



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-09-1958

March 29, 2021

CERTIFIED MAIL

Mr. Timothy 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 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. 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, dated June 16, 2019, received by the Department on July 29, 2019, and prepared by REG;
3. Letter Report, Soil and Ground Water Sampling, Residential Property, 32 & 33 Exchange

Street, East Greenwich, RI 02818, dated November 29, 2019, received by the Department on January 7, 2020, and prepared by REG;

4. 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;
5. 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;
6. Public Comment Response Letter, 32 & 33 Exchange Street, Plat 85/1, Lots 87 & 382, East Greenwich, Rhode Island 02818, received by the Department on July 30, 2020, and prepared by REG;
7. SIR Addendum No. 2, RI DEM File - SR-09-1958, Grenier Properties, LLC, received by the Department on July 30, 2020, and prepared by REG;
8. Email Re: Grenier - Remedial Decision Letter, received by the Department on January 26, 2021, and prepared by REG; and
9. Response to February 5, 2021 Email, Residential Property, 32-33 Exchange Street, East Greenwich, RI, received by the Department on March 6, 2021, and prepared by REG.

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 June 17, 2020 and the period closed on July 15, 2020. Public comments were received regarding the scope of the investigation and the technical feasibility of the proposed remedy and were formally responded to in writing on July 30, 2020, by REG, on August 24, 2020, by the Department, and on November 9, 2020, by REG.

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

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). During redevelopment of the property, engineered controls shall be constructed over impacted Site soils. The initial engineered control to be installed at the start of the project shall consist of a geotextile fabric and 1-foot of either clean crushed stone or 1-foot of clean fill as a Site-wide cap. 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. Final proposed engineered controls may include placement of a geotextile fabric overlain with one (1) foot of clean

crushed stone or clean fill material, 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. Air Quality Monitoring (AQM) for contaminated fugitive dust at the downwind property perimeter shall be conducted from the start of the project, during all activities involving the disturbance or exposure of contaminated soils, until the Site-wide cap is completed, and no contaminated soils are exposed. All other dust control best management practices (BMPs) requested by the Department and/or stated in the SIR Addendum No. 2 shall be performed during the project, as needed. Should contaminated soils be exposed or disturbed after the cap is fully installed, the AQM and BMPs will be utilized again until such time as the cap is fully restored. Any excess lead impacted soils generated during the project that cannot be replaced under an engineered control shall be properly managed while on-site and disposed of off-site at an appropriately licensed disposal facility. 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 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 Grenier Properties, LLC 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. 77109, or by E-mail at joseph.martella@dem.ri.gov.

Sincerely,



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

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: Grenier Properties, LLC

Address: 33 Exchange Street

Town/City: East Greenwich

File Number: SR-09-1958

Contact Person: _____

Phone No: _____

RIDEM Project Manager: Joseph Martella

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