

Enviroshield Recommendation for addressing slab removal at 446 Newtown Tpke Nov. 3, 2025

Note: This is a staff report. The applicant has also submitted a detailed slide deck that can be viewed at the placeholder for the application on the Conservation page for the Nov. 20, 2025.

Commissioners – The applicant Justin Donovan has retained Enviroshield, a state approved soil and groundwater testing and remediation company, to address the removal of the slab to a former six-car garage used to work on old cars on the property by a former owner. Following the passing of that property owner the estate took action to remediate the site because of contamination caused by the repair and restoration work at the location. During 2004 and 2005 under the oversight of a consulting firm, the Department of Environmental Protection and the Weston Conservation Commission, the matter was resolved with the agreement that the slab would stay in place, and no further remediation was needed at the time. Mr. Donovan now wants to remove the slab as part of his site improvement application. In an abundance of caution, I requested that Mr. Donovan develop a plan to address the slab removal. In the email below Richard Louis of Enviroshield recommends steps for safe remove of the slab and any latent contaminated soil found. On Oct. 23, 2025, I reviewed these steps with Stephen J. Gaura, Environmental Analyst Coordinator at Conn. DEEP Division Bureau of Water Protection and Land Reuse. We concur that the Enviroshield plan sufficiently addresses the matter. The commission may consider conditioning its permit by requiring the property owner to present the test results and a chain of custody letter indicating the disposition of slab and any contaminated soil and they were handled in a legal and environmentally safe manner.

From: Richard Louis <rdl@enviroshield.com>

Sent: Wednesday, October 22, 2025 11:41 AM

To: Gaura, Steve <Steve.Gaura@ct.gov>; Dr. Tom Failla <conservationplanner@westonct.gov>

Cc: Justin Donovan <justinny76@gmail.com>; Elizabeth Olavarria <Liz@enviroshield.com>

Subject: 446 Newtown Tpke - Slab Removal and Certification

I visited the site yesterday. There is no visual staining or evidence of impact to the surface of the concrete slab. Nevertheless, we are advising our client (copied herein) to **not** use the removed cement as fill, but rather to dispose of it at a recycling facility where it will be crushed and blended with reclaim process material (fill material containing asphalt).

Subsequently, our recommendation is as follows:

1. Before the slab is removed, we will collect 8 soil samples from around the pad and within the previously excavated locations and analyze for ETPH (no prior samples collected by LBG contained VOCs in excess of any regulatory criteria). Based on reported analytical data, we will recommend either additional abatement or removal of the pad without further remediation.
2. If no additional abatement is identified as needed, Enviroshield, a Permitted Spill Clean-up Contractor will oversee the removal and lifting of the cement slab, loading and disposal of the cement for recycling.
3. After removal of the cement slab, Enviroshield will collect additional soil samples from under the slab (number based on visual and field observations made, but a minimum of five samples) for laboratory analysis for ETPH.
4. A report of findings will be filed.

Please let me know if this will satisfy your concerns before we proceed. Thank you.

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