



RHODE ISLAND

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

OFFICE OF LAND REVITALIZATION & SUSTAINABLE MATERIALS MANAGEMENT
235 Promenade Street, Providence, Rhode Island 02908

REMEDIAL DECISION LETTER

File No. SR-39-2118

December 21, 2022

Michael Debrouse, Director of Planning & Development
City of Woonsocket
169 Main Street
Woonsocket, RI 02895

RE: Allen Street Parking Lot
0 & 58 Allen Street
Woonsocket, Rhode Island
Plat Map 14 / Lots 174, 175, 176, and 177

Dear Mr. Debrouse:

On April 22, 2020, the Rhode Island Department of Environmental Management's (the Department) Office of Land Revitalization and Sustainable Materials Management (LRSMM) enacted the 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. 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. Phase I Environmental Site Assessment (ESA), received by the Department on May 5, 2022, and prepared by BETA Group, Inc. (BETA);
2. Site-Specific Quality Assurance Project Plan, received by the Department on July 12, 2022, and prepared by BETA;
3. Public Notice Package, received by the Department on July 19, 2022, and prepared by BETA;
4. Site Investigation Report / Phase II ESA, received by the Department on November 11, 2022, and prepared by BETA; and
5. Post-Site Investigation Public Notice, received by the Department on December 6, 2022, and

prepared by BETA.

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 December 6, 2022 and the period closed on December 20, 2022. No comments were received.

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

- Alternative 1: No action and Implementation of an Environmental Land Usage Restriction (ELUR). The existing asphalt at the Site shall remain in place to act as an engineered barrier. An ELUR shall be recorded on the deed for the entire property (Plat Map 14 / Lots 174, 175, 176, and 177). The ELUR shall require the performance of annual inspections to document the status of the ELUR and the condition of the engineered controls. Furthermore, the ELUR shall 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.
- Alternative 2: Shallow soil removal. All soils from 0-5 feet below ground surface shall be excavated and disposed of at an off-site licensed facility. Confirmatory samples shall be collected to confirm all soils exceeding the applicable Direct Exposure Criteria have been removed.

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, and ELUR and SMP, if applicable, shall be submitted for Department review and approval within sixty (60) 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), 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 / 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. 277-7105, 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

Joseph McLoughlin, BETA Group, Inc.
Jessica Dominguez, EPA Region 1

Attachment: Remedial Action Approval Application Fee Form



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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: Allen Street Parking Lot

Address: 0 & 58 Allen Street

Town/City: Woonsocket

File Number: SR-39-2118

Contact Person: _____

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