

June 21, 2017

Via E-mail

Mr. Joseph T. Martella II  
Senior Sanitary Engineer  
Office of Waste Management  
Rhode Island Department of Environmental Management  
235 Promenade Street  
Providence, RI 02908-5767

RE: Notice to Abutters of Completed Site Investigation & Public Comment Period  
Former Coffey's Texaco - 48 Touro Street, Newport, RI 02840  
Newport Environmental File #NS0502

Dear Mr. Martella:

On June 6<sup>th</sup>, 2017, and on behalf of our client, Church Community Housing Corp. (CCHC), Newport Environmental, Inc. issued a public notice to the owners and occupants of the neighboring properties abutting the above referenced property (the Site) regarding the upcoming commencement of remedial site work. The notice was sent via certified mail to each property owner and hand-delivered to each of the occupants currently residing at the notified locations. A copy of the published notice; a list displaying the names, addresses, and delivery method used for those in receipt of the notice; and a Plat Plan displaying and identifying the relative locations of each notified property are attached.

The 14 calendar day public comment period began on June 7, 2017, and concluded on June 20, 2017. Should you have any questions or require additional information, please contact me directly at (401) 497-8240.

Sincerely,



Bruce W. Clark  
Principal

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**Attachments: Notification to Abutters  
List of Abutters Notified  
Plat Plan of Abutting Properties**

**c: Stephen Ostiguy, Executive Director, CCHC  
Sofia Kaczor, Principal Environmental Scientist, RIDEM**

## Notification to Abutters

**Coffey's Texaco (former)  
48 Touro Street  
(Assessor's Plat Map 17 / Lot 230)  
Newport, Rhode Island**

**June 7, 2017**

In accordance with the Rhode Island Department of Environmental Management's (RIDEM's) Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases (the Remediation Regulations), Newport Environmental, Inc., on behalf of Church Community Housing Corp., is providing notice to abutters, tenants, easement holders and the City that a Site Investigation has been completed for the above-referenced neighboring property. The goal of the investigation was to determine the extent to which any historical activities at the property may have resulted in any exceedances of the RIDEM's promulgated soil criteria and groundwater objectives. The investigation involved sampling and analysis of subsurface soil and groundwater at the property. The results of the investigation indicated soil impacted by volatile organic compounds (VOCs), semi-VOCs, total petroleum hydrocarbons (TPH) and lead remaining from former property usage as a gasoline service station and repair facility and/or other site historical usage. The proposed remedial alternative for the property is a combination of limited excavation to remove petroleum residuals from former operation of underground storage tank operations at the property, and installation of a two-foot thick soil cap to minimize the potential for direct exposure to impacted soil at the property. The future use of the property will be a public square.

There is a 14 calendar day comment period, commencing with the date of this notice, during which the public may review RIDEM records pertaining to this property and submit written comments regarding the technical feasibility of the preferred remedial alternative. Should you require additional time for review, a request for an extension of the comment period may be made to the Department. Requests must be received by the Department before 4:00pm on the final day of the comment period, and may be made in writing to the address below or by calling the telephone number listed below. RIDEM will consider all substantive written comments prior to issuing its final approval of the proposed remedial alternative.

Questions or comments regarding this notice or the status of the property should be directed via mail, email or telephone to:

Joseph T. Martella II  
R.I. Department of Environmental Management  
Office of Waste Management  
235 Promenade Street  
Providence, RI 02908-5767  
Phone: (401) 222-2797 ext. 7109  
Email: joseph.martella@dem.ri.gov

Recent documents related to the Project are available online at the following internet address: <http://www.dem.ri.gov/programs/wastemanagement/site-remediation/coffey-s-texaco.php>  
Arrangements to review RIDEM file documents for the property may be made by calling Angela Spadoni, Office of Customer and Technical Assistance, (401) 222-4700 ext. 7307.



Former Coffey's Texaco - Adjoining Occupants Notified June 6, 2017

Map	Lot(s)	Assessor's Database Address	Street	Owner	Mailing Address or Unit #	*Delivery Method	Name
17	225	9-11	Broadway	Murray Finnbar	9-11	O / S	Holy Smokes (9) / Airbnb (11)
	319	7			7	S / S	Airbnb (front) / Airbnb (side)
	224	3-5			Fastnet Holdings LLC	3-5	A
	223	2	Courthouse Street	2		A	Fastnet Pub
	222	—	Washington Square	State of RI	—	M & E	Colony House
	232	45		RI Administrative Office	—	M & A	Courthouse
	228	—	(One Courthouse Square)	D'addario, Richard P.	One Courthouse Square	M & A	Law Offices of Richard P. D'Addario
						A	Thomas Connolly, Esq.
						A	Karen Augeri Benson, Esq.
A						Michael T. Farley, Esq.	
A						Craig H. Hein, Esq.	
227	29	Spring Street	Murray Burns LLC	29	U	Fastnet Pub (storage)	
21	21, 22 & 23		42	Martin Delfine M	#1 & #2	S	Spring Street Books
					#3	O	Kitty Corner Cat Clinic
					#4	S	unamed photo studio
					#5	S	Bailey Art Gallery
					?	O	Shannon's Barber Shop
					#7	S	Tailor Shop / Laundry Service
					#8	S	Yacht Services & Resources (upstairs)
					#10	S	Janet Oakley, MSW (upstairs)
					?	S	Newport Cleaning and Maid Service (upstairs)
					#12	B	Bella Beauty Bridal (upstairs)
#14	U		Kermin Liu, Esq. (upstairs)				
#15	B		Kelby Designs (upstairs)				
24	23		60	Kolak-Skinner Realty, LLC	60	S	Long's Yoga Classes
					62	S	resident (upstairs)
	16	51	Touro Street	Newport Restoration Foundation	51	O	Newport Restoration Foundation
	17	63A		Werblow, Eric J	63	B	resident (downstairs)
		63B		Carando, Elizabeth H	63	D	resident (upstairs)
	18	65		Levi, Inc.		S	vacant (storefront)
						S	Murrays (storefront)
						O	Ernest M. Violet, DMD (upstairs)
	20	56		Congregation Jeshuat Israel		O	Congregation Jeshuat Israel
						O	Touro Synagogue Foundation
54						O	George Washington Institute for Religious Freedom

\* Delivery Method:



- O Hand-delivered to Occupant
- A Hand-delivered to Administrative Assistant
- S Door slot
- B Delivery box
- D Rubber banded to doorknob
- U Slid under door
- M Mailed

**PLAT PLAN /  
ANNOTATED AERIAL**

**Former Coffey's Texaco  
48 Touro Street  
Newport, Rhode Island**

*Newport Environmental  
Project No. NS0502*

**LEGEND**

-  = SITE BOUNDARY (APPROXIMATE\*)
-  = OTHER BOUNDARY (APPROXIMATE\*)
- 17 = A.P. PLAT #
- 224 = LOT #

\* THE DEPICTED BOUNDARIES ARE BASED APPROXIMATELY ON CITY OF NEWPORT TAX ASSESSOR'S PLAT MAPS, AND ARE INTENDED FOR THE PURPOSE OF ILLUSTRATION ONLY.

- ADJOINING PROPERTY USAGES AS OBSERVED DURING SITE VICINITY RECONNAISSANCE CONDUCTED JUNE 6, 2017

IMAGE DATE: APRIL 27, 2013  
IMAGE CREDIT: GOOGLE EARTH

