



Environmental Conditions Review Metacomet Redevelopment Project

East Providence City Hall - Council Chambers
145 Taunton Avenue
East Providence, Rhode Island
May 12, 2026

Site Remediation File SR-10-2243

Presented by: SAGE Environmental, A Terracon Company



Introductions

- SAGE, A Terracon Company – Rick Mandile and Becky Raymond
- RIDEM – Joe Martella, Hannah Mitchell, Jenna Giguere
- Metacomet Property LLC – Paul Pisano

Why Are We Here?

- Requested by the East Providence City Council
- Intent is to address Site-related environmental questions only
- We will address the questions concerning: history, what, why, when and how

Due Diligence Review

SAGE was retained in 2025 in anticipation of Site redevelopment (mixed use residential and commercial) and soil disturbance. SAGE conducted a due diligence assessment in 2025.

Key Findings: Historical Golf Course Operation & Application of Pesticides/Herbicides/Fungicides (PHFs):

The Site has been utilized for golf course operations since circa 1900 (over 100 years); as such, there is a moderate/high probability for the presence of pesticide residuals (i.e. arsenic) to be present in surficial soils at concentrations above RIDEM standards

Recent Site work has not caused the contamination.

- Early 2025: Composite soil sampling to assess for presence/absence of contaminants (pesticides/herbicides, metals, VOCs)
- Identified arsenic exceeding the FORMER RIDEM Method 1 Direct Exposure Criteria (DEC) of 7 mg/kg.
- April 1, 2025: A Release Notification Package was prepared and submitted by SAGE to RIDEM, to notify that arsenic concentrations were identified within soil exceeding the applicable RIDEM Method 1 DEC.

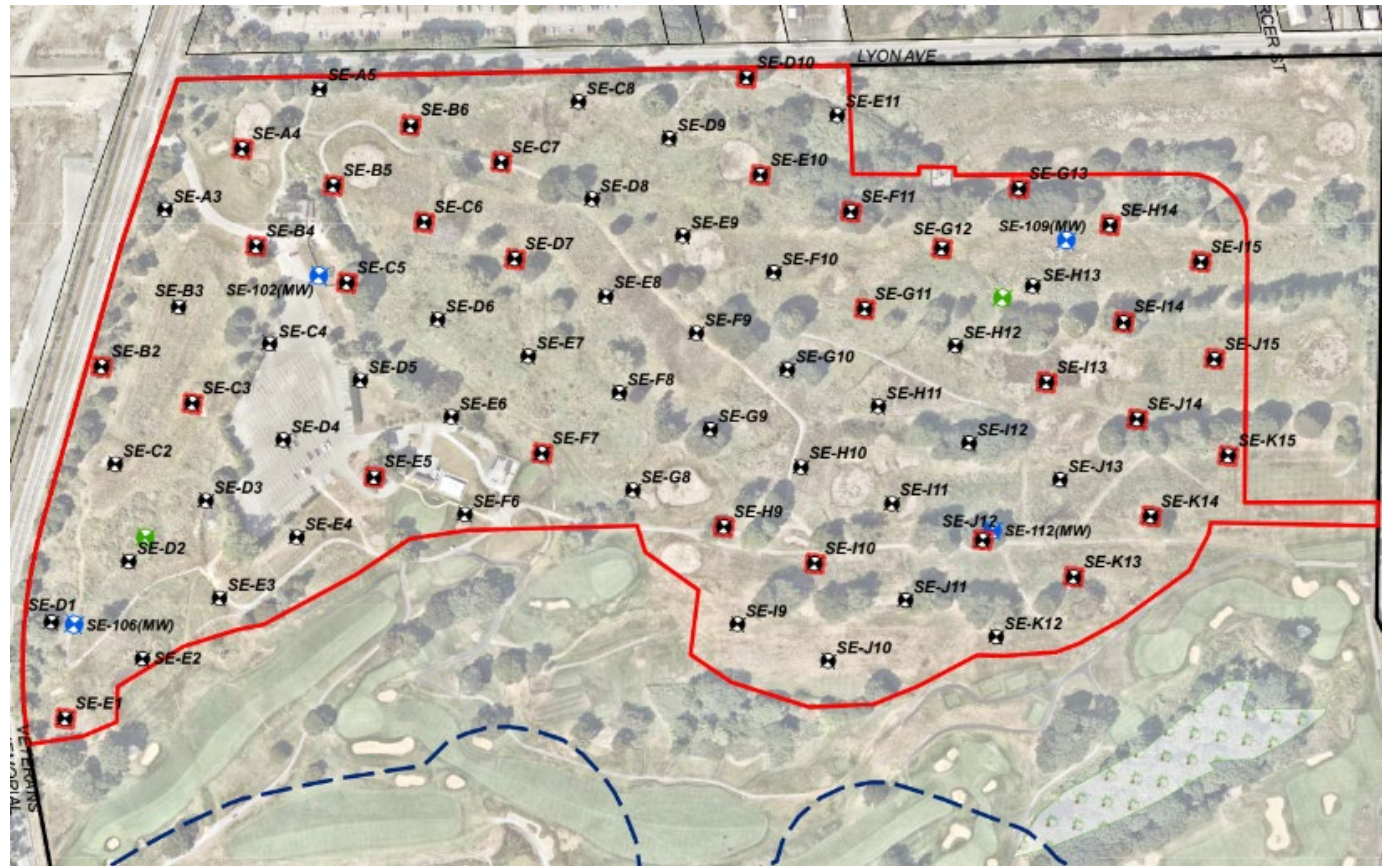


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Additional Sampling – Nature & Extent

- May 2025: additional sampling conducted on a 200-foot grid
- 111 additional samples
- Additional arsenic data over 7 mg/kg
- Site is in a GB groundwater area (groundwater resources which are not for use as current or potential sources of drinking water). Groundwater was tested for volatile organic compounds (VOCs), and compliant with RIDEM standards.
- On June 6, 2025, SAGE resubmitted the Release Notification Package to RIDEM with additional soil data.

Sample Location Plan – May 2025

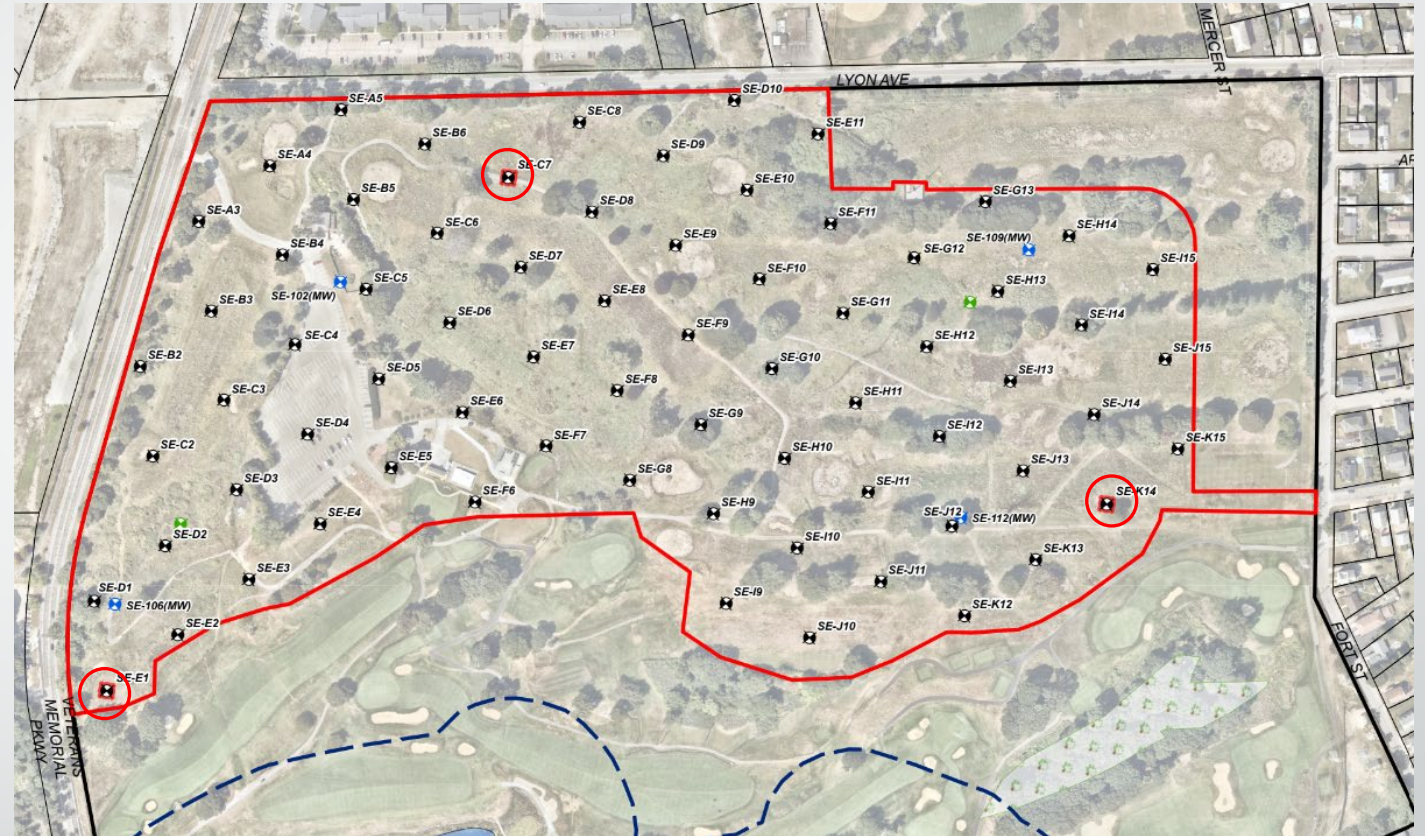


RI State Legislature Change in Arsenic Standards

Effective June 24, 2025: In accordance with RI House Bill 2025 - H 6208, the Residential and Industrial/Commercial Method 1 DEC for Arsenic in soil was changed from 7 to 19 mg/kg.

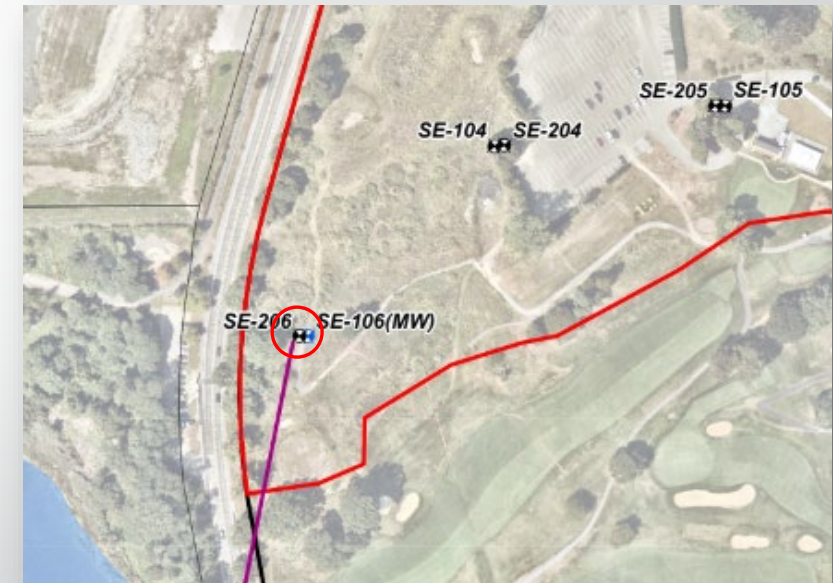
Arsenic level changed, to align with MA/CT arsenic standards, 20 mg/kg and 10 respectively.

Three (3) small areas at the property were found to have arsenic concentrations exceeding the 19 mg/kg soil standard. On July 17, 2025, SAGE submitted a Revised Release Notification Package which reflected these changes.



PAH and TPH Assessment Request

- As expected with Site history, SAGE identified arsenic impacts to soils
- On August 7, 2025, RIDEM requested supplemental soil testing for total petroleum hydrocarbons (TPHs) and polycyclic aromatic hydrocarbons (PAHs) across the Site to complete the characterization of the property.
- 14 additional soil samples
- No TPH exceedances
- One (1) sample with PAH exceedances [SE-206]
- PAHs are by-products of combustion (asphalt, coal, ash), common with roadways. Typical, based on location near golf cart path.

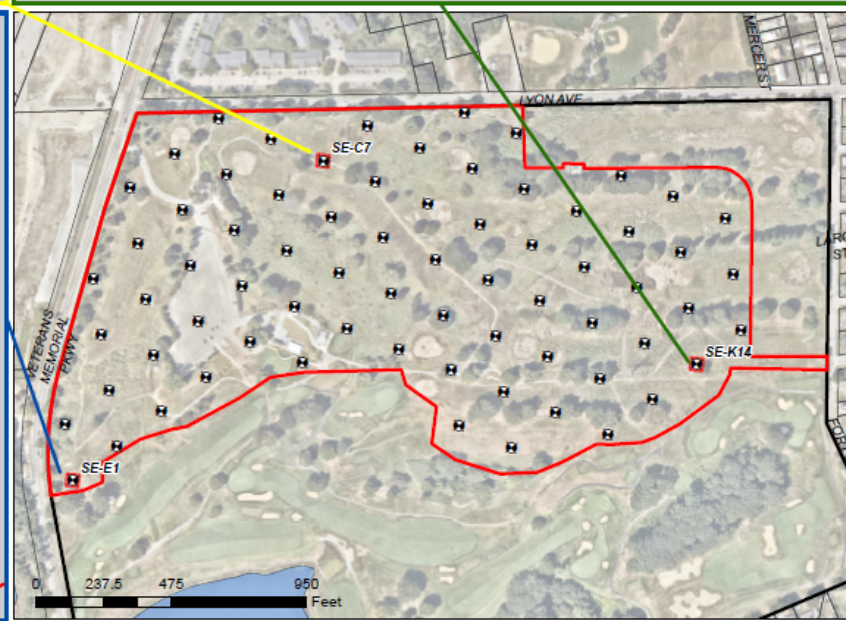
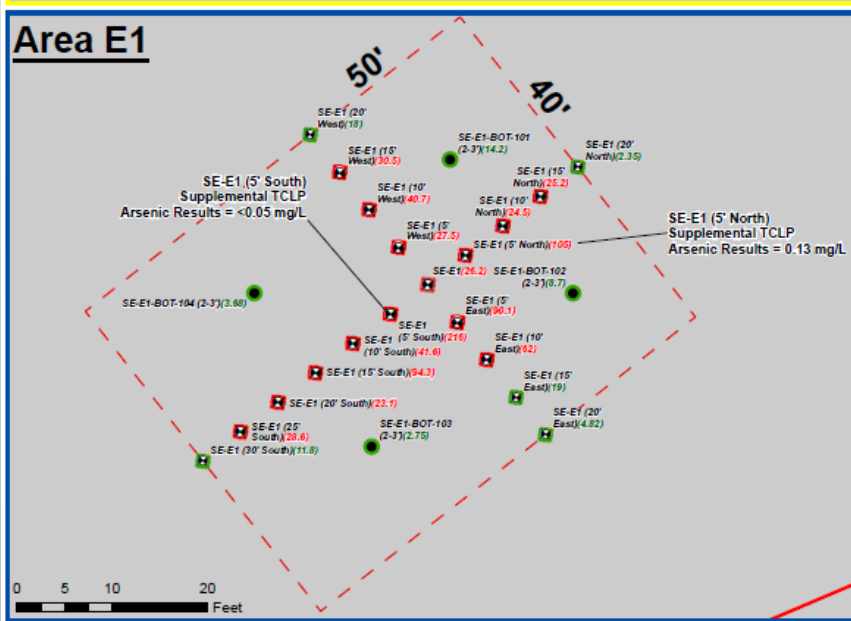
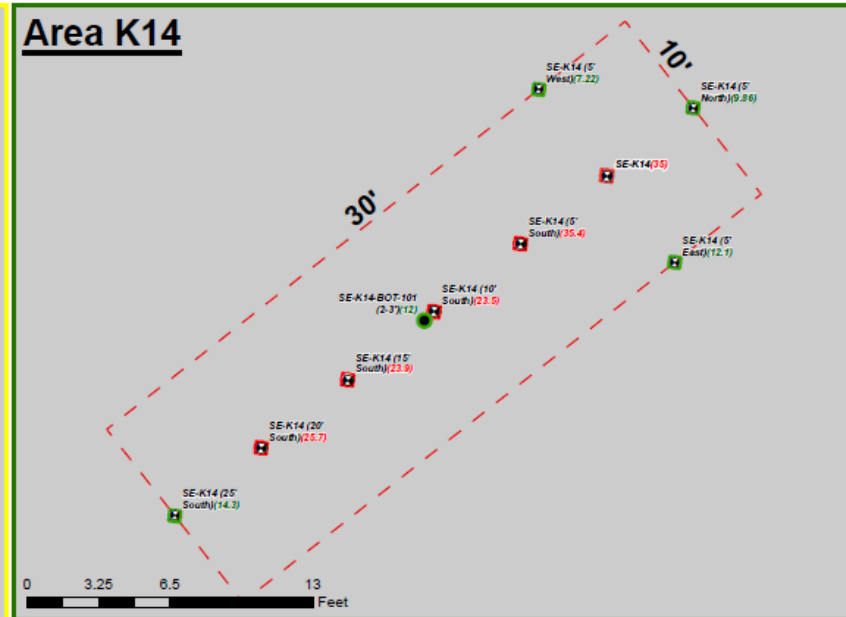
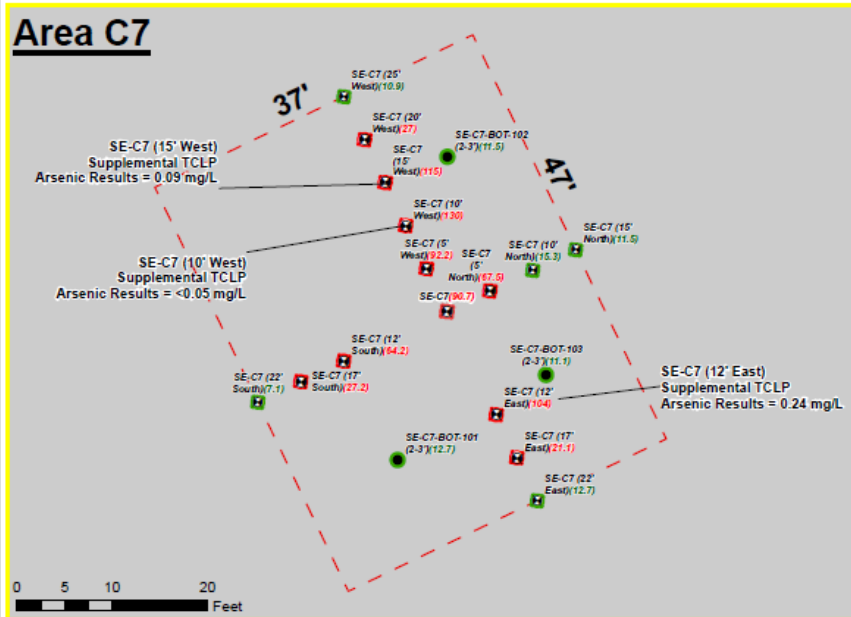


Impacted Area Delineation

- Four (4) impacted areas [C7, K14, E1, and SE-206]
- SAGE returned to the Site to collect soil samples at 5-foot horizontal intervals around each location in order to delineate the vertical and horizontal extent of soil impacts.
- Impacts limited to top 2 feet bsg.
- All four areas have been delineated

(pictures on next slides)

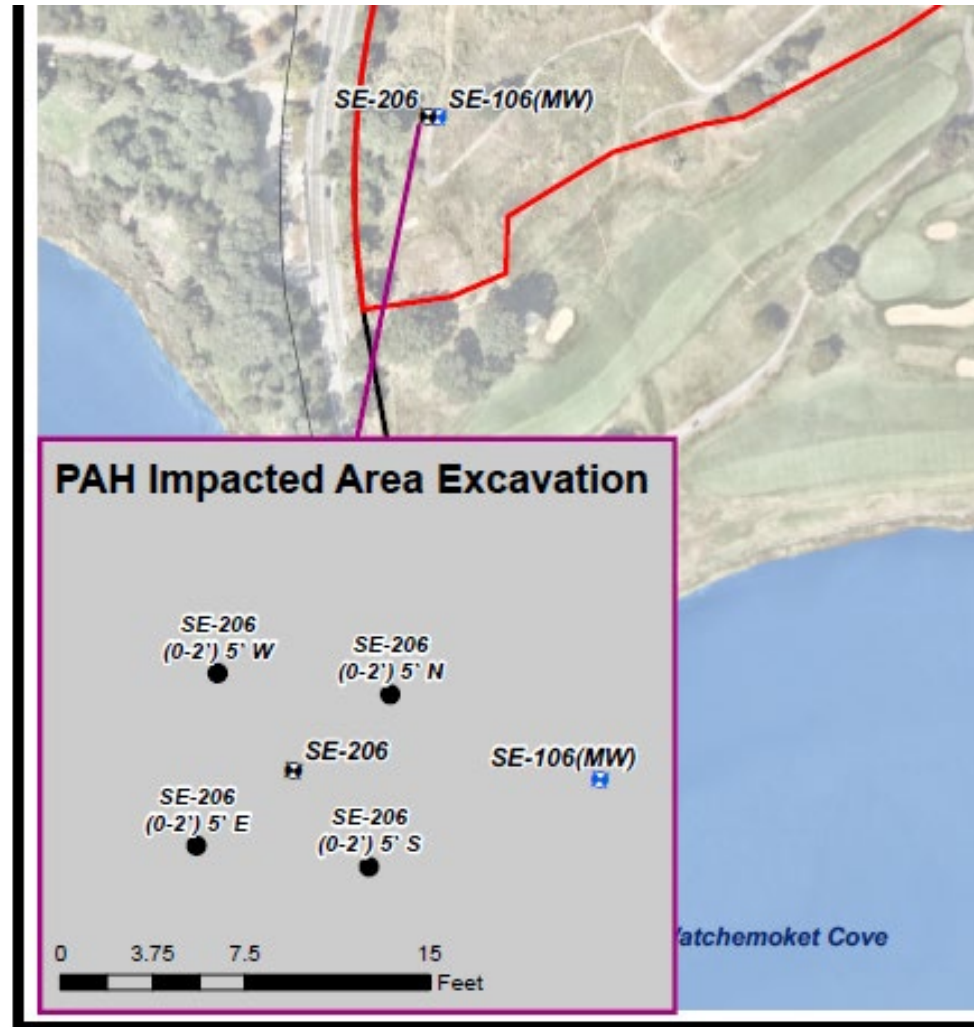
Delineated Arsenic Areas



Only 0.2% of total site area

Impacts are limited to 2 feet below grade

Delineated PAH Area



Impacts are limited to 2 feet below grade

Takeaways From the Current Data

- Former golf course associated, arsenic-based pesticide application, likely caused the arsenic soil impacts
- Recent Site work has not caused the contamination
- A Release Notification Package was filed with RIDEM, communications ongoing
- Groundwater is compliant with RIDEM criteria
- Soil impacts limited to (4) locations, have been delineated, and are limited to a depth of 2 feet below grade

Approved Remedial Approach

- RIDEM issued a Program Letter on 3/23/2026
- Program Letter confirms the Site has been adequately investigated according to RIDEM regulations
- Proposed 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 comply with the Department’s Method 1 Residential Direct Exposure Criteria.”*
- RIDEM has conceptually agreed to this approach

RIDEM's Site Investigation / Remediation Process and Documents

Document Title	Sent to	By whom?	Status
➤ Release Notification Package	RIDEM	SAGE on Clients behalf	4/14/25, 5/16/2025, 7/17/2025
➤ L etter o f R esponsibilities (LOR)	Client/ SAGE	RIDEM	5/18/2025
➤ Pre- SIR Public Notice	RIDEM	SAGE on Clients behalf	7/2/2025
➤ S ite I nvestigation R eport (SIR)	RIDEM	SAGE on Clients behalf	9/19/2025
➤ Program Letter	Client/ SAGE	RIDEM	3/23/2026
➤ Public Notice	RIDEM /Abutters/Municipality	SAGE on Clients behalf	*You are here*
➤ Written Response to All Public Comments Received	RIDEM /Abutters/Municipality	SAGE on Clients behalf	Anticipated June 2026
➤ R emedial D ecision L etter (RDL)	Client/ SAGE	RIDEM	Anticipated June 2026
➤ R emedial A ction W ork P lan (RAWP)	RIDEM	SAGE on Clients behalf	TBD
➤ Remedial Approval Letter	Client/ SAGE	RIDEM	TBD
➤ Remedial Action Implementation		SAGE on Clients behalf	TBD
➤ Remedial Action Completion Report	RIDEM	SAGE on Clients behalf	TBD
➤ L etter o f C ompliance (LOC)	Client/ SAGE	RIDEM	TBD

Next Steps

- Complete the public comment period (will close 5/26/2026)
- Following the close of the public comment period, a Written Response to all Public Comments Received will be reviewed and approved by RIDEM before being issued
- RIDEM will issue a Remedial Decision Letter (RDL), approving soil blending
- After the public comment period closes, SAGE will prepare a Remedial Action Work Plan
- Public comments should be directed to:

Hannah Mitchell – Environmental Scientist 1

RIDEM – Office of Land Revitalization and Sustainable Materials Management

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Questions?

