

VERBATIM PROCEEDINGS

CITY OF STAMFORD

RE: BROWNFIELDS CLEANUP ALTERNATIVES (ABCA)

APRIL 18, 2006

CITY OF STAMFORD
LATHON WIDER COMMUNITY CENTER
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STAMFORD, CONNECTICUT

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MEETING RE: BROWNFIELDS CLEANUP ALTERNATIVES (ABCA)
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1 . . .Verbatim proceedings of a meeting re:
2 Brownfields Cleanup Alternatives (ABCA), was held at the
3 Lathon Wider Community Center, Stamford , Connecticut on
4 April 18, 2006

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9 MS. LAURA LoBOSKY: Lou, we ask that people
10 that are going to speak to say their name first.

11 MR. LOU CASOLO: Sure. Do you want to say
12 anything introductory? Okay. I think everybody that's
13 planning to attend is probably here. Thank you for making
14 the effort to come. It's never easy to do it in the
15 evening. Tonight it looks a little overwhelming, but it's
16 going to be a very informal discussion. We have someone
17 here this evening and this gentleman is just recording the
18 discussion of the meeting. It's not a hearing, it's just
19 a public meeting and the comments will just go into the
20 project file for future use as needed.

21 And because the -- we're here to solicit
22 public comment on the Brownfields Cleanup Grant any
23 comments that are made orally obviously would be recorded
24 by this gentleman and transcribed for the record. What

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1 I'd like to do is just give a very general overview and
2 update as to where the project is today in general.
3 Sheila gave us some indication that the community would
4 like to be apprised of what's happened and where we are
5 and then get into why we're here tonight, which goes back
6 to soliciting public comment for the alternatives plan for
7 cleanup.

8 The project is the Stamford Urban
9 Transitway Project and the project team that's represented
10 tonight includes myself, Lou Casolo, the project manager,
11 Laura LoBosky from the City of Stamford, she's the project
12 coordinator, Karen Cahmarota from our Grants Department,
13 City of Stamford and our environmental consultants, which
14 is TRC and we have two representatives from TRC here this
15 evening. TRC assisted the City with the preparation of
16 the cleanup grant in addition to doing some environmental
17 assessment work early on on the project.

18 The Stamford Urban Transitway Project is
19 currently in a phase where we're finalizing the design of
20 the transitway facility. I'm going to just recap in
21 general. I'm not going to get very specific. But
22 currently we're issued a contract for building demolition.

23 There are 19 buildings?

24 MS. LOBOSKY: 17.

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1 MR. CASOLO: 17 buildings to be demolished.
2 We awarded the contract a few weeks back and the building
3 demolition will commence between the end of April and
4 August.

5 MS. DEBRA REDFERN: Debra Redfern. Can I
6 ask who was the contract awarded to?

7 MR. CASOLO: Sure. The contract -- a
8 conditional award letter was issued to a company called
9 Best Tech.

10 MS. REDFERN: Best Tech?

11 MR. CASOLO: Best Tech from Ellington,
12 Connecticut.

13 MS. REDFERN: I'm sorry. Where did you say
14 they're from? Best Tech?

15 MR. CASOLO: Ellington.

16 MS. REDFERN: Ellington?

17 MR. CASOLO: The project is in final design
18 right now and the final design should be completed in the
19 summer. At that point the actual road element of the
20 project would be bid out for construction. So the
21 demolition construction is separate from the roadway
22 construction, they're two different contracts. So in
23 terms of schedule, that's where we are.

24 The asbestos abatement of those buildings

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1 is ongoing. What would you say in terms of a percent
2 complete are we?

3 MS. SARAH TROMBETTA: About 50 percent.

4 MR. CASOLO: Okay. We're at or 50 percent
5 complete with that. So the demolition, once we go to
6 contract with a demolition contractor there's a lot of
7 submittals that are required on his part. One is the
8 schedule of building demolitions. Obviously he's going to
9 begin with the buildings that are clean and proceed
10 accordingly. But I think by the time we award that
11 contract and he makes the submittals we'll have even more
12 buildings cleaned. So it's working out really well in
13 terms of the scheduling.

14 MS. SHEILA BARNEY: Can I ask, are you
15 cleaning the asbestos out of the buildings? How are you
16 cleaning them out?

17 MR. CASOLO: Sure. The City is in contract
18 with a licensed environmental contractor called Petco and
19 Hazpro (phonetic), there are two of them, and these people
20 are trained in the abatement of lead and asbestos in a
21 contained area. Okay? No one from the community will be
22 exposed to any airborne particles from that abatement.
23 The abatement is also monitored by an independent and
24 registered asbestos abatement monitoring firm where air

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1 sampling is collected and examined and all of the worker
2 safety practices are followed within the containment area
3 and outside the containment area. So it's a heavily
4 regulated form of construction. So all of that is working
5 pretty nicely.

6 MS. BARNEY: So when the building is torn
7 down that stuff will be like put in like a public truck
8 and taken out of here?

9 MR. CASOLO: Prior to that Sheila, the
10 buildings will be abated and cleaned of any kind of
11 hazardous materials prior to demolition so there won't be
12 any, you know, elements of real concern at that time.

13 MS. BARNEY: Okay.

14 MS. JOHANNA PARADIS: Hi. Johanna Paradis.
15 The 17 buildings, where are they located? I know Garden
16 Street is some of the buildings that will be demolished,
17 correct?

18 MR. CASOLO: This isn't the diagram to
19 represent demolition, but it's the only one we have here
20 tonight.

21 MS. TROMBETTA: We can hold it up for you.
22 Do you want the buildings?

23 MR. CASOLO: Well, the majority of the
24 buildings -- let's start off with the majority of the

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1 buildings on the western end of the site between Atlantic
2 Street and Canal Street. There's a couple of buildings
3 that are also going to be demolished on the eastern end of
4 the site, one at the intersection of Cherry and Jefferson.

5 MS. LoBOSKY: And then two next to each
6 other between the Donuts Delight and --

7 MS. PARADIS: Over near Donuts Delight,
8 right? Those two and then the one next to the
9 transmission on the corner?

10 MS. LoBOSKY: (Indiscernible, too far from
11 mic.)

12 MS. PARADIS: Okay. So those two -- three.

13 MR. CASOLO: And there's a collection of
14 buildings -- we can go through address by address. It's
15 all on the web site as well, but if you want to rattle off
16 --

17 MS. LoBOSKY: I can do it. 542 Atlantic
18 Street, 560 Atlantic Street, 564 Atlantic Street, 568
19 Atlantic Street, 11-13 Manhattan, 12, 14, 16, 18 Garden
20 Street, 19 and 21 Garden Street, 448, 460, 467 Pacific.

21 MS. PARADIS: Okay. So Atlantic,
22 Manhattan, Garden Street, Jefferson, Cherry, it's pretty
23 much in those areas, is that what you're saying?

24 MR. CASOLO: Well, the majority --

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1 MS. LoBOSKY: Well, the majority of them
2 are --

3 MS. PARADIS: Are going to be over in this
4 area?

5 MS. LoBOSKY: -- correct.

6 MR. CASOLO: -- in the western end. You
7 see here, right now there's -- there isn't a defined
8 corridor here. That's really the heart of the demolition
9 work. Here there's a defined corridor. So the majority
10 are on the western end, however there are some on the
11 eastern end as well.

12 MS. LoBOSKY: There's three.

13 MR. CASOLO: Three.

14 MS. PARADIS: So it's majority south end of
15 the buildings.

16 MR. CASOLO: On the western side of the
17 project. The -- so that's where we are in terms of
18 contracts, design and construction contracts. We -- some
19 other questions that Sheila had asked at the last meeting,
20 that we discussed tonight, one had to do with diesel
21 retrofitting, so I want to just touch on that. When we
22 get into the heavy construction of the transitway
23 basically that's a construction set of documents that's
24 made up of plans and specifications and the specifications

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1 in concert with the plans tell a contractor how to go
2 about executing his work. So when the comment was raised
3 about the use of diesel emission we're looking into some
4 diesel emission reduction strategies that we can use such
5 as incorporating perhaps idling regulations. These are
6 regulations so we'd have to just reiterate the fact that
7 these standards and regulations as we have with any of
8 these construction packages must be adhered to.

9 The diesel retrofitting isn't a regulation
10 so to speak, it's more of a good practice, and we're
11 researching what other projects have done in the state and
12 how municipalities and the state has managed those kind of
13 programs. Currently we know there is one up in New Haven,
14 it's a pilot project, the Q Bridge replacement in New
15 Haven. That's a huge infrastructure improvement project
16 that the State is the owner of and the administrator for.

17 They selected O&G as their contractor, one of the largest
18 in the state. And they had a specification that under a
19 pilot program introduces diesel retrofitting to some of
20 the construction equipment on that job, so we can learn
21 from that. So it is something that we're giving some
22 consideration to and we'll continue to look at
23 opportunities to do such a thing.

24 The Connecticut Transit is the end user of

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1 the transitway along with the public. There'll be a bus
2 way. Connecticut Transit also is a leader in the state in
3 terms of adopting strategies for diesel emissions and
4 better quality of air and they have a pretty rigorous
5 program for on road -- their on road fleet and what
6 they're planning to do. So, you know, it's good to hear
7 that they're trying to burn the cleanest fuel they can for
8 their equipment that's compatible with their equipment.
9 We all know that there are going to be tighter regulations
10 as years go on, I mean, that seems to be the world we live
11 in, which is a good thing. So you know, we're going to
12 work towards a strategy that does address some of those
13 emission control issues.

14 Dust control, this is standard operating
15 procedure for government construction contracts. We did
16 address the dust control issue very early on in the
17 project through our environmental impact -- or
18 environmental assessment document. There's a section in
19 there under construction that talks about how the project
20 will address these as the job moves forward. It'll be
21 included in the bid documents.

22 MS. REDFERN: Debra Redfern speaking. When
23 you said you did a dust impact study is there a written
24 document that can be looked at?

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1 MR. CASOLO: You can look at the
2 environmental assessment document under Section 315, it
3 does address dust control in that section of the document.
4 The bid documents being prepared for the actual roadway
5 construction will reference CONNDOT specifications,
6 primarily Sections 942 and 943 for dust control. Other
7 controls that are typical to any large project, or any
8 project for that matter, we must comply with the City's
9 ordinance for noise control. It's a pretty extensive
10 section, 164. We're going to comply with that.

11 I've made many, many public meetings and
12 the subject of traffic control is always an issue. The
13 job does include maintenance protecting the traffic plans
14 and details. A project of this magnitude will have onsite
15 representation both by my office, the contractor's office,
16 any construction management. All of those entities will
17 enforce maintenance projection with traffic throughout the
18 course of the project. I'm not going to lie to you, this
19 is a heavy construction project, there's going to be
20 impacts, but the impacts can be managed, businesses will
21 stay open.

22 MR. JOHN WOOTEN: This air sample taken,
23 that's periodically, right?

24 MR. CASOLO: Air sampling is part of that

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1 program. Health and safety plans, typical to any -- any
2 major construction project. Those are typically
3 requirements of the job. There's a lot of requirements
4 that are part of those health and safety plans. So this
5 project, like all other major jobs, will require that. So
6 in general that's -- those are some of the things we're
7 considering and incorporating into the package that we're
8 going to be working on this summer.

9 MS. JOHNSON-PRIDGEON: Are you, I mean, can
10 you give me a little more information about -- this is
11 Stacey Johnson-Pridgeon speaking, about the dust control
12 plan, like an exhibit is available but we're just having
13 this informal discussion. I just wanted to know what does
14 it include?

15 MR. CASOLO: Sure.

16 MS. JOHNSON-PRIDGEON: Because as you know,
17 the concerns with dust and diesel emission is because of
18 the number of children in this community that have asthma
19 and as you know, you know, dust, you know, diesel and all
20 those things are known asthma triggers. And also this
21 particular area is in a non-attainment area. So just
22 having a little more information about dust control, what
23 does that entail?

24 MS. REDFERN: What does that look like?

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1 MR. CASOLO: Sure.

2 MS. JOHNSON-PRIDGEON: What would it look
3 like, what do people expect to see? And actually -- and
4 so who will be monitoring these things, you know, is the
5 air monitoring taking place, if there is some exceedance,
6 you know, particularly severe, you know, how would the
7 community be informed? Are there days, you know, that you
8 anticipate construction, you know, during certain hours
9 that maybe people who have children that are asthmatic
10 should know that these are the days, you know, there's
11 going to be a lot more construction going on so they'll
12 know these are the days maybe we shouldn't have the kids
13 go out and play in the yard or things of that sort. Those
14 types of questions.

15 MR. WOOTEN: After hour cutting, after hour
16 drilling or dredging of the road, grinding after hours,
17 because some of it has to be done at night.

18 MR. CASOLO: Yeah. Well, that hasn't been
19 ironed out yet. The majority of this work we anticipate
20 doing during regular work hours. This certainly will be a
21 commitment on my part to come to the community, just like
22 tonight, at all stages throughout the construction of this
23 project because that's when you really will hear the
24 issues that come up. Those issues will be communicated

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1 back to the contractors on daily, you know, we had
2 biweekly meetings typically and there is going to be
3 onsite representation from my office. So if there's any
4 issues that come up during the construction that are, you
5 know, legitimate issues that need to be dealt with they'll
6 be dealt with.

7 Dust control -- dust control typically is,
8 you know, water is used to control dust, calcium chloride
9 is used to control dust, plastic PVC -- plastic, you know,
10 parts are used to control dust.

11 MR. WOOTEN: Silt fences.

12 MR. CASOLO: Obviously silt fence control -
13 - all of the erosion control measures are always enforced
14 throughout.

15 MR. WOOTEN: Do you remember Raybestos
16 (phonetic) --

17 MS. REDFERN: In Stratford.

18 MR. WOOTEN: -- in Stratford and when they
19 were grinding that some of the neighbors complained about
20 the dust that was on their cars or, you know, after the
21 dates of construction. You know, you can't control wind
22 changes and stuff like that. Those people asked the EPA
23 to do samples of the dust that was on the cars and some of
24 it was found -- and so they had to send out crews to wash

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1 off peoples' cars. I mean, are you anticipating
2 situations like that? And also the south end we found
3 this our during the fire, that we've got a low water
4 pressure there and during the using of water, the spray
5 they used the hoses, the fire hydrants around here, that's
6 going to do something to the water pressure in this area.

7 So I mean, how are you going to -- are you going to have
8 water trucks out?

9 MR. CASOLO: Yeah. Usually roadway
10 construction crews have their own water trucks that are
11 supplied. Those trucks are either filled up with
12 hydrants, brought to the site ready to go and easily quite
13 capable of dealing with the situations as they come up.

14 MR. WOOTEN: But I mean, during the
15 construction you'll have people that will take it upon
16 themselves like they use here in the Fire Department use
17 the Long Island Sound to pump water for instance. I mean,
18 where would you get your water source from?

19 MR. CASOLO: The contractors are either
20 going to be required to bring their own water trucks.
21 They can get hydrant use permits from Aquarians
22 (phonetic), and replenish their supply that way. There's
23 a number of ways it can be done.

24 MR. WOOTEN: Right.

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1 MR. CASOLO: I'm not in the practice of
2 dictating means and methods for construction, but I know
3 the specifications, I know what the contractors have bid
4 on. It's my job to make sure that they implement what we
5 tell them to do.

6 MR. WOOTEN: Right.

7 MR. CASOLO: So we're going to make sure
8 that's done, yeah.

9 MS. REDFERN: So with that comment of what
10 you are involved in, is it in the proposal that they have
11 some sort of strategic dust control plan? The concern is
12 as a outside neighbor seeing some of the construction that
13 has gone on with the Pitney Bowes property construction
14 and you see dust with no one onsite and nothing being
15 water down so the question is, who monitors as they do the
16 work or is it asked to be monitored?

17 MR. CASOLO: Right. That's a very good
18 point. There will be onsite monitors throughout the
19 period of construction.

20 MS. REDFERN: Is that in the proposal?

21 MR. CASOLO: It will be, yes. It'll either
22 be done by a separate entity or it will be a requirement
23 of the contractor.

24 MR. WOOTEN: That's a contracted air sample

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1 control unit. They're contracted by -- the EPA doesn't do
2 it, there's someone that's contracted by outside --

3 MR. CASOLO: Right. An independent --
4 usually an independent source, so it's --

5 MR. WOOTEN: -- that reports to -- right.
6 Right. They walk around with monitors and they hook
7 monitors up in certain areas. But they're contracted by a
8 contractor.

9 MR. CASOLO: -- it's better to have someone
10 as an independent source doing testing and inspection
11 work. You don't normally rely on the contractor to
12 provide that because --

13 MR. WOOTEN: That's not a good idea.

14 MR. CASOLO: -- of a conflict of interest.

15 MR. WOOTEN: Right. But anytime, I mean,
16 anybody here can call the EPA and have them get an air
17 quality report.

18 MR. CASOLO: You know what? That's one
19 thing we were going to get into because we haven't really
20 gotten into, that's part of why we're here.

21 MR. WOOTEN: Yeah, I understand that.
22 Yeah.

23 MR. CASOLO: But anytime there's a concern
24 I encourage you to call, you know, the EPA, DEP, whatever,

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1 you know, it might be good practice to work through your
2 local people first to get an understanding and handle of
3 what's happening because I think the -- I was up in the
4 DEP's office yesterday regarding this project and, you
5 know, we work together. We, you know, obviously they
6 can't always be down in Stamford. They don't exactly
7 always know what we're up to so it's good to keep them
8 informed and they keep us informed. So we encourage you
9 to --

10 MR. WOOTEN: Yeah, people working together.
11 We want to see --

12 MR. CASOLO: -- it's a partnership really.
13 It's the community, it's the City trying to implement the
14 work, but obviously we want to make sure that everybody
15 is, you know, safe.

16 MR. WOOTEN: -- safe.

17 MR. CASOLO: That's a paramount condition
18 of any project.

19 MS. BARNEY: The DEP person is Graham
20 Stevens, right? That's who you're talking about?

21 MR. CASOLO: Yes. That's who we meant.

22 MR. WOOTEN: Yeah. I've spoken with him a
23 couple of times. I was just wondering if the outside
24 contractor working with the contractor doing the job has a

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1 relationship, like she was saying before, like Stamford
2 Wrecking is doing tear down of Pitney Bowes and
3 occasionally you'll rip down a remaining structure like a
4 corner of a building and ain't nobody out there spraying
5 water. And so, I mean, you know, this can happen.

6 MR. CASOLO: This is going to be different.
7 I don't know what you witnessed.

8 MS. REDFERN: I have pictures.

9 MR. CASOLO: We have experience with this.
10 We don't want anything to go wrong. We're not working in
11 a vacuum either.

12 MR. WOOTEN: Right.

13 MR. CASOLO: We're not encapsulating the
14 entire work site in plastic and everybody that's part of
15 the community is on the other side of the barrier.

16 MR. WOOTEN: Sure. Sure. You can't
17 control the wind. We're just saying that if there's a
18 course of action being taken if for instance a large
19 amount of dust is on the opposite side of the street, you
20 know, and someone tests that and there's a contaminant in
21 it, what is your procedure, is it in here? Is there
22 something going to be done or does three old ladies got to
23 call all over the world to get someone to come and clean
24 this stuff up?

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1 MR. CASOLO: No. You don't have to worry.

2 MR. WOOTEN: Okay. That's all.

3 MS. BARNEY: Will you halt production if
4 there is something found? Is that what you do? How does
5 that work?

6 MR. CASOLO: If the contractor is
7 proceeding outside of his specifications, you know, the
8 contractor will have -- there'll be ramifications and
9 that's his responsibility to comply if he's bidding on the
10 documents to maintain conformity within the state and
11 local ordinances and requirements. If he's working
12 outside of that it's our job and his job as well to comply
13 with that, you know, we're there as sort of an oversight
14 body to protect the community and we'll do everything we
15 can to ensure that.

16 MS. BARNEY: Right. But it's hard to check
17 on the construction site. I mean, I'm just saying --

18 MR. CASOLO: Well, there's other things we
19 can do probably if there's something wrong in one area he
20 might decide to go somewhere else, especially if it's his
21 issue. But --

22 MR. WOOTEN: But usually that's what
23 happens and then a recovery team will come in from that
24 area and move somewhere else while they're working doing

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1 something else in the meantime.

2 MR. CASOLO: -- sure. Sure.

3 MR. WOOTEN: But it's just whether -- like
4 I say, hypothetically Mitchum (phonetic) Buick gets a
5 large abnormal amount of dust on their vehicles they're
6 going to call.

7 MR. CASOLO: Oh, yeah. Yeah, I'm sure
8 we'll hear from them.

9 MR. WOOTEN: You know, they're going to
10 call and then, you know, they're going to want to test
11 because their employees are out there washing the cars and
12 moving stuff around, you know, so --

13 MR. CASOLO: Yeah. No, you bring up --
14 your concern gets echoed into, you know, the work that we
15 do.

16 MR. WOOTEN: -- right.

17 MR. CASOLO: It's definitely something when
18 we get to that point of finalizing specifications, looking
19 back at these meetings, knowing that that's a heightened
20 concern --

21 MR. WOOTEN: Right, right.

22 MR. CASOLO: -- we appreciate the comment.

23 MR. WOOTEN: Yeah. That's all and just
24 what the course of action is going to be, you know? I

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1 mean, like I said they're just waiting for someone to do
2 something and nothing happens, you know, is there a number
3 for them to call? Maybe that would be a good idea.

4 MR. CASOLO: There'll always be contacts
5 and you've always got me coming to these meetings and, you
6 know, venting to, you know, the City as things develop
7 here. There's going to be issues and we're going to deal
8 with every one of them together.

9 MR. WOOTEN: I'm imagining that this going
10 like this with a number and someone calling concerned and
11 it's taken care of and then you getting people as time
12 goes on that know that okay, this happened and they don't
13 have to call 12 times.

14 MR. CASOLO: Exactly.

15 MR. WOOTEN: Make a phone call, it's
16 happening and the neighbors know and --

17 MR. CASOLO: As you probably already know
18 the City has a service for this. It's the Customer
19 Services --

20 MR. WOOTEN: -- yes.

21 MR. CASOLO: -- Operations Center?

22 MR. WOOTEN: Yes. Yeah, they're pretty
23 good. Jack is at the Health Department. There are people
24 there that are on the ball.

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1 MR. CASOLO: Every concern that the
2 community has that's a legitimate concern --

3 MR. WOOTEN: Yeah.

4 MR. CASOLO: -- and I guess they're all
5 legitimate until found otherwise but that goes through
6 that processing center and then those people that man
7 those phones forward it to Frank Fedeli and he distributes
8 it to the various departments and we have a pretty good
9 track record of mitigating anything that comes our way.
10 Usually it's a drainage problem or something like that.

11 MS. REDFERN: But Lou, I want to bring to
12 your attention as a employee of the City and if there's
13 anything that you could help do with this situation. The
14 Citizens' Service Bureau will only take one complaint from
15 one issue, they will not piggyback the complaint. So that
16 means they do not know how many have called in their
17 concern about an issue. So as a constituent and taxpayer
18 I see that as a problem. I have personally brought it up
19 with Frank Fedeli, but I'm letting you know this is the
20 procedure of the Citizens' Complaint Bureau.

21 MR. CASOLO: Okay.

22 MS. REDFERN: They will only take one
23 complaint per problem, they won't process another one.

24 MS. BARNEY: And they'll only take exact

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1 addresses. You can't call with just an area, it has to be
2 an exact address.

3 MS. REDFERN: Exact address.

4 MR. CASOLO: Okay.

5 MR. WOOTEN: Okay. We know the reason for
6 that. That one complaint situation, I mean --

7 MS. REDFERN: But this is why I'm letting
8 the group know this is what happens because I've been
9 subjected to it. He says, oh, we already have that on
10 file. We cannot take it again. I've been told this.

11 MR. WOOTEN: Okay. Alright. Well, we can
12 take care of that.

13 MS. REDFERN: It's like then you don't know
14 how many people are concerned. How does the Customer
15 Service of the City of Stamford monitor that? Do they
16 want me to email every department at the City? I could do
17 that. You know there should be a ulterior way to address
18 that.

19 MR. CASOLO: Okay. Valid point.

20 MS. REDFERN: Very concerning especially
21 when you're calling -- you don't know how many can be
22 calling in about a certain issue and if it's become more
23 intense.

24 MR. CASOLO: Okay. Well, I'll talk to

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1 Frank Fedeli --

2 MS. REDFERN: No, I just want you to know
3 it's a concern while we're having this informal meeting
4 and you're asking people to go to that venue, you know,
5 they will only take one phone call per complaint.

6 MR. WOOTEN: -- okay. That's noted.

7 MR. CASOLO: What I'd like to do now is get
8 into the heart of what brings us here tonight. As part of
9 the Brownfields program we have a 30 day comment period on
10 this -- on the draft analysis of the Brownfields Cleanup
11 Alternative. This has been well advertised, the documents
12 here in this building, and TRC has been working with the
13 City to produce the documents that lead up to this. Those
14 documents include the Phase I site assessments, Phase II
15 site assessments, Phase III site assessments. What I'd
16 like to do is ask Sarah Trombetta from TRC to do a recap
17 of those for anybody that's not familiar with that process
18 or with those documents that are on file. So with that
19 Sarah, I'd just like to turn it over to you. I'll help
20 you out.

21 MS. TROMBETTA: Alright. As Lou mentioned
22 my name is Sarah Trombetta. I'm with TRC Environmental
23 and we've been working with the City since approximately
24 2000 on their Brownfields assessment grants that they've

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1 gotten from the EPA. I'm a licensed environmental
2 professional in the state of Connecticut and have been the
3 project manager pretty much from day one on this.

4 I just want to go through some of the
5 history of -- and explain in a little detail what the
6 different phases of the projects were, how we came to some
7 of the conclusions that we came to, and lead us up to
8 where we're at tonight. All the properties you see in
9 either yellow, green or blue on this map were included in
10 our Phase I survey of the transitway.

11 A Phase I according to how the DEP wants to
12 see it is a paperwork check, a background check, a site
13 inspection of a piece of property. There's no physical
14 samples taken, no soil, no groundwater. It's a review of
15 the available environmental information. Some of the
16 things that we look at are old fire insurance maps to
17 determine what types of buildings were on the site in the
18 past. Aerial photographs, the state has a database of
19 photographs that goes back to the 30s. We look at the
20 state's various files for leaking underground storage
21 tanks, for PCB sites, for sites that the state determines
22 are hazardous waste sites. We look at Federal databases,
23 RECRA (phonetic) sites that may have generated hazardous
24 waste. All of those things we look at as part of a Phase

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1 I.

2 We also did sidewalk surveys of each site
3 looking from the sidewalk, we didn't have physical access
4 at that point, but we walked along and we noted things
5 that would be of concern to someone. In a couple of spots
6 there were large amounts of fill, known -- in places where
7 we knew there were underground storage tanks. So those
8 things all went into the decision of which properties were
9 higher risk than others. Which ones would we want soil
10 and groundwater samples from.

11 Those are what we -- our final list after
12 the 83 I believe properties that comprise the Phase I
13 study came down to what you see in blue and green and
14 there are a total of 15 sites. The addresses are on here,
15 but 17 Garden, 11-13 Manhattan, the other Manhattan
16 Streets, 1 Dock, 2 Dock, a couple on Jefferson Street and
17 then these up here, 343 represents the rail yard. So even
18 though it's this entire piece we just have this green just
19 for simplicity sake.

20 So for each of those properties we
21 determined there was sufficient risk, something. It was a
22 old dry cleaner, we know it has underground storage tanks.
23 There's fill on the site that we don't know where it came
24 from. Some of the other reasons, former gas stations,

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1 site that were on the Connecticut Hazardous Waste Site
2 list. A variety of reasons that we decided we needed
3 physical data to determine whether or not they truly were
4 high risk. So back in the Phase I started in 2001, the
5 Phase II's began in 2003 and continued through 2004 and
6 what we determined at the conclusion of the Phase II is
7 that there were five sites that we felt represented an
8 issue to worker health and safety when they were excavated
9 to potentially the neighborhood health and safety.

10 They're all in their current state and have
11 been this way for some time, but these five sites included
12 11 to 13 Manhattan, which was a former dry cleaner, 114
13 Manhattan and 1 Dock, which are considered part of the old
14 1 Dock, which is the old N.U. coal gasification plant, 2
15 Dock Street, which we knew had some leaking underground
16 storage tanks for petroleum and 115 and 117 Jefferson
17 Street, which was a -- is on the Connecticut Hazardous
18 Waste Site list. And our Phase II information indicated
19 that there was petroleum hydrocarbon, gasoline, oil in the
20 soil in that location.

21 Now our sampling points were limited to the
22 areas that the City would be either using or taking or
23 disturbing during, so we didn't look at the entire site,
24 we looked at the six foot piece along here that would be

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1 exposed during the construction. The entire 2 Dock Street
2 was looked at and this general vicinity of the 1 Dock and
3 that's the huge office building now owned by Seaboard
4 (phonetic) Properties, they're only going to be using a
5 piece of the parking area, that's where we looked. And
6 all of 11 to 13 is slated for Phase III.

7 We have completed three of the Phase III.
8 Now the stages of investigation are meant to get more and
9 more detailed so that at the conclusion of the Phase III
10 we can define exactly what the problem is, where it is,
11 how deep it is, and why we think it's there. We've done
12 Phase III's on 114 Manhattan, 1 Dock and 115 to 117
13 Jefferson because there weren't any building demolition
14 scheduled for that. The other two sites, 2 Dock and 11 to
15 13 Manhattan still have buildings on them and we need to
16 drill and test below those buildings. So we won't finish
17 those until those buildings are down.

18 So now that we've gotten to the Phase III
19 standpoint the City back in the fall applied for cleanup
20 grants knowing that these five sites would be an issue and
21 they were hoping that the EPA would provide some funding
22 to assist with the cleanup. Two of the sites received
23 funding and that's where we're at tonight, is providing
24 the information about what we know about the site and our

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1 remedial action plan for the site.

2 MS. REDFERN: Sarah, you said two of the
3 sites have received funding. Where did the funding come
4 from?

5 MS. TROMBETTA: From the EPA Brownfields
6 program.

7 MS. REDFERN: Okay. Thank you.

8 MS. TROMBETTA: They're cleanup grants.
9 That's 114 Manhattan and 1 Dock combined.

10 MR. WOOTEN: Those are being funded?

11 MS. TROMBETTA: Those are being funded.
12 They are all being funded either way --

13 MR. WOOTEN: Right.

14 MS. TROMBETTA: -- whether the City funds
15 them or the EPA. The other three will be funded by the
16 City, the cleanups will be funded by the City.

17 MR. NEIL CORDULACK: Is there an estimated
18 cost for the City?

19 MS. TROMBETTA: Since we haven't completed
20 the Phase III's on 2 Dock and 11 to 13 we're not really
21 sure what the total of those will be. I don't know.

22 MR. CORDULACK: No idea.

23 MR. WOOTEN: The buildings -- what is it,
24 Dock Street and 114?

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1 MS. TROMBETTA: Um-hmm.

2 MR. WOOTEN: The amount of contaminants
3 that's in those buildings, that sounds like a full
4 contamination building. What I'm trying to say is that if
5 some of that stuff that's in that building that building
6 is going to be fully contained, right?

7 MS. TROMBETTA: If the building isn't --

8 MR. WOOTEN: It's building or it's soil?

9 MS. BARNEY: The soil.

10 MS. TROMBETTA: -- the soil.

11 MS. BARNEY: (Indiscernible, too far from
12 mic.)

13 MR. WOOTEN: Right.

14 MS. TROMBETTA: The building will stay and
15 it has been -- that building was built after a significant
16 cleanup had already taken place. The regulations are a
17 little different now from what they were then.

18 MR. WOOTEN: Right.

19 MS. TROMBETTA: So we're dealing with some
20 stricter standards than what they had to do. But that
21 building --

22 MR. WOOTEN: So more cleanup is involved?

23 MS. TROMBETTA: -- yes. On the piece of
24 property that will be under construction here. The

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1 remaining piece with the office building and the remaining
2 portion of the parking area is not going to be touched.

3 MR. WOOTEN: Is that building brick?

4 MS. TROMBETTA: Yes. A tall brick
5 building.

6 MR. WOOTEN: I thought it was brick.

7 MS. BARNEY: That's what's known as the
8 Trichem factory, is that the old Trichem?

9 MS. TROMBETTA: It's the old coal
10 gasification.

11 MS. BARNEY: Where was the Trichem factory?

12 MS. TROMBETTA: The Trichem I believe --
13 I'll have to look at my notes.

14 MS. BARNEY: Because that was an illegally
15 run operation, 800 drums of, you know, toxins.

16 MS. TROMBETTA: I think that was the other
17 portion of 114 Manhattan. 1 Dock is known as the gas
18 plant and 114 Manhattan had the other piece on it.

19 MR. WOOTEN: Right.

20 MS. TROMBETTA: But according to the DEP in
21 the 80s hundreds of drums of hazardous material were
22 removed from that site prior to it's current development.

23 MR. WOOTEN: Well, under the new guidelines
24 some of the -- the bricks are porous and any of that stuff

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1 that's been in that soil with rain water, mold, mildew and
2 the growth of that stuff from the soil the brick -- half
3 of the brick is contaminated.

4 MS. TROMBETTA: Well, the cleanup --

5 MR. WOOTEN: I mean, that -- yeah.

6 MS. TROMBETTA: -- the cleanup -- part of
7 what the DEP looks at during a cleanup is the exposure,
8 residential and commercial exposure as well as soil
9 criteria related to groundwater. The -- and those
10 criteria are fairly new, they're since 1997, and this was
11 -- that cleanup was done in the 80s. So -- but one of the
12 things that the DEP uses is they consider asphalt in some
13 cases an appropriate barrier to certain types of
14 contamination. Not volatile contamination that can get
15 into the air but things like metals and certain oils and
16 heavier things they consider that a sufficient barrier to
17 the general population, whether it be a commercial or a
18 residential. So in that case those areas that aren't
19 going to be disturbed by the construction will remain and
20 keep their integrity in terms of protection. It's just
21 the open -- the area that will be open during the
22 construction that will be subject to remediation.

23 MS. BARNEY: There's a leaking underground
24 storage tank on 2 Dock Street, correct?

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1 MS. TROMBETTA: Yes.

2 MS. BARNEY: Have you tested it on that
3 area and how do you propose that it won't come out into
4 the other areas?

5 MS. TROMBETTA: We do know -- we have some
6 data from our Phase II's. We do know where it is to a
7 certain extent, but the removal of the tank itself and the
8 soil around it will then start the cleanup process for
9 what -- we do know it comes out into the street so we know
10 the areas that the workers will have to deal with at that
11 time. We also know that groundwater that they may come in
12 contact they'll probably have to filter it if they're
13 going to, you know, de-water the area and put in pipes.
14 So that's all part of what we will complete during the
15 Phase III is knowing how we should handle that.

16 MS. BARNEY: Why not clean that area first
17 before you do the other? It's going to re-contaminate.

18 MS. TROMBETTA: They actually -- that
19 property will be cleaned first.

20 MR. WOOTEN: Yeah. That's what I'm trying
21 to follow. I mean, you've got leaching and then you've
22 got re-leaching. So if you're going to water down the
23 area -- say that the asphalt is by whatever standard there
24 was is sufficient and then you're going to eight, 15 feet

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1 before it, cut it, contain that area, cut this, deal with
2 this and then use water to keep the stuff from spreading,
3 you know, dust or whatever, and then the leaching is
4 involved through the other areas. I mean, I'm just trying
5 to figure out why not clean up the whole thing?

6 MS. TROMBETTA: Well, the whole 2 Dock will
7 be cleaned up.

8 MR. WOOTEN: Okay.

9 MS. TROMBETTA: Because the City owns the
10 entire piece of property now. They can only cleanup what
11 they own of 114 Manhattan, the rest is, you know, not
12 their property and unless the DEP steps in with an order
13 for something else that's it. I mean, you know, that's --
14 it's the property owner's responsibility at this point.

15 MR. WOOTEN: Okay.

16 MS. TROMBETTA: The 2 Dock Street site and
17 the 11 to 13 Manhattan will actually be cleaned up first
18 because they are part of the demolition contract for the
19 buildings. So when the buildings come down we finish the
20 investigation then the remediation will be done shortly
21 thereafter. The remaining sites will be done during the
22 construction of the roadway itself, which will be further
23 on down the line.

24 MS. BARNEY: And what role will the former

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1 gas company have in cleanup, United Illuminating or
2 anybody?

3 MS. TROMBETTA: At this point they have no
4 role in this, in the process. When they sold the property
5 they sold their liability along with it. Now the DEP is
6 fully aware, they know that N.U. has some eventual
7 responsibility to this. So, you know, should a question
8 arise with property other than what's being dealt with
9 they know the source and the reason for being there.

10 MR. WOOTEN: Okay.

11 MS. BARNEY: But the DEP wants them to have
12 a part in it, right?

13 MS. TROMBETTA: They have talked to N.U.
14 and made them aware of the situation. Northeast Utilities
15 -- I wasn't privy to the conversation, but Graham Stevens
16 did report that he had a conversation with N.U.'s
17 environmental chief and they know what's going on. It was
18 -- they have a long list of known coal gasification sites
19 in this state that they know they have something --

20 MR. WOOTEN: So they have grandfathered
21 ownership of that? Not officially?

22 MS. TROMBETTA: -- right. Not officially.

23 MR. WOOTEN: Because I know if you remove
24 asbestos as tagged with that property's name and it's put

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1 away but that -- that's who it belongs to forever.

2 MS. TROMBETTA: Right. That's pretty much
3 the way the environmental regulations go. Yep.

4 MR. WOOTEN: Right. Okay.

5 MR. CORDULACK: So do you see them as
6 participants in cleaning up?

7 MS. TROMBETTA: Not in this portion no,
8 because the cleanup funds will come through the EPA
9 cleanup grant on those two particular sites.

10 MR. CORDULACK: In this portion.

11 MS. TROMBETTA: Yes. Yeah.

12 MS. REDFERN: How much were those grants?

13 MS. TROMBETTA: One was --

14 MR. CASOLO: 225,500 combined.

15 MS. REDFERN: And is that the total cost
16 for the cleanup? It doesn't sound like it. So the City's
17 putting in the rest of it?

18 MR. CASOLO: Yes.

19 MS. REDFERN: (Indiscernible, too far from
20 mic.) groundwater contamination is there -- how are you
21 going to I guess ensure that it doesn't flow into the
22 Sound?

23 MS. TROMBETTA: Well, the first thing we
24 want to do is eliminate the source and that'll be the most

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1 important thing. That'll stop it and stop the
2 continuation and then removing the soil that's
3 contaminated. After that the groundwater should begin to,
4 you know, the quality should improve dramatically at that
5 point. Along the lines of with the infrastructure that'll
6 be put in and new sewer lines and such the piping will be
7 such that it won't be permeable to groundwater. They
8 don't want that getting to the pipes. So right now I
9 don't -- it's not that far ranging a problem for --
10 concerning the Sound. It's too far away.

11 MR. WOOTEN: The property that's being left
12 over or that has the contaminant if the City's not going
13 to be owner, it's owned by --

14 MS. TROMBETTA: Yeah. The current owner
15 owns the office building.

16 MR. WOOTEN: -- right. So I mean, does
17 that -- does that stand -- the contaminant stand as it is
18 or does someone else have to do something about that or
19 does the EPA once this is done do they do something or do
20 we -- does someone take action to have it taken care of?

21 MS. TROMBETTA: If the property stays as it
22 is and there's no disturbance of the soil or the building
23 it will likely to stay. I don't see a triggering
24 mechanism for the DEP to come in. It's possible as a

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1 result of this there may be something, but I think unless
2 that area is disturbed and there's a reason to look at the
3 soil it will likely stay as it is and that's good. You
4 reduce your exposure by not disturbing the soil, you know,
5 if he was to rebuild this parking lot or put up a parking
6 garage or take part of the building down --

7 MR. WOOTEN: Right.

8 MS. TROMBETTA: -- they he would -- the
9 owner would have to deal with the issues as they arise.

10 MR. WOOTEN: Okay. So is there any kind of
11 encapsulation going on with this once it's done or is it
12 just going to be the way it is now?

13 MS. TROMBETTA: The piece of property that
14 the City will own all of the contaminated soil will be
15 gone --

16 MR. WOOTEN: Right.

17 MS. TROMBETTA: -- and it will be replaced
18 with clean soil.

19 MR. WOOTEN: Right. And the part that the
20 City doesn't own you just walk away from?

21 MS. TROMBETTA: It stays as is.

22 MR. CORDULACK: It's capped with asphalt.

23 MS. TROMBETTA: It's capped with asphalt,
24 that's correct.

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1 MR. WOOTEN: And that's it?

2 MS. TROMBETTA: And the building, yes.

3 MR. WOOTEN: Now -- and that regulation --

4 MS. JOHNSON-PRIDGEON: Is there any concern
5 about still maybe groundwater contamination from those
6 sites where --

7 MS. TROMBETTA: Not at those sites. The
8 type of contamination at that site are metals --

9 MR. WOOTEN: -- right.

10 MS. TROMBETTA: -- and what we call PAH's,
11 Polynuclear Aromatic Hydrocarbons, mostly related to coal,
12 ash, dust --

13 MR. WOOTEN: Heavy oils.

14 MS. TROMBETTA: -- heavy oils, tar,
15 asphalt. So those things are best -- they're not volatile
16 they're not giving off any gases to the air, they don't
17 leach very much and with a layer of asphalt over them
18 they're safe, you know, that's one of the DEP's
19 possibilities for remediation is capping with asphalt, so
20 that type of contamination is okay for, you know, where it
21 is. It's only when it's exposed and dug up that we'd have
22 to deal with it.

23 MR. CORDULACK: Would that include burnt
24 coal deposits like slag deposits?

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1 MS. TROMBETTA: Yes. I believe that is --
2 it's fill, you know, there's a lot of fill and it's got a
3 lot of a lot of things in it like coal and ash and slag
4 and brick and glass and everything else you can think of
5 is in there.

6 MR. CORDULACK: Right.

7 MS. BARNEY: Could we see the map again and
8 just show us the building that's going to --

9 MS. TROMBETTA: Sure.

10 MS. BARNEY: -- what part is going to be
11 taken down and what part is staying?

12 MS. TROMBETTA: This piece, this corner
13 here is what is impacted. This will be what is cleaned up
14 and a piece of 1 Dock, which abuts 2 Dock, right here,
15 this little corner --

16 MR. WOOTEN: Right.

17 MS. TROMBETTA: -- so if you just draw a
18 line up through this area and then this area.

19 MS. BARNEY: And where did you test, right
20 in that area, right?

21 MS. TROMBETTA: All over. Yep. All over
22 those two spots.

23 MS. BARNEY: In some areas where you tested
24 you hit a concrete slab. Did you test below that and why

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1 not?

2 MS. TROMBETTA: The only place where there
3 was concrete that I know of at this point is on 2 Dock.
4 So we haven't -- we've gone to the water table at all
5 three sites where we've done Phase III work. So the 2
6 Dock Street will be addressed once we get the concrete out
7 of there, or we'll drill through it as the case may be.

8 MS. BARNEY: But you wouldn't say that
9 those sites are highly contaminated at all? Those that
10 you just showed us that's going to be dug up?

11 MS. TROMBETTA: I would say they're very
12 typical of what you would find in a lot of urban areas. 2
13 Dock Street is a little different because we have a
14 leaking underground storage tank. We know what that is.
15 But what's at 114 and 1 Dock is fill and it's --

16 MS. BARNEY: It's not ETPHs or DOCs at all?

17 MS. TROMBETTA: -- no.

18 MR. CASOLO: Okay. Let's get into the
19 actual alternatives for cleanup.

20 MS. TROMBETTA: Alternatives?

21 MR. CASOLO: That's what we're -- that's
22 the document that's on file. We want to review the three
23 different alternatives and our recommendation for cleanup
24 alternative.

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1 MS. TROMBETTA: As part of completing a
2 remedial action plan, which is, you know, where we decide
3 what the best thing to do and how to do it in order to
4 alleviate the conditions at the site we conducted a review
5 of various remedial alternatives. There are three that we
6 chose based on their effectiveness, their feasibility, for
7 a variety of reasons. One was no action or natural
8 biodegradation. That sometimes is an appropriate remedial
9 action, sometimes it's not. In this case it did not -- no
10 action would get us nowhere, we would not ever see any
11 change in the values based on the types of contaminants.
12 It would -- natural attenuation, which takes place over
13 time is too long a time frame for this project. So that
14 was looked at and decided that it was not appropriate.

15 We also looked at soil extraction or
16 venting of the soil to remove contaminants that's
17 generally most effective with volatile contamination.
18 Neither of these two sites had volatile contamination, so
19 that was not chosen. There are also some bioremediation
20 applications where you can add bacteria to the soil or add
21 a chemical to the soil to enhance the natural degradation
22 of the contaminants. Again, the effectiveness of that
23 type of remediation in this area was not deemed
24 appropriate, so the last and most obvious would be to

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1 remove soil to the levels that wouldn't pass the criteria.

2 That was looked at in terms of it's
3 effectiveness, the feasibility of getting to the soil and
4 obviously is the right choice for both of these sites.
5 This same sort of procedure will be gone through for the
6 other sites once we have completed our Phase III work. So
7 we selected the remedial approach based on a variety of
8 reasons. We chose soil removal excavation because it's
9 really the only remedial alternative that will effectively
10 deal with all the types of contaminants, the PAH's the
11 metals. It will -- by removing them they are no longer
12 there. They -- with proper handling and disposal of the
13 soils it's most -- that technique is most effective in
14 protection of human health in the environment because
15 again, we're removing -- we're removing the contaminants
16 from the environment.

17 The impacted soils are all at shallow
18 depth. We'll be digging to the groundwater table, which
19 is about five feet, four, five, six feet in the area
20 depending. So everything to the water table will be gone
21 and replaced with clean fill and that will happen in a
22 matter of days at each particular site. So the time frame
23 is appropriate for this. And the other remedial
24 alternatives were likely less effective would also require

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1 some prior testing that would not guarantee whether or not
2 the approach would even work. So based on all those
3 things soil removal was deemed the appropriate technique
4 for these two sites.

5 And so this -- that alternatives analysis
6 was placed on file. It will be included in our final
7 remedial action plan which will be reviewed by the DEP and
8 the EPA prior to finalization. That remedial action plan
9 upon approval will be provided to the selected contractor
10 to do what they need to do at each individual site.

11 MR. TERRY ADAMS: Terry Adams. How would
12 you monitor the soil that's being removed in making sure
13 that it don't end up as backfill in another piece of
14 property someplace else? I mean, is somebody going to
15 monitor this, is it going to go to a site and get burned?
16 Or is somebody just going to stage it and when nobody's
17 not looking get mixed with something else and get
18 backfilled in some wetland someplace else? So how do you
19 -- how would you monitor this or get receipts from if it's
20 contaminated your dump truck goes to a burn site where
21 this gets delivered and there's a receipt that goes to the
22 EPA showing that this all is disposed of properly rather
23 than construction -- I mean, because everybody's going to
24 cross this --

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1 MS. TROMBETTA: Oh, sure.

2 MR. ADAMS: -- so if you can take it and
3 stage it someplace and mix it with some other stuff and
4 then backfill it and then put topsoil on top of it later
5 on it would be a big cost reduction. So how will this be
6 monitored since you're paying for to move this all and get
7 rid of it, how would you monitor it to make sure it all
8 went to the proper site?

9 MS. TROMBETTA: The chosen contractor will
10 be required up front to identify his disposal -- where the
11 soils will go. He will be required to show that he has
12 already has approval to take the soils there. Once the
13 soils are removed and loaded into vehicles there's -- like
14 you said, the receipt, it's called the manifest. The
15 manifest is signed by the generator, which would be the
16 City, and taken to a disposal facility, whether it's a
17 thermal treatment like in Waterbury or to a limed landfill
18 or asphalt batching, whatever the chosen method is and
19 that facility will then document that they received the
20 truck X number of times soil and they will document and
21 then the manifest is returned and a copy goes to the
22 State, a copy goes to the generator, a copy goes to the
23 State in which the soil ends up. So it's a very
24 prescribed system that very few contractors would want to

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1 mess with because they wouldn't be able to do work anymore
2 if they didn't complete what they were supposed to do.

3 MR. CORDULACK: I just wanted to say I've
4 seen some cleanup sites and I'm frankly concerned about
5 their quality of covering the removed material.

6 MR. WOOTEN: I agree. I've seen it and
7 I've seen the blue tarps and the tires around it and the
8 pile was like, what, say eight feet high and then it goes
9 and it's five feet high.

10 MR. CORDULACK: I wanted to reference other
11 Stamford sites where they've been removing material over
12 and over. I mean, they use plastic and tires and it blows
13 and the rain, etcetera, like that. And I'm concerned that
14 that's going to happen just again. Currently it's
15 happened at (indiscernible, too far from mic.) and McGee
16 and I don't know if your company is involved in the
17 oversight of that project --

18 MS. TROMBETTA: No.

19 MR. CORDULACK: -- but that was also a
20 contaminated fill site.

21 MS. TROMBETTA: Well, there's a couple
22 things about these sites that make them very particular.
23 They're all very small and there isn't room to stockpile
24 soils. There just isn't. Most of these sites, most of

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1 the area will be excavated in one way or the other. So
2 what the general trend now is with my company and with
3 others is to pre-characterize the soil so it's immediately
4 loaded -- dug up and loaded into a vehicle and the vehicle
5 leaves for the disposal facility and it removes -- it's
6 very effective because there is no stockpiling. It's
7 effective because there's no double handling of the
8 materials, which saves cost, and it gets the stuff out of
9 the way for the construction to go through and do what
10 they need to do.

11 MR. CORDULACK: Well, that's --

12 MS. TROMBETTA: So it's highly unlikely
13 that --

14 MR. CORDULACK: -- that sort of management
15 from this particular contractor would be appreciated and I
16 would hope that the City learns from these possibilities
17 as best management practices.

18 MS. BARNEY: Can I ask you a question?

19 MS. TROMBETTA: Sure.

20 MS. BARNEY: This map that was in your
21 investigative report it's pretty antiquated. Is that
22 because you took old maps and put that in there?

23 MS. TROMBETTA: There are some old maps. I
24 can't exactly see what --

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1 MS. BARNEY: Well, this has -- this
2 building is Coonan (phonetic) High School and it has
3 Franklyn School on there and St. John's School, schools
4 that are not even around anymore. Is there a reason why
5 that is?

6 MS. TROMBETTA: -- some of the topographic
7 maps that we used to identify where locations are
8 regularly updated, sometimes they're not as updated as '74
9 I think or '80 sometimes.

10 MS. BARNEY: This is way before that.
11 Coonan High School was in the 50s. So I mean, if you're
12 going by this --

13 MS. TROMBETTA: No, no, no. Our maps are
14 based on what the Assessor provides to us. Like I said,
15 our aerial photographs and the actual construction mapping
16 that the design firm has been doing is all surveyed and
17 very up to date. So those are -- those are, you know
18 presentations just to give people an idea of where they're
19 at generally.

20 MS. JOHNSON-PRIDGEON: That was a part of
21 the investigative report?

22 MS. TROMBETTA: It might have been part of
23 -- I can't see the map exactly.

24 MR. CASOLO: I can attest to the fact that

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1 the documents that TRC has been provided and the reports
2 that they're generating and the studies they're doing --
3 performing is -- is what?

4 MS. TROMBETTA: This is a map that was used
5 for the submittal for the State that the Engineering
6 Department actually prepared this map.

7 MR. CASOLO: The documents that TRC is
8 using to do their analysis investigations is all documents
9 that are used -- surveyed, current, accurate documents
10 that are used for the design of the project, the latest
11 surveys that are being used.

12 MS. BARNEY: But that made it into the
13 report. Why would that be?

14 MS. KAREN CAHMAROTA: (Indiscernible, too
15 far from mic.)

16 MS. BARNEY: It's just concerning because
17 it makes you wonder how, you know, the information is
18 accurate.

19 MR. CASOLO: Sure. Comment noted and we'll
20 take that under consideration.

21 MS. PARADIS: One last thing before you get
22 started. You mentioned that 1 Dock Street and 114
23 Manhattan were contaminated but it wasn't that highly
24 contaminated. Well, one person went through the documents

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1 and they read it and they made a statement to have
2 petroleum products extractable total petroleum
3 hydrocarbons or ETPH's solvent volatile organic compounds
4 (indiscernible, too far from mic.) and mercury which can
5 be dangerous if the fumes are inhaled as well as coal tar.
6 And Polynuclear Aromatic Hydrocarbons or PAH's metals
7 such as arsenic, cyanide, lead, barium, cadin, chromium,
8 which are dangerous if carried on dust particles or
9 inhaled or swallowed. Now this is somebody who read this
10 in the documents.

11 MS. TROMBETTA: Most of what that refers to
12 is historic prior to the original cleanup in the 80s.
13 What we found on our sites is relegated to the PAH's and
14 the metals. You know, perhaps maybe because it's, you
15 know, where it's located but we tested for cyanide, we
16 tested for PCB's, we tested for volatiles. The volatiles
17 that we found on 1 Dock are related to 2 Dock, they're not
18 related to what's there. They're the proximity of the
19 site to the leaking underground storage tank is what is an
20 issue there. But what's related to the site itself are
21 the PAH's and the metals.

22 Now do they exceed the State's criteria?
23 Absolutely. That's why we're doing the remediation. So
24 they exceed both residential exposure and pollutant

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1 mobility criteria. If they didn't we wouldn't be removing
2 them. So those contaminants will be coming out because
3 they're required to.

4 MS. BARNEY: But those are highly
5 contaminant?

6 MS. TROMBETTA: They -- you can rate a
7 variety of contaminants based on some are carcinogens, you
8 know, the entire list of what we look at is, you know,
9 would fill two sides of a page single spaced with all the
10 different, you know, contaminants. Volatile, semi-
11 volatile, there's probably several hundred that we have to
12 look for. Some of them are carcinogens, benzene for
13 example is one of those.

14 MR. WOOTEN: Right.

15 MS. TROMBETTA: Some of the PAH's are --
16 when you look at their values as you can look at them from
17 a standpoint of, are they there? Yes. Then that's bad.
18 How high are they? Okay. So are they really, really
19 high? Are they just barely over the limit? So there's a
20 variety way of looking at them. They are there. They
21 exceed the criteria if they're coming out.

22 MS. BARNEY: And they're coming out during
23 the day while kids and everybody is around? I mean, is
24 that what you said? They're going to -- when are they

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1 going to be doing this lifting --

2 MR. CASOLO: During normal working hours.

3 MR. WOOTEN: So this -- most of those are
4 going to be backhoed into a truck?

5 MS. TROMBETTA: Yes.

6 MR. WOOTEN: And some -- there is a
7 contaminant shield, almost like a containment that these
8 trucks will back into and then they'll load it onto --
9 with water and so forth and so on. Now who takes care of
10 the leach that comes out of these trucks, I mean, you're
11 spraying a fine mist and that water goes back onto the
12 ground.

13 MS. TROMBETTA: The trucks are usually --
14 are lined with plastic before because the truckers don't
15 want that stuff lingering either --

16 MR. WOOTEN: Right.

17 MS. TROMBETTA: -- so they're lined with
18 plastic that once the soils below ground tend to be moist
19 so they, you know, want's on the surface once the asphalt
20 is removed will dry, that's your most likely source of
21 dust, but below the surface they will be much more
22 cohesive and it's literally hours, you know, that they're
23 out, they're in the truck, the truck leaves. It takes
24 about a half an hour to fill a truck, they cover it with a

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1 tarp and he's decontaminated, his wheels are cleaned, his
2 axles are checked to make sure that he's not tracking
3 anything and he goes.

4 MR. WOOTEN: Right.

5 MS. TROMBETTA: So it's a really short time
6 frame.

7 MR. CORDULACK: And the water that's used
8 to clean the trucks, he was asking about that.

9 MS. TROMBETTA: Yes. That is --

10 MR. CORDULACK: How is that dealt with?

11 MS. TROMBETTA: -- that's contained. They
12 are required to build a decontamination pad that's lined
13 with plastic and contained. The water that's collected in
14 that is pumped into drums and disposed of properly. So
15 that doesn't stick around either.

16 MR. WOOTEN: Well, the thing that bothers
17 me about this is that with what's in that and that's being
18 removed the property that isn't owned, like for instance,
19 did the asphalt that's capped is good enough for a certain
20 amount of contaminant, but there's worst stuff right next
21 door. So what I'm getting at is that that same stuff is
22 still next door that these other people own and this is --
23 it's kind of like in your face and there's nothing to be
24 done about it.

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1 MR. CORDULACK: Yeah, it does sound like
2 we're just like slicing through this top stuff --

3 MR. WOOTEN: Yeah.

4 MR. CORDULACK: -- and don't worry about
5 the stuff on the side. Does that sound like a good
6 approach?

7 MR. WOOTEN: And that's what it was
8 explained to us that it wasn't that bad, but these
9 contaminants as you say, need to come out and we've got a
10 case here that is a little worse than what was said it is.

11 I mean, you're talking about arsenic, cyanide, mercury,
12 stuff like that. Some of this stuff is prone to leaching,
13 asphalt or not, but we're going to leave that there
14 because it's not our property, or the property that's
15 owned by City that's going to develop it and/or the urban
16 transitway and leave it. And I just don't get that.

17 MS. TROMBETTA: There are a few things that
18 trigger the requirement to clean up and one of the things
19 is the sale of the property. If the owner of 1 Dock was
20 to sell his property he would have to go through this
21 entire process for the entire site. So that's the only
22 thing that I can think of right now that would trigger it.

23 So there are other reasons -- the DEP if they suspect
24 based on what they see from our data they may look into

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1 this deeper. I can't say for sure and I would direct your
2 questions to Graham Stevens over those -- that particular
3 property. But there are things that may in fact trigger.

4 If this guy goes to sell he's going to have to meet the
5 regulations now, not what happened in the 80s. Nobody is
6 grandfathered in this State for that. So just because it
7 was cleaned up to it's standards in the 80s it still -- it
8 would have to be cleaned up to 2006.

9 MR. WOOTEN: Thank you.

10 MR. CASOLO: What you're going to see there
11 as well, the ultimate build on that portion of the
12 project, the 1 Dock Street, existing 2 Dock Street, the
13 413 Canal, which is the Canal property, is basically going
14 to be converted, you know, we're taking some of their
15 parking lot, they're going to take those parcels and
16 basically put asphalt as a parking lot. So there's going
17 to be some, you know, this is going to be an extension of
18 the parking lot.

19 MR. WOOTEN: Some mixed used between the
20 two parties?

21 MR. CASOLO: Well, what I'm saying is we're
22 running an alignment through their existing parking lot.
23 We're offsetting that by giving them land to put -- to
24 continue their parking area. So it's a continuation of

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1 their asphalt parking lot all the way to Canal Street.

2 MS. BARNEY: When you do the removal of the
3 soil will you have signs and stuff that people know, you
4 know, we need to know when it's going to happen if you
5 could so we could know that, you know --

6 MS. TROMBETTA: There's a requirement for
7 public notice and beyond what the City would do the DEP's
8 regulations require that. It'll be posted in the
9 newspaper and there'll be a sign on each particular
10 property with a contact number above and beyond what the
11 City's would be.

12 MR. WOOTEN: It's at the site but not like
13 down the street at the community center or something?

14 MS. PARADIS: So when you post it it won't
15 just be posted in legals section, most people don't read
16 the legals.

17 MS. TROMBETTA: Well, that's why there's a
18 requirement for multiple types of posting beyond just the
19 newspaper. The Director of Public Health is also notified
20 and then there's a requirement for a six by four sign in
21 black and white in six inch letters and all that. So that
22 would be on the site as well.

23 MS. BARNEY: Could you post it here as
24 well? Could there be more postings --

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1 MS. TROMBETTA: Sure. Yeah.

2 MS. BARNEY: -- this is like a public --

3 MR. CORDULACK: It is a big walking
4 community. Everybody walks from here up those street, you
5 know, by this station and up near Jefferson.

6 MS. BARNEY: I have a quick question. Did
7 you test for chromium six?

8 MS. TROMBETTA: Traditionally hexavalant
9 chromium is not -- it's a very, I won't say difficult, but
10 you need to get your samples in within 24 hours. You test
11 if for total chromium. If there was an indication in our
12 total chromium values that we had hexavalant chrome then
13 it would have proceeded from there, but we didn't have the
14 chromium issues of significance on the site. Someone can
15 back me up there, but --

16 MS. BARNEY: So no chromium six or chromium
17 three?

18 MS. TROMBETTA: -- right. Well, there may
19 be some values. I don't have it in front of me. Marya
20 can look, but that I know of that exceeds the DEP's
21 criteria.

22 MS. BARNEY: Okay. And you tested for
23 eight metals and you found almost all were high in
24 excedance. Why didn't you test for 16 metals?

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1 MS. TROMBETTA: The RECRA (phonetic) eight
2 metals is a standard list that most -- is most often used.
3 None of these sites -- the next list is called priority
4 pollutants. The additional metals on those lists are not
5 as prevalent and aren't necessarily -- they are not --
6 there are no hazardous levels. The RECRA eight metals are
7 the ones that are defined in the hazardous waste criteria,
8 lead, chrome, arsenic, barium, cadmium, silver and
9 selenium? Mercury, I'm sorry. So we did not see
10 hazardous levels. The typical types of businesses that we
11 found in our Phase I search indicated that -- that that
12 list of metals would be sufficient. Most plating
13 facilities you're going to find those metals. Those are
14 the most often --

15 MR. WOOTEN: (Indiscernible, too far from
16 mic.)

17 MS. BARNEY: So even though it was highly
18 industrial and factory and, you know, it's not that bad?
19 It's really not -- nothing to be concerned about?

20 MS. TROMBETTA: -- I'm not saying that.
21 I'm just saying that the metals that we chose to evaluate
22 are typical of what we expected in the area and the metals
23 while present in some cases over criteria are not the
24 driver for the remediation for any of these sites. It's

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1 either the volatiles or the PAH's or ECPH.

2 MS. BARNEY: There were some low chrome.

3 MS. TROMBETTA: Below standards.

4 MR. ADAMS: And the trucks usually when
5 they're loaded and they're just going to put a common tarp
6 over them while they're driving from here to wherever,
7 Brookfield or Bridgeport, I mean, like a regular dirt
8 truck that goes to anywhere, you know, like if it's dirt
9 from a leaky oil tank then that whole field goes on 95
10 because the air is going under the tarp and it's like a
11 trail of oil smell that come out behind it. My thing is
12 if this stuff is highly contaminated then that truck going
13 all the way up 95 would be -- those contaminated fumes
14 would just be going up in the air throughout the whole
15 trip. I mean, there's no regulation to encapsulate --

16 MR. CORDULACK: Nope.

17 MS. TROMBETTA: The transport industry is -
18 - that's -- I don't -- I can't say what the, I mean, I
19 know what the trucks look like, I know what their tarps
20 look like, you know, they're on the rollers, they come up
21 and extend over, they're lined so there shouldn't be
22 anything coming out of the truck at all. I can't address
23 fumes. I don't know. Maybe -- that may be something
24 that's coming down the line someday.

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1 MR. ADAMS: Yeah, but most of those trucks
2 I wouldn't say that that cover comes over so that it can't
3 come out of it because most of them is just a minimal
4 requirement. It's got two big arms out and it just rolls
5 back and you could almost stick your whole body underneath
6 it. It's just something to get through the regulation
7 saying you've got to have a tarp on it, but, you know,
8 it's just automatic. It's not like pull the tarp over and
9 pin it down. It's just a rollback.

10 MR. CORDULACK: Is that the type of truck
11 that we have, the ones with the rollback arms that would
12 take away the material?

13 MS. TROMBETTA: That's -- they're
14 identified though on the outside what they're carrying.

15 MR. CORDULACK: Oh, well, that's good.

16 MS. TROMBETTA: Well, that -- and I can't
17 tell you about transport regulations --

18 MR. WOOTEN: No. They're regulations are
19 that once they go under containment that person is wearing
20 Tyvek and respirator category whatever and then that dirt
21 folded over with plastic and then the rollover goes over
22 it and if anybody sees that not happening that stops right
23 there and then.

24 MS. TROMBETTA: Yeah. That's way beyond

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1 what, you know --

2 MR. WOOTEN: Yeah. Because it's lined and
3 then it's folded over twice and then there's got to be --
4 you'll see somebody in a white suit on top for that.

5 MR. CASOLO: Yeah. I think that's the best
6 way to visualize it Terry. What we see everyday, but in a
7 case like this we're dealing with polluted material that
8 needs to be transported as safely as possible, so an
9 overlap of the lining is typically what you'll normally
10 see.

11 MS. BARNEY: Who's the contractor again?

12 MR. CASOLO: We don't -- Best Tech is the
13 demolition contractor. These two sites that we're talking
14 about tonight the contractor is unknown because we haven't
15 led (indiscernible, too far from mic.)

16 MR. WOOTEN: The demolition contractor and
17 the remediation contractor, they're not using the same air
18 quality sample contractor, right? Because that's two
19 different --

20 MR. CASOLO: Like I said earlier, any type
21 of testing and inspection is typically done by independent
22 testing contractor.

23 MR. WOOTEN: Right. So this is my
24 question. A demolition contractor uses a different

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1 contractor for air quality. That person looks at it and
2 makes sure that he has a low pump, he has a filter, and
3 the machinery has a filter and a pump on it. That's the
4 outside contractor and that's for demolition. Then you
5 have one for the removal of contaminants. That's --
6 that's going to be the same entity or that's going to be a
7 different one?

8 MR. CASOLO: During the demolition phase
9 there are 2 Dock Street and 11-13 Manhattan Street will be
10 remediated by that same contractor. As far as the air
11 testing is concerned he has every right to test his own
12 air for his own worker safety point of view, but we'll
13 have an independent monitoring system in place to cross
14 check what's going on at those site.

15 MR. WOOTEN: Excellent. Excellent.

16 MR. CASOLO: You have to.

17 MR. WOOTEN: Yes.

18 MR. CASOLO: There's a certain level of
19 trust, but then there has to be due diligence.

20 MR. WOOTEN: Right.

21 VOICE: Would there be any local residents
22 hired to be a part of the demolition crew?

23 MR. CASOLO: It's -- well, basically the
24 City will -- we put out jobs for bid in construction and

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1 those bidders that are qualified, basically the
2 competitive bidding requires low bid for open competition.

3 So there was -- let's see, were there any Stamford
4 companies that --

5 VOICE: Yes.

6 MR. CASOLO: -- there might have been a
7 Stamford company, but it wasn't the lowest bid.

8 MR. WOOTEN: Enviro, Stamford Wrecking does
9 it. There's a couple.

10 MR. CASOLO: Yeah. I don't know if
11 Stamford Wrecking is from Stamford any longer. I think
12 they combined with Standard Demolition and they're up the
13 line a little bit.

14 MR. WOOTEN: Yeah. Up in Ansonia.

15 MR. CASOLO: Yeah, in the valley somewhere.

16 But --

17 MR. WOOTEN: Well, I know they're here --
18 they're here and they're doing (indiscernible, too far
19 from mic.)

20 MR. CASOLO: -- yeah, they're doing Pitney
21 Bowes.

22 VOICE: So they're required to have 40 hour
23 OSHA training?

24 MR. CASOLO: Oh, definitely.

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1 MR. WOOTEN: Oh, yeah. Everybody's got to
2 be certified, everybody's got to be coming out of Pomfret
3 or somewhere.

4 MR. CASOLO: That's all the worker health
5 and safety plan, all of that documentation is part of
6 that.

7 MR. ADAMS: Okay. So does that mean that
8 for this site we don't have to worry about this contractor
9 going to try to get day laborers to do this work and may
10 not know what hazardous materials that they're dealing
11 with so --

12 MR. CASOLO: No, that won't happen.

13 MR. ADAMS: -- okay.

14 MS. BARNEY: So we're going to see masks
15 and everything duly noted?

16 MR. CASOLO: You're dealing with people
17 that do this that are certified to perform this kind of
18 work. This is specialized work. Heavily monitored.
19 It's, you know, I don't know what happened 10, 20 years
20 ago, but I'm sure the regulations weren't either there or
21 weren't really --

22 MR. WOOTEN: No, they'll be onsite.
23 They'll be onsite and they'll check everybody's
24 certifications.

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1 MR. CASOLO: -- it's a serious operation
2 here.

3 MR. WOOTEN: Yeah.

4 MR. CASOLO: Well, we're going to -- I want
5 to conclude by saying that the public commentary for the
6 alternatives cleanup analysis is going to be winding down
7 the first week in May, okay? So the public comment period
8 is open until May 3rd. There's been a lot of good
9 dialogue here. It hasn't -- it hasn't been structured in
10 a very formalized way, so I hope our friend over here has
11 kept good notes. He certainly looks like he knows what
12 he's doing.

13 No seriously, that record of conversation
14 will be the public record. If you want to submit anything
15 in writing you're encouraged to do that.

16 MS. LINDA CANNADY: Till May what?

17 MR. CASOLO: May 3rd. Those -- the
18 information for that submittal is indicated on the web
19 page, basically submitting it to myself at the City of
20 Stamford.

21 MS. JOHNSON-PRIDGEON: Just to clarify.
22 (Indiscernible, too far from mic.) the City of Stamford, a
23 staff person, or a contractor?

24 MR. CASOLO: It'll be a City of Stamford

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1 person as well as an independent testing and inspection
2 operation that's independent from the person doing the
3 work. So it's all above board, it's you know, it's -- the
4 full due diligence is there, you know? There's not any
5 conflict of interest and all of those things will be taken
6 into consideration in selecting the oversight people on
7 the testing and inspection contractor. You don't want to
8 have somebody pouring concrete and having the same
9 contractor testing the concrete. You want to have
10 independent objective test results. The same thing would
11 be applicable here.

12 MR. ADAMS: But for that same token if the
13 two individuals have history it's the same thing. You
14 know, if the independent tester and the independent
15 contractor have history working on a different site --

16 MR. CASOLO: Well, that's -- that's why we
17 have a City representative there. I mean, this is a free
18 country. If Sarah owns a contracting business and I was
19 hired by the city of -- the town of Bristol to do an
20 inspection of her work and then she decided to do work in
21 Stamford and I was hired by the City of Stamford to
22 oversee her work again, we have some history but obviously
23 there's the local representation there to keep an eye on
24 things to make sure that all the procedures are followed.

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1 MS. BARNEY: How many Stamford residents
2 and minorities will be working on this site?

3 MR. CASOLO: I don't have an answer for you
4 at this time.

5 MR. WOOTEN: We I know work the West side,
6 there's initiative for minority businesses to work on City
7 stuff.

8 MS. BARNEY: And will they have the hours
9 of training beforehand?

10 MR. WOOTEN: Can someone here --

11 MR. CASOLO: Oh, any minority, WBE, DBE,
12 any disadvantaged operation there is -- there is
13 provisions in the bidding -- the front end of the
14 purchasing requirements, like this gentleman said, that
15 offers those people opportunities. Whether they actually
16 submit on these projects or not is, you know, is their
17 prerogative.

18 MS. BARNEY: So it's not mandatory, they do
19 it if they want to, is what you're saying?

20 MR. CASOLO: There's a City-wide goal
21 that's established and for projects that are
22 transportation funded, generally projects that are
23 Federally or State funded --

24 MR. WOOTEN: Right.

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1 MR. CASOLO: -- so there's a goal that the
2 City tries to meet and there's certain procedures in place
3 and Karen's boss, the Grants Director, is responsible for
4 that operation.

5 MR. WOOTEN: I guess we need to have
6 somehow a list of minority businesses that are active in
7 this kind of work and see to it that they have bidding
8 applications for the job. Naturally they have to come
9 under the standards and be able to do the job presently
10 and have everything in place.

11 MR. CASOLO: You have to be certified.

12 MR. WOOTEN: Right. But the opportunity to
13 take part in this has to be there.

14 MR. CASOLO: That's why we have -- we have
15 -- when we advertise these bids we always have pre-bid
16 meetings where we meet with the contractors onsite and
17 that's helpful so that everybody knows who's competing on
18 the projects so you can start partnering, aligning, making
19 calls, that's really the business end of it.

20 MR. WOOTEN: Right.

21 MR. CASOLO: So people that are in the
22 minority might be able to realize, hey, O&G is bidding on
23 this project. Maybe I'd better given so and so a call
24 that attended that meeting and see if there's something in

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1 there that I can help him with.

2 MR. WOOTEN: Right.

3 MR. CASOLO: And there's that partnering
4 that's encouraged. So we share -- we share all those
5 lists with the people that either show up at these
6 meetings or pick up the bid documents and show an interest
7 in the project. I mean, that's really the best thing we
8 can do.

9 MR. WOOTEN: You can't do anymore. I'm
10 glad you said that. That's the way it should be.

11 MR. CASOLO: It's encouraged, but --

12 MS. BARNEY: And once they are onsite they
13 will -- what I'm asking is, will they be trained? It's
14 not mandatory you said, it's --

15 MR. CASOLO: Anyone working on the projects
16 has to abide by all the rules and regulations in the bid
17 specifications. So if somebody is onsite and they aren't
18 properly trained that's going to be an issue.

19 MS. BARNEY: -- yeah.

20 MR. CASOLO: You know? That person would
21 have to be replaced.

22 MS. BARNEY: I mean, they'd have to know
23 that they're in danger --

24 MS. LoBOSKY: (Indiscernible, too far from

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1 mic.)

2 MS. BARNEY: -- well, because we saw a
3 couple of, you know, places on Garden Street where people
4 were -- they weren't wearing masks, they were removing
5 asbestos --

6 MR. CASOLO: Sure, sure. I heard about
7 that and, you know, there's -- in that situation those
8 people could have been working outside the containment
9 area. They could have been on a lunch break, they could
10 have just been getting out of work. It's hard to
11 speculate exactly what the issue was there, but I can
12 guarantee you anybody working on this job that needed to
13 have, you know, a respirator, you know, would have it in
14 the containment area. There's no question about it. We
15 have very strict monitoring of asbestos right now.
16 Sarah's firm isn't involved in that component, but the
17 firm that is hired as our independent monitor is. We do
18 daily reporting. Any issue that comes up there's, you
19 know, it's dealt with on a day to day basis.

20 MS. BARNEY: Would you say that your
21 priority is more cost effective or more for the health of
22 the people? What is more of a priority for you?

23 MR. CASOLO: Health and safety. It always
24 is.

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1 MS. BARNEY: Okay.

2 MS. REDFERN: Well, if I could interject?
3 I was one of the witnesses on Garden Street when things
4 were being taken out of the building, I don't remember the
5 house number, but they clearly were not on lunch break.
6 They were physically taking items out of the building and
7 taking them across the street and they had no protection
8 on at all.

9 MR. CASOLO: And outside the containment
10 area?

11 MS. REDFERN: Yeah. I think it's a
12 disservice to say they were on a lunch break. They were -
13 -

14 MR. CASOLO: No, just as an example.

15 MS. REDFERN: -- they clearly were taking
16 things out of the house and --

17 MR. CASOLO: Sure. Much of these, you
18 know, areas of these buildings -- not every area is
19 contaminated or within the work zone.

20 MS. REDFERN: -- but look at it from a
21 resident going by and you're seeing an asbestos truck and
22 you see someone that is not protected you wonder if they
23 had been educated of their own health.

24 MR. CASOLO: Yeah.

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1 MS. REDFERN: So it is a concern question
2 to ask.

3 MR. CASOLO: No, certainly it is.
4 Certainly it is. And we really rely on the day to day
5 monitoring of the property.

6 MS. REDFERN: It's like, were the employees
7 abreast of the contaminants that they were exposed to by
8 the way they were dressed?

9 MR. CASOLO: The firm that we're using has
10 got a very strong reputation in the State of Connecticut
11 for doing high quality work, you know, so I can't speak
12 for the owner of that company, but I would almost --

13 MS. REDFERN: Yeah, but I just wanted to do
14 it as a resident witnessing and you don't know if the
15 worker knows what he's coming in contact with. It's not
16 whether it's a contained or not contained area, you just
17 see the truck and you see that he has no protection on.

18 MR. CASOLO: -- yeah. All the workers that
19 are on the payroll of this firm are certified and licensed
20 asbestos abatement contractors. I'm certain of that.

21 MS. JOHNSON-PRIDGEON: I guess over in
22 general what would be different about this particular
23 project in comparison to the Garden Street project where
24 your assurances are, oh these things would definitely be

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1 in place and this would definitely be oversight, but like
2 what potentially happened with Garden Street that would
3 diminish, you know, the resident's confidence?

4 MR. CASOLO: Well, the Garden Street
5 project was part of this project. That was one of the
6 buildings effected by the transitway work. I think that
7 I've learned, I mean, just learning about a concern of
8 public perception that there is a worker onsite, he's not
9 protected --

10 MS. REDFERN: Asbestos truck removal on the
11 sign on the truck --

12 MR. CASOLO: -- yeah, yeah. No, there's
13 anxiety.

14 MS. REDFERN: -- who's in charge?

15 MR. CASOLO: Who's in charge. There should
16 be, you know, a direct point of contact and in that case
17 the people that were monitoring that site know Laura is
18 the direct point of contact for that and at that time we
19 had no reason to be alarmed. Someone that's not familiar
20 with the work it's more community relations at that point.
21 You know, maybe I could have done a better job in saying
22 that, you know, we're doing abatement on Garden Street
23 this week. You know, Sheila, at your next meeting just
24 let everybody know that.

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1 MS. REDFERN: It could be helpful.

2 MR. CASOLO: Yeah. It is helpful. It is
3 helpful.

4 MS. REDFERN: You know? I was worried
5 about the workers because, you know, it could be helpful
6 to have that type of communication when you're working on
7 a project you know is a non-containment area, but the
8 residents don't know because you see the truck and the
9 worker that's not protected.

10 MR. CASOLO: Yeah.

11 MS. REDFERN: So I think bringing that up
12 at this meeting helps how there could be more
13 communication with this project as it goes on.

14 MR. CASOLO: Yeah. That's a good point.

15 MR. WOOTEN: Was the asbestos sign on the
16 building when you saw that?

17 MS. REDFERN: On the truck.

18 MR. WOOTEN: But -- but I know, it was on
19 the building? The work was stopped at Cedar Street where
20 they removed some lead and the Health Department stopped
21 the work because the guys were coming outside in their
22 Tyvek suit and went through the permit process and found
23 out that they had all their permits because they started
24 working and they were doing stuff before they put up their

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1 signs. Then seeing them come outside wearing Tyvek you
2 wouldn't do it, but their Phase II had started so
3 everything was back. So that's the issue. Everything was
4 back. They didn't take the signs off and the permit
5 wasn't posted. So this is your concern. When they go to
6 the next step they should have taken the signs down and
7 then were in their street clothes and you're not supposed
8 to be out of containment inside there anyway. So if the
9 job is done and you just don't want to get your clothes
10 dirty you can't wear Tyvek out in the street.

11 MR. CASOLO: Yeah. You've got to go
12 through the de-con zone and come out clean.

13 MR. WOOTEN: Right, right.

14 MR. CASOLO: And in this case this person
15 you might have seen was following the procedure and was
16 out in the environment in regular street clothes. Had he
17 had not gone through the de-con zone if he was a worker he
18 would have been in his protected outfit. But I think the
19 thing that I've learned tonight is just keep the dialogue
20 open, you know?

21 MS. REDFERN: It's so important.

22 MR. CASOLO: Now that you get into
23 construction things will become a lot more real, you know,
24 there's a lot of other people outside of our office that

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1 are seeing things, that are effected by things, so the
2 better educated the community is --

3 MR. WOOTEN: Right. You're not get
4 fraudulent calls, you're not getting nuisance stuff,
5 you're getting actual stuff and the more expedient you are
6 in fixing then the less you're going to get --

7 MR. CASOLO: Yeah.

8 MS. BARNEY: I think what we're concerned
9 about is we don't want it to get so out of control that
10 it's not easily, you know, monitored.

11 MR. CASOLO: No. It's -- there's a lot of
12 facets to this project and there's a lot of concerns. My
13 job is to make sure that everything is addressed properly.
14 I think the job is moving under control. It's --
15 everything is definitely being adhered to. We have very
16 strong and qualified people working on the job. We have a
17 lot of independent oversight. I think that's something
18 that came up time and time again tonight and I -- you
19 really sort of value the investment in doing that, you
20 know, spending the effort, the money, whatever to make
21 sure that everything is being closely monitored, you know,
22 is key.

23 MR. WOOTEN: Just one more thing. The
24 street cleaning in this area in the last couple of years

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1 has been pretty good and we know why, because there's a
2 lot of tension obviously so I'm not going to say anything
3 about that. But while this is going on will that continue
4 or would that be some type of hazardous thing going on?

5 MR. CASOLO: Listen, if it doesn't continue
6 you call Frank Fedeli.

7 MR. WOOTEN: Well, I mean --

8 MR. CASOLO: No, I'm serious, because --

9 MR. WOOTEN: -- we've got a good
10 relationship. There's no yelling and screaming. You
11 know, I ask him something and he takes care of it. That's
12 without a doubt.

13 MR. CASOLO: -- yeah. If it's something --
14 if it's something that the project is creating that's
15 something that I'll deal with. If it's something that --
16 I'm just trying to think of an example, you know, there's
17 construction going on, there's you know, there's a guy,
18 you know, there's a dump site and somebody's dropping
19 refrigerators, washing machines, whatever because it looks
20 like it's an area under construction, you know, that's
21 something that, you know, the City will get on top of
22 right away.

23 MR. WOOTEN: Yeah. We're like so fed up
24 with that, with every Tom, Dick and Harry with a pickup

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1 truck, it's ridiculous.

2 MR. CASOLO: Yeah. Well, what we're doing
3 too is with the demolitions, just like 413 Canal on the
4 corner of Canal and Dock is going to be secured with a six
5 foot chain link fence --

6 MR. WOOTEN: Right.

7 MR. CASOLO: -- you know, it's monitored
8 all the time. In fact, there's been nothing --

9 MR. WOOTEN: I haven't seen anything.

10 MR. CASOLO: -- that was a concern. That
11 was kind of like a pilot project just to sort of see what
12 happens there and maybe because it's right in the open.

13 MR. WOOTEN: Yeah.

14 MS. BARNEY: What about in the issue of --
15 what about an explosion, if there's an explosion and
16 you've got underground tanks, do you have a plan to get
17 people out of this area?

18 MR. CASOLO: The health and safety --

19 MS. BARNEY: When we had the fire they were
20 going in circles.

21 MR. CASOLO: -- yeah. The health and
22 safety plan addresses all of those issues about explosives
23 and things like that.

24 MS. BARNEY: Okay.

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1 VOICE: We haven't had any of that in the
2 City when we had fire construction --

3 MS. JOHNSON-PRIDGEON: Is it something that
4 will be presented to a group like this or larger at some
5 point?

6 MR. CASOLO: I think that's a good idea. I
7 think trying to look at all the items that -- it's risk
8 management really and that's a wise thing. So it's not
9 just the people on the work site that understand it but
10 maybe some of the neighbors that, you know, if anybody's
11 asked a question or there is an incident you have
12 something in the back of your mind to -- or maybe it's a
13 good idea to even have the plan on file somewhere.

14 MS. REDFERN: I mean, the fire -- the most
15 recent fire is a primary lesson that it needs to be
16 addressed to have an evacuation plan because what was
17 going over the two way radio the police did not know how
18 to -- or which location to evaluate. So it's a real
19 concern, especially in that unfortunate fire --

20 MR. CASOLO: Yeah. We're pretty --

21 MS. REDFERN: -- where you have panic and -
22 -

23 MR. CASOLO: -- you know, my office is
24 right next to the Fire Marshal's office, Building

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1 Department, I mean, you know, everybody talks to everybody
2 and everybody seems to know what everybody else is doing
3 at one point. You know, it's a pretty tightly knit group
4 so -- but I think that's a smart thing to do is enlighten
5 the community.

6 MS. REDFERN: But they weren't talking
7 during the fire.

8 MR. CASOLO: Did anybody -- I don't think
9 anybody died in that fire.

10 MS. REDFERN: No. But just the panic.

11 MR. WOOTEN: No. But that brings another
12 question. With this new construction and everything you
13 guys got water pressure and the water main on the table,
14 right?

15 MR. CASOLO: Yeah. The whole, you know,
16 utility coordination has been a huge part of this project
17 and it's not your problem, it's mine. But because of this
18 project and because of all of the other things going on in
19 the south end the utilities are really taking a good look
20 at this. Upgrade water, for example --

21 MR. WOOTEN: Yeah.

22 MR. CASOLO: -- and they're looking at
23 making upgrades that are far beyond the needs of this
24 project.

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1 MR. WOOTEN: Right.

2 MR. CASOLO: So that's all being put in
3 partly because I won't let them go back in and street cut
4 a new facility easily.

5 MR. WOOTEN: Right, yeah.

6 MR. CASOLO: So this is their opportunity
7 to do what they have to do and so --

8 MR. WOOTEN: That's excellent. I mean,
9 because with Admiral's work and Teorez (phonetic) and the
10 old Haymen property and the new --

11 MS. BARNEY: Manger.

12 MR. WOOTEN: -- yeah, Manger, Ed Manger
13 it's going to -- this is an opportunity to straighten out
14 all of this stuff.

15 MR. CASOLO: Yeah. It won't solve all of
16 the problems, but definitely the gas company because
17 there's a lot of equipment on the ferry terminal site it
18 has to relocate those valves and everything out of that
19 area. So they're scrambling to, you know, there's been a
20 whole -- I don't even want to go there with all the
21 reorganizations that are going on with the utilities right
22 now. But they know what they have to do and they're
23 implementing it and a big part of it is along this
24 corridor.

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1 MR. WOOTEN: Right.

2 MS. JOHNSON-PRIDGEON: Is it possible to
3 maybe, you know, I don't know how many meetings and
4 whatever you have scheduled, it may be useful to, you
5 know, maybe a couple of weeks into the demolition phase to
6 hold the meeting so if there are any concerns, you know,
7 people can voice them and get them addressed early?

8 MR. CASOLO: Oh, yeah. Oh, yeah.

9 MS. JOHNSON-PRIDGEON: If that's possible?

10 MR. CASOLO: Yeah. I think Sheila has been
11 the conduit for expressing the community's interest in, I
12 mean, getting us here. And I think together we should
13 come up with a schedule of what makes sense.

14 MS. PARADIS: (Indiscernible, too far from
15 mic.) everybody's supposed to come to the second Tuesday
16 and it's not there. The second Tuesday meeting
17 (indiscernible, too far from mic.) it's difficult as you
18 can see to get people out here on the second Tuesday
19 night.

20 MR. CASOLO: Yeah. This might be an
21 anomaly because it's a school vacation week and stuff.

22 MS. PARADIS: No, that happens regardless.

23 MR. CASOLO: Yeah.

24 MS. JOHNSON-PRIDGEON: Usually it's the

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1 standard in our --

2 MS. PARADIS: It's a much bigger crowd.

3 MR. CASOLO: Oh, yeah. I know.

4 MS. PARADIS: So if you do this
5 (indiscernible, too far from mic.) kind of like wasting
6 your time -- not wasting your time, it was a good session,
7 but we'd have more people.

8 MR. CASOLO: Yeah. We'll do it during --
9 to get the maximum in, but when I first came and there was
10 one lady here I was --

11 MS. PARADIS: Yeah. I was outside trying
12 to get people on the phone.

13 MR. CASOLO: -- I know, I was shaking my
14 head. We missed an opportunity.

15 MS. PARADIS: So that's when -- yeah,
16 that's when Lauren said she wanted to do an off site
17 meeting. You're not going to get no turnout, but I wanted
18 it on the program, but I knew from --

19 MS. LoBOSKY: Well, we wanted to get
20 actually with your meeting, but you already had somebody
21 else booked so we went ahead and --

22 MS. PARADIS: -- and it's hard. Well, that
23 night we (indiscernible, too far from mic.)

24 MR. CASOLO: Yeah. We want to get in

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1 before Redway. Well, I think -- we'll work something out.

2 MS. PARADIS: We'll work something out,
3 yeah.

4 MR. CASOLO: I think definitely during
5 construction it's a critical time to keep talking because
6 everybody's going to have a concern.

7 MS. PARADIS: Do you think you might have
8 an alternative number just, you know, to get directly to
9 your office rather than going through Frank Fedeli?

10 MR. CASOLO: Let me think about how to
11 structure that. I think some of that is a good idea.

12 MS. PARADIS: Think about that, yeah.

13 MR. CASOLO: It's got to be controlled
14 though. You know, having 60 people call me everyday isn't
15 going to do anybody any good.

16 MR. WOOTEN: No, no.

17 MS. PARADIS: I don't think they would call
18 you.

19 MR. WOOTEN: Well, you've got a voice mail
20 that's going to screen for you.

21 MS. PARADIS: You know how Frank has -- you
22 know, like Frank has his laundry list and it would say,
23 you know, in case like when you call?

24 MR. CASOLO: Yeah. I'm going to go to

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1 Frank tomorrow and educate myself on how he does it.

2 MR. WOOTEN: I don't know how he does it
3 because he used to call me --

4 MR. CASOLO: He's got good people there.

5 MR. WOOTEN: -- he used to call me every
6 three days.

7 MR. CASOLO: When the Mayor implemented
8 that system it seems --

9 MR. WOOTEN: Because I'm all over the City,
10 I've got to go to all kinds of buildings so he just -- he
11 calls back.

12 MR. CASOLO: -- yeah, we've got a guy in
13 our department that just is responsible for tracking the
14 response time for those and, you know, we don't have
15 anything to lie around for very long. It's sort of a
16 performance -- people look at that. The Board of Refs.
17 does.

18 MR. WOOTEN: Yeah.

19 MR. ADAMS: Even sometimes if someone
20 responds it don't make any sense, but they do respond to
21 it. They make sure they get within the time limit, but
22 you look at the response and say, what are you talking
23 about?

24 VOICE: But I responded.

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1 MR. ADAMS: You did respond, but you know,
2 it's a lot better if you get (indiscernible, too far from
3 mic.)

4 MR. WOOTEN: The Dock Street area over
5 there, that's floods.

6 MS. PARADIS: Not bad flood.

7 MR. WOOTEN: I know, but I'm saying is that
8 going to cause --

9 MR. ADAMS: They stopped in the past when
10 they did something in the past it stopped flooding.

11 MR. CASOLO: Yeah, we're putting in some
12 additional capacity in the drain lines there. There's
13 other work in the south end that's needed to completely
14 alleviate the drainage, you know, concerns in the area so
15 we're doing what we can within the segment we've got to,
16 you know, really over design for the storage needed there.
17 But there's a lot of stuff on Dike Lane that needs to
18 happen outside of the limits of this project.

19 MR. ADAMS: Do they have anything with the
20 table of water -- where the water's coming in? Because if
21 it's a mist rain then you see the water backing up on that
22 street. Has it got anything to do with when they put the
23 barge in it's higher --

24 MR. CASOLO: It's a tidal area. You know,

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1 the tide is always going to be an issue in this area, the
2 low lying area. But we've got, you know, we've got the
3 tidal gates, we've got extra capacity in the lines to hold
4 the tide water as it comes in. So this project is doing
5 everything it can to deal with the issue with flooding.

6 MS. JOHNSON-PRIDGEON: I just want to say
7 it's great to have you all come and just even to listen
8 and hear what some of the concerns are. And I guess what
9 you heard from the group here tonight is that, you know,
10 no one is opposed to this project moving forward. What
11 they're concerned about is that, you know, their health
12 and that of the children is protected during the process.
13 So I hope you've, you know, gained something from this
14 dialogue and that there's an opportunity maintained to
15 open communication so this will be a project that everyone
16 in the end can feel good about and, you know, hopefully
17 we'll enhance the relationship between the community and
18 the City as well.

19 MR. CASOLO: Oh, it will. It will
20 definitely. I appreciate that and it's great. I mean,
21 you know, what comes out of a group of people that, you
22 know, I wasn't sure which direction it was going to take,
23 but I think we all gained a lot out of this tonight. But
24 it was nice to meet you and we look forward to seeing you

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1 in the future.

2 (Whereupon, the meeting was adjourned at

3 8:43 p.m.)