

APPENDIX F

De-watering Site Fact Sheets

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Site ID: CT-5

Site Address: 300 Wilson Ave

Town, State: Norwalk, CT

Physical Characteristics

General Location: Near Hoyt Island

Size (acres): 9 acres upland (with buildings)

Present use of the site: Waterfront building is rented to woodworkers, and potential lease for hockey rink with other building

Abutting land uses: industrial or similar use, residential across marshes

Special natural resources: abuts salt marsh

SCFWH: No **Critical Habitat:** No **Natural Diversity Database:** No

Elevation (ft): 0

Site Requirements

Timeframe of site availability: Currently vacant

Hours of Operation: None

Existing facilities for transfer or containment of sediment: None

Drainage and dewatering features:

Shore stabilization issues or measures: none, some seasonal flooding

Paving/impermeable surfaces: paved parking

Restrictions on hours of use: None

Equipment Restrictions: None

User/Tipping Fees: Property and land lease

Site Capacity

3 foot burial depth (cubic yards): Limited storage capacity

Potential for Passive Dewatering (Mechanical Dredging):

- 1) No on-site drainage & susceptible to seasonal flooding (limits usable storage and requires permits to implement),
- 2) Adjacent channel requires dredging for access at low tide,
- 3) no shoreline stabilization and
- 4) parcel size may be insufficient for equipment/materials/handling

Potential for Passive Dewatering Additional Comments: N/A

Site Access

Nearest State Highway (approximate miles): 0.36

Nearest Railroad Track (approximate miles): 0.46

Water access: yes, they would like to have the channel dredged.

Navigable depth: Does not know. Vessels can get in at high tide. At low tide there are mudflats and some channels.

Regulatory Requirements

Management programs: Connecticut Department of Environmental Protection (DEP)'s Coastal Management Program

Permits: Depending on the contaminant loading and the volume of sediment proposed to be stockpiled, a general permit for “Contaminated Soil and/or Sediment Management (Staging and Transfer) (DEP-SW-GP-001)” may be required. This permit is administered by the CT Department of Environmental Protection's (DEP's) Bureau of Materials Management and Compliance Assurance. Other regulatory requirements may include National Pollutant Discharge Elimination System (NPDES) permits for the discharge of the extracted water, dust and odor control measures, and environmental justice and local zoning codes.

Timeframe for approvals: Estimated 60 to 120 days

Comments:

314 Wilson Ave (15 Meadow Street) may be a more appropriate location for de-watering. The power plant on the point in Norwalk, CT may also be a suitable location for de-watering.

Site ID: CT-5



Legend

Red outline – De-watering site boundary

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**Additional Land Parcel Information for
Site CT-5**



CITY OF NORWALK
TAX ASSESSOR
PROPERTY INFORMATION

PROPERTY TYPE : WAREHOUSE
LAND USE : WAREHOUSE

LOCATION : 305 WILSON AVE, NORWALK,CT

DISTRICT	BLOCK	LOT	UNIT	CARD
5	83	9	0	1 / 1

ASR MAP # : 17NW

SEWER : 2-SEWER

TWK MAP # : 9329

TWK LOT # : 9

CENSUS : 445

TOTAL ASSESSED : \$2,134,090

TAX DISTRICT : 4

2009 PROPERTY TAX : \$43,915

MILL RATE : 20.5780

NARRATIVE DESCRIPTION

This Parcel contains 2.240 Acres of Land mainly classified as WAREHOUSE a(n) WAREHOUSE building built about 2000, Having primary BRICK VENR exterior and BUILT UP roof cover, with unit(s), 0 baths, 0 halfbaths, room(s), and bedroom(s). Physical Condition is Average.



No Photo Available

OWNERSHIP

THREE HUNDRED AND FIVE WILSON AVE LLC
 70 SANFORD LN
 STAMFORD, CT 06905

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sales Code	Sale Price	Notes
ALEXANDER STUAR	4010-223	Q	12/14/2000	CONVENIENCE	\$0	70 SANFORD LN
EIGHT FIFTY CAN	4010-219	W	12/14/2000	NO CONSIDER.	\$0	700 CANAL ST

PREVIOUS ASSESSMENT

Year	LUC	Category	Building Valu	Yard Items	Land Size	Land Value	Total Value	Assessed Valu	Notes	Date
2009	210	FV	\$2,039,800	\$0	2.240	\$1,008,900	\$3,048,700	\$2,134,090		02/17/2010
2008	210	FV	\$2,039,800	\$0	2.240	\$1,008,900	\$3,048,700	\$2,134,090		02/20/2009
2007	210	FV	\$1,692,700	\$0	2.240	\$958,400	\$2,651,100	\$1,855,770		01/28/2008
2006	210	FV	\$1,692,700	\$0	2.240	\$958,400	\$2,651,100	\$1,855,770	GL	01/29/2007
2005	210	ABST	\$1,692,700	\$0	2.240	\$958,400	\$2,651,100	\$1,855,770		03/16/2006

LAND SECTION

LUC	Description	#Units	Unit Type	Land Typ	Base Valu	Unit Price	Adj	Neighborhood	Neigh Infl	Assessed Value
210	WAREHOUSE	37,574.0	SQUARE FE	SITE	\$0	\$10	1.088	C34 -I1-SN	1.00	\$1,008,900
210	WAREHOUSE	455.00	FRONT FEE	SITE	\$0	\$0	0.000	C34 -I1-SN	1.00	\$0

BUILDING INFORMATION

Type:	WAREHOUSE	Year Built:	2000	Full Bath:		Remodeling Data (Year)
Sty Ht:	1H	Ave Ht/FL:	STAN	A Bath:		Exterior:
(Liv) Units:	0	Primary Int. Wall	DRYWALL	1/2 Bath:	0	Interior:
Foundation:	CONCRETE	Partition:	TYPICAL	A HBath:		Extensions:
Frame:	MASONRY	Primary Floors:	MASONRY	Other Fix:	27	Kitchen:
Prime Wall:	BRICK VENR	Electric:	TYPICAL	Kitchen:	1	Bathroom:
Roof Struct:	FLAT	Insulation:	TYPICAL	A Kitchen:		Plumbing:
Roof Cover:	BUILT UP	Heat Fuel:	OIL	Fire Place:	0	Electric:
Color:		Heat Type:	HOT AIR	Sketched Area	47,770.00	Heating:
Grade:	C100	Central Air:	Yes	Finished Area:	47,770.00	General:

SPECIAL FEATURE & YARD ITEMS

Code	Description	A	Y/S	Qty	Size	Qual	Cond	Year	Unit Pric	D/S	Dep	LUC	Appr Value	JCode	JFact	Juris. Valu
66	COM CANOPY	D	S	1	1800	A	AV	2000	10.00	0	18.00	210	\$14,800			\$14,800

Site ID: CT-10-B

Site Address: 152 Howard Ave.

Town, State: Bridgeport, CT

Physical Characteristics

General Location: Close to on ramp for Interstate 95 in Bridgeport

Size (acres): 3.23 acres; yard=1.5 acres

Present use of the site: vacant, available for rent. Looking for tenants.

Abutting land uses: industrial, streets, waterway, marina

Special natural resources: No

SCFWH: No **Critical Habitat:** No **Natural Diversity Database:** No

Elevation (ft): 10

Site Requirements

Timeframe of site availability: Unknown

Hours of Operation: daytime

Existing facilities for transfer or containment of sediment: Truck scale on site

Drainage and dewatering features: No

Shore stabilization issues or measures: No dock

Paving/impermeable surfaces: No

Restrictions on hours of use: No

Equipment Restrictions: None

User/Tipping Fees: Rental of property

Site Capacity

3 foot burial depth (cubic yards): Limited storage capacity

Potential for Passive Dewatering (Mechanical Dredging):

1) No on-site drainage (limits usable storage and requires permits to implement), 2) Site too narrow - limits equipment staging; 3) Navigation access -unknown draft, and 4) Existing shoreline stabilization

Potential for Passive Dewatering Additional Comments: N/A

Site Access

Nearest State Highway (approximate miles): 0.16

Nearest Railroad Track (approximate miles): 0.3

Water access: Cedar Creek

Navigable depth: 17 ft, no bridge

Regulatory Requirements

Management programs: Connecticut Department of Environmental Protection (DEP)'s Coastal Management Program

Permits: Depending on the contaminant loading and the volume of sediment proposed to be stockpiled, a general permit for “Contaminated Soil and/or Sediment Management (Staging and Transfer) (DEP-SW-GP-001)” may be required. This permit is administered by the CT Department of Environmental Protection's (DEP's) Bureau of Materials Management and Compliance Assurance. Other regulatory requirements may include National Pollutant Discharge Elimination System (NPDES) permits for the discharge of the extracted water, dust and odor control measures, and environmental justice and local zoning codes.

Timeframe for approvals: local - 6 mo; state - 18 mo

Comments:

Michael Nidoh of City of Bridgeport Planning provided the following comments: existing environmental conditions of unknown magnitude.

Site ID: CT-10-B



Legend

Red outline – De-watering site boundary

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**Additional Land Parcel Information for
Site CT-10-B**



MBLU : 13/ 319/ 1 / / /
Location: 152 HOWARD AV
Owner Name: 670 WORDIN AVENUE LLC
Account Number: R--0050460

Parcel Value

Item	Assessed Value
Improvements	103,500
Land	241,250
Total:	344,750

Owner of Record

670 WORDIN AVENUE LLC
CONSUMERS LLC

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
670 WORDIN AVENUE LLC	3594/ 45	8/7/1996	0

Land Use

Land Use Code	Land Use Description
300	Industrial Mdl 96

Land Line Valuation

Size	Zone	Assessed Value
3.23 AC	ILI	241,250

Construction Detail

Building # 1

STYLE Commercial	Stories: 2	Exterior Wall 1: Vinyl/Aluminum
Roof Struct: Flat	Roof Cover: T+G/Rubber	Interior Wall 1: Minim/Masonry
Interior Floor 1: Average	Heating Fuel: None	Heating Type: None
AC Type: None		

Building Valuation

Living Area: 1,558 square feet **Year Built:** 1940

Extra Features

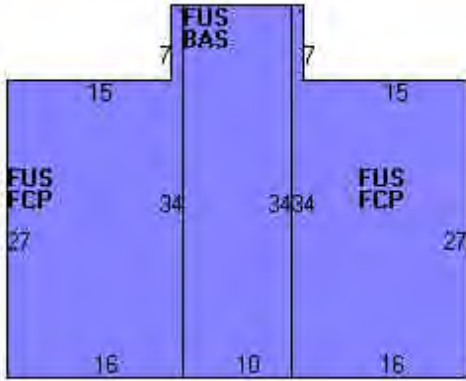
Code	Description	Units
	No Extra Building Features	

Outbuildings

Code	Description	Units
SHD1	Shed	96 SF
SCL1	Scale-Mech	25 TONS
SCL1	Scale-Mech	25 TONS

RR	Railroad Spurr	176 LF
PAV1	Paving Asph	6000 SF
LT	Light	1 UNITS
FN1	Fence, Chain	696 LF
CNP1	Canopy Ave	1404 SF

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	340	340
FCP	Carport	878	0
FUS	Finished Upper Story	1218	1218

Construction Detail

Building # 2

STYLE Commercial	Stories: 1
Exterior Wall 1: Brick	Roof Struct: Flat
Roof Cover: T+G/Rubber	Interior Wall 1: Minim/Masonry
Interior Floor 1: Concr-Finished	Heating Fuel: None
Heating Type: None	AC Type: None

Building Valuation

Living Area: 4,780 square feet	Year Built: 1940
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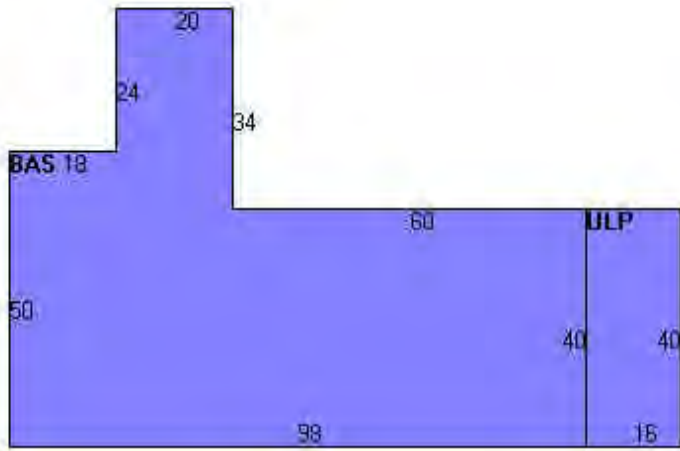
Extra Features

Code	Description	Units
	No Extra Building Features	

Outbuildings

Code	Description	Units
	No Outbuildings	

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	4780	4780
ULP	Uncovered Loading Platform	640	0



Construction Detail

Building # 3

STYLE Commercial

Exterior Wall 1: Concr/CinderBl

Roof Cover: T+G/Rubber

Interior Floor 1: Concr-Finished

Heating Type: None

Stories: 1

Roof Struct: Flat

Interior Wall 1: Minim/Masonry

Heating Fuel: None

AC Type: None

Building Valuation

Living Area: 1,098 square feet

Year Built: 1940

Extra Features

Code	Description	Units
	No Extra Building Features	

Outbuildings

Code	Description	Units
	No Outbuildings	

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	1098	1098

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Site ID: CT-11-A

Site Address: 1498 South Ave

Town, State: Bridgeport, CT

Physical Characteristics

General Location: Close to Interstate 95
Size (acres): 1.1
Present use of the site: No use - vacant land with a small building.
Abutting land uses: industrial and commercial; vacant land; street; waterway
Special natural resources: not aware of any
SCFWH: No **Critical Habitat:** No **Natural Diversity Database:** No
Elevation (ft): 1

Site Requirements

Timeframe of site availability: Currently unused site.
Hours of Operation: daytime
Existing facilities for transfer or containment of sediment: Truck scale on site. Built as a scale house.
Drainage and dewatering features: catch basin that drains to Cedar Creek
Shore stabilization issues or measures: bulkheaded in fair condition and steel sheathing
Paving/impermeable surfaces: partially paved
Restrictions on hours of use: None
Equipment Restrictions: Unknown environmental. City of Bridgeport restrictions?
User/Tipping Fees: Do not know price. Would need to lease entire site from Tilcon.

Site Capacity

3 foot burial depth (cubic yards): 1,000
Potential for Passive Dewatering (Mechanical Dredging):
1) No on-site drainage (limits usable storage and requires permits to implement), 2) Unknown draft for navigation, 3) Bulkhead available, and 4) parcel size may be insufficient for equipment/materials existing scale house limits site use); and 5) dredge material storage very limited (approximately 1,000 cy)

Potential for Passive Dewatering Additional Comments:

Dredge material capacity is constrained to 1,000 cy to allow for material handling and construction of drains/detention system.

Site Access

Nearest State Highway (approximate miles): 0.26
Nearest Railroad Track (approximate miles): 0.31
Water access: Cedar Creek. No dock, but there is a bulkhead
Navigable depth: Do not know

Regulatory Requirements

Management programs: Connecticut Department of Environmental Protection (DEP)'s Coastal Management Program

Permits: Depending on the contaminant loading and the volume of sediment proposed to be stockpiled, a general permit for “Contaminated Soil and/or Sediment Management (Staging and Transfer) (DEP-SW-GP-001)” may be required. This permit is administered by the CT Department of Environmental Protection's (DEP's) Bureau of Materials Management and Compliance Assurance. Other regulatory requirements may include National Pollutant Discharge Elimination System (NPDES) permits for the discharge of the extracted water, dust and odor control measures, and environmental justice and local zoning codes.

Timeframe for approvals: local - 6 mo; state - 18 mo

Comments:

There would be an issue with trucking material out of this site. It is a very small site. Tilcon does not think it would be a feasible site for dewatering. Michael Nidoh of City of Bridgeport Planning provided the following comments: in residential neighborhood

Site ID: CT-11-A



Legend

Red outline – De-watering site boundary

Yellow outline – Placement area for dredged material

Orange outline – Construction/equipment staging area

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**Additional Land Parcel Information for
Site CT-11-A**



MBLU : 20/ 424/ 9/ / /
Location: 1498 SOUTH AV
Owner Name: TILCON INC
Account Number: R--0027000

Parcel Value

Item	Assessed Value
Improvements	51,550
Land	211,430
Total:	262,980

Owner of Record

TILCON INC

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
TILCON INC	4815/ 056	2/26/1999	0
BASSICK CO THE	0/ 0		0

Land Use

Land Use Code	Land Use Description
300	Industrial Mdl 96

Land Line Valuation

Size	Zone	Assessed Value
1.10 AC	IHI	211,430

Construction Detail

Building # 1		
STYLE Commercial	Exterior Wall 1: Vinyl/Aluminum	Roof Struct: Gable
Roof Cover: Asphalt Shingl	Interior Wall 1: Minim/Masonry	Interior Floor 1: Dirt/None
Heating Fuel: None	Heating Type: None	AC Type: None

Building Valuation

Living Area: 336 square feet **Year Built:** 1965

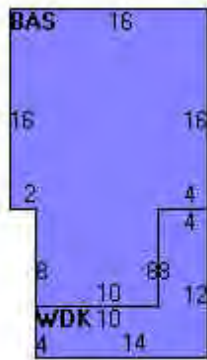
Extra Features

Code	Description	Units
	No Extra Building Features	

Outbuildings

Code	Description	Units
PAV	Paving	47560 SF
FN1	Fence, Chain	335 LF
SCL2	Scale-Elec	20 TONS

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	336	336
WDK	Wood Deck	88	0

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Site ID: CT-17-A

Site Address: 1023, 1125, & 1225 Seaview Ave.

Town, State: Bridgeport, CT

Physical Characteristics

General Location: Bridgeport Harbor

Size (acres): 8.3 on water

Present use of the site: Process demolition concrete, asphalt, use for roadbase

Abutting land uses: industrial: scrap yard, street/highway; waterway. Northeast of site is Waste Management. Tilcon owns the site across the street as well.

Special natural resources: None

SCFWH: No **Critical Habitat:** No **Natural Diversity Database:** No

Elevation (ft): 22

Site Requirements

Timeframe of site availability: Need to continue crushing operations while de-watering

Hours of Operation: 7 am - 3:30 pm. Can work 24 hours

Existing facilities for transfer or containment of sediment: Bulkhead

Drainage and dewatering features: Stormwater is contained on-site; no discharge. Retention basin located on south end of site.

Shore stabilization issues or measures: Bulkhead, no detention needed in last 5 years.

Paving/impermeable surfaces: partially paved (50%)

Restrictions on hours of use: None. Open year round

Equipment Restrictions: Have brought in barges and cranes in the past. Need to double check with employee in charge of zoning issues.

User/Tipping Fees: Yes, but the fees would depend on the size of the space used, the nature of operations, the time of year, and other factors.

Site Capacity

3 foot burial depth (cubic yards): 16,000

Potential for Passive Dewatering (Mechanical Dredging):

1) On-site drainage/retention, 2) Site is reportedly navigable, 3) Bulkhead available, 4) Site capacity approximately 16,000 cy (3'); 20,700 cy (4')

Potential for Passive Dewatering Additional Comments:

Site capacity increases with implementation of hydraulic pumping and mechanical dewatering; Site has existing retention facilities; however, condition is unknown.; Site capacity calculations included a setback of 25' from existing drainage system boundaries, as viewed from aerial photographs. In center of site, equipment storage to be located (center of parcel) as shown in aerial photograph of existing site use.

Site Access

Nearest State Highway (approximate miles): 0.02
Nearest Railroad Track (approximate miles): 0.38
Water access: on water, no docks; bulkhead at one end.
Navigable depth: Do not know

Regulatory Requirements

Management programs: Connecticut Department of Environmental Protection (DEP)'s Coastal Management Program

Permits: Depending on the contaminant loading and the volume of sediment proposed to be stockpiled, a general permit for "Contaminated Soil and/or Sediment Management (Staging and Transfer) (DEP-SW-GP-001)" may be required. This permit is administered by the CT Department of Environmental Protection's (DEP's) Bureau of Materials Management and Compliance Assurance. Other regulatory requirements may include National Pollutant Discharge Elimination System (NPDES) permits for the discharge of the extracted water, dust and odor control measures, and environmental justice and local zoning codes.

Timeframe for approvals: local - 6 mo; state - 18 mo

Comments:

O&G owns another site in Norwalk that is currently not operating, due to the economy. The Norwalk site would be promising as a dewatering site. It is on the water and has a crane. Michael Nidoh of City of Bridgeport Planning provided the following comments: in residential neighborhood. Another site in Stamford on Canal St. Does not operate in winter. April 1- Nov 30. It is bulkheaded and on the water. Also Davenport in Stamford is on the water. May be able to work out a deal for these sites.

Site ID: CT-17-A



Legend

Green outline – De-watering site boundary

Yellow outline – Placement area for dredged material

Orange outline – Construction/equipment staging area

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**Additional Land Parcel Information for
Site CT-17-A**



MBLU : 37/ 741/ 1/D / /
Location: 1023 SEAVIEW AV
Owner Name: O & G INDUSTRIES INC
Account Number: R--0033350

Parcel Value

Item	Assessed Value
Improvements	1,170
Land	143,380
Total:	144,550

Owner of Record

O & G INDUSTRIES INC

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
O & G INDUSTRIES INC	2843/ 49	10/11/1990	0

Land Use

Land Use Code	Land Use Description
303	Acc Ind Lnd

Land Line Valuation

Size	Zone	Assessed Value
1.24 AC	ILI	143,380

Construction Detail

Building # 1

STYLE Vacant Land

Building Valuation

Living Area: 0 square feet

Year Built:

Extra Features

Code	Description	Units
	No Extra Building Features	

Outbuildings

Code	Description	Units
FN1	Fence, Chain	186 LF

Building Sketch

Vacant Land, No Sketch



MBLU : 37/ 741/ 10/A / /
Location: 1125 SEAVIEW AV
Owner Name: O & G INDUSTRIES INC
Account Number: R--0033400

Parcel Value

Item	Assessed Value
Improvements	33,570
Land	145,350
Total:	178,920

Owner of Record

O & G INDUSTRIES INC

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
O & G INDUSTRIES INC	2843/ 49	10/11/1990	0

Land Use

Land Use Code	Land Use Description
303	Acc Ind Lnd

Land Line Valuation

Size	Zone	Assessed Value
1.36 AC	ILI	145,350

Construction Detail

Building # 1

STYLE Vacant Land

Building Valuation

Living Area: 0 square feet

Year Built:

Extra Features

Code	Description	Units
No Extra Building Features		

Outbuildings

Code	Description	Units
SHD1	Shed	48 SF
PAV	Paving	2000 SF
GAR1	Garage	2144 SF
FN1	Fence, Chain	1800 LF

Building Sketch

Vacant Land, No Sketch



MBLU : 37/ 741/ 8/A / /
Location: 1225 SEAVIEW AV
Owner Name: O & G INDUSTRIES INC
Account Number: R--0169010

Parcel Value

Item	Assessed Value
Improvements	193,220
Land	532,280
Total:	725,500

Owner of Record

O & G INDUSTRIES INC

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
O & G INDUSTRIES INC	3351/ 301	1/4/1995	675,018

Land Use

Land Use Code	Land Use Description
300	Industrial Mdl 96

Land Line Valuation

Size	Zone	Assessed Value
5.51 AC	ILI	532,280

Construction Detail

Building # 1
STYLE Pre-Eng Garage **Stories:** 1 **Exterior Wall 1:** Pre-Finsh Metl
Roof Struct: Gable **Roof Cover:** Metal/Tin **Interior Wall 1:** Minim/Masonry
Interior Floor 1: Concr-Finished **Heating Fuel:** Gas **Heating Type:** Hot Air-No Duc
AC Type: None

Building Valuation

Living Area: 7,000 square feet **Year Built:** 1980

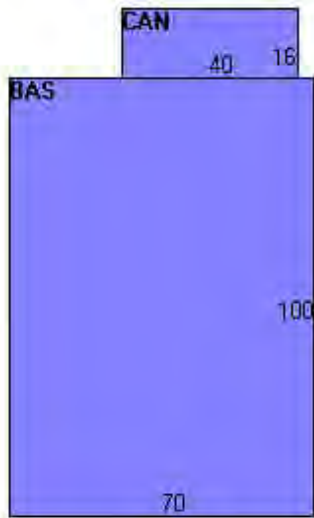
Extra Features

Code	Description	Units
	No Extra Building Features	

Outbuildings

Code	Description	Units
FN1	Fence, Chain	200 LF
SCL1	Scale-Mech	50 TONS
KSK1	Kiosk Ret or Gas	160 SF

Building Sketch



Subarea Summary

Code	Description	Gross Area	Living Area
BAS	First Floor	7000	7000
CAN	Canopy	640	0

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Site ID: CT-25-A

Site Address: 500 Ella T. Grasso Blvd.

Town, State: New Haven, CT

Physical Characteristics

General Location: On the border of New Haven and West Haven

Size (acres): Up to 3 acres may be available

Present use of the site: Occupied with storage containers. Currently for sale.

Abutting land uses: commercial and industrial

Special natural resources: No

SCFWH: No **Critical Habitat:** No **Natural Diversity Database:** No

Elevation (ft): 23

Site Requirements

Timeframe of site availability: Immediately available. May not be available in the future.

Hours of Operation: None

Existing facilities for transfer or containment of sediment: None

Drainage and dewatering features: Do not know

Shore stabilization issues or measures: No bulkhead

Paving/impermeable surfaces: partially paved/dirt

Restrictions on hours of use: None

Equipment Restrictions: None

User/Tipping Fees: Approximately \$2,000 per acre per month rental fee

Site Capacity

3 foot burial depth (cubic yards): 8,000

Potential for Passive Dewatering (Mechanical Dredging):

1) No on-site drainage/retention (has not been confirmed [if installation of drains/retention is necessary, limits usable storage and requires permits to implement]), 2) Unknown if site is navigable, 3) No bulkhead, 4) Good highway access, 5) Site capacity approximately 8,000 cy (3'); 10,800 cy (4')

Potential for Passive Dewatering Additional Comments:

Site capacity increases with implementation of hydraulic pumping and mechanical de-watering; At the time of survey, site was under negotiations for lease/sale; current status unknown

Site Access

Nearest State Highway (approximate miles): 0.7

Nearest Railroad Track (approximate miles): 0.35

Water access: No

Navigable depth: Do not know, on West River

Regulatory Requirements

Management programs: Connecticut Department of Environmental Protection (DEP)'s Coastal Management Program

Permits: Depending on the contaminant loading and the volume of sediment proposed to be stockpiled, a general permit for “Contaminated Soil and/or Sediment Management (Staging and Transfer) (DEP-SW-GP-001)” may be required. This permit is administered by the CT Department of Environmental Protection's (DEP's) Bureau of Materials Management and Compliance Assurance. Other regulatory requirements may include National Pollutant Discharge Elimination System (NPDES) permits for the discharge of the extracted water, dust and odor control measures, and environmental justice and local zoning codes.

Timeframe for approvals:

Comments:

The owner is currently in negotiations for contact with this property. The entire site may not be available in the future, but the new owner may be able to reserve part of the site for de-watering operations.

Site ID: CT-25-A



Legend

Green outline – De-watering site boundary

Yellow outline – Placement area for dredged material

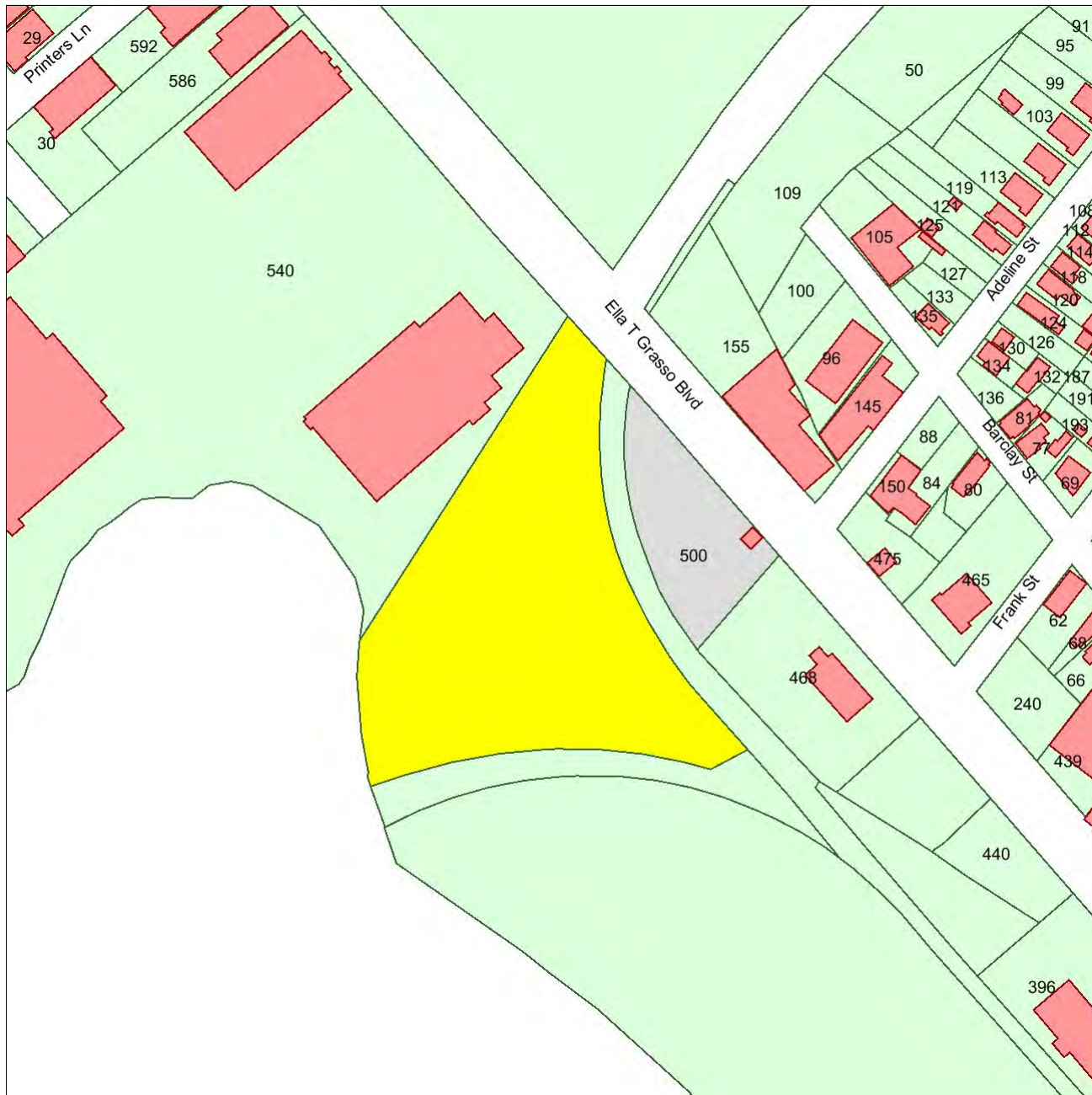
Orange outline – Construction/equipment staging area

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**Additional Land Parcel Information for
Site CT-25-A**

No Image

MBLU : 306/ 0068/ 01500/ / /
Location: ELLA T GRASSO BLVD
Owner Name: VOBELL, LLC
Account Number:



Parcel Value

Item	Current Assessed Value	FY 2009 Assessed Value
Buildings	0	0
Xtra Bldg Features	0	0
Outbuildings	0	0
Land	138,320	138,320
Total:	138,320	138,320

Owner of Record

VOBELL, LLC

Ownership History

Owner Name	Book/Page	Sale Date	Sale Price
VOBELL, LLC	4915/ 344	10/3/1995	0

Land Use

Land Use Code	Land Use Description
4030	ACC IND LD MDL-00

Land Line Valuation

Size	Zone	Neighborhood	Assessed Value
3.10 AC	IL	EGB1	138,320

Outbuildings

Code	Description	Units
No Outbuildings		

Construction Detail

Building # 1
STYLE Vacant Land
MODEL Vacant

Building Valuation

Living Area: 0 square feet	Replacement Cost: 0	Year Built:
Depreciation: 100%	Building Value: 0	

Extra Features

Code	Description	Units
	No Extra Building Features	

Building Sketch

Vacant Land, No Sketch

Site ID: CT-40

Site Address: Division Street

Town, State: Derby, CT

Physical Characteristics

General Location: Inland 9.5 miles from LIS

Size (acres): 3

Present use of the site: process and fill operations (screening and crushing)

Abutting land uses: industrial/commercial; Naugatuck River, train tracks, shopping center

Special natural resources: None

SCFWH: No **Critical Habitat:** No **Natural Diversity Database:** No

Elevation (ft): 10

Site Requirements

Timeframe of site availability: any time

Hours of Operation: 7 am - 3:30 or 4:00 pm. Can work 24 hours (no restrictions)

Existing facilities for transfer or containment of sediment: none, but there are some down river

Drainage and dewatering features: catch basin and tanks for rain runoff

Shore stabilization issues or measures: none

Paving/impermeable surfaces: road to property is only paved surface

Restrictions on hours of use: none

Equipment Restrictions: none- zoned as heavy industrial

User/Tipping Fees: To be determined, depending on what is coming in

Site Capacity

3 foot burial depth (cubic yards): 1,500

Potential for Passive Dewatering (Mechanical Dredging):

Pros- 1) On-site drainage, condition unknown (catch basin and tanks for rain runoff - drain to river), 2) Limited navigation (high tide), 3) town-owned land, 4) Existing use is process and fill operations.

Cons -1) No shore stabilization, 2) Conservation land may abut property (walking path), 3) parcel size may be insufficient for equipment/materials; and 4) dredge material storage very limited (approximately 1,500 cy)

Potential for Passive Dewatering Additional Comments: N/A

Site has existing retention facilities; however, condition is unknown.

Site Access

Nearest State Highway (approximate miles): 0.14

Nearest Railroad Track (approximate miles): 0.02

Water access: none, but there are some down river

Navigable depth: Naugatuck River at low tide: 2 ft, at high tide: 9 - 10 feet

Regulatory Requirements

Management programs: Connecticut Department of Environmental Protection (DEP)'s Coastal Management Program

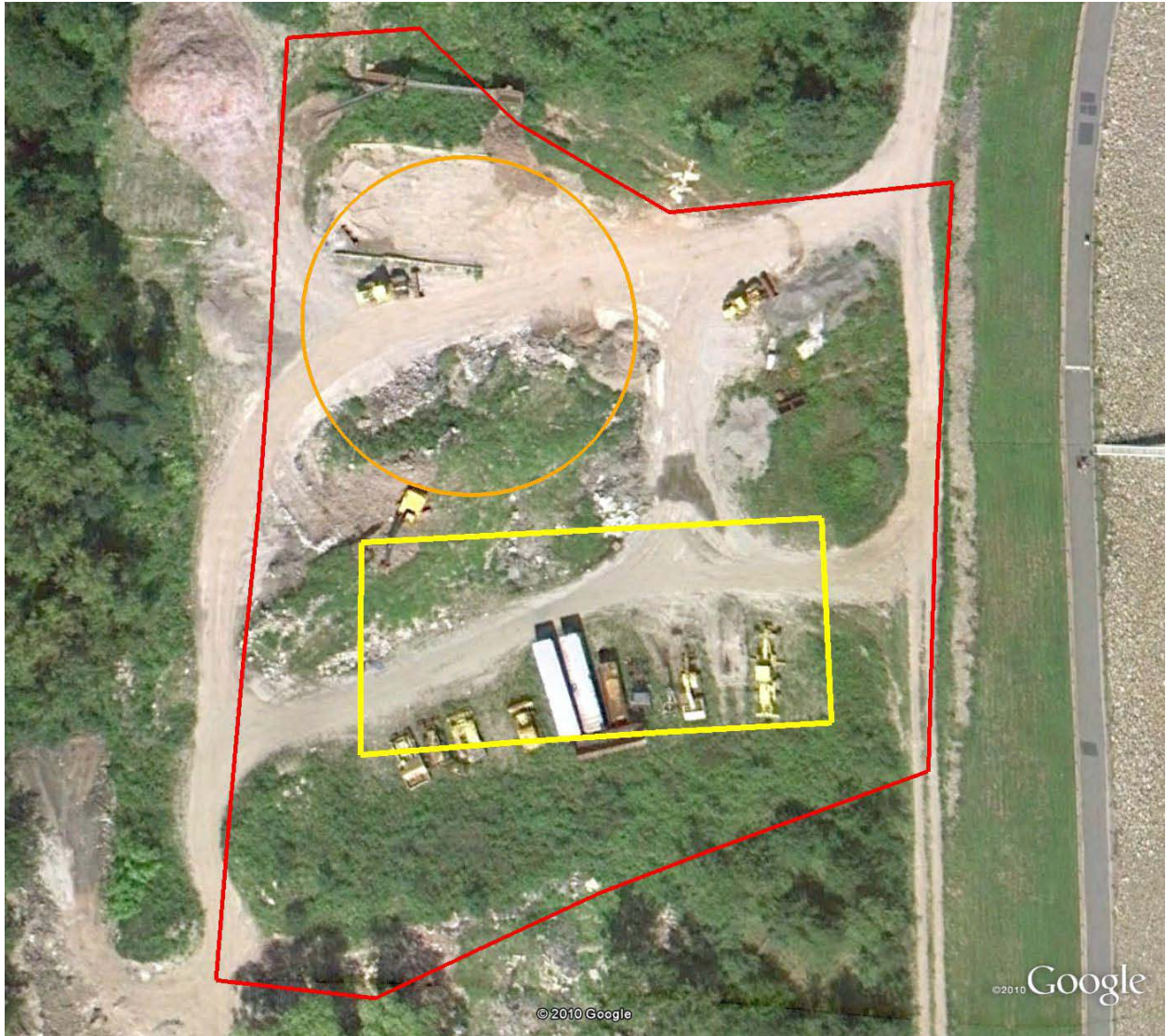
Permits: Depending on the contaminant loading and the volume of sediment proposed to be stockpiled, a general permit for “Contaminated Soil and/or Sediment Management (Staging and Transfer) (DEP-SW-GP-001)” may be required. This permit is administered by the CT Department of Environmental Protection's (DEP's) Bureau of Materials Management and Compliance Assurance. Other regulatory requirements may include National Pollutant Discharge Elimination System (NPDES) permits for the discharge of the extracted water, dust and odor control measures, and environmental justice and local zoning codes.

Timeframe for approvals:

Comments:

The City of Derby owns a small corner of land within the proposed dewatering site, which is part of a larger piece of land (30+ acres). The City would be excited to pursue a project to provide a location for LIS dredged material. However, there is some hesitation on the City's part because Mayor Staffieri has spend the better part of 3 years securing funding for the construction of a road to open up badly needed land for development. The City is being cautious about the possibility of any disruption or interference in the construction of the road, but they could use the material on this parcel and their downtown piece. Sheila O'Malley, Economic Development, City of Derby; somalley@derbyct.gov

Site ID: CT-40



Legend

Red outline – De-watering site boundary

Yellow outline – Placement area for dredged material

Orange outline – Construction/equipment staging area