



## RHODE ISLAND

### DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

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

**SIR COMMENT LETTER**  
**File No. SR-10-2243**

March 9, 2026

Paul Pisano  
Metacomet Property LLC  
950 Warren Avenue, Suite 401  
East Providence, RI 02914

RE: Metacomet Redevelopment Project  
500 Veterans Memorial Parkway  
East Providence, Rhode Island  
Map 107 / Plat 15 / Lot 01

Dear Mr. Pisano:

The Rhode Island Department of Environmental Management's (the Department) Office of Land Revitalization and Sustainable Materials Management (LRSMM) has reviewed the Site Investigation Report for the above referenced property (the Site), which was submitted on September 19, 2025, by SAGE Environmental, Inc. (SAGE) 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 Site Investigation Report, 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) 537-4342, or by E-mail at [hannah.mitchell@dem.ri.gov](mailto:hannah.mitchell@dem.ri.gov).

Sincerely,

*Hannah Mitchell*

Hannah Mitchell  
Environmental Scientist I  
Office of Land Revitalization &  
Sustainable Materials Management

cc: Susan Forcier, RIDEM/Office of the Director  
Kelly Owens, RIDEM/LRSMM

Ashley Blauvelt, RIDEM/LRSMM  
Joseph Martella II, RIDEM/LRSMM  
Jenna Giguere, RIDEM/Office of Legal Services  
Richard Lucia, Rhode Island Coastal Resources Management Council  
Rick Mandile, SAGE  
Becky Raymond, SAGE  
Joshua Berlinsky, DarrowEverett LLP  
John Marshall, Marshall Properties, Inc.  
Lianne Marshall, Marshall Properties, Inc.  
Jeffrey D. Emidy, Executive Director, RIHPHC  
Charlotte Taylor, State Archaeologist, RIHPHC  
John Brown, THPO, Narragansett Indian Tribe  
Cora Peirce, Deputy THPO, Narragansett Indian Tribe  
Mark Andrews, Narragansett Indian Tribe  
Deborah Cox, Public Archaeology Laboratory  
Keith A. Brynes, Director, East Providence Planning & Economic Development  
Raymond T. Lavey, East Providence Waterfront District Commission  
Heather Andrade, Keep Metacomet Green

## DEPARTMENT COMMENTS

March 9, 2026

Site Investigation Report, dated September 19, 2025

Metacomet Redevelopment Project

East Providence, Rhode Island

1. **Section 1.0** states that the site is planned to be redeveloped into a residential complex. However, **Section 6.4** states that the site does not apply to Section 1.4(A)(68) of the Remediation Regulations, which defines “Residential Activity.” Please clarify if the site is planned to be redeveloped for residential use.
2. **Section 1.0** states that, “*RIDEM refined its arsenic soil standard/policy by eliminating the need to evaluate whether arsenic is naturally occurring or present due to anthropogenic reasons.*” Please note that it was the State Legislature that passed a law, effective on June 24, 2025, that changed the Department’s Method 1 Direct Exposure Criteria for arsenic from 7 ppm to 19 ppm.
3. According to a letter submitted by the State of Rhode Island Historical Preservation and Heritage Commission (RIHPHC), and received by the Department on January 23, 2026, the RIHPHC supports soil blending as the preferred remedial alternative for polycyclic aromatic hydrocarbon (PAH)-impacted soil. Please update the remedial alternative for PAH-impacted soil from limited excavation and disposal to soil blending.
4. Please submit an SIR Addendum that addresses the abovementioned comments on or before April 8, 2026.