

GEOSCIENCE TECHNICAL SERVICES INC.

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October 21, 2021

Gregg Fedus
Fedus Engineering LLC
70 Essex Street 32C
Mystic CT 06355

re: 271 Hop River Road, Bolton

Dear Mr. Fedus:

This letter summarizes the environmental status of 271 Hop River Road in Bolton. The property contains a commercial building formerly used as a heating oil depot, gasoline service station, and HVAC dealership. Geoscience Technical Services was engaged this spring to perform environmental investigation and remediation at the site.

Our first activity was conducting a Phase I Environmental Assessment which is documented in our report dated 4/13/21. The Phase I identified fifteen Recognized Environmental Conditions (REC's) warranting investigation and, if necessary, remediation. Foremost among the REC's is five underground fuel tanks and associated transfer lines and dispensers. A preliminary investigation was made of four lesser REC's in May and no issues were found at three.

The underground tanks, transfer lines, and dispensers were removed by Service Station Equipment in late September. The tanks included two 7,000-gasoline tanks, two 5,000-gallon gasoline tanks, and one 6,000-gallon diesel fuel tank. A DEEP inspector and Deputy Fire Marshal William Call were present for the removal. After removal, soil samples were collected in the tank graves. Additional soil samples were collected beneath the transfer lines and dispensers. The samples were analyzed and petroleum contaminants with concentrations exceeding DEEP criteria were found in one or more soil samples from each tank grave. A soil sample collected beneath the diesel dispenser also exceeded DEEP criteria.

Preparations are being made to excavate the impacted soil and install replacement tanks for the planned gas station/convenience store. A substantial quantity of soil is expected to be removed, probably between 300 and 500 tons. Soil samples from the excavation bottoms will be analyzed to check for consistency with DEEP criteria. It is likely that ground water monitoring wells will be installed following the soil remediation.

Other activities planned in the near future include removing and sampling soil beneath inground hydraulic lifts inside the building. Also, the quality of soil beneath former floor drains

will be examined. Among significant REC's to be addressed in the future are the two 20,000-gallon aboveground heating oil tanks and the associated piping and loading facility.

Reports will be issued documenting each increment of investigation and remediation. Please call me if you have questions or require additional information.

Yours truly,

David O. Cook

David O. Cook, Ph.D.
President