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46 LAKE SHORE DRIVE, CUMBERLAND, RI 02864 (401) 333-9532 (401) 333-3117 FAX

2005 JUL 11 P 12: 25

Transmittal

DATE: June 6, 2005 TO: Ms. Margaret Bradley RIDEM Office of Waste Management 235 Promenade Street Providence, RI 02908-5767	LSE PROJECT No.: 02009A20 PROJECT NAME: 434 ALLENS AVE. FILING:
PLEASE FIND ENCLOSED: <ul style="list-style-type: none"> <input type="checkbox"/> Draft <input checked="" type="checkbox"/> Final <input type="checkbox"/> Originals <input type="checkbox"/> Prints <input type="checkbox"/> Other: Copies 	SENT VIA: <ul style="list-style-type: none"> <input checked="" type="checkbox"/> US Mail <input type="checkbox"/> Overnight <input type="checkbox"/> Other: _____
CC: Mr. Richard B. Hodgson, Richard B. Hodgson Consultancy, PLC	

QUANTITY	DESCRIPTION
1	Copy of Annual (2005) ELUR Inspection Report

As Requested
 For Your Use
 Other: _____

For Review and Comment
 For Review and Approval

COMMENTS:

Margaret: Attached for your review is the 2005 Annual ELUR Report for the Mapleville Main, Inc. site located at 434 Allens Avenue in Providence. Please call me if you have any questions/comments. Thanks

Completed by: David J. Hazebrouck
 [Please Print]

Signed: *David J. Hazebrouck*

Lake Shore Environmental, Inc.

46 Lake Shore Drive, Cumberland, RI 02864 (401) 333-9532 (401) 333-3117 Fax

June 6, 2005

Mr. Richard B. Hodgson
Richard Hodgson Consultancy, PLC
Counsel for Mapleville Main, Inc.
8677 Batesville Road
Afton, VA 22920

RE: Annual Inspection of Property at 434 Allens Avenue
Providence, Rhode Island

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2005 JUL 11 P 12:26

Dear Mr. Hodgson:

In accordance with your request, Lake Shore Environmental, Inc. (LSE) has completed an annual inspection of the referenced property and the associated clean-fill soil cap. The Soil Management Plan (SMP) for the property describes the requirements for an annual inspection in accordance with provisions outlined in the Environmental Land Use Restriction (ELUR) which was recorded in the City of Providence Land Evidence Records by Mapleville Main, Inc. (MMI) on February 3, 2003. The Property is located at 434 Allens Avenue and is identified as Plat 47, Lot 601 and Plat 55, Lot 10.

The objective of the annual inspection was to assess the current condition of the soil cap and verify that:

1. No residential use of the Property has occurred,
2. No groundwater at the Property is used as a potable water supply,
3. Soil at the site is not disturbed without written permission from the Rhode Island Department of Environmental Management's (RIDEM), and
4. Soils at the property are properly maintained in accordance with the Department-Approved SMP in order to prevent human exposure to soils containing hazardous substances at concentrations exceeding the applicable Direct Exposure Criteria pursuant to the Remediation Regulations.

Brief Summary

Based on LSE's inspection of the property, we have confirmed that no residential use of the property has occurred, no potable use of groundwater at the property has occurred, the engineered controls at the property have served to isolate underlying soils containing hazardous substances from direct human contact, and no erosion of the soil caps has occurred.

Based on information you have provided to me, I make note here that, as of June 30, 2005, this parcel was sold to a new owner. As such, future compliance with this ELUR will be the responsibility of the new owner.

Site Inspection

error
2005

On June 6, 2006, Mr. David Hazebrouck of LSE visited the six-acre site with the intent of inspecting the parcel for compliance with conditions specified in the recorded ELUR for the property. The site is predominantly open space with tall grass covering most of this relatively level parcel. Several non-contiguous areas in the western half of the Property are either paved with bituminous asphalt or concrete. The entire eastern half of the Property is unpaved. The only structures remaining on the Property include a steel building frame and associated concrete floor slab, a reinforced concrete building shell and a brick garage. Remnants of an inactive railroad spur extend from Allens Avenue into the southwest corner of the Property. The entire property is enclosed within a chain link fence and entry to the property was gained through a locked gate bordering Allens Avenue in the southwest corner of the site. Entry gates are also present at the northwestern side of the property (adjoining Allens Avenue) and along the northeast site boundary. It did not appear as though entry through these alternate gates had been made in the recent past.

The inspection of the Property followed several transects across the Property as well as the entire perimeter of the Property. The fence surrounding the Property is generally in good condition except for two locations where trespassers have made small cuts in the chain-link fence to gain access to the Property. In addition, fence repairs made in 2004 to restrict access through a gate in the northeast corner of the parcel were damaged by vandals such that trespassers may again be able to fit through a narrow opening in the gate. Consequently, a fence contractor has been retained to make repairs to the fence and gate where needed.

Based on an inspection inside one of the remaining reinforced concrete building shells, it appeared that someone had placed a lawn chair and table inside and had scattered newspapers and magazines about. This may have been an isolated visit inside the property as no other evidence of long-term visits was observed.

In general, unpaved portions of the Property consist of sandy well-drained soil that is well graded and in most areas, has established vegetation. The site fence and hay bales surrounding the Property are still present and functional. Areas along the Providence River appear to be stable due to protection offered from the large boulders and rip-rap along the River bank. Although a few small isolated areas at various locations on the Property show no signs of soil disturbance or erosion, they are nearly devoid of vegetation. These areas appear to be comprised of clean, sandy, coarse-grained soil and pebbles that may not contain a sufficient thickness of organic loam to sustain a healthy vegetative growth. However, due to the large grain size associated with cover material in these bare spots, there is little potential for wind-driven dust or erosion from stormwater.

Recommendations

In general, the soil cap and paved areas of the site appear to be achieving the ELUR goals of precluding direct contact with PCB impacted soils. However, several sections of the chain link fence and gate have been damaged by trespassers.

Consequently, a qualified fence contractor has been retained to repair all damaged sections of the fence, thereby eliminating unauthorized access to the property. No further recommendations are offered at this time.

If you have any questions regarding this correspondence or this site, please feel free to contact the undersigned.

Sincerely,



David J. Hazebrouck, P.G., LSP, LEP
Principal

Attachments: Site Photographs

SITE PHOTOGRAPHS





View Looking South at Monitoring Well



View Looking East Along Fence line



View Looking East Towards the Providence River



View Looking West Towards Allens Avenue