



RHODE ISLAND

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

OFFICE OF LAND REVITALIZATION & SUSTAINABLE MATERIALS MANAGEMENT

235 Promenade Street, Providence, Rhode Island 02908

PROGRAM LETTER

File No. SR-09-1958

June 8, 2020

CERTIFIED MAIL

Mr. Tim Grenier
Grenier Properties, LLC
3 Cole Circle
East Greenwich, RI 02818

RE: Grenier Properties, LLC
33 Exchange Street
East Greenwich, Rhode Island
Plat Map 85/1 / Lot 382

Dear Mr. Grenier:

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 Program Letter is a document used by the Department to signify that a Site Investigation has been completed and that a Performing Party must conduct public notice in accordance with Sections 1.8.7(A)(2) and 1.8.9 of the Remediation Regulations concerning the findings of the investigation and the proposed remedial alternatives.

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. Release Notification, Residential Property, 32 & 33 Exchange Street, Plat 85/1, Lots 87 & 382, East Greenwich, Rhode Island 02818, received by the Department on July 23, 2019, and prepared by Redwood Environmental Group, LLC (REG);
2. Letter Report, Soil and Ground Water Sampling, Residential Property, 32 & 33 Exchange Street, East Greenwich, RI 02818, received by the Department on January 7, 2020, and prepared by REG;
3. Site Investigation Report, Residential Property, 32 & 33 Exchange Street, Plat 85/1, Lots 87

& 382, East Greenwich, Rhode Island, received by the Department on January 21, 2020, and prepared by REG; and

4. SIR Addendum, 32 & 33 Exchange Street, Plat 85/1, Lots 87 & 382, East Greenwich, Rhode Island 02818, received by the Department on May 3, 2020, and prepared by REG.

The Department regards the information provided in these reports as meeting the requirements pursuant to Section 1.8.8 of the Remediation Regulations. The preferred remedial alternative proposes the following remedy:

A combination of excavation and off-site disposal of lead impacted soils, encapsulation of contaminated soils by construction of sitewide engineered controls and implementation of an institutional control in the form of an Environmental Land Usage Restriction (ELUR). Approximately 1,500 cubic yards of lead impacted soil will be excavated from the Site and disposed of off-site at an appropriately licensed disposal facility. During redevelopment of the property engineered controls shall be constructed over impacted Site soils. All final engineered controls shall be subject to Department approval and provide a minimum level of protection consistent with two (2) feet of clean fill material or equivalent. Proposed engineered controls include placement of a geotextile fabric overlain with one (1) foot of clean soil, placement of two (2) feet of clean fill material, placement of one (1) foot of clean fill with a four (4) inch asphalt cover, in addition to the final building footprint, asphalt pavement and concrete walkways. The ELUR to be recorded on the property will restrict certain activities on the entire site and will also ensure that the engineered cap is not disturbed. The ELUR will include a post-construction Soil Management Plan (SMP), which will outline the procedures for managing the regulated soils on site should disturbances below the cap be required

The Department acknowledges that the site investigation activities are complete. The Department is not yet able to formally approve the SIR, however, due to the necessity to first allow the public to comment on the technical feasibility of the preferred remedial alternative. Outlined in Section 1.8.7(A)(2) and 1.8.9 of the Remediation Regulations are the requirements for public notice after the SIR is deemed complete to all abutting property owners, tenants, easement holders, and the municipality regarding the substantive findings of the completed investigation and the opportunity for public review and comment on the technical feasibility of the preferred remedial alternative. Please submit a draft notification to the Department via E-mail for review and approval prior to distribution. A boilerplate notification to be distributed can be found online at <http://www.dem.ri.gov/programs/wastemanagement/site-remediation/index.php>. The Department will require a copy of the approved public notice letter and a list of all recipients upon issuance.

The Department will formally approve the SIR in the form of a Remedial Decision Letter (RDL) once Public Notice is completed and upon Department approval of all final responses to relevant public comments. At that point, the Department will require submission of the Remedial Action Work Plan (RAWP) and draft versions of the ELUR and SMP, for review and approval in accordance with Sections 1.9 and 1.10 of the Remediation Regulations. Upon receipt of the RDL, be prepared to submit the Remedial Action Approval Application Fee of one thousand dollars (\$1,000.00) in check form made payable to General Treasurer - State of Rhode Island directly to the Office of Management Services.

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. 7109, or by E-mail at joseph.martella@dem.ri.gov.

Sincerely,

A handwritten signature in black ink that reads "Joseph T. Martella II". The signature is written in a cursive style with a large, stylized "A" at the end.

Joseph T. Martella II
Environmental Engineer III
Office of Land Revitalization &
Sustainable Materials Management

cc: Kelly J. Owens, RIDEM/OWM
Nicholas Pisani, RIDEM/OWR
Greg Swift, RIDEM/OWR
Lisa Bourbonnais, East Greenwich Town Planner
Mark Schwager, President, East Greenwich Town Council
Gary S. Kaufman, REG