

Soil Verification and Analytical Report

Property: 446 Newtown Turnpike, Weston CT

Applicant: Justin Donovan

Consultant: Enviroshield Inc. (Richard Louis)

Laboratory: Complete Environmental Testing Inc. (CET #25J0926)

Date: November 2025

Purpose

This section of the submission package documents the independent environmental verification performed by Enviroshield Inc. in October 2025 to reconfirm soil quality conditions beneath and around the former six-bay garage slab located at 446 Newtown Turnpike, Weston CT. The purpose of this sampling effort was to validate that residual soils in the former abatement zone meet current Connecticut Remediation Standard Regulations (RSR) Residential Direct Exposure Criteria and to establish baseline data prior to slab removal.

Summary of Findings

- Eight (8) discrete soil samples were collected by Enviroshield on **October 29, 2025** from **0–2 feet below grade** both **within and adjacent to the former slab**.
- Samples were analyzed by **Complete Environmental Testing Inc.** under **CT-ETPH (EPA 3550C)** for Extractable Total Petroleum Hydrocarbons (ETPH).
- All results were below the CT RSR Residential Direct Exposure Criterion of 500 mg/kg for ETPH.
- Enviroshield has notified both the Town of Weston and CT DEEP, and will oversee the upcoming slab lifting, removal, and confirmatory sub-slab sampling to ensure full regulatory closure.

Documents Included

1. **Email correspondence** from Richard Louis (Enviroshield Inc.) to Justin Donovan, cc Town of Weston and CT DEEP, confirming results and outlining next steps.
2. **Analytical Summary Spreadsheet** (Enviroshield Inc., “446 Newtown Turnpike – Excel 25J0926 FINAL.xlsx”) summarizing sample IDs, locations, depths, and results.
3. **Laboratory Analytical Report** from **Complete Environmental Testing Inc.**, CET #25J0926, dated **November 3, 2025**, including QA/QC certification under Connecticut’s Reasonable Confidence Protocol.

Conclusion

All soil data confirm that residual conditions within the former garage-slab area comply with applicable Connecticut RSR standards and pose **no environmental or public-health risk**. This verification is submitted as part of the **environmental due-diligence record** for the proposed site restoration and redevelopment project currently under review by the **Weston Conservation Commission**.

Respectfully submitted,

Justin Donovan

446 Newtown Turnpike

Weston, Connecticut 06883



Justin Donovan <justinny76@gmail.com>

Soil results - 446 Newtown Tpke Weston

Richard Louis <rdl@enviroshield.com>

Thu, Nov 6, 2025 at 8:18 AM

To: Justin Donovan <justinny76@gmail.com>

Cc: Elizabeth Olavarria <Liz@enviroshield.com>, "Gaura, Steve" <steve.gaura@ct.gov>, Conservation Planner <conservationplanner@westonct.gov>

Good morning, Justin. State and Town copied.

Soil Samples collected from 0 to 2' below surface grade across the area of prior abatement outside and within the zone of cement. Sketch indicating locations of sampling to follow.

See attached analytical data and summary spread sheet.

No exceedance above 500 ppm criteria.

We will oversee the lifting, removal and disposal of the cement and will collect underlying samples for same analysis.

Full report will follow.

Rich Louis

Vice President



Enviroshield

250 Moffitt Street

Stratford, Connecticut 06615

Phone: 203-380-5644

rdl@enviroshield.com

Visit our website: www.enviroshield.com

2 attachments



446 Newtown Turnpike Weston excel 25J0926 FINAL.xlsx
13K



446 Newtown Turnpike Weston 25J0926 FINAL.pdf
384K

Client:	Enviroshield, Inc.																			
Project:	Donovan, 446 Newtown Tnpk, Weston																			
ProjectNumber:	[none]																			
Matrix:	Soil																			
Collect Dates:	10/29/2025 Thru 10/29/2025																			
Lab Number			25J0926-01		25J0926-02		25J0926-03		25J0926-04		25J0926-05		25J0926-06		25J0926-07		25J0926-08			
Sampled Name			HP1-2.0ft		HP2-2.0ft		HP3-2.0ft		HP4-2.0ft		HP5-2.0ft		HP6-2.0ft		HP7-2.0ft		HP8-2.0ft			
Sampled Date			10/29/25		10/29/25		10/29/25		10/29/25		10/29/25		10/29/25		10/29/25		10/29/25			
Parameter	CAS Number	GA-PMC	GB-PMC	I/C-DEC	R-DEC	Value	Qual	Value	Qual	Value	Qual	Value	Qual	Value	Qual	Value	Qual	Value	Qual	
CT-ETPH (mg/kg dry)																				
ETPH	PHCMH	500	2500	2500	500	260	7	170	7a	230	7a	180	7a	320	7a	380	7a	210	7a	<68
SM 2540 G (%)																				
Percent Solids	TS	NA	NA	NA	NA	75		72		70		79		78		79		80		73
Notes:																				
Report Generated on: 11/3/2025 2:45:36 PM																				
Qualifiers:																				
7	C22-C36 unknown																			
7a	C24-C36 unknown																			

80 Lupes Drive
Stratford, CT 06615



Tel: (203) 377-9984
Fax: (203) 377-9952
e-mail: cet1@cetlabs.com

Client: Mr. Richard Louis
Enviroshield, Inc.
P.O. Box 1296
Stratford, CT 06615

Analytical Report

CET# 25J0926

Report Date: November 03, 2025
Project: Donovan, 446 Newtown Tnpk, Weston
PO Number: 31646

Connecticut Laboratory Certificate: PH 0116
Massachusetts Laboratory Certificate: M-CT903
Rhode Island Laboratory Certificate: 199



New York NELAP Accreditation: 11982
Pennsylvania Laboratory Certificate: 68-02927

CET # : 25J0926

Project: Donovan, 446 Newtown Tnpk, Weston

SAMPLE SUMMARY

The sample(s) were received at 14.4°C.

This report contains analytical data associated with following samples only.

Sample ID	Laboratory ID	Matrix	Collection Date/Time	Receipt Date
HP1-2.0ft	25J0926-01	Soil	10/29/2025 9:10	10/29/2025
HP2-2.0ft	25J0926-02	Soil	10/29/2025 9:20	10/29/2025
HP3-2.0ft	25J0926-03	Soil	10/29/2025 9:30	10/29/2025
HP4-2.0ft	25J0926-04	Soil	10/29/2025 9:45	10/29/2025
HP5-2.0ft	25J0926-05	Soil	10/29/2025 9:55	10/29/2025
HP6-2.0ft	25J0926-06	Soil	10/29/2025 10:10	10/29/2025
HP7-2.0ft	25J0926-07	Soil	10/29/2025 10:30	10/29/2025
HP8-2.0ft	25J0926-08	Soil	10/29/2025 10:45	10/29/2025

Analyte: Percent Solids [SM 2540 G]

Analyst: MFJ

Matrix: Soil

Laboratory ID	Client Sample ID	Result	RL	Units	Dilution	Batch	Prepared	Date/Time Analyzed	Notes
25J0926-01	HP1-2.0ft	75	1.0	%	1	BJ53022	10/30/2025	10/30/2025 16:17	
25J0926-02	HP2-2.0ft	72	1.0	%	1	BJ53022	10/30/2025	10/30/2025 16:17	
25J0926-03	HP3-2.0ft	70	1.0	%	1	BJ53022	10/30/2025	10/30/2025 16:17	
25J0926-04	HP4-2.0ft	79	1.0	%	1	BJ53022	10/30/2025	10/30/2025 16:17	
25J0926-05	HP5-2.0ft	78	1.0	%	1	BJ53022	10/30/2025	10/30/2025 16:17	
25J0926-06	HP6-2.0ft	79	1.0	%	1	BJ53022	10/30/2025	10/30/2025 16:17	
25J0926-07	HP7-2.0ft	80	1.0	%	1	BJ53022	10/30/2025	10/30/2025 16:17	
25J0926-08	HP8-2.0ft	73	1.0	%	1	BJ53026	10/30/2025	10/30/2025 14:00	

CET # : 25J0926

Project: Donovan, 446 Newtown Tnpk, Weston

Client Sample ID HP1-2.0ft

Lab ID: 25J0926-01

Conn. Extractable TPH

Analyst: CGS

Method: CT-ETPH

Matrix: Soil

Analyte	Result (mg/kg dry)	RL (mg/kg dry)	Dilution	Prep Method	Batch	Prepared	Date/Time Analyzed	Notes
ETPH	260	66	1	EPA 3550C	BJ53061	10/30/2025	10/31/2025 13:49	7
<i>Surrogate: Octacosane</i>	113 %	50 - 150			BJ53061	10/30/2025	10/31/2025 13:49	
7 C22-C36 unknown								

Client Sample ID HP2-2.0ft

Lab ID: 25J0926-02

Conn. Extractable TPH

Analyst: CGS

Method: CT-ETPH

Matrix: Soil

Analyte	Result (mg/kg dry)	RL (mg/kg dry)	Dilution	Prep Method	Batch	Prepared	Date/Time Analyzed	Notes
ETPH	170	69	1	EPA 3550C	BJ53050	10/30/2025	10/31/2025 00:01	7a
<i>Surrogate: Octacosane</i>	122 %	50 - 150			BJ53050	10/30/2025	10/31/2025 00:01	
7a C24-C36 unknown								

Client Sample ID HP3-2.0ft

Lab ID: 25J0926-03

Conn. Extractable TPH

Analyst: CGS

Method: CT-ETPH

Matrix: Soil

Analyte	Result (mg/kg dry)	RL (mg/kg dry)	Dilution	Prep Method	Batch	Prepared	Date/Time Analyzed	Notes
ETPH	230	71	1	EPA 3550C	BJ53050	10/30/2025	10/31/2025 00:23	7a
<i>Surrogate: Octacosane</i>	132 %	50 - 150			BJ53050	10/30/2025	10/31/2025 00:23	
7a C24-C36 unknown								

CET # : 25J0926

Project: Donovan, 446 Newtown Tnpk, Weston

Client Sample ID HP4-2.0ft

Lab ID: 25J0926-04

Conn. Extractable TPH

Analyst: CGS

Method: CT-ETPH

Matrix: Soil

Analyte	Result (mg/kg dry)	RL (mg/kg dry)	Dilution	Prep Method	Batch	Prepared	Date/Time Analyzed	Notes
ETPH	180	62	1	EPA 3550C	BJ53050	10/30/2025	10/31/2025 00:44	7a
<i>Surrogate: Octacosane</i>	125 %		50 - 150		BJ53050	10/30/2025	10/31/2025 00:44	
7a C24-C36 unknown								

Client Sample ID HP5-2.0ft

Lab ID: 25J0926-05

Conn. Extractable TPH

Analyst: CGS

Method: CT-ETPH

Matrix: Soil

Analyte	Result (mg/kg dry)	RL (mg/kg dry)	Dilution	Prep Method	Batch	Prepared	Date/Time Analyzed	Notes
ETPH	320	63	1	EPA 3550C	BJ53050	10/30/2025	10/31/2025 01:06	7a
<i>Surrogate: Octacosane</i>	128 %		50 - 150		BJ53050	10/30/2025	10/31/2025 01:06	
7a C24-C36 unknown								

Client Sample ID HP6-2.0ft

Lab ID: 25J0926-06

Conn. Extractable TPH

Analyst: CGS

Method: CT-ETPH

Matrix: Soil

Analyte	Result (mg/kg dry)	RL (mg/kg dry)	Dilution	Prep Method	Batch	Prepared	Date/Time Analyzed	Notes
ETPH	380	63	1	EPA 3550C	BJ53050	10/30/2025	10/31/2025 01:27	7a
<i>Surrogate: Octacosane</i>	125 %		50 - 150		BJ53050	10/30/2025	10/31/2025 01:27	
7a C24-C36 unknown								

CET # : 25J0926

Project: Donovan, 446 Newtown Tnpk, Weston

Client Sample ID HP7-2.0ft

Lab ID: 25J0926-07

Conn. Extractable TPH

Analyst: CGS

Method: CT-ETPH

Matrix: Soil

Analyte	Result (mg/kg dry)	RL (mg/kg dry)	Dilution	Prep Method	Batch	Prepared	Date/Time Analyzed	Notes
ETPH	210	62	1	EPA 3550C	BJ53050	10/30/2025	10/31/2025 01:48	7a
<i>Surrogate: Octacosane</i>	<i>119 %</i>		<i>50 - 150</i>		BJ53050	10/30/2025	<i>10/31/2025 01:48</i>	
7a C24-C36 unknown								

Client Sample ID HP8-2.0ft

Lab ID: 25J0926-08

Conn. Extractable TPH

Analyst: CGS

Method: CT-ETPH

Matrix: Soil

Analyte	Result (mg/kg dry)	RL (mg/kg dry)	Dilution	Prep Method	Batch	Prepared	Date/Time Analyzed	Notes
ETPH	ND	68	1	EPA 3550C	BJ53050	10/30/2025	10/31/2025 02:53	
<i>Surrogate: Octacosane</i>	<i>123 %</i>		<i>50 - 150</i>		BJ53050	10/30/2025	<i>10/31/2025 02:53</i>	

CET # : 25J0926

Project: Donovan, 446 Newtown Tnpk, Weston

QUALITY CONTROL SECTION

Batch BJ53022 - SM 2540 G

Analyte	Result (%)	RL (%)	Spike Level	Source Result	% Rec	% Rec Limits	RPD	RPD Limit	Notes
Duplicate (BJ53022-DUP1)		Source: 25J0926-07		Prepared: 10/30/2025 Analyzed: 10/30/2025					
Percent Solids	83	1.0		80			3.46	5	

CET # : 25J0926

Project: Donovan, 446 Newtown Tnpk, Weston

Batch BJ53050 - CT-ETPH

Analyte	Result (mg/kg)	RL (mg/kg)	Spike Level	Source Result	% Rec	% Rec Limits	RPD	RPD Limit	Notes
Blank (BJ53050-BLK1)					Prepared: 10/30/2025 Analyzed: 10/30/2025				
ETPH	ND	50							
<i>Surrogate: Octacosane</i>					102	50 - 150			
LCS (BJ53050-BS1)					Prepared: 10/30/2025 Analyzed: 10/30/2025				
ETPH	1780	50	1,500.000		119	60 - 120			
<i>Surrogate: Octacosane</i>					106	50 - 150			
LCS Dup (BJ53050-BSD1)					Prepared: 10/30/2025 Analyzed: 10/30/2025				
ETPH	1750	50	1,500.000		117	60 - 120	1.54	30	
<i>Surrogate: Octacosane</i>					103	50 - 150			

CET # : 25J0926

Project: Donovan, 446 Newtown Tnpk, Weston

Batch BJ53061 - CT-ETPH

Analyte	Result (mg/kg)	RL (mg/kg)	Spike Level	Source Result	% Rec	% Rec Limits	RPD	RPD Limit	Notes
Blank (BJ53061-BLK1)					Prepared: 10/30/2025 Analyzed: 10/31/2025				
ETPH	ND	50							
<i>Surrogate: Octacosane</i>					96.8	50 - 150			
LCS (BJ53061-BS1)					Prepared: 10/30/2025 Analyzed: 10/31/2025				
ETPH	1650	50	1,500.000		110	60 - 120			
<i>Surrogate: Octacosane</i>					101	50 - 150			
LCS Dup (BJ53061-BSD1)					Prepared: 10/30/2025 Analyzed: 10/31/2025				
ETPH	1790	50	1,500.000		119	60 - 120	8.02	30	
<i>Surrogate: Octacosane</i>					115	50 - 150			

All questions related to this report should be directed to David Ditta, Timothy Fusco, or Jeffrey Smith at 203-377-9984.

Sincerely,

This technical report was reviewed by Jeffrey Smith



David Ditta
Laboratory Director

Project Manager

This report shall not be reproduced except in full, without the written approval of the laboratory

Report Comments:

Sample Result Flags:

- E- The result is estimated, above the calibration range.
- H- The surrogate recovery is above the control limits.
- L- The surrogate recovery is below the control limits.
- B- The compound was detected in the laboratory blank.
- P- The Relative Percent Difference (RPD) of dual column analyses exceeds 40%.
- D- The RPD between the sample and the sample duplicate is high. Sample Homogeneity may be a problem.
- + - The Surrogate was diluted out.
- *C1- The Continuing Calibration did not meet method specifications and was biased low for this analyte. Increased uncertainty is associated with the reported value which is likely to be biased low.
- *C2- The Continuing Calibration did not meet method specifications and was biased high for this analyte. Increased uncertainty is associated with the reported value which is likely to be biased high.
- *F1- The Laboratory Control Sample recovery is outside of control limits. Reported value for this analyte is likely to be biased on the low side.
- *F2- The Laboratory Control Sample recovery is outside of control limits. Reported value for this analyte is likely to be biased on the high side.
- *I- Analyte exceeds method limits from second source standard in Initial Calibration Verification (ICV). No directional bias.

All results met standard operating procedures unless indicated by a data qualifier next to a sample result, or a narration in the QC report.

For Percent Solids, if any of the following prep methods (3050B, 3540C, 3545A, 3550C, 5035 and 9013A) were used for samples pertaining to this report, the percent solids procedure is within that prep method.

Complete Environmental Testing is only responsible for the certified testing and is not directly responsible for the integrity of the sample before laboratory receipt.

ND is None Detected at or above the specified reporting limit

Reporting Limit (RL) is the limit of detection for an analyte after any adjustment made for dilution or percent moisture.

All analyses were performed in house unless a Reference Laboratory is listed.

Samples will be disposed of 30 days after the report date.



80 Lupes Drive
Stratford, CT 06615

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Quality Control Definitions and Abbreviations

Internal Standard (IS)	An Analyte added to each sample or sample extract. An internal standard is used to monitor retention time, calculate relative response, and quantify analytes of interest.
Surrogate Recovery	The % recovery for non-target organic compounds that are spiked into all samples. Used to determine method performance.
Continuing Calibration Batch	An analytical standard analyzed with each set of samples to verify initial calibration of the system. Samples that are analyzed together with the same method, sequence and lot of reagents within the same time period.
ND	Not detected at or above the specified reporting limit.
RL	RL is the limit of detection for an analyte after any adjustment made for dilution or percent moisture.
Dilution	Multiplier added to detection levels (MDL) and/or sample results due to interferences and/or high concentration of target compounds.
Duplicate Result	Result from the duplicate analysis of a sample. Amount of analyte found in a sample.
Spike Level	Amount of analyte added to a sample
Matrix Spike Result	Amount of analyte found including amount that was spiked.
Matrix Spike Dup	Amount of analyte found in duplicate spikes including amount that was spike.
Matrix Spike % Recovery	% Recovery of spiked amount in sample.
Matrix Spike Dup % Recovery	% Recovery of spiked duplicate amount in sample.
RPD	Relative percent difference between Matrix Spike and Matrix Spike Duplicate.
Blank	Method Blank that has been taken through all steps of the analysis.
LCS % Recovery	Laboratory Control Sample percent recovery. The amount of analyte recovered from a fortified sample.
Recovery Limits	A range within which specified measurements results must fall to be compliant.
CC	Calibration Verification

Flags:

- H- Recovery is above the control limits
- L- Recovery is below the control limits
- B- Compound detected in the Blank
- P- RPD of dual column results exceeds 40%
- #- Sample result too high for accurate spike recovery.



Connecticut Laboratory Certification PH0116
Massachusetts Laboratory Certification M-CT903
Pennsylvania NELAP Accreditation 68-02927

New York NELAP Accreditation 11982
Rhode Island Certification 199



**Bureau of Water Protection and Land Reuse
Remediation Division**

**REASONABLE CONFIDENCE PROTOCOL
LABORATORY ANALYSIS QA/QC CERTIFICATION FORM**

Laboratory Name: Complete Environmental Testing, Inc.

Client: Enviroshield, Inc.

Project Location: Donovan, 446 Newtown TnPk, Weston

Project Number:

Sample Date(s):

10/29/2025

Laboratory Sample ID(s):

25J0926-01 thru 25J0926-08

List RCP Methods Used:

CT-ETPH

1	For each analytical method referenced in this laboratory report package, were all specified QA/QC performance criteria followed, including the requirement to explain any criteria falling outside of acceptable guidelines, as specified in the CTDEP method-specific Reasonable Confidence Protocol documents?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
1A	Were the method-specified preservation and holding time requirements met?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
1B	VPH and EPH Methods Only: Was the VPH or EPH method conducted without significant modifications (See respective RCPs)	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A
2	Were all samples received by the laboratory in a condition consistent with that described on the associated chain-of-custody document(s)?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
3	Were samples received at an appropriate temperature (<6° C)? If samples were received by the laboratory on the same day of collection and were stored and transported to the laboratory on ice, cooler temperatures above 6°C are acceptable.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
4	Were all QA/QC performance criteria specified in the CT DEEP Reasonable Confidence Protocol documents achieved?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
5	Were reporting limits / limits of quantitation specified or referenced on the chain-of-custody?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
5a	Were these reporting limits / limits of quantitation met?	<input type="checkbox"/> Yes <input type="checkbox"/> No
6	For each analytical method referenced in this laboratory report package, were results reported for all constituents identified in the method-specific analyte lists presented in the Reasonable Confidence Protocol documents?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
7	Are project-specific matrix spikes and laboratory duplicates included in this data set for applicable RCPs?	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Notes: For all questions to which the response was "No" (with the exception of question #7), additional information must be provided in an attached narrative. If the answer to question #1, #1A, or #1B is "No", the data package does not meet the requirements for "Reasonable Confidence." This form may not be altered, and all questions must be answered.

I, the undersigned, attest under the pains and penalties of perjury that, to the best of my knowledge and belief and based upon my personal inquiry of those responsible for providing the information contained in this analytical report, such information is accurate and complete.

Authorized Signature:

Position: Laboratory Director

Printed Name: David Ditta

Date: 11/03/2025

Name of Laboratory: Complete Environmental Testing, Inc.

This certification form is to be used for RCP methods only.

RCP Case Narrative

7- Project specific QC was not requested by the client.

QC Batch/Sequence Report

Batch	Sequence	CET ID	Sample ID	Specific Method	Matrix	Collection Date
BJ53050	S5J3106	25J0926-02	HP2-2.0ft	CT-ETPH	Soil	10/29/2025
BJ53050	S5J3106	25J0926-03	HP3-2.0ft	CT-ETPH	Soil	10/29/2025
BJ53050	S5J3106	25J0926-04	HP4-2.0ft	CT-ETPH	Soil	10/29/2025
BJ53050	S5J3106	25J0926-05	HP5-2.0ft	CT-ETPH	Soil	10/29/2025
BJ53050	S5J3106	25J0926-06	HP6-2.0ft	CT-ETPH	Soil	10/29/2025
BJ53050	S5J3106	25J0926-07	HP7-2.0ft	CT-ETPH	Soil	10/29/2025
BJ53050	S5J3106	25J0926-08	HP8-2.0ft	CT-ETPH	Soil	10/29/2025
BJ53061	S5K0312	25J0926-01	HP1-2.0ft	CT-ETPH	Soil	10/29/2025

