

## SITE SUMMARY

### 109 River Street, Seymour, Connecticut

#### 1.0 Overview

This document provides a site overview, a summary of environmental conditions and a summary of land use permitting and associated next steps, specific to development of the site as a self-storage facility.

The site is a 4.56-acre parcel located at 109 River Street (State Route 313) in the Town of Seymour (Parcel identification designation 014957). The site is bounded to the north by a mix of developed and undeveloped commercial properties; to the east by River Street; to the south by a mix of residential properties and church property. The Little River runs through the northern portion of the site and includes two dams (Connecticut Dam ID 12406 and Connecticut Dam ID 12414). The site is located in the “C-2” District (General Commercial) and is currently undeveloped. Access to the site is from River Street.

The Site is located within Federal Emergency Management Agency (FEMA) Flood Hazard Zones “AE” and “X” per Flood Map number 09009C0264H, effective December 17, 2010. Base Flood Elevations (BFE) on the site range from elevation 85 feet along River Street to elevation 135 feet at the westernmost site boundary. AE zones are areas of inundation by the 1-percent-annual-chance flood. The downstream end of Little River confluences with the Naugatuck River at Base Flood Elevation 84.9 feet (per FEMA). The Site is also located within a FEMA Zone X. Moderate flood hazard areas, or Zone X, is the area between the limits of the base flood and the 0.2-percent-annual-chance (or 500-year) flood. A portion of the Flood Insurance Rate Map (FIRMETTE) for the Site is included in Appendix B. Information regarding FEMA BFE and flood zones are found in FEMA Flood Insurance Study (FIS) No. 09009CV001D, effective May 16, 2017, Version No. 2.3.3.2 as well as on the FIRM map. Note that both the FEMA FIS and FIRM utilizes a vertical datum of NAVD88.

#### 2.0 Environmental Summary and Path to Regulatory Closure

As a condition of the purchase and sales agreement between Housatonic Wire and Lynk Capital, Loureiro Engineering Associates, Inc. (LEA) was retained by the former property owner (Housatonic Wire) in 2021 to complete investigation and remediation of the property under the Connecticut Voluntary Cleanup Program (VCP). The investigation and interim remedial measures for soil were completed between December 2021 and October 2022.

LEA prepared a major report for submittal to the Connecticut Department of Energy and Environmental Protection (DEEP) in November 2022 that summarized the investigations completed at the Site and the proposed Remedial Action Plan (RAP) for compliance with the Connecticut Remediation Standard Regulations (RSRs). At the time, the project was on a fast track to redevelopment and subsequently stalled out. The RAP is fairly straight forward and identifies the need to record an Environmental Use Restriction (EUR) prohibiting residential activities. As part of the RAP, LEA also prepared a Soil Management Plan (Appendix Q of the report) for use by the general contractor during redevelopment activities.

As discussed in the final report, compliance with the RSR Industrial/commercial Direct Exposure Criteria (IDEC) was achieved for arsenic through use of statistical analysis. The mean concentration for arsenic, under the conditions that existed in 2022, complied with the IDEC. The flooding that occurred on August 18, 2024 removed an estimated 5,000 cubic yards of soil along the Little River leading to a need to rerun the statistical analysis. Accounting for the soil that was washed away, the mean concentration for arsenic still meets the IDEC; however, the contractor could change that by removing “cleaner material” from the Site and leaving “dirtier material” behind with respect to arsenic, so we need to remain involved in the planning process. Through some collaboration and planning, we could advise the contractor as to where to remove soil if there will be excess material that has to leave the property during construction. We will need to show that soil complies with the RSRs when it comes time to submit a Remedial Action Completion Report.

The path to regulatory closure under the VCP is as follows:

- Current property owner completes an updated conditions survey for the property and finalizes plan for redevelopment. The updated survey will be needed by LEA for VCR reporting and technical backup to the application for EUR.
- A-2 boundary survey is completed and LEA submits application to DEEP for use of an EUR. For purposes of the application, the draft A-2 would depict proposed grades and improvements. The typical time-line to DEEP approval is 9 to 18 months, which should align with the construction schedule. After DEEP approves the draft EUR, and prior to recording of the EUR in the land records, we would need to revise the A-2 survey to show as-built conditions.
- After final soil disturbances at the Site are completed, LEA will proceed with groundwater compliance monitoring under the RSRs. Groundwater does not presently meet RSR criteria for certain metals, but the addition of building slabs and bituminous pavement is expected to promote improvements to groundwater quality. The Site is presently unpaved and subject to infiltration of rain water, potentially mobilizing metals from soil to groundwater.
- A Verification of compliance under the VCP can be rendered by a Licensed Environmental Professional (LEP) after the EUR is recorded in the land records. This could be either an Interim Verification if groundwater compliance monitoring is still ongoing, or a Final Verification if groundwater compliance has been demonstrated and no other actions needed for compliance with the RSRs remain.

The overall time-line to VCP closure will be closely tied to the site redevelopment schedule. LEP expects that an Interim or Final Verification will be ready for transmittal to DEEP within 6 to 12 months after the Site redevelopment is substantially complete.

### **3.0 Self Storage Land Use Permitting**

Local applications (Town of Seymour) to permit an approximately 100,000 square-foot self-storage facility were approved 2022 as follows:

- Inland Wetlands & Watercourses Commission: June 10, 2022. This permit is valid for 5 years from issuance.
- Planning & Zoning Commission: June 21, 2022 (with conditions). There is no expiration date for the Planning & Zoning approval.

Most recent plans associated with the local applications are entitled “Brink Self Storage, Planning and Zoning Submission, 109 River Street, Seymour, Connecticut” revised to June 6, 2022 by Loureiro Engineering Associates, Inc. (Plainville, Connecticut).

With local land use approvals in place, additional tasks are required to position the site for development as a self-storage facility. These tasks are summarized as follows.

- An Encroachment Permit is required from the Connecticut Department of Transportation for driveway access onto State Route 313 (River Street) as a state highway.
- The June 6, 2022 design drawings were prepared to support local permitting, and the design of site retaining walls should be considered preliminary. A geotechnical assessment will be required followed by the final design and detailing of site retaining walls. Submitting the final design of site retaining walls to the Town of Seymour for review and approval is required.
- The June 6, 2022 design drawings were prepared to support local permitting. To support construction of the improvements, it is recommended that Construction Documents be prepared with additional detailing and information.
- A project construction sequencing plan is required for submittal to the Town of Seymour for review and approval (IWWC Officer).
- A letter from DEEP to the Town of Seymour stating that construction can move forward is required.
- The final project RAP is required for submittal to the IWWC Officer and the Town Engineer.
- It is recommended that inspection of each dam be conducted to establish their present condition and identify needs for maintenance or repairs.

#### 4.0 Schedule Considerations

The schedule for addressing the items outlined above will vary depending on regulatory reviews (DEEP, DOT, Town of Seymour) and the timeframe associated with completion of post-permitting tasks such as geotechnical assessment, retaining wall design, construction sequencing plan etc. The conceptual timeframe for each of these tasks is as follows:

Updated conditions survey:	1 month
Geotechnical assessment:	1 month
Final plans for redevelopment:	2 months
Retaining Wall Design:	2 months
Construction Documents:	2 months
EUR approval through DEEP:	9 to 18 months
Encroachment Permit, DOT:	1 month
Project Construction Sequencing Plan:	1 month