

## COMMUNITY QUESTIONS

English Station Community Update Meeting

March 11, 2019

- Q.** Are workers retested for environmental exposure after a period of time after they have left the building?
- A.** Consistent with industry standards workers have a full work up physical every 12 months when performing this type of work.
- Q.** Does this project seem impossible to complete to you and your team?
- A.** While our obligations set out in the Partial Consent Order are challenging, we did not feel it was impossible.
- Q.** Can you summarize the reports that have come from the investigation? Were there any surprises in what you found?
- A.** Final Reports are available online. Through our investigation and testing within the site, we've found urbanized fill, which, based on our sample results, has levels of polychlorinated biphenyls ("PCBs"), extractable petroleum hydrocarbons ("ETPH"), polyaromatic hydrocarbons ("PAHs"), arsenic, lead and other metals, typical to be found in urban fill.
- Q.** What are the environmental impacts with regards to the concrete? How far down did you drill?
- A.** As would be expected, some of the concrete is impacted with PCBs and ETPH. Drilling extended down to 11 feet below grade.
- Q.** How long until the work is complete at the site?
- A.** The PCO provides that the investigation and cleanup, not including any confirmatory monitoring performed by UI after the completion of such cleanup activities, be completed within 3 years of the when UI obtained access to the Site (which was August 2016), unless a later completion date is specified in writing by DEEP. During the project to date, challenges have occurred which make it unlikely that this three year schedule will be met for full remediation.

**Q.** With regards to the 2 or 4 feet of fill and asphalt: I thought that you would go down and test and then keep going down until you didn't find contaminants?

**A.** The Connecticut Remediation Standard Regulations ("CT RSRs") provide the standards to be used to remediate the site. The use of 4 feet of clean fill or 2 feet of clean fill with asphalt is consistent with these standards.

**Q.** Is the remedial action plan on the web?

**A.** Once any Remedial Action Plan(s) are approved by the DEEP and EPA, UI will post them on the website. The Station B Concrete Floor PCB Remedial Action Report is posted on the website as "Station B Concrete Floor PCB RAR Final 10-16-18."

**Q.** How will the Station B building be demolished?

**A.** The Station B building on Parcel A will be demolished using an excavator, or similar heavy machine with a bucket, to knock down the structure. UI does not anticipate using an implosion method or using explosive devices to demolish Station B.

**Q.** Do you plan to demolish the Main ES Power Plant?

**A.** We are still evaluating the appropriate remediation activities for the Main Power Plant consistent with the PCO and law. At this point we do not plan to demolish it.

**Q.** Main remediation – is that to commercial standard? Re-used for what?

**A.** Consistent with the requirements of the Partial Consent Order issued by DEEP, UI will remediate the Site to the CT RSRs standards for Industrial/Commercial Direct Exposure Standards. As UI does not own the property, UI does not know what the property will ultimately be used for.

**Q.** When the site is remediated, could the building be used as a giant gallery?

**A.** UI does not own the site and is not involved in any redevelopment of the site. Any redevelopment is up to the current property owners.

**Q.** Are the owners part of the PCO?

**A.** The new owners are not specifically listed on the PCO but the PCO runs with the land and should bind the new owners as successors.

- Q.** Have you taken samples in the river? What pollution is in the river currently?  
How will we know if the water is safe to fish and boat in?
- A.** This investigation and remediation project is limited to the site within the bulkhead. No investigation of the river has been made as part of this project.
- Q.** When the tide goes out, how are the contaminants contained?
- A.** This investigation and remediation project is limited to the site within the bulkhead. The bulkhead surrounds the island keeping sediment, soil and solids within the property. The bulkhead is toed approximately twenty feet down below the river substrate with interlocking steel plates.
- Q.** Will you come back with an evaluation after remediation to tell them what can be built there? If it's on the National Registry maybe they will do more because of tax breaks, etc.
- A.** UI intends to update the community on the progress of the remediation and will work with Alderman Aaron Greenberg to schedule a time in the future to come back and update the public; however it is not UI's place to recommend development of the Site. Any development of the Site by the owners of the Site would presumably need to be done in conjunction with the City of New Haven and DEEP.
- Q.** Will UI work with the City to support the site going onto the National Register once the remediation is complete?
- A.** UI values its working relationship with the City. However, UI does not own the property or buildings on it so it has no say as to whether the buildings should be placed on the National Register.
- Q.** Can old bricks be saved from the site?
- A.** Very unlikely because any brick from the site would likely contain or be covered with some type of PCBs or contaminant.
- Q.** This is a unique site being directly located in a river on an island, how will the remediation hold up if there is a flood?
- A.** The limit of wave intrusion does not make it to the site. Therefore it is expected that the soil will not get eroded.

- Q.** Please describe the on-site storage of contaminated soil.
- A.** Up to 1000 cubic yards of contaminated soil is temporarily stored on site and then shipped off-site to an appropriate landfill based on the type of soil and level of contaminants. The soil storage area will be designed to comply with the regulatory standards.
- Q.** The community expected to be notified of the structural failure of Station B.
- A.** Station B has been deteriorating over the years due to non-use, weather effects and other factors. Although some of the bricks have fallen off the façade, this did not affect the structural integrity of the building. Recently, the City inspected the building and found it structurally unsound and ordered its demolition. If there were to be a safety emergency discovered by UI while it has access to the site, UI would implement its emergency action plan, working with the City of New Haven.
- Q.** It would have been good for the public to know that the building was deteriorating so that there was time to fix it. In the future the public expects communication regarding English Station.
- A.** UI has not owned the buildings since 2000, and until August 2016, UI did not have access to the buildings or the Site. During that time, the responsibility of the site, including maintaining the condition of the buildings, belonged to the owners. For additional information about the site and the project, the public can access our website, or call or email the contact information provided.
- Q.** UI should be keeping a continuous eye on the building to see if anything can be done to protect it.
- A.** While UI is performing this project, it pays close attention to the conditions of the buildings and other structures throughout the site. In regards to Station B, an order was issued by the City to demolish it.
- Q.** We are looking for a guarantee essentially that there will be no action that leads to damage to the building.
- A.** UI is required to perform remediation pursuant to the PCO and applicable law; any actions taken will be pursuant to plans approved by DEEP, the EPA and the City of New Haven.

**Q.** Will there be third party verification that the PCO work will be completed?

**A.** UI is currently using TRC as our Licensed Environmental Professional (LEP).

Marya Mahoney, and Carl Stopper along with many other staff at TRC act as our third party verification for the remediation work. Please note that CT DEEP has approved TRC as our LEP and verification contractor.