



December 7, 2017  
Project 1403900-41-1000

Consulting  
Engineers and  
Scientists

Peter Folino  
Eagle Environmental  
8 South Main Street, Suite 3  
Terryville, CT, 06786

**Re: National Environmental Policy Act (NEPA) Statutory Checklist for 159 Spectacle Lane, Wilton, CT**

Dear Mr. Folino,

GEI Consultants, Inc. (GEI), at the request of Eagle Environmental Inc. (Eagle), has completed National Environmental Policy Act (NEPA) requirements associated with the rehabilitation of the above-listed property under the HUD-DR Program. GEI reviewed information specific to the proposed, funded rehabilitation activities associated with the property, and completed a NEPA Statutory Checklist. Based on the information gathered, it appears that this project cannot convert to Exempt because one or more statutes/authorities requires consultation or mitigation. Complete consultation and asbestos, lead-based paint, radon, and mold mitigation requirements, publish NOI/RROF and obtain Authority to Use Grant Funds (HUD 7015.16) per ss58.70 and 58.71 before drawing down funds.

The completed NEPA Checklist, environmental database report, and supporting maps are attached.

If you have any questions, please feel free to contact me at 860.368.5340.

Sincerely,

GEI CONSULTANTS, INC.

A handwritten signature in blue ink that reads "Barry Giroux".

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Barry Giroux, P.E., LEP  
Senior Consultant

A handwritten signature in black ink that reads "John Gondek".

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John Gondek  
Ecotoxicologist

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## SCOPE OF WORK

Selective demolition, door and window replacement, floor replacement, gypsum board ceiling repair, exterior wood soffit repair, deck railing repairs as well as mitigation and remediation of asbestos, lead paint, mold and radon gas.

## STATUTORY CHECKLIST [§58.35(a) activities] for Categorical Exclusions and Environmental Assessments

Note: Review of the items on this checklist is required for both Categorical Exclusions under Sec. 58.35(a) and projects requiring an Environmental Assessment under Sec. 58.36. If no compliance with any of the items is required, a Categorical Exclusion [58.35(a)] may become "exempt" under the provisions of Sec. 58.34 (a) (12). In such cases attach the completed Statutory Checklist to a written determination of the exemption. Projects requiring an Environmental Assessment under Sec. 58.36 cannot be determined to be exempt even if no compliance with Statutory Checklist items is found. Three items listed at Sec. 58.6 are applicable to all projects, including those determined to be exempt.

**Project Name and Identification/Location: Owner-occupied Rehabilitation and Rebuilding Program  
Application #2452 159 Spectacle Lane, Wilton, CT**

Area of Statutory or Regulatory Compliance	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency Approvals, Permits Obtained*	Conditions and/or Mitigation Actions Required	Provide compliance documentation. Additional material may be attached.
<b>Document Laws and authorities listed at 24 CFR Sec. 58.5</b>							
1. Historic Properties [58.5(a)] [Section 106 of NHPA]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	This project was reviewed in accordance with the Programmatic Agreement developed by the CT State Historic Preservation Office (SHPO), CT Department of Housing, and the Advisory Council on Historic Preservation. SHPO has concluded that the residence does not appear to be eligible for listing on the National Register of Historic Places. No historic properties will be affected by the proposed rehabilitation (Attachment A - SHPO letter, dated 10/20/17).
2. Floodplain Management [58.5(b)] [EO 11988] [24 CFR 55]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM) for the area shows the project site is located outside a special flood hazard area. The residence is located in Zone X, "areas determined to be outside the 0.2% annual chance floodplain" Fairfield County, CT- Map #09001C0376F (Figure 3). Connecticut Department of Energy and Environmental Protection (CTDEEP) Program-wide Permit is in effect.
3. Wetland Protection [58.5 (b)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The project site is not located within a wetland according to US Fish and Wildlife Service (USFWS) National Wetlands Inventory map (NWI; 2012; Figure 4). CTDEEP Tidal Wetlands Mapping, as defined in C.G.S. Section 22a-29 and Section 22a-93(7)(e), does not identify tidal wetlands on the property (Figure 5; CTDEEP 1999).
4. Coastal Zone Management [58.5(c)] [CGS 22a-100(b)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is located outside the Coastal Boundary, but above the and the Town of Wilton does not have Coastal Jurisdiction (CTDEEP 2016; Figure 5).

Area of Statutory or Regulatory Compliance	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency Approvals, Permits Obtained*	Conditions and/or Mitigation Actions Required	Provide compliance documentation. Additional material may be attached.
5. Water Quality – Aquifers [58.5(d)] [40 CFR 149] Clean Water Act 1977 Safe Drinking Water Act 1974	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No impacts to water quality are anticipated. CTDEEP Bureau of Water Protection and Land Reuse map titled "Connecticut Aquifer Projection Areas" dated February 2017 does not identify aquifer protection areas in the Town of Wilton, CT (Figure 6). The project site is not located in an EPA Sole Source Aquifer ( <a href="https://www3.epa.gov/region1/eco/drinkwater/pc_solesource_aquifer.html">https://www3.epa.gov/region1/eco/drinkwater/pc_solesource_aquifer.html</a> ).
6. Endangered Species [58.5(e)] [16 U.S.C. 1531 et seq.] [CGS 26-310]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	CTDEEP State and Federal Listed Species and Significant Natural Communities Map for Fairfield County does not indicate the presence of listed species or significant natural communities within the vicinity of the site (CTDEEP NDDB 2016; Figure 7).  USFWS Information, Planning and Conservation System (IPaC) indicates one threatened or endangered species, Northern Long-eared Bats, as being potentially present on the project site (Attachment B). Further review of USFWS Endangered Species Consultation Project Review for Projects with Federal Involvement indicates the bats may be expected statewide, however, there is no available habitat for the bats on the immediate site (Attachment C). Therefore, no endangered or threatened species are expected to occur on the project site (Attachment D).
7. Wild and Scenic Rivers [58.5 (f)] [16 U.S.C. 1271 et seq.]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Eightmile River is the only designated wild & scenic river within program area running through Lyme, Salem and East Haddam, CT ( <a href="http://rivers.gov">rivers.gov</a> ; 2012; Figure 8). Project site is not within one mile of the designated area.
8. Air Quality [58.5(g)] [42 U.S.C. 7401 et seq.]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Residential rehabilitation; will result in no quantifiable increase in air pollution.
9. Farmland Protection [58.5(h)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Natural Resources Conservation Service (NRCS) mapping indicates the site is primarily underlain by Charlton-Chatfield complex soils (Figure 9). The proposed project will not involve the conversion of any prime, unique, statewide, or locally important farmland.
Manmade Hazards: 10 A. Thermal Explosive [58.5(i)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is in a residential neighborhood and proposed project will not result in any increase to density.
10 B. Noise [58.5(i)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Some short-term construction-related noise is expected. No impact on long-term contributions to ambient noise is expected.
10 C. Airport Clear Zones [58.5 (i)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is outside of any airport clear zone.

Area of Statutory or Regulatory Compliance	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency Approvals, Permits Obtained*	Conditions and/or Mitigation Actions Required	Provide compliance documentation. Additional material may be attached.
10 D. Toxic Sites [58.5 (i)(2)(i)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Site is not listed on EPA Superfund National Priorities or CERCLA List or equivalent State list, is not located within 3,000 feet of a toxic or solid waste landfill, does not have an underground storage tank (which is not a residential fuel tank) and is not known or suspected to be contaminated by toxic chemicals or radioactive materials. Based on attached environmental database report prepared by ERIS (Attachment E).
11. Environmental Justice [58.5(i)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The project site is not located in a Distressed Municipality based on the CTDECD 2016 List (Attachment F). The rehabilitation work at the project site is compatible with the surrounding residential use and no adverse human health and environmental effects on minority or low-income population are expected.
<b>Document Laws and authorities listed at Sec. 58.6 and other potential environmental concerns</b>							
12 A. Flood Insurance [58.6(a) & (b)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	FEMA FIRM for the site shows the project site is located outside a special flood hazard area. The residence is located in Zone X, "areas determined to be outside the 0.2% annual chance floodplain" Fairfield County, CT- Map #09001C0376F (Figure 3). Flood insurance is not required for this project.
12 B. Coastal Barriers [58.6(c)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The project site is not located within a designated FEMA FIRM Coastal Barrier Resource Zone, Fairfield County, CT- Map #09001C0376F (Figure 3)
12 C. Airport Clear Zone Notification [58.6(d)]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The site is outside of any airport clear zone. Project does not involve purchase or sale of a property as such 24 CFR 58.6(d).
13. A. Solid Waste Disposal [42 U.S.C. S3251 et seq.] and [42 U.S.C. 6901-6987 eq seq.]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Solid waste disposal provided by the town. Proposed project will not result in an increase in density.
13 B. Fish and Wildlife [U.S.C. 661-666c]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Program activities will not result in impounding, diverting, deepening, channelizing or modification of any stream or body of water; not a water control project.
13 C. Lead-Based Paint [24 CFR Part 35] and [40 CFR 745.80 Subpart E]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The results of Lead Paint Survey are in the Environmental Assessment Report, dated 11/7/2017, prepared by Eagle Environmental Inc. (submitted by Capital Studio Architects along with the Statutory Checklist). Of the three hundred forty-three (343) readings taken, one (1) was found to contain lead-based paint in excess of 1.0 mg/cm <sup>2</sup> . This reading was from the Façade A (001) foundation. The Lead-based Paint Abatement plan details the work practices to be followed during construction to address lead-containing materials at the project site.

Area of Statutory or Regulatory Compliance	Not Applicable to This Project	Consultation Required*	Review Required*	Permits Required*	Determination of consistency Approvals, Permits Obtained*	Conditions and/or Mitigation Actions Required	Provide compliance documentation. Additional material may be attached.
13 D. Asbestos	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The results of Asbestos-containing Material Survey are in the Environmental Assessment Report, dated 11/7/2017, prepared by Eagle Environmental Inc. (submitted by Capital Studio Architects along with the Statutory Checklist). The Asbestos Abatement plan details the work practices to be followed during construction to address asbestos-containing materials at the project site.
13 E. Radon [60.3 (i) 1]	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Radon testing was performed at the project site and the results are in the Environmental Assessment Report, dated 11/7/2017, prepared by Eagle Environmental Inc. (submitted by Capital Studio Architects along with the Statutory Checklist). Results were found to be above the USEPA Action Level. A radon mitigation system will be designed and installed as a permanent addition to the building.
13 F. Mold	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	The procedures and results of the microbial testing for mold spores are included in the Environmental Assessment Report, dated 11/7/2017, prepared by Eagle Environmental Inc. (report submitted by Capital Studio Architects along with the Statutory Checklist). The Mold and Water Remediation Plan details the work practices to be followed during construction to address mold-containing materials at the project site.
Other: State or Local 14 A. Flood Management Certification [CGS 25-68]	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Program-wide General Permit for CDBG-DR Program activities with CTDEEP are in effect.
14 B. Structures, Dredging & Fill Act [CGS 22a-359 through 22a-363]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Rehabilitation work at the project site does not propose any activity water ward of the coastal jurisdiction line as defined in C.G.S. Section 22a-359(c) (Figure 5).
14 C. Tidal Wetlands Act [CGS 22a-28 through 22a-35]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	The project site is not located in a town with a Coastal Jurisdiction Zone. CTDEEP Tidal Wetlands Mapping, as defined in C.G.S. Section 22a-29 and Section 22a-93(7)(e), identifies the project as outside a Tidal Wetland Zone (Figure 5; CTDEEP 1999).
14 D. Local inland wetlands/watercourses [CGS 22a-42]	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No apparent inland wetlands on the project site based review of NWI data (Figure 4) and NRCS soils data (Figure 9). Project rehabilitation work is not expected to impact wetlands/watercourses.
14 E. Various Municipal Zoning Approvals	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	No change of use or building expansion that would require zoning approvals noted.

**DETERMINATION:**

- This project converts to Exempt, per §58.349a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license. Funds may be drawn down for this (now) EXEMPT project; OR
- This project cannot convert to Exempt because one or more statutes/authorities requires consultation or mitigation. Complete consultation/mitigation requirements, publish NOI/RR0F and obtain Authority to Use Grant Funds (HUD 7015.16) per §58.70 and 58.71 before drawing down funds; OR
- The unusual circumstances of this project may result in a significant environmental impact. This project requires preparation of an Environmental Assessment (EA). Prepare the EA according to 24 CFR Part 58 Subpart E.

Prepared by:



1/26/18

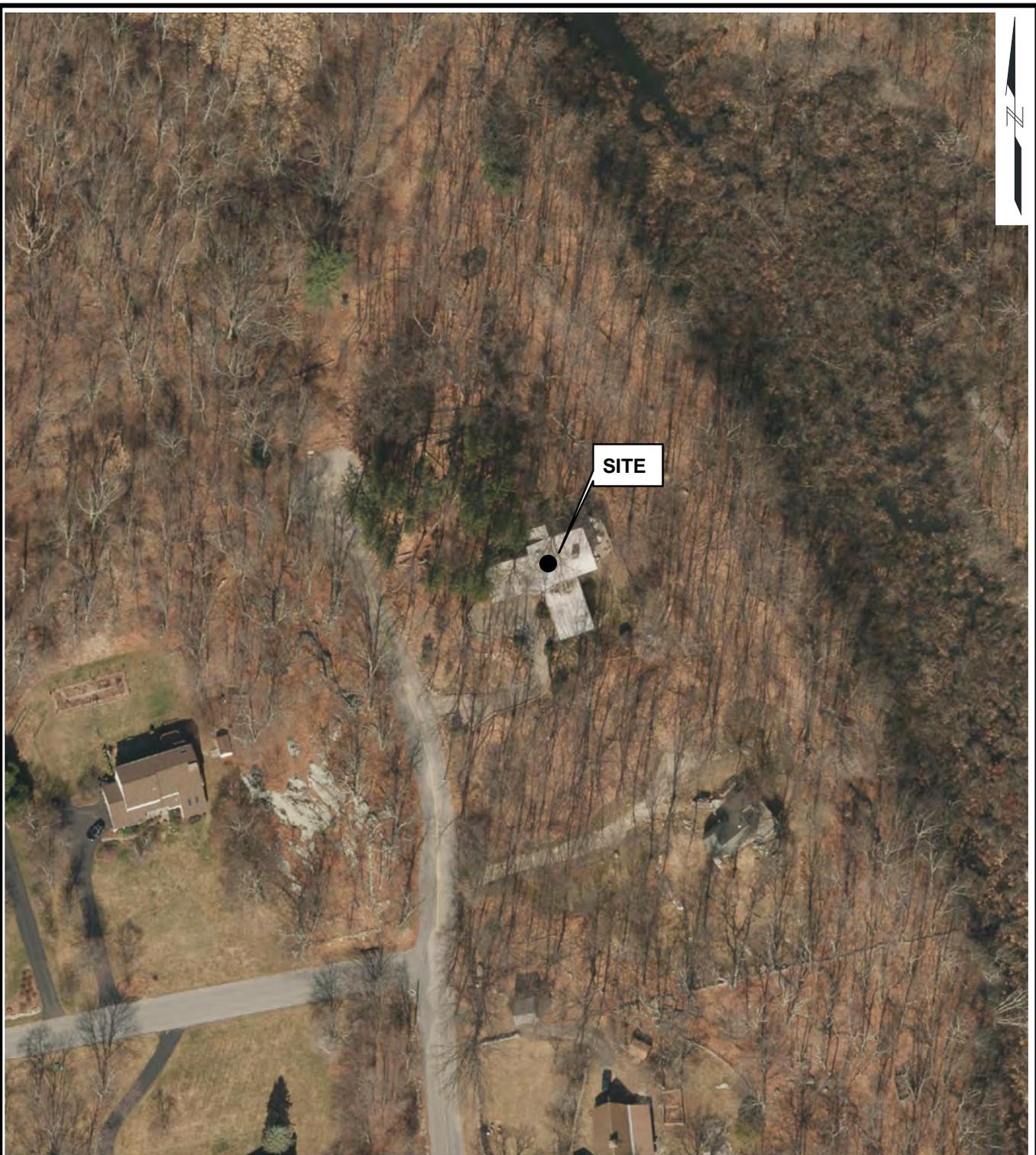
\_\_\_\_\_  
Barry Giroux, PE, LEP  
Senior Consultant, GEI Consultants, Inc.

\_\_\_\_\_  
Date

Responsible Entity or designee Signature:

  
\_\_\_\_\_  
Hermia Delaire, CDBG-DR Program Manager

01/26/2018  
\_\_\_\_\_  
Date



**SOURCE:**  
1. 2016 ESRI WORLD IMAGERY



SCALE: 1" = 100'

National Environmental Policy Act (NEPA) Statutory  
Checklist and Environmental Assessment  
159 Spectacle Lane  
Wilton, Connecticut

Eagle Environmental, Inc.  
Terryville, Connecticut

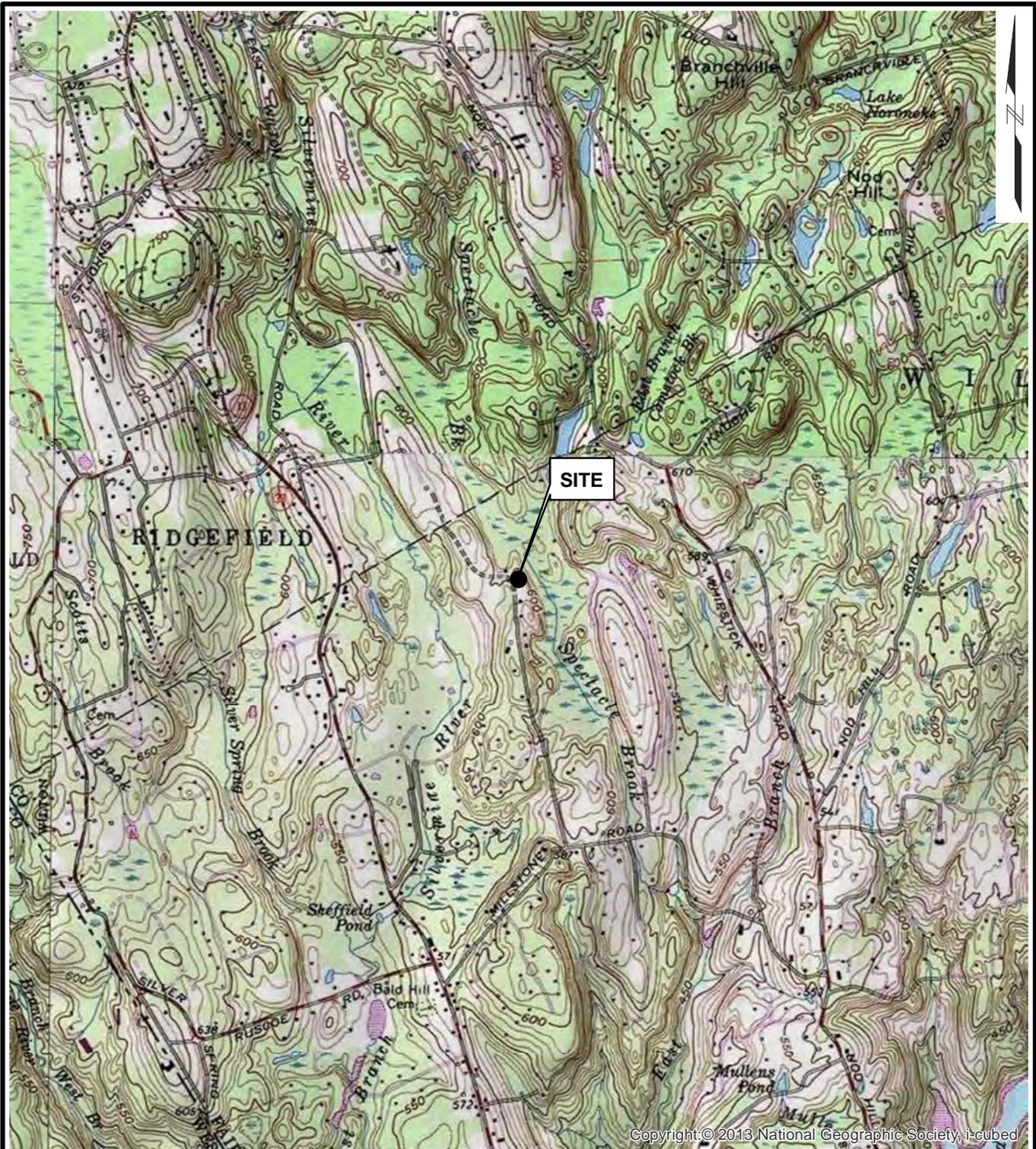


Project 1403900

SITE DETAIL

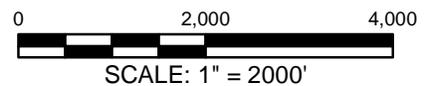
October 2017

Fig. 1



**SOURCE:**

1. USGS TOPOGRAPHIC MAP NORWALK NORTH QUADRANGLE ACCESSED VIA ARCGISONLINE.COM.



National Environmental Policy Act (NEPA) Statutory Checklist and Environmental Assessment  
159 Spectacle Lane  
Wilton, Connecticut

Eagle Environmental, Inc.  
Terryville, Connecticut



USGS TOPOGRAPHIC MAP

Project 1403900

October 2017

Fig. 2

**NOTES TO USERS**

This map is for use in administering the National Flood Insurance Program. It does not necessarily identify all areas subject to flooding, particularly from local drainage sources of small size. The community map repository should be consulted for possible updated or additional flood hazard information.

To obtain more detailed information in areas where **Base Flood Elevations (BFEs)** and/or **floodways** have been determined, users are encouraged to consult the Flood Profiles and Floodway Data and/or Summary of Stillwater Elevations tables contained within the Flood Insurance Study (FIS) report that accompanies this FIRM. Users should be aware that BFEs shown on the FIRM represent rounded whole-foot elevations. These BFEs are intended for flood insurance rating purposes only and should not be used as the sole source of flood elevation information. Accordingly, flood elevation data presented in the FIS report should be utilized in conjunction with the FIRM for purposes of construction and/or floodplain management.

**Coastal Base Flood Elevations** shown on this map apply only landward of 0.0' North American Vertical Datum of 1988 (NAVD 88). Users of this FIRM should be aware that coastal flood elevations are also provided in the Summary of Stillwater Elevations table in the Flood Insurance Study report for this jurisdiction. Elevations shown in the Summary of Stillwater Elevations table should be used for construction and/or floodplain management purposes when they are higher than the elevations shown on this FIRM.

Boundaries of the **floodways** were computed at cross sections and interpolated between cross sections. The floodways were based on hydraulic considerations with regard to requirements of the National Flood Insurance Program. Floodway widths and other pertinent floodway data are provided in the Flood Insurance Study report for this jurisdiction.

Certain areas not in Special Flood Hazard Areas may be protected by **flood control structures**. Refer to Section 2.4 "Flood Protection Measures" of the Flood Insurance Study report for information on flood control structures for this jurisdiction.

The **projection** used in the preparation of this map was Universal Transverse Mercator (UTM) zone 18. The **horizontal datum** was NAD 83, GRS80 spheroid. Differences in datum, spheroid, projection or UTM zones used in the production of FIRMs for adjacent jurisdictions may result in slight positional differences in map features across jurisdiction boundaries. These differences do not affect the accuracy of this FIRM.

Flood elevations on this map are referenced to the North American Vertical Datum of 1988. These flood elevations must be compared to structure and ground elevations referenced to the same vertical datum. For information regarding conversion between the National Geodetic Vertical Datum of 1929 and the North American Vertical Datum of 1988, visit the National Geodetic Survey website at <http://www.ngs.noaa.gov> or contact the National Geodetic Survey at the following address:

NGS Information Services  
NOAA, NIMS512  
National Geodetic Survey  
SSMC-3, #9202  
1315 East-West Highway  
Silver Spring, Maryland 20910-3182  
(301) 713-3242

To obtain current elevation, description, and/or location information for **bench marks** shown on this map, please contact the Information Services Branch of the National Geodetic Survey at (301) 713-3242, or visit its website at <http://www.ngs.noaa.gov>.

**Base map** information shown on this FIRM was provided by the Map and Geographic Information Center (MAGIC) at the University of Connecticut. This information was provided as 0.8-foot resolution black and white orthophotography produced from photography flown in 2004.

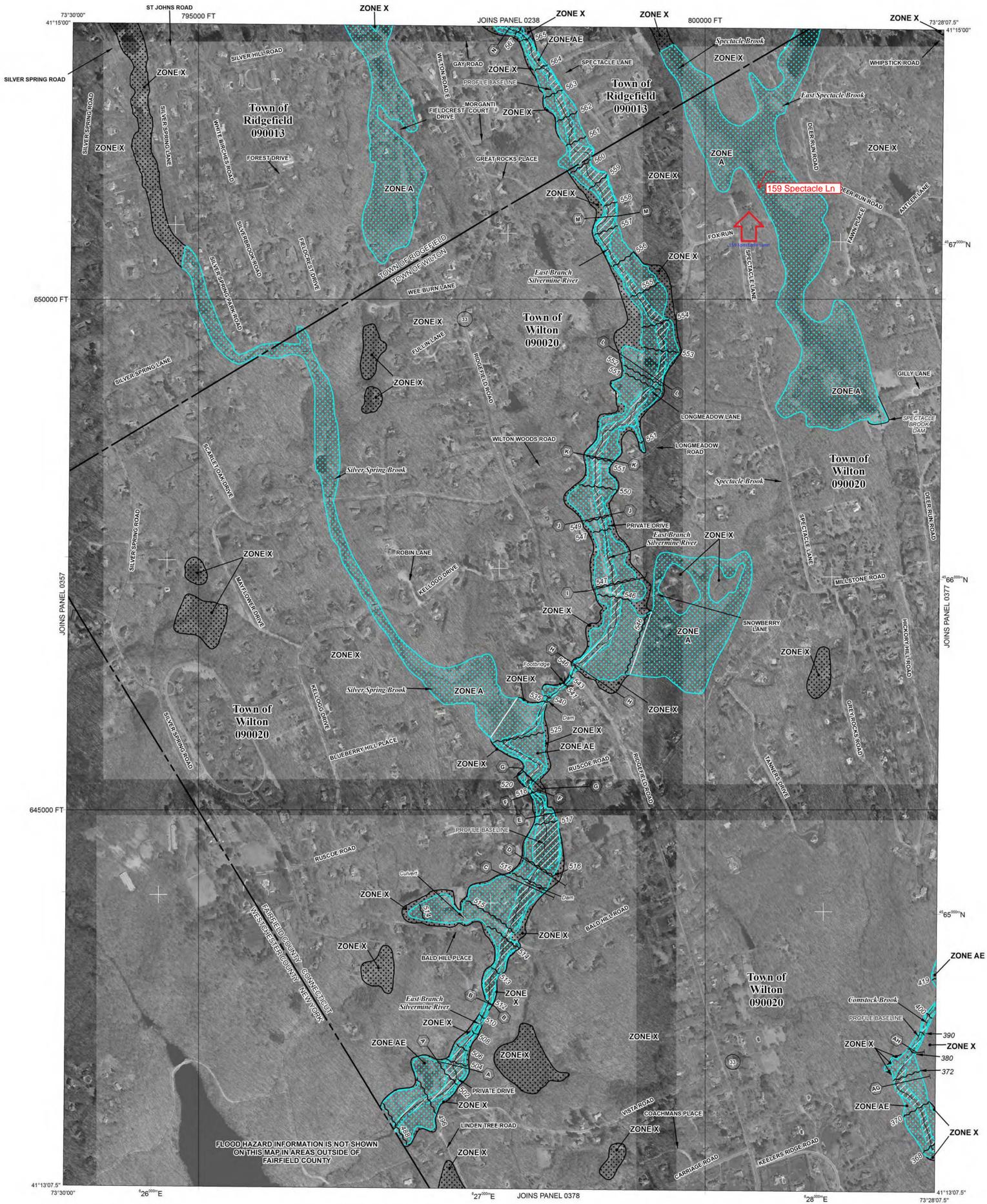
Based on updated topographic information, this map reflects more detailed and up-to-date **stream channel configurations and floodplain delineations** than those shown on the previous FIRM for this jurisdiction. As a result, the Flood Profiles and Floodway Data tables in the Flood Insurance Study Report (which contains authoritative hydraulic data) may reflect stream channel distances that differ from what is shown on this map. Also, the road to floodplain relationships for unrevised streams may differ from what is shown on previous maps.

**Corporate limits** shown on this map are based on the best data available at the time of publication. Because changes due to annexations or de-annexations may have occurred after this map was published, map users should contact appropriate community officials to verify current corporate limit locations.

Please refer to the separately printed **Map Index** for an overview map of the county showing the layout of map panels; community map repository addresses; and a Listing of Communities table containing National Flood Insurance Program dates for each community as well as a listing of the panels on which each community is located.

Contact the **FEMA Map Service Center** at 1-800-358-9616 for information on available products associated with this FIRM. Available products may include previously issued Letters of Map Change, a Flood Insurance Study report, and/or digital versions of this map. The FEMA Map Service Center may also be reached by Fax at 1-800-358-9620 and its website at <http://www.msc.fema.gov/>.

If you have **questions about this map** or questions concerning the National Flood Insurance Program in general, please call 1-877-FEMA MAP (1-877-336-2627) or visit the FEMA website at <http://www.fema.gov>.



**LEGEND**

**SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD**

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A** No Base Flood Elevations determined.
- ZONE AE** Base Flood Elevations determined.
- ZONE AH** Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO** Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR** Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance or greater flood.
- ZONE A99** Area to be protected from 1% annual chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V** Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE** Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

**FLOODWAY AREAS IN ZONE AE**

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

**OTHER FLOOD AREAS**

- ZONE X** Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

**OTHER AREAS**

- ZONE X** Areas determined to be outside the 0.2% annual chance floodplain.
- ZONE D** Areas in which flood hazards are undetermined, but possible.

**COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS**

**OTHERWISE PROTECTED AREAS (OPAs)**

CBRS areas and OPAs are normally located within or adjacent to Special Flood Hazard Areas.

- 1% annual chance floodplain boundary
- 0.2% annual chance floodplain boundary
- Floodway boundary
- Zone D boundary
- CBRS and OPA boundary
- Boundary dividing Special Flood Hazard Area Zones and boundary dividing Special Flood Hazard Areas of different Base Flood Elevations, flood depths or flood velocities.
- Base Flood Elevation line and value; elevation in feet\*
- Base Flood Elevation value where uniform within zone; elevation in feet\*

- \* Referenced to the North American Vertical Datum of 1988
- A — Cross section line
- B — Transect line
- 87°07'45", 32°22'30" Geographic coordinates referenced to the North American Datum of 1983 (NAD 83), Western Hemisphere
- 76°00'N 1000-meter Universal Transverse Mercator grid values, zone 18
- 600000 FT 5000-foot grid values; Connecticut State Plane coordinate system (EPSG:ZONE 0600), Lambert Conformal Conic projection
- DX5510 x Bench mark (see explanation in Notes to Users section of this FIRM panel)
- M 1.5 River Mile

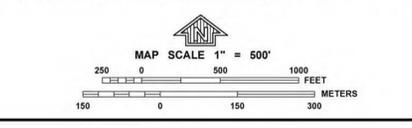
**MAP REPOSITORY**  
Refer to listing of Map Repositories on Map Index

**EFFECTIVE DATE OF COUNTYWIDE FLOOD INSURANCE RATE MAP**  
June 18, 2010

**EFFECTIVE DATE(S) OF REVISION(S) TO THIS PANEL**

For community map revision history prior to countywide mapping, refer to the Community Map History table located in the Flood Insurance Study report for this jurisdiction.

To determine if flood insurance is available in this community, contact your Insurance agent or call the National Flood Insurance Program at 1-800-638-6620.



**NATIONAL FLOOD INSURANCE PROGRAM**

**PANEL 0376F**

**FIRM**  
**FLOOD INSURANCE RATE MAP**

**FAIRFIELD COUNTY, CONNECTICUT (ALL JURISDICTIONS)**

**PANEL 376 OF 626**  
(SEE MAP INDEX FOR FIRM PANEL LAYOUT)

**CONTAINS:**

COMMUNITY	NUMBER	PANEL	SUFFIX
RIDGEFIELD, TOWN OF	090013	0376	F
WILTON, TOWN OF	090020	0376	F

Notice to User: The Map Number shown below should be used when placing map orders; the Community Number shown above should be used on insurance applications for the subject community.

**MAP NUMBER**  
**09001C0376F**

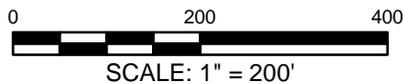
**EFFECTIVE DATE**  
**JUNE 18, 2010**

Federal Emergency Management Agency



**SOURCE:**

1. 2012 US FISH AND WILDLIFE (USFWS)  
 NATIONAL WETLANDS INVENTORY  
 WWW.FWS.GOV/WETLANDS, ACCESSED JULY  
 2014.



**LEGEND**

**Wetland Type**

 Freshwater Forested/Shrub Wetland

National Environmental Policy Act (NEPA) Statutory  
 Checklist and Environmental Assessment  
 159 Spectacle Lane  
 Wilton, Connecticut

Eagle Environmental, Inc.  
 Terryville, Connecticut

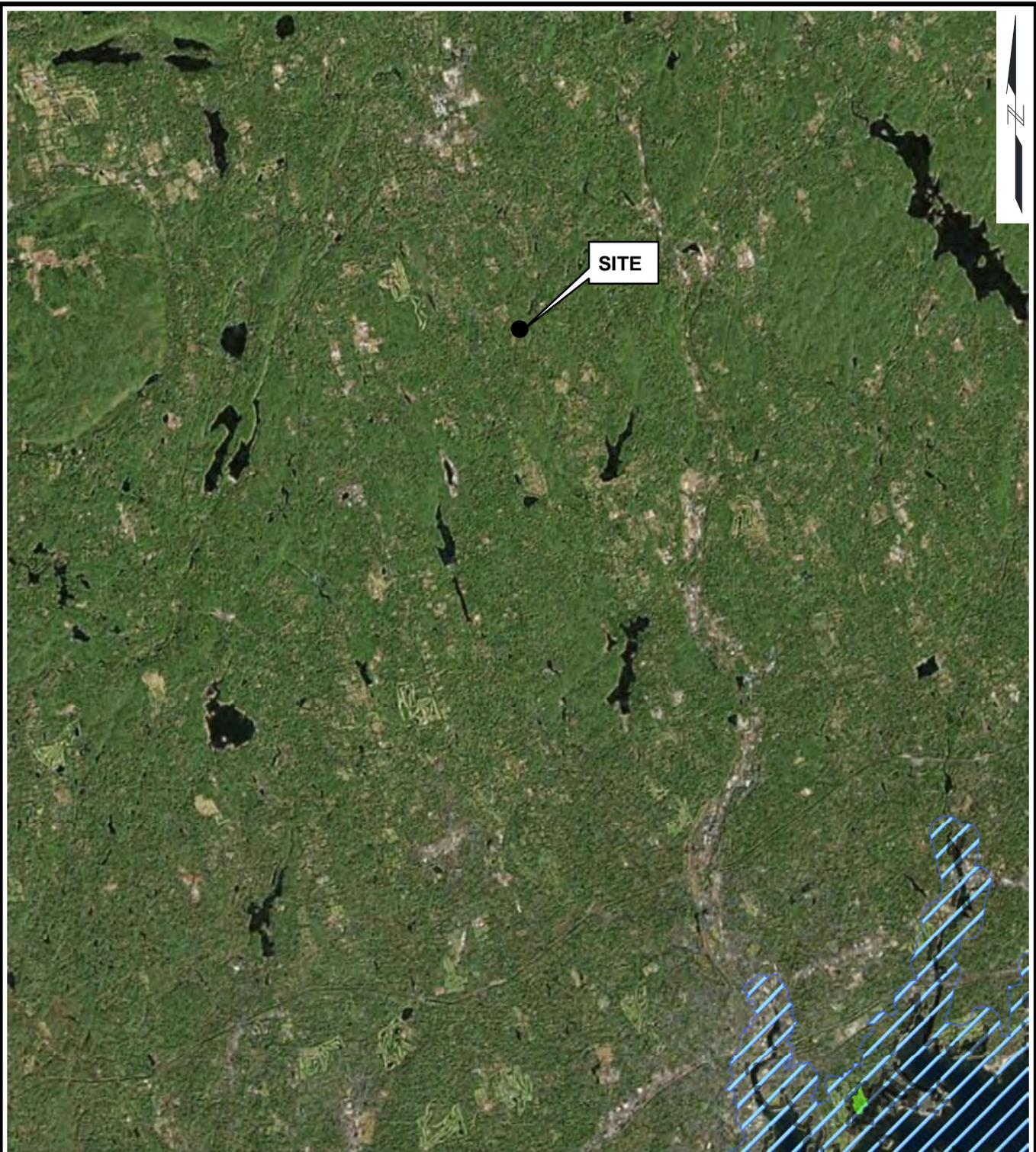


Project 1403900

NATIONAL WETLANDS  
 INVENTORY (NWI)

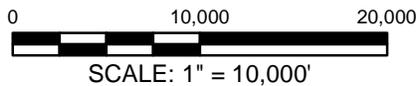
October 2017

Fig. 4



**SOURCE:**

- 1. TIDAL WETLANDS (1990s)/COASTAL AREAS FROM CT DEEP GIS.
- 2. TOWN OF WITON, COASTAL JURISDICTION CONTOUR N/A



**LEGEND**

-  Tidal Wetland
-  Coastal Boundary

National Environmental Policy Act (NEPA) Statutory Checklist and Environmental Assessment  
 159 Spectacle Lane  
 Wilton, Connecticut

Eagle Environmental, Inc.  
 Terryville, Connecticut



Project 1403900

COASTAL RESOURCES

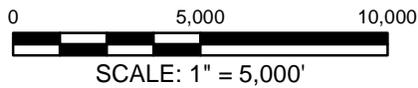
October 2017

Fig. 5



**SOURCE:**

1. AQUIFER PROTECTION LAYER  
FROM CT DEEP GIS, LAST UPDATED  
FEB 2017.



**LEGEND**

-  Final Adopted Aquifer
-  Final Aquifer
-  Preliminary Aquifer

National Environmental Policy Act (NEPA) Statutory  
Checklist and Environmental Assessment  
159 Spectacle Lane  
Wilton, Connecticut

Eagle Environmental, Inc.  
Terryville, Connecticut

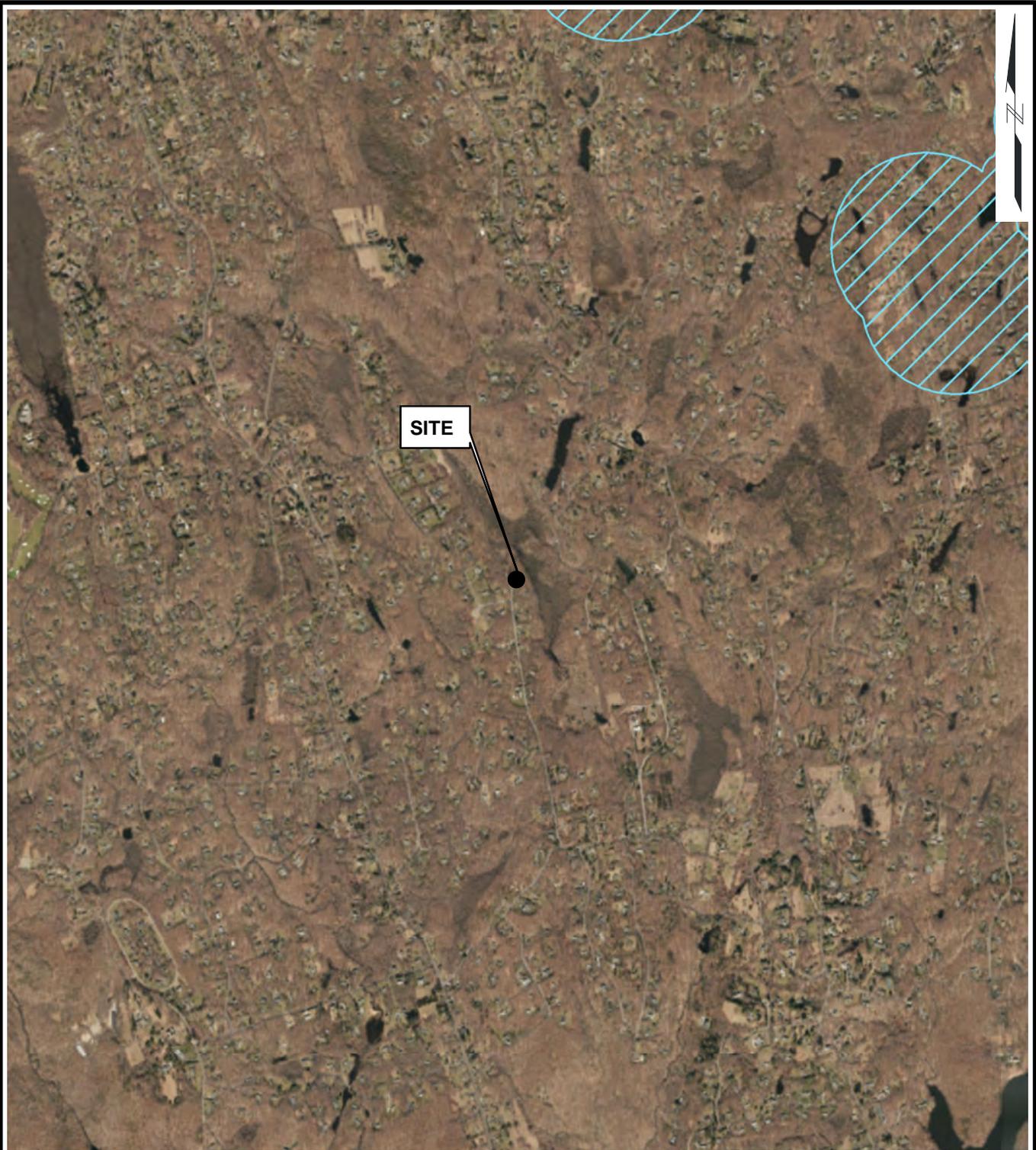


Project 1403900

AQUIFER PROTECTION  
AREA

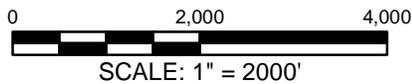
October 2017

Fig. 6



**SOURCE:**

1. NDDDB DATA, CT DEEP GIS, LAST UPDATED JUNE 2017.



**LEGEND**

 Natural Diversity Area

National Environmental Policy Act (NEPA) Statutory Checklist and Environmental Assessment  
 159 Spectacle Lane  
 Wilton, Connecticut

Eagle Environmental, Inc.  
 Terryville, Connecticut



Project 1403900

NATURAL DIVERSITY DATABASE AREA AND CRITICAL HABITAT

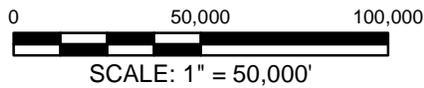
October 2017

Fig. 7



**SOURCE:**

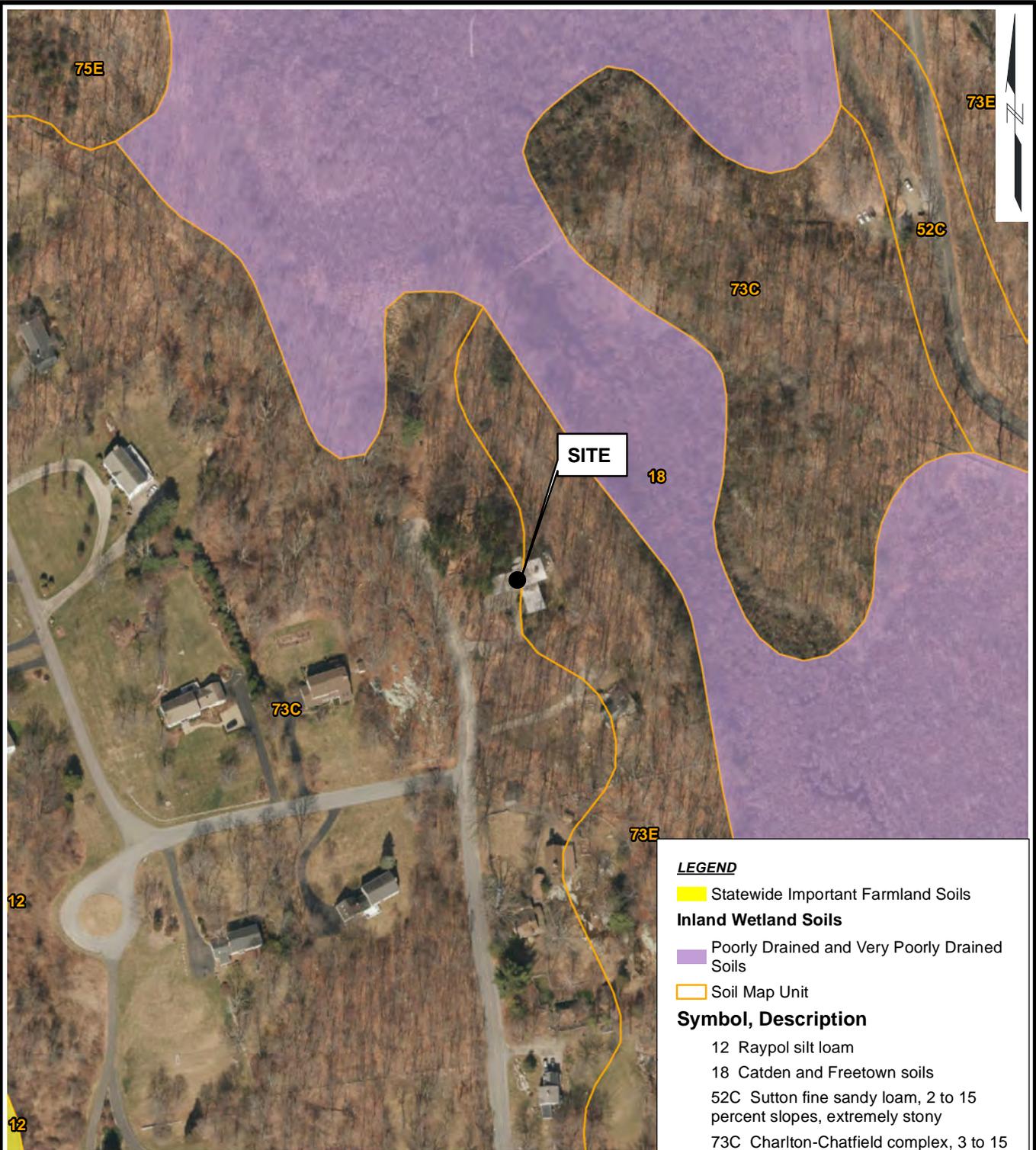
- 1. CT DEEP GIS.
- 2. www.rivers.org; November 2012



**LEGEND**

— WATERBODY LINE

<p>National Environmental Policy Act (NEPA) Statutory Checklist and Environmental Assessment 159 Spectacle Lane Wilton, Connecticut</p>		<p>DISTANCE TO WILD AND SCENIC RIVER</p>
<p>Eagle Environmental, Inc. Terryville, Connecticut</p>	<p>Project 1403900</p>	<p>October 2017 <span style="float: right;">Fig. 8</span></p>



**LEGEND**

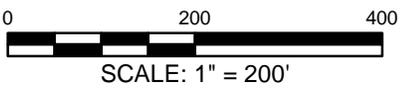
- Statewide Important Farmland Soils
- Inland Wetland Soils**
- Poorly Drained and Very Poorly Drained Soils
- Soil Map Unit

**Symbol, Description**

- 12 Raypol silt loam
- 18 Catden and Freetown soils
- 52C Sutton fine sandy loam, 2 to 15 percent slopes, extremely stony
- 73C Charlton-Chatfield complex, 3 to 15 percent slopes, very rocky
- 73E Charlton-Chatfield complex, 15 to 45 percent slopes, very rocky
- 75E Hollis-Chatfield-Rock outcrop complex, 15 to 45 percent slopes

**SOURCE:**

1. NRCS Soil Survey Geographic (SSURGO) database for the State of Connecticut, CT DEEP GIS



<p>National Environmental Policy Act (NEPA) Statutory Checklist and Environmental Assessment 159 Spectacle Lane Wilton, Connecticut</p>		<p>NRCS SOILS</p>
<p>Eagle Environmental, Inc. Terryville, Connecticut</p>	<p>Project 1403900</p>	<p>October 2017</p>
		<p>Fig. 9</p>



## United States Department of the Interior



FISH AND WILDLIFE SERVICE  
New England Ecological Services Field Office  
70 Commercial Street, Suite 300  
Concord, NH 03301-5094  
Phone: (603) 223-2541 Fax: (603) 223-0104  
<http://www.fws.gov/newengland>

In Reply Refer To:

December 07, 2017

Consultation Code: 05E1NE00-2018-SLI-0491

Event Code: 05E1NE00-2018-E-01125

Project Name: 159 Spectacle Ln

Subject: List of threatened and endangered species that may occur in your proposed project location, and/or may be affected by your proposed project

To Whom It May Concern:

The enclosed species list identifies threatened, endangered, proposed and candidate species, as well as proposed and final designated critical habitat, that may occur within the boundary of your proposed project and/or may be affected by your proposed project. The species list fulfills the requirements of the U.S. Fish and Wildlife Service (Service) under section 7(c) of the Endangered Species Act (Act) of 1973, as amended (16 U.S.C. 1531 et seq.).

New information based on updated surveys, changes in the abundance and distribution of species, changed habitat conditions, or other factors could change this list. Please feel free to contact us if you need more current information or assistance regarding the potential impacts to federally proposed, listed, and candidate species and federally designated and proposed critical habitat. Please note that under 50 CFR 402.12(e) of the regulations implementing section 7 of the Act, the accuracy of this species list should be verified after 90 days. This verification can be completed formally or informally as desired. The Service recommends that verification be completed by visiting the ECOS-IPaC website at regular intervals during project planning and implementation for updates to species lists and information. An updated list may be requested through the ECOS-IPaC system by completing the same process used to receive the enclosed list.

The purpose of the Act is to provide a means whereby threatened and endangered species and the ecosystems upon which they depend may be conserved. Under sections 7(a)(1) and 7(a)(2) of the Act and its implementing regulations (50 CFR 402 et seq.), Federal agencies are required to utilize their authorities to carry out programs for the conservation of threatened and endangered species and to determine whether projects may affect threatened and endangered species and/or designated critical habitat.

A Biological Assessment is required for construction projects (or other undertakings having similar physical impacts) that are major Federal actions significantly affecting the quality of the

human environment as defined in the National Environmental Policy Act (42 U.S.C. 4332(2) (c)). For projects other than major construction activities, the Service suggests that a biological evaluation similar to a Biological Assessment be prepared to determine whether the project may affect listed or proposed species and/or designated or proposed critical habitat. Recommended contents of a Biological Assessment are described at 50 CFR 402.12.

If a Federal agency determines, based on the Biological Assessment or biological evaluation, that listed species and/or designated critical habitat may be affected by the proposed project, the agency is required to consult with the Service pursuant to 50 CFR 402. In addition, the Service recommends that candidate species, proposed species and proposed critical habitat be addressed within the consultation. More information on the regulations and procedures for section 7 consultation, including the role of permit or license applicants, can be found in the "Endangered Species Consultation Handbook" at:

<http://www.fws.gov/endangered/esa-library/pdf/TOC-GLOS.PDF>

Please be aware that bald and golden eagles are protected under the Bald and Golden Eagle Protection Act (16 U.S.C. 668 et seq.), and projects affecting these species may require development of an eagle conservation plan ([http://www.fws.gov/windenergy/eagle\\_guidance.html](http://www.fws.gov/windenergy/eagle_guidance.html)). Additionally, wind energy projects should follow the wind energy guidelines (<http://www.fws.gov/windenergy/>) for minimizing impacts to migratory birds and bats.

Guidance for minimizing impacts to migratory birds for projects including communications towers (e.g., cellular, digital television, radio, and emergency broadcast) can be found at: <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/towers.htm>; <http://www.towerkill.com>; and <http://www.fws.gov/migratorybirds/CurrentBirdIssues/Hazards/towers/comtow.html>.

We appreciate your concern for threatened and endangered species. The Service encourages Federal agencies to include conservation of threatened and endangered species into their project planning to further the purposes of the Act. Please include the Consultation Tracking Number in the header of this letter with any request for consultation or correspondence about your project that you submit to our office.

Attachment(s):

- Official Species List

## Official Species List

This list is provided pursuant to Section 7 of the Endangered Species Act, and fulfills the requirement for Federal agencies to "request of the Secretary of the Interior information whether any species which is listed or proposed to be listed may be present in the area of a proposed action".

This species list is provided by:

**New England Ecological Services Field Office**

70 Commercial Street, Suite 300

Concord, NH 03301-5094

(603) 223-2541

## Project Summary

Consultation Code: 05E1NE00-2018-SLI-0491

Event Code: 05E1NE00-2018-E-01125

Project Name: 159 Spectacle Ln

Project Type: \*\* OTHER \*\*

Project Description: residential rehab

Project Location:

Approximate location of the project can be viewed in Google Maps:

<https://www.google.com/maps/place/41.245187348530635N73.4757025668103W>



Counties:

Fairfield, CT

## Endangered Species Act Species

There is a total of 1 threatened, endangered, or candidate species on this species list. Species on this list should be considered in an effects analysis for your project and could include species that exist in another geographic area. For example, certain fish may appear on the species list because a project could affect downstream species. See the "Critical habitats" section below for those critical habitats that lie wholly or partially within your project area under this office's jurisdiction. Please contact the designated FWS office if you have questions.

### Mammals

NAME	STATUS
Northern Long-eared Bat <i>Myotis septentrionalis</i> No critical habitat has been designated for this species. Species profile: <a href="https://ecos.fws.gov/ecp/species/9045">https://ecos.fws.gov/ecp/species/9045</a>	Threatened

### Critical habitats

THERE ARE NO CRITICAL HABITATS WITHIN YOUR PROJECT AREA UNDER THIS OFFICE'S JURISDICTION.

**FEDERALLY LISTED ENDANGERED AND THREATENED SPECIES  
IN CONNECTICUT**

COUNTY	SPECIES	FEDERAL STATUS	GENERAL LOCATION/HABITAT	TOWNS
Fairfield	Piping Plover	Threatened	Coastal beaches	Westport, Bridgeport and Stratford
	Roseate Tern	Endangered	Coastal beaches, islands and the Atlantic Ocean	Westport and Stratford
	Bog Turtle	Threatened	Wetlands	Ridgefield and Danbury
	Red Knot <sup>1</sup>	Proposed Threatened	Coastal beaches and rocky shores, sand and mud flats	Coastal towns
	Northern Long-eared Bat	Proposed Endangered	Winter-mines and caves, summer-wide variety of forested habitats	Statewide
Hartford	Dwarf Wedgemussel	Endangered	Farmington and Podunk Rivers, Muddy Brook, Philo Brook, Stony Brook	South Windsor, East Granby, Suffield, Simsbury, Avon and Bloomfield
	Northern Long-eared Bat	Proposed Endangered	Winter-mines and caves, summer-wide variety of forested habitats	Statewide
Litchfield	Small Whorled Pogonia	Threatened	Forests with somewhat poorly drained soils and/or a seasonally high water table	Sharon
	Bog Turtle	Threatened	Wetlands	Sharon and Salisbury
	Northern Long-eared Bat	Proposed Endangered	Winter-mines and caves, summer-wide variety of forested habitats	Statewide
Middlesex	Roseate Tern	Endangered	Coastal beaches, islands and the Atlantic Ocean	Westbrook and New London
	Piping Plover	Threatened	Coastal beaches	Clinton, Westbrook, Old Saybrook
	Puritan Tiger Beetle	Threatened	Sandy beaches along the Connecticut River	Cromwell, Portland
	Northern Long-eared Bat	Proposed Endangered	Winter-mines and caves, summer-wide variety of forested habitats	Statewide
New Haven	Bog Turtle	Threatened	Wetlands	Southbury
	Piping Plover	Threatened	Coastal beaches	Milford, Madison and West Haven
	Roseate Tern	Endangered	Coastal beaches, islands and the Atlantic Ocean	Branford, Guilford and Madison
	Indiana Bat	Endangered	Mines, caves	
	Red Knot <sup>1</sup>	Proposed Threatened	Coastal beaches and rocky shores, sand and mud flats	Coastal towns
	Northern Long-eared Bat	Proposed Endangered	Winter-mines and caves, summer-wide variety of forested habitats	Statewide

COUNTY	SPECIES	FEDERAL STATUS	GENERAL LOCATION/HABITAT	TOWNS
New London	Piping Plover	Threatened	Coastal beaches	Old Lyme, Waterford, Groton and Stonington
	Roseate Tern	Endangered	Coastal beaches, islands and the Atlantic Ocean	East Lyme and Waterford
	Small Whorled Pogonia	Threatened	Forests with somewhat poorly drained soils and/or a seasonally high water table	Waterford
	Red Knot <sup>1</sup>	Proposed Threatened	Coastal beaches and rocky shores, sand and mud flats	Coastal towns
	Northern Long-eared Bat	Proposed Endangered	Winter-mines and caves, summer-wide variety of forested habitats	Statewide
Tolland	Northern Long-eared Bat	Proposed Endangered	Winter-mines and caves, summer-wide variety of forested habitats	Statewide
Windham	Sandplain Gerardia	Endangered	Dry, sandy loam, nutrient-poor soils of sandplain grasslands	Plainfield
	Northern Long-eared Bat	Proposed Endangered	Winter-mines and caves, summer-wide variety of forested habitats	Statewide

<sup>1</sup> Migratory only, scattered along the coast in small numbers.

- Eastern cougar, gray wolf, Indiana bat, Seabeach amaranth and American burying beetle are considered extirpated in Connecticut.
- There is no federally designated Critical Habitat in Connecticut.



United States Department of the Interior



FISH AND WILDLIFE SERVICE

New England Field Office  
70 Commercial Street, Suite 300  
Concord, NH 03301-5087  
<http://www.fws.gov/newengland>

January 20, 2017

To Whom It May Concern:

This project was reviewed for the presence of federally listed or proposed, threatened or endangered species or critical habitat per instructions provided on the U.S. Fish and Wildlife Service's New England Field Office website:

<http://www.fws.gov/newengland/EndangeredSpec-Consultation.htm> (accessed January 2017)

Based on information currently available to us, no federally listed or proposed, threatened or endangered species or critical habitat under the jurisdiction of the U.S. Fish and Wildlife Service are known to occur in the project area(s). Preparation of a Biological Assessment or further consultation with us under section 7 of the Endangered Species Act is not required. No further Endangered Species Act coordination is necessary for a period of one year from the date of this letter, unless additional information on listed or proposed species becomes available.

Thank you for your cooperation. Please contact Maria Tur of this office at 603-223-2541 if we can be of further assistance.

Sincerely yours,

Thomas R. Chapman  
Supervisor  
New England Field Office



# DATABASE REPORT

**Project Property:** 159 Spectacle Ln  
159 Spectacle Ln  
Wilton CT 06897

**Project No:**

**Report Type:** Screen Report

**Order No:** 20171127016

**Requested by:** GEI Consultants Inc.

**Date Completed:** November 27, 2017

**Environmental Risk  
Information Services**  
A division of Glacier Media Inc.  
P: 1.866.517.5204  
E: info@erisinfo.com  
**www.erisinfo.com**

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# Executive Summary

## **Property Information:**

**Project Property:** 159 Spectacle Ln  
159 Spectacle Ln Wilton CT 06897

**Project No:**

**Coordinates:**

**Latitude:** 41.24521  
**Longitude:** -73.475701  
**UTM Northing:** 4,567,098.47  
**UTM Easting:** 627,721.58  
**UTM Zone:** UTM Zone 18T

**Elevation:** 613 FT

## **Order Information:**

**Order No:** 20171127016  
**Date Requested:** November 27, 2017  
**Requested by:** GEI Consultants Inc.  
**Report Type:** Screen Report

## **Historicals/Products:**

# Executive Summary: Report Summary

<i>Database</i>	<i>Searched</i>	<i>Project Property</i>	<i>Within 0.125mi</i>	<i>Total</i>
<b><u>Standard Environmental Records</u></b>				
<b>Federal</b>				
NPL	Y	0	0	0
PROPOSED NPL	Y	0	0	0
DELETED NPL	Y	0	0	0
SEMS	Y	0	0	0
SEMS ARCHIVE	Y	0	0	0
CERCLIS	Y	0	0	0
CERCLIS NFRAP	Y	0	0	0
CERCLIS LIENS	Y	0	0	0
RCRA CORRACTS	Y	0	0	0
RCRA TSD	Y	0	0	0
RCRA LQG	Y	0	0	0
RCRA SQG	Y	0	0	0
RCRA CESQG	Y	0	0	0
RCRA NON GEN	Y	0	0	0
FED ENG	Y	0	0	0
FED INST	Y	0	0	0
ERNS 1982 TO 1986	Y	0	0	0
ERNS 1987 TO 1989	Y	0	0	0
ERNS	Y	0	0	0
FED BROWNFIELDS	Y	0	0	0
FEMA UST	Y	0	0	0
SEMS LIEN	Y	0	0	0
<b>State</b>				
SHWS	Y	0	0	0
DELISTED SHWS	Y	0	0	0
SWF/LF	Y	0	0	0
LUST	Y	0	0	0

Database	Searched	Project Property	Within 0.125mi	Total
DELISTED LST	Y	0	0	0
UST	Y	0	0	0
DELISTED TANKS	Y	0	0	0
AUL	Y	0	0	0
AST	Y	0	0	0
VCP	Y	0	0	0
BROWNFIELDS	Y	0	0	0
CBRA BRWN	Y	0	0	0
BROWNFIELDS	Y	0	0	0

**Tribal**

ILST	Y	0	0	0
IUST	Y	0	0	0
INDIAN VCP	Y	0	0	0
DELISTED ILST	Y	0	0	0
DELISTED IUST	Y	0	0	0

**County**

*No County standard environmental record sources available for this State.*

**Additional Environmental Records**

**Federal**

FINDS/FRS	Y	0	0	0
TRIS	Y	0	0	0
HMIRS	Y	0	0	0
NCDL	Y	0	0	0
ODI	Y	0	0	0
IODI	Y	0	0	0
TSCA	Y	0	0	0
HIST TSCA	Y	0	0	0
FTTS ADMIN	Y	0	0	0
FTTS INSP	Y	0	0	0
PRP	Y	0	0	0
SCRD DRYCLEANER	Y	0	0	0
ICIS	Y	0	0	0
FED DRYCLEANERS	Y	0	0	0
DELISTED FED DRY	Y	0	0	0
FUDS	Y	0	0	0
MLTS	Y	0	0	0
HIST MLTS	Y	0	0	0
MINES	Y	0	0	0
ALT FUELS	Y	0	0	0

<b>Database</b>	<b>Searched</b>	<b>Project Property</b>	<b>Within 0.125mi</b>	<b>Total</b>
SUPERFUND ROD	Y	0	0	0
SSTS	Y	0	0	0
PCB	Y	0	0	0
<b>State</b>				
LIENS	Y	0	0	0
CT PROPERTY	Y	0	0	0
SPILLS	Y	0	1	1
CT MANIFEST	Y	0	0	0
CT MAN TSDF	Y	0	0	0
CT HAZ HANDLERS	Y	0	0	0
HZ NOTIFICATION	Y	0	0	0

**Tribal** *No Tribal additional environmental record sources available for this State.*

**County** *No County additional environmental record sources available for this State.*

---

**Total:**                      0                      1                      1

## Executive Summary: Site Report Summary - Project Property

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
--------------------	-----------	--------------------------	----------------	------------------	-----------------------------	---------------------------	------------------------

No records found in the selected databases for the project property.

## Executive Summary: Site Report Summary - Surrounding Properties

<i>Map Key</i>	<i>DB</i>	<i>Company/Site Name</i>	<i>Address</i>	<i>Direction</i>	<i>Distance (mi/ft)</i>	<i>Elev Diff (ft)</i>	<i>Page Number</i>
<a href="#">1</a>	SPILLS		2 FOX RUN RD WILTON CT	SW	0.07 / 356.80	-7	<a href="#">13</a>
<i>Case No / Status:</i> 200002118   Closed							

## Executive Summary: Summary by Data Source

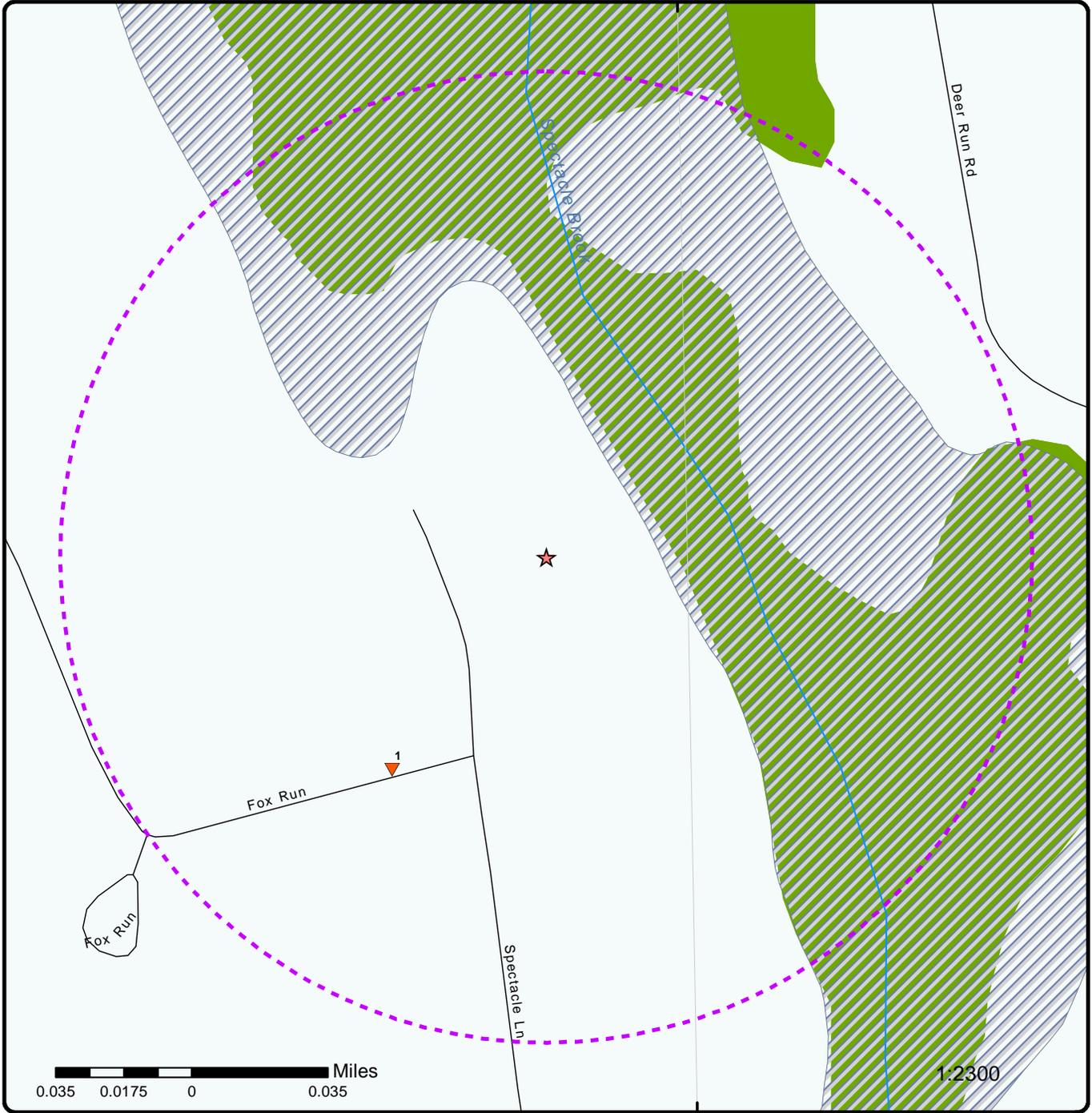
### **Non Standard**

#### **State**

#### **SPILLS - Spill Incident Tracking System (SITS)**

A search of the SPILLS database, dated Sep 18, 2017 has found that there are 1 SPILLS site(s) within approximately 0.12 miles of the project property.

<b><u>Lower Elevation</u></b>	<b><u>Address</u></b>	<b><u>Direction</u></b>	<b><u>Distance (mi/ft)</u></b>	<b><u>Map Key</u></b>
	2 FOX RUN RD WILTON CT	SW	0.07 / 356.80	<a href="#"><u>1</u></a>
<b>Case No   Status:</b> 200002118   Closed				



### Map : 0.125 Mile Radius

Order No: 20171127016

Address: 159 Spectacle Ln, Wilton, CT 06897 US



<b>Project Property</b>	Rails	State Boundary	FWS Special Designation Areas
<b>Buffer Outline</b>	Major Highways	National Priority List Sites	State Brownfield Sites
Eris Sites with Higher Elevation	Major Highways Ramps	National Wetland	State Brownfield Areas
Eris Sites with Same Elevation	Major Roads	Indian Reserve Land	State Superfund Areas:Dept. of Defense
Eris Sites with Lower Elevation	Major Roads Ramps	Historic Fill	State Superfund Areas:NPL
Eris Sites with Unknown Elevation	Secondary Roads	100 Year Flood Zone	WQARF Areas
County Boundary	Secondary Roads Ramps	500 Year Flood Zone	Federal Lands: Dept. of Defense (owned/administered areas)
	Local Roads and Ramps		

73°29'W

73°28'30"W

73°28'W

41°15'N

41°15'N

41°14'30"N

41°14'30"N



# Aerial

**Address: 159 Spectacle Ln, Wilton, CT 06897 US**

Source: ESRI World Imagery

Order No: 20171127016

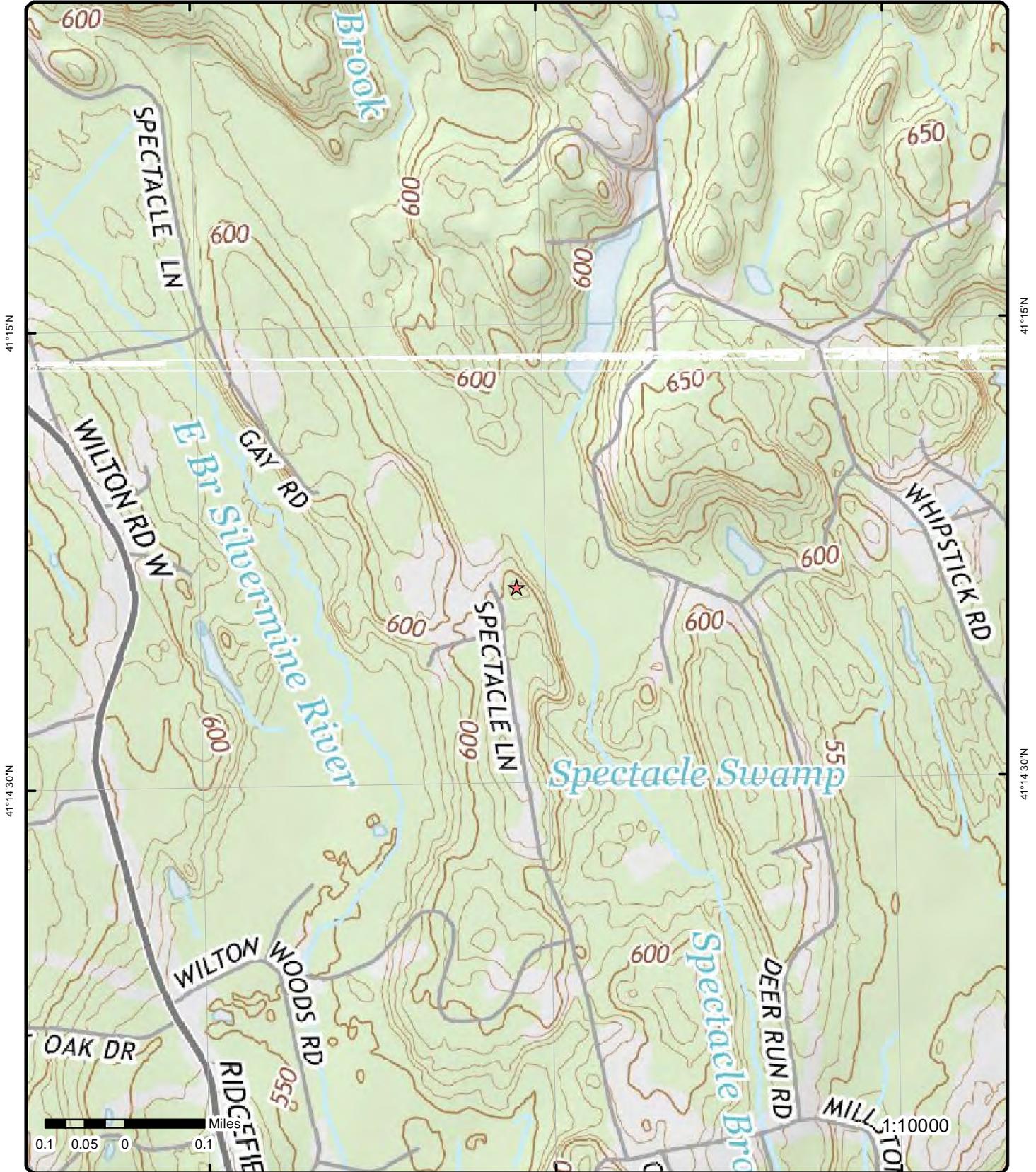


© ERIS Information Inc.

73°29'W

73°28'30"W

73°28'W



# Topographic Map

Address: 159 Spectacle Ln, Wilton, CT 06897 US

Order No: 20171127016



© ERIS Information Inc.

Source: USGS Topographic Map

2016 Distressed Municipalities List  
8/23/2016

2016 Distressed Municipalities Ranked by Score			2016 Distressed Municipalities In town alphabetical order		
	Total Scores			Total Scores	
New London	1427	1	Ansonia	1406	2
Ansonia	1406	2	Bridgeport	1305	8
Waterbury	1406	3	Bristol	1254	13
New Britain	1365	4	Derby	1325	6
Hartford	1339	5	East Hartford	1272	11
Derby	1325	6	East Haven	1176	22
Putnam	1311	7	Enfield	1211	17
Bridgeport	1305	8	Griswold	1203	19
West Haven	1277	9	Hartford	1339	5
Meriden	1273	10	Killingly	1155	25
East Hartford	1272	11	Meriden	1273	10
Norwich	1257	12	Montville	1185	20
Bristol	1254	13	Naugatuck	1242	14
Naugatuck	1242	14	New Britain	1365	4
Windham	1236	15	New Haven	1177	21
Torrington	1232	16	New London	1427	1
Enfield	1211	17	Norwich	1257	12
Sprague	1211	18	Plainfield	1158	24
Griswold	1203	19	Plymouth	1164	23
Montville	1185	20	Putnam	1311	7
New Haven	1177	21	Sprague	1211	18
East Haven	1176	22	Torrington	1232	16
Plymouth	1164	23	Waterbury	1406	3
Plainfield	1158	24	West Haven	1277	9
Killingly	1155	25	Windham	1236	15

SECTION 020900  
LEAD-BASED PAINT HAZARD CONTROL

PART 1 - GENERAL

1.1 RELATED DOCUMENTS

- A. Drawings and General Provisions of Contract, including General Supplementary Conditions and Division 1 Specifications Sections, of the Contract Documents apply to this Section.
- B. Asbestos Abatement 020800
- C. Mold and Water Remediation 020920

1.2 PROJECT DESCRIPTION

- A. A lead-based paint hazard control project is being undertaken at 159 Spectacle Lane in Wilton, Connecticut. The lead-based paint hazard control work is being funded by a Community Development Block Grant (CDBG) under the Department of Housing Occupied Rehabilitation and Rebuilding Program (OORR).
- B. The Site building consists of a single family residential building. Notification to the Connecticut Commission on Culture & Tourism has been made to determine if the building is eligible for listing on the National Register of Historic Places and a response is pending.
- C. A lead-based paint inspection and risk assessment was performed on the interior and exterior areas. Toxic levels of lead-based paint were identified on the building's foundation. There are no known lead-based paint abatement orders on the inspected building.
- D. Under federal regulation 24 CFR 35, Subpart J, Rehabilitation, for a property receiving between \$5,000.00 and \$25,000.00 per unit, all identified lead hazards are required to be remediated. Lead-based paint hazard control will be utilized throughout the dwelling units and exteriors. All work specified in the Scope of Work must be performed by a USEPA certified Renovation, Repair and Painting (RRP) contractor.
- E. All lead-based paint hazard control work shall be conducted in compliance with all Federal, State and local regulations. Specifically, work shall conform with The Department of Housing and Urban Development (HUD) Guidelines For the Control and Evaluation of Lead Based Paint in Housing, The United States Environmental Protection Agency (USEPA), The State of Connecticut Department of Public Health (DPH) Lead Poisoning Prevention and Control Regulations, The State of Connecticut Department of Environmental Protection (DEP) Hazardous Waste Disposal regulations and the Department of Labor Occupational Safety and Health Administration (OSHA) Lead in Construction Final Rule 29 CFR 1926.62.

1.3 SCOPE OF WORK

- A. The general scope of work entails the following:
  - 1. Paint stabilize foundation on the "A" facade
  - 2. Any surface that was not defective at the time of inspection or was not intended to be disturbed by renovations must be assumed to contain toxic levels of lead-based

paint. If any surfaces are disturbed or uncovered during the renovation project, they must be treated as lead-based paint and either abated or left in intact condition at the completion of the job.

**SEE ATTACHED TABLE A FOR SCOPE OF WORK.**

REPAIRS PRIOR TO LEAD HAZARD REDUCTION					
Item #	Location	Component	Side	Quantity	Repair
NONE					

**1.4 SITE EXAMINATION**

- A. The Contractor shall visit the site and examine all structures located thereon. The specifications shall be compared with the existing field conditions. The Contractor will examine all parts of the existing structure to which new work will be connected, attached or applied, and notify Eagle Environmental of any conditions detrimental to the proper and timely completion of the work.
- B. The Contractor shall, as a part of their bid, notify Eagle Environmental of any discrepancies, errors, or omissions that might have been discovered in the specifications for the purpose of making such corrections or adjustments as may be necessary. Unless specifically noted otherwise in the bid, any additional work by other trades or by the contractor that is required in order for the Contractor to finish the job will be assumed to be included in the bid price. If it should appear that any work called for in the specifications is not in accordance with State, local or federal laws or ordinances, the Contractor shall immediately notify Eagle Environmental.

**1.5 LEAD PLANNER/PROJECT DESIGNER INFORMATION**

- A. Name of Planner/Project Designer: Aaron E. Hatcher  
 Certificate Number: 002157  
 Firm: Eagle Environmental, Inc.  
 Address: 8 South Main Street, Suite #3  
 City: Terryville State: Connecticut Zip: 06786  
 Telephone Number: (860) 589-8257

**1.6 INSPECTION REPORT INFORMATION**

- A. Inspector Name: Kristi Gagnon  
 Title: Lead Inspector  
 Certificate Number: 002236  
 Firm Name: Eagle Environmental, Inc.  
 Firm License Number: 001723  
 Telephone Number: (860) 589-8257

**1.7 OWNER INFORMATION**

- A. Name: Cornelius and Jocelyn Popovici  
 Address: 159 Spectacle Lane  
 City: Wilton State: Connecticut Zip: 06897  
 Home Telephone: (203) 510-5746

**1.8 CONTRACTOR INFORMATION**

- A. Company Name: USEPA Certified RRP Contractor

Contractor License Number: Not applicable at this time  
Contact Person: Not applicable at this time  
Address: Not applicable at this time  
City: N/A State: N/A Zip: N/A  
Telephone Number: N/A

## 1.9 APPLICABLE CODES

- A. The Contractor shall be solely responsible for conducting this project and supervising all work in a manner which will be in conformance with all federal, state and local regulations and guidelines pertaining to lead paint abatement. Specifically, the Contractor shall comply with the requirements of the following:
1. Occupational Safety and Health Administration: OSHA
    - a. 29 CFR 1910 General Industry Standards
    - b. 29 CFR 1910.1025 Lead Standard for General Inventory
    - c. 29 CFR 1910.134 Respiratory Protection
    - d. 29 CFR 1910.1200 Hazard Communication
    - e. 29 CFR 1910.245 Specifications for Accident Prevention (Sign and Tags)
    - f. 29 CFR 1926.62 Construction Industry Standard
  2. State of Connecticut Department of Energy and Environmental Protection: DEEP
    - a. Connecticut DEEP Regulations (Section 22a-209-8(I) and Section 22a-220 of the Connecticut General Statutes)
  3. State of Connecticut Department of Public Health: DPH
    - a. 19a-111-1 thru 19a111-11 Lead Poisoning Prevention and Control Regulations.
  4. USEPA
    - a. 40 CFR 745.100 - .119 Final Rule
    - b. 40 CFR Part 261 United States Environmental Protection Agency
    - c. 40 CFR 745 Subpart E
  5. Department of Housing and Urban Development: HUD
    - a. Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing, dated June 1995.
    - b. 24 CFR Part 35 Lead-Based Paint Poisoning in Certain Residential Structures.

## 1.10 FEES, PERMITS AND LICENSES

- A. The Contractor shall comply with the provisions of all permits or applications required by the work specified, as well as make all submittals required under those auspices.

## 1.11 SEQUENCING AND SCHEDULING

- A. The Contractor shall extend full cooperation to Owner in all matters involving the use of Owner's facilities. At no time shall the Contractor cause or allow to be caused conditions which may cause risk or hazard to the general public or conditions that might impair safe use of the facility. The Contractor shall provide electricity, water and portable sanitary facilities for this project.

- B. The Contractor shall submit a time-line schedule, not date specific, to Owner and Consultant for integration into the overall project schedule. Coordinate the work of this section with the needs of the Owner. Phasing and scheduling of this project will be at the discretion of the Owner and shall not proceed in any area without the express consent of the Owner. The Contractor shall be available within 24 hours' notice for additional work or rework, if after acceptance of the work, it is found that full abatement was not achieved from the initial work effort as determined by the Owner.
- C. The proposed time line for the work in this Section, as noted above, shall show the time involved from start to finish of abatement operations, including preparation, removal, clean-up, and tear-down portions of the job.
- D. A final written schedule shall be prepared for approval by the Owner and the Consultant.
- E. The Contractor shall complete all work in a unit prior to proceeding to the next unit.

#### 1.12 BUILDING OCCUPANCY

- A. As there is no interior lead hazard control work to be completed, the residents may occupy the dwelling while lead hazard control work is completed on the "A" facade. The Contractor shall ensure that the designated work area is regulated preventing the building occupants from having access to the work area while work is being accomplished.

#### 1.13 NOTIFICATION TO CONNECTICUT COMMISSION ON CULTURE & TOURISM

- A. Notification to the Connecticut Commission on Culture & Tourism has been made and a response is pending.

#### 1.14 NOTIFICATIONS

- A. The Contractor shall provide written notification to the Architect's representative a minimum of five (5) days prior to work at the site.
- B. The Owner shall notify the tenants a minimum of five (5) days prior to any lead renovation work.
- C. The Contractor is required to comply with the following information distribution requirements. No more than 60 days before beginning renovation activities in any residential dwelling unit of target housing, the firm performing the renovation must:
  - D. Provide the owner or adult occupant of each unit the pamphlet titled Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools and comply with one of the following:
  - E. Obtain, from the owner, a written acknowledgement that the owner has received the pamphlet (Each Unit).
  - F. Obtain a certificate of mailing at least 7 days prior to the renovation.
  - G. If the Contractor is unsuccessful in obtaining written acknowledgement from an adult occupant, certify in writing that the pamphlet has been delivered to the dwelling. The certification must include the date and method of delivery of the pamphlet, names of the persons delivering the pamphlet, reason for lack of acknowledgement, signature of the representative of the Contractor performing the lead renovation work and the date of signature.

- H. The Contractor shall have an adult occupant sign the Pre-Renovation Disclosure Form. A signed copy of the disclosure form shall be submitted to Architect's representative with the notice of the start date.

#### 1.15 EPA RENOVATE, REPAIR AND REPAINTING RULE

- A. The Contractor must apply, pay the fee and become an EPA Certified RRP firm.
- B. The Contractor must ensure that that all renovators working in target housing and child occupied facilities, common areas or exteriors are EPA certified renovators or trained by a certified EPA renovator. Renovators can become certified by successfully attending an Eight (8) hour RRP EPA accredited training course.
- C. The Contractor must provide all tenants with a copy of EPA's Renovate Right: Important Lead Hazard Information for Families, Child Care Providers and Schools pamphlet no earlier than sixty (60) days prior to the date renovation activities are to be performed.
- D. The Contractor shall have an adult occupant sign the Pre-Renovation Disclosure Form. A signed copy of the disclosure form shall be submitted to the Architect's representative with written notice within five days of the commencement of the work.
- E. The Contractor shall review the testing results and become familiar with the locations of lead-based paint within the scope of the tested areas. The Contractor must assume that all untested painted surfaces are lead-based paint unless inspected by a licensed lead inspector/risk assessor or tested with an EPA approved lead testing kit and proven otherwise.
- F. The Contractor is required to ensure renovators minimize lead paint/dust exposure by performing activities in a lead safe manner See Sections 3.1 through 3.4 in this document for requirements, including posting of lead warning signs in plain view of the occupants.
- G. The Contractor shall ensure all sub-contractors performing renovation activities on assumed lead-based paint above the EPA de minimus level are EPA RRP certified firms and employees are EPA certified renovators or trained by a certified EPA RRP renovator. The Contractor shall document the firm's and renovator's certification numbers.
- H. The Contractor shall provide documentation to include:
1. The Contractor's EPA RRP Firm Certification Number.
  2. The Contractor's EPA RRP Renovator's Certification Number.
  3. Documentation that all other non-certified employees have been trained on RRP practices by an EPA RRP Certified Renovator.
  4. The Contractor is required to keep all documents for a minimum of three (3) years.

#### 1.16 INSURANCE

- A. The contractors shall carry per General Conditions the following insurances:
1. Workman's Compensation
  2. Lead Abatement Liability Insurance

### 3. Manufacturer's and Contractor's Liability Insurance

#### 1.17 CONTRACT ASSIGNMENT

- A. The contractor shall not assign this contract without written consent of the Program's representative. A request for written consent shall be approved by DOH. Eagle Environmental, Inc. must be informed prior to the assignment of this contract.

## PART 2 - PRODUCTS

### 2.1 MATERIALS

- A. Deliver all materials in the original packages, containers, or bundles bearing the name of the manufacturer and the brand name and product technical description.
- B. Damaged or deteriorating materials shall not be used and shall be removed from the premises.
- C. Polyethylene sheet in a roll size to minimize the frequency of joints shall be delivered to job site with factory label indicating 6 mil.
- D. Polyethylene disposable bags shall be six (6) mil. Tie wraps for bags shall be plastic, five (5) inches long (minimum), pointed and looped to secure filled plastic bags.
- E. Tape or adhesive spray will be capable of sealing joints in adjacent polyethylene sheets and for attachment of polyethylene sheet to finished or unfinished surfaces of dissimilar materials and capable of adhering under both dry and wet conditions.
- F. Impermeable containers are to be used to receive and retain any lead containing or contaminated materials until disposal at an acceptable disposal site. (The containers shall be labeled in accordance with EPA and DOT standards.)
- G. HEPA filtered exhaust systems shall be used during any dust generating deleading operations.
- H. For manual scraping activities, Contractor shall supply each worker with multiple newly sharpened scrapers on a daily basis.
- I. Sanders, grinders, wire brushes and needle gun removal equipment shall be equipped with a HEPA filtered vacuum dust pick-up system.
- J. Other materials such as lumber, nails and hardware necessary to construct and dismantle the decontamination enclosures and the barriers that isolate the work area shall be provided as appropriate for the work.
- K. Machine Sanding Equipment - Sanders shall be of the dual action, rotary action, orbital or straight line system type, fitted with a high efficiency particulate air (HEPA) dust collection system.
- L. Air compressors utilized to operate this equipment shall be designed to continuously provide 90 to 100 psi or as recommended by the manufacturer.
- M. Heat Blower Gun Equipment: Any electric operated heat-blower gun used shall be a flameless electrical-paint-softener type. Heat-blower shall have electronically controlled temperature settings to allow usage below a temperature of 700 degrees Fahrenheit.

- N. Liquid encapsulants used on this project shall be an approved encapsulant by the State of Connecticut Department of Public Health.
- O. Paints and primers shall contain less than 0.06% lead in wet film.

## 2.2 REPLACEMENT AND COVERING MATERIALS

- A. Unless stated otherwise, all replacement materials/products, shall meet the minimum code requirements for such applications.
- B. All materials shall have Energy Star ratings where applicable.
- C. Paints and primers must be less than or equal to the following VOC levels: Flats 50 g/L; non-flats 50 g/L; floor paint 100 g/L. Grams per Liter (g/L) levels are based on a combination of the Master Painters Institute (MPI) and Green Seal standards.
- D. All caulks, sealants and adhesives must comply with Rule 1168 of the South Coast Air Quality Management District. All caulks, sealants must comply with regulation8, rule 51 of the Bay Area Quality Management District.
- E. Unless stated otherwise, replacement windows, doors and other materials and products shall be of equal or better quality of those specified in this Lead-Based Paint Hazard Control Plan.
- F. Exterior Entrance Doors
  - 1. Unless otherwise noted, new exterior doors must be 1 3/4" thick 24 gauge thermally broken galvanized and bonderized steel insulated core doors, with an adjustable sill, magnetic weather stripping, and 1 1/2 pair 3 1/2 x 3 1/2 loose pin butt hinges, use Thermo-Tru Steel Foam Core Insulated Exterior Doors or approved equal.
  - 2. Install single cylinder deadbolt plus passage set as manufactured by Schlage or equivalent. Provide owner with 2 keys for each lock.
  - 3. Door shall be accurately cut and fitted to frames and must operate freely without binding. Insulate between doorjamb and rough opening with spun fiberglass prior to trimming the interior of the door.
- G. Storm Doors
  - 1. Existing storm/screen doors are to be re-hung or replaced with similar units. If re-hung, they must be fully operational.
- H. Interior Doors
  - 1. Unless otherwise noted, install 1 3/8" hollow core luan door manufactured by Brosco or equivalent.
  - 2. If a hollow core door doesn't meet building and/or CT Fire Safety Code, install a door to meet code.

3. Shim doors plumb, level and square. New doors shall be installed in pine jambs with 1 pair of 3" loose pin butt hinges. Fasten doors to rough framing through shims with 10-penny finish nails. Trim out both sides of new doors with finger jointed casings to match existing. Glue miters before fastening trim to jamb and wall. Fasten trim to walls with 6-penny finish nails and to jambs with 4-penny nails. Set heads of nails below surface of wood and fill with putty. Install passage set as manufactured by Schlage, Kwikset, Harlock or approved equal.

I. Wood Replacement Windows - Historic

1. Furnish and install new wooden sashes with full screens. Contractor must measure the bevel of the sill if it is different from 14 degrees. The bevel must be custom specified to manufacturer. Sashes shall have insulated double-glazing with non-corroding fiberglass screens in aluminum frames. Windows must have tilt in sashes, Low E glazing, and must comply with Emergency Escape requirement of the building code for all bedrooms. Grid pattern must match prior windows being replaced.
2. Windows shall be manufactured by Harvey, Weathershield, Marvin or equivalent. Submit for approval prior to ordering. Windows shall be installed in accordance with the manufacturer's recommendations.
3. Frames and sash shall be properly adjusted for tight closure and easy operation. Frames shall be thoroughly sealed at the interfaces with the walls prior to completion of finish work. Screw in and caulk edges to seal. Install jamb liners. Cut aluminum coil stock or vinyl to fit the window well.
4. Remove sashes from opening; disconnect weights and pulleys from lower sash and salvage. Then scrape window glazing compound and remove glazing points and glass, use a mild paint removal product and conditioner for wood. Install glass panes and glazing with points as well as pulley and weight system. Jamb liners and aluminum coil stock shall be installed in opening then window sashes. Window sashes shall not be installed until XRF testing is performed.

J. Vinyl Replacement Windows

1. Furnish and install new rigid vinyl replacement windows with 5/8" Low E double-pane insulating glass and non-corroding half-height lockable fiberglass screens in aluminum frames. Windows must have tilt in sashes, welded frames, cam and sash locks, and must comply with Emergency Escape requirement of the building code for all bedrooms.
2. Windows shall be manufactured by Harvey (Classic Series), Viking, Mercury-Excellum, NorthEast (DH 100) or equivalent. Windows shall be installed in accordance with the manufacturer's recommendations.
3. Frames and sash shall be properly adjusted for tight closure and easy operation. Frames shall be thoroughly sealed at the interfaces with the walls (inside & out) prior to completion of finish work.

K. Basement Vinyl Replacement Windows

1. Remove and discard as lead waste any leaded basement windows.

2. Furnish and install new vinyl replacement basement windows manufactured by Harvey, Viking, Mercury-Excellum or equivalent. Windows shall be installed in accordance with the manufacturer's recommendations.

L. Vinyl Siding

1. Siding shall be of first quality manufactured by Vipco, Certainteed, or equivalent. Color by Owner. Provide 50-year warranty. Apply Amocor XP38 fanfold insulation board or equivalent, following the manufacturer's instructions to enclose lead paint.
2. Replace lead-based paint containing components of attic vents or combination gable and soffit vents to meet ventilation requirements for roof and attic areas.
3. Install vinyl siding and aluminum or vinyl wrapped trim following manufacturer specifications.

M. Exterior Porch Flooring

1. Tongue & Groove flooring, if specified or requested as an Alternate, is to be 5/4" Fir or 3/4" Mahogany. When Plywood is specified, materials to be 1/2" Exterior Grade Plywood.
2. Include edge moldings to cover any exposed leaded materials. Caulk all seams. Prime & paint using sand or other non-slip additive.

N. Interior Porch Flooring

1. When specified, material to be 1/4" luan.
2. Include edge moldings to cover any exposed leaded materials. Caulk all seams.

O. Radiator Covers

1. Radiators must be restored to a sound substrate using high heat paint before the cover is installed.
2. Radiator covers must be removable (for example by unscrewing a bracket) in case repairs are necessary. The cover must be a professionally manufactured radiator cover or be made using metal grille mounted in a pine frame. Note that heat must be able to rise through the top as well. Plywood is not acceptable for use in radiator covers.

- P. Sheetrock and wood enclosure materials shall meet current code requirements for such products and specified applications.

Q. Overhead Garage Doors

1. Furnish and install new overhead garage doors (number required to replace those removed) and any and all tracks, rails, springs, hardware, etc. to make operational. Hardware should include an outside handle and keyed lock for each door installed. The doors must be three-layer pressure bonded construction (steel + insulation + steel) construction. Standard Colors – Owner to choose any standard color available from Manufacturer. Warranty must be a minimum of 20 years from Manufacturer.

2. Manufacturer to be Clopay or equal and meet Clopay's Premium Series specifications or equal. No automatic openers are to be included. If, however, the existing Overhead door units being replaced have automatic openers, contractor to reuse and make operable or replace with new unit(s).
3. Submittal of Manufacturers catalog cuts with all pertinent information, including warranty information, to be submitted to Waterbury Health Department and Owner for approval prior to placing order.

## PART 3 - EXECUTION

### 3.1 WORKER HYGIENE PRACTICES

- A. Workers shall don protective gear prior to entering work area including respirators, disposable coveralls, and footwear. No street clothes shall be permitted to be worn under protective clothing. The Contractor shall provide a clean area for workers to store street clothes and personal belongings.
- B. Eye protection, head protection, and ear protection shall be provided to each worker.
- C. While leaving respirators on, workers shall remove all gross contamination, debris, and dust from disposable coveralls and remove coveralls and footwear and place in hazardous waste disposal bag prior to leaving work area.
- D. The Contractor shall establish a wash station in close proximity to the work area where workers shall decontaminate their person. The wash station shall be supplied with warm water and soap and an ample supply of drying towels. Wash water shall be tested for proper disposal.
- E. All equipment used by workers inside the work area shall be wet wiped or bagged for later decontamination before removal from work area.
- F. The Contractor is responsible for using safe procedures to avoid electrical hazards. All temporary electrical wiring will be protected by GFIs.

### 3.2 WORK PRACTICE STANDARDS

- A. Occupant Protection
  1. The Contractor must post signs clearly defining the work area and warning occupants and other persons not involved in renovation activities to remain outside of the work area. Signs must be in the primary language of the occupants. Signs must be posted before beginning the renovation and must remain in place and readable until the renovation and post-renovation cleaning verification has been complete.
- B. Work Area Containment
  1. Before beginning renovation, the Contractor must isolate the work area from the non-work area so that no dust or debris leaves the work area while the renovation is being performed. The Contractor must maintain the integrity of the containment by ensuring that polyethylene sheeting is not torn or displaced. The containment must be installed in a manner that does not interfere with occupant and worker egress in the event of an emergency.

2. Interior containment shall consist of the following minimum requirements:
  - a. Remove all objects from the work area, including furniture, rugs, window coverings and tenants' belongings.
  - b. Cover non-moveable objects with plastic sheeting.
  - c. Cover all duct openings, vents, diffusers with plastic sheeting and seal with tape.
  - d. Close windows and doors in the work area. Cover door openings between the work area and non-work area with plastic sheeting. Create a flapped opening with plastic sheeting where workers enter/exit the work area.
  - e. Cover the floor surface with taped down plastic sheeting. Plastic sheeting must extend a minimum of six feet past the perimeter of the surface being renovated. Floor sheeting may stop at vertical containment barriers, where installed.
  - f. Vertical containment barriers that isolate the work area from the non-work area shall extend from the floor to the ceiling and shall be sealed with tape.
  
3. Exterior containment shall consist of the following minimum requirements.
  - a. The Contractor shall close all doors and windows within twenty feet of the renovation work. On multi-story buildings, close all doors and windows within twenty feet of the renovation on the same floor as the renovation, and close all doors and windows on all floors below that are the same horizontal distance from the renovation.
  - b. Create a flapped opening over door opening that will be used during the work to prevent dust and debris from leaving the work area.
  - c. Cover the ground with plastic sheeting extending a minimum of ten feet beyond the perimeter of surfaces being renovated or a sufficient distance to collect falling paint chips and debris.
  - d. Cover all shrubbery, plantings, stoops, etc. with opaque tarps, which will prevent damage or burning from the sun.
  - e. Regulate the exterior work area with lead-warning tape. The lead warning tape shall extend around the perimeter of the work area creating a minimum of a ten (10)-foot buffer zone between renovation activities and the warning tape.
  - f. Utilize vertical barriers at property lines when the property line is within ten feet of the renovation work. The vertical barriers shall protect the adjacent property from paint chips, dust and debris.
  - g. Post lead renovation warning signs around the perimeter of the work area.

### 3.3 LEAD HAZARD REDUCTION PROCEDURES

#### A. Window Removal and Replacement Procedures (Where Required)

1. The Contractor shall conduct work area preparation as specified in Sections 3.1 and 3.2 prior to conducting renovation activities.
2. The Contractor shall HEPA vacuum any loose or flaking paint from the component prior to removing the component.
3. The Contractor shall manually remove the window sashes in the following sequence:
4. Remove exterior window screens/storms where necessary and recycle
5. Remove window stops (Save for re-use)

6. Remove inner sash by cutting sash cords
  7. Remove wood parting beads
  8. Remove outer sash by cutting sash cords
  9. Stabilize all loose paint on window jambs, wells and exterior sills. HEPA vacuum window jambs, wells and exterior sills.
  10. The Contractor shall Remove window sash weights from cavities and insulate the entire cavity of the window jambs and header with insulation prior to or after window installation. If the Contractor chooses to use spray foam insulation, the MSDS must be provided to SAMA and Architect for approval prior to use.
  11. Following Architect specifications for detailed requirements on window removal and replacement procedures.
- B. Door Removal and Replacement Procedures (Where Required)
1. The Contractor shall conduct work area lead hazard reduction preparation as specified in Sections 3.1 and 3.2 prior to conducting renovation activities.
  2. Where doors are to be replaced, remove the door from the hinges and remove the hinges from the jamb. Avoid damaging the existing jamb if it is to remain. If jamb and frame are to be replaced, remove door system in its entirety and avoid damaging adjacent surfaces that are to remain.
  3. Reinstall the new door, hinges and appropriate hardware. Ensure the door is plumb and open and closes smoothly.
  4. All doors shall be accurately cut and fitted to frames and must operate freely without binding.
  5. For entry doors, insulate between the door jambs and rough opening with spun fiberglass prior to trimming the interior of the door.
  6. Follow Architect specifications for detailed requirements on door removal and replacement procedures.
- C. Enclosure Procedures (For surfaces that will be enclosed with aluminum coil stock, vinyl siding, vinyl soffit, gypsum board or other rigid materials) (Where Required)
1. The Contractor shall conduct work area lead hazard reduction preparation as specified in Sections 3.1 and 3.2 prior to conducting renovation activities.
  2. The Contractor shall stabilize all loose paint on components prior to enclosure. Paint stabilization shall include HEPA vacuuming and wet scraping. Any required sanding must be done using dust collection equipment attached to sanding device with HEPA filtration.
  3. Follow Architect specifications for detailed requirements on enclosure procedures.

D. Paint Stabilization Procedures (For surfaces that require re-painting) (Where Required)

1. The Contractor shall conduct work area lead hazard reduction preparation as specified in Sections 3.1 and 3.2 prior to conducting renovation activities.
2. Lightly mist the surface to be stabilized with water. Wet scrape the surface with a drag scraper or putty knife to remove the loose paint. Continuously mist during scraping. Do not dry scrape.
3. Feather paint edges as necessary to remove high spots in paint that may be subject to future peeling.
4. Remove all raised paint edges that may be present on surfaces or components.
5. Surface contaminants that prevent adhesion should be removed by cleaning with a lead cleaning detergent. These contaminants generally include dirt, grease, and soap films.
6. Once all loose paint is removed, clean the surface with a detergent and water solution.
7. Wet wipe the surface with clean water. Allow to dry, prime and repaint.

E. Paint Removal Procedure (For paint that requires removal from a substrate) (Where Required)

1. Complete all necessary work area preparation in each area prior to commencing abatement in that area.
2. Conduct on-site paint removal utilizing one of the following approved methods or combinations thereof:
3. Heat gun (not to be operated over seven hundred (700) degrees F)
4. Power equipment with attached HEPA dust collection device
5. Chemical removal agent
6. Remove all layers of paint and or primers down to a bare substrate. The Contractor is responsible for removing paint to an acceptable condition suitable to the Architect.

F. Component Removal Procedure (Where Required)

1. The Contractor shall conduct work area lead hazard reduction preparation as specified in Sections 3.1 and 3.2 prior to conducting renovation activities.
2. Remove nails, screws or other fasteners to facilitate removal of component. Minimize breakage of component during removal.
3. Score paint seams between component scheduled for removal and components scheduled to remain with razor knife to prevent back-peeling.
4. Use flat bars, pry bars or other fulcrum type devices to carefully remove components. Where cutting is required, all saws shall be equipped with HEPA dust collection devices.
5. Avoid damaging substrates which are scheduled to remain.

6. Containerize waste in appropriate waste disposal receptacles.

G. Specialized Cleaning Procedures

1. Complete all necessary work area preparation in each area prior to commencing renovation activities in that area.
2. Follow the cleaning procedure described below for hard smooth or semi-porous surfaces:
  - a. Conduct a thorough HEPA vacuuming of the surface.
  - b. Wash the floor with a string mop equipped with wringer. Use a lead detergent solution. Wring the mop into an empty bucket after each cleaning and before dipping the mop back into the cleaning solution.
  - c. Conduct a clean rinse mopping on the floor.
  - d. Conduct a second HEPA vacuuming of the surface.
3. Follow the cleaning procedure described below for area rugs:
  - a. HEPA vacuum the top side of the rug for one (1) minute per ten (10) square feet.
  - b. Fold the rug in half and HEPA vacuum the back side of the rug and underlying floor at a rate of one (1) minute per ten (10) square feet.
  - c. Repeat Step 2 for the other half of the rug.
  - d. Unfold the rug and HEPA vacuum the top at a rate of two (2) minutes per ten (10) square feet.
4. Follow the cleaning procedure described below for carpet:
  - a. HEPA vacuum the carpet at a rate no faster than two (2) minutes per ten (10) square feet. Vacuum in a side-to-side motion.
  - b. HEPA vacuum the carpet in the opposite direction at a rate no faster than 2 minutes per 10 square feet. Vacuum in a side-to-side motion.
  - c. All HEPA vacuums must have a beater bar for carpeted areas.

### 3.4 CLEANING

A. Interior

1. The Contractor shall ensure that all tools and materials are adequately cleaned at the completion of each shift.
2. The Contractor shall remove all gross waste from the renovation area prior to conducting final cleaning operations.
3. The Contractor shall thoroughly HEPA vacuum all flat surfaces and components including polyethylene sheeting within and or adjacent to the renovation work area and all surfaces outside the work area within two feet of the renovation area.
4. The Contractor shall remove polyethylene sheeting from floors and non-moveable objects following the initial cleaning. Polyethylene sheeting shall be folded inwards from the corners and folded upon itself.

5. The following final cleaning shall be conducted following removal of polyethylene sheeting in the following manner from higher to lower:
  - a. HEPA vacuum and or wet wipe all walls started from the ceiling down.
  - b. HEPA vacuum all remaining surfaces and objects in the work including but not limited to fixed objects, furniture, fixtures. Rugs must be HEPA vacuumed with a beater bar attachment.
  - c. Wipe all remaining surfaces and objects in the work area with a damp cloth, excluding rugs and upholstered furniture.
  - d. Mop floors using a two bucket process keeping the wash water separate from the rinse water.
  - e. Conduct second HEPA vacuuming on floors and horizontal surfaces.

### 3.5 FINISH WORK AND WORKMANSHIP

- A. Refer to the project Architect's specifications for finish work and workmanship requirements.

### 3.6 DISPOSAL OF WASTE MATERIALS

- A. The Contractor shall perform the following:
  1. Work with Owner to see that waste is disposed of according to local, state and federal law and regulations and at the minimum practical cost.
  2. All waste should be considered hazardous lead waste. The Contractor is responsible for proper disposal of all waste generated during the project.
  3. All primary waste materials generated during lead hazard reduction, i.e. windows, doors, wood components, plaster, etc. shall be characterized for proper disposal utilizing the TCLP method. The cost associated with the TCLP sampling and analysis shall be the responsibility of the Contractor.
  4. All secondary waste materials generated during lead hazard reduction, i.e. disposable clothing, polyethylene sheeting, waste water, etc., shall have confirmatory TCLP testing to determine waste characterization. This testing shall be performed and paid for by the Contractor.
  5. The Lead Abatement Contractor shall comply with the requirements for small quantity generators (generates between one hundred (100) kg and one thousand (1000) kg of hazardous waste in a month or accumulates no more than one thousand (1000) kg of hazardous waste on-site at any one time and stores waste for no greater than ninety (90) days).
  6. The Contractor shall ensure that all hazardous waste generated is sent off-site to permitted hazardous waste treatment, storage, or disposal facilities (TSDF).
  7. The Contractor shall use DEEP permitted transporters for transport of hazardous waste.
  8. The Contractor shall apply for a temporary EPA identification number, where applicable. Hazardous waste manifests must be utilized which bear this I.D. number.

9. The Contractor must comply with hazardous waste containerization requirements including but not limited to maintaining the containers in good condition, keeping containers closed and locked while in storage, properly labeling and dating containers, and using containers which are DEEP approved for over the road use.
10. The Contractor shall develop a written inspection schedule to inspect any containers of hazardous waste at least weekly.
11. The Contractor must designate an emergency coordinator who will be responsible for coordinating emergency response measures. Basic emergency information must be listed in writing, and posted next to the on-site telephone. This information must include the name and number of the emergency coordinator.
12. The Contractor must develop a written contingency plan for the site, which describe actions personnel will take in response to fires or other emergencies that may result in a release of hazardous waste constituents. The plan must meet certain content requirements and copies of the plan must be submitted to certain local emergency response officials.
13. The Contractor must provide written notification to local fire departments and/or police regarding the location, nature, and duration of the lead-removal project, and regarding the type and quantity of hazardous waste that may be stored at the site.
14. The Contractor must train their employees in hazardous waste management. They must maintain certain documentation regarding their training program, including the names, job titles, and job descriptions of the employees involved with hazardous waste management, a written description of the training that is given, and records documenting that employees have been trained. Annual updates of training must also be given.
15. The Contractor may not store hazardous waste on-site for greater than ninety (90) days without a TSDF permit.
16. Before leaving the site for the last time, the Contractor must remove any remaining hazardous waste and must decontaminate any equipment, storage areas, structures, soil, etc. contaminated as a result of the removal or storage of the hazardous waste generated at the site.

B. Contractor and Owner shall comply with the following:

1. Contractor agrees to assume responsibility of all waste. However, if total project waste is ten (10) cubic yards or less, Owner may agree to assume responsibility for all lead containing waste by signing an agreement to accept and properly dispose of the waste. Contractor agrees to place the lead containing waste in a location designated by Owner and under conditions that do not contaminate the ground or area around the lead containing waste.
2. The Owner shall promptly remove waste from site and dispose of in accordance with all applicable laws.
3. The Owner shall designate a secure area where waste can be stored and is not subject to exposure to inclement weather, tampering or contamination of surrounding area(s).

### 3.7 POST RENOVATION CLEANING VERIFICATION

- A. The Certified Renovator must perform a visual inspection to determine whether dust, debris or residue is still present. If present, the renovation area shall be re-cleaned following the specified cleaning procedures.
- B. Contractor cleaning verification cloths will not be used for this project. Dust sampling by the Program's Consultant shall be performed in each interior area where lead-hazard reduction work was performed. This includes specialized cleaning procedures.
- C. The following criteria must be met for final clearance dust wipe samples where renovation work is performed:
  - 1. Floors: 40ug/ft<sup>2</sup>
  - 2. Window Sills: 250ug/ft<sup>2</sup>
  - 3. Window Wells: 400ug/ft<sup>2</sup>
- D. Clearance dust wipe samples that fail shall be re-cleaned at the Contractor's expense until dust wipe sampling meets the applicable criteria.

### 3.8 RECORDKEEPING

- A. The Contractor must retain and, if requested, make available to EPA all records necessary to demonstrate compliance with the RRP Rule for a period of 3 years following completion of the renovation.
- B. The Contractor must retain the following records and provide a copy to Architect's representative at the completion of the project:
  - 1. Records or reports certifying that a determination had been made that lead-based paint was not present on components affected by the renovation including reports by a State of Connecticut licensed Lead Inspector, records by a Certified Renovator after using EPA-recognized test kits, including an identification of the manufacturer and model of any test kits used, a description of the components that were tested including their locations, and the results of each test kit used.
  - 2. Signed and dated acknowledgement of receipt of notification dissemination of pamphlet.
  - 3. Certifications of attempted delivery of pamphlet.
  - 4. Certificates of mailing of pamphlet.
  - 5. Records of notification activities performed regarding common area and child occupied facilities renovations.
  - 6. Documentation of compliance that a certified renovator was assigned to the project, the certified renovator provided on-the-job training for workers used on the project, the certified renovator performed or directed worker who performed all the tasks, the certified renovator performed the post-renovation cleaning verification.

The State of Connecticut  
Department of Housing (DOH)  
Community Development Block Grant  
Disaster Recovery Program (CDBG-DR)  
DOH Occupied Rehabilitation and Rebuilding Program (OORR)

Bid Package for  
Popovici Residence  
159 Spectacle Lane  
Wilton, CT 06897  
Application # 2452

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**-END OF SECTION-**

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**SCOPE OF WORK - REVISED  
159 SPECTACLE LANE  
WILTON, CONNECTICUT**

<b>Item #</b>	<b>Room</b>	<b>Component</b>	<b>Side</b>	<b>Quantity</b>	<b>Abatement Method</b>
<b>EXTERIORS - BASE BID</b>					
1	Facades	Foundation	A	All	Paint stabilize, prime and topcoat with two (2) coats of exterior paint