



## RHODE ISLAND

### DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

OFFICE OF LAND REVITALIZATION & SUSTAINABLE MATERIALS MANAGEMENT

235 Promenade Street, Providence, Rhode Island 02908

#### REMEDIAL DECISION LETTER

July 13, 2020

**File No. SR-39-0263 B**

Scott A. Gibbs, Interim Director  
Department of Planning & Development  
City of Woonsocket  
169 Main Street  
Woonsocket, RI 02895

RE: Sunnyside  
176 Sunnyside Avenue  
Woonsocket, Rhode Island  
Plat Map 3 / Lot 7

Dear Mr. Gibbs:

Effective April 22, 2020, the Rhode Island Department of Environmental Management's (the Department) Office of Waste Management has changed the office name to the Office of Land Revitalization and Sustainable Materials Management (LRSMM), as reflected in the re-codified 250-RICR-140-30-1, Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases (the Remediation Regulations). The purpose of these regulations is to create an integrated program requiring reporting, investigation, and remediation of contaminated sites in order to eliminate and/or control threats to human health and the environment in a timely and cost-effective manner. A Remedial Decision Letter (RDL) is a formal, written communication from the Department that approves a site investigation, identifies the preferred remedial alternative and authorizes the development of a Remedial Action Work Plan (RAWP) in order to achieve the objectives of the environmental clean-up.

In the matter of the above-referenced property (the Site), the Department's Office of LRSMM is in receipt of the following documentation submitted pursuant to the Remediation Regulations in response to the reported release at the Site:

1. Hazardous Material Release Notification Form, received by the Department on May 6, 2005, and prepared by Alliance Environmental Group, Inc. (AEG);
2. Site Investigation Report (SIR), received by the Department on July 22, 2005, and prepared by AEG;
3. DRAFT SIR/Targeted Brownfields Assessment (TBA), received by the Department on June 16, 2014, and prepared by Fuss & O'Neill, Inc. (F&O);
4. Phase I Environmental Site Assessment, received by the Department on October 12, 2018,

and prepared by BETA Group, Inc. (BETA);

5. Hazardous Material Release Notification Form, received by the Department March 12, 2020, and prepared by EA Engineering, Science, and Technology, Inc., PBC (EA);
6. SIR Addendum, received by the Department on April 30, 2020, and prepared by EA;
7. Post-Site Investigation Public Notice, received by the Department on June 24, 2020, and prepared by EA; and
8. Notification of Public Notice on City Website, received by the Department on July 6, 2020, and prepared by EA.

Collectively, these documents define “Existing contamination” at the Site and fulfill the requirements of a Site Investigation Report (SIR) as described in Section 1.8.8 of the Remediation Regulations. In addition, according to our records, public notice was conducted to all abutting property owners, tenants, easement holders, the municipality, and Environmental Justice Focus Area, regarding the substantive findings of the completed investigation in accordance with Sections 1.8.7(A)(2) and 1.8.9 of the Remediation Regulations. The Department has received documentation demonstrating that the requirements of Rhode Island General Laws (R.I.G.L.), Title 23, Health and Safety, Chapter 23-19.14, Industrial Property Remediation and Reuse Act, 23-19.14-5, Environmental Equity and Public Participation, have been fulfilled. The opportunity for public review and comment on the technical feasibility of the proposed remedial alternatives commenced on June 24, 2020 and the period closed on July 8, 2020. No comments were received.

The preferred remedial alternative, as stated in the SIR, consists of the following conceptual measures:

- Completion of a Limited Design Investigation (LDI) to evaluate the following:
  - The extent of GB Leachability Criteria exceedances in soils;
  - The extent of urban fill in exceedance of the Method 1 Residential Direct Exposure Criteria (R-DEC) in soils; and
  - The extent of VOC impacts to groundwater.
- Determination of a remediation strategy to address groundwater contamination based off the results of the LDI;
- Excavation and off-site disposal of jurisdictional soils, as necessary;
- Encapsulation of Site soils by a Department approved engineered control consisting of any combination of the following: building foundations, one (1) foot of clean over a geotextile fabric, two (2) feet of clean fill, and/or four (4) inches of pavement (concrete or asphalt) over six (6) inches of clean fill;
- A Department approved Environmental Land Usage Restriction (ELUR) shall be recorded on the deed for the entire property (Play Map 3 / Lot 7). The ELUR shall require the

performance of annual inspections to document the status of the ELUR and the condition of the engineered controls. The ELUR shall also include a Department-approved post-remediation Soil Management Plan (SMP) which will address any future activities that may disturb on-Site soils. The ELUR shall be recorded for the entire property in the Land Evidence Records for the City of Woonsocket, and a recorded copy forwarded back to the Department within fifteen (15) days of recording.

The Department hereby approves the SIR, with the above identified preferred remedial alternative, and requires a RAWP be submitted for review and approval, and implemented, to achieve the objectives of the environmental clean-up, in accordance with the following conditions:

1. In accordance with Sections 1.9 and 1.10 of the Remediation Regulations, a RAWP, ELUR, and SMP shall be submitted for Department review and approval within ninety (90) days from the date of this letter. The RAWP shall describe all of the technical details, engineer design elements, and schedules associated with the implementation of the proposed remedy. All of the subsections outlined in Section 1.10 of the Remediation Regulations must be included in order to facilitate the review and approval of the RAWP. If an item is not applicable to this Site, simply state that it is not applicable and provide an explanation in the RAWP.
2. Pursuant to Section 1.11.2 of the Remediation Regulations, an application fee for Remedial Action Approvals in the amount of one thousand (\$1,000.00) dollars shall be made payable to the State of Rhode Island General Treasurer and remitted to the Office of Management Services with the attached Remedial Action Approval Application Fee Form. Receipt of this Remedial Action Approval Application Fee is required prior to the Department's RAWP review.
3. Once the Department reviews the RAWP for consistency with Sections 1.9 and 1.10 of the Remediation Regulations, any written comments generated and forwarded as a result of the review(s) shall be incorporated forthwith into a RAWP Addendum, to be submitted for final approval.
4. Upon finalization of the RAWP, the Department will issue a Remedial Approval Letter (RAL) or Order of Approval (OA), based on the results of the LDI, signifying Department approval. All remedial measures required by the Department shall be implemented, in accordance with the approved schedule, to ensure all applicable exposure pathways at the site are appropriately addressed.

**Please be advised that the Department reserves the right to require additional actions under the aforementioned Remediation Regulations at the Property should any of the following occur:**

- Conditions at the Site previously unknown to the Department are discovered;
- Information previously unknown to the Department becomes available;

- Policy and/or regulatory requirements change; and/or
- Failure by the City of Woonsocket or any future holder of any interest in the Property to adhere to the terms and conditions of the Department approved RAWP, schedule, RAL or OA, ELUR and/or SMP for the Property.

If you have any questions regarding this letter or would like the opportunity to meet with Department personnel, please contact me by telephone at (401) 222-2797, ext. 7105, or by E-mail at Rachel.simpson@dem.ri.gov.

Sincerely,



Rachel T. Simpson  
Senior Environmental Scientist  
Office of Land Revitalization &  
Sustainable Materials Management

cc: Kelly J. Owens, RIDEM/LRSMM  
Ashley L. Blauvelt, RIDEM/LRSMM  
Kevin Proft, City Planner – City of Woonsocket  
Lisa Baldelli-Hunt, Mayor – City of Woonsocket  
Bianca Policastro, Policastro Group  
AmyJean McKeown, EPA Region 1  
Catherine Maxwell, EA Engineering  
Jonathan Alvarez, EA Engineering

Attachment: Remedial Action Approval Application Fee Form



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### DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

OFFICE OF LAND REVITALIZATION & SUSTAINABLE MATERIALS MANAGEMENT

235 Promenade Street, Providence, Rhode Island 02908

#### REMEDIAL ACTION APPROVAL APPLICATION FEE FORM

Rule 1.11.2 of the Department's Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases, requires an application fee for Remedial Action Approvals in the amount of one thousand (\$1,000) dollars. Please submit this form and check, made payable to the State of Rhode Island General Treasurer, directly to:

**R.I. Department of Environmental Management  
Office of Management Services - Rm 340  
235 Promenade Street  
Providence, RI 02908**

Please complete this page and attach it to the check or money order. This information must be provided to coordinate your fee with the application submitted.

Site Name: Sunnyside

Address: 176 Sunnyside Avenue

Town/City: Woonsocket

File Number: SR-39-0263 B

Contact Person: Scott Gibbs

Phone No: \_\_\_\_\_

RIDEM Project Manager: Rachel Simpson

**FOR RIDEM OFFICE USE ONLY:**

Fee Amount Received: \_\_\_\_\_

Date Received: \_\_\_\_\_

Check#: \_\_\_\_\_

Receipt Account:

10.074.3765103.03.461043

cc:74:3481 Leg.17-18-841