



Electronic Transmittal Form for DEEP Remediation and LUST Secure File Transfer (SFT)

DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION
REMEDICATION DIVISION
LEAKING UNDERGROUND STORAGE TANK COORDINATION PROGRAM

www.ct.gov/deep

This Electronic Transmittal Form must be completed and included as the cover sheet of your electronic document when uploading a document to the Connecticut SFT website. Requirements for Transmittals through the SFT website:

- Only document types identified in the dropdown lists in Part III below may be submitted through the SFT website.
- Documents submitted through the SFT website must include all applicable figures, tables and laboratory data.
- Files must be formatted as PDF/A and use the appropriate naming convention:
 - For Remediation Filings: **REM_RemID_DocumentType_DateofDocument**
Example: REM_1234_MonitoringReport_01-01-2001
 - For LUST Filings: **LUST_SiteAddress_Town_AbbreviationForDocumentType_DateofDocument**
Example: LUST_1MainStreet_Hartford_ESA_01-01-2001**Note:** For "AbbreviationForDocumentType" use appropriate abbreviation at [Transmittal of Documents](#)

Part I: Primary Recipient*: Remediation Program (* required)

For Remediation documents: Primary Program*: Property Transfer Rem ID*:	For LUST documents: UST Facility ID: (if applicable) Spill Case Number: (if known)
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Part II: Site Information

Site Name*: Former T-Bar, Inc.		
Site Address*: 141 Danbury Road		
City/Town*: Wilton	State: CT	Zip Code: 06897
Secondary Programs (complete as many as applicable for this document):		
Program: Select Secondary Program	Project ID:	
Program: Select Secondary Program	Project ID:	
Program: Select Secondary Program	Project ID:	
Program: Select Secondary Program	Project ID:	
Provide Project ID for each secondary program if it is known. Each program has a unique ID (i.e. Rem ID, Spill Case #, UST Facility ID, etc.)		

Part III: Document Information (document type required for appropriate program[s] only)

Remediation*: Environmental Condition Assessment Form	
LUST*: LUST Document Type	
Date of Document*: 7/1/2021	Version: Final

Part IV: Submitter Information

Name*: Adam T. Henry
E-mail*: adam.henry@gza.com
Name of company/business this document is being submitted on behalf of: *
FDSPIN 141 DR LLC



Property Transfer Fee Payment Form

Fees are payable pursuant to Section 22a-134e of the Connecticut General Statutes (CGS) for the Transfer of Establishment CGS Section 22a-134a, Forms I-IV.

Only bank checks or money orders made payable to the Department of Energy and Environmental Protection will be accepted.

DEEP USE ONLY

Date Payment Received: _____

Received by: _____

Date Notice for Transfer of Establishment received: _____

1. Transferor: FAB 5 LLC

Mailing Address: **PO Box 590**

City/Town: **Westport**

State: **CT**

Zip Code: **06881**

2. Transferee: FDSPIN 141 DR LLC

Mailing Address: **1 North Water Street, Suite 100**

City/Town: **South Norwalk**

State: **CT**

Zip Code: **06854**

3. Establishment: Former T-Bar, Inc.

Mailing Address: **141 Danbury Road**

City/Town: **Wilton**

State: **CT**

Zip Code: **06897**

4. Date of Transfer: 07/01/2021

5. Certifying Party (as referenced in Forms III & IV): FDSPIN 141 DR LLC

6. Payor: FDSPIN 141 DR LLC

Mailing Address: **1 North Water Street, Suite 100**

City/Town: **South Norwalk**

State: **CT**

Zip Code: **06854**

Phone: **203-957-3800**

7. Filing Fee (Please check the appropriate fee paid).

☐ Form I \$375.00

☐ Form II \$1,300.00 (Higher fees may be applicable; refer to CGS Section 22a-134e for fee.)

☒ Form III Initial Fee \$3,000.00

☐ Form IV Initial Fee \$3,000.00



Department of Energy & Environmental Protection
Bureau of Water Protection and Land Reuse
Remediation Division
79 Elm St., Hartford, CT 06106-5127
www.ct.gov/deep/remediation

(DEEP use only)

Transfer of Establishment Form III (REAL ESTATE)

All sections of this form must be completed. Do not leave any portions blank.
AN ENVIRONMENTAL CONDITION ASSESSMENT FORM (ECAAF)
MUST BE SUBMITTED SIMULTANEOUSLY WITH THIS FORM III.

RLI #:

REM #:

Section A: General Establishment Information

1. EPA (RCRA) ID No.: CT CTD099753691
2. Type of Transfer (be specific): **Transfer of real property**
3. Identification of Establishment (give name of business which exists/existed on-site)
Establishment Name: **Former T-Bar, Inc.**
Location: **141 Danbury Road**
City/Town: **Wilton** State: **CT** Zip Code: **06897-**
Phone: **914-273-5300** ext. Fax: **914-273-5812**
Contact Person: **Douglas A. Bernstein** Title: **Manager**
DATE OF TRANSFER: 7/1/2021
From Transferor: FAB 5 LLC
To Transferee: FDSPIN 141 DR LLC
4. Transferor
Name: **FAB 5 LLC**
Legal Mailing Address: **PO Box 590**
City/Town: **Westport** State: **CT** Zip Code: **06881-**
Phone: **914-273-5300** ext. **105** Fax: **914-273-5812**
Contact Person: **Douglas A. Bernstein** Title: **Manager**
e-mail: **doug@lifelines.com**
5. Property Owner (as it appears in land records directly prior to this transfer)
Name: **FAB 5 LLC**
Legal Mailing Address: **PO Box 590**
City/Town: **Westport** State: **CT** Zip Code: **06881-**
Phone: **914-273-5300** ext. **105** Fax: **914-273-5812**
Contact Person: **Douglas A. Bernstein** Title: **Manager**
e-mail: **doug@lifelines.com**
6. A map of the property location must be submitted with this form.

Section B: Certification (This is the certifying party as defined in CGS Section 22a-134(6))

Description in Property Deed:

Recorded on page **1959** of volume **0092**, of the Town of **Wilton**

land records, as lot **2**, block **N/A** on map **70** in the Tax Assessor's Office.

"As the certifying party, I certify that a discharge, spillage, uncontrolled loss, seepage or filtration of hazardous waste or a hazardous substance has occurred at the establishment or the environmental conditions at the establishment are unknown."

"I agree to investigate the parcel in accordance with prevailing standards and guidelines and to remediate pollution caused by any release of a hazardous waste or hazardous substance from the establishment in accordance with the remediation standards."

"I have personally examined and am familiar with the information submitted in this document, and all attachments thereto, including inquiry of those individuals immediately responsible for obtaining such information, and certify that the submitted information is true, accurate and complete, to the best of my knowledge and belief. I am aware that if I knowingly submit false information or fail to comply with the provisions of CGS Sections 22a-134 to 22a-134e, I may be subject to damages and penalties pursuant to CGS Sections 22a-134(b and d) and an enforcement action pursuant to CGS Section 22a-134a(j)."

"I further certify that I submitted this Form III to the transferee prior to the transfer of establishment."

"This Form III is complete and accurate as prescribed by the Commissioner without alteration of the text."

This must be signed by an individual(s), if in such capacity; a responsible corporate officer; partner in a partnership; member of a LLC, as applicable.

Authorized Signature(s) for Certifying Party

Clayton H. Fowler

Name of Signatory for Certifying Party (print or type)

Manager

Title (if applicable)

Representing: **FDSPIN 141 DR LLC**

(Company name, LLC, as applicable)

Legal Mailing Address: **1 North Water Street, Suite 100**

City/Town: **South Norwalk**

State: **CT**

Zip Code: **06854-**

Phone: **203-957-3800**

ext.

Fax: **203-957-3801**

STATE OF **Connecticut**

COUNTY OF **FAIRFIELD**

SS. **Norwalk**
(Town)

The foregoing was subscribed to and sworn to before me this **24** day of **June**, 20**21**,

by

(Name of Signatory, Title and Company, if applicable)

Clayton H. Fowler, manager
FDSPIN 141 DR LLC

who personally appeared, and that person, as such, satisfactorily proven to be authorized to do so, as certifying party, executed the foregoing instrument for the purposes therein contained.

Signature of Notary/Commissioner of Superior Court

Name of Notary/Commissioner of Superior Court
(print or type)

My commission expires

5/31/2025

KIMBERLY ANN MC CORMACK
Notary Public
Connecticut

DEEP-PTP FORM 2B My Commission Expires May 31, 2025

Section C: Reason for Filing Form III

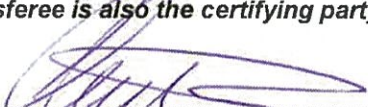
Indicate the reason why a Form III is being submitted:

The Site is considered to be an "establishment" and characterization is not complete.

Section D: Transferee Information (This pertains to transferee, must be completed, signed and notarized)

This document was received by me on 6/24/2021 as the Transferee.

This must be signed by an individual(s), if in such capacity; a responsible corporate officer; partner in a partnership; member of a LLC, as applicable, and must be completed regardless of whether the Transferee is also the certifying party.


Authorized Signature(s) for Transferee

Clayton H. Fowler

Name of Person Signing (print or type)

Manager

Title (if applicable)

Transferee: **FDSPIN 141 DR LLC**

Mailing Address: **1 North Water Street, Suite 100**

City/Town: **South Norwalk**

State: **CT**

Zip Code: **06854-**

Phone: **203-957-3800**

ext.

Fax: **203-957-3801**

e-mail: **Sbfuller@fullerdevelopmentllc.com**

STATE OF Connecticut

COUNTY OF Fairfield

}
} SS. Norwalk
} (Town)

The foregoing was subscribed to and sworn to before me this 24 day of June, 20 21,

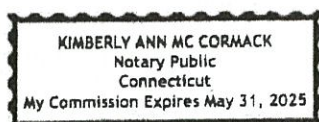
by Clayton H Fowler, Manager FDSPIN 141 DR LLC
(Name of Authorized Signatory for Transferee, Title and Company, if applicable)

who personally appeared, and that person, as such, satisfactorily proven to be authorized to do so, as Transferee, executed the foregoing instrument for the purposes therein contained.


Signature of Notary/Commissioner of Superior Court

Name of Notary/Commissioner of Superior Court
(print or type)

My commission expires 5/31/2025



Section E: Transferor Information (This pertains to transferor, must be completed, signed and notarized)

This must be signed by an individual(s), if in such capacity; a responsible corporate officer; partner in a partnership; member of an LLC, as applicable, and must be completed regardless of whether the Transferor is also the certifying party.


Authorized Signature(s) for Transferor

Douglas A. Bernstein
Name of Person Signing (print or type)

Manager
Title (if applicable)

Transferor: **FAB 5 LLC**
(Company name, LLC, as applicable)

Mailing Address: **PO Box 590**

City/Town: **Westport**

State: **CT**

Zip Code: **06881-**

Phone: **203-846-8046**

ext.

Fax: **203-847-2865**

e-mail: **doug@lifelines.com**

Forwarding Address After the Transfer, if different from above:

Address:

City/Town:

State:

Zip Code: -

Phone: - -

ext.

Fax: - -

STATE OF CONNECTICUT

}

SS. Westport

COUNTY OF FAIRFIELD

}

(Town)

The foregoing was subscribed to and sworn to before me this **25th** day of **June**, **20 21**,

by **Douglas A. Bernstein, Manager FAB 5 LLC**
(Name of Authorized Signatory for Transferor, Title and Company, if applicable)

who personally appeared, and that person, as such, satisfactorily proven to be authorized to do so, as Transferor, executed the foregoing instrument for the purposes therein contained.


Signature of Notary/Commissioner of Superior Court

Enrico R. Costantini
Notary Public/Commissioner of Superior Court
(print or type)

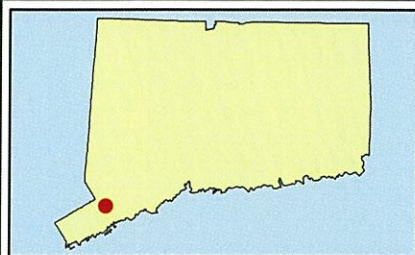
My commission expires / / .

This form is prescribed and provided by DEEP. DEEP does not certify that the information submitted in this form is correct. This form and any supporting documents, as applicable, and fee payment should be mailed or hand delivered to: (this is for fee processing)

CENTRAL PERMIT PROCESSING UNIT, 1st FLOOR
DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION
79 ELM STREET
HARTFORD, CT 06106-5127

All subsequent correspondence or subsequent reports should be mailed to:

REMEDIATION DIVISION, 2nd FLOOR
BUREAU OF WATER PROTECTION AND LAND REUSE
DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION
79 ELM STREET
HARTFORD, CT 06106-5127



SOURCE : USGS TOPOGRAPHIC QUADRANGLES SCANNED BY THE NATIONAL GEOGRAPHIC SOCIETY & I-CUBED, COPYRIGHT 2011

Data Supplied by :



PROJ. MGR.: AJT
DESIGNED BY: AJT
REVIEWED BY: AJT
OPERATOR: AJT
DATE: 03-22-2021

FIGURE 1 - SITE LOCUS

PHASE I - ESA
141 DANBURY RD
WILTON, CONNECTICUT

JOB NO.
05.0046756.00

FIGURE NO.
1

GZA GEOENVIRONMENTAL, INC.
249 VANDERBILT AVENUE
NORWOOD, MA 02062



KeyBank National Association
Salt Lake City, Utah 84115
1-800-KEY2YOU



31-300/1243

CHECK DATE June 25, 2021

276496

PAY Three Thousand and 00/100 Dollars

TO Department of Energy & Environmental Protection

AMOUNT 3,000.00

NOT VALID IN EXCESS OF \$10,000 UNLESS COUNTERSIGNED
NOT VALID AFTER 90 DAYS



[Handwritten Signature]

AUTHORIZED SIGNATURE

⑈ 276496 ⑈ ⑆ 124303007 ⑆ 440991900109 ⑈



STATE OF CONNECTICUT
DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION
BUREAU OF WATER PROTECTION AND LAND REUSE
REMEDIAL DIVISION
79 ELM STREET, HARTFORD, CT 06106-5127
(860) 424-3705 www.ct.gov/deep/remediation

ENVIRONMENTAL CONDITION ASSESSMENT FORM (ECAF)

This form must be certified by the responsible party, owner, or certifying party, as applicable. This certification attests that the information contained in the ECAF is correct and accurate to the best of such party's knowledge. For detailed directions on completing each part of the ECAF, refer to the instructions. The ECAF is to be a stand-alone document; do not reference attachments, with the exceptions of maps and receptor surveys.

Check the box to indicate the program for which this form is being submitted:

- ☒ Connecticut General Statutes (CGS) section 22a-134a(a)-(e),
Property Transfer filing
- ☐ CGS section 22a-133x, Voluntary Remediation
- ☐ Other (specify)

ECAF submitted for ☒ Entire Property or ☐ Release Area

DEEP USE ONLY
Date and File Room Stamp

RemID#:

Part I: Site Identification

1. Name of Site: Former T-Bar, Inc.

Street Address: 141 Danbury Road

City/Town: Wilton

State: CT

Zip Code: 06897-

2. Description in Property Deed:

Recorded on page 1959 in volume 0092 of the Town of Wilton land records, as lot 2,
block N/A, on map 70 in the Tax Assessor's Office.

3. Site Details: Total Acreage: 4.34

Latitude & Longitude (Decimal Degrees):

41.179599 -73.417146

Acres Undeveloped: 0

Building Footprint Square Footage: 33648

4. Provide a location map that is based on a USGS quadrangle and shows the location of the site.

5. Include a site plan(s) with current and historical structures and boundaries, hazardous waste and solid waste management areas, areas of operation, areas of concern, release areas, UST and AST locations, septic systems, water supply wells, monitoring wells, groundwater flow direction, limits of groundwater plume, sampling locations, and extent of remediation, if known.

Site Address: 141 Danbury Road, Wilton, CT 06897

Part II: Contact Information

1. Business/person submitting this form:

Business Name: FDSPIN 141 DR LLC

Authorized Representative: Clayton H. Fowler

Title: Manager

E-mail Address: Sbfuller@fullerdevelopmentllc.com

Mailing Address: 1 North Water Street, Suite 100

City/Town: South Norwalk

State: CT

Zip Code: 06854-

Business Phone: 203-957-3800

Ext.

2. Person who will serve as primary technical contact:

Primary Contact: Adam Henry

Firm Name: GZA GeoEnvironmental, Inc.

E-mail Address: adam.henry@gza.com

Mailing Address: 95 Glastonbury Blvd, 3rd Floor

City/Town: Glastonbury

State: CT

Zip Code: 06033-

Business Phone: 860-858-3166

Ext.

3. Owner of the parcel:

Name: FAB 5, LLC

E-mail Address: doug@lifelines.com

Mailing Address: PO Box 5017

City/Town: Westport

State: CT

Zip Code: 06881-

Business Phone: 914-273-5300

Ext.

Site Address: 141 Danbury Road, Wilton, CT 06897

Part III: Documentation

List the documentation on which the information submitted on this form is based. Do not reference attached documentation in lieu of completing this form.

[illegible]

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Site Address: 141 Danbury Road, Wilton, CT 06897

Part IV: Site History

1. DEEP Program Involvement:

Previous Filings

Type	Date	LEP / DEEP Oversight
Form III (Real Estate), REMID 7949	3/20/2006	LEP

Verifications

Type	Date	Status

Significant Environmental Hazard (SEH) Notification

Notification Date	Resolution Date

Enforcement Action by EPA: ☐ Yes ☒ No / Enforcement Action by DEEP: ☒ Yes ☐ No

[List Action(s) issued by EPA/DEEP in table.]

Number	Type	Date	Responsible Party	Status
188	Notice of Violation	April 1985	T-Bar	Unknown

Other DEEP involvement: ☐ Yes ☒ No. [Briefly describe, including timeframes (limit 300 characters)]:

2. Current and historical RCRA notifier status:

Notifier Status	Time Period	Permit Status
SQG	1984-1988 (T-Bar, Inc.)	discontinued operations 1988

Part IV: Site History (continued)

3. Releases of petroleum or chemicals reported to DEEP: ☐ Yes (list details below) ☒ No

[illegible]

4. Briefly summarize the current and historical industrial and/or commercial use(s) of the site, including dates (limit 1,200 characters):

Prior to the 1960s, the Site appears to have been farmland and contained buildings. By the 1960s, the buildings at the Site had been demolished and the Site was redeveloped with the eastern half of the current building in 1963. From the mid-1960s until around 2006, occupants of the Site included: Angelique & Company (1963-1964, perfume manufacturer); three electronics manufactureres: Electronics Control, Inc. (1964-1969); T-Bar, Inc. (1972-1988), and Data Switch, Inc. (1989-1991). US Surgical, Inc. (aka Surgical Dynamics, Inc., 1992-1999) used the building for office space. The building was vacant between 1999-2006, and between 2007 and 2021, the Site was used by Melissa and Doug (toy-makers) and United States Surgical for office space.

5. Briefly summarize the hazardous substances and petroleum products presently or formerly handled at the site, including materials, volumes / quantities, and management methods (limit 1,200 characters):

T-Bar, Inc. manufactured electronic switching components and conducted assembly, degreasing using 1,1,1-trichloroethane (TCA), and foam packing with Instapak (generated by combining polymeric isocyanate and urethane foam resin). Wastes generated by T-Bar, Inc. included waste chlorinated fluorocarbons, waste oil, hazardous waste liquid (unspecified), waste isopropanol flammable liquid, waste TCA, hazardous waste liquid freon mixed with oil. One 4,000-gallon steel UST was installed in 1963 to store fuel oil to heat building until 1991 (change to natural gas). The UST was connected to a back-up generator 1991-1999 and stored diesel fuel. The UST was removed in January 1999.

Part V: Environmental Assessment

1. Phases of environmental investigation / remediation completed to date (provide dates):
Investigation conducted: Phase 1 4/2021 Phase 2 2/2006 Phase 3
Remedial design (RAP) Public Notice
Remediation initiated (first unit) Remediation completed (last unit)
Post-remedial monitoring initiated Natural attenuation monitoring initiated
2. Soil Investigation: How many soil samples were analyzed versus the number of samples where pollution was detected? Shallow soil 19/16 Soil >2 feet deep 81/25

Information obtained from 2006 LBG ECAF
3. Soil Vapor Investigation: How many soil vapor samples were analyzed versus the number of samples where pollution was detected? Soil vapor 5/5

Information obtained from 2006 LBG Phase II
4. Sediment Investigation: ☐ Completed (☐ Impact ☐ No impact)
☐ Pending ☐ Unknown if needed ☒ None
5. Groundwater Investigation:
How many sampling points/monitoring wells were used to investigate the groundwater? 11
Number of overburden wells 11 Number of bedrock wells 0
Is there a plume on-site? ☒ Yes ☐ No
Is the three-dimensional extent of each ground-water plume resulting from releases at the site fully delineated? ☒ Yes ☐ No
Extent of plume distribution:
Overburden: ☒ On-site ☐ Off-site ☐ NAPL ☐ unknown
Bedrock: ☐ On-site ☐ Off-site ☐ NAPL ☒ unknown
Potential: ☐ On-site ☐ Off-site ☐ NAPL ☐ unknown
How many rounds of sampling have been conducted? 13
6. Surface Water Investigation: ☐ Completed (☐ Impact ☐ No impact)
☐ Pending ☐ Unknown if needed ☒ None
7. Data gap evaluation: ☒ Completed ☐ Pending
Data gaps remaining: ☐ Significant ☒ Insignificant ☐ None
Briefly describe work remaining to be conducted (limit 500 characters).
Supplemental subsurface investigations to further investigate releases of contaminants previously detected on the Site; collect samples from AOCs yet to be investigated at the Site; groundwater monitoring.

Site Address: 141 Danbury Road, Wilton, CT 06897

Part VI: Environmental Setting – Physical

1. Geologic and Hydrogeologic Summary:

Overburden Material: sand and gravel

Depth to Water Table: 3-14fbg

Bedrock Type: Granitic gneiss

Depth to Bedrock: >21fbg

Is the seasonal low water table below the elevation of the bedrock surface? ☐ Yes ☒ No

Horizontal Groundwater Flow Direction: Southwest Vertical Groundwater Flow Direction: Not measured

Groundwater Flow Rate: Not measured

Hydraulic Conductivity: Not measured

2. Surface Water:

Identify the nearest downgradient surface water body: Norwalk River

Distance to surface water: Adjacent to Site

Wetland permit ID number: N/A

Surface water classification: B

3. Ecological Considerations (check all that apply):

Further Assessment Needed: ☐ Yes ☒ No

Ecological Risk Assessment Completed: ☐ Yes (Date) ☒ No

Site Address: 141 Danbury Road, Wilton, CT 06897

Part VII: Environmental Setting – Cultural

1.a. Surrounding Land Uses (check all that apply):

☐ Industrial ☒ Commercial ☒ Residential ☐ Agricultural

b. Sensitive Surrounding Land Uses (check all that apply):

☒ Residential ☐ Healthcare Facility ☐ School ☐ Childcare Facility
☐ NDDDB site ☐ Sensitive Water Resources ☐ Recreational

2. Sensitive On-site Land Uses (check all that apply):

☐ Residential ☐ Healthcare Facility ☐ School ☐ Childcare Facility
☐ NDDDB site ☐ Sensitive Water Resources ☐ Recreational

3. Groundwater:

Groundwater classification: ☐ GAA ☒ GA ☐ GB

On-site groundwater use: ☐ drinking water ☐ agricultural ☐ industrial

Distance from the site to the nearest off-site water supply well and the address of the property on which that well is located: 3.5 miles (Coleytown Well Field)

Is the on-site water supply well a public water supply regulated by DPH? ☐ Yes ☒ No

Is the site within the zone of contribution to a public water supply well? ☐ Yes ☒ No

Is the site within an Aquifer Protection Area? ☐ Level A ☐ Level B ☒ No

4. Public Utilities:

Is public water provided to the site? ☒ Yes ☐ No

Is public water available to all developed areas surrounding the site? ☒ Yes ☐ No

Are or have on-site drinking water wells been used at the site? ☒ Yes ☐ No

If yes, dates in use: UNK

Is the site connected to municipal sewers? ☒ Yes ☐ No

Have on-site septic systems been used at the site? ☒ Yes ☐ No

If yes, dates in use: 1963-1978

5. Potential Exposure Pathways:

Receptor Type	Yes	No	Unknown	Date SEH Abated
Public Well	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Private Well	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Aquifer Protection Area	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Direct Exposure (soil)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
Vapor Intrusion	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Sediment	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
Surface Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	

Site Address: 141 Danbury Road, Wilton, CT 06897

Part VII: Environmental Setting – Cultural (continued)

6. Receptor Surveys (attach copy of survey):

- ☐ Potable well receptor survey (radius in feet: ☐ 500 ☐ 1,000 ☐ >1,000)
- ☒ Vapor intrusion pathway survey (location: ☒ on-site ☐ off-site)
- ☐ Surface water receptor survey (proximity to water body in feet: ☐ <500 ☐ <1,000 ☐ >1,000)

Note:

If information in Part VII.1. through 5. (description of environmental setting) is not complete at the time of this ECAF, the DEEP is more likely to maintain oversight because of the potential for risk to receptors.

If information in Part VII.1. through 5. is complete and there is a conceptual site model that indicates the potential for off-site migration of contaminants, a comprehensive receptor survey(s) is also warranted. Attach a copy of the receptor survey(s) to the ECAF. If a receptor survey(s) has not been completed at the time of this ECAF, the DEEP is more likely to maintain oversight because of the potential for risk to receptors.

Site Address: 141 Danbury Road, Wilton, CT 06897

Part VIII: Contaminants in the Environment

List all AOCs and number of releases detected, including the material and quantities released. For the soil category, list the maximum concentrations of contaminants that reflect **current** site conditions (e.g., concentrations of contaminants in soil remaining after remediation). For groundwater, list **both** the maximum historic and maximum current contaminant concentrations. Refer to the examples below and the instructions. See Table 1 in the instructions for contaminant codes. Use the space provided, following the example below. If the space provided on one line is not sufficient, use the line below it to provide additional information.

Example Table:

AOC	Number of Releases Detected	Material and Quantity Released	Date of Release	Phases of Investigation Completed	Current Max COCs in Soil [Sediment] (Soil Vapor)	Historic Max COCs in Overburden / Bedrock Groundwater	Current Max COCs in Overburden / Bedrock Groundwater	COCs in Surface Water	Remediation Status and Date
Example - Tank Farm	2	No. 2 Fuel Oil (500gal) and dichromate wastewater (200gal)	10/4/97 & 7/15/85	I - 10/5/98; II - 7/9/00 III - 6/1/01	ETPH 1,000*ppm (5-6') and Cr 56ppm (5-7')	ETPH 150*ppb (O=5-15')	ETPH <100ppb (O=5-15')	ND	soil removed 9/1/01
Example - Dry Cleaning Machine	1	PCE	Prior to 11/13/98	I - 10/5/98; II - 7/9/00	PCE 500*ppm (0-2')	PCE 50*ppb (B=20-25')	PCE 40*ppb (B=20-25') 11DCE 15*ppb	Unknown	further investigation planned
Example - Dumpster	0	---	---	I - 10/5/98; II - 7/9/00	ND	ND	ND	ND	no further action

Key:

*	concentrations in excess of the RSR criteria
ND	not detected
NT	not tested
UNK	unknown
O	overburden
B	bedrock

Information obtained from 2006 LBG ECAF and groundwater sampling completed by GZA in June 2021

AOC	Number of Releases Detected	Material and Quantity Released	Date of Release	Phases of Investigation Completed	Current Max COCs in Soil [Sediment] (Soil Vapor)	Historic Max COCs in Overburden / Bedrock Groundwater	Current Max COCs in Overburden / Bedrock Groundwater	COCs in Surface Water	Remediation Status and Date
AOC 1: Exterior Doors	1	PAHs, TPH UNK	UNK	I - Dec 2005, Apr 2021 II - Feb 2006	PAHs (CRY- 0.35ppm, FLO- 0.46ppm, PYR- 0.45ppm) TPH 59.4ppm	NAP 19ppb TPH ND (O=5-19')	TCA - 1ppb ETPH-260ppb* Ba-210ppb Zn-88ppb PHN-0.33ppb FL-1.6ppb PYR-1.2ppb BAA-0.48ppb* CRY-0.89ppb BBF-1.0ppb* BKF-0.51ppb* BAP-0.73ppb* IP-0.61ppb* DBA-0.12ppb* BGP-0.69ppb* (O=5-19')	NT	No further action
AOC 2: Loading Docks	1	PAHs, TPH UNK	UNK	I - Dec 2005, Apr 2021 II - Feb 2006	PAHs - ND TPH - ND VOCs - ND	NAP 19ppb TPH ND (O=5-19')	TCA - 1ppb ETPH-260ppb* Ba-210ppb Zn-88ppb PHN-0.33ppb FL-1.6ppb PYR-1.2ppb BAA-0.48ppb* CRY-0.89ppb BBF-1.0ppb* BKF-0.51ppb* BAP-0.73ppb* IP-0.61ppb* DBA-0.12ppb* BGP-0.69ppb* (O=5-19')	NT	Further Evaluation Planned
AOC-3: Subfloor Conditions	1	VOCs, PAHs, TPH UNK	UNK	I - Dec 2005, Apr 2021 II - Feb 2006	PAH 2.39ppm TPH 63.1ppm (TCA 0.32ppm DCA 0.04ppm CA 0.0044ppm	TCA 50ppb DCA 17ppb TCE 5.6ppb* ACT 3500ppb* XYL 19ppb	TCA - 1ppb ETPH-260ppb* Ba-210ppb Zn-88ppb PHN-0.33ppb	NT	Further Evaluation Planned

					F113 0.14ppm PCE 0.0011ppm TOL 0.0073	NAP 19ppb CFC123a 15ppb Freon113 190ppb TPH ND (O=5-19')	FL-1.6ppb PYR-1.2ppb BAA-0.48ppb* CRY-0.89ppb BBF-1.0ppb* BKF-0.51ppb* BAP-0.73ppb* IP-0.61ppb* DBA-0.12ppb* BGP-0.69ppb* (O=5-19')		
AOC-4: Former 4,000-gallon UST	1	VOCs, PAHs, TPH UNK	UNK	I - Dec 2005, Apr 2021 II - Feb 2006	PAHs 3.57ppm 2MNAP- 1.3ppm* TPH- 1,260ppm* 124TMB 200ppb 135TMB 44ppb EBZ 15ppb NBB 31ppb NPB 22ppb	TCA 50ppb DCA 17ppb TCE 5.6ppb* ACT 3500ppb* XYL 19ppb NAP 19ppb CFC123a 15ppb Freon113 190ppb	TCA - 1ppb ETPH-260ppb* Ba-210ppb Zn-88ppb PHN-0.33ppb FL-1.6ppb PYR-1.2ppb BAA-0.48ppb* CRY-0.89ppb	NT	Further Evaluation Planned
4-continued	--	--	--	--	XYL 33ppb PIPTL 11ppb SBBZ 13ppb	TPH ND (O=5-19')	BBF-1.0ppb* BKF-0.51ppb* BAP-0.73ppb* IP-0.61ppb* DBA-0.12ppb* BGP-0.69ppb* (O=5-19')	--	--
AOC-5: Former Septic System and Dry Wells	1	TPH	UNK	I - Dec 2005, Apr 2021 II - Feb 2006	TPH 15.1ppm	TPH ND (O=5-19')	TCA - 1ppb ETPH-260ppb* Ba-210ppb Zn-88ppb PHN-0.33ppb FL-1.6ppb PYR-1.2ppb BAA-0.48ppb* CRY-0.89ppb BBF-1.0ppb* BKF-0.51ppb* BAP-0.73ppb* IP-0.61ppb* (O=5-19') DBA-0.12ppb* BGP-0.69ppb*		Further Evaluation Planned

AOC-6: Concrete Pads	2	PCBs, TPH, PAHs UNK	UNK	I - Dec 2005, Apr 2021 II - Feb 2006	PCBs-0.02ppm FLO-0.37ppm TPH-47ppm	PCB NT TPH ND NAP 19ppb (O=5-19')	TCA - 1ppb ETPH-260ppb* Ba-210ppb Zn-88ppb PHN-0.33ppb FL-1.6ppb PYR-1.2ppb BAA-0.48ppb* CRY-0.89ppb BBF-1.0ppb* BKF-0.51ppb* BAP-0.73ppb* IP-0.61ppb* DBA-0.12ppb* BGP-0.69ppb* (O=5-19')		Further Evaluation Planned
AOC-7: Former Agricultural Use	0	--	--	I - Dec 2005, Apr 2021	UNK	UNK	TCA - 1ppb ETPH-260ppb* Ba-210ppb Zn-88ppb PHN-0.33ppb FL-1.6ppb PYR-1.2ppb BAA-0.48ppb* CRY-0.89ppb BBF-1.0ppb* BKF-0.51ppb* BAP-0.73ppb* IP-0.61ppb* DBA-0.12ppb* BGP-0.69ppb* (O=5-19')		Further Evaluation Planned

Site Address: 141 Danbury Road, Wilton, CT 06897

Part IX: LEP Information

Licensed Environmental Professional (LEP):

"This form was prepared under my supervision, as a LEP, pursuant to CGS Section 22a-134(17) for Property Transfer and Voluntary Remediation Program sites. My professional services have been rendered in accordance with the 'Rules of Professional Conduct' (Section 22a-133v-6 of the Regulations of Connecticut State Agencies)."

Adam Henry

473
LEP #

7/12/2021
Date

Signature of LEP

Print or type LEP Name: Adam Henry

Firm Name: GZA GeoEnvironmental, Inc.

E-mail Address: adam.henry@gza.com

Mailing Address: 95 Glastonbury Boulevard, 3rd Floor

City/Town: Glastonbury

State: CT Zip Code: 06033-

Business Phone: 860-858-3166

Ext.

Part X: Certification

Certifying Party (for purposes of the Property Transfer Act, CGS Section 22a-134a) or Other Party (for purposes of CGS Section 22a-133x or other law):

"I have personally examined and am familiar with the information submitted in this document, and certify that based on reasonable investigation the submitted information is true and accurate to the best of my knowledge and belief."

[Signature]

7/12/2021
Date

Authorized Signature (as specified in instructions)

Clayton H. Fowler

Manager

Name of Authorized Representative (print or type)

Title (if applicable)

Represented Party: FDSPIN 141 DR LLC

Mailing Address: 1 North Water Street, Suite 100

City/Town: South Norwalk

State: CT Zip Code: 06854-

Phone: 203-957-3800

STATE OF *Connecticut*

SS *Norwalk*

COUNTY OF *Fairfield*

Town

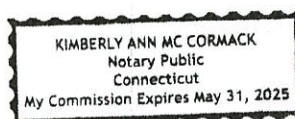
The foregoing was subscribed to and sworn to before me this *12* day of *July*, 2021, by *Clayton Fowler* (Name of Signatory, Title and Company, if applicable), who personally appeared, and that person, as such, satisfactorily proven to be authorized to do so, executed the foregoing instrument for the purposes therein contained.

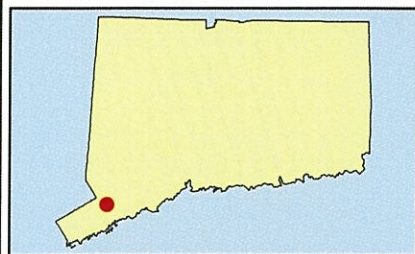
Signature of Notary/Commissioner of Superior Court

Name of Notary/Commissioner of Superior Court (print or type)

My commission expires *5/31/2025*

*manager
FDSPIN
141 DR
LLC*





Data Supplied by :



DATE: 03-22-2021

PHASE I - ESA
141 DANBURY RD
WILTON, CONNECTICUT

JOB NO.
05.0046756.00

FIGURE NO.

1

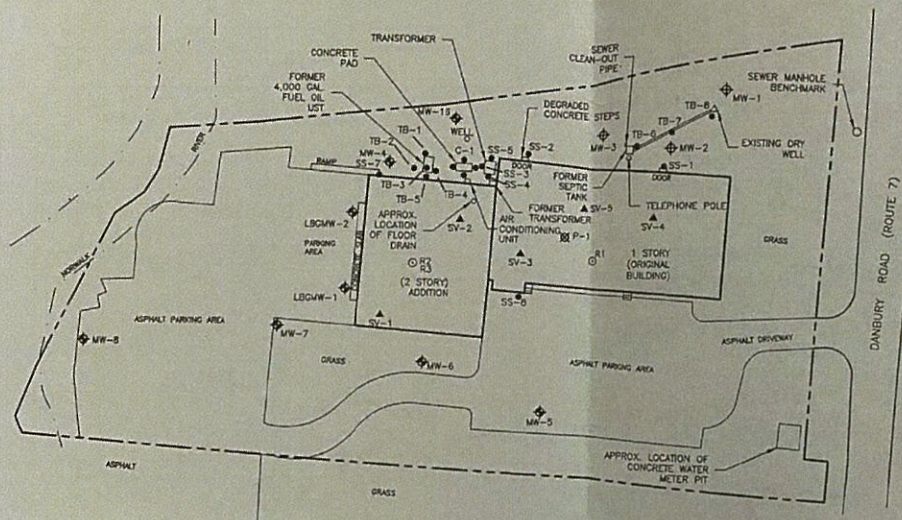


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GZA NOTES FOR PLAN:

1. THE BASE MAP WAS DEVELOPED FROM THE TOWN OF WILTON GEOGRAPHICAL INFORMATION SYSTEM MAPPING ON MARCH 22, 2021.

PROJ MGR: AJT DESIGNED BY: AJT REVIEWED BY: AJT DATE: March 22, 2021 GZA GeoEnvironmental, Inc.	
NOT TO SCALE	
141 Danbury Road Wilton, CT	Site Plan
GZA JOB NO. 05.0046756.00	
FIGURE NO. 2	

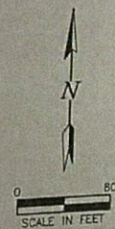


LEGEND

- PROPERTY BOUNDARY
- ◆ MW-3 MONITOR WELL CONSTRUCTED BY LAND TECH REMEDIAL, INC. IN 1990
- ◆ MW-5 MONITOR WELL CONSTRUCTED BY GZA IN 1992
- ◆ LBMW-1 MONITOR WELL CONSTRUCTED BY LBG IN 2006
- SS-8 SOIL SAMPLING LOCATIONS BY LBG IN 2006
- ▲ SV-2 SOIL AND VAPOR SAMPLE COLLECTED BY LBG IN 2006
- R RADON SAMPLE COLLECTED BY LBG IN 2006
- ⊠ P-1 POTABLE WATER SAMPLE COLLECTED BY LBG IN 2006

NOTES:

1. MAP BASED ON FIGURE "SITE PLAN, 141 DANBURY ROAD, WILTON, CONNECTICUT FIGURE 2" PREPARED BY GZA, APRIL 28, 2005.
2. THE LOCATION OF THE MONITOR WELLS AND SAMPLE COLLECTION POINTS WERE MEASURED FROM EXISTING SITE FEATURES AND ARE APPROXIMATE.
3. SOIL SAMPLE NOT COLLECTED AT SV-5.
4. DESIGNATION SS-6 NOT USED.



141 DANBURY ROAD WILTON, CONNECTICUT

SITE PLAN WITH SAMPLING LOCATIONS

DATE	REVISED	PREPARED BY:
		LEGGETTE, BRASHEARS & GRAHAM, INC.
		Professional Ground-Water and Environmental Engineering Services
		4 Research Drive
		Suite 301
		Shelton, CT 06484
		(203) 929-8355
DRAWN:	PCR	CHECKED: MB
		DATE: 2/2/06
		FIGURE: 3

