

Cleanup Plan for the Former Samarius Property 123 Canal Street

1. Background

The site is located on a 0.46 acre parcel along East Canal Street in Shelton, Connecticut, bordered by railroad tracks to the north. The site is currently vacant. Two floors of the former Samarius Industries building crossed over Burying Ground Brook, which flows west to east along the southern boundary of the Site.. While active, the former Samarius Industries building was serviced by City water and sewer.

The area in which the site is located is zoned for industrial/commercial use, and is included as part of the Shelton Enterprise and Commerce Park (SECP), a brownfield site undergoing redevelopment planning and construction.

The groundwater is classified "GB" in this area, meaning it is assumed to be impacted by historic land uses and unsuitable for human consumption without treatment. Municipal water supplies service the area. Based on topography of the area and the location of the nearby Housatonic River, groundwater flow is to the southeast, toward the Housatonic River. The Housatonic River is abuts the Site to the east and is classified "SC," with a goal of improving its quality to "SB." The Burying Ground Brook, which crosses through the southern portion of the Site is classified as "A".

The Site was formerly occupied by a 19,000-square foot, three story brick building. Built in 1887, with an addition built in 1896, the building was continuously occupied from 1887 through 1985. Various industrial activities took place over this time, including, box manufacturing, brass and silver goods manufacturing, cloth and textile manufacturing, and lastly, Tiffany lamps electronics control (Samarius Industries). Samarius stopped operations in 1985. From 1985 through 2000 the Site was unoccupied and damaged by several fires. In the spring of 2000, under an alternative work practice permit, the Connecticut Department of Public Health razed the building remains. Asbestos containing materials (ACM) were abated from the building debris and disposed of off-site. Non-ACM debris was left on site as backfill material.

During a Phase II site inspection and investigation by CTDEP in 2000 a fuel oil tank was found abandoned in place on the Site. Approximately 1,400-gallons of liquid, primarily water, were pumped from the 2,000-gallon

tank. The tank appeared to be previously damaged due to a triangular hole observed on the top of the tank. The tank was subsequently removed along with 150 tons of impacted soil.

2. Findings of Environmental Assessments

Based on previous investigations, the contaminants of concern (COCs) identified in soil at the site are extractable total petroleum hydrocarbons (ETPH), semi-volatile organic compounds (SVOCs) and metals (specifically lead and arsenic) in soil; and volatile organic compounds (VOCs), and metals (specifically cadmium and arsenic) in groundwater. Surface water samples from Burying Ground Brook did not have any contaminant concentrations of concern. The source of the soil COCs appears to be from previous site on-site and off-site operations, including metal plating and chemical manufacturing, and from the commingled building debris and ash on-site. The COCs in groundwater are possibly from previous on-site and off-site operations.

3. Interim Cleanup Plan

Several remedial alternatives have been considered to address both direct exposure and pollutant mobility exceedances at the site and meet the requirements of the RSRs. These include:

1. Removal and off-site disposal of all contaminated soil and sediments, to concentrations below regulatory levels;
2. Construction of an engineered control (impermeable pavement) across the surface of the site; and
3. Removal of upper contaminated surface soils and installation of an engineered control (impermeable liner) and clean fill.

These options are under evaluation as the design of the city's riverwalk continues. The placement and design of the riverwalk will help conceptualize the site cleanup. To realize cost and energy efficiencies with both projects, attempts to integrate the work for each will be made. For instance, the subbase materials of the riverwalk can be integrated into an engineered barrier that would serve as an isolation barrier to the contaminated soils.

This planning process is progressing under the direction of the SEDC.