



RHODE ISLAND

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

OFFICE OF LAND REVITALIZATION & SUSTAINABLE MATERIALS MANAGEMENT

235 Promenade Street, Providence, Rhode Island 02908

PROGRAM LETTER

File No. SR-10-2243

March 23, 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:

On April 22, 2020, the Rhode Island Department of Environmental Management's (the Department) Office of Land Revitalization and Sustainable Materials Management (LRSMM) enacted the codified 250-RICR-140-30-1, Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases (the Remediation Regulations). Following periodic refiling, the active Rule became effective on January 4, 2022. The purpose of these regulations is to create an integrated program requiring reporting, investigation, and remediation of contaminated sites in order to eliminate and/or control threats to human health and the environment in a timely and cost-effective manner. A Program Letter is a document used by the Department to signify that a Site Investigation has been completed and that a Performing Party must conduct public notice in accordance with Sections 1.8.7(A)(2) and 1.8.9 of the Remediation Regulations concerning the findings of the investigation and the proposed remedial alternatives.

In the matter of the above-referenced property (the Site), the Department's Office of LRSMM is in receipt of the following documentation submitted pursuant to the Remediation Regulations in response to the reported release at the Site:

- a. Limited Subsurface Investigation (LSI), received by the Department on April 14, 2025, and prepared by SAGE Environmental Inc. (SAGE);
- b. Release Notification Form (RNF), received by the Department on April 14, 2025, and prepared by SAGE;
- c. Release Notification (Re-Submittal), Metacomet Redevelopment Project, 500 Veterans Memorial Parkway (Portion of Map 107, Plat 15, Lot 1), East Providence, Rhode Island, received by the Department on June 16, 2025, and prepared by SAGE;
- d. Email Correspondence: L5247468 – Metacomet Redevelopment Project, received

by the Department on June 17, 2025, and prepared by SAGE;

- e. Site Investigation Activities, received by the Department on July 2, 2025, and prepared by SAGE;
- f. REVISED Release Notification, received by the Department on July 17, 2025, and prepared by SAGE;
- g. Dig & Haul Notification, received by the Department on August 5, 2025, and prepared by SAGE;
- h. Site Investigation Report (SIR), received by the Department on September 19, 2025, and prepared by SAGE;
- i. RIHPHC Project Np. 19383 Metacomet Redevelopment Arsenic Remediation, 500 Veterans Memorial Parkway East Providence, Rhode Island, received by the Department on January 21, 2026, and prepared by the State of Rhode Island Historical Preservation and Heritage Commission (RIHPHC);
- j. RIHPHC Project No. 19383 Metacomet Redevelopment PAH Remediation 500 Veterans Memorial Parkway, East Providence, Rhode Island, received by the Department on January 23, 2026, and prepared by RIHPHC, and
- k. SIR Comment Letter Response – Addendum #1, received by the Department on March 17, 2026, and prepared by SAGE.

The Department regards the information provided in these reports as meeting the requirements pursuant to Section 1.8.8 of the Remediation Regulations. The preferred remedial alternative proposes the following remedy:

- Soil blending of arsenic and polyaromatic hydrocarbon (PAH) impacted areas with clean soil within the vicinity of soil borings SE-E1, SE-C7, SE-K14, and SE-206. Confirmatory samples shall be taken of the blended soil in each area to confirm soils are in compliance with the Department’s Method 1 Residential Direct Exposure Criteria.

The Department acknowledges that the site investigation activities are complete. The Department is not yet able to formally approve the SIR, however, due to the necessity to first allow the public to comment on the technical feasibility of the preferred remedial alternative. Outlined in Section 1.8.7(A)(2) and 1.8.9 of the Remediation Regulations are the requirements for public notice after the SIR is deemed complete to all abutting property owners, tenants, easement holders, and the municipality regarding the substantive findings of the completed investigation and the opportunity for public review and comment on the technical feasibility of the preferred remedial alternative. Please submit a draft notification to the Department via E-mail for review and approval prior to distribution.

A boilerplate notification to be distributed can be found online under “**Public Notice Reference**

Documents” at <https://dem.ri.gov/environmental-protection-bureau/land-revitalization-and-sustainable-materials-management/site-remediation-program>. You can also navigate to this notice from the Department's main web page (www.dem.ri.gov) by clicking on *Environmental Protection Bureau > Land Revitalization and Sustainable Materials Management > State Site Cleanup > Site Remediation Program > Public Notice Reference Documents*. The Department will require a copy of the approved public notice letter and a list of all recipients upon issuance.

The Department will formally approve the SIR in the form of a Remedial Decision Letter (RDL) once Public Notice is completed and upon Department approval of all final responses to relevant public comments. At that point, the Department will require submission of the Remedial Action Work Plan (RAWP) for review and approval in accordance with Sections 1.9 and 1.10 of the Remediation Regulations. Upon receipt of the RDL, be prepared to submit the Remedial Action Approval Application Fee of one thousand dollars (\$1,000.00) in check form made payable to General Treasurer -State of Rhode Island directly to the Office of LRSMM.

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.

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