



# REVITALIZATION



*Environmental Protection Supporting Livable Communities, and a Sustainable Future!*

## RHODE

Issue 4 SUMMER 2021

### GREENE SCHOOL OUTREACH, COLLABORATION, & EJ

*By: Leo Hellested*

When Josh LaPlante, Administrator at the Greene School in West Greenwich, reached out to DEM's Leo Hellested, LR&SMM about participating in the school's E-STEAM (Environmental Science, Technology, Engineering, Art, and Mathematics) summer learning program, it seemed like the perfect opportunity to collaborate on mutual goals of the two agencies. The E-STEAM program works with select students entering grades 10 and 11, to build their confidence, skills, and knowledge in



Above: Leo Hellested presenting to the Greene students

See Outreach on Pg. 7 with additional photos on Pg. 5

### DEM EXECUTES REMEDIAL AGREEMENT to FURTHER EAST PROVIDENCE WATER- FRONT RE-DEVELOPMENT!

*By: Jeff Crawford and Kelly Owens*

Located along the western border of the City of East Providence and beautiful Narragansett Bay, RI Waterfront Enterprises recently purchased over 175 acres of waterfront property that was the former location of the Chevron and Unocal Oil Terminals. The new owner is about to embark on a revitalization of the land by remediating, re-developing, and transforming these two sites into a multi-use living community of future artistic vision of music, recreation, retail, commercial and residential use. The Department's Office of Land Revitalization and Sustainable Materials Management (LR&SMM) has been working closely with the former owners and new owners to investigate and remediate these former large petroleum storage facilities for over two decades. Now, RI Waterfront Enterprises, as the new owners, are planning the re-development of the land to make the pro-

See Waterfront on Pg. 5

# EBC Awards Former Kettle Point Oil Terminal the 2021 Brownfields-Remediation Project of the Year

By: Filomena DaSilva

The New England Environmental Business Council (the EBC) has awarded their 2021 James D. P. Farrell Brownfields-Remediation Project of the Year Award to the former Kettle Point Development project. This award recognizes a brownfields, remediation, or superfund project by an EBC member organization which serves as an example of excellence and who had significant involvement in the project's completion, aside from experiencing social, economic, technical and institutional challenges along the way. This year, EBC justly awarded a remarkable team of highly



Above: A before photo of the Kettle Point Oil Terminal.

dedicated individuals working towards the same goal. Kettle Point was a former 20-acre bulk petroleum storage and distribution terminal which was ultimately turned into a mixed-use commercial and residential complex including a 90,000 square foot surgical rehabilitation facility and a 290-unit residential complex. The highlight of this project came in the initial stages when a first of its kind hybrid settlement agreement was created to allow portions of the site to be sold and redeveloped independently from the entire parcel of land. This ensured financing and phasing of the project. RIDEM was heavily involved in all stages of this project as there was a combination of remedial strategies that needed to be used in the process as well as complicated and rigorous environmental laws to be worked through in order to reach the end. Some of those included on-site treatment and stabilization of impacted soils, re-use of treated material, and petroleum recovery technologies which turned the site into what it is today including an extension of the East Bay Bike Path along the Providence River and a 300'+ public fishing pier.

The award recognized not only the project but most importantly those who made it possible, including RIDEM, Churchill & Banks LLC, SAGE Environmental Inc, MG Commercial Real Estate, DiPrete Engineering, Orson and Brusini, the Law Offices of John M. Boehnert Ltd, William Anthony Excavating, and United Retek.

Joseph Martella, III an Environmental Engineer for the Office of Land Revitalization & Sustainable Materials Management at RIDEM played a major role in the completion of this project as did Susan Forcier, an attorney for RIDEM. Leo Hellested, Administrator for the Office of LRSMM had only great things to say about this project and his staff. "Congratulations ! ... It's a nice recognition for many years of effort and a fantastic redevelopment for the State. Great project! Great work!"



Left: An after shot of the same location. Both photos courtesy of SAGE Environmental

## New Technologies Being Targeted for Older Tank Sites

By: Michael Cote and Clare O'Connor

A new initiative by the UST Program is focusing attention back on older tank sites that have failed to achieve compliance. Despite past efforts, and years of monitoring, many of these stubborn sites continue to have unacceptable levels of “free product” present in the groundwater. The sites, therefore, are ripe for re-evaluation in light of new technologies and advances in remedial options.



When Covid-19 hit, several short-term priorities of the UST Program changed in response to the realities of remote work conditions.

One focus area became updating policies and procedures, and researching advancement in remedial technologies. An internal innovative remediation technology team was established with this objective. Other states were contacted to understand differences in policy and learn about challenges faced regionally/nationally. Staff simultaneously conducted a complete review of projects that have remained open 20+ years, that have still not achieved compliance. The Team was then tasked with evaluating the effectiveness of past cleanup actions and asked to identify potential new clean-up options.

These heavily contaminated sites often have separate phase petroleum product floating on the groundwater or have high levels dissolved in groundwater. The remediation process of these sites is extremely challenging and is commonly multi-phase, where initial remediation strategies plateau and need to be updated. Determining those actions and re-establishing forward progress is the goal of the Team and initiative. “Our ultimate goal is to get these contaminated sites cleaned up as efficiently as possible, so they can be revitalized and reused by their owners.”, said Michael Cote, who has taken the lead role on the effort. “We are engaging in conversations with the owners of these sites to encourage them to evaluate and update their remediation strategies and technologies. New and more effective remediation methods are being discovered all the time, and are often better suited for the problem than the now-outdated technology originally chosen years ago.”

In using newer technologies and working with the property owners to reassess sites, the Team is continuing to refresh old projects and put the properties on a strong path to compliance, reuse and revitalization.

## Update on Medrecycler-RI

By: Filomena DaSilva and Mark Dennen

The Rhode Island Department of Environmental Management received and responded to 430 different individuals who commented on the Medrecycler-RI project during the public commenting period. The project was proposed to house a medical waste pyrolysis facility that would combust medical waste to generate energy at 1600 Division Road in West Warwick. The project was denied due to inconsistencies and deficiencies in the application. The Department also made note of a statutory change signed into law on July 9th by Governor McKee greatly restricting the siting of high heat medical waste processing facilities in Rhode Island. The applicant has filed an appeal regarding this decision.

# LRSMM STAFF PARTICIPATE IN RIDEM'S 5-C WEEK



By: Filomena DaSilva

**I**t goes without saying that the staff at the Office of Land Revitalization & Sustainable Materials Management have loads of fun picking trash and cleaning up the environment! Even though the office name changed from Waste Management to the Office of Land Revitalization and Sustainable Materials Management just a year ago, the staff's focus has not shifted. Our heart is still set on managing waste! During the 5-C Week activities held by RIDEM this past April, the staff participated in cleaning up a couple of different sites around the State. Some ventured off to clean the Snake Den, a UST storage facility in North Kingstown, and others helped with the areas under the 195 overpass at Providence's India Point.

At the Snake Den, staff from the UST Division of LRSMM worked hard at removing brush, branches, and other trash. Some even brought their own tools! They also put up an old birdhouse they discovered and offered well water advice to the farmers who are using the park for creating a new farm. A large section of the 195 overpass in Providence was cleared out by staff from different divisions of RIDEM who came together to do their part to keep the Earth beautiful one small step at a time.

"Five-C Week began as an outcropping of our customer service workshops we did here", says Michaela Brockman, from the Office of Customer & Technical Assistance. "The goal was to create an opportunity for all staff to connect with our core mission and one another". Over the years, each day of the week began to take on a different title with a word starting with the letter "C", such as Create or Celebrate, and representing what staff would be working on for that day to help one another and the State of Rhode Island.



L to R: Sam Kaplan (from the Office of Water Resources) and Holleigh Pouliot, Mark Dennen, and Patrick Leite (all from the Office of LRSMM) pose for a breath of fresh air and a photo op at Indian Point Park. Below: Patrick Leite shows that it was not all fun and games, but instead worked hard to fill that large garbage bag.



L to R: Lillian Zemba and Clare O'Connor collect large branches while both of them along with Ian Cullings help load unwanted materials for proper disposal. Ray Taylor shows that branch who's boss as he loads it onto the flatbed platform to be carried away.

Photos courtesy of Michael Cote and Holleigh Pouliot

## LRSMM VISITS BROWNFIELD SITES ON EARTH DAY

By: Joe Martella & Ashely Blauvelt

This year's Earth Day yielded some positive light on a few remediated parcels of land in Providence on which two companies have successfully started working towards their business goals.

What Cheer Flower Farm (WCFF) in Providence is part of the rapidly growing Slow Flowers Movement which resists the current environmentally and socially unsustainable floral industry model by growing and distributing American grown specialty cut flowers on American soil. Simultaneously WCFF is in the process of revitalizing and establishing green space in a primarily industrial neighborhood creating a greater sense of livability. WCFF continues to make progress in its ongoing remedial



Photo Courtesy of What Cheer Flower Farm Website

See Earth Day on Pg. 8

## Waterfront.....Cont'd From Front Pg.

ject come to fruition.

A recent settlement and Remedial Agreement executed in late July by Terrence Gray, DEM Acting Director, for the properties between Chevron, RI Waterfront Enterprises, and the DEM, has initiated the development of a refined plan which shall first address remaining on site environmental concerns in soil and groundwater and simultaneously create a waterfront amphitheater venue in the short term. The remainder of the proposed plan will evolve over the next several years and once approved, will provide supporting businesses and residences to benefit the residents of East Providence and the people of the State of Rhode Island.

Michael Donegan, Counsel to RI Waterfront Enterprises, stated that "The acquisition of the former Chevron/Unocal oil terminals in East Providence by RI Waterfront Enterprises will breathe new life back into this contaminated waterfront property that has been blighted and dormant for many decades. Working closely with RIDEM, RI Waterfront Enterprises has agreed to remediate the significant contamination on the property and to take extraordinary measures to eliminate impacts to the Providence River and the Bay. The success of this project also means that public shoreline access will finally be realized with the establishment of a Greenway along the waterfront. RI Waterfront Enterprises would like to thank RIDEM for its truly significant efforts and creative use of the tools in its Brownfields Program that made all this possible." LRSMM's Administrator, Leo Hellested, noted that, "these improvements are extremely positive for the State, and will be there for years to come, and we're proud of the cooperation & contributions all the parties made to make it a reality.

More Photos from the Greene School Outreach... Story on Front Cover and continues on Pg. 7



Above From L to R: Clare O'Connor, Andy Hook, Ian Cullings, Ray Taylor, Joe Cunningham, Julia Muise & Lindsay Guertin  
Left: Greene School students



# HIGHLIGHTING LRSSM'S INVOLVEMENT IN NATIONAL WORKGROUPS



By: Paul Kulpa



*Left: Paul Kulpa, a Senior Environmental Scientist, for the Office of LRSSM and RIDEM's representative in ASTWMO's Investigation & Remedy Selection Focus Group.*

The Association of State and Territorial Solid Waste Management Officials, Inc., (ASTSWMO), is an organization representing the 50 States, 5 Territories and the District of Columbia. Its mission is to enhance the State and Federal partnerships, provide member States Technical assistance, training, and forums for information exchange. In addition, its function is to also promote effective State and Territorial programs and to affect relevant national policies for waste and materials management, environmentally sustainable practices, and environmental restoration.

ASTWMO goal is also to allow States to develop their program capabilities and manage their programs in the most efficient and effective manner possible. An additional feature of ASTSWMO's non-profit approach is its relative objectivity. ASTSWMO represents the balanced interest of all State member programs, which necessitates consideration of all sides of any given issue. In addition, State members can gather their fellow State members viewpoints through the Association and then incorporate those responses into their approaches to program implementation and strategy. This helps foster program consistencies across the States.

ASTWMO has a number of subgroups which address specific issues. The Investigation and Remedy Selection Focus Group focus is to research issues associated with the investigation of hazardous substances and the remedy selection process at Superfund sites. The Investigation and Remedy Selection Focus Group works on issues encountered during the Remedial Investigation and Feasibility Study stages of Superfund cleanups.

The current Remedy Selection Focus Group project is designed to address the issue of resiliency in Superfund Remedies. Extreme weather events, storms, floods, droughts, wildfires, etc. have compromised a number of Superfund remedies. Analysis conducted by EPA and other entities have revealed that a significant number of EPA remedies are located in potential extreme weather events. Fortunately, measures can be implemented to mitigate these effects and provide resiliency for these remedies. The group's intent is to produce a document which can be used by States and Federal agencies as a resource to help identify which remedies may be at risk, and what resiliency measures may be implemented to address this risk. This document should be finalized by next year.

## staff Corner

The Office of LRSSM wants to send a great big shout-out to Ashley Blauvelt for recently attaining her Professional Engineering license. Congratulations Ashley!!



Ashley Blauvelt, PE and her cat, Mister, working on the next project for LRSSM

the environmental fields, by participating in inquiry based learning experiences aligned to grade level NGSS standards for science and Common Core State Standards for reading, writing, and mathematics. “One of DEM’s core missions has always been public outreach”, stated Leo Hellested, “... and the opportunity to work with eager students from diverse backgrounds throughout our great State, was just too good to pass up.” The academic program covers four (4) weeks, with LR&SMM assisting teachers with the first module “Environmental Engineering & Renewable Resource Development”. It included one day of in-classroom learning at the W. Greenwich campus, and a second day of hands-on field experience with LR&SMM staff at DEM’s Snake Den Park in Johnston. “The students really enjoyed themselves...” Josh LaPlante reported, “... It was a great start to this awesome summer program!!” In addition to a big “Thanks” to the teachers & students, a worthy “shout-out” is warranted to participating LR&SMM staff members: Michael Cote for coordinating the field event, along with Andrew Hook, Ray Taylor, Joe Cunningham, Clare O’Connor, Ian Cullings, as well as a URI intern, Ian Tulungen and LRSMM’s summer college interns, Julia Muise & Lindsay Guertin!



Left: Michael Cote from LRSMM teaches students at Snake Den in Johnson



Right: Andy Hook and Claire O’Connor explaining engineering processes to the students

## OSCAR the Q&A Mascot



By: Brianna DeAngelis

### This Week’s Question:

How do I dispose of paint from my home that I no longer need?

The Eco-Depot program is who can help. They can be contacted at 942-1430 x 241 for a free paint disposal appointment. Signing up for appointments is easy and can also be made on the [Resource Recovery Website](#). Select a date and time that you wish to drop off your paint and you won’t even have to get out of your vehicle during drop-off. A few cities and towns such as Glocester, Hopkinton, Little Compton, West Warwick and Westerly have their own options for paint disposal. If you live in one of these areas, call your town hall for more information or click [here](#).



Note that if the paint is water-based, it can be disposed of in your own trash. Paint can be left open in a safe, out of reach place so that it can dry out. If it is such a large amount that it would not air dry, substances such as “paint hardener, saw dust, or even kitty litter” (RI Resource Recovery) can be used to speed up the drying process.

To submit questions for our future editions of



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activities and expanding business operations at its Providence location, in part thanks to brownfields remediation grants received from the Department.

Farm Fresh located at 10 Sims Ave celebrated their grand opening in November 2020. As a recipient of 2 Brownfield Bond grants, Farm Fresh used the capital to invigorate one of the many desolate properties into beauty. One of their grants was for \$71,720 awarded in the fall of 2016 for reimbursable costs associated with completing the Site Investigation, public notice, writing the Remediation Action Work Plan, and assessing the petroleum release. The second was for \$480,000 awarded one year later for remediation costs which would include the removal of old underground storage tanks and excavation of petroleum impacted soils, and the construction of engineered barriers and stormwater controls. Farm Fresh turned a blighted property in 2015 with recently burned out buildings and contaminated soils into a now thriving, popular food hub – a testament to investment in Brownfields.



Photo Courtesy of Farm Fresh Website

The Steel Yard located at 27 Sims Ave was awarded a \$150,000 Brownfields Bond Grant in the Fall of 2018 for reimbursable remediation costs associated with the restoration and expansion of their studio which is used by the community for public projects, workforce training, and community education. Costs included stormwater and green roof improvements, hazardous building material disposal, and restoration of the cap in areas of disturbance. This project was completed in the Spring of 2019.



Photo Courtesy of the Steel Yard Website

All three of these sites were stops for the LRSMM staff on Earth Day. The transformation taking place on Sims Ave is remarkable. There are several new and popular small businesses popping up along side these facilities allowing these former brownfield sites to make community engagement part of their mission.



By: Mark Dennen

When the crisis began and questions came up about shipment of COVID -19 waste across state lines, it became obvious that regional coordination among states was necessary regarding medical waste. To that end, the Department has been working with the Northeast Waste Management Officials Association (NEWMOA) to create a regional medical waste work group to exchange information and discuss issues. That task has been accomplished and a standing group has been created of officials from the New England States and New York and New Jersey who will now meet twice a year for that purpose. This group has elected Mark Dennen of the OLR&SMM to be the first chair of this newly formed work group.

