

**SITE EVALUATION
OF
FORMER PORTLAND CHEMICAL WORKS
EAST SIDE OF NEWFIELD STREET
MIDDLETOWN, CT**

**PREPARED FOR
PRIMARY STEEL, INC.**

**BY
BASCOM/MAGNOTTA, INC.
360 MAIN STREET
DURHAM, CT 06422**

MARCH, 1999

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➤ Historical Data and Site Characteristics

The parcel being evaluated is 3.55 acres originating from a parcel totaling 6.56 acres owned by the City of Middletown which was formerly owned by the Portland Chemical Works prior to the City of Middletown taking ownership for back taxes.

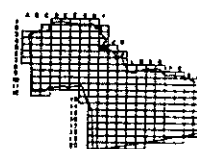
The subject parcel is bordered on the east by the former NY-NH-H Rail Line, North by Primary Steel, Inc., South by property of Philip Armetta, and West by the remaining City owned property. The site starts at a point approximately 550 feet east of Newfield Street (Conn. Rt. 72) then runs east to the rail line.

Approximately ½ of the site is relatively flat and developed with a rail siding and abandoned chemical storage tanks. The remainder of the site is wooded with a ravine which receives surface water runoff from this site, surrounding parcels and storm water from Newfield Street. Maps on file in the Middletown Town Clerk's office show a State drainage easement and 24 inch pipe discharging onto this property from Newfield Street which exits the site through a culvert under the rail line. An environmental report prepared for the City by Woodard & Curran shows much of the area around the storage tanks and the bottom of the ravine to be a wetlands soil which are under review for an environmental cleanup. The northerly edge of the site has a steep slope rising up to the driveway area for Primary Steel. Three maps are attached to show this site and surrounding areas.

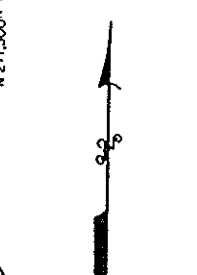


W. J. MAYOR

REVISION	DATE



SHEET INDEX



LEGEND

- Roads
- Drives (over 200ft)
- Railroads
- Buildings
- Endwalls and Culverts
- Catch Basin
- Manhole
- Rivers and Streams
- Fences (across country)
- Wells, retaining, stone
- Trees
- Swamp and Marsh
- Lakes and Ponds
- Contours
- Depression
- Spot elevation
- Control, vertical
- Control, horizontal
- Bridges
- Towers



1" = 200'

Primary Steel

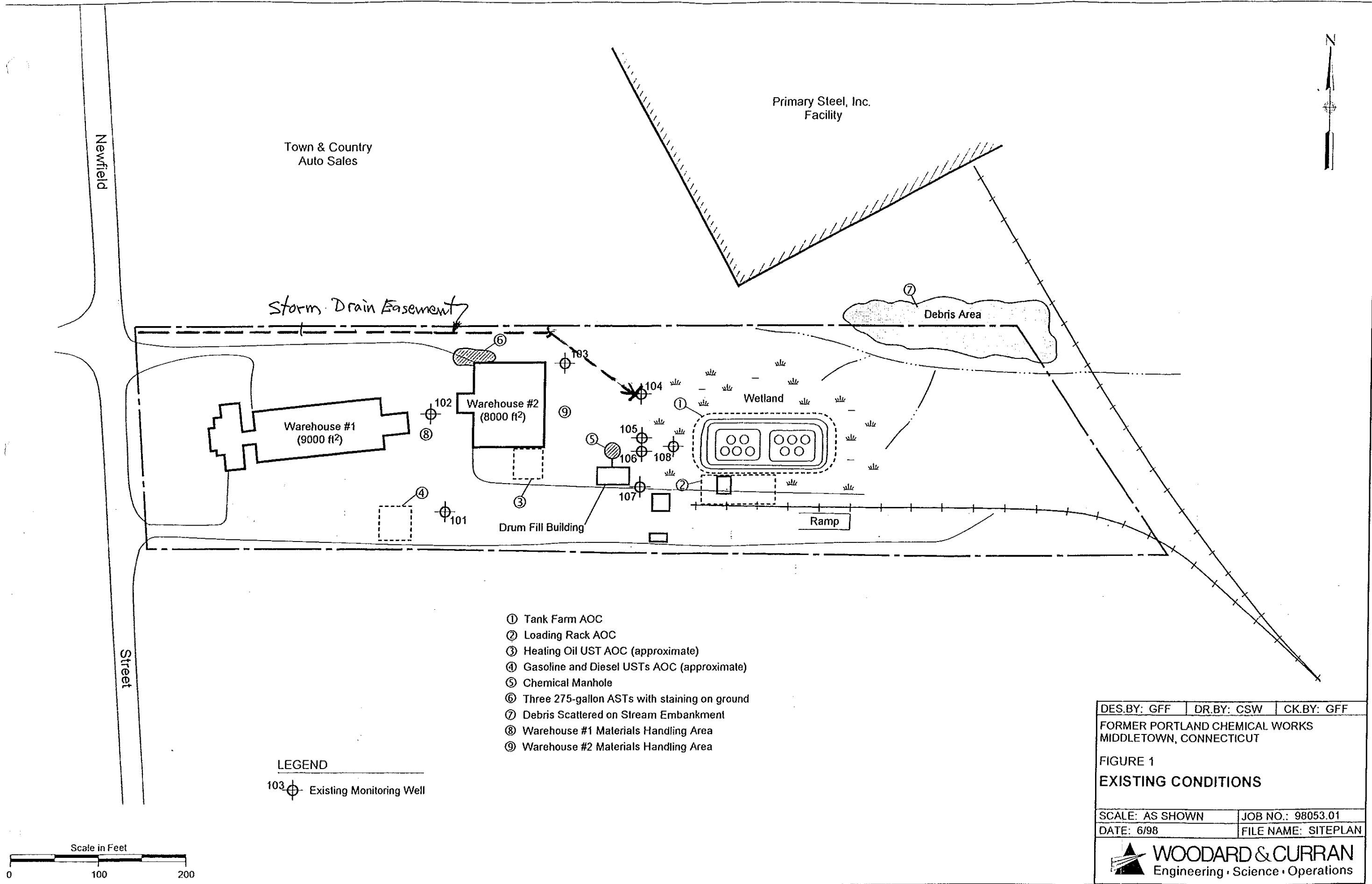
Storm Drain Easement

Site (Former Portland Cement Works)

100 YEAR FLOWS

50 YEAR FLOWS





DES.BY: GFF	DR.BY: CSW	CK.BY: GFF
FORMER PORTLAND CHEMICAL WORKS MIDDLETOWN, CONNECTICUT		
FIGURE 1 EXISTING CONDITIONS		
SCALE: AS SHOWN		JOB NO.: 98053.01
DATE: 6/98		FILE NAME: SITEPLAN
 WOODARD & CURRAN Engineering • Science • Operations		

➤ Zoning

This site and surrounding properties are currently zones I-2 (Restricted Industrial). Section 61 of the City of Middletown Zoning Regulation lists the permitted in this zone under "Site Plan" approval or "special permit". These uses are summarized below with an excerpt of the City's zoning map attached.

➤ Permitted Uses (Sec. 61.01)

- Agriculture, blacksmith shop, welding/machine shops, building and related trades, dry cleaning, laboratories, manufacturing, printing trades, public utilities, physical fitness center, TV studios, warehousing, office buildings, motor vehicle repair/body shops, biotech, telecommunications industries.

➤ Uses Requiring a "Special Exception" (Sec. 61.02)

- Junkyards, building material salvage yards, restaurants, natural resource extraction, automotive, and farm equipment sales, bus stop shelters, adaptive historic preservation, banking facilities, childcare facilities, solid waste facilities, golf courses, miniature golf and driving ranges, antique/flee market, landscape/garden center.

The building setback and coverage limits for this zone are as follows:

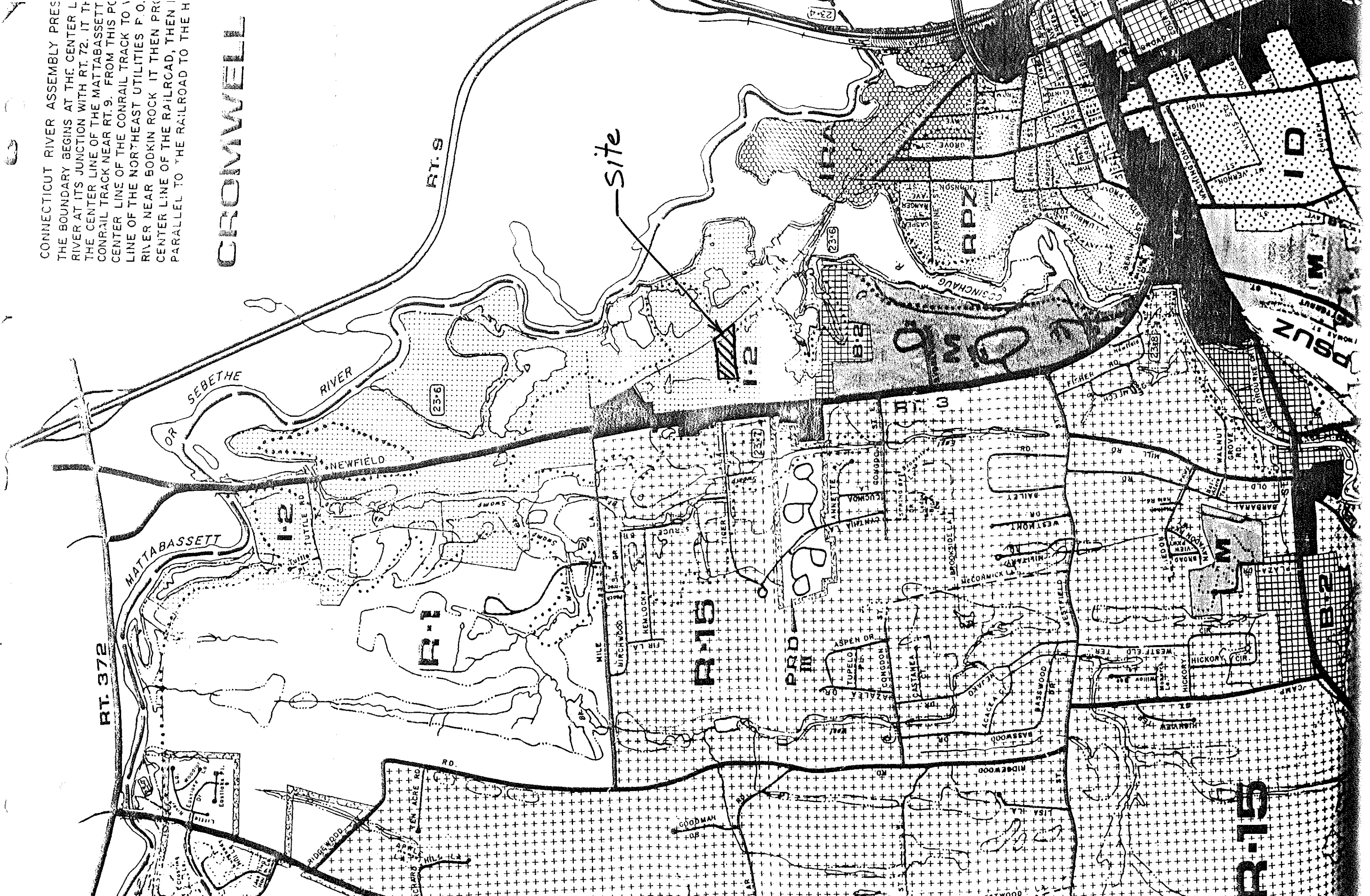
Minimum Lot Size – 2.0 Acres

Building Setbacks – Front – 75 Ft; Side – 20 Ft; Rear – 25 Ft

Maximum Building Coverage – 40% of Lot Area

CONNECTICUT RIVER ASSEMBLY PRES
THE BOUNDARY BEGINS AT THE CENTER L
RIVER AT ITS JUNCTION WITH RT.72. IT TH
THE CENTER LINE OF THE MATTABASSETT
CONRAIL TRACK NEAR RT.9. FROM THIS PC
CENTER LINE OF THE CONRAIL TRACK TO I
LINE OF THE NORTHEAST UTILITIES P.O.
RIVER NEAR BOOKIN ROCK IT THEN PR
CENTER LINE OF THE RAILROAD, THEN I
PARALLEL TO THE RAILROAD TO THE H

CROMWELL



—site

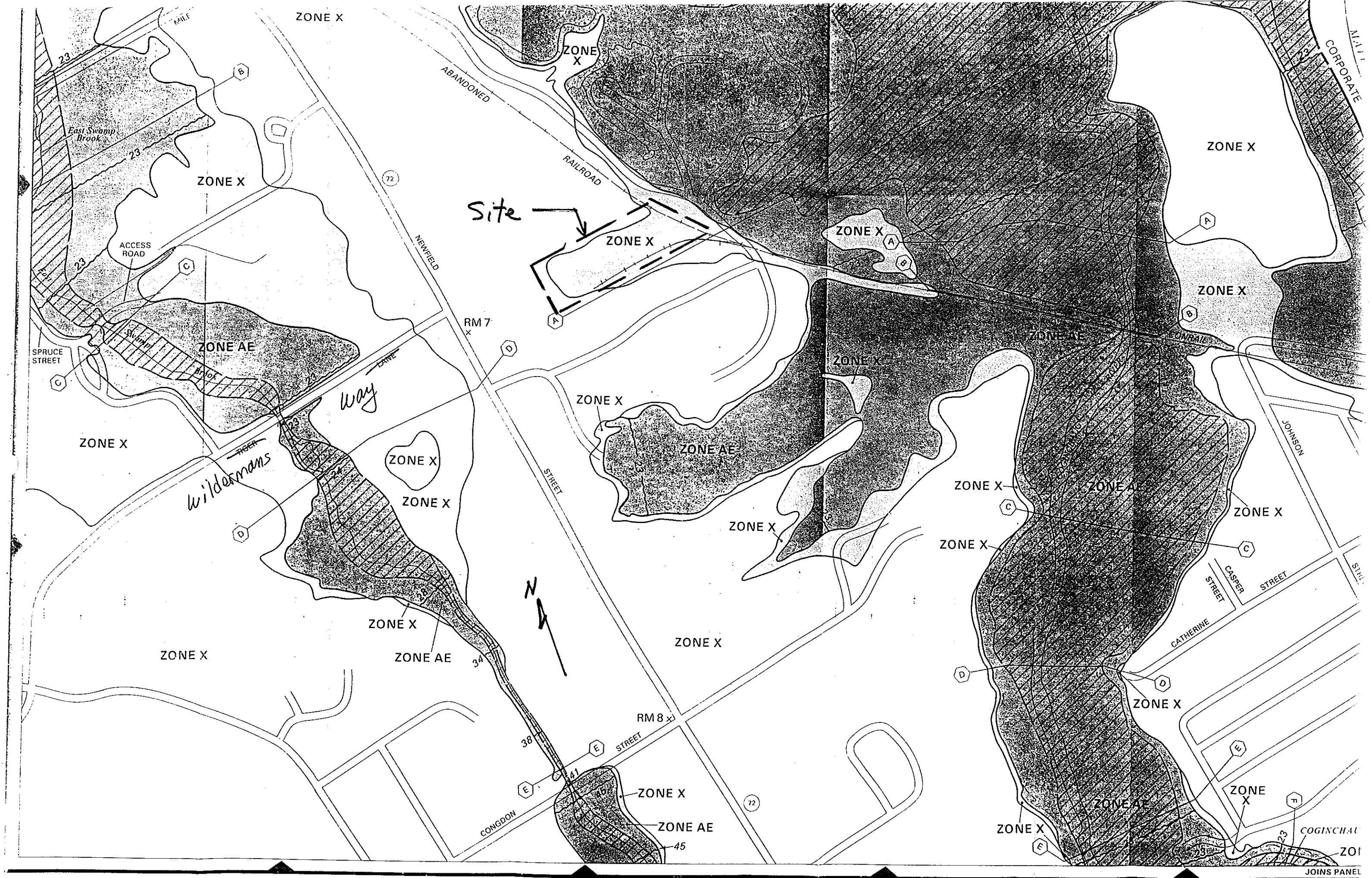
➤ **Flood Zones and Inland Wetland Soils**

The City of Middletown has been mapped by a flood insurance study for flood prone areas by the Federal Emergency Management Agency (FEMA) in a report dated July 16, 1990. Panel #3 of this report encompasses the subject site and shows a zone X over much of the property.

Zone X is the flood insurance rate zone that corresponds to areas outside the 500-year floodplain and to areas of 100-year flooding where average depths are less than 1 foot, areas of 100-year flooding where the contributing drainage area is less than 1 square mile, and areas protected from the 100-year flood by levees. No base flood elevations or depths are shown within this zone.

Zone AE is the flood insurance rate zone that corresponds to the 100-year floodplains that are determined in the Flood Insurance Study by detailed methods. In most instances, whole-foot base flood elevations derived from the detailed hydraulic analyses are shown at selected intervals within this zone.

This zone represents an indication that flooding does occur over the site but at shallow depths. It is noted that an AE Zone is located just east of the site separated by the railroad line. The closest cross section in the AE Zone shows a 100-year flood elevations of 23 ft. Contour elevations on the City of Middletown maps show the ground elevations on this site to range from a high of 25 ft to 10 ft at the inlet to the culvert under the rail line.



Although the site is not considered part of the regulated 100-year flood plain, it is subject to flooding by either local stormwater unable to flow to the floodplain or a reverse flow through the rail line culvert from high water levels in the floodplain. Attached is an excerpt from the FEMA maps.

Inland Wetland soils apparently cover a portion of this site as evidenced by flagging in the field. The report by Woodard & Curran shows a general area of wetlands, however the exact extent and coverage needs to be verified and surveyed.

➤ **Site Grading Concept**

The attached grading plan shows utilization of the rail siding and a large portion of the site as material storage and loading areas for rail transport with driveway connection up to the existing drive for Primary Steel's building.

➤ **Regulatory Permits Required**

City of Middletown

- Planning & Zoning – Site Plan Approval with a flood prone area.
- Inland Wetlands - Regulated activity approval with possible “significant activity” label.

State of Connecticut

- Water quality certification tied to Corps of Engineers Section 404 Permit.

Federal

- Corps of Engineers – Section 404 Permit to fill more than 5,000 SF of Inland Wetland area.

➤ Summary

Aside from the environmental cleanup, the primary issue for this site is the filling of inland wetland areas which require both local and federal permits. Most permitting authorities, particularly those for federal permits, will require mitigation to offset the loss of wetlands, regardless of how poor a quality wetland.

The issue of use is within the allowed zoning uses and since the site is not in a flood plain, this part of the City's zoning regulations are not applicable. However, if a structure is proposed on the site, the issue of local flooding must be addressed.

"Primary Steel"
Bldg.

Existing
Gravel Drive

Approx. P.L.

FIS

20
Ex. Culvert

Extend 24" Drain

Storage
Area

Extend
Storm Drain

Proposed
Contours

New CB

Ex. Rail

RAMP

Siding

Ex. CB.

Approx. P.L.

1" = 50'

