town of East Windsor's involvement.

Current Status of Site Deferral

EPA, CT DEP and Hamilton Sundstrand recently finalized certain agreements necessary to pursue the deferral of the Broad Brook Mill site. EPA and CT DEP have entered into a Deferral Agreement, with the State taking the lead in ensuring cleanup of the site and EPA providing oversight. CT DEP has entered into an enforceable Consent Order with Hamilton Sundstrand to develop and implement a cleanup plan. Additionally, EPA and Hamilton Sundstrand have entered into an Agreement for Recovery of Past and Future Response Costs, by which EPA will be reimbursed for its response costs, including future oversight costs that EPA will incur. Under the deferral plan:

- CT DEP will oversee Hamilton Sundstrand's performance of the following response actions at the site:

✓ preparation of a summary of the site investigations conducted to date

✓ evaluation of the options for remediating all releases at the site in accordance with Federal and State requirements

✓ proposal of a preferred remedial action plan for the site

✓ implementation, operation, monitoring, and maintenance of the remedy approved by CT DEP.

- CT DEP will utilize its own statutory and regulatory authorities to set standards for the remedial action at the site.

- CT DEP will approve a final Remedial Action Plan that will be substantially similar to a response required under the Superfund program.

- CT DEP will ensure community participation in a manner comparable to the public involvement required under the Superfund program. Public comment will be sought at each major decision-making point, and a public hearing will be conducted when the preferred remedial action plan for the site is proposed. A Community Involvement Plan will be prepared for this site in conjunction with the aforementioned agreements.

- CT DEP will ensure that, every five years following the initiation of the remedial action work, Hamilton Sundstrand prepares a report on whether the remedy continues to be protective of human health and the environment.

- EPA will provide oversight of the deferral plan. EPA will attend public meetings, review and provide comments on all key documents, and receive regular progress reports from CT DEP.

Certain activities remain to be completed before any of these activities can begin. The Millbrook condominium association must enter into agreements for the conveyance of the 21 residential units in the mill building and associated property, thereby allowing for the relocation of all mill building residents. In December 2002, Hamilton Sundstrand and the Millbrook Owners Association agreed to further this process, and accordingly, a Hamilton Sundstrand entity placed $1.8 million into escrow for the buy-out of the mill building units and associated property. The Millbrook condominium association and owners of these condominiums, along with Hamilton Sundstrand, are currently in discussions regarding buy-out details. If these discussions are successful, the condominium association's property will have to be split into two to allow for the conveyance of the portion of the property that is part of the site -- the mill building, its 21 units and associated common property. A Hamilton Sundstrand entity would take ownership of this site property, permitting the deferral agreement to take effect and allowing the cleanup to occur under the deferral plan.

Additionally, under the deferral plan, CT DEP will provide $3.9 million to partially finance the remediation to be undertaken by Hamilton Sundstrand at the site. This amount represents the State's contribution to the cleanup of pollution caused by entities other than Hamilton Sundstrand. While the selection of the site's Remedial Action Plan and the subsequent performance of the cleanup for the groundwater will begin following the transfer of the Millbrook condominium association's properties, the cleanup of soil and any sediment pollution will not begin until the State provides the $3.9 million in funding.

With the signing of the Deferral Agreement, the Consent Order, and the Agreement for Recovery of Past and Future Response Costs, EPA has agreed to not pursue finalizing the proposed NPL listing at this time. If, however, cleanup cannot proceed under the deferral plan, EPA will restart efforts to finalize the proposed NPL listing with the intent of performing cleanup under the Superfund program.

Documents Available for Review

The *Deferral Agreement* between EPA and CT DEP and the *Consent Order* between CT DEP and Hamilton Sundstrand are available to the public for review. Copies of these agreements have been placed in the public information repository at the Library Association of Warehouse Point. The agreements are also available on EPA's website, or you may request a copy from the EPA or CT DEP site contacts.

EPA and Hamilton Sundstrand have entered into an *Agreement for Recovery of Past and Future Response Costs*. Pursuant to federal requirements, this agreement is subject to a 30-day public comment period. You can request a copy of this agreement from the EPA site contacts, or access this agreement on EPA's website during the comment period.

Who should you contact for more information?

Anni Loughlin, U.S. EPA Project Manager
One Congress Street, Suite 1100, (HBT)
Boston, MA 02114-2023
Phone: 617-918-1273 or (888) EPA-REG1 ext. 81273
e-mail: loughlin.anni@epa.gov

Jim Murphy, EPA Community Involvement
One Congress Street, Suite 1100, (HIO)
Boston, MA 02114-2023
Phone: 617-918-1028 or (888) EPA-REG1 ext. 81028
e-mail: murphy.jim@epa.gov

Maurice Hamel, CT DEP Project Manager
Connecticut Department of Environmental Protection
Waste Management Bureau, Remediation Section
79 Elm Street, Hartford, CT 06106-5127
860-424-3787
e-mail: maurice.hamel@po.state.ct.us

Public Information Repository
Library Association of Warehouse Point
107 Main Street
East Windsor, CT 06088
Library Director: Vincent Bologna
860-623-5482
Monday - Thursday: 10:00-8:00
Friday: 10:00-5:00
Saturday: 10:00-3:00 (closed on Saturdays during July and August)

EPA New England website:

www.epa.gov/ne/superfund/sites/broadbrook

Mailing list additions, deletions or changes

If you did not receive this through the mail and would like to

- ☐ be added to the site mailing list
- ☐ note a change of address
- ☐ be deleted from the mailing list

Name : _____
Address: _____
_____
_____

Please check the appropriate box and fill in the correct address information above. Mail or e-mail your request to Jim Murphy of EPA at the address listed above

Broad Brook Mill
Site Description & History

The Broad Brook Mill site, formerly known as the Millbrook Condominiums site, is located in the Broad Brook section of East Windsor, Hartford County, Connecticut. The site includes a former industrial mill building converted into a 21-unit residential condominium building, Brookside Drive (the driveway to the condominiums), and the grounds that surround the building. The site is bordered approximately by a stream (Broad Brook) to the north, Main Street to the east, Mill Street to the south, and Broad Brook and 58 townhouses to the west. The townhouses are currently part of the Millbrook condominium association, but are not part of the site.

Broad Brook flows west along the northern portion and south along the western portion of the site, respectively. The central area of the site is overgrown with wooded vegetation. The eastern portion of the site, along Main Street, slopes west and is covered by areas of bituminous pavement and grass. The western portion of the site is level. The southern portion of the site is bisected by Brookside Drive, slopes toward Mill Street and is covered with wooded vegetation. The northern half of the site includes paved parking areas, parking garages, an abandoned boiler building, the condominium mill building, and the landscaped grounds.

The site was historically used for industrial purposes dating back to at least 1835 when a woolen mill was built by the Phelps Manufacturing Company, displacing earlier gristmills, sawmills, and a tannery. In 1849, the Broad Brook Company bought the mill and continued manufacturing woolen products until 1951. Manufacturing processes performed during this period included picking, carding, spinning, dressing, weaving, scouring, carbonizing, napping, shearing, and dyeing. In order to provide power for the woolen mill, the Broad Brook Company operated a coal gasification plant on a portion of the site, which resulted in the contamination of the site with polycyclic aromatic hydrocarbons (PAHs) as coal gasification by-products.

In 1954, United Aircraft Corporation, now United Technologies Corporation (UTC), purchased the site property and owned it until 1977, at which point UTC leased storage space at the site until 1981. From 1954 to 1967, at the site, UTC engaged in the manufacture of printed circuit boards, with the following associated processes: coil winding to produce low-voltage transformers; electroplating; chemical etching; photographic development; potting; soldering; assembly; and testing. Additionally, former mill buildings were used for the following: operation of a machine shop to produce small parts needed in the manufacturing process; a parts cleaner station, which utilized chlorinated solvents; a wastewater treatment plant to treat electroplating water; a paint spray booth to paint assemblies; a boiler house to provide steam and heat in the facility structures; a water treatment plant to provide quality water for manufacturing processes; and storage of surplus materials and equipment. From 1968 to 1974, UTC engaged in a boron filament manufacturing operation at the site. From 1974 to 1977, there was a boron filament manufacturing operation at the site, which was operated by Composite Materials Corporation, a subsidiary of Aluminum Company of America; Composite Technology Inc. continued manufacturing operations from 1977 to 1982.

In 1977, UTC conveyed the site property to Broad Brook Center, Inc., whose current existence is unknown. Broad Brook Center, Inc. leased building space to commercial and industrial users. In 1982, Broad Brook Center, Inc. conveyed the site property to James R. Testa and John Bartus, who in 1985, doing business as the partnership Broad Brook Center Associates, transferred title to the site property to Broad Brook Center Associates. In January 1986, the site property was sold to Connecticut Building Corporation. In May 1986, a fire destroyed many of the former mill buildings. In July 1986, Connecticut Building Corporation applied for a permit to develop 21 residential condominium units in the former mill building that had survived the fire. These residential condominiums were developed between 1990 and 1993.

Prior to the proposed NPL listing, CT DEP was the lead agency for the site. Under CT DEP's auspices, fairly extensive site characterization activities, including soil sampling and ground water monitoring, were conducted. In August 1993, Heynen Teale Engineers collected soil gas, soil, and ground water samples. In October 1994, CT DEP collected soil samples from 13 locations on the site. In October 1995, EMG collected soil and ground water samples. From December 1996 to October 1998, UTC contracted Loureiro Engineering Associates, Inc. to collect soil gas, soil, sediment, and ground water samples from the site. The site was proposed to the National Priorities List on December 1, 2000.

EPA initiated a Removal Site Investigation in December 1999, which included soil sampling, soil gas sampling, and an evaluation of indoor air. In April 2001, at EPA's request, UTC agreed to perform voluntary removal activities at the site. In May 2001, Loureiro Engineering Associates, Inc. began these activities, including installation of interim soil cover materials around the 21-unit condominium building, and asbestos abatement activities in the former boiler house. All activities were completed in July 2001.