



## 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-39-2059

January 13, 2022

Kevin Proft, City Planner  
City of Woonsocket  
169 Main Street  
Woonsocket, RI 02895

RE: 719 River Street  
719 River Street  
Woonsocket, Rhode Island  
Plat Map 8 / Lots 5, 35, 37, and 58

Dear Mr. Proft:

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. Phase I Environmental Site Assessment (ESA), received by the Department on October 21, 2019, and prepared by BETA Group, Inc. (BETA);
2. Pre-Site Investigation Public Notice, received by the Department on June 21, 2021, and prepared by Fuss & O'Neill, Inc. (F&O);
3. Notification of Release and Site Investigation Report (SIR), received by the Department on November 15, 2021, and prepared by F&O; and
4. Post-Site Investigation Public Notice, received by the Department on December 17, 2021, and prepared by F&O.

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, and the municipality, 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 opportunity for public review and comment on the technical feasibility of the proposed remedial alternatives commenced on December 17, 2021 and the period closed on December 31, 2021. No comments were received.

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

- To address petroleum contamination:
  - Targeted soil excavation and offsite disposal of petroleum impacted soils to a licensed facility. Confirmatory sampling shall be conducted from the excavation sidewalls and base in accordance with the Department’s *Guidelines for Expedited Excavation and Disposal Response Actions*, to verify any remaining soils are compliant with Method 1 Direct Exposure Criteria and GB Leachability Criteria. Any remaining jurisdictional soils shall be encapsulated by an engineered control.

**OR**

- On-site soil stabilization and reuse of approximately 6,000 to 12,000 cubic yards of petroleum impacted soil identified proximal to the location of two (2) underground storage tanks (USTs), north of Building 1.
- All abandoned USTs shall be addressed in accordance with the RIDEM Rules and Regulations for Underground Storage Facilities Used for Regulated Substances and Hazardous Materials (UST Regulations, 250-RICR-140-25-1), under the jurisdiction of the Underground Storage Tank Management Program.
- Encapsulation of Site soils by a Department approved engineered control consisting of a minimum of two (2) feet of clean fill or an equivalent level of protection i.e. building foundations, one (1) foot of clean fill over a geotextile fabric, and/or four (4) inches of hardscape (asphalt or concrete) over six (6) inches of clean fill. In areas where encapsulation is impossible, a six (6) foot high fence shall be implemented to prevent access. Areas where fencing is being considered shall be approved by the Department.
- An Environmental Land Usage Restriction (ELUR) shall be recorded on the deed for the entire property (Plat Map 8 / Lots 5, 35, 37, and 58). 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 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. 2777105, or by E-mail at Rachel.simpson@dem.ri.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Rachel T. Simpson". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

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 Gillen, RIDEM/LRSMM – UST  
Martin Wenceck, RIDEM/Wetlands

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: 719 River Street

Address: 719 River Street

Town/City: Woonsocket

File Number: SR-39-2059

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