



RHODE ISLAND

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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

SIR COMMENT LETTER 2

November 4, 2021

File No. SR-30-0623A

(Formerly Case No. 2007-010 and Part of SR-30-0623)

Mr. James Bollinger
President
BMP, LLC
44 Cove Road
Harrison, ME 04040

RE: Hope Mill
15 Main Street
Scituate, Rhode Island
Plat 3 / Lot 8, and Plat 5 / Lots 1, 114 and 117
Coventry, Rhode Island
Plat 101 / Lot 5

Dear Mr. Bollinger:

The Rhode Island Department of Environmental Management's (the Department) Office of Land Revitalization and Sustainable Materials Management (LRSMM) has reviewed the SIR Addendum - Response to RIDEM SIR Comments, Former Hope Mill (5 Main Street, Scituate, RI) for the above referenced property (the Site), which was submitted on November 30, 2020, by ESS Group, Inc. (ESS) in accordance with 250-RICR-140-30-1, Section 1.8 of the Department's Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases (the Remediation Regulations).

After careful review of the SIR Addendum – Response to RIDEM SIR Comments, the Department requires a response to the attached comments, questions, and concerns about the submittal, which must be fully addressed in writing to receive a Program Letter.

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,

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

cc: Kelly J. Owens, RIDEM/OLRSMM
Ashley Blauvelt, RIDEM/OLRSMM
Eric Beck, RIDEM/OWR
Michael Cote, RIDEM/OLRSMM/UST Program
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Christian Capizzo, Esq., Partridge Snow & Hahn, LLP
William Chapman, ESS Group
Seth D. Sokoloff, Barbara Sokoloff Associates
Jeffrey C. Hanson, Chairman Scituate Planning Board
Russell Crossman, Coventry Director of Planning and Development
Peter D. Ruggiero, Esq., Scituate Town Solicitor, Ruggiero, Brochu & Petrarca

DEPARTMENT COMMENTS

November 4, 2021

SIR Addendum - Response to RIDEM SIR Comments, dated November 30, 2020

Hope Mill

Scituate, Rhode Island

1. Based upon ESS' responses, it is the Department's understanding that the Site is comprised of seven (7) individual lots, including Scituate Plat 3, Lot **8**, Plat 5, Lots **1, 58, 69, 114** and **117**, and Coventry Plat 101, Lot **5**. Two (2) of those lots, Scituate Plat 5, Lots **58** and **69**, have never been investigated and are not part of Phase I of the proposed redevelopment of the Site.
 - a. The Department acknowledges that BMP, LLC (BMP) recently (July 15, 2020) purchased the Site from the former court appointed receiver, Mr. Peter J. Furness, and Paramount Apartments LLC (Paramount) has a legal agreement with BMP to develop the Site for residential reuse.
 - b. Regarding the establishment of eventual Site-Wide compliance, are there any future plans (Phase II?) and/or a proposed schedule for completing investigation, potential remediation, and/or redevelopment of Lots 58 and 69, beyond the planned wetlands restoration activities?
 - c. It is understood by the Department that Scituate Plat 5, Lot **107** is owned by another party not involved in this project, has not been investigated or shown to be jurisdictional to the Remediation Regulations at this time, and is not included in this Site or current proposed redevelopment plans.
2. The Department acknowledges and concurs with ESS' response to Comment 14, indicating a commitment to collecting one additional groundwater sample from MW-9 for total lead to show consistent total lead concentrations below the Department's GA Groundwater Objective (GAGO) for lead. Please be advised that additional groundwater monitoring at MW-9 for total lead may be required should analytical sampling results indicate an exceedance of the GAGO for lead.
3. The Department acknowledges ESS' response to Comment 16 that there is not currently a GAGO for total petroleum hydrocarbons (TPH) in the Department's Remediation Regulations. The Department is in the process of revising the Remediation Regulations, which will likely include the addition of GAGOs for TPH and various Aromatic and Aliphatic Hydrocarbon Fractions. Depending upon the timing and status of the GAGO changes in the Remediation Regulations at the time the final Remedial Action Work Plan (RAWP) is approved, the Department may require applicable petroleum hydrocarbon post-remediation groundwater monitoring in the NAPL remediation area.

4. Regarding ESS' response to Comment 20, and subsequent questioning of "*why hazardous building materials, such as asbestos, lead paint and/or PCBs, are the subject of the RIDEM's comment/response to ESS' SIR.*" It has been the Department's experience that not all parties are familiar with the requirements regarding hazardous building materials abatement prior to demolition activities, which can inadvertently lead to jurisdictional releases (e.g. lead or PCBs) to soil. The Department acknowledges ESS' response that a Hazardous Building Material (HBM) survey was completed in 2016 of the subject buildings which identified asbestos containing building materials (ACBMs), lead-based paint, PCB-containing building materials, and that these materials will be the subject of future abatement/ removal/disposal, pursuant to applicable regulations and guidelines, prior to renovation and construction activities.
 - a. Were there any PCB detections greater than 50 parts per million (ppm) and therefore requiring US Environmental Protection Agency (EPA) Toxic Substances Control Act (TSCA) notification?
 - b. What type of PCB-containing building materials were identified, and what are the ranges of PCB detections?
5. The Department acknowledges ESS's response to Comment 24 that "*The Applicant (Paramount and BMP) can accept an NFA*" at the successful conclusion of all required and approved remedial actions and wetland restoration activities.
6. The Underground Storage Tank (UST) Program has reviewed the SIR Addendum - Response to RIDEM SIR Comments, and has provided the following comments to the Site Remediation Program for inclusion in this Comment Letter:
 - a. Regarding ESS' response to Comment 25 (a) 1000 gallon Gasoline UST:
 - i. The assessment around the UST 003 area is not sufficient. This office is requiring installation of one well in the actual UST location. Soil samples are to be analyzed for TPH, EPA 8260, and metals. This well may be installed after the excavation around AOC 6. Groundwater samples are to be analyzed for EPA 8260 and metals. Subsequent actions will be determined after the well is completed, after monitoring.
 - b. Regarding ESS' response to Comment 25 (b) 20,000 gallon No. 6 Fuel Oil UST:
 - i. Project Management:
 1. The RIDEM UST division approves the request to manage contaminated soils at AOC 6 within the RAWP, under the following conditions:

- a. The excavation and dewatering work plan must be reviewed and approved by the UST project manager.
- b. The UST project manager is to be notified at least 48 hours prior to work commencing on AOC 6.
- c. Following site work all soil and groundwater testing results are sent to the UST project manager in a summarizing report.

ii. Excavation Work Plan:

1. The excavation and dewatering work plan must meet the following requirements:
 - a. The excavation depth must reach at least 20 feet below grade.
 - b. The dewatering system must operate at 50 gallons per minute or more.
 - i. Alternatively, the flow rate may be calculated using on-site aquifer testing for a water table drawdown to 20 feet below grade.
 - c. Groundwater pumped through the dewatering system must be permitted through the appropriate agency and treated prior to discharge.
 - d. Plans for post-excavation installation and sampling of monitoring wells should be included in the post-excavation report.
2. The RIDEM UST project manager also reserves the right to require further site investigation work for the No. 6 fuel oil release.

iii. Gauging and Product Removal:

1. The requirement to gauge and remove separate-phase product from the well is deferred for a period of three (3) months following the approval of the RAWP. If after this point excavation activities have not begun the well must be gauged monthly and all free product must be removed until excavation begins
7. Please submit an SIR Addendum 2 that addresses the abovementioned comments on or before December 31, 2021.