



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
5 POST OFFICE SQUARE, SUITE 100
BOSTON, MA 02109-3912

Executive Summary
Response to Questions and Issues
For Durham Meadows Superfund Site
October 2017

This document is an abbreviated version of the detailed response to questions and issues that was developed by EPA in response to the input from the Common Council, Planning and Zoning Commission, and community members during a series of meetings and a workshop that took place in January and February 2017.

The three major issues that were addressed are:

- **Booster Pumps and Water Pressure**
 - The outcome of the re-evaluation is that the booster pumps which were proposed to be installed inside the 8 residential properties are no longer included in the design.
 - Property owners on Talcott Ridge Drive and Watch Hill Drive will be provided a separate hydro-pneumatic system that will be operated and maintained by the City of Middletown and will utilize as much of the existing infrastructure as possible.
- **Tank and Water Line Design**
 - The dimensions must be based on good engineering criteria and must comply with state and local regulations and requirements. The tank is also a long-term structure. Once built, the tank size can never be modified.
 - The design process identified the 79ft tank as the lowest height that would meet the project requirements.
 - The 79ft tank is the tank recommended by the City of Middletown Water and Sewer Department.
 - It is possible that 10-15 feet of the tank would still be visible from some locations on Talcott Ridge Drive and Watch Hill Drive as well as from certain locations on the Guida conservation area.
 - The tank is roughly 1/4-mile from the Talcott Ridge Drive cul-de-sac.
 - This tank size will enable the City of Middletown to serve future potential customers along Route 17, in existing residences, without a requirement for a booster pump.
 - The water system supported by the water tank is a more resilient system which will enable City of Middletown to provide an emergency back-up supply to those served by the hydro-pneumatic system.

- **Benefits to Middletown**

- Middletown has developed water resources that are projected to exceed Middletown's water needs well beyond the next 50 years.
 - The use of Middletown's vast water resources will enable a neighboring community to address a long-term serious public health crisis, strengthening Middletown's inter-municipal relationship with Durham.
- The project will generate more revenue than cost. The revenue will further increase as the connection of additional Durham residents within the area of groundwater contamination is accomplished.
- Providing water to Durham allows expansion of the Middletown water system and the associated revenue generation without creating urban sprawl in Middletown. The generation of revenue by providing public water is often associated with new construction developments which also bring increased demand for city services (such as educational and public safety) and the associated costs. In this case, Middletown would receive the revenue from Durham without the burden of the additional costs of public service. To generate the same revenue that Durham will provide, Middletown would have to develop at least 274 average residential customers with the associated public service, public safety and educational costs.
- The additional revenue generated from the sale of water to Durham would afford the City of Middletown an opportunity to implement some capital improvements to Middletown's existing water system without the cost of these projects having to be borne by Middletown customers.
- The \$8 million in infrastructure that is necessary to provide water to Durham will be installed at no capital expense to the City of Middletown
- The tank is a long-term capital improvement with a design life greater than 100 years.
- Everyone along the new water main will have increased fire protection.
- The atmospheric tank has sufficient pressure that could address water pressure issues in other areas within Middletown.

The executive summary for the other categories of questions and issues raised is below.

Project Need and Timeline

- The new water supply for Durham is a critical element of the EPA cleanup project to address the public health issues associated with the widespread contamination in private wells in Durham.
- The project is a high priority for the stakeholders involved in the project.
- The goal is to provide clean water as soon as is possible.

Aesthetic Issues

- The majority of the tank will be within the tree line and the tank will only be visible from certain locations.
- From Talcott Ridge, Watch Hill, and Guida conservation area approximately 10 – 15 feet of the tank may be visible in the distance (the tank is 0.25 miles away from the cul-de-sac on Talcott Ridge Drive).

Tree Clearing and Stormwater

- There will be some tree clearing and a small increase in stormwater run-off.
- The construction will be managed to limit tree clearing.
- EPA is working with the City of Middletown and the property owners to adjust the City of Middletown Right of Way to further reduce tree clearing.
- These issues were addressed with the Inland Wetlands and Watercourse Agency as part of the wetland permit review. The wetland permit was granted.
- The ongoing instability of the downstream areas and periodic flooding should not be made worse (or improved) as a result of the project.

Paving and Construction Issues

- The full width of Talcott Ridge Drive will be paved. This will be reflected in the revised design drawings.
- The construction will be implemented to maintain water to each residence. During any limited times when water may not be available, the construction team will coordinate closely with each affected property owner.

Tank Siting

- The Cherry Hill tank location for the tank site was identified in the initial Fuss & O'Neill Report in 2000. It was further identified in a letter from the City of Middletown to EPA in 2005 and in the 2012 Memorandum of Understanding between the City of Middletown and the Town of Durham. As a result, there was not an alternative site evaluation as part of the design.
- Based on the designation of this location by the City of Middletown as the tank location, over \$600,000 has been expended to complete the field investigations and design work for this site location.
- There are other locations that are undeveloped and at the necessary elevation for an atmospheric tank to be constructed; however, these locations are not currently owned by the City of Middletown or the Town of Durham.

- The tank should be located in the City of Middletown because the tank operation must be closely coordinated with the Long Hill pump station.

Water Line Connections

- The initial project is to connect those individuals within the Durham Meadows Superfund Site (i.e., those residences with currently contaminated water supplies).
- The long-term planning documented in the Fuss & O'Neill Report identified several other areas where existing homes and businesses are in need of some water quality improvements. The tank would be able to support these areas and offer a chance for revenue growth without driving development.
- There are some undeveloped lots that could access the new water main and be developed but the project was not designed to promote any specific new development.
- The EPA component of the project is limited to providing water in Durham and the City of Middletown.

Public Outreach for Design

- EPA and CTDEEP performed outreach for the project in the form of fact sheets, legal notices, and public meetings in Durham. The fact sheets for the water main extension design were sent to Durham and Middletown.
- Since first hearing from the property owners at the December 7, 2016 IWWA hearing that they believed that they not been offered sufficient opportunity to provide input on the project, EPA, CTDEEP, and the City of Middletown have made substantial efforts to engage the property owners in a dialogue and identify their questions and issues.
- The changes to the design reflect the serious consideration given to the input received.
- EPA and the project team will continue to keep the community informed throughout the construction.