



**SAGE**  
ENVIRONMENTAL

May 3, 2012

Mr. Joseph Martella  
Rhode Island Department of Environmental Management  
235 Promenade Street  
Providence, Rhode Island 02908

**RE: Summary Report**  
**April 2, 2012 Public Meeting and 10-Day Comment Period**  
**Queen Anne Square (Assessor's Plat 24 Lot 346)**  
**Newport, Rhode Island**  
**RIDEM Case No. 2012-010**

Dear Mr. Martella:

In accordance with the Public Involvement requirements under Rhode Island General Laws (R.I.G.L.), Title 23, Health and Safety, Chapter 23-19.14, Industrial Property Remediation and Reuse Act, Section 23-19.14-5, Environmental Equity and Public Participation, as well as Section 7.00, Rule 7.07.A.iii of the Rhode Island Department of Environmental Management's (RIDEM's or the Department's) Remediation Regulations, the City of Newport scheduled and held a Public Meeting on April 2, 2012. The purpose of the meeting was to obtain information about conditions at the Site and the environmental history at the Site that may be useful in establishing the final scope of the environmental investigation of the Site and/or establishing the objectives for the environmental clean-up of the Site. A copy of the stenographer's transcript of the Public Meeting is included as **Attachment 1**. The record of the meeting remained open for a period of ten (10) business days for the receipt of public comments, and concluded at 4:00 pm on April 16, 2012.

During the public comment period, the Department's Office of Waste Management (OWM) received several documents including public comments regarding environmental conditions at the Site and the environmental history at the Site, submitted in accordance with Rule 7.07 of the Remediation Regulations. The OWM transmitted these comments to SAGE in a correspondence dated April 18, 2012. A copy of the April 18, 2012 correspondence, including copies of written comments received by RIDEM, with names and addresses removed, is provided as **Attachment 2**. Also included in **Attachment 2** is the City of Newport's April 5, 2012 transmittal of written comments transmitting comment made by two meeting attendees that had been forwarded directly to the City.

Many of the comments received were actually questions, several of which were directed to RIDEM. RIDEM acknowledges in its April 18, 2012 letter that "several of the comments may be directed specifically to the Department and those will be addressed in a separate letter by the Department, upon Department approval of all final responses to all other relevant public comments."

Comments received by RIDEM relative to environmental concerns generally fit into one or more of the following categories:

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- Item 1 Why wasn't all of Queen Anne Square investigated and shouldn't it be? (i.e., What are the boundary limits of the Site and Site Investigation?)
- Item 2 What about potential off-Site concerns? Are they being addressed?
- Item 3 What are the contaminants of concern to be assessed at the Site and how were they determined?

In addition, an aerial photograph depicting the Queen Anne Square area was provided as was limited information regarding disposal practices at the time of closure of the former Egan Laundry and Cleaners as described in more detail below.

The format of the meeting was such that the results of *SAGE*'s AAI analysis conducted prior to the meeting were not directly available to attendees. A copy of *SAGE*'s January 2012 Draft Phase I Environmental Site Assessment (ESA) documenting AAI analysis performed is provided as **Attachment 3**.

The following is provided in response to the many comments received. As indicated above, most comments fit into one or more general categories. Those categories are restated below followed by *SAGE*'s response as well as supplemental information if appropriate.

*1. Why wasn't all of Queen Anne Square investigated?*

Apparently there is some misunderstanding as to what constitutes the City-owned property where the Doris Duke Monument Foundation's (DDMF's) redesign plan is to be implemented (the Site) and what many City residents consider to be Queen Anne Square. Based on meeting comment, it appears that many City residents consider the entire area bounded to the north by Church Street, to the east by Spring Street, to the south by Mill Street and to the west by Thames Street as Queen Anne Square. Based on the comment received, it appears some residents would expand the area to include some of the abutting areas, in particular to the east across Spring Street.

The City-owned area, where the DDMF's redesign effort is proposed, is a portion of the above-described area identified as Lot 346 (a.k.a. Queen Anne Square) on the Newport Assessor's Plat 24. A copy of the plat map depicting Lot 346 and surrounding properties is included as **Figure 1**. Adding somewhat to the confusion as to the Site boundary is the fact that the original DDMF redesign plan included proposed improvements to some of Lot 188 (refer to **Figure 1**) adjacent to the northeast portion of Lot 346. Information obtained from the Assessor's Office indicates Lot 188 is owned by Trinity Church. According to Mr. Pieter Roos, Executive Director of the Newport Restoration Foundation and Executive Director of the DDMF, although the DDMF initially considered including a portion of Lot 188 in its redesign plan, ultimately DDMF decided to limit the proposed improvements to the City-owned property (i.e., Lot 346 a.k.a. Queen Anne Square). As such, for the purposes of this report and prior communications with the Department, Queen Anne Square does not extend beyond the boundaries of the City-owned property identified as Lot 346 and is the Site subject to the Site Investigation.

During *SAGE*'s AAI analysis, several recognized environmental conditions (RECs) were identified. An excerpted portion of Section 5 **Summary of Findings** of *SAGE*'s January 2012 Draft Phase I

ESA report is included below summarizing RECs identified by *SAGE*. A complete copy of the draft report is included as **Attachment 3**.

- Former dry cleaning facilities (City Steam Laundry, Mill Street Laundry, and Egan's Laundry and Cleaners) formerly occupied a portion of the southern half of the Site;
- The easterly abutting property to the Site, Trinity Church, is a documented leaking underground storage tank (LUST) site according to RIDEM. A tank closure inspection report prepared by Daniel Russell of RIDEM in 1993 noted approximately one yard of oil-impacted shale and soil which was drummed and slated for off-Site disposal. Mr. Russell noted that groundwater was not encountered during tank removal activities. As such, no groundwater sampling or analysis was conducted at the time, and therefore, the potential, albeit remote, exists for objectionable impact to the subject Site from this LUST property;
- Several additional off-site properties of potential environmental concern were identified and include a portion of Egan's Laundry and Cleaners formerly located east of the Site and a former service station located southeast of the Site at the corner of Spring and Mill Streets.

The above RECS are consistent with those indicated by various meeting attendees excepting the location of a former off-Site property on Mill Street utilized as an automobile dealership reportedly known as Silvia's Auto Sales (refer to **Attachment 1** – Stenographer's Transcript page 16 line 10) not identified previously by *SAGE*.

2. *What about potential off-Site concerns? Are they being addressed?*

As indicated above and in *SAGE*'s January 2012 Draft Phase I ESA, several potential off-Site concerns were identified. All were located east of the Site. Locations for the installation of soil boring and monitor wells considered the potential for releases of oil and/or hazardous materials from these off-Site properties of concern. Referring to the Soil Boring/Monitor Well Locations Plan provided as **Figure 2**, soil borings MW-1 (B-6), B-7, B-8, B-15, B-16, B-17, B-18, B-19 and B-22 were installed to evaluate Site subsurface conditions along the eastern boundary in an effort to identify potential impacts from easterly abutting properties. Groundwater was not encountered in any of the borings. An elevated headspace response obtained with a photoionization detector (PID) was detected in boring B-6, and the soil sample exhibited a petroleum-like odor. A monitor well was installed at this location even though water was not present given the boring's location proximate to the former LUST site and field screening results. Information obtained from Limited Subsurface Investigation of the Site has been previously summarized to the Department and is part of the Site information made available to interested parties on RIDEM's website and is not discussed in detail herein.

Information relative to soil conditions encountered in boring B-6 is included herein as it is consistent with anecdotal information provided by meeting attendees regarding the possible presence of petroleum in soil on Trinity Church property. Although a petroleum-like odor was present in the sample and an elevated headspace response was detected, laboratory analysis did not indicate an

objectionable impact to soil or groundwater resulted from the adjacent property. Future groundwater sampling will be conducted in an effort to confirm this finding.

As the Department is aware, typically groundwater data obtained from monitor wells is used to evaluate whether or not subsurface impacts identified may be attributable to off-Site properties. Groundwater data collected to date, although limited, has not identified potential impacts from off-Site properties hydraulically upgradient of the Site. Additional subsurface investigation to be conducted will include the installation of additional soil borings and monitor wells as well as one or more rounds of groundwater monitoring.

Monitor well samples obtained from downgradient monitor wells MW-3, MW-4 and MW-5 were analyzed for volatile organic compounds (VOCs - MW-3, MW-4 and MW-5) and the 13 Priority Pollutant Metals (PP13 - MW-3 and MW-4). Results of laboratory analysis did not identify any exceedances of RIDEM Method 1 Groundwater Quality objectives. Moreover, VOC results were non-detect excepting the detection of naphthalene at a concentration of 1.9 parts per billion (ppb) in monitor well MW-1 (B-6) installed proximate to the easterly abutting LUST site.

Given data obtained to date, objectionable impacts from off-Site properties have not been identified nor is there any evidence that oil and/or hazardous material from the subject Site is emanating off-Site.

3. *What are the contaminants of concern to be assessed at the Site and how were they determined?*

The Site is located in an urban Area with a long history of human activity. Typical anthropogenic contaminant sources likely include heavy metals from pesticides, herbicides, and protective coatings as well as polynuclear aromatic hydrocarbon (PAH) compounds related to incomplete combustion of fossil fuels and/or incidental releases of petroleum. Given the former upgradient service station and known LUST site as well as the Site and adjacent property use as a dry cleaner, VOCs are also contaminants of concern. Preliminary subsurface investigation targeted PP13 metals, PAHs, total petroleum hydrocarbons (TPH) and VOCs.

As suggested by some at the meeting, the possible presence of polychlorinated biphenyls (PCBs) is also likely. Various mastics, glazing compounds, and other building materials

utilized historically may contain PCBs. In addition, electrical capacitors and other small electrical components including fluorescent light ballasts may also contain PCBs. Given the Site history and demolition of former Site buildings that occurred prior to the development of Queen Anne Square, low concentrations of PCB may be present at the Site.

As indicated previously, the southern portion of the Site and the property abutting the southern portion of the Site were utilized as a former laundry and dry cleaner. Given the size of the operation, there also exists a potential for a more significant source of PCBs contained in thermal oils formerly utilized in electrical transformers and switch gear and to a lesser extent in some hydraulic oils. These types of PCB sources, if formerly present at the property, could have resulted in more significant releases. It was hoped that meeting comments might yield locations of potential environmental concern, in particular on the former laundry and dry cleaning site. Underground storage tanks (USTs) may have been utilized to store petroleum to fuel former steam boilers; AST and/or USTs

may have stored dry cleaning solvents including petroleum naphtha, stoddard solvent, and/or chlorinated hydrocarbons and electrical power needs may have necessitated on-Site electrical transformers or switch gear where high concentrations of PCBs may have been dissolved in significant volumes of petroleum and utilized as thermal oils.

Unfortunately, little information providing former locations for these potential contaminant sources was obtained during the meeting.

Testimony from Mr. John McNulty, however, was significant in this regard (refer to **Attachment 1** pages 13 through 16). Mr. McNulty indicated that during decommissioning of laundry and dry cleaning operations in 1977, he observed several above ground tanks in the basement of the portion of the laundry at the corner of Mill and Thames Streets. Several 55-gallon drums were also reportedly observed in the basement area. According to Mr. McNulty, the contents of the various tanks and drums, excepting the fuel oil tank, were discharged to either the sanitary sewer or the storm sewer.

Soil and groundwater data obtained from the southwestern portion of the Site did not identify evidence of petroleum, dry cleaning solvent or other volatile compounds to be present in soil and groundwater beneath this portion of the property, perhaps in part a result of the former illicit disposal practices observed by Mr. McNulty.

All above potential contaminants of concern were targeted during the preliminary subsurface investigation conducted at the property excepting PCBs, which merits some explanation.

The identification of low levels of PCBs in soil, although possibly likely at the Site, was not targeted in the initial subsurface assessment primarily due to the fact that the presence of significant concentrations of heavy metals, in particular lead and PAHs, was likely. Most often these compounds, like PCBs, don't give rise to groundwater concerns in groundwater classified as GB, and in most cases, RIDEM has not established GB Groundwater Quality Objectives for these elements and/or compounds as a result. The exposure risk is typically human ingestion and dermal contact. The most effective remedy in these circumstances is installation of a soil cap or a combined soil/pavement cap to minimize the potential for

human exposure and the use of an institution control in the form of an Environmental Land Use Restriction (ELUR) to insure the integrity of the cap is maintained. This remedy would be equally effective for low-level PCB impacts to soil and as a cost saving measure, PCBs were not targeted during initial subsurface investigation. Higher concentrations of PCBs, however, could be expected to be more localized and given that higher concentrations give rise to greater risk, it would be preferable in most cases to remove soil impacted by higher concentrations of PCBs by a limited excavation and subsequent off-Site disposal of localized areas if higher concentrations of PCBs were to be identified.

Unfortunately, it is more difficult to locate these potentially suspect high PCB concentration areas without more direct knowledge of locations of former PCB sources like older electrical transformers. Given the very limited water solubility of PCBs, they are not typically identified in groundwater unlike many VOCs and petroleum constituents. As a result, assessment is somewhat random. As indicated above, had the meeting yielded information specific to likely former transformer or switch

gear locations, PCB assessment can be more confidently targeted and yield in a higher level of confidence in the result.

Often times, as indicated previously, higher concentrations of PCBs were typically dissolved in petroleum, and it is reasonable to conclude that if PCBs are suspected as high concentrations, then they may be present in locations where significant concentrations of petroleum are identified.

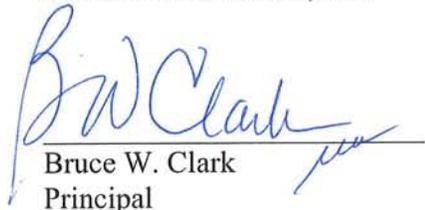
The revised scope of work for the next phase of subsurface investigation will include acquisition of several soil samples selected at random in each quadrant of the Site as well as a more targeted assessment in the vicinity of MW-2 (B-21) where high concentrations of petroleum were identified.

In addition to comments relative to environmental conditions at the Site, meeting comments included several questions pertaining to non-environmental concerns.

In an effort to provide a thorough response, **Attachment 4** has been included providing a complete inventory of comments received. Comments have been labeled so they can be referenced by number and keyed to portions of the various documents also included in the attachment. **Attachment 4** also includes a table summarizing all comments received and a reference to the specific portion of this report where comment was answered. Many of the questions were addressed directly to RIDEM, and in some cases, a response by *SAGE* was deemed inappropriate. Where possible, *SAGE* made efforts to respond to comments even if only a partial response could be provided.

We are hopeful the Department finds the above responsive to the report requirements of Rule 7.07 of the Remediation Regulations as well as that requested in the second paragraph of page 2 of the Department's April 18, 2012 communication.

Sincerely,  
*SAGE* Environmental, Inc.

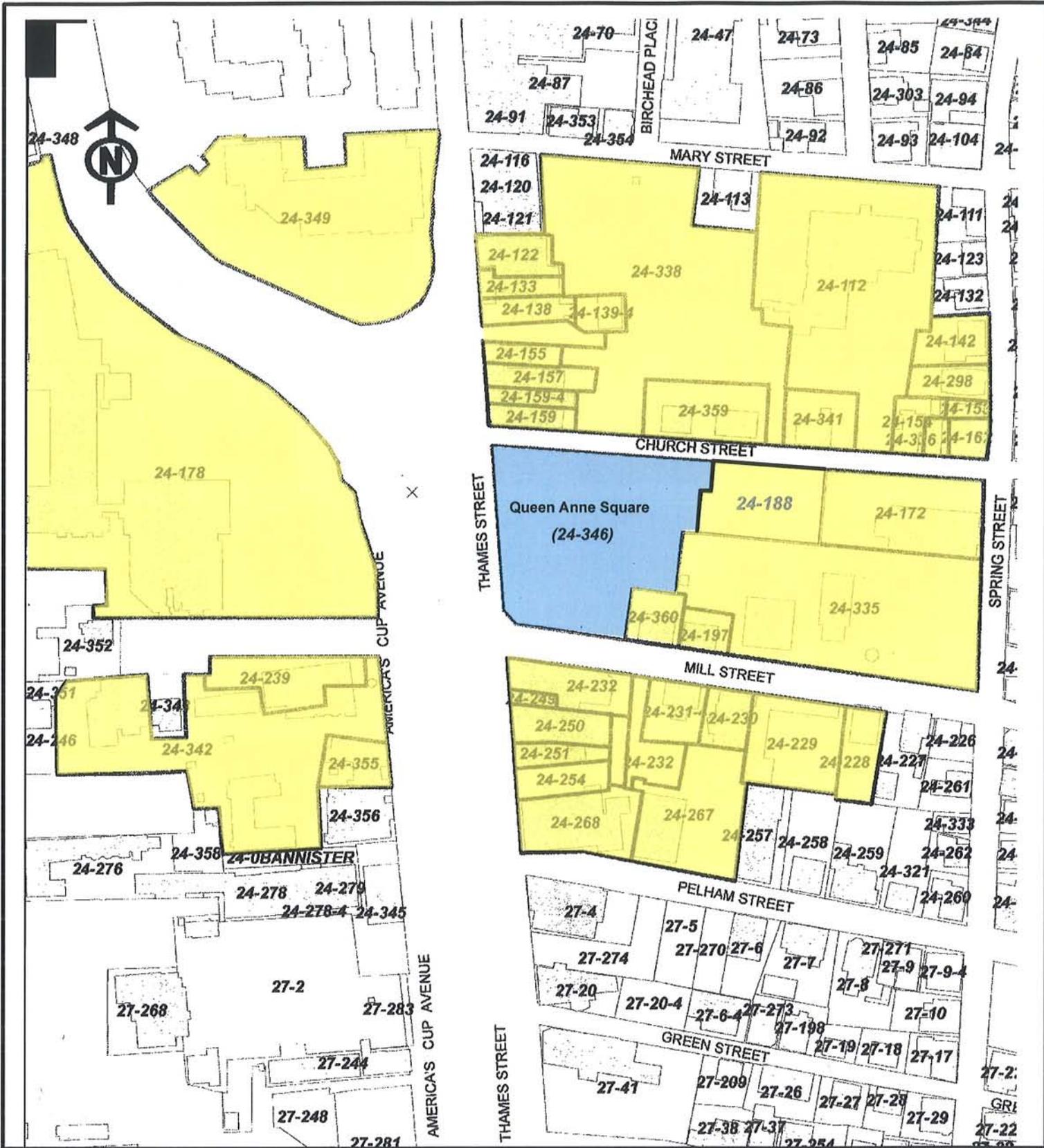


Bruce W. Clark  
Principal

#### Attachments

- c: Terrence D. Gray, P.E., Assistant Director, RIDEM/AW&C
- Leo Hellested, P.E., Chief, RIDEM/OWM
- Kelly J. Owens, RIDEM/OWM
- Nicole Poepping, RIDEM/Legislative Liaison
- Scott D. Wheeler, Newport Department of Public Services
- William Riccio, Director, Newport Department of Public Services
- Joseph J. Nicholson, Jr., Esquire, Newport City Solicitor
- Jeff Moniz, Farrar Associates
- Representative Peter F. Martin, District 75
- Senator M. Teresa Paiva Weed, District 13

**FIGURES**



**SAGE** Environmental, Inc

Figure 1

Abutting Properties Within 200 Feet

Queen Anne Square  
Newport, Rhode Island

DATE: 03/09/12

JOB #: S2244

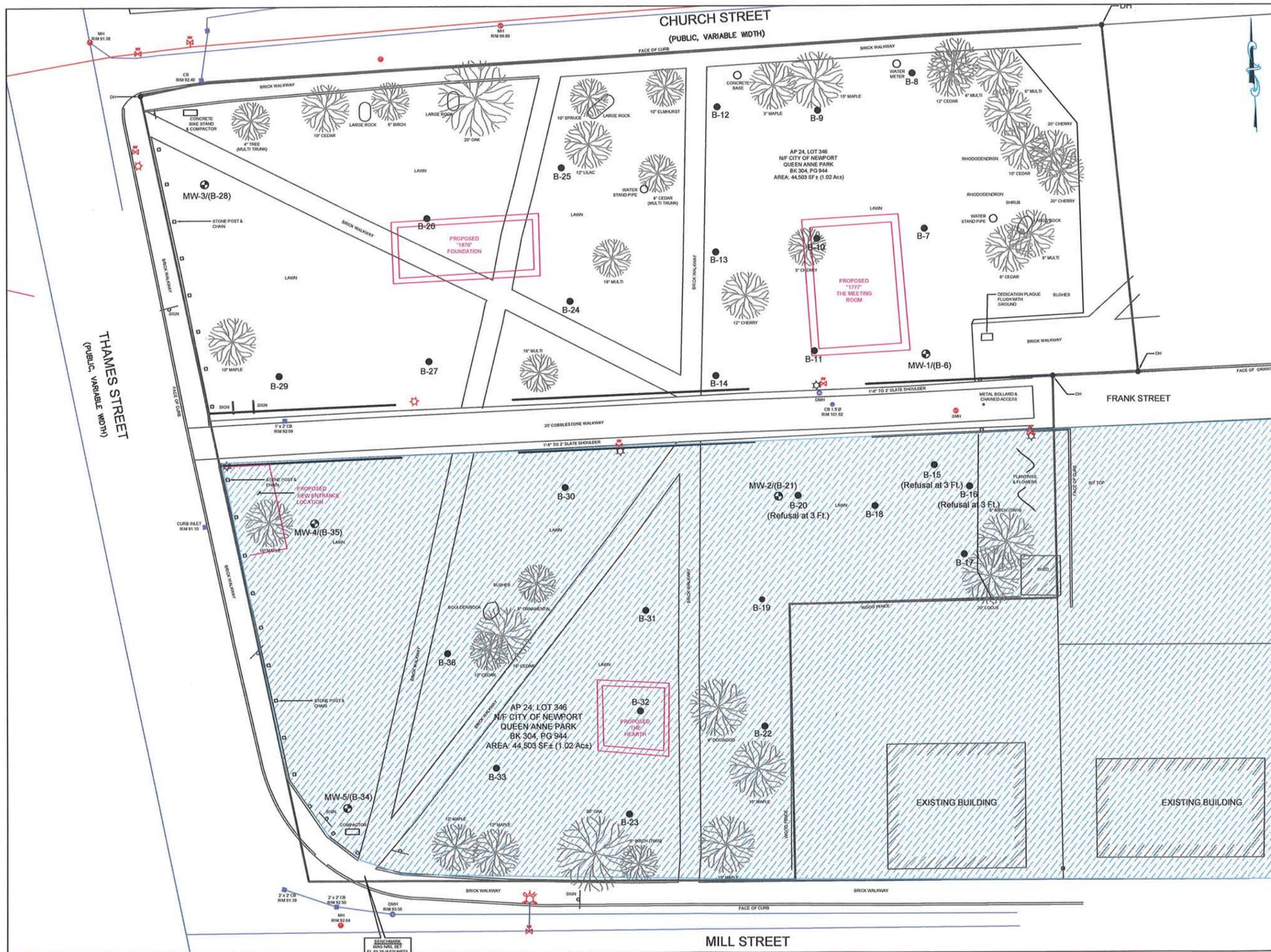
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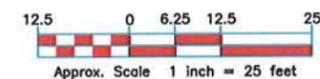
★ Site Location



**LEGEND**

- MW : MONITORING WELL
- B : SOIL BORING
- CB : CATCH BASIN
- S : SEWER MANHOLE
- W : WATER MANHOLE
- D : DRAIN MANHOLE
- : APPROXIMATE LIMITS OF FORMER EGAN'S LAUNDRY

Note: Baseplan provided by Northeast Engineers & Consultants, Inc. Plan depicts soil boring and monitor well locations with respect to existing foundations and proposed historic conditions.



PREPARED BY:



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FAX: 401-723-9973

DRAWING DESCRIPTION:

**BORING/MONITOR WELL  
LOCATIONS  
QUEEN ANN SQUARE  
NEWPORT, RI**

PROJECT:

**S2244**

LOCATION:

THAMES STREET  
NEWPORT, RI

DRAWN BY:  
JD

CHECKED BY:  
BTC

APPROVED BY:  
BWC

DRAWING DATE:  
5/1/2012

SHEET NUMBER:  
SHEET 1 OF 1

PROJECT NUMBER:  
S2244

DRAWING NAME:  
SITE PLAN

**FIGURE 2**

## **ATTACHMENT 1**

April 2, 2012

In Re: Queen Anne Square

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

IN RE: QUEEN ANNE SQUARE

PUBLIC HEARING - SOIL INVESTIGATION

Monday, April 2, 2012

5:30 p.m.

Newport Public Library

300 Spring Street

Newport, Rhode Island 02840

-- --

Heather A. Lussier, CSR

Capitol Court Reporting, Inc.

931 Jefferson Boulevard

Warwick, Rhode Island 02886

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(COMMENCED AT 5:35 P.M.)

MR. RICCIO: Hi, folks. Welcome. My name is Bill Riccio, the Director of Public Services for the City of Newport. I really don't need this, but I'm going to kind of use it. I want to welcome everyone to this public meeting.

This meeting is being held in accordance with DEM rules and regulations. And basically, it's an information gathering technique being utilized to gather environmental site information on what is known as Queen Anne Square. We all know which is located between Church and Mill Street along the frontage of Thames Street in our great city of Newport also known as Plat 24, Lot 346. And this is a picture here of the -- of the map -- excuse me of the parcel.

Now, tonight we're holding this forum. We do have a stenographer present. So we're going to ask people to -- basically, if they have verbal comments to come on up here so we can clearly get everything down on the record. We also have a secondary procedure. Written comments will -- can be submitted directly to DEM. We've put together some comment forms which I'm also going to be placing onto our web site tomorrow on-line if you don't get the opportunity to grab one of these. So it's, basically, a self-explanatory form discussing the requirements of the meeting as dictated by the DEM regulations. And then I've also put a copy of this map

1 here just so you can see the parcel and the proximity of the  
2 project.

3 So those are the methods that we're going to  
4 utilize to take comments tonight. Again, the purpose of the  
5 meeting is very specific. It is to collect environmental data  
6 onto the record for the purposes of this application in front  
7 of DEM. So with such, we're going to keep things brief on my  
8 part, and we're going to ask for you all to come forward now  
9 as applicable. And I'd ask you to speak slowly and clearly  
10 and designate yourself by name and address for the  
11 stenographer's purpose of collecting data.

12 Would anyone like to begin tonight?

13 MR. CLAPP: Is Sage going to start?

14 MR. RICCIO: We're not -- like -- we are not  
15 putting a presentation on this evening. We're just here to  
16 collect -- this is just a map of the area to indicate what the  
17 site boundaries are.

18 MS. HOWINGTON: Just as a -- I'm Jane  
19 Howington. I'm the City Manager here. The reason this is a  
20 very specific review and public input session on the  
21 environment is specifically for us to gather information on  
22 any outside input for the soils and any potential  
23 contamination. So the reason we're not doing a presentation  
24 is really just because we've -- they've done the soil testing

1 out there. We know what's in the soil. What they want to  
2 know -- what DEM is interested in is are there any other  
3 people that may have lived there or have their relatives live  
4 there that had any other input for the types of uses of the  
5 buildings that were on the site or around the site. So this  
6 is really just that information gathering to find out if  
7 somebody has information that we don't have.

8 MR. RICCIO: Thanks, Jane.

9 MR. CLAPP: Well, then --

10 MR. CUTLER: My name is Laurence Cutler. And  
11 my wife, Judy with the very curly hair in the front row and I  
12 are tax-paying residents of Newport. We reside in Vernon  
13 Court on Bellevue Avenue. I'm a registered architect and also  
14 a professional urban designer, author of the very famous  
15 textbook entitled, Recycling Cities For People. At one time,  
16 I personally directed a number of environmental impact  
17 statements as a consultant for a professional services firm.  
18 I had thirty-seven offices in my architectural practice, seven  
19 offices overseas. I did environmental impact statements for  
20 the General Services Administration including one for  
21 Newburyport, Massachusetts which is a city very much like this  
22 city and also the John F. Kennedy Presidential Library  
23 environmental impact amongst a number of others. So I'm  
24 familiar from a different point of view with impact

1 statements. I'm cofounder with Judy of The National Museum of  
2 American Illustration and The Frederick Law Olmsted Park on  
3 Bellevue Avenue and have served my city of Newport as Head  
4 Commissioner of the Cliff Walk Commission.

5 I am an opponent to the Queen Anne Square  
6 proposal redesign project for a variety of reasons, but my  
7 sole reason of interest this evening is to deal with the  
8 hazardous materials issues, in particular, the procedures  
9 undertaken thus far in evaluating samples taken and those  
10 procedures not taken. The procedures that were taken look to  
11 me -- it's not my area of expertise, but look to me like  
12 they've done a good job thus far. But there's procedures that  
13 were not taken because other boring studies were not taken  
14 from several critical areas from above the proposed study  
15 area, the eastern most portion of the property and the -- and  
16 the defined project site with its neighboring sites which are  
17 all within the confines which is commonly known as Queen Anne  
18 Square, the entire block area that goes up to Spring Street  
19 with -- with all those properties part of it. I emphasize the  
20 abutting sites because they must be considered as one parcel  
21 including the eastern portion for their past uses there which  
22 could have contaminates as well in which may be unleashed with  
23 construction activities on both large areas of Queen Anne  
24 Square.

1           Now, I didn't realize there were going to be so  
2 many people, and I didn't have time to do a proper  
3 presentation. So you'll forgive a 71-year-old's hand  
4 scratches here. What I want to show you is -- the light isn't  
5 the best, but in this -- I think you can see from there. In  
6 this site plan, you see a number of properties in 2012 that  
7 are on the entire site. And this is Spring Street, and this  
8 is Mill Street here. And there's no testing in any of these  
9 areas. All the testing is done down here. But if you look at  
10 this site plan -- and I'll give the -- Mr. Riccio and  
11 Mr. Nicholson after the meeting copies of these things.

12           MR. NICHOLSON: That will be helpful. Yes.

13           MR. CUTLER: This is the same site. This is  
14 Mill Street here and Spring Street and Thames Street at the  
15 bottom. The "P" is standing for pollution. These are all --  
16 in the pink are areas that were emanating contaminates of one  
17 kind or another over many, many years. And you see they all  
18 flow from all around the site. Yet the project study area is  
19 just this little bit at the bottom right. I just hashed it  
20 when I was sitting down over there. That's the area that  
21 Sage -- Sage Engineering undertook the studies for.

22           It's my understanding that after the first  
23 round of Sage's samplings there was digging by either NRF or  
24 someone else in respect of moving rose bushes and the like

1 above the study area. And that petroleum hydrocarbons were  
2 encountered in the soil there. This should have and may have  
3 been reported to DEM, but my points are (1) I believe that no  
4 digging of any soil in this vicinity should have taken place  
5 after the study area was designated until the extent of the  
6 contamination was defined by Sage's engineers and technicians.  
7 (2) if petroleum hydrocarbons were encountered, then DEM  
8 should have been notified regardless of whose property this  
9 were discovered upon. For it is my understanding that Trinity  
10 Church along with NRF support are together undertaking the  
11 removal of brick sidewalks and the roadways to construct a  
12 column barrier and make other landscaping improvements. And  
13 that whole eastern area should have absolutely been included  
14 in the original study area, not just the immediate area around  
15 the proposed fake building foundation per se. And if this  
16 column bearing project is, indeed, a fact -- I don't know that  
17 it is. But if it is, then DEM and Sage should look carefully  
18 at gathering additional information and opine upon its status  
19 for it may also affect the site downhill from it.

20 I'm not an engineer, but I believe that this is  
21 critical to our mutual areas of interest in Queen Anne Square.  
22 As citizens, we all have the right to know such information,  
23 and final determinations and meetings like this I think are  
24 great from that point of view. Is it a DEM regulation -- this

1 is a question to DEM -- that all construction workers,  
2 landscape gardeners, designers, artists, administrators and  
3 their staff and other related parties who may be on site  
4 during the construction period are required to take the  
5 40-hour OSHA health and safety training program? And if so,  
6 how is such implemented? I believe that that's a requirement.  
7 As I understand it, there are enough trace amounts of chemical  
8 cleaning solvents to warrant for the testing.

9 Now, I was pleased to learn that more testing  
10 is, indeed, outlined in Sage's next scope of work requested by  
11 DEM as shown on their web site. However, we citizens do not  
12 believe enough testing has been done to make a definitive  
13 declaration regarding the entire site right now or the  
14 adjacent land area above the current study area. The findings  
15 thus far indicate that there are five different contaminants  
16 which definitely warrant more large scale testing and analysis  
17 to discover whether these contaminants are, indeed, on-site  
18 including polychlorinated biphenyl, also known as PCBs which  
19 has not been tested for at all. There are five components  
20 which were found that exceed DEM limits, but by capping them  
21 solely on the NRF site does not preclude the damage effect of  
22 these contaminants from the eastern side abutting side. Fires  
23 have taken place on lots of sites which is the usual reason  
24 for some findings -- such findings, but this site exceeds DEM

1 standards by far. And it is so important to this community  
2 that more testing in the abutting areas should take place.

3 I'm particularly cautious about PCBs for I have  
4 a son -- some of you may know Zachary Cutler who contracted  
5 acute lymphocytic leukemia when he was seven which came from  
6 an electrical transformer which was in front of my house  
7 between my house and a neighbor's house in Newton,  
8 Massachusetts. This is the reason I immediately noticed that  
9 the PCBs were not even tested for. My neighbor's son was also  
10 diagnosed with acute lymphocytic leukemia. He died. Luckily,  
11 Zachary survived. But I do not want to see anything like this  
12 happen in this community due to hazardous materials on this or  
13 the balance of the site. You'll understand at this point the  
14 balance of the site is the other whole half of that huge super  
15 block. Certainly, I don't want it to happen just because an  
16 imaginary property line separates it from the deeded rights or  
17 outlines the deeded rights all because of a project like the  
18 one proposed for this site. It's something we don't need in  
19 any case. Thank you very much.

20 (APPLAUSE FROM AUDIENCE)

21 MS. HOWINGTON: And I appreciate that you were  
22 going to submit the plans that you have. If any of you also  
23 have written dialogue like that, just to make sure that we  
24 catch every word, if you can also send that to us or submit

1 it, we appreciate it.

2 MR. RICCIO: Is there anyone else in the  
3 audience that would like to make some comments?

4 MR. CLAPP: Yes. I would like to make a  
5 comment.

6 MS. HOWINGTON: Do you want to change this now?

7 MR. CLAPP: Yes, I do.

8 MR. RICCIO: While we're setting up, --  
9 Mr. Clapp has a small presentation -- is there anyone else  
10 that would like to jump in right now and make comments?

11 (BRIEF PAUSE)

12 MR. RICCIO: No. Okay. Bear with us as we  
13 make the change with the computers. Thanks.

14 MR. CLAPP: I'll buy you some time. My name is  
15 David Clapp. I live on John street, and I'm part of the  
16 opposition to Queen Anne Square. This has been a growing  
17 group over the past six or seven months. And the reason I'm  
18 standing up here is to -- I've had the opportunity and the  
19 privilege to gather distant comments from the group over a  
20 period of time and go to these meetings. Given the rules and  
21 regs. of this meeting, people getting up and speaking for  
22 three minutes and that's about it, I took the liberty to talk  
23 to our group and ask for their solicitations over the weekend  
24 so that we could put together an informative and a

1 strategically designed question and answer period so that we  
2 stayed on the subject that is relevant to this meeting which  
3 is environmental hazards and toxic waste. I've been to a lot  
4 of meetings with our group, and they are all well-meaning.  
5 And sometimes we have to pull people in on the fact that the  
6 benches aren't going to be very comfortable. I'm certain Joe  
7 wouldn't really care about that. So allow me -- allow me the  
8 opportunity -- I'm going to have to do some things here  
9 because I have to collect a couple --

10 MR. RICCIO: I want to make sure it's all set  
11 to go.

12 MR. CLAPP: Okay. Great.

13 MR. RICCIO: Can you check that for us?

14 MR. CLAPP: I can't really because I have to  
15 have the clicker. Okay. And I will -- because Laurence did  
16 just a fine presentation, I'm going to shorten my  
17 presentation. I only have about, you know, a few questions  
18 and answers mostly directed at DEM. But in the way that the  
19 questions are phrased --

20 MR. RICCIO: Just recall that we're collecting  
21 information from you all now. So we're not going to be able  
22 to get into a question and answer forum.

23 MR. CLAPP: It's not a question and answer  
24 forum. I'm just going to give you some -- a number of

1 questions that can go into the public record. Okay?

2 MR. RICCIO: Okay.

3 MR. NICHOLSON: By the way, see if you --  
4 Mr. Clapp, see if you can get the microphone a little closer  
5 to you.

6 MR. CLAPP: Yes. The problem that I have is  
7 that that computer has a clicker, and I got to do both or  
8 whatever.

9 MR. RICCIO: This can be moved here.

10 MR. NICHOLSON: No one's limited to three  
11 minutes or whatever. That's somewhat of an arbitrary comment.  
12 If you have information if you want -- I'm Joe Nicholson. I'm  
13 the City Solicitor. If you want to get up and take some time  
14 and explain what type of historical information you have on  
15 the property, please do so. I mean, I have my own historical  
16 information on the property, but it's limited to the late  
17 '60s. I knew there was a laundry there. And my only  
18 historical information that I recall is my father had an  
19 office right next to Ryan's Sporting Goods, and he used to  
20 tell me, kid, go take my shirts to the laundry. And that's  
21 the extent of my knowledge. But you may have more in-depth  
22 knowledge of the property -- all of you, Mr. Clapp included.  
23 So take the time and provide the information. You don't have  
24 any limitation. We've got all night. If you need to espouse

1 some things, please do so.

2 MR. CLAPP: Joe, keep talking. I've got to  
3 find the clicker.

4 MR. NICHOLSON: I've got a song and dance if  
5 you want.

6 MR. CUTLER: Joe, Mr. McNulty -- John McNulty  
7 is here this evening. He knows every inch of the history of  
8 the property.

9 MR. NICHOLSON: Oh, I'm sure he does. So if  
10 you want to get up at some time, Mr. McNulty, get up and  
11 discuss this.

12 MR. MCNULTY: Appropriate time?

13 MR. NICHOLSON: Why don't you -- Jack, why  
14 don't you go ahead, please.

15 MR. MCNULTY: Okay. I'm sure everyone can hear  
16 me, anyway.

17 MS. BRIAR: No. Don't think everybody can hear  
18 you. You need the microphone.

19 MR. MCNULTY: Okay. I'll wait.

20 (BRIEF PAUSE)

21 MR. MCNULTY: My name is John McNulty. I was  
22 born in Newport, the Fifth Ward, and I'm very familiar with  
23 the Queen Anne Square, basically, because I'm very familiar  
24 with the Newport Restoration Foundation. I first started out

1 restoring the Prescott Farm Windmill which we moved from  
2 Lehigh Hill in Portsmouth to the present site at the Prescott  
3 Farm. This was in 1968 and 1970. I was asked to be involved  
4 in this project by Mr. Francis Comstock who was a mentor of  
5 mine, and he helped me through the years in my business.

6 Now, I'm going to address the Queen Anne Square  
7 site. In 1977, I was a registered building contractor in the  
8 city of Newport, and I approached the demolition contractor  
9 about purchasing a portion of the Egan Laundry structure which  
10 I was successful in doing. I relocated it to Middletown on  
11 Aquidneck Avenue. It consisted of steel beams, windows,  
12 doors, light fixtures, anything I could use in my construction  
13 site on Aquidneck Avenue. I spent -- this was in 1977. It  
14 was I think early summer. I spent quite a bit of time on the  
15 site picking out and disassembling parts that I could use.  
16 And I'm just going to mention the fact that what I witnessed  
17 in the demolition of the lower portion of the Egan Laundry  
18 structure which was right on the corner of Thames Street and  
19 Mill Street -- I can recall it very vividly. It had a blue  
20 and white tile floor as you walked in with a counter for the  
21 customers to pick up their dry good that ran east and west  
22 from Thames Street towards Spring Street. The only entrance  
23 was on Mill Street. I think there were four or five parking  
24 spaces right up close to the building on Thames Street. The

1 cars actually hung out on the sidewalk when they used that  
2 area.

3 But going back to the demolition of the lower  
4 portion of the Egan Laundry structure, I can clearly recall  
5 going down in the basement. There was a basement under this.  
6 That's why you had to climb a certain number of steps to get  
7 up in the office space. There were large tanks in this  
8 basement, one large tank for heating fuel, and then there were  
9 several other tanks for cleaning products. There were also  
10 many 55-gallon drums. Now, if you have a bible in here and  
11 you want to put it on the top here, I'll put my hand on it and  
12 tell you what happened to all the affluent that came out these  
13 tanks with the exception of the very large heating oil tank.  
14 I can't comment on that. All of this liquid was let go into  
15 the sanitary sewer system of the city of Newport, either the  
16 sanitary sewer or the storm sewer. I witnessed it. I wasn't  
17 there to witness it. I was there to disassemble the portion  
18 of the building that I had purchased. I spent weeks down  
19 there doing my thing, collecting my stuff.

20 I'm not surprised at that area -- and I have  
21 the testing, boring records in front of me here. I'm not  
22 really surprised that if the material was dumped where I saw  
23 released from the tanks didn't go into the sewer, you would  
24 have a much higher rating as to what they are seeing now. So

1 it's kind of passe that this material is gone. But it's sad  
2 where it went because it went right into the harbor either off  
3 the pumping station on Connell Highway or -- I mean -- yeah.  
4 Pumping station or through the storm drain right down into the  
5 harbor. I have plans here for the -- from Mill Street of the  
6 structure that I purchased from the demolition contractor. If  
7 anybody wants -- I have initialed these plans. And if anybody  
8 wants a copy of them, I'll make it available.

9 The site -- there is -- there was a gas station  
10 on the top of Mill Street and Spring Street. There was also  
11 an automobile dealership on Mill Street, approximately, where  
12 Comstock Court is now. It was Silvia's Auto Sales. I bought  
13 a 1954 Ford convertible from Mr. Silvia. Wish I still had it.  
14 It's all recorded because I have the paperwork here showing  
15 these locations. The gas station at the top of Spring and  
16 Mill could have possibly been a pollutant site, but back then  
17 it was not -- pollutant was not an issue.

18 I did go to the City Hall today and went  
19 through the Personnel Department and pulled out the records as  
20 to who the Building Inspector was at the time in 1977 when I  
21 was involved in this project. I have the date of his  
22 employment and the date of his retirement. I'm just not  
23 mentioning his name at this point in time. I think I've  
24 covered everything I have to say. I went over the three

1 minutes. So I'm going to stop now.

2 MR. NICHOLSON: You've got more time. Take  
3 your time. If you need more time, take your time.

4 MR. MCNULTY: Time is money, Joe.

5 MR. NICHOLSON: We know that.

6 MR. MCNULTY: We talked about that.

7 MR. NICHOLSON: I know that all too well.

8 MR. MCNULTY: I'm done. Thank you.

9 MR. NICHOLSON: Thank you.

10 (APPLAUSE FROM AUDIENCE)

11 MR. CLAPP: Now, I have to be ambidexterous and  
12 do two things at once, and computers are confounding to me.  
13 Again, let me thank everybody for showing up tonight.  
14 Briefly, our group -- my name is David Clapp. Our group  
15 represents a group of people that formed on an ad hoc basis  
16 basically to try to understand what exactly was going on with  
17 Queen Anne Square and why the -- there was so much obfuscation  
18 of the process during the fall. Basically, there wasn't  
19 anybody that did anything transparently. And it became  
20 annoying -- more annoying. And I think that's the reason that  
21 the people in our group became more and more intent upon  
22 stopping this, was the way that the City continued to act in  
23 regards to not even changing over the course of an entire fall  
24 and almost winter a five to four vote or five to one vote at

1 the City Council, that not one person in eight months or seven  
2 months or whatever changed their vote. Now, this was also of  
3 the same issue that was Number 1 for the local paper in terms  
4 of intensity. Eighty-nine percent of the people in this town  
5 said we don't want this square, and yet not one person on the  
6 City Council changed their vote over a period of time.

7 MR. RICCIO: Excuse me, Mr. Clapp, can we keep  
8 it on point to the environment issues.

9 MR. CLAPP: Will do.

10 MR. RICCIO: Thank you.

11 MR. CLAPP: This is a -- these questions are  
12 directed towards DEM, our good friends at DEM, and -- and I  
13 will have -- I just have a few going here. Is it true that  
14 Sage did not test for PCBs and Dioxins? And why is this?  
15 Mr. Cutler brought this up earlier. This is kind of a  
16 redundant thing, but certainly the reason it's been repeated  
17 is because it's so important to this issue. Regarding Sage,  
18 What assurances would DEM provide the citizens of Newport that  
19 Sage's test results will be reliable? Why was Sage even  
20 chosen? Was it complete -- competitively bid? And  
21 procedurally, could DEM require an independent source be used  
22 to corroborate Sage's results? Importantly, what's Trinity's  
23 official status? Is it, as they claim, just an abutter? If  
24 Trinity is just an abutter, was there any soil testing done on

1 Trinity's property? And if not, why not? Presumably there  
2 was no Benzine or Toluene found in the Sage testing, yet  
3 municipal records prove that there was a dry cleaner within  
4 the span of Queen Anne Square on Frank Street. Was this  
5 surprising? And if so, does this warrant more investigation?  
6 Does the rumor of more contaminated land abutting the tested  
7 areas indicate a present problem or a potential one? How far  
8 beyond the periphery of the actual footprints of the proposed  
9 project is required to be tested? One, no feet, ten feet or  
10 how many feet?

11 The perimeter has to expand. The testing has  
12 to be increased. Does DEM believe that the scope of the soil  
13 testing be extended beyond the current perimeters? It is our  
14 understanding that NRF told Sage about the purported location  
15 of that laundry. Seems like a thorough investigation of  
16 municipal records would have been more professional on Sage's  
17 part. Wouldn't you agree? Some believe that the number of  
18 bore holes tested were insufficient to analyze the true  
19 dimensions and toxicity of this entire site. Who will  
20 determine what is procedurally correct?

21 In addition to the dry cleaning facility, there  
22 was also an ARCO Station to the corner -- on the corner of  
23 Mill and Spring. Landscaping volunteers from Trinity Church  
24 repeatedly cite finding oil and waste contaminates still in

1 the soil after all these years. Did Sage investigate the  
2 existence of that ARCO Station? And how will DEM approach  
3 this? Does DEM even have jurisdiction there? It is our  
4 understanding that DEM will use a new internal procedure when  
5 analyzing Queen Anne Square. Can you comment on that so that  
6 we can understand it better?

7 For the citizens of Newport, open spaces,  
8 especially historic ones is vital -- is a vital concern of  
9 ours. Yet the NRF's proposal to change Queen Anne Square will  
10 result in an actual reduction in open space. Would this be  
11 philosophically inconsistent with DEM's overall mission? Does  
12 DEM believe that the scope of this oil testing should be  
13 extended beyond the current park perimeters? Given that  
14 testing is expensive, how will DEM mandate that the City  
15 convey to Newport citizens that current efforts have been  
16 inadequate and more testing is needed?

17 MR. RICCIO: Mr. Clapp, excuse me for  
18 interrupting. Do you have any more info similar to Number 10  
19 where you talked an ARCO Station in the general vicinity?

20 MR. CLAPP: I have a picture of it, actually.

21 MR. RICCIO: Can we try to stay a little more  
22 on point on the environmental of the park we're discussing,  
23 please.

24 MR. CLAPP: I'm sorry. The ARCO -- the ARCO

1 Station is -- would have been an abutter.

2 MR. RICCIO: Well, then can we totally say then  
3 all -- nothing that is related to the site in question is what  
4 you're then telling me?

5 MR. CLAPP: It was on the corner --

6 MR. RICCIO: We're just trying to keep to the  
7 point.

8 MR. CLAPP: It was on the corner of Spring and  
9 Mill.

10 MR. RICCIO: Understood. So if you have any  
11 comments on --

12 MR. CLAPP: It's -- it's a hundred yards away  
13 from Queen Anne Square.

14 MR. RICCIO: We need to keep on the record for  
15 the parcel in question. If you could do that, it would be  
16 much appreciated.

17 MR. CLAPP: I'm certain the people at DEM would  
18 be more interested in finding out what the perimeter aspects  
19 of how far away was the contamination that trickled down into  
20 Queen Anne Square and then into the harbor. So you are --  
21 you're saying that the footprint of Queen Anne Square is the  
22 only thing in question? Huh? Is that what you're saying?

23 MR. RICCIO: I'm just asking you to keep on  
24 point with the purpose of the meeting.

1 MS. BRIAR: He is.

2 MR. CLAPP: Are you taking this down?

3 I'm talking about something that's 50 yards  
4 away.

5 MR. RAMMELL: I'm Bill Rammell. I've been  
6 living in Newport for quite a while. I own 210 Thames Street  
7 which is basically an abutter. We're -- if you go the nearest  
8 street up, we're right there. We have a basement. And they  
9 called Spring Street Spring Street for a reason. And our  
10 basement is only dry because we have three, four sump pumps  
11 running continuously. And, in fact, during the last hurricane  
12 when we lost power for three days, I had to go down to the  
13 building every two hours or every half hour, an hour. It  
14 depended, but -- otherwise, my basement would have flooded. I  
15 had to run the generator to run the pumps to empty the crocks.  
16 And in 1983, we did a -- in '82, we did a complete renovation  
17 of the building. And we needed some weightbearing poles in  
18 the basement. We had to dig several piers in the basement to  
19 support these lolly columns. And when we dug them, it was  
20 literally just a river running through our basement. And  
21 the -- you know, it's -- we're downhill. So anything uphill,  
22 Spring Street or lower -- I mean, Spring is relevant to this  
23 discussion because, obviously, water flows downhill. And I  
24 think if they dig down two feet and remove all that soil

1 they're going to have water. But for what it's worth --

2 MR. CLAPP: Now, that's -- that's vital because  
3 what -- some of the things that we're -- with my last few  
4 questions are -- you know, you're an abutter in one way, shape  
5 or form. And so I think the idea is that Queen Anne Square  
6 while it may have a geographic, okay, definition, it's not  
7 really that way at all.

8 Understanding that this is only speculation on  
9 DEM's part, what has been the effect of abutters' property  
10 values in your experience when homeowners realize they're  
11 adjacent to a toxic waste site?

12 MR. RAMMELL: If I could just add one thing.  
13 DEM, you know, or anybody is welcome to come and test the  
14 water in the crocks. Easy access. No problem.

15 MR. CLAPP: I'm sure they'll be over. Thanks.

16 Do you have any examples of when a toxic waste  
17 site is exposed to DEM's investigations and injured parties,  
18 e.g. abutters sue for damages against the City? If the Queen  
19 Anne Square project were halted immediately, how would DEM  
20 classify the site? Halted immediately. Capping toxic sites  
21 and/or concrete capping have, approximately, a 50-year  
22 lifespan. Is there a long-range site plan for management and  
23 funding of Queen Anne Square toxic materials? Long-range now.  
24 Who is writing the long-term site remediation plan? And who

1 is responsible long-term? The City, the taxpayers or NRF? Is  
2 there any money in the "endowment fund" for future testing?  
3 Does DEM have any examples where public toxic sites in the  
4 state have returned to private ownership? What were -- what  
5 were their maintenance plans short and long-term? And who  
6 would pay the maintenance? The taxpayers? Can the City  
7 legally give a known toxic site to a nonprofit? A homeowner  
8 cannot sell a house if it tests positive for Radon. It's  
9 against the law. So how can the City endanger the public by a  
10 site that has far more dangerous chemicals in it than that? I  
11 guess that's the gift. What is the final authority on the  
12 legality of giving away toxic land? Did anyone call the EPA?  
13 There has to be a law against it. Or if they are going to do  
14 it, then some entity has to ensure that the private party will  
15 protect the public who are going to be using this recreational  
16 site. But I guess more over, who trusts the NRF? Anyway, as  
17 I say, that was a compendium of subjects and comments and  
18 thoughts that our group has been generating for the past two  
19 or three months.

20 MS. BRIAR: And who is your group?

21 MR. CLAPP: We're the citizens for Queen Anne  
22 Square. So I tried to keep it -- I've tried to keep it on the  
23 environmental issues. As I said, the -- there's a spirited  
24 group of people here that are not going to let this go away.

1 MR. NICHOLSON: Do you have -- you're going to  
2 forward this to -- your presentation to us?

3 MR. CLAPP: I've already done that.

4 MR. NICHOLSON: Yeah. Okay. Great. Thanks.

5 MR. CLAPP: Thanks for your time.

6 (APPLAUSE FROM AUDIENCE)

7 MS. HENRY: Margaret Henry, 267 Gibbs. I'm --  
8 it's very interesting, and the questions I think are  
9 wonderful. I get the impression, though, that -- I came  
10 wanting to hear answers, and I get the impression that you  
11 folks want information from us. This is --

12 MR. RICCIO: Exactly.

13 MS. HENRY: This is more of an information  
14 gathering.

15 MR. RICCIO: Gathering.

16 MS. HENRY: Then when can we get answers?  
17 Because after this started, I -- my son-in-law is an  
18 environmental engineer. And he works out in San Francisco and  
19 Oakland where they have lots of toxic sites, and all he does  
20 is soil testing. So I zapped him a little e-mail and said,  
21 you know, they're going to be testing this site -- or I didn't  
22 even know if they were going to be testing the site. And he  
23 said -- he gave me a very specific, for a dry  
24 cleaning/laundromat -- in fact, that's his master's thesis is

1 on dry cleaners, although, he's working out in California.  
2 And there are very specific chemicals that you test for. And  
3 he said, sadly, some of those chemicals actually turn into  
4 other chemicals over the years and probably is a different  
5 chemical right now. And he said a lot of times you don't even  
6 see the toxicity until the people start digging, and then the  
7 toxicity starts coming up and whoever is educating themselves  
8 on this. Sometimes the environmental person is there.  
9 Sometimes it's just a contractor working for eight bucks an  
10 hour. And he's getting exposed to it. And then, of course,  
11 the air gets exposed and the people living around it depending  
12 on what the toxicity is. And that's what I would find -- I  
13 mean, I think it's important that you're hearing from people  
14 who have a history here. And my history isn't that long. But  
15 when are we going to hear about what was tested, how much was  
16 tested, what it looked like, what the remediation is, what's  
17 the proper remediation for those things? I mean, sometimes  
18 people just cap them, and that's it. And that's perfectly  
19 acceptable I guess. But I think, though, we'd really like to  
20 know that kind of information.

21 MR. RICCIO: Yeah. And this is -- this is one  
22 part of a process that's being worked, and this is one -- this  
23 is the next step that we're taking to develop everything  
24 you're looking to view.

1 MR. HENRY: Okay. So you're getting -- all of  
2 Mr. Clapp's wonderful questions will be processed --

3 MR. RICCIO: Yes. We're getting it on the  
4 record tonight. We're getting it on the record officially  
5 with the stenographer, but people are also handing some of  
6 their presentations into us which we will compile and present  
7 to DEM as part of the official record for the whole project.

8 MS. BRIAR: When will that be?

9 MR. RICCIO: I'm sorry?

10 MS. BRIAR: When will that be?

11 MR. RICCIO: The comment period is open until  
12 April 16th at 4:00 p.m. So all of this will be left open, and  
13 we'll continue to collect written data. Obviously, there  
14 won't be a verbal outside of tonight. But again, I don't know  
15 if you were here at the start, but there are some written  
16 comment forms in the back of the room that you can take when  
17 you leave and mail in. And tomorrow morning we will also  
18 place it onto the City's web site in case you don't get one  
19 tonight and you want to download it, print it out, fill it  
20 out. It's up until April 16th. Anybody else?

21 MR. Wallace: I just want to say -- Mike  
22 Wallace -- this whole paranoia about toxic site, it's not a  
23 toxic waste site. It's a very common thing. When you have an  
24 urban area, you have tanks, things, they just fill that stuff

1 in. If you take a good look at that park, the grade is way  
2 high as it is. It's kind of bizarre. Maya Landing speaks for  
3 the Audubon Society. Her concerns are very environmental.  
4 She has a lot of concerns about saving the planet, saving  
5 animals. She is very concerned about this kind of thing. She  
6 wants to clean it up. I would think you people who want to  
7 keep it the same way would at least want the people who are  
8 going to use it that way have not a toxic place in there.  
9 What they are doing is common. If there was going to be a  
10 building built there, they would have to go in there, test it,  
11 find out. It's not, you know, whatever that place was up in  
12 New York, whatever. It's just a very common, toxic thing.  
13 They're going to clean it up. They're going to fill it in  
14 with nice soil. It's not going to be polluted. It's going to  
15 be fine.

16 MR. CLAPP: Thanks. See you.

17 MS. BRIAR: Thanks, Michael.

18 MR. RICCIO: Hi.

19 MS. FITCH: I would like to speak.

20 MR. RICCIO: Please.

21 MS. FITCH: My name is Penny Fitch. My husband  
22 and I live at 14 Everett Street. I didn't make a formal  
23 presentation. I came actually just to kind of hear what was  
24 going on. I have been an active person in favor of the Queen

1 Anne Square development. My point is quick and short. I  
2 would certainly hope -- and this is addressed to the DEM --  
3 that in the -- in the course of them doing what they need to  
4 do they take under consideration that a lot of people in town  
5 that are educated and well thought of are using -- using these  
6 tests as another way to try to stop what's happening in Queen  
7 Anne Square. And I certainly hope that the people at DEM are  
8 aware of that. Thank you.

9 (APPLAUSE FROM AUDIENCE)

10 MS. HENRY: Margaret Henry.

11 AUDIENCE MEMBER: Can you stay on point?

12 MS. HENRY: Well, I did. I talked about --

13 AUDIENCE MEMBER: No, you didn't. You didn't.

14 MS. HENRY: Well, I guess the point is it's not  
15 about -- it's not about labeling something toxic or not toxic.  
16 It's just about the testing that needs to be done, and we as  
17 citizens should know what the testing is, what the effect is.  
18 And then we can make decisions as to what -- and to accuse  
19 people of wanting to stop a project by using toxicity -- I  
20 think that's kind of unfair because nobody really knows what  
21 any of our thoughts are. And so I think -- anyway, that's it.

22 MR. CLAPP: Thank you. Thank you.

23 MR. RICCIO: Ma'am, one more note. There is --  
24 there is a record of the project right now that continually

1 evolves on the DEM's web site. So you can go onto  
2 RhodeIslandDEM.gov I believe it is.

3 MS. HENRY: Perfect.

4 MR. RICCIO: And it's under their Waste  
5 Management Office. And then you'll see there's a number of  
6 projects that are being developed, and this is one of them.  
7 And all of the records up to this date. We'll share  
8 everything that the -- the City has done up to this point.

9 MS. BRIAR: Is the DEM present here, a  
10 representative?

11 MR. RICCIO: There are. Yes. There are  
12 representatives here.

13 MR. MARTELLA: Joe Martella, DEM.

14 MS. OWENS: I'm Kelly Owens for the Rhode  
15 Island DEM. Thank you.

16 MR. RICCIO: Again, that's Joe Martella and  
17 Kelly Owens from DEM are here. Yes, ma'am. Again, just your  
18 name and address, please.

19 MS. HUTTON: My name is Frankie Hutton. I live  
20 at 25 Catherine Street.

21 MS. BRIAR: You must speak up.

22 MS. HUTTON: My name is Frankie Hutton. I live  
23 at 25 Catherine Street in Newport. I've been a gardener at  
24 Trinity Church for ten years. And during that time, the head

1 gardener, Mary Alice Barker told me that she had found oil in  
2 the soil of the church yard in the southeast corner on  
3 numerous occasions, and she also said that there had been a  
4 gas station there previously. According to -- you can see it  
5 on this picture that I brought. Here is the gas station.  
6 According to the Newport City directory, that gas station was  
7 there for over 30 years, and it was there from at least 1941  
8 to 1973.

9 MR. RICCIO: Thank you. Anyone else, folks?

10 Yes.

11 MS. STOOKEY: Hilary Stookey. Hello. I just  
12 have a thing real quick. Hilary Stookey, Newport. The public  
13 really doesn't have adequate access to these plans. They're  
14 at City Hall, but not everybody can get to City Hall. And I  
15 think it's only fair that we should have them on display here  
16 in the Newport Public Library. Could you see if that could be  
17 possible, please?

18 MR. RICCIO: Sure. Like I said, the project  
19 information right now is on the web.

20 MS. STOOKEY: Yes. But the plans themselves  
21 are not available, only at City Hall. I think -- I believe  
22 that they should be available here at the Newport Public  
23 Library so that people have a chance to look at them because I  
24 know they're being revised. Thank you.

1 MR. RICCIO: Thank you.

2 MR. SULLIVAN: Hello. I'm Brian Sullivan of  
3 Newport, and I have a question that was actually prepared by a  
4 professional who happens to be as anonymous as I'm not in this  
5 issue. But this professional is a very close person to me,  
6 and his profession is that of the Sage Company, underground  
7 work on environmental counseling. This environmental  
8 consultant asks: As you may recall, the groundwater was not  
9 heavily impacted by chlorinated solvents. This suggests to me  
10 that there is no significant chlorinated solvent problem.  
11 Since the property is fairly small, it does not seem likely  
12 for the monitoring wells to be in the wrong places. Given the  
13 lack of physical evidence of the former dry cleaner other than  
14 anecdotal information garnered by the developer, what other  
15 sources of information have been sought from knowledgeable  
16 persons? Have any interviews been attempted or completed with  
17 past owners that would know where key components of the dry  
18 cleaning equipment were located, how wastes were managed and  
19 what types of solvents were used? Since all physical evidence  
20 of the former dry cleaner has been removed from the property,  
21 such interviews might be useful. Hear, hear. I think that is  
22 an adequate offer to see questions addressed. So thank you  
23 very much for the opportunity to share.

24 MR. RICCIO: Thanks, Mr. Sullivan. Anything

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else?

(BRIEF PAUSE)

MR. RICCIO: Okay. Hearing none, I'd just like to reiterate there are comment forms in the back. It will be posted on the web site if you don't get one, and you'd like to officially make more comments that can be sent directly to DEM as you will notice on the form. Thanks, everybody, very much for coming. We appreciate your comments.

(PUBLIC HEARING CONCLUDED AT 6:28 P.M.)

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C E R T I F I C A T E

I hereby certify that the foregoing is a true and accurate transcript of the public hearing taken on Monday, April 2, 2012, at 5:30 p.m.

*Heather A. Lussier*



HEATHER A. LUSSIER, CSR

Notary Public, State of Rhode Island

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## **ATTACHMENT 2**



RHODE ISLAND  
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

235 Promenade Street, Providence, RI 02908-5767

TDD 401-222-4462

April 18, 2012

Ms. Jane Howington  
City Manager  
Office of the City Manager  
City Hall - 2nd Floor  
43 Broadway  
Newport, RI 02840

Pieter N. Roos  
Executive Director  
Newport Restoration Foundation  
51 Touro Street  
Newport, RI 02840

RE: April 2, 2012 Public Meeting and Subsequent Public Comments Regarding the Environmental History and Potential Environmental Conditions at Queen Anne Square Intersection of Mill, Thames, Spring and Church Streets, Newport, Rhode Island  
**Case No. 2012-010**

Dear Ms. Howington and Mr. Roos:

On November 9, 2011, the Rhode Island Department of Environmental Management (the Department) amended the Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases, (the Remediation Regulations). 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 an efficient manner.

In the matter of the above referenced Site, the City of Newport, in accordance with the Public Involvement requirements under Rhode Island General Laws (R.I.G.L.), Title 23, *Health and Safety*, Chapter 23-19.14, *Industrial Property Remediation and Reuse Act*, Section 23-19.14-5, *Environmental Equity and Public Participation*, as well as Section 7.00, Rule 7.07.A.iii of the Remediation Regulations, scheduled and held a Public Meeting on April 2, 2012. The purpose of the meeting was to obtain information about conditions at the Site and the environmental history at the Site that may be useful in establishing the scope of the investigation of the Site and/or establishing the objectives for the environmental clean-up of the Site. The record of the meeting remained open for a period of ten (10) business days for the receipt of public comments, and concluded at 4:00pm on April 16, 2012.

During the public comment period, the Department's Office of Waste Management (OWM) received several documents including public comments about environmental conditions at the Site and the environmental history at the Site, submitted in accordance with Rule 7.07 of the Remediation Regulations. Copies of these written comments, with names and addresses removed, are attached to this letter.

Please review these submitted comments and prepare written responses to each of them as appropriate. It is the Department's understanding that Sage Environmental, Inc. (Sage), on behalf of the City of Newport and the Doris Duke Monument Foundation (DDMF), will be preparing a comprehensive response to the comments received at the Public Meeting, as well as any other written comments received by the Department, the City of Newport, the Newport Restoration Foundation (NRF) and/or the DDMF, during the public comment period, and submitting them to the Department for review and approval. The Department acknowledges that several of the comments may be directed specifically to the Department, and those will be addressed in a separate letter by the Department, upon Department approval of all final responses to all other relevant public comments.

The results of All Appropriate Inquiries, analysis and the public meeting, including the comment period, shall be documented in a written report submitted to the Department in both hard copy and electronic format (as specified by the Remediation Regulations). Copies of the stenographer's transcript of the Public Meeting, along with copies of any written comments received, should be submitted as attachments to the report.

If you have any questions regarding this letter or would like the opportunity to meet again with Department personnel, please contact me by telephone at (401) 222-2797, extension 7109 or by e-mail at [joseph.martella@dem.ri.gov](mailto:joseph.martella@dem.ri.gov).

Sincerely,



Joseph T. Martella II  
Senior Engineer  
Rhode Island DEM  
Office of Waste Management

Cc: Terrence D. Gray, P.E., Assistant Director, RIDEM/AW&C  
Leo Hellested, P.E., Chief, RIDEM/OWM  
Kelly J. Owens, RIDEM/OWM  
Nicole Poepping, RIDEM/Legislative Liaison  
Scott D. Wheeler, Newport Department of Public Services  
Joseph J. Nicholson, Jr., Esquire, Newport City Solicitor  
Jeff Moniz, Farrar Associates  
Representative Peter F. Martin, District 75  
Senator M. Teresa Paiva Weed, District 13  
Bruce Clark, Sage

# **Queen Anne Square Environmental Questions DEM Meeting**

1. Is it true that Sage did not test for PCB's and Dioxins? Why is this?
2. Regarding Sage, what assurances will DEM provide the citizens of Newport that Sage's test results will be reliable?
  - Why was Sage even chosen?
  - Was it competitively bid?

- Procedurally, could DEM require an independent source be used to corroborate Sage?
3. What is Trinity's official status? Just an abutter?
  4. If Trinity is "just an abutter", was there any soil testing done on Trinity's property? If not, why not?
  5. Presumably there was no benzene or toluene found in the Sage testing. Yet municipal records prove that there was a dry cleaner within the span of QAS on Frank Street.

- Was this surprising, and if so, does this warrant more investigation?
6. Does the “rumor” of more contaminated land abutting the tested areas indicate a present problem or a potential one?
  7. How far beyond the periphery of the actual “footprint” of the proposed project is required? i.e. 0 feet; 10 feet; or ??? feet?
    - Does DEM believe that the scope of the soil testing be extended beyond the current perimeters?

8. It is our understanding that NRF told Sage about the purported location of that laundry. Seems like a thorough examination of municipal records would have been more professional on Sage's part, wouldn't you agree?
9. Some believe that the number of bore holes tested were insufficient to analyze the true dimensions and toxicity of the entire property. Who will determine what is procedurally correct?
10. In addition to the dry cleaning facility, there was also an ARCO station on the corner of Mill and Spring. Landscaping volunteers from Trinity repeatedly cite finding oil and waste contaminants still in the soil after all these years.

- Did Sage investigate the existence of that ARCO station?
- How will DEM approach this?
- Does DEM even have jurisdiction there?

11. It is our understanding that the DEM will use a new internal procedure when analyzing QAS. Can you comment on this?

12. For the citizens of Newport, “open spaces”, especially historic ones, is of vital concern. Yet the NRF’s proposal to change QAS will result in an actual reduction in “open space”. Would this be philosophically inconsistent with DEM’s overall mission?

13. Does DEM believe that the scope of the soil testing should be extended beyond the current park perimeters?
14. Given that testing is expensive, how will DEM mandate that the city convey to Newport citizens that current efforts have been inadequate and more testing is needed?
15. Understanding that this is only speculation on DEM's part, what has been the effect on abutters' property values, in your experience, when home owners realize they're adjacent to a toxic waste site?

16. Do you have any examples of when a toxic waste site is exposed by DEM's investigations and injured parties (e.g. abutters) sue for damages (e.g. the city)?
17. If the QAS project were halted immediately, how would DEM classify the site?
18. Capping toxic sites and/or solid concrete capping have approximately a 50 year life span:
- Is there a long range site plan for management and funding for QAS toxic materials?
  - Who is writing the long term site remediation plan ?
  - Who is responsible long term? The city's taxpayers, NRF?

- Is there any money in the “endowment” for future testing
19. Does the DEM have any examples where **public** toxic sites in the state have returned to private ownership?
- What were their maintenance plans, short and long term and
  - Who paid the maintenance? Taxpayers?
20. Can the city legally “give” a known toxic site to a non profit? A homeowner cannot sell a house if it tests positive for Radon - it's against the law, so - how can the city endanger the public by a site that has far more dangerous chemicals than that.
21. What is the final authority on the legality of giving away toxic land? Did anyone call the EPA? There has to be a law against that. Or if they are going to do it, then some entity has

to ensure that the private party (NRF) will protect the public who are going to be using the site. Moreover, who even trusts the NRF?

**Joseph Martella**

---

**From:** [REDACTED]  
**Sent:** Monday, April 02, 2012 12:43 PM  
**To:** .Joseph Martella  
**Cc:** [REDACTED]  
**Subject:** Contamination in Queen Anne Square

My name is [REDACTED] I live in Newport. I have been a gardener at Trinity Church, Newport for 10 years. During that time, the iconic head gardener, Mary Alice Barker, told me that she had found soil in the oil on numerous occasions in the southeast area of the church yard (Spring and Mill Streets). She said a gas station had formerly been there.

In the Newport City Directory, The Old State House Service Station is listed there (Spring and Mill) for over 30 years. It is listed from at least 1941 to 1973.

Given the slope of the land there, it is reasonable for petroleum contaminants to be there.

[REDACTED]

**Joseph Martella**

---

**From:** [REDACTED]  
**Sent:** Thursday, April 05, 2012 1:16 PM  
**To:** Joseph Martella; Kelly Owens  
**Subject:** ARCO station

Joe,

After the meeting Monday, a city counselor, Charlie Duncan, called me and said that the ARCO station at the corner of Mill St. and Spring, was torn down in the late 70's but he was certain that those gas tanks were never removed. He's been here for 40 years and is very knowledgeable about the town since he has a small printing shop not far from QAS.

If they were diligent Sage could have found this out through municipal records.

**Joseph Martella**

---

**From:** [REDACTED]  
**Sent:** Thursday, April 12, 2012 2:51 PM  
**To:** Kelly Owens; Joseph Martella  
**Subject:** QAS

I just met with member of the Newport CC, Charlie Duncan, who vividly remember when the ARCO station on Spring and Mill was demolished and he's certain the gas tanks were never removed.

## Public Comment

### MEMO

TO: Joseph T. Martella II

FR: xxxxxxxxxxxxxxxx

DA: April 5, 2012

RE: Public Comments Relative to the Environmental Investigation of proposed Project at Queen Anne Square, Newport, RI

It is our understanding that the redesign of Queen Anne Square and the plans set forward for construction involve parts of the property belonging to Trinity Church, yet the testing that has already been conducted has revealed DEM action level contaminants, was limited only to the property owned by the City of Newport.

Given the fact that the redesign plans call for the excavation/removal and replacement of all the Belgium Block constituting Frank Street as well as the named brick pathways on Trinity property, construction of a Columbarium on Trinity property, and the removal and replacement of a utility shed where a foundation will need to be installed, it would be logical one does additional test borings in these locations given the two properties are contiguous in nature and one of them has shown action level contaminants.

There will also be the need for excavation on the Trinity property to accommodate plantings that are moving to their site from the City designated site. In fact I believe your Department has already been notified of a situation where during a transplant of garden material, petroleum laden soils were discovered on Trinity's property, yet to our knowledge the DEM has not notified the Church.

At the very least, we would expect the DEM to require environmental monitoring for contaminants/petroleum hydrocarbons during any

construction phase on Trinity property as well as City property to identify any release potential and exposure to the Public.

As an abutting neighbor to both sites, we are very concerned from an Environmental Health and Safety point of view as well as assuring future residents that our property, in the event of a sale, is compromised by environmental issues lingering at these sites.

In accordance with the RI Department of Environmental Management's Rules and Regulations for the Investigation and Remediation of Hazardous Materials, as amended November, 2011, section 7.07(A)iii, the CITY OF NEWPORT is collecting information about the conditions and environmental history at the site known as Queen Anne Square, Plat 24, lot 346, which may be useful in establishing the scope of investigation and the objectives for the environmental clean up of the site as necessary.

Although comments will be accepted at the meeting of April 2, 2012, from 5:30 pm to 7:30 pm, the comment period will remain open through 4pm on April 16, 2012 at which time the comment period will close. Written comments can be mailed to the following address:

Joseph T. Martella, II, Senior Engineer  
RIDEM Office of Waste Management  
235 Promenade Street  
Providence, RI 02908

2012 APR -5 P 2:06

RECEIVED  
D.E.M. / OWM

Name:

Address:

Please provide written comments about the site and the environmental history of the site below:

Comments in regard to the meeting on April 3<sup>rd</sup> at Newport Library

I want the DEM to complete all tests necessary. However, most of the comments at the meeting were presented by Newport citizens opposed to the renovation of Queen Anne Square.

Please know there are many Newport citizens in favor of the renovation plans and look forward to the completion of the project. Unfortunately the most vocal have been opponents to the plan.

I urge DEM officials to proceed in their professional manner without letting the negative atmosphere affect the necessary work to be accomplished. And at the same time, I don't want the opponents' pressure to change the plans already approved and put into place

Thank you for kind attention to my comments.

If additional room is required please complete on back side or attach additional sheets. Thank you for the information that you have provided to us. We appreciate your input.

RECEIVED  
D.E.M. / O.W.M.

2012 APR 10 P 1:49

To: Joseph Martella

Re: Queen Anne Square

Dear Sir:

First of all, I applaud the opportunity for people to provide you with historical information regarding the site. This is an excellent means of obtaining primary sources. The Sanborn maps are not and should not be conclusive. Anyone can make a map. I also don't like to see errors and misrepresentation.

I am very familiar with the area in question, having traversed it en route between home, school, and after-school jobs, shopping, wandering, since the 1950's.

At the corner of James and Mill St. stood an enormous, perhaps 8' x 6' x 1', neon sign, "EGANS"

(1)

This is important because neon requires the use of a power transformer. Power transformers contain(ed) p c b s. The sign was a landmark, visible from the harbor. It acted as a beacon when Trinity Church was invisible. The transformers would have been also enormous. All this equipment was vandalized and abandoned 1972-3. Egans would also have had much in the way of machinery as dry cleaning requires electrically powered racks, driers, fans, heat, etc. All of this machinery would have been non-chalantly bulldozed into the site when demolition finally occurred. The area was a complete wasteland for years.

Other neighboring businesses were Ryans Sporting Goods (south corner of Mill St., not relevant), Hertz Bros., (a newstand/tobacconist, ground floor Thames st. side mid-block, also probably not relevant;), and of course WALSH BROS. FURNITURE, which caught fire and made the area available for redevelopment.

Walsh Bros. was an enormous barn-like structure, ~~which~~ I can not verify, but in all certainty; <sup>it</sup> contained fluorescent fixtures, as any industrial, showroom, or educational or institutional space would. Also in all certainty a freight elevator. Due to the fire all of this would have been unceremoniously bulldozed and incorporated into the site by the lowest bidder. Do Elevators require transformers? ~~I~~ I can't say. Fluorescent lights contain

a device called a ballast, which contains PCBs. Due to the fire very incomplete scrapping of materials would have occurred. Also, the acres of lead paint on the century-old structure would have become incorporated into the soil at the site.

I am not a partisan in the case, but feel that the statement by Roos " ... it is generally agreed that PCBs are not a relevant factor in the space is either naive OR negligent. Because the history of the area is one of industrial use rather than the benign-seeming retail and residential pattern <sup>the maps might show</sup>

The PCB issue should be more carefully explored. I suspect that the subsoil will reveal more.

Mr. Joseph Martella  
RI DEM  
By Fax: 222-3812

April 18, 2012

Dear Mr. Martella,

I have written to you before about the issues with contamination at Queen Anne Square. I live and work at 32 and 28 Church St. I observed the entire process of environmental testing in the Square. The test borings were not made in the locations that were shown on the engineers drawing. No test borings at all were done in the areas designated for fake foundations. These are the areas in which digging will take place.

In addition, the proposed alterations to Queen Anne Square also call for digging on the property currently owned by Trinity Church. No testing whatsoever has been done on the Trinity Church Property.

The changes there include digging a foundation for a "Columbarium" (a high rise burial crypt with lock boxes for human ashes) that will surround the existing, historic church yard.

Since the historic burial ground is very old, and many of the tombstones have been damaged, displaced or are missing altogether, it seems likely that human remains will be dug up when this foundation is dug.

In addition, there is to be a new structure built in the Trinity parking lot area that will house the electric service, pump house and filter house for the installation on the city's property. Obviously trenches will be dug from this structure to each of the fake foundations and to each lighting fixture in the rest of the Square. These trenches will run through contaminated soil.

No testing has been done in the area of the proposed Columbarium, or the electric, pump and filter house or in the areas of the service trenches.

I am fervently hoping that DEM will look into these matters.

Sincerely Yours,

**PAGE INTENTIONALLY LEFT BLANK**



THE CITY OF NEWPORT, RHODE ISLAND - AMERICA'S FIRST RESORT  
DEPARTMENT OF PUBLIC SERVICES

William R. Riccio, Jr., P.E.  
*Director*

Mr. Bruce W. Clark, Principal  
Sage Environmental  
172 Armistice Boulevard  
Pawtucket, RI 02860

April 5, 2012

Subject: Queen Anne Square – Public Meeting 4-2-12  
Transmittal of Written Comments

Dear Mr. Clark:

Attached are two original documents that represent written comments that were received during the April 2, 2012 meeting from Ms. Frankie Hutton and Mr. Laurence S. Cutler for your records and for your use in preparing the meeting documentation package for forwarding to the RIDEM. I will forward the official transcript upon receipt under separate cover. If you require additional information, please do not hesitate to contact me at your convenience.

Sincerely,

William R. Riccio, Jr., PE

Attachments

xc: file.

In accordance with the RI Department of Environmental Management's Rules and Regulations for the Investigation and Remediation of Hazardous Materials, as amended November, 2011, section 7.07(A)iii, the CITY OF NEWPORT is collecting information about the conditions and environmental history at the site known as Queen Anne Square, Plat 24, lot 346, which may be useful in establishing the scope of investigation and the objectives for the environmental clean up of the site as necessary.

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Joseph T. Martella, II, Senior Engineer  
RIDEM Office of Waste Management  
235 Promenade Street  
Providence, RI 02908

Name: Frankie Hutton

Address: 25 Catherine, Newport

Please provide written comments about the site and the environmental history of the site below:

I have been a gardener at Trinity Church for 10  
years. The iconic head gardener, Mary Alice Barber,  
told me she found oil in the soil in the churchyard  
in the SE corner (Spring and Mill St.) She said a  
gas station had formerly been there. The City  
Directory of Newport lists the Old State House

If additional room is required please complete on back side or attach additional sheets. Thank you for the information that you have provided to us. We appreciate your input.

Service Station as being there for  
over 30 years - at least from 1941 to  
1973.

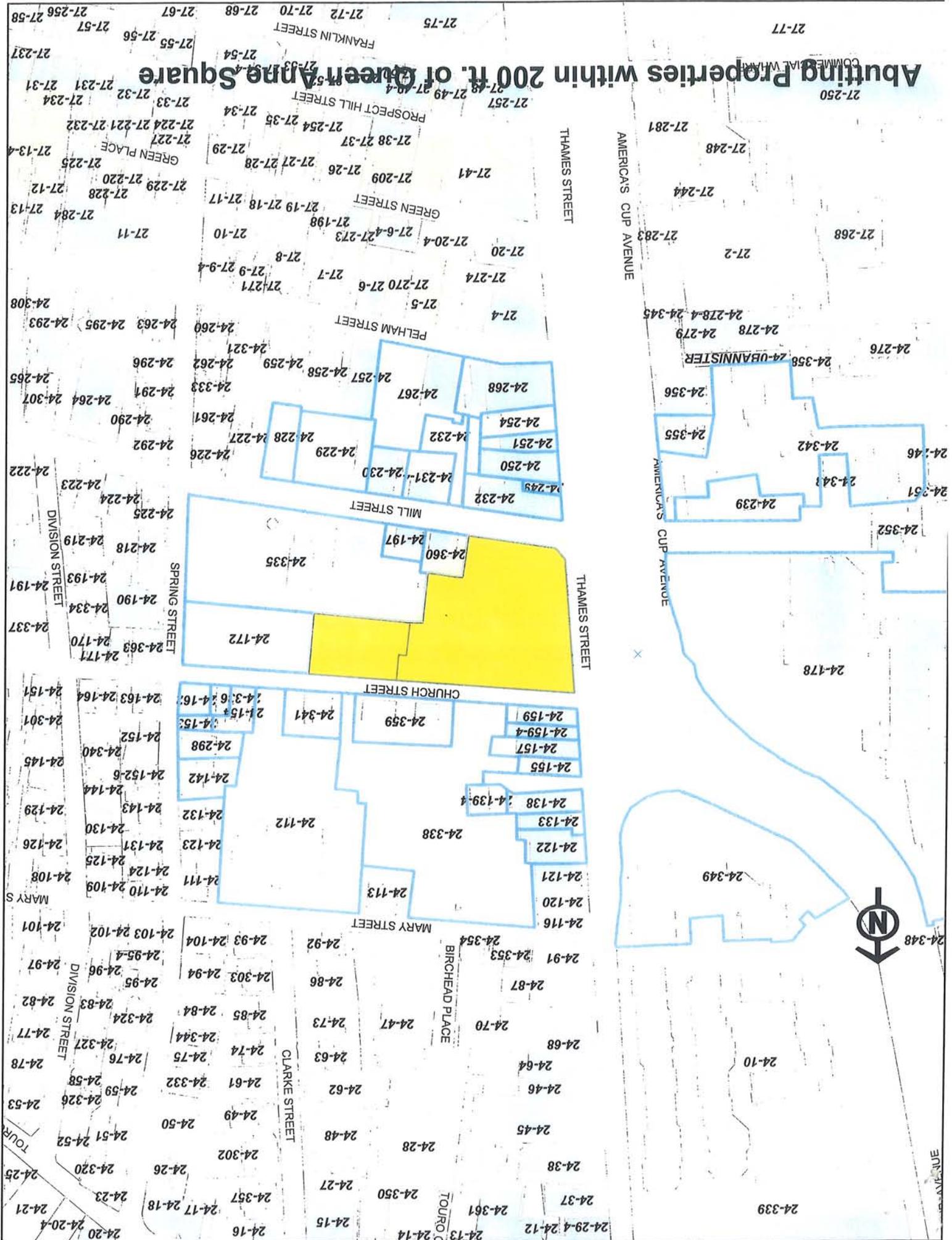
Given the slope of the land it is  
reasonable for petroleum contaminants to  
be in Queen Anne Square.

Semper Eadem, John Hattendorf

History of Trinity Church

p. 320

# Abutting Properties within 200 ft. of Green Anne Square





*The Trinity Church neighborhood, c. 1973.  
To the south of the church, the Atlantic Richfield gas station stands on the corner  
of Spring and Mill Streets. West of it stands Honynan Hall. Further to the west  
stands the chimney of Egan's Laundry and other commercial buildings leading  
down to Thames Street. The Alexander Hamilton Rice House stands on the south  
side of Church Street.*

*The National Museum of American Illustration*



**LAURENCE S CUTLER AIA RIBA**  
Chairman/CEO

VERNON COURT ■ 492 BELLEVUE AVENUE ■ NEWPORT RHODE ISLAND 02840 ■ USA  
T: 401.851.8949 ext. 10 F: 401.851.8974 E: LCUTLER@AMERICANILLUSTRATION.ORG  
WWW.AMERICANILLUSTRATION.ORG

In accordance with the RI Department of Environmental Management's Rules and Regulations for the Investigation and Remediation of Hazardous Materials, as amended November, 2011, section 7.07(A)iii, the CITY OF NEWPORT is collecting information about the conditions and environmental history at the site known as Queen Anne Square, Plat 24, lot 346, which may be useful in establishing the scope of investigation and the objectives for the environmental clean up of the site as necessary.

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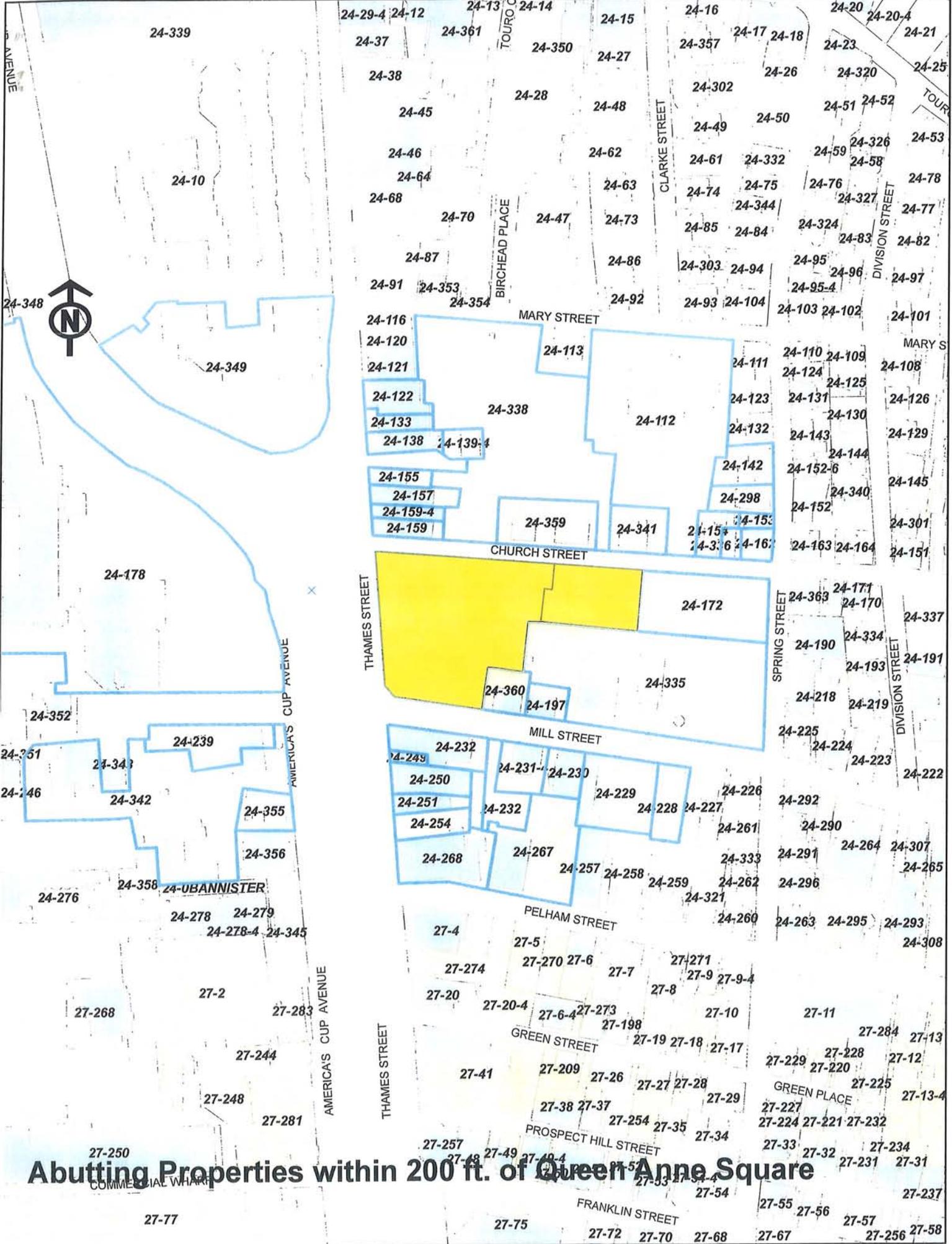
Name: \_\_\_\_\_

Address: \_\_\_\_\_

Please provide written comments about the site and the environmental history of the site below:

LAURENCE S. CUTLER  
Kernan Court at 492 Belknap Ave  
Newport  
(401) 851-8949  
LCutler@americanillustration.org

If additional room is required please complete on back side or attach additional sheets. Thank you for the information that you have provided to us. We appreciate your input.



**Abutting Properties within 200 ft. of Queen Anne Square**

COMMERCIAL WHARF

27-77

27-75

27-72 27-70 27-68

27-55 27-56

27-57

27-237

27-256 27-58

27-67

27-72 27-70 27-68

27-75

27-77

27-250

27-248

27-281

27-257

27-48

27-49

27-48-4

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**Rhode Island Department of Environmental Management  
Hazardous Material Hearing, 5:30pm, on April 2, 2012 at  
Newport Public Library**

*Re: Pollution and Queen Anne Square Site*

**Introduction:**

I am Laurence Cutler and my wife Judy and I are tax-paying residents of Newport. We reside at *Vernon Court* on Bellevue Avenue. I am a Registered Architect and Urban Designer. At one time, I personally Directed a number of Environmental Impact Statements as a consulting professional services firm called ECODESIGN for the General Services Administration, including the City of Newburyport, Mass., and the John F. Kennedy Presidential Library and others. I am Co-Founder of the National Museum of American Illustration and the Frederick Law Olmsted Park, and have served my City, Newport as Head Commissioner of the Cliff Walk Commission.

I am an opponent of the Queen Anne Square proposed Maya Lin redesign of this property for a variety of reasons, but my sole interest this evening is dealing with the Hazardous Materials issues. In particular, the procedures undertaken thusfar in evaluating samples taken and those procedures not taken because other boring studies were not taken from several critical areas above the proposed study area, the defined project site, from its **neighboring sites, which are all within the confines of what is commonly known as 'Queen Anne Square.'**

I emphasize the abutting sites because this must be considered as one parcel, including the Eastern portion for there were past uses there which could have contaminants as well which may be

unleashed with construction activities on both large areas of QAS.

**SITE PLANS:**

**A). Existing Non-Polluting Bldgs and**

**B). Possible Pollution Sources**

**C). Diagram of Sage Study Area**

It is my understanding that after the first round of Sage's samplings, there was digging by NRF or someone else in respect of moving rose bushes and the like above the study area, and that Petroleum Hydrocarbons were encountered in the soil there. This should have and may have been reported to DEM, but my points are:

1). I believe that no digging of any soil in this vicinity should have taken place after the study area was designated until the extent of contamination was defined by Sage's engineers and technicians.

2). If Petroleum Hydrocarbons were encountered, then DEM should have been notified, regardless of whose property they were discovered upon. It is my understanding that Trinity Church along with NRF support are together undertaking the removal of brick sidewalks and the roadway to construct a Columbarium and make other landscape improvements, and that whole Eastern area should have absolutely been included in the original study area, not just the immediate area around the proposed fake building foundations, per se. And if indeed this Columbarium project is a fact, then the DEM with Sage should look carefully into gathering additional information and opine upon its status for it may also affect the site downhill from it. I am not an engineer, but I believe that this is critical to our mutual areas of interest in QAS. As citizens, we all have the right to know such information and the final determinations.

3). Is it a DEM regulation that all construction workers, landscape gardeners, designers, artists, administrators and their staff, and other related parties, who may be onsite during the

construction period, are required to take the 40 hour OSHA Health and Safety Training Program, and if so, how is such implemented?

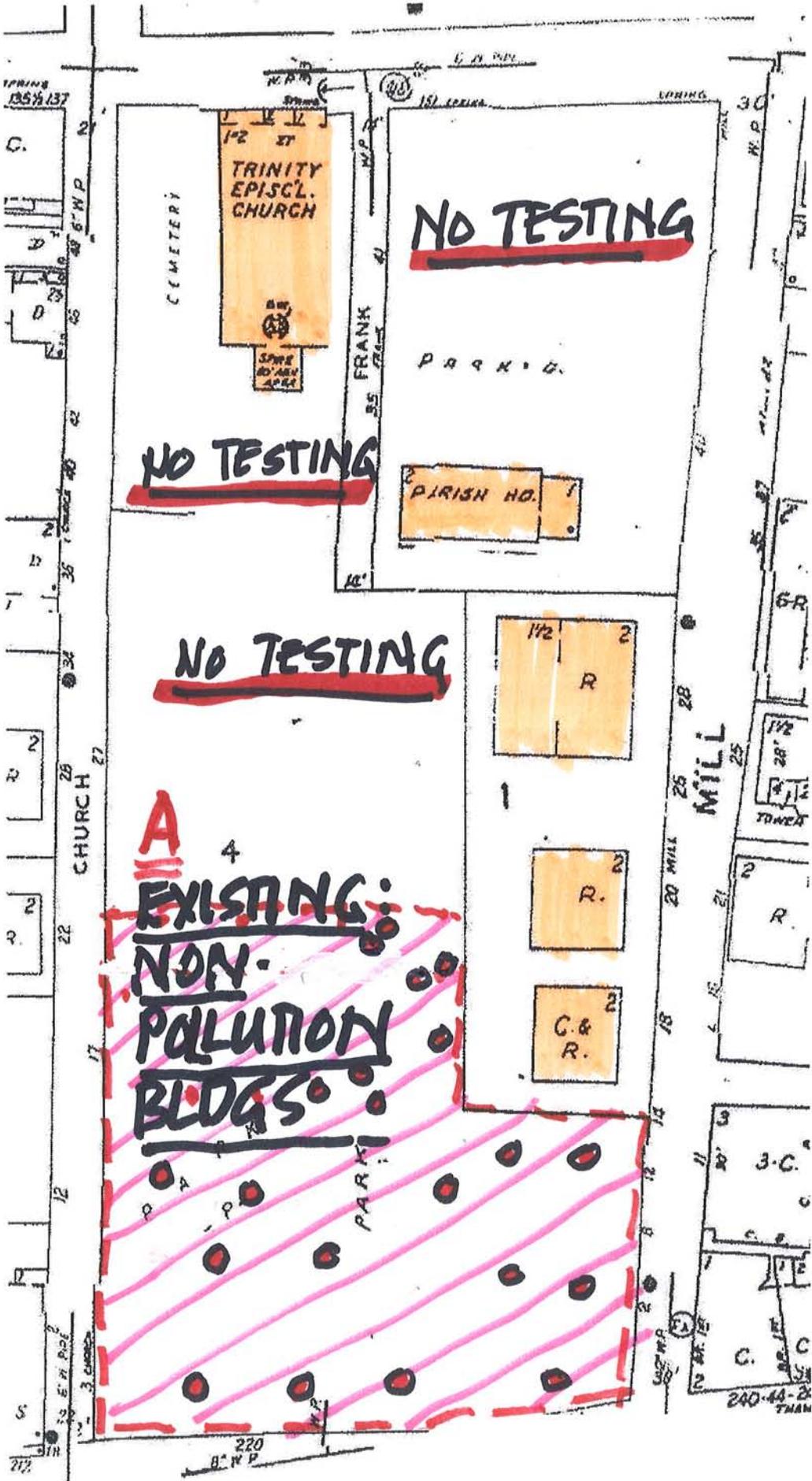
As I understand it, there are enough trace amounts of chemical cleaning solvents to warrant further testing. And, I was pleased to learn that more testing is indeed outlined in Sage's next scope of work requested by DEM as shown on their website. However, we citizens do not believe enough testing has been done to make a *definitive declaration* regarding this entire site right now, or the adjacent land area above the current study area.

The findings thusfar indicate that there are five different contaminates which definitely warrants more large scale testing and analysis to discover whether these contaminants are indeed on site, including PolyChlorinated Biphenold, aka as PCB's which has not been tested for at all. There are five compounds which were found that exceed DEM limits, but by capping them solely on the NRF site, does not preclude the damaging effects of these contaminants from the Eastern side abutting site. Fires have taken place on lots of sites which is the usual reason for such findings, but this site exceeds DEM standards by far and is so important to this community that more testing in the other abutting areas should take place.

I am particularly cautious about PCBs for I have a son who contracted Acute Lymphocytic Leukemia when he was seven, which we think came from an electrical transformer leaking PCBs between my house and a neighbor in Newton, Mass. This is the reason I noticed immediately that PCBs were not even tested for. The neighbor's son also was diagnosed with ALL and he died at 15 years of age, my son survived. I do not want to see anything like this happen in this community due to Hazardous Materials on this

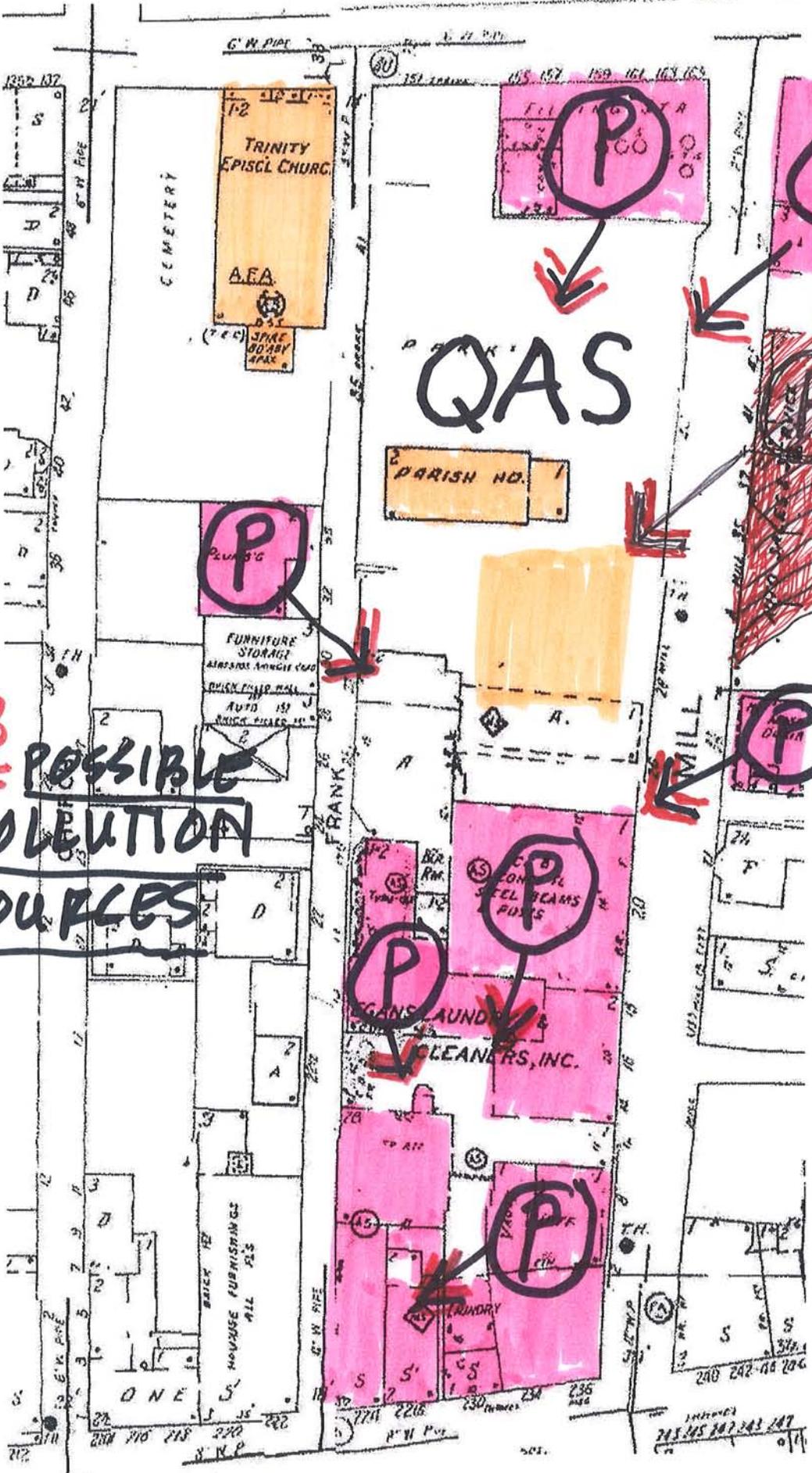
or the balance of the site, just because an imaginary property line separates it from other deeded rights, and all because of a project like the one proposed for this site, something we do not need in any case.

Hazardous Materials and Concentrations: Lead (528-799 vs. I/C Std. of 500); TPH (13,200 vs. I/C Std. of 2500); Benzo[a]pyrene (860-8,900 vs. I/C Std. of 800); Benzo[a]anthracene (9,700-11,000 vs. I/C Std. of 7,800); Benzo[b]fluoranthene (10,000-11,000 vs. I/C Std. of 7,800); Dibenz[a,h]anthracene (910-1,800 vs. I/C Std. of 800);  
Extent of Contamination: Sporadic throughout site; planned improvement activities will likely incorporate a variety of capping strategies to prevent human interaction with impacted soils



2012  
1990

1963



**B**  
 = POSSIBLE  
 POLLUTION  
 SOURCES

T.H. FINNINGS  
 111 223 225 227



## **ATTACHMENT 3**



**SAGE**  
ENVIRONMENTAL

**PHASE I  
ENVIRONMENTAL SITE ASSESSMENT**

**Queen Anne Square  
Assessor's Plat 24 Lot 346  
Newport, Rhode Island**

*Prepared for:*

**Mr. Pieter Roos, Executive Director  
Doris Duke Monument Foundation  
51 Touro Street  
Newport, Rhode Island 02840**

*Prepared by:*

**SAGE Environmental, Inc.  
172 Armistice Boulevard  
Pawtucket, Rhode Island 02860**

**SAGE Project #S2244**

**January 2012**

172 Armistice Blvd.  
Pawtucket, Rhode Island 02860  
401-723-9900  
FAX 401-723-9973  
[www.sageenvironmental.net](http://www.sageenvironmental.net)



**SAGE**  
ENVIRONMENTAL

January 31, 2012

Mr. Pieter Roos, Executive Director  
Doris Duke Monument Foundation  
51 Touro Street  
Newport, Rhode Island 02840

**RE: Phase I Environmental Site Assessment**  
**Queen Anne Square**  
**Assessor's Plat 24 Lot 346**  
**Newport, Rhode Island**  
**SAGE Project No. S2244**

Dear Mr. Roos:

Per your request, *SAGE* Environmental, Inc. has completed a Phase I Environmental Site Assessment of the referenced property. The results of assessment activities follow in this report.

Should you have any questions pertaining to this information, please do not hesitate to contact the undersigned. We appreciate the opportunity to have provided our services.

Sincerely,  
*SAGE* Environmental, Inc.

---

Jeffrey D'Arrigo  
Environmental Scientist

---

Bruce W. Clark  
Principal

JD/BWC:car

Attachment

172 Armistice Blvd.  
Pawtucket, Rhode Island 02860  
401-723-9900  
FAX 401-723-9973  
[www.sageenvironmental.net](http://www.sageenvironmental.net)



**SAGE**  
ENVIRONMENTAL

January 31, 2012

Mr. Pieter Roos, Executive Director  
Doris Duke Monument Foundation  
51 Touro Street  
Newport, Rhode Island 02840

**RE: *Phase I Environmental Site Assessment  
Queen Anne Square  
Assessor's Plat 24 Lot 346  
Newport, Rhode Island  
SAGE Project No. S2244***

Dear Mr. Roos:

SAGE Environmental, Inc. (SAGE) has completed a Phase I Environmental Site Assessment of the referenced property (Site or subject property). This assessment was performed with consideration to standard industry practice and the American Society for Testing and Materials (ASTM) E-1527-05 site assessment standard entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process". The results of assessment activities follow in this report. Our findings are presented below.

During assessment of the Site, recognized environmental conditions (RECs), as defined by ASTM, were noted as follows:

- Former dry cleaning facilities (City Steam Laundry, Mill Street Laundry, and Egan's Laundry and Cleaners) formerly occupied a portion of the southern half of the Site;
- The easterly abutting property to the Site, Trinity Church, is a documented leaking underground storage tank (LUST) site according to the Rhode Island Department of Environmental Management (RIDEM). A tank closure inspection report prepared by Daniel Russell of RIDEM in 1993 noted approximately one yard of oil-impacted shale and soil which was drummed and slated for off-Site disposal. Mr. Russell noted that groundwater was not encountered during tank removal activities. As such, no groundwater sampling or analysis was conducted at the time, and therefore, the potential, albeit remote, exists for objectionable impact to the subject Site from this LUST property;
- Several additional off-Site properties of potential environmental concern were identified and include a portion of Egan's Laundry and Cleaners formerly located east of the Site and a former service station located southeast of the Site at the corner of Spring and Mill Streets.

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[www.sageenvironmental.net](http://www.sageenvironmental.net)

Based on information obtained during the course of this assessment, the potential exists for objectionable impact to have occurred to the Site from these RECs. *SAGE* recommends that subsurface soil and groundwater at the property be evaluated for the presence of potential contaminants of concern associated with these past use(s) via the performance of a Limited Subsurface Investigation.

Should you have any questions pertaining to this information, please do not hesitate to contact either of the undersigned. We appreciate the opportunity to have provided our services.

Sincerely,  
*SAGE* Environmental, Inc.

---

Jeffrey D'Arrigo  
Environmental Scientist

---

Bruce W. Clark  
Principal

JD/BWC:car

Attachment

DRAFT

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**APPENDIX A DOCUMENTATION OBTAINED AT NEWPORT CITY OFFICES**

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**FIRSTSEARCH APPENDIX**

Queen Anne Square  
Assessor's Plat 24 Lot 346, Newport, RI  
January 2012

## **APPENDIX C COPIES OF RIDEM FILE INFORMATION**

### **QUESTIONNAIRE APPENDIX**

**DRAFT**

## 1.0 INTRODUCTION

### 1.1 Purpose

This environmental assessment was conducted in an effort to evaluate whether a recognized environmental condition (REC) as defined by the American Society for Testing and Materials (ASTM) is present at the subject property identified on the City of Newport Assessor's Plat 24 as Lot 346 in Newport, Rhode Island (Site or subject property). Pursuant to ASTM E-1527, a REC is defined as "the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies."

### 1.2 Assessment, Scope, Terms, Conditions and Limitations

This assessment was performed by *SAGE* Environmental, Inc. (*SAGE*) following standard industry practice and with consideration to the ASTM E-1527-05 site assessment standard entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process."

The primary purpose of this study was to document the inquiry of the environmental professional for all appropriate inquiries for the subject property. Specifically, this document is intended to provide the "all appropriate inquiries" for the purposes of CERCLA Section 101(35)(B). Such is applicable to persons seeking to qualify for (i) the innocent landowner defense pursuant to CERCLA Sections 101(35) and 107(b)(3); (ii) the bona fide prospective purchaser liability Management pursuant to CERCLA Sections 101(40) and 107(r); and, (iii) the contiguous property owner liability Management pursuant to CERCLA Section 107(q). This report was not intended as part of the site characterization and assessment with use of a grant awarded under CERCLA Section 104(k)(2)(B). More specifically, the scope is intended to identify conditions indicative of releases or threatened releases of hazardous substances on, at, in, or to the subject property.

Any exceptions to or deletions from this practice are described in **Section 6.0** of this report. The investigation included performance of the following tasks:

1. A field investigation, including a limited visual surficial inspection of the Site, and cursory inspection of abutting properties, was conducted by *SAGE*.
2. The following agencies and/or individuals were contacted and inquiries were made in reference to past ownership, complaints, or violations concerning the environmental quality of the Site.
  - The Newport Assessor's Office
  - The Newport Building Department
  - The Newport City Clerk's Office
  - The Newport Fire Department
  - FirstSearch Technology Corporation
  - The Rhode Island Department of Environmental Management (RIDEM)
  - Mr. Pieter Roos, Site Contact

Inherent limitations relative to this practice are contained in the limitation section of this report and ASTM standard E-1527 entitled "Environmental Site Assessments for Commercial Real Estate."

## **2.0 SITE DESCRIPTION**

### **2.1 Site Location and Parcel Legal Description**

This investigation was performed of the Site identified as Lot 346 on Newport Assessor's Plat 24 in Newport, Rhode Island. The approximate center of the Site is located at 41° 29' 15" north latitude and 71° 18' 51" east-west longitude. A Site Location Map identifying the Site on a portion of the "Newport, Rhode Island Quadrangle" United States Geological Survey (USGS) topographic map is included as **Figure 1**. A Plat Plan depicting the Site on the City of Newport Tax Assessor's Plat No. 24 as Lot 346 is included as **Figure 2**. According to the Newport Tax Assessor's Office, the Site consists of 1.75 acres of land.

### **2.2 Site and Vicinity Characteristics**

According to the information obtained from the Vision Appraisal on-line database, the Site is zoned "GB" – General Business. A copy of the property record card is included in **Appendix A**.

Surrounding properties are zoned "GB" and "WB" – Waterfront Business. Abutting property use is summarized in **Table 1**.

**Table 1**  
**Abutting Land Usage**  
**Assessor's Plat 24 Lot 346**  
**Newport, Rhode Island**

<b>Plat</b>	<b>Lot</b>	<b>Usage</b>	<b>Orientation</b>
24	159, 338, 359	Small commercial, residential	North
	232, 231-4	Small commercial, Residential	South
	188	Park	East
	360, 335, 172	Church and associated buildings	East
	178	Waterfront	West

### **2.3 Site Description**

The Site is developed as Queen Anne Square park and consists of grass-covered areas, brick walkways and small landscaped areas.

### **2.4 Reported User Information Regarding Environmental Liens**

There was no information reported over the course of this investigation by "users" with respect to environmental liens pertaining to the Site. Users are defined by ASTM as "the party seeking to use Practice E-1527 in the environmental site assessment process."

### **2.5 Current Uses of the Property**

The Site is currently vacant of any structures.

### **2.6 Past Uses of the Property**

Research regarding historical land usage of the Site and surrounding properties was conducted using data requested from the following agencies:

- The Newport Assessor's Office
- The Newport Building Department
- The Newport City Clerk's Office
- The Newport Fire Department
- FirstSearch Technology Corporation
- The Rhode Island Department of Environmental Management (RIDEM)
- Mr. Pieter Roos, Site Contact

Historical data obtained during these reviews is summarized in the sections that follow.

**2.6.1 Tax Assessor's Office**

Ownership of the Site was reviewed for the purposes of land use determination at the City Assessor's Office. Information obtained at the City of Newport Tax Assessor's Office indicates that Lot 346 was created in 1973 from Lot 328. Portions of Lot 197 and Lot 360 were formed from lot 346 in 1978. Lot 346 was combined with lot 175, 176, 184, 186, 177, 182, 208, 312, 185, 328 in 1981. Historical ownership information for the Site, back to the earliest reference in the Assessor's Office's files, is summarized in **Table 2.**

**Table 2**  
**Ownership Chronology**  
**Assessor's Plat 24 Lot 346**  
**Newport, Rhode Island**

Grantee	Date of Acquisition	Book/Page
<b>Lot 328</b>		
John J. Egan	8/9/45	Not available
Egan's Peerless Laundry and Cleaners, Inc.	1/8/46	159/298
A portion of Lot 316 is added to Lot 328	1947	Not applicable
Egan's Peerless Laundry and Cleaners, Inc.	11/5/47	165/542
Brownstone Realty Corporation	9/1/50	173/506
Egan's Laundry and Cleaners, Inc.	1/25/55	186/364
Small portion of Lot 328 added to Lot 197 - Corporation of Trinity Church, Newport, RI	6/26/58	196/137-138
Marion P. Egan (portions from Lots 198, 198.5, 199, 199.5, 200, 214, 215, 311 and 316 were added to Lot 328)	11/9/62	207/452
A portion of Lot 197 added to Lot 328	1971	Not applicable
Egan, John J. et us et als - a portion of Lot 328 to new Lot 346	9/27/73	240/19
The Redevelopment Agency of Newport, RI	12/31/75	245/451-455
The Redevelopment Agency of Newport, RI	5/10/77	264/64-67
Remainder of lot added to 346	1981	Not applicable
<b>Lot 346</b>		
The Redevelopment Agency of Newport, RI	1975	245/451-455
Portion of Lot 346 added to Lot 197 - Trinity Church, Newport, RI	4/26/77	263/113
Newport Restoration Foundation	10/2/78	286/630
Portion of Lot 346 added to new Lot 360	1978	Not applicable
Portions added to Lot 346 from Lots 175, 176, 184, 186, 177, 182, 208, 312, 185, 328	1981	Not applicable
City of Newport	1981	304/944

### ***2.6.2 City Clerk's Office***

The Newport City Clerk's Office was contacted for the purposes of obtaining information on underground storage tanks (USTs) and/or hazardous materials storage. A representative of the Clerk's Office stated that no files are on record for the subject Site.

### ***2.6.3 Building Department***

SAGE personnel attempted to review information relative to the Site at the Newport Building Department. Building Department personnel indicated that records are maintained based on street address and as no street address is assigned to the Site, Building Department files were deemed unascertainable.

### ***2.6.4 Water Department***

The Newport Water Department was contacted in an effort to obtain information relative to the Site. Water Department personnel indicated that the municipal water system supplies water to the spigot in a landscaped area. Water service was reportedly made available to the Site and surrounding area circa 1900. Municipal sewer has reportedly also been available in area since the late 1800's.

### ***2.6.5 Aerial Photography***

An aerial photograph of the Site dated 2006 was obtained from the Rhode Island Geographic Information System (RIGIS) database. This photograph, included as **Figure 4** of the **Figures Appendix**, depicts the Site in its current configuration. Surrounding properties appear to be consistent with current conditions.

### ***2.6.6 Historic Map Review***

An inquiry was made to FirstSearch Technology Corporation (FirstSearch) concerning historic map coverage of the subject property. FirstSearch maintains a library of Sanborn and other maps which mapped historical property uses for fire insurance purposes. A summary of maps provided is included in **Table 3**. Copies of the maps are included in the **Historic Map Appendix**.

**Table 3**  
**Historic Map Summary**  
**Assessor's Plat 24 Lot 346**  
**Newport, Rhode Island**

Date	Description
1844	The Site, which is divided east to west by Frank Street, is developed with several structures. The southern portion of the Site is developed with what appears to be a restaurant, shoemaker, dwellings, drugstore, ice cream and candy shops, grocery store, and plumber. The northern portion of the Site appears to consist of dwellings, a stove repair and tin shop, hat and clothing company, and a stoves and crockery shop. Abutting properties to the north appear to be occupied by dwellings and small commercial businesses. Abutting properties to the east appear to be occupied by a church, dwellings, stables, a public school, plumber, locksmith and fire engine house. Areas to the south and west were not depicted on this map.
1891	The Site, which is divided east to west by Frank Street, is developed with several structures. The southern portion of the Site is developed with what appears to be a shoemaker, dwellings, drugstore, ice cream and candy shops, grocery store, plumber and a structure identified as "painted". The northern portion of the Site appears to consist of dwellings, a stove repair and tin shop, hat and clothing company, and a stoves and crockery shop. Abutting properties to the north appear to be occupied by dwellings and small commercial businesses. Abutting properties to the east appear to be occupied by a church, dwellings, a public school, plumber, locksmith and repair shop. Areas to the south and west were not depicted on this map.
1896	The Site, which is divided east to west by Frank Street, is developed with several structures. The southern portion of the Site is developed with what appears to be dwellings, drugstore, florist, grocery store, bake house, plumber and structures that appear to be related to City Steam Laundry. The northern portion of the Site appears to be occupied by dwellings, a stove repair and tin shop, and small commercial stores. Abutting properties to the north appear to consist mainly of dwellings and small commercial businesses. Areas to the east appear to be occupied by a church, dwellings, a public school, plumber, paint shop, furniture store and barns. Areas to the south and west were not depicted on this map.
1903	The Site, which is divided east to west by Frank Street, is developed with several structures. The southern portion of the Site is developed with what appears to be several small commercial stores, structures identified as club rooms, a portion of Mill Street Steam Laundry, a plumber and drug store. It appears that steam boilers are present on this portion of the Site. The northern portion of the Site appears to be occupied by dwellings, a tin shop and small commercial stores. Areas to the north appear to be occupied by dwellings and small commercial businesses. Abutting properties to the east appear to be occupied by the remainder of Mill Street Steam Laundry, a church, dwellings, a public school, plumber, paint shop, and barns. Abutting properties to the south and west appear to be occupied by small commercial business.
1921	The Site, which is divided east to west by Frank Street, is developed with several structures; however, only owners of the lots are identified on this map, not the use of the property. The easterly abutting property is identified as a church. Abutting properties to the south, north and west are developed; however, their use is not identified.
1950	The Site, which is divided east to west by Frank Street, is developed with several structures. The southern portion of the Site is occupied by what appears to be several small commercial stores and a portion of Egan's Laundry and Cleaners, Inc. A rectangular-shaped structure is identified as "vault". The northern portion of the Site appears to be occupied by dwellings, and small commercial stores. Abutting properties to the north appear to consist mainly of dwellings and small commercial businesses. The easterly abutting property is occupied by the remainder of Egan's Laundry and Cleaners, Inc., a church, dwellings, a storage building, and plumber. A large gasoline filling station with five underground storage tanks is located approximately 300 feet from the property at the corner of Spring and Mill Streets. Abutting properties to the south and west appear to be developed with small commercial businesses.
1953	The Site, which is divided east to west by Frank Street, is developed with several structures. The southern portion of the Site is occupied by what appears to be several small commercial stores, a portion of Egan's Laundry and Cleaners, Inc., and a rectangular-shaped structure identified as "vault". The northern portion of the Site appears to be occupied by dwellings, and small commercial stores. Abutting properties to the north appear to consist mainly of dwellings and small commercial businesses. The easterly abutting property is occupied by the remainder of Egan's Laundry and Cleaners, Inc., a church, dwellings, a storage building, and plumber. A large gasoline filling station with five underground storage tanks is located approximately 300 feet from the property at the corner of Spring and Mill Streets. Abutting properties to the south and west appear to be developed with small commercial businesses.
1963	The Site, which is divided east to west by Frank Street, is developed with several structures. The southern portion of the Site is occupied by what appears to be several small commercial stores, a portion of Egan's Laundry and Cleaners, Inc., and a rectangular-shaped structure identified as "vault". The northern portion of the Site appears to be occupied by dwellings, and small commercial stores. Abutting properties to the north appear to consist mainly of dwellings and small commercial businesses. The easterly abutting property is occupied by the remainder of Egan's Laundry and Cleaners, Inc., a church, dwellings, a storage building, and plumber. A large gasoline filling station with five underground storage tanks is located approximately 300 feet from the property at the corner of Spring and Mill Streets. Abutting properties to the south and west appear to be developed with small commercial businesses.
1968	The Site, which is divided east to west by Frank Street, is developed with several structures. The southern portion of the Site is occupied by what appears to be several small commercial stores, a portion of Egan's Laundry and Cleaners, Inc., and a rectangular-shaped structure identified as "vault". The northern portion of the Site appears to be occupied by dwellings, and small commercial stores. Abutting properties to the north appear to consist mainly of dwellings and small commercial businesses. The easterly abutting property is occupied by the remainder of Egan's Laundry and Cleaners, Inc., a church, dwellings, a storage building, and plumber. A large gasoline filling station with five underground storage tanks is located on the corner of Spring and Mill Streets. Abutting properties to the south and west appear to be developed with small commercial businesses. Areas to the south and west appear to be developed with small commercial business.
1972	The Site, which is divided east to west by Frank Street, is developed with several structures. The southern portion of the Site is occupied by what appears to be several small commercial stores, a portion of Egan's Laundry and Cleaners, Inc., and a rectangular-shaped structure identified as "vault". The northern portion of the Site appears to be occupied by dwellings, and small commercial stores. Abutting properties to the north appear to consist mainly of dwellings and small commercial stores. Abutting properties to the north appear to consist mainly of dwellings and small commercial businesses. The easterly abutting property is occupied by the remainder of Egan's Laundry and Cleaners, Inc., a church, dwellings, a storage building, and plumber. A large gasoline filling station with five underground storage tanks is located on the corner of Spring and Mill Streets. Abutting properties to the south and west appear to be developed with small commercial businesses.
1990	All structures have been razed from the Site, and the Site is now developed as a park. Abutting properties to the east are developed with structures identified as R and C, a parish house and a church/cemetery. The large filling station on the corner of Mill and Spring Streets has also been razed and replaced by a parking lot.

### **2.6.7 Historical Address Directories**

Historical address directories were not reviewed during the course of this assessment.

### **2.6.8 Historical Landuse Narrative**

According to information made available during the course of this assessment, the Site was developed prior to 1844. At that time, the Site, which is divided east to west by Frank Street, was occupied by a restaurant, shoemaker, dwellings, drugstore, ice cream and candy shops, grocery store, and plumber (south of Frank Street) and dwellings, a stove repair and tin shop, hat and clothing company, and a stoves and crockery shop (north of Frank Street). From at least 1896, a portion of the southern part of the Site was occupied by City Steam Laundry, Mill Street Laundry in 1903 and Egan's Laundry and Cleaners, Inc. from at least 1950 through 1972. As of 1990, all structures had been razed, and the Site is now developed as a park.

## **3.0 RECORDS REVIEW**

### **3.1 Fire Prevention Office**

*SAGE* personnel contacted the Newport Fire Prevention Office in an effort to obtain information pertaining to storage and possible releases of oil and/or hazardous materials (OHM) at the Site. As of the writing of this report, no response to *SAGE*'s inquiries had been received by the Fire Department.

### **3.2 Previous Environmental Investigations**

No documents summarizing previous environmental investigations of the Site were provided during *SAGE*'s assessment of the Site. *SAGE*, however, was provided with a copy of a December 7, 2011 email to Robert Foley which provides anecdotal evidence that #4 or #5 oil and benzene tanks were once present at the Site and that they were removed at one point in time. A copy of this letter is included as **Appendix B**.

### **3.3 Radius Search for Properties of Environmental Concern**

*SAGE* conducted a radius search review of surrounding geo-coded properties of potential environmental concern, as outlined in ASTM E-1527-05 guidelines, utilizing software developed by FirstSearch. Due to the highly urban nature of the Site vicinity, the radius

for State-listed sites and leaking underground storage tank (LUST) sites was reduced to ¼ mile. Sites identified within the designated ASTM search radii are summarized in **Table 4**. The FirstSearch report is included in the **FirstSearch Appendix**.

**Table 4**  
**Properties of Potential Environmental Concern**  
**Assessor's Plat 24 Lot 346**  
**Newport, Rhode Island**

NPL (1 mi.)	CERCLIS (1/2 mi.)	RCRAGN (site/ abutters)	SWL (1/4 mi.)	ERNS (site)	STATE SITES (1/4 mi.)	SPILLS (1/4 mi.)	UST (site/ abutters)	LUST (1/4 mi.)
NI	NI	NI	NI	NI	Pelham Court LLC 14 Pelham St. ~420' SE  Long Wharf Mall – North Thames St. ~950' NW  Touro Synagogue Visitors Center 50 Spring St. ~1055' NE  Parascondola Fish Co. Perry Mill Wharf ~1320' SW	Newport Yachting Center 20 Commercial Wharf ~900' SW  DEM Pier 9 9 Washington St. ~950' NW  Banister Wharf ~1000' NW  One Court House Sq. ~1110' NE  Parascondola Dock Perry Mill Wharf ~1320' SW	*Trinity Church Queen Anne Square ~315' NW  Pelham Place 14 Pelham St. ~420' SE  Colony Street Sunoco Spring St. ~1000' NE  Hotel Viking Church St. ~1270' NE	

NI = no properties identified within radii

N=north, S=south, W=west, E=east

### 3.4 State Environmental Agency Review

The Rhode Island Department of Environmental Management (RIDEM) was visited in an effort to review information pertaining to reported spills, responses, or investigations for the subject property and neighboring properties. \*Due to the urban nature of the Site vicinity, files associated with those properties with the greatest potential to adversely impact the subject Site (i.e., distance, topography, etc.) were selected for review. File information relative to surrounding properties of potential environmental concern to the subject Site is summarized in the following sections. Copies of pertinent information associated with these select properties are included in **Appendix C**.

Information for remaining properties of potential environmental concern surrounding the Site was obtained from FirstSearch as summarized below.

### **3.4.1 State-listed Sites**

#### *Pelham Court LLC, 14 Pelham St*

*Located approximately 420 feet southeast and topographically downgradient from the Site*

According to FirstSearch, this active State site and leaking underground storage tank (LUST) site is reportedly currently being managed by RIDEM's Leaking Underground Storage Tank Program due to a release of ethylbenzene identified in groundwater and arsenic identified in soil.

Given that Site groundwater is classified by RIDEM as GB and therefore is not suitable for public or private drinking water use without prior treatment and that this property is located topographically downgradient of the subject Site, objectionable impact to the Site from this release is unlikely to have occurred.

#### *Long Wharf Mall-North, Thames Street*

*Located approximately 950 feet northwest and topographically downgradient from the Site*

This property is listed as an inactive State site according to FirstSearch and has been subject to an institutional control in the form of an Environmental Land Use Restriction (ELUR).

Given the distance and topographic downgradient position of this property relative to the subject Site, objectionable impact to the Site from this release is unlikely to have occurred.

#### *Touro Synagogue Visitors Center, 50 Spring Street*

*Located approximately 1055 feet northeast and topographically upgradient from the Site*

This site is listed as an active state site according to FirstSearch and is being managed by RIDEM's Hazardous Waste Management Program.

Given the distance of this property with respect to the subject Site, objectionable impact to the Site from this release is unlikely to have occurred.

Queen Anne Square  
Assessor's Plat 24 Lot 346, Newport, RI  
January 2012

*Parascondola Fish Company, Perry Mill Wharf*  
*Located approximately 1320 feet southwest and topographically downgradient from the Site*

This property is listed as an active state site according to FirstSearch and is being managed by RIDEM's Hazardous Waste Management Program.

Given the distance and topographic downgradient position of this property relative to the subject Site, objectionable impact to the Site from this release is unlikely to have occurred.

### **3.4.2 Spills Sites**

*Newport Yachting Center, 20 Commercial Wharf*  
*Located approximately 900 feet southwest and topographically downgradient from the Site*

FirstSearch indicates that 100 gallons of diesel fuel was spilled during fueling at this facility in June 1996.

Due to the nature of this release and its topographically downgradient position relative to the subject Site, it does not appear likely that objectionable impact could occur to the subject Site.

*DEM Pier 9, 9 Washington Street*  
*Located approximately 950 feet northwest and topographically downgradient from the Site*

According to FirstSearch, an unknown amount of waste oil was spilled into the harbor in March 1994.

Due to the nature of this release (to the harbor) and its topographically downgradient position relative to the subject Site, it does not appear likely that objectionable impact could occur to the subject Site

*Banister Wharf*  
*Located approximately 1001 feet northwest and topographically downgradient from the Site*

According to FirstSearch, approximately 30 gallons of oil was spilled into the harbor in January 2001.

Queen Anne Square  
Assessor's Plat 24 Lot 346, Newport, RI  
January 2012

Given the fact that the spill occurred in the harbor, it is unlikely that impact from this spill exists at the subject Site.

*One Court House Square*

*Located approximately 1110 feet northeast and topographically upgradient from the Site*

The FirstSearch report indicates that an unknown amount of heating oil was spilled in April 2000.

Given the distance of this property with respect to the subject Site, objectionable impact to the Site from this release is unlikely to have occurred.

*Parascandola Dock*

*Located approximately 1320 feet southwest and topographically downgradient from the Site*

According to FirstSearch, approximately 10-15 gallons of diesel fuel was spilled into the harbor in April 1996.

Given the fact that the spill occurred in the harbor and its topographically downgradient position to the Site, it is unlikely that impact from this spill exists at the subject Site.

### **3.4.3 UST**

*Trinity Church, Queen Anne Square*

*Abuts Site to the east*

According to RIDEM file information, in 1993 a 1,000-gallon #2 heating fuel oil tank was removed from this property. A tank closure inspection report prepared by Daniel Russell of RIDEM noted approximately one yard of oil-impacted shale and soil which was drummed and slated for off-Site disposal. Mr. Russell noted that groundwater was not encountered during tank removal activities. As such, no groundwater sampling or analysis was conducted at the time. Subsequent to the tank's removal, a Closure Certificate was issued by RIDEM on dated July 21, 1993.

Given the nature of the release and the fact that no groundwater or free product were encountered during removal efforts and RIDEM's administrative closure of the tank, it is unlikely that this release objectionably impacted subsurface conditions at the subject Site.

### **3.4.4 LUST Sites**

*Trinity Church, Queen Anne Square  
Abuts Site to the east*

Information relative to this property is summarized in **Section 3.4.3**.

*Pelham Court LLC, 14 Pelham St  
Located approximately 420 feet southeast and topographically downgradient from the Site*

Information relative to this property is summarized in **Section 3.4.1**.

*Colony House Sunoco, Spring Street  
Located approximately 1,000 feet northeast and topographically upgradient from the Site*

According to FirstSearch, the release associated with this property was reportedly managed via removal of impacted soils. This typically indicates that contamination was limited to soil and removed accordingly during remedial activities.

Due to the nature of remedial actions at this property, it appears unlikely that the release associated with this property could have objectionably impacted the subject Site.

*Hotel Viking, Church Street  
Located approximately 1270 feet NE and topographically upgradient from the Site*

According to FirstSearch, the release associated with this property was reportedly managed via removal of impacted soils. This typically indicates that contamination was limited to soil and removed accordingly during remedial activities.

Due to the nature of remedial actions at this property, it appears unlikely that the release associated with this property could have objectionably impacted the subject Site.

### **3.4.5 Non-geocoded Sites**

One hundred twenty-three (123) non-geocoded properties were identified by FirstSearch. Non-geocoded sites are defined as sites that do not have assigned longitude and latitude coordinates, adequate address information or other identifiers such that a known location can be specified or determined. SAGE personnel attempted to determine the locations of the non-geocoded properties; the Site was not identified as a non-geocoded site.

### 3.5 Physical Setting

According to the, "Newport, Rhode Island Quadrangle" USGS topographic Map, the elevation of the Site is approximately 34 feet above mean sea level. Site topography is flat with a slight slope west toward Newport Harbor.

According to the Bedrock Geologic Map of Rhode Island, geology beneath the Site consists of Esmond-Dedham Avalon stratified rock. According to the Rhode Island Soil Survey, the surficial geology consists of till.

Based on a review of the RIDEM Groundwater Classification Map for the Site and vicinity, the Site is located in an area with a GB groundwater classification. Groundwater resources classified as GB by RIDEM are those which have been designated to be unsuitable for public or private drinking water use without prior treatment. A copy of the RIDEM Groundwater Classification Map for the Site and vicinity is included as **Figure 5**.

Based on a review of a map obtained from the RIGIS database depicting wetlands and areas of critical environmental concern, no wetlands, rare species habitats or wildlife management areas are located on or within 500 feet of the Site. This map is included as **Figure 6**.

According to Flood Insurance Rate Map (FIRM) #44005C0177H dated April 5, 2010, the Site is not located zone "X" indicating an area outside the .2% annual flood chance.

Area waterbodies consist of Newport Harbor located approximately 750 feet west of the Site.

## 4.0 SITE RECONNAISSANCE INFORMATION

On January 18, 2012, *SAGE* personnel conducted an on-Site inspection, which consisted of a visual examination of the subject property, immediate surrounding features and adjacent properties. Areas were examined for surficial evidence of potential OHMs. A Questionnaire, completed by *SAGE* personnel during the Site inspection, is included as the **Questionnaire Appendix**. A field sketch depicting features observed is included as **Figure 3**.

#### **4.1 Exterior Inspection**

The approximately 1.75-acre Site is currently developed as a public park consisting mainly of grassed areas with small trees, landscaping and brick pathways. A cobblestone "Paper Street" identified as Frank Street runs directly through the park from east to west. Gas powered lamps line the edges of Frank Street.

Trinity Church and associated buildings abut the park to east. Surrounding areas to the north, south and west consist primarily of small commercial retail businesses and historic residential dwellings.

No apparent evidence of visible soil staining, pits, ponds or lagoons, or stressed vegetation or the release or storage of OHM was observed on exterior portions of the Site.

#### **4.2 Interior Inspection**

As the Site is vacant of structures, no interior inspection was conducted.

#### **4.3 Hazardous Substances**

No hazardous substances were observed during the course of this assessment.

#### **4.4 Storage Tanks**

No storage tanks were observed at the Site.

#### **4.5 Indications of Polychlorinated Biphenyls (PCBs)**

No indication of PCBs was observed during the course of this assessment.

#### **4.6 Solid Waste Disposal**

No evidence of the improper storage or disposal of solid waste was observed at the Site.

#### **4.7 Asbestos-Containing Material / Lead Paint**

As the Site is vacant of structures, no evaluation for the presence of asbestos-containing material or lead paint was conducted during this assessment. It should be noted that specific testing for these materials is beyond the scope of this assessment.

### **5.0 SUMMARY OF FINDINGS**

*SAGE* has completed a Phase I Environmental Site Assessment of the Site identified as Lot 346 on Newport Assessor's Plat 24 in Newport, Rhode Island. This assessment was performed with consideration to standard industry practice and the ASTM E-1527-05 site assessment standard entitled "Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process".

During the course of this assessment, the following RECs, as defined by ASTM, were noted:

- Former dry cleaning facilities (City Steam Laundry, Mill Street Laundry, and Egan's Laundry and Cleaners) formerly occupied a portion of the southern half of the Site;
- The easterly abutting property to the Site, Trinity Church, is a documented LUST site according to RIDEM. A tank closure inspection report prepared by Daniel Russell of RIDEM in 1993 noted approximately one yard of oil-impacted shale and soil which was drummed and slated for off-Site disposal. Mr. Russell noted that groundwater was not encountered during tank removal activities. As such, no groundwater sampling or analysis was conducted at the time, and therefore, the potential, albeit remote, exists for objectionable impact to the subject Site from this LUST property;
- Several additional off-site properties of potential environmental concern were identified and include a portion of Egan's Laundry and Cleaners formerly located east of the Site and a former service station located southeast of the Site at the corner of Spring and Mill Streets.

Based on information obtained during the course of this assessment, the potential exists for objectionable impact to have occurred to the Site from these RECs. *SAGE* recommends that subsurface soil and groundwater at the property be evaluated for the presence of potential contaminants of concern associated with these past use(s) via the performance of a Limited Subsurface Investigation.

## 6.0 LIMITATIONS

Data obtained from public agencies, site inspections, and data mapping sources was used in the characterization of this site. The accuracy of the conclusions derived from these data is based solely on the accuracy of the data reported and or supplied. Should information be made available concerning the site which is not included in this report, it should be reported to *SAGE* so that findings, conclusions, and/or recommendations can be altered and modified (if necessary).

Events occurring on the site after on site inspection are beyond the scope of this report. As such, *SAGE* makes no expressed or implied representations, warranties or guarantees regarding any changes in the condition of the premises after the date of the on-site inspection.

Any qualitative or quantitative information regarding the site, which was not available to *SAGE* at the time of this assessment, may result in modification(s) to the conclusions and/or representations made in this report.

Due to the fact that geological and soil formations are inherently random, variable, and indeterminate (heterogeneous) in nature, the professional services and opinions provided by *SAGE* under our agreement are not guaranteed to be a representation of complete site conditions, which are variable and subject to change with time or as the result of natural or man-made processes. Although our services are extensive, opinions, findings, and conclusions presented are limited to and by the data supplied, reported, and obtained. As analytical testing is not part of the Phase I Site Assessment process, no analytical testing was conducted during this assessment. Additionally, unless specified or otherwise included herein, this assessment did not include an evaluation of business environmental risk as defined in ASTM E 1527 (3.3.7) and non-scope considerations as identified in ASTM E1527 (12). Such non-scope considerations include, but are not limited to, evaluation of: asbestos-containing materials, radon, lead-based paint, lead in drinking water, wetlands, regulatory compliance, industrial hygiene, health and safety, OSHA compliance, cultural and historic resources, ecological resources, endangered species, indoor air quality, electromagnetic fields, formaldehyde, high-voltage power lines, non-point sources or best management practices for silviculture. Under the terms of the agreement no attempt was made to determine the compliance or regulatory status of present or former owners or operators of the site with respect to federal, state, municipal, environmental, and land use laws or regulations.

*SAGE* has retained a copy of this report. No deletions or additions are permitted without the written consent of *SAGE*. This report, including the data, maps, and figures contained herein, are not suitable for use in its present form, for any ongoing or pending litigation. Use of this report in whole or in part by parties other than those authorized by *SAGE* is prohibited.

## 7.0 RECORD OF COMMUNICATION

Individuals and agencies (Federal/State/Local) contacted for Site-specific information are summarized in the **Table 5**.

**Table 5**  
**Information Sources**  
**Assessor's Plat 24 Lot 346**  
**Newport, Rhode Island**

Office / Agency	Contact Person	Date of Contact
RIDEM	Kayla Saccoccio	1/19/12
Newport Assessor's Office	Staff	1/18/12
Newport Building Department	Staff	1/18/12
Newport Clerk's Office	Staff	1/18/12
Newport Fire Department	Staff	1/18/12
Site contact	Pieter Roos	Multiple

## 8.0 STATEMENT OF ENVIRONMENTAL PROFESSIONAL

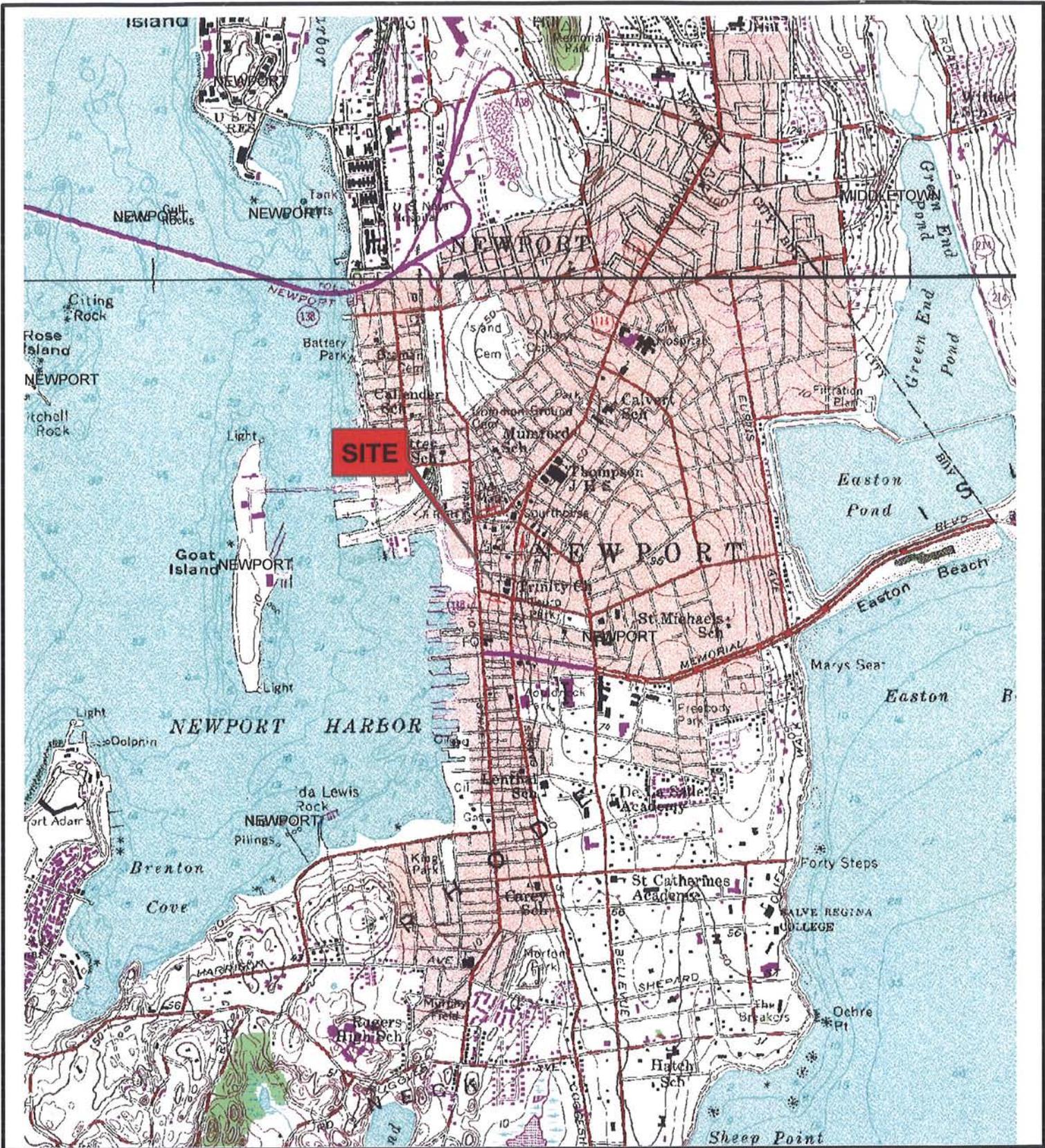
Bruce W. Clark declares that, to the best of his professional knowledge and belief, he meets the definition of *Environmental Professional* as defined in §312.10 of 40 CFR 312" and 12.13.2 Mr. Clark has the specific qualifications based on education, training, and experience to assess a *property* of the nature, history, and setting of the subject *property*. Mr. Clark has developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312."

---

Bruce W. Clark  
Principal

Date

**FIGURES**



**SAGE**Environmental, Inc

Figure 1

**USGS Quadrangle Site Location Map**

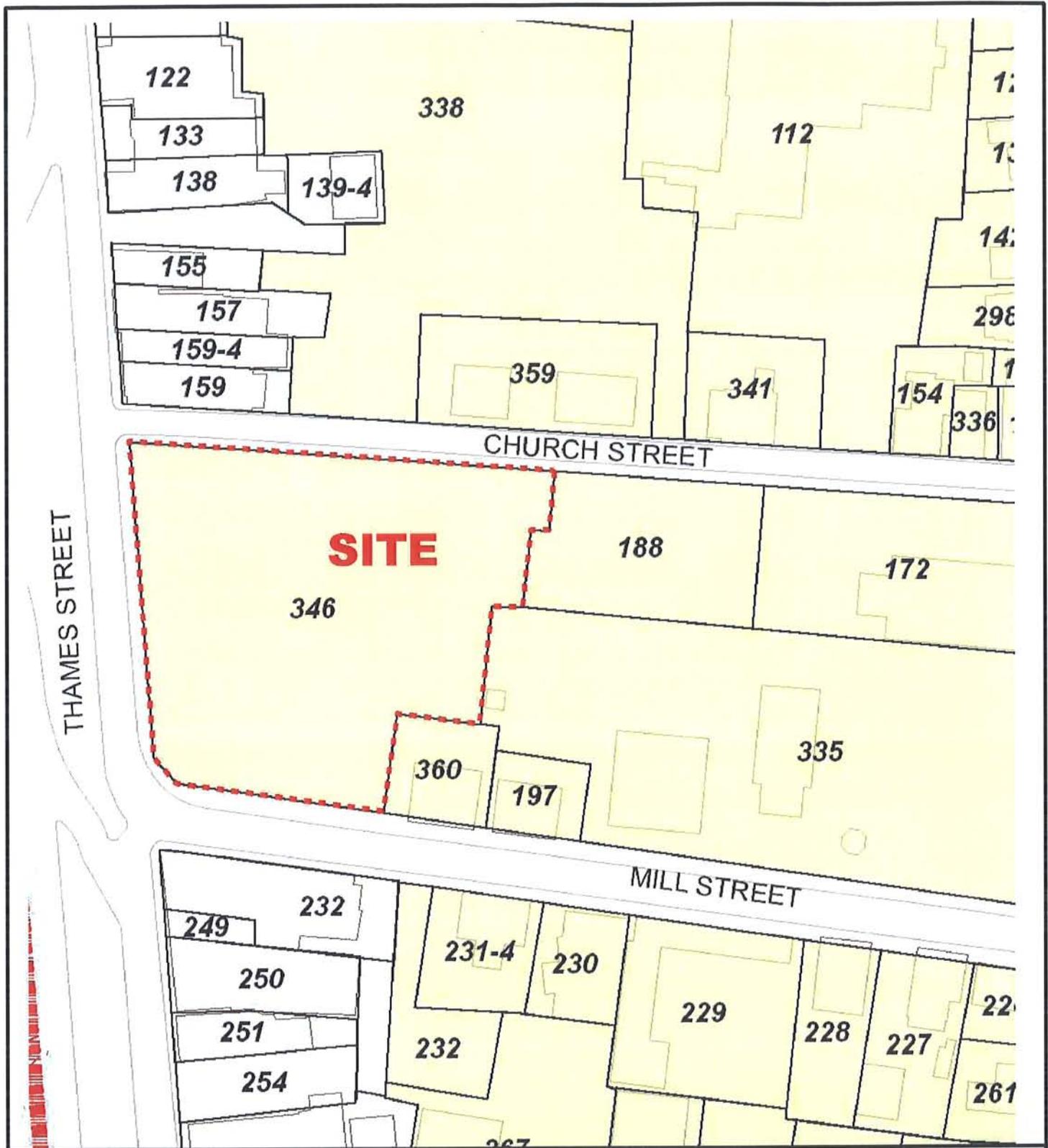
Queen Anne Square  
Newport, Rhode Island



NEWPORT, RHODE ISLAND  
USGS QUADRANGLE

DATE: 12/22/11      JOB #: S2244  
CREATED BY: DAK      DRAWING: lusqs.mxd





**SAGE** Environmental, Inc

Figure 2

Plat Map

Queen Anne Square  
Newport, Rhode Island



★ Site Location

DATE: 5/2/12  
CREATED BY: JD

JOB #: S2244  
DRAWING: platmap.mxd

Courtesy of the City of Newport



SAGE Environmental, Inc

Figure 3



★ Site Location

**Site Sketch**  
 Queen Anne Square  
 Plat 24 Lot 346  
 Newport, Rhode Island

DATE:	05/2/2012	JOB#:	S2244
CREATED BY:	JD	FILENAME:	exteriorsitesketch.mxd



**SAGE Environmental, Inc**

**Figure 4**

Orthophotography - 2006

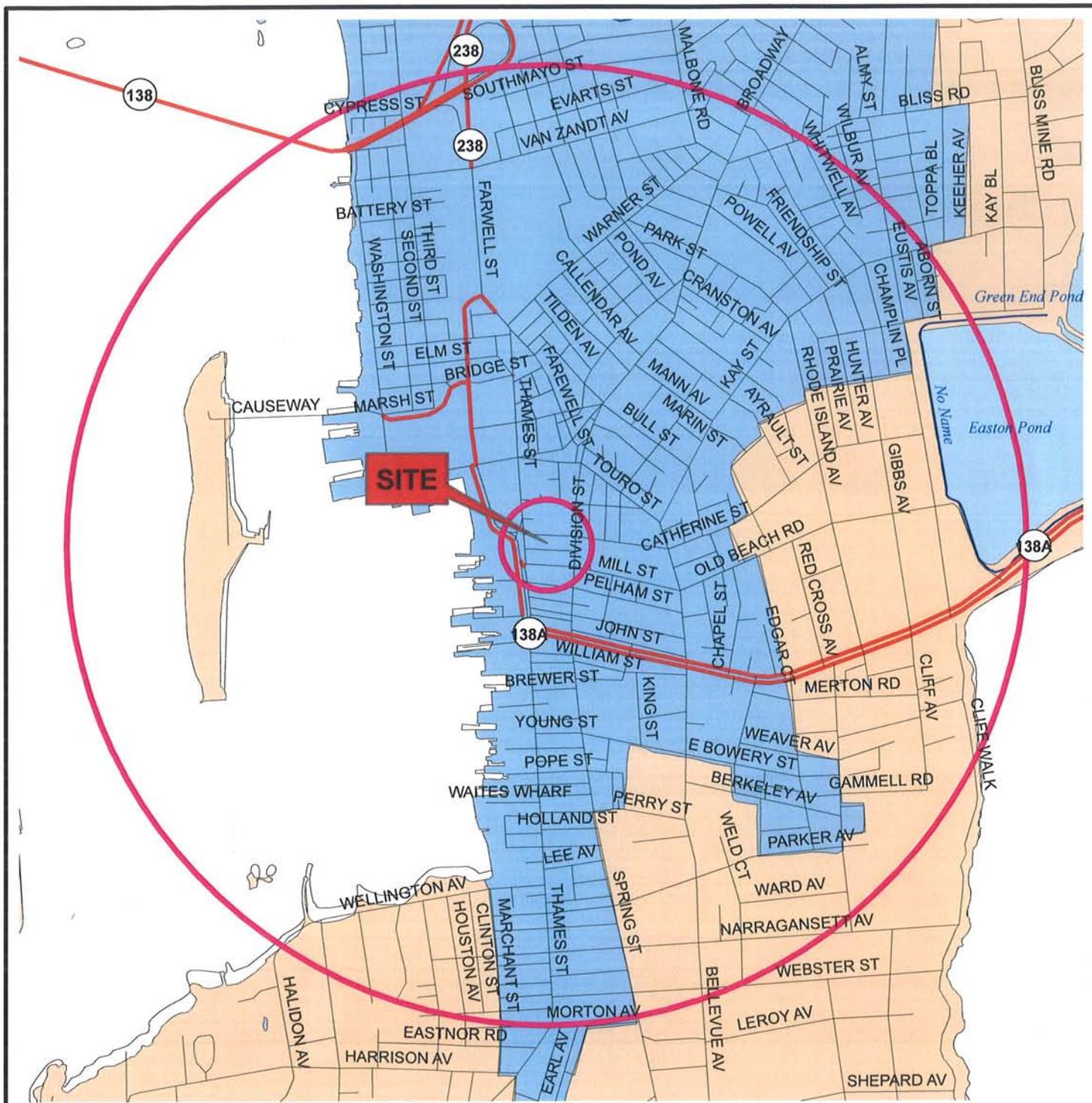
Queen Anne Square  
Newport, Rhode Island



★ Site Location

DATE: 12/22/11  
CREATED BY: DAK

JOB #: S2244  
DRAWING: ortho.mxd



**SAGE** Environmental, Inc

Figure 5

### RIDEM Groundwater Classification and Nearby Wells

Queen Anne Square  
Newport, Rhode Island

DATE: 12/22/11      JOB #: S2244  
 CREATED BY: DAK      DRAWING: qwclass.mxd

- Legend**
- Noncommunity Wells
  - Public Wells
  - Noncommunity Wellhead Protection Areas
  - Community Wellhead Protection Areas
  - Rivers and Streams
  - Lakes and Pond

- Groundwater Classification**
- GA
  - GAA
  - GB
  - GC

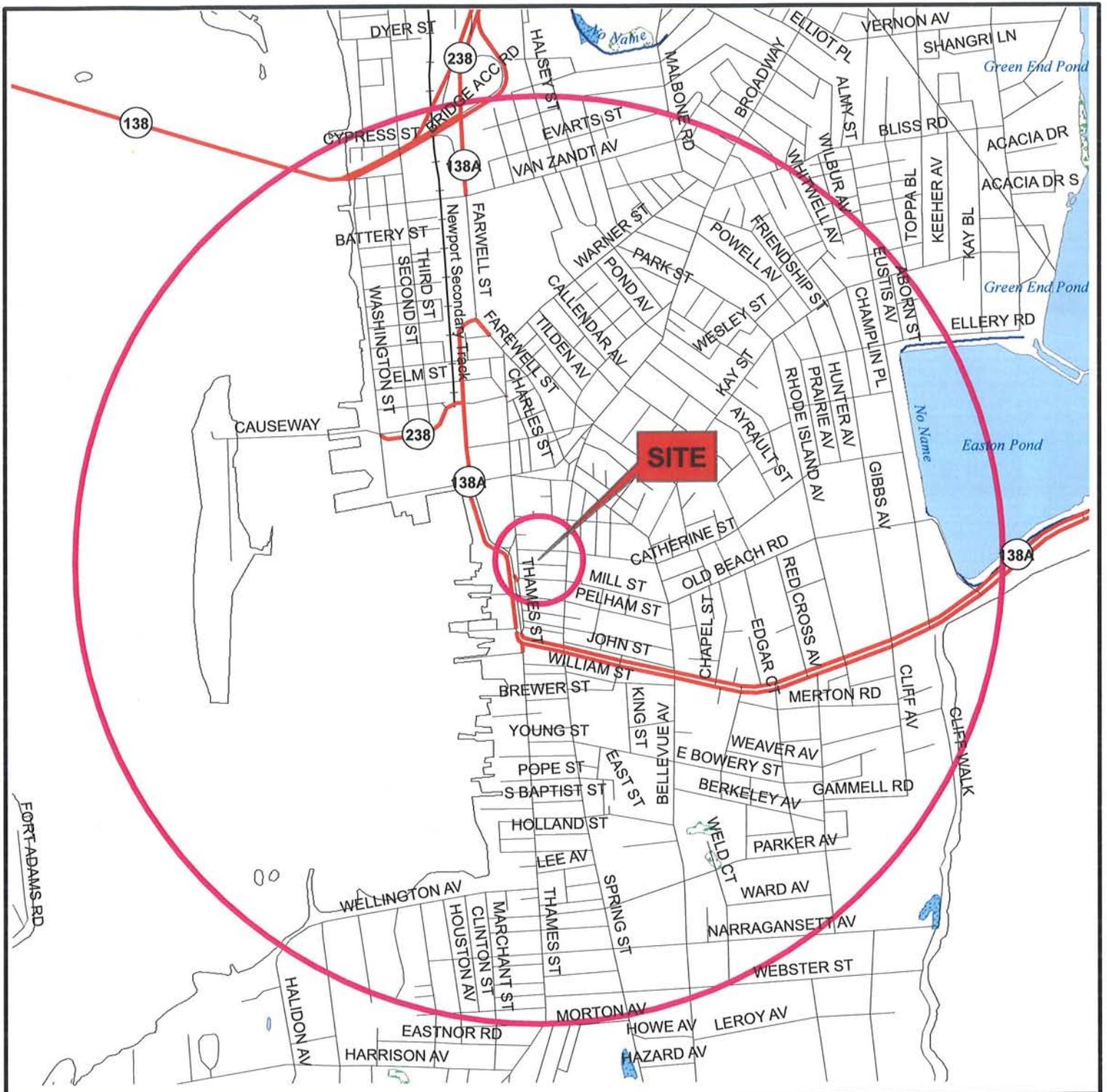
500 Feet & 1 Mile



0 0.1 0.2 0.4 0.6 0.8 Miles



Site Location



**SAGE** Environmental, Inc

**Figure 6**

**WETLANDS & RARE AND ENDANGERED SPECIES**

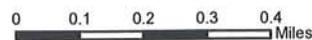
Queen Anne Square  
Newport, Rhode Island

DATE: 12/22/11

JOB #: S2244

CREATED BY: DAK

FILENAME: wetlandspec.mxd



- Legend**
- Wetlands**
  - Wetland Type**
  - Emergent Wetland: Emergent Fen or Marsh/Wet Meadow
  - Estuarine Emergent Wetland
  - Estuarine Scrub-Shrub Wetland
  - Forested Wetland: Coniferous
  - Forested Wetland: Dead
  - Forested Wetland: Deciduous
  - Scrub-Shrub Swamp
  - Scrub-Shrub Wetland: Shrub Fen
  - Wildlife Management Areas
  - Rare Species Habitat
  - 500 ft. Radius

Not to Scale

★ Site Location

## **APPENDIX A**





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COPY

SEE SECOND CARD

829

No. \_\_\_\_\_

Bank Street  
Plat 24

Lot 328 Name -- Egan, John J.

EGAN, MARION P.  
Egan's Laundry & Cleaners, Inc.  
The Brownstone Realty Corporation --  
Egan's Peerless Laundry and Cleaners, Inc.

DATE	SQUARE FEET	VALUE PER FOOT	VALUE OF LAND	VALUE OF BUILDINGS	TOTAL VALUE	DATE OF TRANSFER	TO WHOM TRANSFERRED	DEED BOOK	PAGE NO.
8/9/45	2613					1946			
1946	2613	30	783	1 200	1 983	Jan. 8	Egan's Peerless Laundry and Cleaners, Inc.	159	298
1947	241.50	From lot	#316						
1948	2854.50	30	856	4 500	5 356	1947	Egan's Peerless Laundry and Cleaners, Inc.	165	542
1950	2254.50		650		650	Nov. 5	The Brownstone Realty Corporation	173	506
1958	6.88					9-1-50	Egan's Laundry & Cleaners, Inc.	186	364
	2847.62		Added To Lot	#197	700	1-25-55	Corporation of Trinity Church, Newport, Rhode Island	196	137-38
			700	--		11-9-62	Marion P. Egan	207	452
	2560	From Lot	198						
	6068	From Lot	198 1/2						
	3775	From Lot	199						
	1887	From Lot	199 1/2						
	1820	From Lot	200						
	4508	From Lot	214						
	915	From Lot	215						
	4385	From Lot	311						
	4190.18	From Lot	316						
	32,955.80								
1971			41 760	140 290	182 050				
1973			41 760	122 270	164 030				
1973	-11,376		to new lot #	346					
1973	21,580		27 840	81 520	109 360				

FROM LOT # 197

9-27-73 EGAN, JOHN J. ET UX ET ALS 240 19

*[Handwritten scribble]*

**OWNER**

SECRET SAID  
630

PLAT

LOT

LOCATION

DISCONTINUED TO LOT 346

**COPY**

DISCONTINUED TO LOT 346

DATE	SQUARE FEET	VALUE PER FOOT	VALUE OF LAND	VALUE OF BUILDINGS	TOTAL VALUE	DATE OF TRANSFER	TO WHOM TRANSFERRED	DEED BOOK	PAGE NO.
1977	1,820		11,200	--	11,200	10-31-75	THE UNITED STATES AGENCY OF INTERNATIONAL DEVELOPMENT, WASHINGTON, D.C.	245	451-52
1981	-1,820	to lot 346				10-31-75	THE UNITED STATES AGENCY OF INTERNATIONAL DEVELOPMENT, WASHINGTON, D.C.	245	453-54
1981	-0-					5-10-77	THE UNITED STATES AGENCY OF INTERNATIONAL DEVELOPMENT, WASHINGTON, D.C.	264	61-67

SEE SECOND CARD

638

**COPY**

OWNER

PLAT 24

LOT 346

LOCATION

HILL ST. THAMES ST. & FRANK ST.

(2) REDEVELOPMENT AGENCY OF NEWPORT, RHODE ISLAND, THE  
 (1) - BERRY - JOHN - ST - W - B - A - I - S

DATE	SQUARE FEET	VALUE PER FOOT	VALUE OF LAND	VALUE OF BUILDINGS	TOTAL VALUE	DATE OF TRANSFER	TO WHOM TRANSFERRED	DEED BOOK	PAGE NO.
1973	11,376		from lot 328			1973 9/27/73	SEE (1) ABOVE	240	19
1973	11,376		13 920	40 750	54 670	12/31/75	SEE (2) ABOVE	245	449 455
1975	+19,760		from lot 328			12/31/75	SEE (2) ABOVE	245	451
1975	31,136		36 160	122270	158 430	12/31/75	SEE (2) ABOVE	245	453
1976	31,136		36 160	---	36 160	4/26/77	TRINITY CHURCH IN NEWPORT (ADDED TO LOT #197)	263	113
1977	-11,053		to lot 197			10/2/78	NEWPORT RESTORATION FOUNDATION	286	630
1977	20,083		46 600	---	46 600		SEE S COND CARD		
1978	-5,254		To new lot 360						
1978	14,829		40 340	---	40 340				

RECORD CARD

R04723

**OWNER**

PLAT 24

LOT 346

LOCATION  
MILL ST.,  
THAMES ST.,  
FRANK ST.

CITY OF NEWPORT

ASSESSMENT AGENCY OF NEWPORT, RHODE ISLAND, THE

DATE	SQUARE FEET	VALUE PER FOOT	VALUE OF LAND	VALUE OF BUILDINGS	TOTAL VALUE	DATE OF TRANSFER	TO WHOM TRANSFERRED	DEED BOOK	PAGE NO.
1978	14,829		40 340	---	40 340	10/2/78	Newport Restoration Foundation	286	630
1981	+2,315	from lot	175	---					
1981	+ 772	from lot	176	---					
1981	+1,303	from lot	184	---					
1981	+1,495	from lot	186	---					
1981	+4,680	from lot	177	---					
1981	+5,650	from lot	182	---					
1981	+1,733	from lot	208	---					
1981	+1,240	from lot	312	---					
1981	+3,096	from lot	185	---					
1981	+1,820	from lot	328	---					
1981	76,326		36 400	---	36 400				
1982	76,326		36 400	---	36 400				
1986	+200	from abandonment of Frank St. 9/10/86		---					
1986	76,606		36 400	---	36 400				
1992	76,606		1,144,900	---	1,144,900				

**COPY**

**HISTORICAL MAPS**



## FIRE INSURANCE MAP ABSTRACT RESEARCH RESULTS

Report Date: 12/7/2011

Client Job Number: P2484

FirstSearch Index Number: 289084

Site Address(es): QUEEN ANNE SQ  
NEWPORT, RI 02840

Listed below, please find the results of our search for historic fire insurance maps, performed in conjunction with your Environmental FirstSearch® report.

State	City	Date	Volume	Sheet Number(s)
Rhode Island	Newport	1990	none	9, 10
Rhode Island	Newport	1972	none	9, 10
Rhode Island	Newport	1968	none	9, 10
Rhode Island	Newport	1963	none	9, 10
Rhode Island	Newport	1953	none	9, 10
Rhode Island	Newport	1950	none	9, 10
Rhode Island	Newport	1921	none	7a
Rhode Island	Newport	1903	none	7a
Rhode Island	Newport	1896	none	13
Rhode Island	Newport	1891	none	8
Rhode Island	Newport	1884	none	8

This abstract is the result of a visual inspection of various Sanborn® Map collections. Supporting documentation follows in the Appendix. Use of this material is meant for research purposes only.

**Copyright Policy Disclaimer**

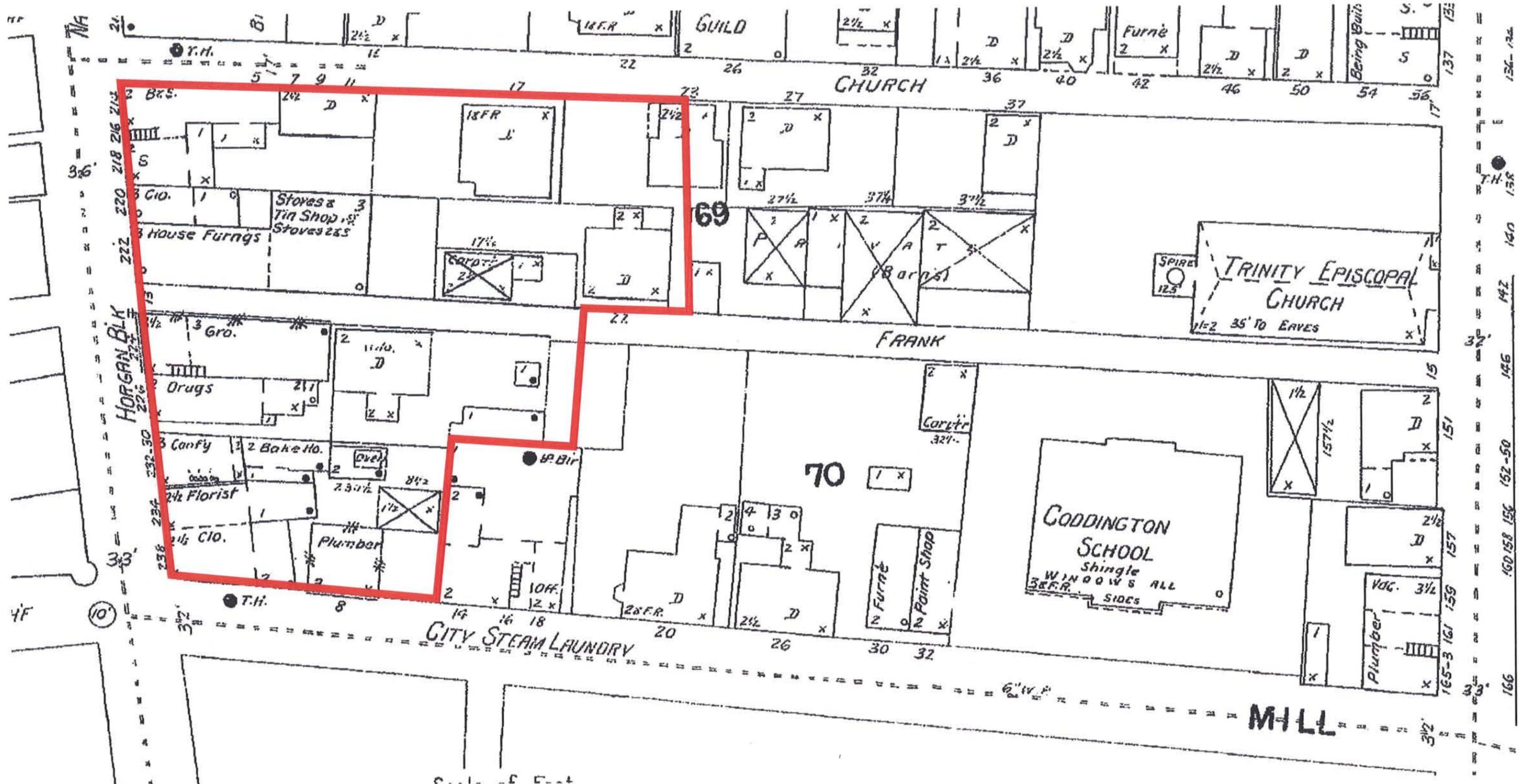
Certain Sanborn® Fire Insurance Maps are copyrighted material and may not be reproduced without the expressed permission of the Sanborn Map Company or other authorized third party distributors. Any reproduction of this material is covered under the copyright law of the United States (Title 17 U.S. Code) for which customer assumes all liability for the making of photocopies or other reproductions of copyrighted material. FirstSearch Technology Corporation warrants that it will employ its best efforts to maintain and deliver its information in an efficient and timely manner. Customer acknowledges that it understands that FirstSearch Technology Corporation obtains the above information from sources FirstSearch Technology Corporation considers reliable. However, THE WARRANTIES EXPRESSED HEREIN ARE IN LIEU OF ALL OTHER WARRANTIES, either expressed or implied, including without limitation any implied warranty of merchantability or fitness or suitability for a particular purpose (whether or not FirstSearch Technology Corporation may know, have reason to know, or have been advised of such purpose), whether arising by law or by reason of industry custom or usage. ALL SUCH OTHER WARRANTIES ARE HEREBY EXPRESSLY DISCLAIMED.

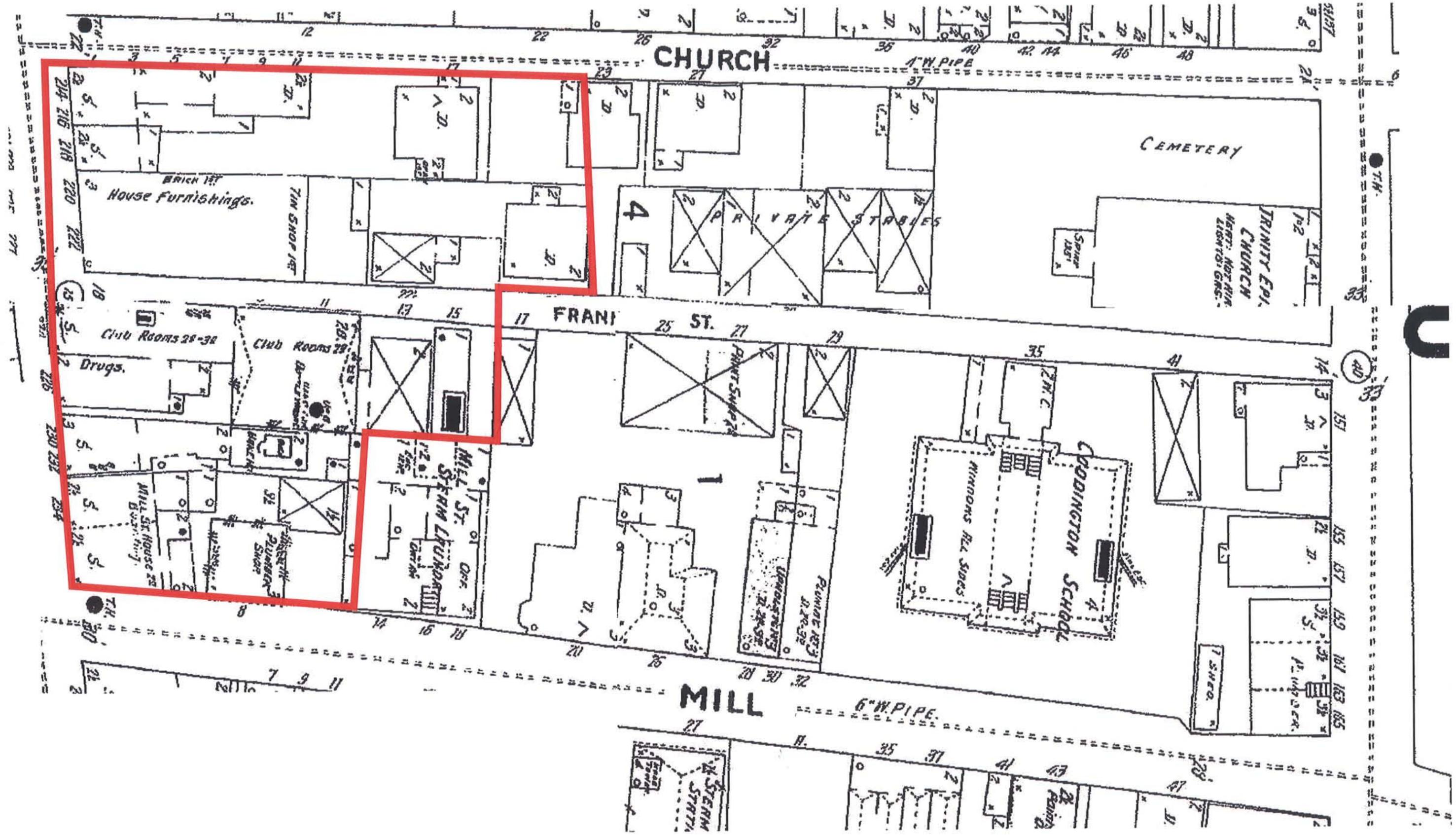
*FirstSearch Technology Corporation*

*10 Cottage Street, Norwood, MA 02062  
Tel: 781-551-0470 Fax: 781-551-0471*









CHURCH

CEMETERY

TRINITY EPI.  
CHURCH  
MERT: NOT RIG.  
LISH 701 GRC.

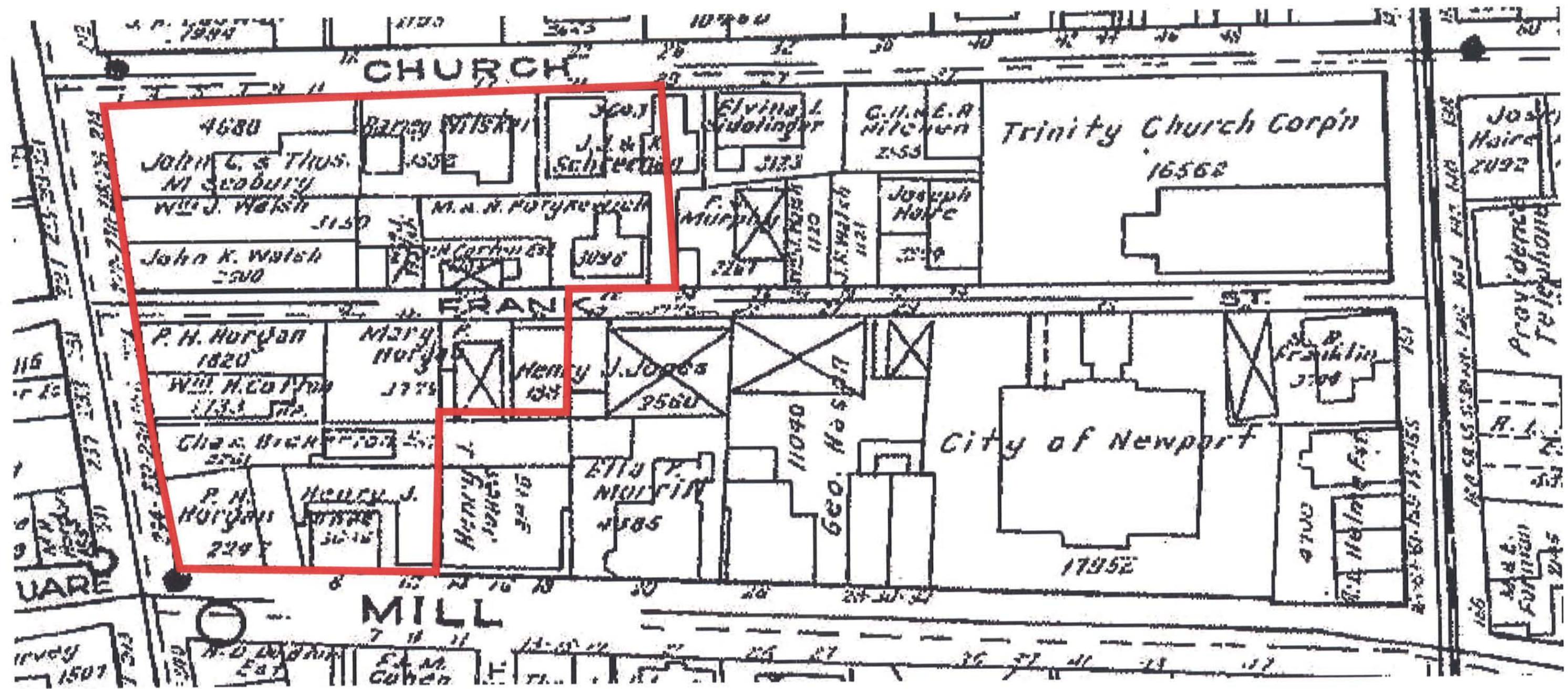
PRIVATE STABLES

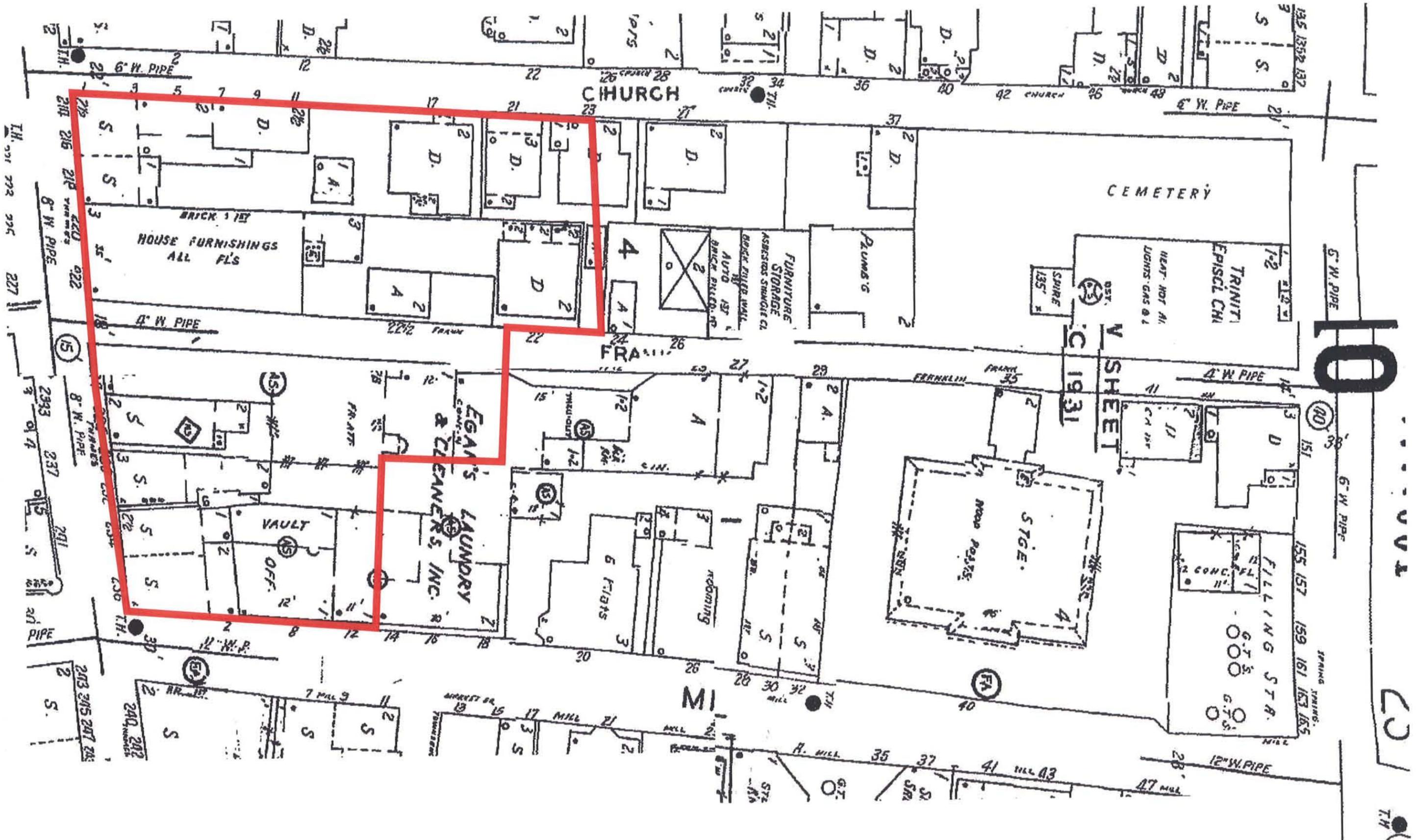
FRANI ST.

CODRINGTON SCHOOL

MILL

1903





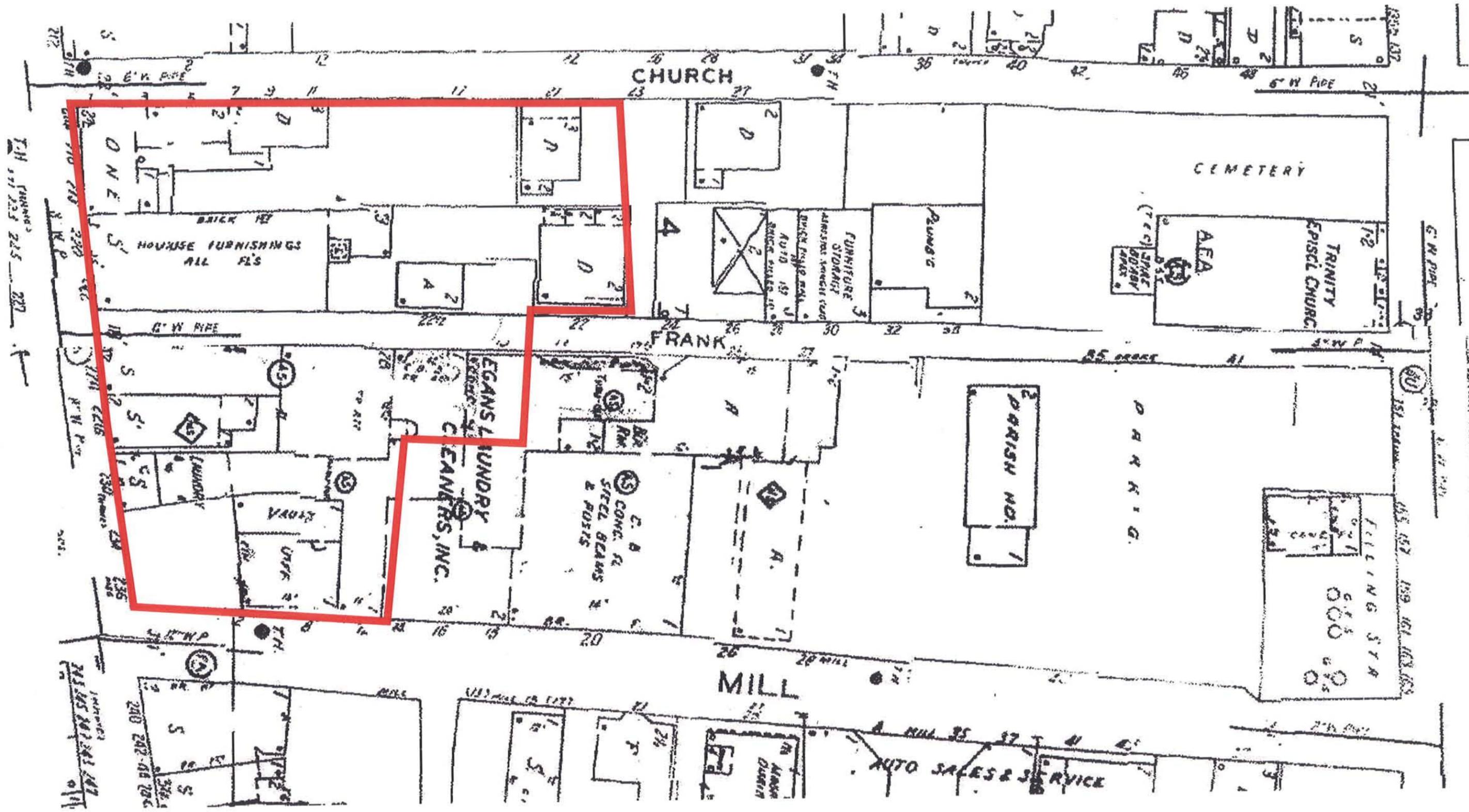
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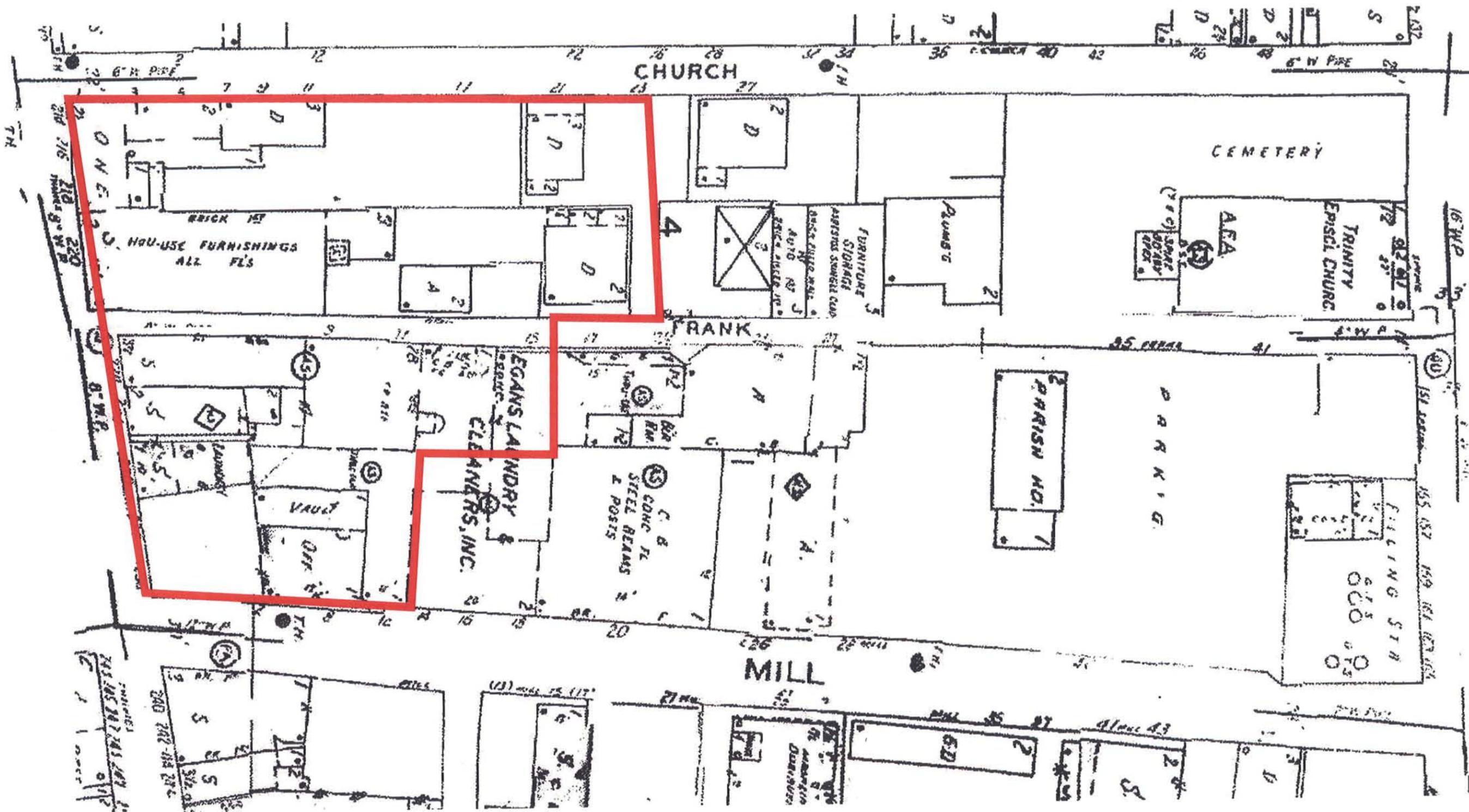
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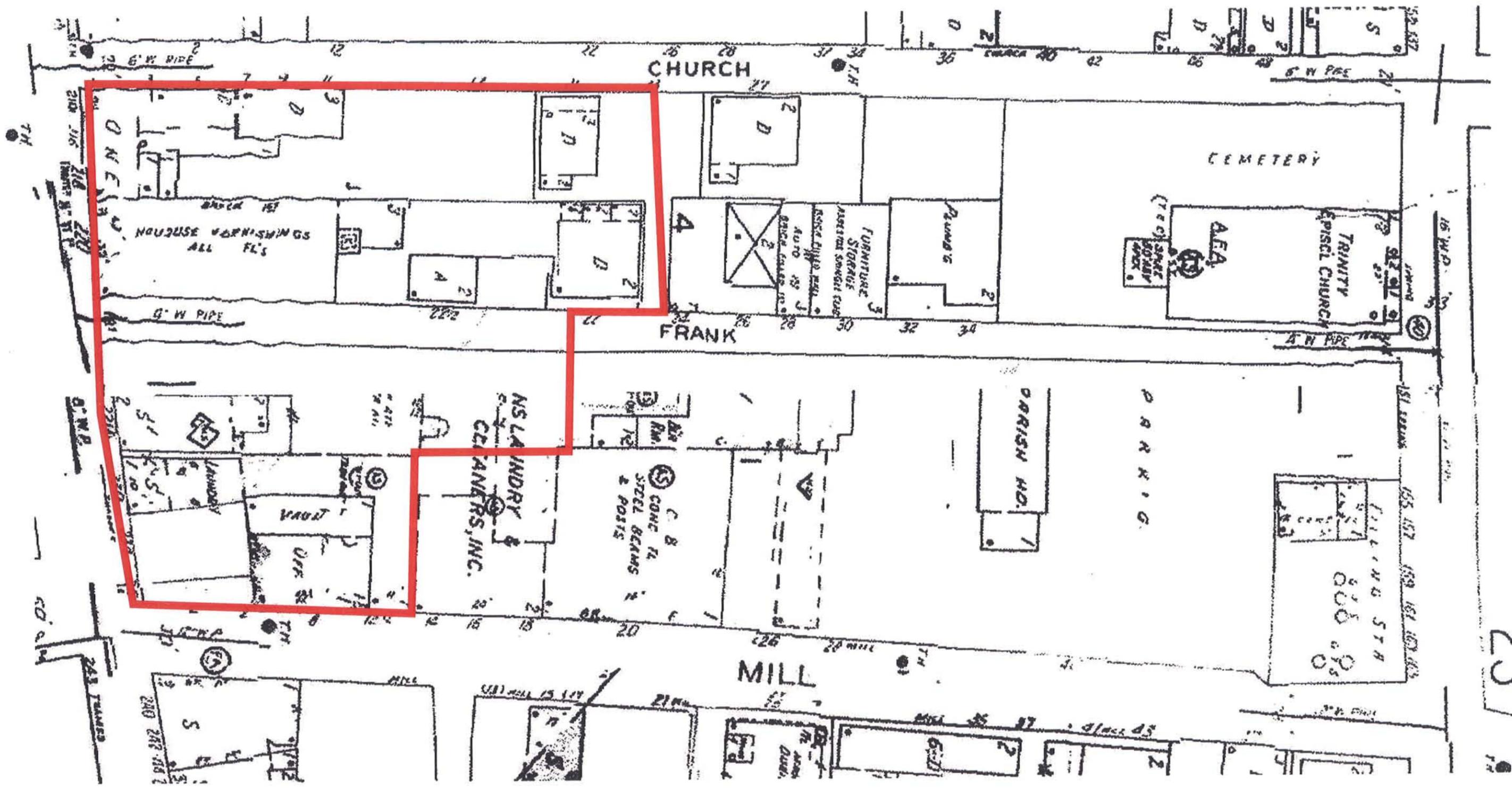
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1950

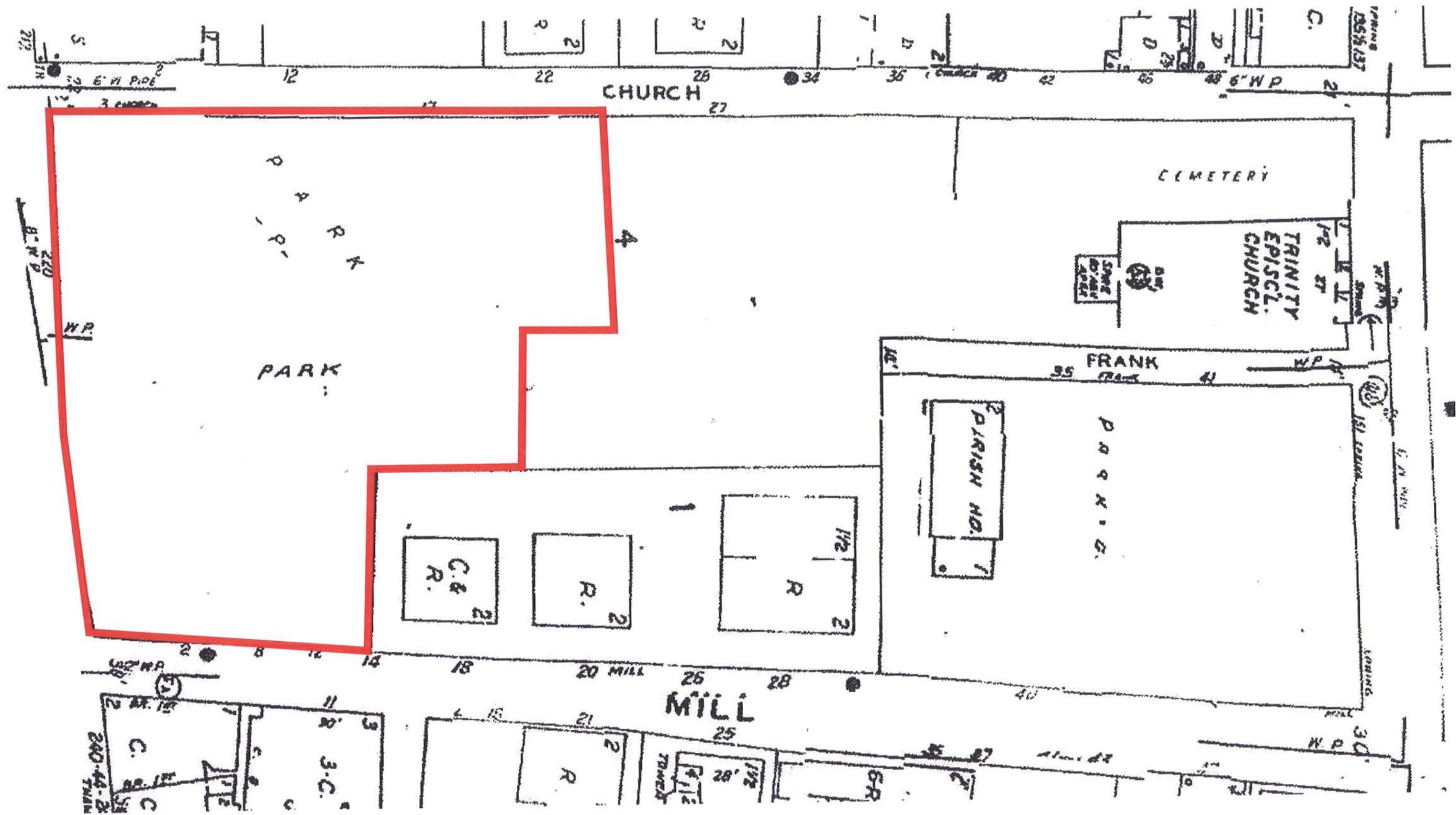








1972



1990

## **APPENDIX B**

Dec. 13. 2011, 4:03PM *Mandile*  
*from: Peter Reas*

No. 4633 P. 1 of 1

**Robert Foley**

---

**From:** kentps@aol.com  
**Sent:** Wednesday, December 07, 2011 9:44 PM  
**To:** Robert Foley  
**Subject:** QAS

Greetings Bob

I have read the findings of the State DEM re QAS and the potential of contamination at the Egan Laundry site. It may be helpful if you were to have an informal conversation with Bill Leys. It may well be that the site was cleared of waste prior to HUD releasing the property. Dan Marvell, who is retired from Preservation Society, lives in the 5th ward. He about ran the laundry for Egan and I know from him that there were tanks of heavy #4 or #5 oil and benzine. I feel confident that these were removed years before the laundry shut down, but NRF should make it clear that the property was owned by and cleaned up by HUD prior to transfer.

I would be hurt to see more of my houses sold for an Environmental Cleanup that could cost Millions.

Regards Peter

**FIRSTSEARCH**

# *FirstSearch Technology Corporation*

## **Environmental FirstSearch™ Report**

Target Property:

**QUEEN ANNE SQ**

**NEWPORT RI 02840**

Job Number: S2244

### **PREPARED FOR:**

SAGE Environmental, Inc.

172 Armistice Blvd.

Pawtucket, RI 02860

12-16-11



*Tel: (781) 551-0470*

*Fax: (781) 551-0471*

## *Environmental FirstSearch Search Summary Report*

**Target Site:** QUEEN ANNE SQ  
NEWPORT RI 02840

### FirstSearch Summary

Database	Sel	Updated	Radius	Site	1/8	1/4	1/2	1/2>	ZIP	TOTALS
NPL	Y	09-30-11	1.00	0	0	0	0	1	1	2
NPL Delisted	Y	09-30-11	0.50	0	0	0	0	-	0	0
CERCLIS	Y	09-30-11	0.50	0	0	0	1	-	0	1
NFRAP	Y	09-30-11	0.50	0	0	0	0	-	0	0
RCRA COR ACT	Y	09-13-11	1.00	0	0	0	0	0	0	0
RCRA TSD	Y	09-13-11	0.50	0	0	0	0	-	0	0
RCRA GEN	Y	09-13-11	0.25	0	0	3	-	-	2	5
RCRA NLR	Y	09-13-11	0.25	0	1	0	-	-	10	11
Federal Brownfield	Y	10-01-11	0.50	0	0	0	0	-	0	0
ERNS	Y	10-18-11	0.15	0	0	0	-	-	29	29
Tribal Lands	Y	12-01-05	1.00	0	0	0	0	0	1	1
State/Tribal Sites	Y	11-18-11	1.00	0	1	3	18	10	9	41
State Spills 90	Y	01-04-01	0.25	0	0	7	-	-	45	52
State/Tribal SWL	Y	05-04-11	0.50	0	0	0	0	-	0	0
State/Tribal LUST	Y	11-18-11	0.50	0	2	2	16	-	2	22
State/Tribal UST/AST	Y	11-18-11	0.25	0	9	16	-	-	10	35
State/Tribal EC	Y	NA	0.25	0	0	0	-	-	0	0
State/Tribal IC	Y	09-30-09	0.25	0	0	1	-	-	8	9
State/Tribal VCP	Y	NA	0.50	0	0	0	0	-	0	0
State/Tribal Brownfields	Y	10-01-08	0.50	0	1	0	8	-	4	13
State Other	Y	01-01-07	0.25	0	0	0	-	-	0	0
Federal IC/EC	Y	11-01-11	0.25	0	0	0	-	-	2	2
- TOTALS -				0	14	32	43	11	123	223

#### Notice of Disclaimer

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to FirstSearch Technology Corp., certain conventions have been utilized in preparing the locations of all federal, state and local agency sites residing in FirstSearch Technology Corp.'s databases. All EPA NPL and state landfill sites are depicted by a rectangle approximating their location and size. The boundaries of the rectangles represent the eastern and western most longitudes; the northern and southern most latitudes. As such, the mapped areas may exceed the actual areas and do not represent the actual boundaries of these properties. All other sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated property. Actual boundaries and locations of individual properties can be found in the files residing at the agency responsible for such information.

#### Waiver of Liability

Although FirstSearch Technology Corp. uses its best efforts to research the actual location of each site, FirstSearch Technology Corp. does not and can not warrant the accuracy of these sites with regard to exact location and size. All authorized users of FirstSearch Technology Corp.'s services proceeding are signifying an understanding of FirstSearch Technology Corp.'s searching and mapping conventions, and agree to waive any and all liability claims associated with search and map results showing incomplete and or inaccurate site locations.

***Environmental FirstSearch  
Site Information Report***

**Request Date:** 12-16-11  
**Requestor Name:** Debbie Keough  
**Standard:** ASTM-05

**Search Type:** COORD  
**Job Number:** S2244

**Target Site:** QUEEN ANNE SQ  
 NEWPORT RI 02840

*Demographics*

<b>Sites:</b> 223	<b>Non-Geocoded:</b> 123	<b>Population:</b> NA
<b>Radon:</b> 0.1 - 4.6 PCI/L		

*Site Location*

	<u>Degrees (Decimal)</u>	<u>Degrees (Min/Sec)</u>		<u>UTMs</u>
<b>Longitude:</b>	-71.314223	-71:18:51	<b>Easting:</b>	306799.443
<b>Latitude:</b>	41.487442	41:29:15	<b>Northing:</b>	4595242.813
<b>Elevation:</b>	34		<b>Zone:</b>	19

*Comment*

**Comment:**

*Additional Requests/Services*

<b>Adjacent ZIP Codes:</b> 0 Mile(s)	<b>Services:</b>																																		
<table border="1"> <thead> <tr> <th>ZIP Code</th> <th>City Name</th> <th>ST</th> <th>Dist/Dir</th> <th>Sel</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	ZIP Code	City Name	ST	Dist/Dir	Sel						<table border="1"> <thead> <tr> <th></th> <th>Requested?</th> <th>Date</th> </tr> </thead> <tbody> <tr> <td>Fire Insurance Maps</td> <td>No</td> <td></td> </tr> <tr> <td>Aerial Photographs</td> <td>No</td> <td></td> </tr> <tr> <td>Historical Topos</td> <td>No</td> <td></td> </tr> <tr> <td>City Directories</td> <td>No</td> <td></td> </tr> <tr> <td>Title Search/Env Liens</td> <td>No</td> <td></td> </tr> <tr> <td>Municipal Reports</td> <td>No</td> <td></td> </tr> <tr> <td>Online Topos</td> <td>No</td> <td></td> </tr> </tbody> </table>		Requested?	Date	Fire Insurance Maps	No		Aerial Photographs	No		Historical Topos	No		City Directories	No		Title Search/Env Liens	No		Municipal Reports	No		Online Topos	No	
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## Environmental FirstSearch Sites Summary Report

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

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Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
1	LUST	TRINITY CHURCH 2224-LS/SRO - SOIL REMOVAL O	QUEEN ANNE SQ NEWPORT RI 02840	0.06 NE	+ 19	1
1	UST	TRINITY CHURCH 16499/PERM CLOSED	QUEEN ANNE SQ NEWPORT RI 02840	0.06 NE	+ 19	1
2	UST	R and D TRUST PROPERTY 18829/PERM CLOSED	142 SPRING ST NEWPORT RI 02840	0.07 SE	+ 22	2
3	RCRANLR	METROPOLITIAN CLEANERS RID018510016/NLR	132 SPRING ST NEWPORT RI 02840	0.08 NE	+ 20	4
3	UST	METROPOLITAN CLEANERS LTD. 01851/PERM CLOSED	132 SPRING ST NEWPORT RI 02840	0.08 NE	+ 20	5
4	BROWNFIELD	PELHAM COURT LLC RIBF-0908-047/ACTIVE	14 PELHAM ST NEWPORT RI 02840	0.08 SE	- 6	5
4	LUST	PELHAM PLACE 2287-LS/A - ACTIVE	14 PELHAM ST NEWPORT RI 02840	0.08 SE	- 6	6
4	STATE	PELHAM COURT LLC PELH-HWM/A = ACTIVE	14 PELHAM ST NEWPORT RI 02840	0.08 SE	- 6	6
5	UST	HARBOR ANTIQUES 18222/PERM CLOSED	134 SPRING ST NEWPORT RI 02840	0.08 NE	+ 15	7
6	UST	BOYS and GIRLS CLUB 18620/PERM CLOSED	95 CHURCH ST NEWPORT RI 02840	0.09 SE	+ 27	7
7	UST	PELHAM GARAGE 15839/PERM CLOSED	17 PELHAM ST NEWPORT RI 02840	0.09 SE	- 4	8
8	UST	NEWPORT HARBOR CENTER 02818/IN USE	THAMES ST NEWPORT RI 02840	0.10 SW	- 33	9
9	UST	PEOPLE S CREDIT UNION, THE 03014/PERM CLOSED	282 THAMES ST NEWPORT RI 02840	0.11 SW	- 14	9
10	UST	BOLUSKY BLDG. (BEN S FURN. CO. 02658/PERM CLOSED	166 THAMES ST NEWPORT RI 02840	0.12 NW	- 19	10
11	UST	SOVEREIGN BANK SITE (APPLE HEA 04143/PERM CLOSED	290 THAMES ST NEWPORT RI 02840	0.13 SW	- 10	10
12	UST	J.J. NEWBERRY 6033 01870/PERM CLOSED	144 THAMES ST NEWPORT RI 02840	0.14 NW	- 18	11
13	UST	U.S.P.S. 02218/PERM CLOSED	320 THAMES ST NEWPORT RI 02840	0.16 SW	- 9	11
14	SPILLS	NEWPORT YACHTING CENTER 96-264	20 COMMERCIAL WHARF NEWPORT RI 02840	0.17 SW	- 24	12
15	UST	OPERA HOUSE, INC. 19087/PERM CLOSED	19 TOURO ST NEWPORT RI 02840	0.17 NW	- 20	12
15	UST	OPERA HOUSE RIUS-0802-33	19 TOURO ST NEWPORT RI 02840	0.17 NW	- 20	13
16	RCRAGN	NEWPORT YACHTING CENTER RIR000501833/SGN	20 COMMERCIAL WHARF NEWPORT RI 02840	0.18 SW	- 26	15

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Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
17	STATE	LONG WHARF MALL - NORTH LWM-HWM/I = INACTIVE	THAMES ST NEWPORT RI 02840	0.18 NW	- 23	16
17	INSTCONTRO	LONG WHARF MALL - NORTH RI-ELUR-055/ELUR	THAMES ST NEWPORT RI 02840	0.18 NW	- 23	16
18	SPILLS	DEM PIER 9 94-113	9 WASHINGTON ST NEWPORT RI 02840	0.18 NW	- 21	17
19	LUST	COLONY HOUSE SUNOCO 2203-LS/SRO - SOIL REMOVAL O	SPRING ST NEWPORT RI 02840	0.19 NE	+ 9	17
19	RCRAGN	TEXACO STA/COFFEYS SERVICE STA RID987480811/SGN	48 TOURO 29 SPRING ST NEWPORT RI 02840	0.19 NE	+ 9	19
19	UST	COFFEY S TEXACO 00734/IN USE	48 TOURO ST NEWPORT RI 02840	0.19 NE	+ 9	20
20	UST	BANNISTER S WHARF, INC. 00070/IN USE	BANNISTER S WHARF NEWPORT RI 02840	0.19 NW	- 33	21
20	SPILLS	12978	BANNISTER WHARF NEWPORT RI 02840	0.19 NW	- 33	22
20	SPILLS	BANISTER WHARF 99-272	BANISTER WHARF NEWPORT RI 02840	0.19 NW	- 33	22
21	UST	BANK OF NEW ENGLAND/OLD COLONY 02219/PERM CLOSED	8 WASHINGTON SQ NEWPORT RI 02840	0.19 NW	- 24	23
22	UST	TOURO SYNAGOGUE 02376/PERM CLOSED	85 TOURO ST NEWPORT RI 02840	0.19 NE	+ 24	24
23	STATE	TOURO SYNAGOGUE VISTORS CENTER TORS-HWM/A = ACTIVE	50 SPRING ST NEWPORT RI 02840	0.20 NE	+ 7	25
24	UST	MOSHER S SERVICE STATION 00239/PERM CLOSED	DUKE ST NEWPORT RI 02840	0.20 NW	- 24	26
25	UST	ODDFELLOWS HALL 03449/PERM CLOSED	3 CHARLES ST NEWPORT RI 02840	0.20 NW	- 20	27
26	UST	SULLIVAN PROPERTY 18737/PERM CLOSED	38 WASHINGTON SQ NEWPORT RI 02840	0.20 NE	- 15	27
27	RCRAGN	BRUCE N SUNDERLAND DDS RIR000500892/SGN	37 LONG WHARF MALL NEWPORT RI 02840	0.21 NW	- 27	29
28	UST	RICHARD D ADDARIO 18757/PERM CLOSED	ONE COURTHOUSE SQ NEWPORT RI 02840	0.21 NE	+ 2	30
28	SPILLS	ONE COURT HOUSE SQ 97-560	ONE COURT HOUSE SQ NEWPORT RI 02840	0.21 NE	+ 2	30
29	UST	CHANLER HOTEL 19164/PERM CLOSED	117 MEMORIAL BLVD NEWPORT RI 02840	0.23 SE	- 16	31
29	UST	CHANLER HOTEL RIUS-0802-9	117 MEMORIAL BLVD NEWPORT RI 02840	0.23 SE	- 16	31

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Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
30	LUST	HOTEL VIKING 2238-ST/SRO - SOIL REMOVAL O	CHURCH ST NEWPORT RI 02840	0.24 NE	+ 57	32
30	UST	HOTEL VIKING NEWPORT 00079/PERM CLOSED	ONE BELLEVUE AVE NEWPORT RI 02840	0.24 NE	+ 57	33
31	SPILLS	PARASCANDOLA DOCK 96-156	PARASCANDOLA DOCK NEWPORT RI 02840	0.25 SW	- 34	34
31	SPILLS	SEE PREVIOUS REPORT 95-156	PARASCANDOLA DOCK NEWPORT RI 02840	0.25 SW	- 34	34
31	STATE	PARASCONDOLA FISH COMPANY PARA-HWM/A = ACTIVE	PERRY MILL WHARF NEWPORT RI 02840	0.25 SW	- 34	35
32	STATE	CHRISTIE S CHRT-HWM/A = ACTIVE	351 THAMES ST NEWPORT RI 02840	0.26 SW	- 25	35
32	BROWNFIELD	CHRISTIE S RIBF-0908-046/ACTIVE	351 THAMES ST NEWPORT RI 02840	0.26 SW	- 25	36
33	STATE	INN ON THE HARBOR IOTH-HWM/A = ACTIVE	359 THAMES ST NEWPORT RI 02840	0.26 SW	- 25	36
34	STATE	NEWPORT MARRIOTT NMRT-HWM/I = INACTIVE	25 AMERICAS CUP AVE NEWPORT RI 02840	0.26 NW	- 34	38
35	LUST	BELLEVUE MANOR 2250-ST/SRO - SOIL REMOVAL O	10 BELLEVUE AVE NEWPORT RI 02840	0.26 NE	+ 61	38
36	LUST	COFFEY S TEXACO 2209-LS/A - ACTIVE	29 SPRING ST NEWPORT RI 02840	0.26 NE	0	38
37	STATE	WEST MARLBOROUGH ST. PROPERTY WMAR-HWM/I = INACTIVE	6 W MARLBOROUGH ST NEWPORT RI 02840	0.27 NW	- 27	38
37	BROWNFIELD	WEST MARLBOROUGH ST. PROPERTY ELUR-0307-038/ELUR	6 W MARLBOROUGH ST NEWPORT RI 02840	0.27 NW	- 27	39
37	BROWNFIELD	WEST MARLBOROUGH ST. PROPERTY RIBF-038/ACTIVE	6 W MARLBOROUGH NEWPORT RI 02840	0.27 NW	- 27	39
38	LUST	NEWPORT HARBOR CENTER 2286-ST/I - INACTIVE	365 THAMES ST NEWPORT RI 02840	0.27 SW	- 26	40
39	BROWNFIELD	REDWOOD LIBRARY RIBF-0106-081/ACTIVE	50 BELLEVUE AVE NEWPORT RI 02840	0.28 SE	+ 58	40
39	STATE	REDWOOD LIBRARY REDW-HWM/A = ACTIVE	50 BELLEVUE AVE NEWPORT RI 02840	0.28 SE	+ 58	41
40	STATE	EASTERN RESORTS (SEE LONG WHAR EARE-HWM/A = ACTIVE	125 and 126-128 LONG WHARF NEWPORT RI 02840	0.29 NW	- 34	41
41	LUST	DEL NERO CLEANERS and LAUNDRY 2268-ST/A - ACTIVE	11 FAREWELL ST NEWPORT RI 02840	0.30 NE	- 11	43
42	STATE	INN ON LONG WHARF IOLW-HWM/A = ACTIVE	142 LONG WHARF NEWPORT RI 02840	0.31 NW	- 34	43

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Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
43	LUST	CITY OF NEWPORT SEWAGE PUMPING 2215-LS/SRO - SOIL REMOVAL O	LONG WHARF NEWPORT RI 02840	0.31 NW	- 31	43
44	LUST	NYNEX 2231-LS/I - INACTIVE	20 BULL ST NEWPORT RI 02840	0.32 NE	+ 25	43
45	CERCLIS	LONG WHARF AREA RID987493335/NOT PROPOSED	CORNER OF LONG WHARF and WA NEWPORT RI 02840	0.34 NW	- 34	44
46	STATE	LONG WHARF LW-SFA/A = ACTIVE	LONG WHARF and WASHINGTON NEWPORT RI 02840	0.34 NW	- 34	45
46	STATE	LONG WHARF LWH-HWM/I = INACTIVE	LONG WHARF and WASHINGTON NEWPORT RI 02840	0.34 NW	- 34	45
47	LUST	NEWPORT LIBRARY 2256-ST/I - INACTIVE	300 SPRING ST NEWPORT RI 02840	0.35 SE	- 1	48
48	STATE	NEWPORT ON SHORE NONS-HWM/A = ACTIVE	405 THAMES ST NEWPORT RI 02840	0.36 SW	- 21	48
49	LUST	MARTIN LUTHER KING 2221-LS/I - INACTIVE	20 W W. BROADWAY NEWPORT RI 02840	0.36 NE	- 4	48
50	STATE	EASTERN ICE COMPANY EICE-HWM/A = ACTIVE	10 BROWN and HOWARD WHARF NEWPORT RI 02840	0.37 SW	- 23	48
51	LUST	BAYSIDE APARTMENTS 2218-LS/I - INACTIVE	3 ST NEWPORT RI 02840	0.37 NW	- 30	48
51	LUST	BAYSIDE APARTMENTS 2276-ST/I - INACTIVE	3 ST NEWPORT RI 02840	0.37 NW	- 30	48
52	STATE	AMERICAN SHIPYARD AMSH-HWM/A = ACTIVE	WASHINGTON ST NEWPORT RI 02840	0.39 NW	- 34	48
52	LUST	AMERICIAN SHIPYARD 2262-ST/I - INACTIVE	1 WASHINGTON ST NEWPORT RI 02840	0.39 NW	- 34	50
53	STATE	LEE S WHARF LEES-HWM/A = ACTIVE	THAMES ST NEWPORT RI 02840	0.39 SW	- 25	50
54	LUST	TRAVERS BUILDING 2229-LS/SRO - SOIL REMOVAL O	174 BELLEVUE AVE NEWPORT RI 02840	0.41 SE	+ 49	50
55	LUST	NEWPORT HOUSING AUTHORITY 2292-ST/I - INACTIVE	19 CHAPEL ST NEWPORT RI 02840	0.43 SE	+ 38	50
55	BROWNFIELD	NATIONAL GRID - NEWPORT HOUSIN RIBF-0307-044/ACTIVE	19 CHAPEL ST NEWPORT RI 02840	0.43 SE	+ 38	51
55	BROWNFIELD	NATIONAL GRID - NEWPORT HOUSIN RIBF-0908-119/ACTIVE	19 CHAPEL ST NEWPORT RI 02840	0.43 SE	+ 38	51
55	STATE	NATIONAL GRID - NEWPORT HOUSIN NENH-HWM/I = INACTIVE	19 CHAPEL ST NEWPORT RI 02840	0.43 SE	+ 38	52
56	STATE	PIER RESTAURANT PIER-HWM/I = INACTIVE	HOWARD WHARF NEWPORT RI 02840	0.43 SW	- 16	52

## *Environmental FirstSearch Sites Summary Report*

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Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
56	BROWNFIELD	PIER RESTAURANT RIBF-164/ACTIVE	HOWARD WHARF NEWPORT RI 02840	0.43 SW	- 16	53
57	STATE	HOWARD WHARF HOWW-HWM/ACTIVE	HOWARD WHARF NEWPORT RI 02840	0.44 SW	- 27	53
58	STATE	THAMES PIER THAM-HWM/A = ACTIVE	449 THAMES ST NEWPORT RI 02840	0.44 SW	- 15	54
59	LUST	FOLEY S GULF SERVICE 2265-LS/I - INACTIVE	105 BROADWAY NEWPORT RI 02840	0.47 NE	+ 8	54
60	BROWNFIELD	SPRING WHARF ASSOCIATES, LLC RIBF-0309-025/ACTIVE	10 SPRING WHARF NEWPORT RI 02840	0.49 SW	- 32	55
60	STATE	SPRING WHARF ASSOCIATES, LLC SPRW-HWM/I = INACTIVE	10 SPRING WHARF NEWPORT RI 02840	0.49 SW	- 32	55
61	LUST	HUNT HOUSE 2257-ST/I - INACTIVE	54 WASHINGTON ST NEWPORT RI 02840	0.49 NW	- 27	56
62	LUST	TALLMAN AND MACK 2243-LS/SRO - SOIL REMOVAL O	SPRING WHARF NEWPORT RI 02840	0.49 SW	- 34	56
63	STATE	WAITE S WHARF WAIT-HWM/I = INACTIVE	SOUTH WAITE WHARF NEWPORT RI 02840	0.54 SW	- 34	56
64	STATE	PEOPLE S CREDIT UNION PECU-HWM/I = INACTIVE	43 MEMORIAL BLVD NEWPORT RI 02840	0.58 SE	+ 22	57
65	STATE	PROVIDENCE GAS COMPANY 1 PGC1-SFA/I = INACTIVE	543 THAMES ST NEWPORT RI 02840	0.65 SW	- 25	57
65	STATE	PROVIDENCE GAS COMPANY 1 PGC1-SFA/I	543 THAMES ST NEWPORT RI 02840	0.65 SW	- 25	58
65	STATE	PROVIDENCE GAS COMPANY 1 PGC1-HWM/A = ACTIVE	543 THAMES ST NEWPORT RI 02840	0.65 SW	- 25	58
65	STATE	PROVIDENCE GAS COMPANY 2 PGC2-SFA/I = INACTIVE	543 THAMES ST NEWPORT RI 02840	0.65 SW	- 25	59
65	STATE	PROVIDENCE GAS MGP NEWP PMGP-HWM/A = ACTIVE	543 THAMES ST NEWPORT RI 02840	0.65 SW	- 25	59
66	STATE	SHELL FACILITY 139044 ( FORME SHEN-HWM/A = ACTIVE	560 THAMES ST NEWPORT RI 02840	0.69 SE	- 19	60
67	STATE	HYATT REGENCY -GOAT ISLAND HYAT-HWM/A = ACTIVE	ONE GOAT ISLAND NEWPORT RI 02840	0.72 NW	- 34	60
68	STATE	AARDVARK ANTIQUES AARD-HWM/I = INACTIVE	9 J T CONNELL HWY NEWPORT RI 02840	0.84 NW	- 18	61
69	NPL	NEWPORT NAVAL EDUCATION/TRAINI RI6170085470/FINAL	DEFENSE HGWY (BURMA RD) MIDDLETOWN RI 02840	0.96 NW	N/A	63

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Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
NPL		DOD/NETC/OLD FIRE FIGHTING TRA RI3170022112/PART OF NPL	COASTERS HARBOR ISLAND NEWPORT RI 02840	NON GC	N/A	N/A
RCRAGN		COMMUNITY COLLEGE OF RI NEWPOR RIR000504407/SGN	1 JOHN H CHAFFEE BLVD NEWPORT RI 02840	NON GC	N/A	N/A
RCRAGN		MUSEUM OF YACHTING THE RIR000507715/SGN	FORT ADAMS STATE PARK NEWPORT RI 02840	NON GC	N/A	N/A
RCRANLR		BELL ATLANTIC RIP000019373/NLR	DUKE MARLBORO (MH 03-01) NEWPORT RI 02840	NON GC	N/A	N/A
RCRANLR		EASTERN ICE CO INC RID980668628/NLR	BROWN AND HOWARD WHARF NEWPORT RI 02840	NON GC	N/A	N/A
RCRANLR		INTERNATIONAL RESOURCES RID980510416/NLR	BELLEVUE AVE NEWPORT RI 02840	NON GC	N/A	N/A
RCRANLR		MH 391 LONG WHARF RIP000028408/NLR	MH 391 LONG WHARF NEWPORT RI 02840	NON GC	N/A	N/A
RCRANLR		MILL AND SPRING ST RIP000027331/NLR	MILL and SPRING ST NEWPORT RI 02840	NON GC	N/A	N/A
RCRANLR		NATIONAL GRID RIP000029155/NLR	SPRING ST and PELHAM ST NEWPORT RI 02840	NON GC	N/A	N/A
RCRANLR		NATIONAL GRID RIP000029877/NLR	MILL ST. and SPRING ST NEWPORT RI 02840	NON GC	N/A	N/A
RCRANLR		SUNOCO SERVICE STATION RID000843037/NLR	UNKNOWN NEWPORT RI 02840	NON GC	N/A	N/A
ERNS		USN-TRACEN NEWPORT 338832/HIGHWAY RELATED	STATE HWY 138 BETWEEN MIDDLE NEWPORT RI 02840	NON GC	N/A	N/A
UST		RESIDENTIAL PROPERTY 18896/PERM CLOSED	SOUTH PRICE NECK RD NEWPORT RI 02840	NON GC	N/A	N/A
SPILLS		NETC TANK FARM 4 97-028	NETC TANK FARM NEWPORT RI 02840	NON GC	N/A	N/A
SPILLS		MIDDLETOWN IND PARK 97-165-1	MIDDLETOWN IND PARK MIDDLETOWN RI 02840	NON GC	N/A	N/A
SPILLS		FORT ADAMS 94-301	NORTH FACE OF SEAWALL NEWPORT RI	NON GC	N/A	N/A
SPILLS		CONNELL HIGHWAY 98-138	CONNELL HWY NEWPORT RI 02840	NON GC	N/A	N/A
SPILLS		CLIFF WALK 95-348	CLIFF WALK NEWPORT RI 02840	NON GC	N/A	N/A
SPILLS		CANNELL HIGHWAY 98-006	CANNELL HWY NEWPORT RI 02840	NON GC	N/A	N/A
SPILLS		BANNISTER WHARF 96-297	NEWPORT HARBOR NEWPORT RI	NON GC	N/A	N/A

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	ERNS	NRC-778130/MOBILE	AMERICAN SHIPYARD 1 WASHING NEWPORT RI	NON GC	N/A	N/A
	ERNS	559248/UNKNOWN	SOUTH BRENTON POINT RI BY B NEWPORT RI 02840	NON GC	N/A	N/A
	ERNS	NRC-757025/FIXED	WASHINGTON SQ NEWPORT RI	NON GC	N/A	N/A
	SPILLS	NEWPORT HARBOR 96-296	NEWPORT HARBOR NEWPORT RI	NON GC	N/A	N/A
	ERNS	591517/MARINE- RELEASED FRO	NEWPORT HARBOR CENTRAL EAST NEWPORT RI	NON GC	N/A	N/A
	SPILLS	NEWPORT HARBOR 98-204	NEWPORT HARBOR NEWPORT RI	NON GC	N/A	N/A
	ERNS	US NAVY BASE 217810/FIXED FACILITY	CONSTRUCTION BATTALION CENT NEWPORT RI	NON GC	N/A	N/A
	ERNS	UNDER TEA HOUSE - MARBLE HOUSE NRC-775060/MOBILE	CLIFF WALK NEWPORT RI	NON GC	N/A	N/A
	ERNS	TANK FARM NRC-799693/FIXED	W OF 142 LONG WHARF and WAS NEWPORT RI	NON GC	N/A	N/A
	ERNS	SEE LAT/LON NRC-943765/VESSEL	SEE LAT/LON NEWPORT RI	NON GC	N/A	N/A
	ERNS	PIER 1 NAVFAC MIDLANT ENVIRONM NRC-988970/MOBILE	PIER 1 NAVFAC MIDLANT ENVIR NEWPORT RI	NON GC	N/A	N/A
	FED IC/EC	NEWPORT NAVAL EDUCATION and TR RI6170085470-IC/EPA INST CONTROL	DEFENSE HWY (BURMA RD) NEWPORT RI	NON GC	N/A	N/A
	FED IC/EC	NEWPORT NAVAL EDUCATION and TR RI6170085470-EC/EPA ENG CONTROL	DEFENSE HWY (BURMA RD) NEWPORT RI	NON GC	N/A	N/A
	INSTCONTRO	TONOMY HILL REVITALIZATION - P RIBF-037/ELUR	MAPLE and GIRARD AVE NEWPORT RI	NON GC	N/A	N/A
	INSTCONTRO	TONOMY HILL REVITALIZATION - P RIBF-0106-056/ELUR	MAPLE and GIRARD AVE NEWPORT RI	NON GC	N/A	N/A
	INSTCONTRO	PIER RESTAURANT RIBF-164/ELUR	HOWARD WHARF NEWPORT RI	NON GC	N/A	N/A
	INSTCONTRO	NEW VISIONS (FORMER CONNEL MAN RIBF-0908-016/ELUR	RANGER RD NEWPORT RI	NON GC	N/A	N/A
	RCRANLR	RAYTHEON CO SUB SIG II RID981206154/NLR	PIER 171 NEWPORT NAVAL BASE MIDDLETOWN RI 02840	NON GC	N/A	N/A
	ERNS	NRC-710918/FIXED	BUILDING 7 NEWPORT RI	NON GC	N/A	N/A
	SPILLS	94-197	OCEAN DR NEWPORT RI 02840	NON GC	N/A	N/A

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**JOB:** S2244

**TOTAL:** 223      **GEOCODED:** 100      **NON GEOCODED:** 123      **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	INSTCONTRO	C.C.R.I. NEWPORT -(FORMER CONN RIBF-0309-024/ELUR	RANGER RD NEWPORT RI	NON GC	N/A	N/A
	INSTCONTRO	AARDVARK ANTIQUES RIBF-034/ELUR	9 JT OCONNELL HWY NEWPORT RI	NON GC	N/A	N/A
	TRIBALLAND	BUREAU OF INDIAN AFFAIRS CONTA BIA-02840	UNKNOWN RI 02840	NON GC	N/A	N/A
	BROWNFIELD	TONOMY HILL REVITALIZATION - P RIBF-0309-004/ACTIVE	WINSLOW, HOBBS and CAPERTON NEWPORT RI	NON GC	N/A	N/A
	BROWNFIELD	NEW VISIONS (FORMER CONNELL MAN RIBF-0908-016/ACTIVE	RANGER RD NEWPORT RI	NON GC	N/A	N/A
	BROWNFIELD	C.C.R.I. NEWPORT -(FORMER CONN RIBF-0309-024/ACTIVE	RANGER RD NEWPORT RI	NON GC	N/A	N/A
	BROWNFIELD	BANK OF NEWPORT (REF: CCRNEWPO RIBF-0908-074/ACTIVE	JOHN H CHAFEE BLVD NEWPORT RI 02840	NON GC	N/A	N/A
	LUST	NEWPORT REALTY (EASTERN RESORT 2293-LS/SRO - SOIL REMOVAL O	125 - 135 and 126-128 LONG NEWPORT RI	NON GC	N/A	N/A
	LUST	HAIGNEY PROPERTY 2274-LS/SRO - SOIL REMOVAL O	PRICE NECK RD NEWPORT RI 02840	NON GC	N/A	N/A
	SPILLS	93-027	AMERICA S BLVD NEWPORT RI 02840	NON GC	N/A	N/A
	SPILLS	11400	BFI INDUSTRIAL WAY NEWPORT RI	NON GC	N/A	N/A
	SPILLS	NEWPORT 98-215	NEWPORT NEWPORT RI 02840	NON GC	N/A	N/A
	SPILLS	12310	GOAT ISLAND NEWPORT RI	NON GC	N/A	N/A
	UST	NIMITZ FIELD 19111/PERM CLOSED	ELLIOTT and VAUGHN ST NEWPORT RI	NON GC	N/A	N/A
	SPILLS	96-025	UNKNOWN MIDDLETOWN RI 02840	NON GC	N/A	N/A
	SPILLS	96-375	UNKNOWN NEWPORT RI 02840	NON GC	N/A	N/A
	SPILLS	98-290	UNKNOWN NEWPORT RI 02840	NON GC	N/A	N/A
	SPILLS	98-440	UNKNOWN NEWPORT RI 02840	NON GC	N/A	N/A
	SPILLS	98-483	UNKNOWN NEWPORT RI 02840	NON GC	N/A	N/A
	SPILLS	98-571	UNKNOWN NEWPORT RI 02840	NON GC	N/A	N/A

## Environmental FirstSearch Sites Summary Report

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

**TOTAL:** 223      **GEOCODED:** 100      **NON GEOCODED:** 123      **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	SPILLS	98-582	UNKNOWN NEWPORT RI 02840	NON GC	N/A	N/A
	SPILLS	98-584	UNKNOWN NEWPORT RI 02840	NON GC	N/A	N/A
	SPILLS	98-586	UNKNOWN NEWPORT RI 02840	NON GC	N/A	N/A
	SPILLS	SAME 97-513	SAME NEWPORT RI 02840	NON GC	N/A	N/A
	SPILLS	OFF OF THAMES ST 97-449	OFF OF THAMES ST NEWPORT RI 02840	NON GC	N/A	N/A
	SPILLS	NEWPORT HARBOR 99-236	NEWPORT HARBOR NEWPORT RI	NON GC	N/A	N/A
	SPILLS	12589	KING PHILIP RD NEWPORT RI	NON GC	N/A	N/A
	ERNS	NAVSTA PIER 2 NRC-977351/STORAGE TANK	NAVSTA PIER 2 NEWPORT RI	NON GC	N/A	N/A
	INSTCONTRO	NEW VISIONS (FORMER CONNEL MAN RI-ELUR-0908-016/ACTIVE	RANGER RD NEWPORT RI	NON GC	N/A	N/A
	STATE	NEWPORT SEWER REPLACEMENT PROJ SEWR-HWM/A = ACTIVE	STREETS OF NEWPORT NEWPORT RI	NON GC	N/A	N/A
	STATE	NEWPORT ELECTRIC NEWE-HWM/I = INACTIVE	VERNON AVE NEWPORT RI 02840	NON GC	N/A	N/A
	STATE	NEWPORT - STATION 1 WATER TREA NWTP-HWM/A = ACTIVE	100 BLISS MINE ROAD NEWPORT RI	NON GC	N/A	N/A
	STATE	MAINBRACE RESTAURANT MNBR-HWM/I = INACTIVE	LONG WHARF NEWPORT RI 02840	NON GC	N/A	N/A
	STATE	FORT GREENE FGR-FUDS/A = ACTIVE	UNKNOWN NEWPORT RI	NON GC	N/A	N/A
	STATE	EAST BAY MET SCHOOL - NEWPORT EMET-HWM/A = ACTIVE	1 YORK ST NEWPORT RI 02840	NON GC	N/A	N/A
	ERNS	NORTH OF ROSE ISLAND, NARRAGAN NRC-915965/VESSEL	NORTH OF ROSE ISLAND, NARRA NEWPORT RI	NON GC	N/A	N/A
	ERNS	NEWPORT NAVAL BASE, COASTERS H NRC-918491/FIXED	NEWPORT NAVAL BASE, COASTER NEWPORT RI	NON GC	N/A	N/A
	ERNS	NEWPORT HOTEL NRC-567254/FIXED	AMERICAS CUP AVE NEWPORT RI	NON GC	N/A	N/A
	ERNS	NEWPORT HARBOR 1 WASHINGTON ST NRC-940057/FIXED	1 WASHINGTON NEWPORT RI	NON GC	N/A	N/A
	STATE	TONOMY HILL REVITALIZATION - P THP2-HWMREDW-HWM/ACTIVE	MAPLE and GIRARD AVE NEWPORT RI	NON GC	N/A	N/A

## *Environmental FirstSearch Sites Summary Report*

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

**TOTAL:** 223      **GEOCODED:** 100      **NON GEOCODED:** 123      **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	ERNS	NEAR NARRAGANSETT BAY NRC-810750/FIXED	NEWPORT BRIDGE NEWPORT RI	NON GC	N/A	N/A
	STATE	TONOMY HILL REVITALIZATION - P THP5-HWM/A = ACTIVE	COWIE, CHADWICK, EVANS, and NEWPORT RI	NON GC	N/A	N/A
	ERNS	NAVAL STATION NEWPORT, UNDER P NRC-908012/FIXED	NAVAL STATION NEWPORT, UNDE NEWPORT RI	NON GC	N/A	N/A
	ERNS	NAVAL STATION NEWPORT SEE DESC NRC-974087/FIXED	NAVAL STATION NEWPORT SEE D NEWPORT RI	NON GC	N/A	N/A
	ERNS	NAVAL STATION NEWPORT PIER 1 NRC-885842/FIXED	NAVAL STATION NEWPORT PIER NEWPORT RI	NON GC	N/A	N/A
	ERNS	NAVAL STATION NEWPORT NRC-933756/FIXED	NAVAL STATION NEWPORT NEWPORT RI	NON GC	N/A	N/A
	ERNS	IN THE PARKING LOT OF BLDG 47 NRC-864223/MOBILE	IN THE PARKING LOT OF BLDG NEWPORT RI	NON GC	N/A	N/A
	ERNS	FORT ADAMS NRC-790220/MOBILE	UNKNOWN NEWPORT RI	NON GC	N/A	N/A
	ERNS	FIRST BEACH NRC-611812/FIXED	UNKNOWN NEWPORT RI	NON GC	N/A	N/A
	ERNS	DFSP MELVILLE (AN OLD ABANDON NRC-954255/FIXED	DFSP MELVILLE (AN OLD ABAND NEWPORT RI	NON GC	N/A	N/A
	ERNS	CMC ENGINEERING 235642/HIGHWAY RELATED	NARRAGANSETT BAY NEWPORT RI	NON GC	N/A	N/A
	ERNS	BUILDING 355 NAVAL STATION NEW NRC-703839/FIXED	UNKNOWN NEWPORT RI	NON GC	N/A	N/A
	ERNS	BRENTON POINT NRC-952463/VESSEL	BRENTON POINT NEWPORT RI	NON GC	N/A	N/A
	INSTCONTRO	MAINBRACE RESTAURANT RI-ELUR-056/ELUR	LONG WHARF NEWPORT RI	NON GC	N/A	N/A
	ERNS	NEWPORT HARBOR NRC-983892/FIXED	NEWPORT HARBOR NEWPORT RI	NON GC	N/A	N/A
	SPILLS	9898	3RD ST NEWPORT RI 02840	NON GC	N/A	N/A
	UST	NEWPORT TENT COMPANY, INC. 01644/PERM CLOSED	P.O. BOX 3069 NEWPORT RI 02840	NON GC	N/A	N/A
	UST	NAVAL STATION NEWPORT 04379/PERM CLOSED	NULL NEWPORT RI	NON GC	N/A	N/A
	UST	NAVAL STATION AREA 04163/PERM CLOSED	BRETT and VAUGHN NEWPORT RI	NON GC	N/A	N/A
	UST	NAVAL EDUCATION and TRAINING C 18976/PERM CLOSED	BUILDING W-36 NEWPORT RI	NON GC	N/A	N/A

## Environmental FirstSearch Sites Summary Report

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

**TOTAL:** 223      **GEOCODED:** 100      **NON GEOCODED:** 123      **SELECTED:** 0

Map ID	DB Type	Site Name/ID/Status	Address	Dist/Dir	ElevDiff	Page No.
	UST	KER AVOR 15029/PERM CLOSED	HARRISON AVE NEWPORT RI 02840	NON GC	N/A	N/A
	UST	EAST BAY VILLAGE 18227/PERM CLOSED	969 W MAIN RD NEWPORT RI 02840	NON GC	N/A	N/A
	UST	DEPT. OF THE NAVY - CHAPEL OF 03985/PERM CLOSED	DONAVAN - WHIPPLE - ELLIOT NEWPORT RI	NON GC	N/A	N/A
	UST	DEPARTMENT OF THE NAVY RIUS-0811-001/PERM CLOSED	NULL NEWPORT RI	NON GC	N/A	N/A
	SPILLS	94-105	CAROL AVE NEWPORT RI 02840	NON GC	N/A	N/A
	SPILLS	93-043	ADMIRAL KALBFUS RD NEWPORT RI 02840	NON GC	N/A	N/A
	SPILLS	99-392	UNKNOWN NEWPORT RI 02840	NON GC	N/A	N/A
	STATE	NEWPORT VOCATIONAL SCHOOL NVS-HWMI = INACTIVE	OLD FORTE RD NEWPORT RI 02840	NON GC	N/A	N/A
	SPILLS	12942	and KILBURN COURT NEWPORT RI 02840	NON GC	N/A	N/A
	RCRANLR	SPRING AND TOURO ST. NEWPORT RIP000028044/NLR	SPRING and TOURO ST NEWPORT RI 02840	NON GC	N/A	N/A
	SPILLS	10011	EAST ST NEWPORT RI 02840	NON GC	N/A	N/A
	SPILLS	11539	PIER 2 - US COAST GUARD NEWPORT RI	NON GC	N/A	N/A
	SPILLS	00-086	UNKNOWN NEWPORT RI	NON GC	N/A	N/A
	SPILLS	WASHINGTON SQUARE 97-534	WASHINGTON SQ NEWPORT RI 02840	NON GC	N/A	N/A
	SPILLS	TRANSFER ROAD 96-302A	TRANSFER Rd NEWPORT RI 02840	NON GC	N/A	N/A
	SPILLS	TRANSFER ROAD 96-302B	TRANSFER Rd NEWPORT RI 02840	NON GC	N/A	N/A
	SPILLS	THAMES STREET 98-199	THAMES ST NEWPORT RI 02840	NON GC	N/A	N/A
	SPILLS	STATE PIER 97-126	STATE PIER NEWPORT RI 02840	NON GC	N/A	N/A
	SPILLS	SPRING STREET 98-131	SPRING ST NEWPORT RI 02840	NON GC	N/A	N/A
	SPILLS	SCHOOL BOILER RM 99-703	SCHOOL BOILER RM NEWPORT RI 02840	NON GC	N/A	N/A

***Environmental FirstSearch  
Sites Summary Report***

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

**TOTAL:** 223      **GEOCODED:** 100      **NON GEOCODED:** 123      **SELECTED:** 0

<b>Map ID</b>	<b>DB Type</b>	<b>Site Name/ID/Status</b>	<b>Address</b>	<b>Dist/Dir</b>	<b>ElevDiff</b>	<b>Page No.</b>
	SPILLS	AMERICA S CUP AVE 95-393	AMERICA S CUP AVE NEWPORT RI 02840	NON GC	N/A	N/A
	SPILLS	ADMIRAL KALBFUS HWY 95-128	ADMIRAL KALBFUS HWY NEWPORT RI 02840	NON GC	N/A	N/A
	SPILLS	99-612	UNKNOWN NEWPORT RI 02840	NON GC	N/A	N/A

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

LUST

**SEARCH ID:** 90      **DIST/DIR:** 0.06 NE      **ELEVATION:** 53      **MAP ID:** 1

<b>NAME:</b> TRINITY CHURCH	<b>REV:</b> 11/18/11
<b>ADDRESS:</b> QUEEN ANNE SQ	<b>ID1:</b> 2224-LS
NEWPORT RI	<b>ID2:</b> 16499
NEWPORT	<b>STATUS:</b> SRO - SOIL REMOVAL ONLY
<b>CONTACT:</b>	<b>PHONE:</b>
<b>SOURCE:</b> RI DEM	

**PROJECT DATE:** 7/26/1993  
**UST FAC ID:** 16499

UST

**SEARCH ID:** 69      **DIST/DIR:** 0.06 NE      **ELEVATION:** 53      **MAP ID:** 1

<b>NAME:</b> TRINITY CHURCH	<b>REV:</b> 11/18/11
<b>ADDRESS:</b> QUEEN ANNE SQ	<b>ID1:</b> 16499
NEWPORT RI	<b>ID2:</b>
NEWPORT	<b>STATUS:</b> PERM CLOSED
<b>CONTACT:</b>	<b>PHONE:</b>
<b>SOURCE:</b> RI DEM	

**SITE INFORMATION**

**FACILITY CLASS:** OTHER

**TOTAL NUMBER OF TANKS:** 1

**TANK ID:** 1  
**DATE INSTALLED:** 4/25/2001  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 2000  
**PRODUCT STORED:** HEATING OIL NO.2

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

UST

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**SEARCH ID:** 64      **DIST/DIR:** 0.07 SE      **ELEVATION:** 56      **MAP ID:** 2

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<b>NAME:</b>	R and D TRUST PROPERTY	<b>REV:</b>	11/18/11
<b>ADDRESS:</b>	142 SPRING ST	<b>ID1:</b>	18829
	NEWPORT RI	<b>ID2:</b>	
	NEWPORT	<b>STATUS:</b>	PERM CLOSED
<b>CONTACT:</b>		<b>PHONE:</b>	
<b>SOURCE:</b>	RI DEM		

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**SITE INFORMATION**

**FACILITY CLASS:** COMMERCIALS

**TOTAL NUMBER OF TANKS:** 1

**TANK ID:** 1  
**DATE INSTALLED:** 4/25/2001  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 1000  
**PRODUCT STORED:** UNKNOWN

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

RCRANLR

**SEARCH ID:** 6      **DIST/DIR:** 0.08 NE      **ELEVATION:** 54      **MAP ID:** 3

<p><b>NAME:</b> METROPOLITAN CLEANERS <b>ADDRESS:</b> 132 SPRING ST NEWPORT RI 02840 NEWPORT <b>CONTACT:</b> <b>SOURCE:</b> EPA</p>	<p><b>REV:</b> 11/9/11 <b>ID1:</b> RID018510016 <b>ID2:</b> <b>STATUS:</b> NLR <b>PHONE:</b></p>
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**SITE INFORMATION**

**CONTACT INFORMATION:** DAVID-E DELNERO  
132 SPRING ST  
NEWPORT RI 02840

**PHONE:** 4018474100

**OWNER NAME:**  
**OWNER TYPE:**  
**OPERATOR:**  
**OPERATOR TYPE:**  
**MAILING ADDRESS:** 132 SPRING ST  
NEWPORT, RI 02840

**UNIVERSE INFORMATION:**

**RECEIVED DATE:** 03/20/1984

**SUBJECT TO CORRECTIVE ACTION (SUBJCA)**

<b>SUBJCA:</b>	N - NO
<b>SUBJCA TSD 3004:</b>	N - NO
<b>SUBJCA NON TSD:</b>	N - NO
<b>SIGNIFICANT NON-COMPLIANCE(SNC):</b>	N - NO
<b>BEGINNING OF THE YEAR SNC:</b>	
<b>PERMIT WORKLOAD:</b>	----
<b>CLOSURE WORKLOAD:</b>	----
<b>POST CLOSURE WORKLOAD:</b>	----
<b>PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:</b>	----
<b>CORRECTIVE ACTION WORKLOAD:</b>	N - NO
<b>GENERATOR STATUS:</b>	N

<b>INSTITUTIONAL CONTROL:</b>	N-NO	<b>ENGINEERING CONTROL:</b>	N
<b>HUMAN EXPOSURE:</b>	N-NO	<b>GW CONTROLS:</b>	N- NO
<b>LAND TYPE:</b>		<b>SHORT TERM GEN:</b>	N
<b>TRANS FACILITY:</b>	N	<b>REC WASTE FROM OFF SITE:</b>	N

<b>IMPORTER ACTIVITY:</b>	N - NO	<b>MIXED WASTE GEN:</b>	N - NO
<b>TRANS ACTIVITY:</b>	N - NO	<b>TSD ACTIVITY:</b>	N - NO
<b>RECYCLER ACTIVITY:</b>	N - NO	<b>ONSITE BURNER EXEMPT:</b>	N - NO
<b>FURNACE EXEMPTION:</b>	N - NO	<b>UNDER INJECT ACTIVITY:</b>	N - NO
<b>REC WASTE FROM OFF SITE:</b>	N - NO	<b>UNIV WASTE DEST FAC:</b>	N
<b>USED OIL TRANS:</b>	N - NO	<b>USED OIL PROCESSOR:</b>	N - NO
<b>USED OIL REFINER:</b>	N - NO	<b>USED OIL FUEL BURNER:</b>	N - NO
<b>UO FUEL MARKETER TO BURNER:</b>	N	<b>USED OIL SPEC MARKETER:</b>	N - NO

**NAIC INFORMATION**

- Continued on next page -

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

RCRANLR

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**SEARCH ID:** 6      **DIST/DIR:** 0.08 NE      **ELEVATION:** 54      **MAP ID:** 3

---

**NAME:** METROPOLITIAN CLEANERS  
**ADDRESS:** 132 SPRING ST  
NEWPORT RI 02840  
NEWPORT  
**CONTACT:**  
**SOURCE:** EPA

**REV:** 11/9/11  
**ID1:** RID018510016  
**ID2:**  
**STATUS:** NLR  
**PHONE:**

**ENFORCEMENT INFORMATION:**

**VIOLATION INFORMATION:**

**HAZARDOUS WASTE INFORMATION:**

NONE

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

UST

**SEARCH ID:** 56      **DIST/DIR:** 0.08 NE      **ELEVATION:** 54      **MAP ID:** 3

<b>NAME:</b> METROPOLITAN CLEANERS LTD.	<b>REV:</b> 11/18/11
<b>ADDRESS:</b> 132 SPRING ST	<b>ID1:</b> 01851
NEWPORT RI	<b>ID2:</b>
NEWPORT	<b>STATUS:</b> PERM CLOSED
<b>CONTACT:</b>	<b>PHONE:</b>
<b>SOURCE:</b> RI DEM	

**SITE INFORMATION**

**FACILITY CLASS:** COMMERCIALS

**TOTAL NUMBER OF TANKS:** 1

**TANK ID:** 1  
**DATE INSTALLED:** 6/1/1978  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 500  
**PRODUCT STORED:** NOT LISTED

BROWNFIELD

**SEARCH ID:** 94      **DIST/DIR:** 0.08 SE      **ELEVATION:** 28      **MAP ID:** 4

<b>NAME:</b> PELHAM COURT LLC	<b>REV:</b> 10/1/08
<b>ADDRESS:</b> 14 PELHAM ST	<b>ID1:</b> RIBF-0908-047
NEWPORT RI	<b>ID2:</b>
NEWPORT	<b>STATUS:</b> ACTIVE
<b>CONTACT:</b>	<b>PHONE:</b>
<b>SOURCE:</b> RI DEM	

**SITE INFORMATION:**

**INSTITUTIONAL CONTROLS:**

**ELUR DATE:**

**SITE SIZE:** 0.31

**RESPONSE ACTION COMPLETED:**

**NFA DATE:**

**LOC DATE:**

**SOURCE OF CONTAMINATION:** Arsenic and Ethylbenz in GW

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

LUST

**SEARCH ID:** 87      **DIST/DIR:** 0.08 SE      **ELEVATION:** 28      **MAP ID:** 4

**NAME:** PELHAM PLACE  
**ADDRESS:** 14 PELHAM ST  
NEWPORT RI  
NEWPORT

**REV:** 11/18/11  
**ID1:** 2287-LS  
**ID2:** 15839  
**STATUS:** A - ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**PROJECT DATE:** 3/9/2007  
**UST FAC ID:** 15839

STATE

**SEARCH ID:** 24      **DIST/DIR:** 0.08 SE      **ELEVATION:** 28      **MAP ID:** 4

**NAME:** PELHAM COURT LLC  
**ADDRESS:** 14 PELHAM ST  
NEWPORT RI  
NEWPORT

**REV:** 11/18/11  
**ID1:** PELH-HWM  
**ID2:**  
**STATUS:** A = ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**PROJECT DATE:** 10/20/2005

**PROJECT CODE:** PELH-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

UST

**SEARCH ID:** 53      **DIST/DIR:** 0.08 NE      **ELEVATION:** 49      **MAP ID:** 5

**NAME:** HARBOR ANTIQUES  
**ADDRESS:** 134 SPRING ST  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** 18222  
**ID2:**  
**STATUS:** PERM CLOSED  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**FACILITY CLASS:** COMMERCIALS

**TOTAL NUMBER OF TANKS:** 1

**TANK ID:** 1  
**DATE INSTALLED:** 4/25/2001  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 0  
**PRODUCT STORED:** HEATING OIL NO.2

UST

**SEARCH ID:** 49      **DIST/DIR:** 0.09 SE      **ELEVATION:** 61      **MAP ID:** 6

**NAME:** BOYS and GIRLS CLUB  
**ADDRESS:** 95 CHURCH ST  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** 18620  
**ID2:**  
**STATUS:** PERM CLOSED  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**FACILITY CLASS:** OTHER

**TOTAL NUMBER OF TANKS:** 1

**TANK ID:** 1  
**DATE INSTALLED:** 4/25/2001  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 2000  
**PRODUCT STORED:** HEATING OIL NO.2

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

UST

**SEARCH ID:** 62      **DIST/DIR:** 0.09 SE      **ELEVATION:** 30      **MAP ID:** 7

**NAME:** PELHAM GARAGE  
**ADDRESS:** 17 PELHAM ST  
NEWPORT RI  
NEWPORT  
**CONTACT:**  
**SOURCE:** RI DEM

**REV:** 11/18/11  
**ID1:** 15839  
**ID2:**  
**STATUS:** PERM CLOSED  
**PHONE:**

**SITE INFORMATION**

**FACILITY CLASS:** COMMERCIALS

**TOTAL NUMBER OF TANKS:** 1

**TANK ID:** 1  
**DATE INSTALLED:** 4/25/2001  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 9999999  
**PRODUCT STORED:** WASTE OIL

**TANK ID:** 2  
**DATE INSTALLED:**  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 3000  
**PRODUCT STORED:** GASOLINE

**TANK ID:** 3  
**DATE INSTALLED:**  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 3000  
**PRODUCT STORED:** GASOLINE

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

UST

**SEARCH ID:** 58      **DIST/DIR:** 0.10 SW      **ELEVATION:** 1      **MAP ID:** 8

<b>NAME:</b> NEWPORT HARBOR CENTER	<b>REV:</b> 11/18/11
<b>ADDRESS:</b> THAMES ST	<b>ID1:</b> 02818
NEWPORT RI	<b>ID2:</b>
NEWPORT	<b>STATUS:</b> IN USE
<b>CONTACT:</b>	<b>PHONE:</b>
<b>SOURCE:</b> RI DEM	

**SITE INFORMATION**

**FACILITY CLASS:** CITY/TOWN GOVERNMENT

**TOTAL NUMBER OF TANKS:** 1

**TANK ID:** 1  
**DATE INSTALLED:** 4/25/2001  
**STATUS:** IN USE  
**CAPACITY (GAL):** 1000  
**PRODUCT STORED:** HEATING OIL NO.2

UST

**SEARCH ID:** 63      **DIST/DIR:** 0.11 SW      **ELEVATION:** 20      **MAP ID:** 9

<b>NAME:</b> PEOPLE S CREDIT UNION, THE	<b>REV:</b> 11/18/11
<b>ADDRESS:</b> 282 THAMES ST	<b>ID1:</b> 03014
NEWPORT RI	<b>ID2:</b>
<b>CONTACT:</b>	<b>STATUS:</b> PERM CLOSED
<b>SOURCE:</b> RI DEM	<b>PHONE:</b>

**SITE INFORMATION**

**FACILITY CLASS:** COMMERCIALS

**TOTAL NUMBER OF TANKS:** 1

**TANK ID:** 1  
**DATE INSTALLED:** 4/25/2001  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 1000  
**PRODUCT STORED:** HEATING OIL NO.2

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

UST

**SEARCH ID:** 48      **DIST/DIR:** 0.12 NW      **ELEVATION:** 15      **MAP ID:** 10

**NAME:** BOLUSKY BLDG. (BEN S FURN. CO.)  
**ADDRESS:** 166 THAMES ST  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** 02658  
**ID2:**  
**STATUS:** PERM CLOSED  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**FACILITY CLASS:** COMMERCIALS

**TOTAL NUMBER OF TANKS:** 1

**TANK ID:** 1  
**DATE INSTALLED:** 4/25/2001  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 1000  
**PRODUCT STORED:** HEATING OIL NO.2

UST

**SEARCH ID:** 66      **DIST/DIR:** 0.13 SW      **ELEVATION:** 24      **MAP ID:** 11

**NAME:** SOVEREIGN BANK SITE (APPLE HEALTH CARE)  
**ADDRESS:** 290 THAMES ST  
NEWPORT RI  
NEWPORT

**REV:** 11/18/11  
**ID1:** 04143  
**ID2:**  
**STATUS:** PERM CLOSED  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**FACILITY CLASS:** COMMERCIALS

**TANK ID:** 1  
**DATE INSTALLED:**  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 500  
**PRODUCT STORED:** HEATING OIL NO.2

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

UST

**SEARCH ID:** 55      **DIST/DIR:** 0.14 NW      **ELEVATION:** 16      **MAP ID:** 12

**NAME:** J.J. NEWBERRY 6033  
**ADDRESS:** 144 THAMES ST  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** 01870  
**ID2:**  
**STATUS:** PERM CLOSED  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**FACILITY CLASS:** COMMERCIALS

**TOTAL NUMBER OF TANKS:** 1

**TANK ID:** 1  
**DATE INSTALLED:** 4/25/2001  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 1000  
**PRODUCT STORED:** HEATING OIL NO.2

UST

**SEARCH ID:** 70      **DIST/DIR:** 0.16 SW      **ELEVATION:** 25      **MAP ID:** 13

**NAME:** U.S.P.S.  
**ADDRESS:** 320 THAMES ST  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** 02218  
**ID2:**  
**STATUS:** PERM CLOSED  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**FACILITY CLASS:** FEDERAL GOVERNMENT

**TOTAL NUMBER OF TANKS:** 1

**TANK ID:** 1  
**DATE INSTALLED:** 9/1/1965  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 6000  
**PRODUCT STORED:** HEATING OIL NO.2

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

**SPILLS**

**SEARCH ID:** 41      **DIST/DIR:** 0.17 SW      **ELEVATION:** 10      **MAP ID:** 14

<b>NAME:</b> NEWPORT YACHTING CENTER <b>ADDRESS:</b> 20 COMMERCIAL WHARF NEWPORT RI NEWPORT <b>CONTACT:</b> P SULLIVAN <b>SOURCE:</b>	<b>REV:</b> 4/10/00 <b>ID1:</b> 96-264 <b>ID2:</b> <b>STATUS:</b> <b>PHONE:</b>
--	---

<b>SPILL DATE:</b> 06-24-96	<b>SPILL NOTIFIER:</b> NEWPORT YACHTING CENTER
<b>STAFF:</b> P SULLIVAN	

<b>MATERIAL SPILLED:</b> DIESEL FUEL	
<b>SPILL AMOUNT REPORTED:</b> 100 GALLONS	
<b>INCIDENT:</b> DURING FUELING	<b>SOURCE OF SPILL:</b> JUBILEE

<b>LUST?:</b>	<b>SOIL CONTAMINATED?:</b>
<b>PCB LEVEL:</b>	

**UST**

**SEARCH ID:** 61      **DIST/DIR:** 0.17 NW      **ELEVATION:** 14      **MAP ID:** 15

<b>NAME:</b> OPERA HOUSE, INC. <b>ADDRESS:</b> 19 TOURO ST NEWPORT RI NEWPORT <b>CONTACT:</b> <b>SOURCE:</b> RI DEM	<b>REV:</b> 11/18/11 <b>ID1:</b> 19087 <b>ID2:</b> <b>STATUS:</b> PERM CLOSED <b>PHONE:</b>
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**SITE INFORMATION**

<b>FACILITY CLASS:</b>	COMMERCIALS
<b>TOTAL NUMBER OF TANKS:</b>	1
<b>TANK ID:</b>	1
<b>DATE INSTALLED:</b>	
<b>STATUS:</b>	PERMANENTLY CLOSED
<b>CAPACITY (GAL):</b>	1500
<b>PRODUCT STORED:</b>	HEATING OIL NO.2

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

UST

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**SEARCH ID:** 60      **DIST/DIR:** 0.17 NW      **ELEVATION:** 14      **MAP ID:** 15

---

**NAME:** OPERA HOUSE  
**ADDRESS:** 19 TOURO ST  
NEWPORT RI  
NEWPORT

**REV:** 8/01/02  
**ID1:** RIUS-0802-33  
**ID2:**  
**STATUS:**  
**PHONE:**

**CONTACT:**  
**SOURCE:**

---

**SITE INFORMATION**

**TANK ID:** 1  
**DATE INSTALLED:** NULL  
**STATUS:** ABANDONED  
**CAPACITY (GAL):** 1,500  
**PRODUCT STORED:** HEATING OIL NO. 2

## Environmental FirstSearch Site Detail Report

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

RCRAGN

**SEARCH ID:** 4      **DIST/DIR:** 0.18 SW      **ELEVATION:** 8      **MAP ID:** 16

<p><b>NAME:</b> NEWPORT YACHTING CENTER <b>ADDRESS:</b> 20 COMMERCIAL WHARF NEWPORT RI 02840 NEWPORT <b>CONTACT:</b> <b>SOURCE:</b> EPA</p>	<p><b>REV:</b> 11/9/11 <b>ID1:</b> RIR000501833 <b>ID2:</b> <b>STATUS:</b> SGN <b>PHONE:</b></p>
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**SITE INFORMATION**

**CONTACT INFORMATION:** CHARLES MOFFITT  
20 COMMERCIAL WHARF  
NEWPORT RI 02840

**PHONE:** 4018461600

**OWNER NAME:** NEWPORT REALTY INC  
**OWNER TYPE:** P-PRIVATE

**OPERATOR:**  
**OPERATOR TYPE:**  
**MAILING ADDRESS:** PO BOX 550  
NEWORT, RI 02840

**UNIVERSE INFORMATION:**

**RECEIVED DATE:** 10/25/2001

**SUBJECT TO CORRECTIVE ACTION (SUBJCA)**

<b>SUBJCA:</b>	N - NO
<b>SUBJCA TSD 3004:</b>	N - NO
<b>SUBJCA NON TSD:</b>	N - NO
<b>SIGNIFICANT NON-COMPLIANCE(SNC):</b>	N - NO
<b>BEGINNING OF THE YEAR SNC:</b>	
<b>PERMIT WORKLOAD:</b>	----
<b>CLOSURE WORKLOAD:</b>	----
<b>POST CLOSURE WORKLOAD:</b>	----
<b>PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:</b>	----
<b>CORRECTIVE ACTION WORKLOAD:</b>	N - NO
<b>GENERATOR STATUS:</b>	SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000
<b>KG/MONTH OF HAZARDOUS WASTE</b>	

<b>INSTITUTIONAL CONTROL:</b>	N-NO	<b>ENGINEERING CONTROL:</b>	N
<b>HUMAN EXPOSURE:</b>	N-NO	<b>GW CONTROLS:</b>	N- NO
<b>LAND TYPE:</b>	P-PRIVATE	<b>SHORT TERM GEN:</b>	N
<b>TRANS FACILITY:</b>	N	<b>REC WASTE FROM OFF SITE:</b>	N

<b>IMPORTER ACTIVITY:</b>	N - NO	<b>MIXED WASTE GEN:</b>	N - NO
<b>TRANS ACTIVITY:</b>	N - NO	<b>TSD ACTIVITY:</b>	N - NO
<b>RECYCLER ACTIVITY:</b>	N - NO	<b>ONSITE BURNER EXEMPT:</b>	N - NO
<b>FURNACE EXEMPTION:</b>	N - NO	<b>UNDER INJECT ACTIVITY:</b>	N - NO
<b>REC WASTE FROM OFF SITE:</b>	N - NO	<b>UNIV WASTE DEST FAC:</b>	N
<b>USED OIL TRANS:</b>	N - NO	<b>USED OIL PROCESSOR:</b>	N - NO
<b>USED OIL REFINER:</b>	N - NO	<b>USED OIL FUEL BURNER:</b>	N - NO
<b>UO FUEL MARKETER TO BURNER:</b>	N	<b>USED OIL SPEC MARKETER:</b>	N - NO

**NAIC INFORMATION**

- Continued on next page -

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

RCRAGN

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**SEARCH ID:** 4      **DIST/DIR:** 0.18 SW      **ELEVATION:** 8      **MAP ID:** 16

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**NAME:** NEWPORT YACHTING CENTER  
**ADDRESS:** 20 COMMERCIAL WHARF  
NEWPORT RI 02840  
NEWPORT  
**CONTACT:**  
**SOURCE:** EPA

**REV:** 11/9/11  
**ID1:** RIR000501833  
**ID2:**  
**STATUS:** SGN  
**PHONE:**

**ENFORCEMENT INFORMATION:**

**VIOLATION INFORMATION:**

**HAZARDOUS WASTE INFORMATION:**

D001 - Ignitable waste  
D018 - Benzene  
R010

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

STATE

**SEARCH ID:** 19      **DIST/DIR:** 0.18 NW      **ELEVATION:** 11      **MAP ID:** 17

**NAME:** LONG WHARF MALL - NORTH  
**ADDRESS:** THAMES ST  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** LWM-HWM  
**ID2:**  
**STATUS:** I = INACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**PROJECT DATE:** 06/04/99

**PROJECT CODE:** LWM-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

INSTCONTROL

**SEARCH ID:** 100      **DIST/DIR:** 0.18 NW      **ELEVATION:** 11      **MAP ID:** 17

**NAME:** LONG WHARF MALL - NORTH  
**ADDRESS:** THAMES ST  
NEWPORT RI

**REV:** 09/30/05  
**ID1:** RI-ELUR-055  
**ID2:**  
**STATUS:** ELUR  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**SITE INFORMATION:**

**ELUR :** ENVIRONMENTAL LAND USE RESTRICTION  
**ELUR DATE:** 7/14/1999  
**COUNT OF TOWNS:** 1  
**SITE SIZE (ACRES):** 2.2

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

**SPILLS**

**SEARCH ID:** 40      **DIST/DIR:** 0.18 NW      **ELEVATION:** 13      **MAP ID:** 18

<b>NAME:</b> DEM PIER 9	<b>REV:</b> 4/10/00
<b>ADDRESS:</b> 9 WASHINGTON ST NEWPORT RI 02840	<b>ID1:</b> 94-113
	<b>ID2:</b>
<b>CONTACT:</b> D SQUIRES	<b>STATUS:</b>
<b>SOURCE:</b>	<b>PHONE:</b>

<b>SPILL DATE:</b> 03-10-94	<b>SPILL NOTIFIER:</b> PETTY OFFICER BRYANT USCG
<b>STAFF:</b> D SQUIRES	

<b>MATERIAL SPILLED:</b> WASTE OIL	<b>SOURCE OF SPILL:</b>
<b>SPILL AMOUNT REPORTED:</b> UNKNOWN GALLONS	
<b>INCIDENT:</b> IN HARBOR	

<b>LUST?:</b>	<b>SOIL CONTAMINATED?:</b>
<b>PCB LEVEL:</b>	

**LUST**

**SEARCH ID:** 77      **DIST/DIR:** 0.19 NE      **ELEVATION:** 43      **MAP ID:** 19

<b>NAME:</b> COLONY HOUSE SUNOCO	<b>REV:</b> 11/18/11
<b>ADDRESS:</b> SPRING ST NEWPORT RI NEWPORT	<b>ID1:</b> 2203-LS
	<b>ID2:</b> 671
<b>CONTACT:</b>	<b>STATUS:</b> SRO - SOIL REMOVAL ONLY
<b>SOURCE:</b> RI DEM	<b>PHONE:</b>

<b>PROJECT DATE:</b> 11/10/1989	
<b>UST FAC ID:</b> 671	

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

RCRAGN

**SEARCH ID:** 5      **DIST/DIR:** 0.19 NE      **ELEVATION:** 43      **MAP ID:** 19

<b>NAME:</b> TEXACO STA/COFFEYS SERVICE STATION	<b>REV:</b> 11/9/11
<b>ADDRESS:</b> 48 TOURO 29 SPRING ST NEWPORT RI 02840	<b>ID1:</b> RID987480811
	<b>ID2:</b>
<b>CONTACT:</b>	<b>STATUS:</b> SGN
<b>SOURCE:</b> EPA	<b>PHONE:</b>

**SITE INFORMATION**

**CONTACT INFORMATION:** NEILL-F COFFEY  
48 TOURO ST  
NEWPORT RI 02840

**PHONE:** 4018475100

**OWNER NAME:** NEILL F COFFEY INC  
**OWNER TYPE:** P-PRIVATE

**OPERATOR:**  
**OPERATOR TYPE:**  
**MAILING ADDRESS:** 48 TOURO ST  
NEWPORT, RI 02840

**UNIVERSE INFORMATION:**

**RECEIVED DATE:** 10/01/2007

**SUBJECT TO CORRECTIVE ACTION (SUBJCA)**

<b>SUBJCA:</b>	N - NO
<b>SUBJCA TSD 3004:</b>	N - NO
<b>SUBJCA NON TSD:</b>	N - NO
<b>SIGNIFICANT NON-COMPLIANCE(SNC):</b>	N - NO
<b>BEGINNING OF THE YEAR SNC:</b>	
<b>PERMIT WORKLOAD:</b>	----
<b>CLOSURE WORKLOAD:</b>	----
<b>POST CLOSURE WORKLOAD:</b>	----
<b>PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:</b>	----
<b>CORRECTIVE ACTION WORKLOAD:</b>	N - NO
<b>GENERATOR STATUS:</b>	SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000
<b>KG/MONTH OF HAZARDOUS WASTE</b>	

<b>INSTITUTIONAL CONTROL:</b>	N-NO	<b>ENGINEERING CONTROL:</b>	N
<b>HUMAN EXPOSURE:</b>	N-NO	<b>GW CONTROLS:</b>	N- NO
<b>LAND TYPE:</b>	P-PRIVATE	<b>SHORT TERM GEN:</b>	N
<b>TRANS FACILITY:</b>	N	<b>REC WASTE FROM OFF SITE:</b>	N

<b>IMPORTER ACTIVITY:</b>	N - NO	<b>MIXED WASTE GEN:</b>	N - NO
<b>TRANS ACTIVITY:</b>	N - NO	<b>TSD ACTIVITY:</b>	N - NO
<b>RECYCLER ACTIVITY:</b>	N - NO	<b>ONSITE BURNER EXEMPT:</b>	N - NO
<b>FURNACE EXEMPTION:</b>	N - NO	<b>UNDER INJECT ACTIVITY:</b>	N - NO
<b>REC WASTE FROM OFF SITE:</b>	N - NO	<b>UNIV WASTE DEST FAC:</b>	N
<b>USED OIL TRANS:</b>	N - NO	<b>USED OIL PROCESSOR:</b>	N - NO
<b>USED OIL REFINER:</b>	N - NO	<b>USED OIL FUEL BURNER:</b>	N - NO
<b>UO FUEL MARKETER TO BURNER:</b>	N	<b>USED OIL SPEC MARKETER:</b>	N - NO

**NAIC INFORMATION**

- Continued on next page -

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

RCRAGN

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**SEARCH ID:** 5      **DIST/DIR:** 0.19 NE      **ELEVATION:** 43      **MAP ID:** 19

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**NAME:** TEXACO STA/COFFEYS SERVICE STATION  
**ADDRESS:** 48 TOURO 29 SPRING ST  
NEWPORT RI 02840

**REV:** 11/9/11  
**ID1:** RID987480811  
**ID2:**  
**STATUS:** SGN  
**PHONE:**

**CONTACT:**  
**SOURCE:** EPA

**ENFORCEMENT INFORMATION:**

**VIOLATION INFORMATION:**

**HAZARDOUS WASTE INFORMATION:**

D001 - Ignitable waste

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

UST

**SEARCH ID:** 52      **DIST/DIR:** 0.19 NE      **ELEVATION:** 43      **MAP ID:** 19

<b>NAME:</b> COFFEY S TEXACO	<b>REV:</b> 11/18/11
<b>ADDRESS:</b> 48 TOURO ST NEWPORT RI	<b>ID1:</b> 00734
	<b>ID2:</b>
<b>CONTACT:</b>	<b>STATUS:</b> IN USE
<b>SOURCE:</b> RI DEM	<b>PHONE:</b>

**SITE INFORMATION**

**FACILITY CLASS:** GASOLINE STATION

**TOTAL NUMBER OF TANKS:** 6

**TANK ID:** 1  
**DATE INSTALLED:** 4/1/1979  
**STATUS:** IN USE  
**CAPACITY (GAL):** 10000  
**PRODUCT STORED:** GASOLINE

**TANK ID:** 2  
**DATE INSTALLED:** 4/1/1977  
**STATUS:** IN USE  
**CAPACITY (GAL):** 10000  
**PRODUCT STORED:** GASOLINE

**TANK ID:** 3  
**DATE INSTALLED:** 4/1/1979  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 4000  
**PRODUCT STORED:** GASOLINE

**TANK ID:** 4  
**DATE INSTALLED:** 4/1/1979  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 4000  
**PRODUCT STORED:** GASOLINE

**TANK ID:** 5  
**DATE INSTALLED:** 4/1/1979  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 500  
**PRODUCT STORED:** WASTE OIL

**TANK ID:** 6  
**DATE INSTALLED:** 4/1/1979  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 500  
**PRODUCT STORED:** HEATING OIL NO.2

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

UST

**SEARCH ID:** 47      **DIST/DIR:** 0.19 NW      **ELEVATION:** 1      **MAP ID:** 20

<b>NAME:</b>	BANNISTER S WHARF, INC.	<b>REV:</b>	11/18/11
<b>ADDRESS:</b>	BANNISTER S WHARF	<b>ID1:</b>	00070
	NEWPORT RI	<b>ID2:</b>	
	NEWPORT	<b>STATUS:</b>	IN USE
<b>CONTACT:</b>		<b>PHONE:</b>	
<b>SOURCE:</b>	RI DEM		

**SITE INFORMATION**

**FACILITY CLASS:** COMMERCIALS

**TOTAL NUMBER OF TANKS:** 3

**TANK ID:** 1  
**DATE INSTALLED:** 2/1/1984  
**STATUS:** IN USE  
**CAPACITY (GAL):** 3000  
**PRODUCT STORED:** DIESEL

**TANK ID:** 2  
**DATE INSTALLED:** 2/1/1984  
**STATUS:** IN USE  
**CAPACITY (GAL):** 3000  
**PRODUCT STORED:** DIESEL

**TANK ID:** 3  
**DATE INSTALLED:** 2/1/1984  
**STATUS:** IN USE  
**CAPACITY (GAL):** 3000  
**PRODUCT STORED:** GASOLINE



**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

UST

**SEARCH ID:** 46      **DIST/DIR:** 0.19 NW      **ELEVATION:** 10      **MAP ID:** 21

**NAME:** BANK OF NEW ENGLAND/OLD COLONY  
**ADDRESS:** 8 WASHINGTON SQ  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** 02219  
**ID2:**  
**STATUS:** PERM CLOSED  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**FACILITY CLASS:** OTHER

**TOTAL NUMBER OF TANKS:** 1

**TANK ID:** 1  
**DATE INSTALLED:** 9/1/1978  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 2000  
**PRODUCT STORED:** HEATING OIL NO.2

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

UST

**SEARCH ID:** 68      **DIST/DIR:** 0.19 NE      **ELEVATION:** 58      **MAP ID:** 22

**NAME:** TOURO SYNAGOGUE  
**ADDRESS:** 85 TOURO ST  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** 02376  
**ID2:**  
**STATUS:** PERM CLOSED  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**FACILITY CLASS:** INDUSTRIAL

**TOTAL NUMBER OF TANKS:** 2

**TANK ID:** 1  
**DATE INSTALLED:** 4/1/1950  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 2000  
**PRODUCT STORED:** HEATING OIL NO.2

**TANK ID:** 2  
**DATE INSTALLED:** 4/1/1960  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 1000  
**PRODUCT STORED:** HEATING OIL NO.2

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

STATE

**SEARCH ID:** 36      **DIST/DIR:** 0.20 NE      **ELEVATION:** 41      **MAP ID:** 23

**NAME:** TOURO SYNAGOGUE VISTORS CENTER  
**ADDRESS:** 50 SPRING ST  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** TORS-HWM  
**ID2:**  
**STATUS:** A = ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**PROJECT DATE:** 5/19/2006

**PROJECT CODE:** TORS-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

UST

**SEARCH ID:** 57      **DIST/DIR:** 0.20 NW      **ELEVATION:** 10      **MAP ID:** 24

<b>NAME:</b> MOSHER S SERVICE STATION	<b>REV:</b> 11/18/11
<b>ADDRESS:</b> DUKE ST	<b>ID1:</b> 00239
NEWPORT RI	<b>ID2:</b>
NEWPORT	<b>STATUS:</b> PERM CLOSED
<b>CONTACT:</b>	<b>PHONE:</b>
<b>SOURCE:</b> RI DEM	

**SITE INFORMATION**

**FACILITY CLASS:** GASOLINE STATION

**TOTAL NUMBER OF TANKS:** 4

**TANK ID:** 1  
**DATE INSTALLED:** 3/1/1975  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 4000  
**PRODUCT STORED:** GASOLINE

**TANK ID:** 2  
**DATE INSTALLED:** 3/1/1977  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 2000  
**PRODUCT STORED:** GASOLINE

**TANK ID:** 3  
**DATE INSTALLED:** 3/1/1975  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 1000  
**PRODUCT STORED:** GASOLINE

**TANK ID:** 4  
**DATE INSTALLED:** 4/25/2001  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 500  
**PRODUCT STORED:** WASTE OIL

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

UST

**SEARCH ID:** 59      **DIST/DIR:** 0.20 NW      **ELEVATION:** 14      **MAP ID:** 25

**NAME:** ODDFELLOWS HALL  
**ADDRESS:** 3 CHARLES ST  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** 03449  
**ID2:**  
**STATUS:** PERM CLOSED  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**FACILITY CLASS:** OTHER

**TOTAL NUMBER OF TANKS:** 1

**TANK ID:** 1  
**DATE INSTALLED:** 4/25/2001  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 1000  
**PRODUCT STORED:** HEATING OIL NO.2

UST

**SEARCH ID:** 67      **DIST/DIR:** 0.20 NE      **ELEVATION:** 19      **MAP ID:** 26

**NAME:** SULLIVAN PROPERTY  
**ADDRESS:** 38 WASHINGTON SQ  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** 18737  
**ID2:**  
**STATUS:** PERM CLOSED  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**FACILITY CLASS:** COMMERCIALS

**TOTAL NUMBER OF TANKS:** 1

**TANK ID:** 1  
**DATE INSTALLED:** 4/25/2001  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 1000  
**PRODUCT STORED:** HEATING OIL NO.2

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

RCRAGN

**SEARCH ID:** 3      **DIST/DIR:** 0.21 NW      **ELEVATION:** 7      **MAP ID:** 27

<b>NAME:</b> BRUCE N SUNDERLAND DDS	<b>REV:</b> 11/9/11
<b>ADDRESS:</b> 37 LONG WHARF MALL NEWPORT RI 02840	<b>ID1:</b> RIR000500892
	<b>ID2:</b>
<b>CONTACT:</b>	<b>STATUS:</b> SGN
<b>SOURCE:</b> EPA	<b>PHONE:</b>

**SITE INFORMATION**

**CONTACT INFORMATION:** BRUCE SUNDERLAND  
LONG WHARF MALL  
NEWPORT RI 02840

**PHONE:** 4018464404

**OWNER NAME:** BRUCE SUNDERLAND  
**OWNER TYPE:** P-PRIVATE  
**OPERATOR:**  
**OPERATOR TYPE:**  
**MAILING ADDRESS:** 37 LONG WHARF MALL  
NEWPORT, RI 02840

**UNIVERSE INFORMATION:**

**RECEIVED DATE:** 03/05/2001

**SUBJECT TO CORRECTIVE ACTION (SUBJCA)**

<b>SUBJCA:</b>	N - NO
<b>SUBJCA TSD 3004:</b>	N - NO
<b>SUBJCA NON TSD:</b>	N - NO
<b>SIGNIFICANT NON-COMPLIANCE(SNC):</b>	N - NO
<b>BEGINNING OF THE YEAR SNC:</b>	
<b>PERMIT WORKLOAD:</b>	----
<b>CLOSURE WORKLOAD:</b>	----
<b>POST CLOSURE WORKLOAD:</b>	----
<b>PERMITTING /CLOSURE/POST-CLOSURE PROGRESS:</b>	----
<b>CORRECTIVE ACTION WORKLOAD:</b>	N - NO
<b>GENERATOR STATUS:</b>	SQG - SMALL QUANTITY GENERATOR: GENERATES 100 - 1000
<b>KG/MONTH OF HAZARDOUS WASTE</b>	

<b>INSTITUTIONAL CONTROL:</b> N-NO	<b>ENGINEERING CONTROL:</b> N
<b>HUMAN EXPOSURE:</b> N-NO	<b>GW CONTROLS:</b> N- NO
<b>LAND TYPE:</b> P-PRIVATE	<b>SHORT TERM GEN:</b> N
<b>TRANS FACILITY:</b> N	<b>REC WASTE FROM OFF SITE:</b> N

<b>IMPORTER ACTIVITY:</b> N - NO	<b>MIXED WASTE GEN:</b> N - NO
<b>TRANS ACTIVITY:</b> N - NO	<b>TSD ACTIVITY:</b> N - NO
<b>RECYCLER ACTIVITY:</b> N - NO	<b>ONSITE BURNER EXEMPT:</b> N - NO
<b>FURNACE EXEMPTION:</b> N - NO	<b>UNDER INJECT ACTIVITY:</b> N - NO
<b>REC WASTE FROM OFF SITE:</b> N - NO	<b>UNIV WASTE DEST FAC:</b> N
<b>USED OIL TRANS:</b> N - NO	<b>USED OIL PROCESSOR:</b> N - NO
<b>USED OIL REFINER:</b> N - NO	<b>USED OIL FUEL BURNER:</b> N - NO
<b>UO FUEL MARKETER TO BURNER:</b> N	<b>USED OIL SPEC MARKETER:</b> N - NO

**NAIC INFORMATION**

- Continued on next page -

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

RCRAGN

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**SEARCH ID:** 3      **DIST/DIR:** 0.21 NW      **ELEVATION:** 7      **MAP ID:** 27

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**NAME:** BRUCE N SUNDERLAND DDS  
**ADDRESS:** 37 LONG WHARF MALL  
NEWPORT RI 02840

**REV:** 11/9/11  
**ID1:** RIR000500892  
**ID2:**  
**STATUS:** SGN  
**PHONE:**

**CONTACT:**  
**SOURCE:** EPA

**ENFORCEMENT INFORMATION:**

**VIOLATION INFORMATION:**

**HAZARDOUS WASTE INFORMATION:**

D011 - Silver

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

UST

**SEARCH ID:** 65      **DIST/DIR:** 0.21 NE      **ELEVATION:** 36      **MAP ID:** 28

<p><b>NAME:</b> RICHARD D ADDARIO <b>ADDRESS:</b> ONE COURTHOUSE SQ NEWPORT RI NEWPORT <b>CONTACT:</b> <b>SOURCE:</b> RI DEM</p>	<p><b>REV:</b> 11/18/11 <b>ID1:</b> 18757 <b>ID2:</b> <b>STATUS:</b> PERM CLOSED <b>PHONE:</b></p>
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**SITE INFORMATION**

**FACILITY CLASS:** COMMERCIALS

**TOTAL NUMBER OF TANKS:** 1

**TANK ID:** 1  
**DATE INSTALLED:** 4/25/2001  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 0  
**PRODUCT STORED:** NOT LISTED

SPILLS

**SEARCH ID:** 42      **DIST/DIR:** 0.21 NE      **ELEVATION:** 36      **MAP ID:** 28

<p><b>NAME:</b> ONE COURT HOUSE SQ <b>ADDRESS:</b> ONE COURT HOUSE SQ NEWPORT RI <b>CONTACT:</b> JOHN P. LEO <b>SOURCE:</b></p>	<p><b>REV:</b> 4/10/00 <b>ID1:</b> 97-560 <b>ID2:</b> <b>STATUS:</b> <b>PHONE:</b></p>
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<p><b>SPILL DATE:</b> 12/16/97 <b>STAFF:</b> JOHN P. LEO</p> <p><b>MATERIAL SPILLED:</b> HEATING OIL <b>SPILL AMOUNT REPORTED:</b> UNK GALLONS <b>INCIDENT:</b></p> <p><b>LUST?:</b> <b>PCB LEVEL:</b></p>	<p><b>SPILL NOTIFIER:</b></p> <p><b>SOURCE OF SPILL:</b></p> <p><b>SOIL CONTAMINATED?:</b></p>
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**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

UST

**SEARCH ID:** 51      **DIST/DIR:** 0.23 SE      **ELEVATION:** 18      **MAP ID:** 29

**NAME:** CHANLER HOTEL  
**ADDRESS:** 117 MEMORIAL BLVD  
NEWPORT RI  
NEWPORT

**REV:** 11/18/11  
**ID1:** 19164  
**ID2:**  
**STATUS:** PERM CLOSED  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**FACILITY CLASS:** COMMERCIALS

**TOTAL NUMBER OF TANKS:** 1

**TANK ID:** 1

**DATE INSTALLED:**  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 1000  
**PRODUCT STORED:** HEATING OIL NO.2

UST

**SEARCH ID:** 50      **DIST/DIR:** 0.23 SE      **ELEVATION:** 18      **MAP ID:** 29

**NAME:** CHANLER HOTEL  
**ADDRESS:** 117 MEMORIAL BLVD  
NEWPORT RI  
NEWPORT

**REV:** 8/01/02  
**ID1:** RIUS-0802-9  
**ID2:**  
**STATUS:**  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**SITE INFORMATION**

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

LUST

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<b>SEARCH ID:</b> 80	<b>DIST/DIR:</b> 0.24 NE	<b>ELEVATION:</b> 91	<b>MAP ID:</b> 30
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**NAME:** HOTEL VIKING  
**ADDRESS:** CHURCH ST  
NEWPORT RI  
NEWPORT

**REV:** 11/18/11  
**ID1:** 2238-ST  
**ID2:** 0079  
**STATUS:** SRO - SOIL REMOVAL ONLY  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

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**PROJECT DATE:** 3/2/1995  
**UST FAC ID:** 0079

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

UST

**SEARCH ID:** 54      **DIST/DIR:** 0.24 NE      **ELEVATION:** 91      **MAP ID:** 30

<b>NAME:</b> HOTEL VIKING NEWPORT	<b>REV:</b> 11/18/11
<b>ADDRESS:</b> ONE BELLEVUE AVE	<b>ID1:</b> 00079
NEWPORT RI	<b>ID2:</b>
NEWPORT	<b>STATUS:</b> PERM CLOSED
<b>CONTACT:</b>	<b>PHONE:</b>
<b>SOURCE:</b> RI DEM	

**SITE INFORMATION**

**FACILITY CLASS:** COMMERCIALS

**TOTAL NUMBER OF TANKS:** 5

**TANK ID:** 1  
**DATE INSTALLED:** 2/1/1935  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 10000  
**PRODUCT STORED:** HEATING OIL NO.2

**TANK ID:** 2  
**DATE INSTALLED:** 2/1/1967  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 6600  
**PRODUCT STORED:** HEATING OIL NO.2

**TANK ID:** 3  
**DATE INSTALLED:** 2/1/1935  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 2000  
**PRODUCT STORED:** HEATING OIL NO.2

**TANK ID:** 4  
**DATE INSTALLED:** 4/25/2001  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 1000  
**PRODUCT STORED:** HEATING OIL NO.2

**TANK ID:** 5  
**DATE INSTALLED:**  
**STATUS:** PERMANENTLY CLOSED  
**CAPACITY (GAL):** 500  
**PRODUCT STORED:** HEATING OIL NO.2

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

**SPILLS**

**SEARCH ID:** 43      **DIST/DIR:** 0.25 SW      **ELEVATION:** 0      **MAP ID:** 31

<b>NAME:</b> PARASCANDOLA DOCK	<b>REV:</b> 4/10/00
<b>ADDRESS:</b> PARASCANDOLA DOCK	<b>ID1:</b> 96-156
NEWPORT RI	<b>ID2:</b>
NEWPORT	<b>STATUS:</b>
<b>CONTACT:</b> D SQUIRES	<b>PHONE:</b>
<b>SOURCE:</b>	

**SPILL DATE:** 04-23-96      **SPILL NOTIFIER:** USCG MSO PROVIDENCE  
**STAFF:** D SQUIRES

**MATERIAL SPILLED:** DIESEL  
**SPILL AMOUNT REPORTED:** 10-15 GALLONS  
**INCIDENT:** SPILL IN HARBOR      **SOURCE OF SPILL:**

**LUST?:**      **SOIL CONTAMINATED?:**  
**PCB LEVEL:**

**SPILLS**

**SEARCH ID:** 44      **DIST/DIR:** 0.25 SW      **ELEVATION:** 0      **MAP ID:** 31

<b>NAME:</b> SEE PREVIOUS REPORT	<b>REV:</b> 4/10/00
<b>ADDRESS:</b> PARASCANDOLA DOCK	<b>ID1:</b> 95-156
RI	<b>ID2:</b>
NEWPORT	<b>STATUS:</b>
<b>CONTACT:</b>	<b>PHONE:</b>
<b>SOURCE:</b>	

**SPILL DATE:** 03-22-95      **SPILL NOTIFIER:** JOHN LEO - DEM  
**STAFF:**

**MATERIAL SPILLED:**  
**SPILL AMOUNT REPORTED:**  
**INCIDENT:**      **SOURCE OF SPILL:**

**LUST?:**      **SOIL CONTAMINATED?:**  
**PCB LEVEL:**

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

STATE

**SEARCH ID:** 23      **DIST/DIR:** 0.25 SW      **ELEVATION:** 0      **MAP ID:** 31

**NAME:** PARASCONDOLA FISH COMPANY  
**ADDRESS:** PERRY MILL WHARF  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** PARA-HWM  
**ID2:**  
**STATUS:** A = ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**PROJECT DATE:** NA

**PROJECT CODE:** PARA-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

STATE

**SEARCH ID:** 9      **DIST/DIR:** 0.26 SW      **ELEVATION:** 9      **MAP ID:** 32

**NAME:** CHRISTIE S  
**ADDRESS:** 351 THAMES ST  
NEWPORT RI  
NEWPORT

**REV:** 11/18/11  
**ID1:** CHRT-HWM  
**ID2:**  
**STATUS:** A = ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**PROJECT DATE:** 12/27/2006

**PROJECT CODE:** CHRT-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

BROWNFIELD

**SEARCH ID:** 91      **DIST/DIR:** 0.26 SW      **ELEVATION:** 9      **MAP ID:** 32

<b>NAME:</b> CHRISTIE S	<b>REV:</b> 10/1/08
<b>ADDRESS:</b> 351 THAMES ST	<b>ID1:</b> RIBF-0908-046
NEWPORT RI	<b>ID2:</b>
NEWPORT	<b>STATUS:</b> ACTIVE
<b>CONTACT:</b>	<b>PHONE:</b>
<b>SOURCE:</b> RI DEM	

**SITE INFORMATION:**

**INSTITUTIONAL CONTROLS:** ELUR  
**ELUR DATE:**  
**SITE SIZE:** 1.01  
**RESPONSE ACTION COMPLETED:**  
**NFA DATE:**  
**LOC DATE:**  
**SOURCE OF CONTAMINATION:**

STATE

**SEARCH ID:** 15      **DIST/DIR:** 0.26 SW      **ELEVATION:** 9      **MAP ID:** 33

<b>NAME:</b> INN ON THE HARBOR	<b>REV:</b> 11/18/11
<b>ADDRESS:</b> 359 THAMES ST	<b>ID1:</b> IOTH-HWM
NEWPORT RI	<b>ID2:</b>
NEWPORT	<b>STATUS:</b> A = ACTIVE
<b>CONTACT:</b>	<b>PHONE:</b>
<b>SOURCE:</b> RI DEM	

**SITE INFORMATION**

**PROJECT DATE:** 10/08/02  
**PROJECT CODE:** IOTH-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

STATE

**SEARCH ID:** 21      **DIST/DIR:** 0.26 NW      **ELEVATION:** 0      **MAP ID:** 34

**NAME:** NEWPORT MARRIOTT  
**ADDRESS:** 25 AMERICAS CUP AVE  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** NMRT-HWM  
**ID2:**  
**STATUS:** I = INACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**PROJECT DATE:** 04/08/98

**PROJECT CODE:** NMRT-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

LUST

**SEARCH ID:** 74      **DIST/DIR:** 0.26 NE      **ELEVATION:** 95      **MAP ID:** 35

**NAME:** BELLEVUE MANOR  
**ADDRESS:** 10 BELLEVUE AVE  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** 2250-ST  
**ID2:** 18199  
**STATUS:** SRO - SOIL REMOVAL ONLY  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**PROJECT DATE:** 4/10/1997  
**UST FAC ID:** 18199

LUST

**SEARCH ID:** 76      **DIST/DIR:** 0.26 NE      **ELEVATION:** 34      **MAP ID:** 36

**NAME:** COFFEY S TEXACO  
**ADDRESS:** 29 SPRING ST  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** 2209-LS  
**ID2:** 734  
**STATUS:** A - ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

LUST

**SEARCH ID:** 76      **DIST/DIR:** 0.26 NE      **ELEVATION:** 34      **MAP ID:** 36

**NAME:** COFFEY S TEXACO  
**ADDRESS:** 29 SPRING ST  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** 2209-LS  
**ID2:** 734  
**STATUS:** A - ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**PROJECT DATE:** 11/10/1989  
**UST FAC ID:** 734

STATE

**SEARCH ID:** 38      **DIST/DIR:** 0.27 NW      **ELEVATION:** 7      **MAP ID:** 37

**NAME:** WEST MARLBOROUGH ST. PROPERTY  
**ADDRESS:** 6 W MARLBOROUGH ST  
NEWPORT RI  
NEWPORT

**REV:** 11/18/11  
**ID1:** WMAR-HWM  
**ID2:**  
**STATUS:** I = INACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**PROJECT DATE:** 10/08/02

**PROJECT CODE:** WMAR-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

BROWNFIELD

**SEARCH ID:** 99      **DIST/DIR:** 0.27 NW      **ELEVATION:** 7      **MAP ID:** 37

**NAME:** WEST MARLBOROUGH ST. PROPERTY  
**ADDRESS:** 6 W MARLBOROUGH ST  
NEWPORT RI

**REV:** 09/30/06  
**ID1:** ELUR-0307-038  
**ID2:**  
**STATUS:** ELUR  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**SITE INFORMATION:**

**INSTITUTIONAL CONTROLS:** ELUR  
**ELUR DATE:** 29-JUN-04  
**SITE SIZE:**  
**RESPONSE ACTION COMPLETED:** NO  
**NFA DATE:**  
**LOC DATE:**  
**SOURCE OF CONTAMINATION:** HISTORICAL

BROWNFIELD

**SEARCH ID:** 98      **DIST/DIR:** 0.27 NW      **ELEVATION:** 7      **MAP ID:** 37

**NAME:** WEST MARLBOROUGH ST. PROPERTY  
**ADDRESS:** 6 W MARLBOROUGH  
NEWPORT RI  
NEWPORT

**REV:** 10/1/08  
**ID1:** RIBF-038  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION:**

**INSTITUTIONAL CONTROLS:** ELUR  
**ELUR DATE:** 29-JUN-04  
**SITE SIZE:**  
**RESPONSE ACTION COMPLETED:**  
**NFA DATE:**  
**LOC DATE:**  
**SOURCE OF CONTAMINATION:** HISTORICAL

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

LUST

**SEARCH ID:** 83      **DIST/DIR:** 0.27 SW      **ELEVATION:** 8      **MAP ID:** 38

**NAME:** NEWPORT HARBOR CENTER  
**ADDRESS:** 365 THAMES ST  
NEWPORT RI  
NEWPORT  
**CONTACT:**  
**SOURCE:** RI DEM

**REV:** 11/18/11  
**ID1:** 2286-ST  
**ID2:** 2818  
**STATUS:** I - INACTIVE  
**PHONE:**

**PROJECT DATE:** 2/7/2007  
**UST FAC ID:** 2818

BROWNFIELD

**SEARCH ID:** 96      **DIST/DIR:** 0.28 SE      **ELEVATION:** 92      **MAP ID:** 39

**NAME:** REDWOOD LIBRARY  
**ADDRESS:** 50 BELLEVUE AVE  
NEWPORT RI  
**CONTACT:**  
**SOURCE:** RI DEM

**REV:** 10/1/08  
**ID1:** RIBF-0106-081  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**SITE INFORMATION:**

**INSTITUTIONAL CONTROLS:**  
**ELUR DATE:**  
**SITE SIZE:**  
**RESPONSE ACTION COMPLETED:**  
**NFA DATE:**  
**LOC DATE:**  
**SOURCE OF CONTAMINATION:** ARSENIC

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

STATE

**SEARCH ID:** 32      **DIST/DIR:** 0.28 SE      **ELEVATION:** 92      **MAP ID:** 39

**NAME:** REDWOOD LIBRARY  
**ADDRESS:** 50 BELLEVUE AVE  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** REDW-HWM  
**ID2:**  
**STATUS:** A = ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**PROJECT DATE:** 11/29/2004

**PROJECT CODE:** REDW-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

STATE

**SEARCH ID:** 11      **DIST/DIR:** 0.29 NW      **ELEVATION:** 0      **MAP ID:** 40

**NAME:** EASTERN RESORTS (SEE LONG WHARF)  
**ADDRESS:** 125 and 126-128 LONG WHARF  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** EARE-HWM  
**ID2:**  
**STATUS:** A = ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**PROJECT DATE:** 12/08/98

**PROJECT CODE:** EARE-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

LUST

**SEARCH ID:** 78      **DIST/DIR:** 0.30 NE      **ELEVATION:** 23      **MAP ID:** 41

**NAME:** DEL NERO CLEANERS and LAUNDRY  
**ADDRESS:** 11 FAREWELL ST  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** 2268-ST  
**ID2:** 1839  
**STATUS:** A - ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**PROJECT DATE:** 12/3/1999  
**UST FAC ID:** 1839

STATE

**SEARCH ID:** 14      **DIST/DIR:** 0.31 NW      **ELEVATION:** 0      **MAP ID:** 42

**NAME:** INN ON LONG WHARF  
**ADDRESS:** 142 LONG WHARF  
NEWPORT RI  
NEWPORT

**REV:** 11/18/11  
**ID1:** IOLW-HWM  
**ID2:**  
**STATUS:** A = ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**PROJECT DATE:** 10/08/02

**PROJECT CODE:** IOLW-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

LUST

**SEARCH ID:** 75      **DIST/DIR:** 0.31 NW      **ELEVATION:** 3      **MAP ID:** 43

**NAME:** CITY OF NEWPORT SEWAGE PUMPING STATION  
**ADDRESS:** LONG WHARF  
NEWPORT RI  
NEWPORT

**REV:** 11/18/11  
**ID1:** 2215-LS  
**ID2:** 604  
**STATUS:** SRO - SOIL REMOVAL ONLY  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

LUST

**SEARCH ID:** 75      **DIST/DIR:** 0.31 NW      **ELEVATION:** 3      **MAP ID:** 43

**NAME:** CITY OF NEWPORT SEWAGE PUMPING STATION  
**ADDRESS:** LONG WHARF  
NEWPORT RI  
NEWPORT

**REV:** 11/18/11  
**ID1:** 2215-LS  
**ID2:** 604  
**STATUS:** SRO - SOIL REMOVAL ONLY  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**PROJECT DATE:** 10/25/1990  
**UST FAC ID:** 604

LUST

**SEARCH ID:** 86      **DIST/DIR:** 0.32 NE      **ELEVATION:** 59      **MAP ID:** 44

**NAME:** NYNEX  
**ADDRESS:** 20 BULL ST  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** 2231-LS  
**ID2:** 1199  
**STATUS:** I - INACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**PROJECT DATE:** 8/20/1994  
**UST FAC ID:** 1199

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

CERCLIS

**SEARCH ID:** 2      **DIST/DIR:** 0.34 NW      **ELEVATION:** 0      **MAP ID:** 45

<p><b>NAME:</b> LONG WHARF AREA  <b>ADDRESS:</b> CORNER OF LONG WHARF and WASHINGTON ST          NEWPORT RI 02840          NEWPORT  <b>CONTACT:</b> 1270095  <b>SOURCE:</b> EPA</p>	<p><b>REV:</b> 7/26/11  <b>ID1:</b> RID987493335  <b>ID2:</b> 0102679  <b>STATUS:</b> NOT PROPOSED  <b>PHONE:</b> 1270095</p>
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ACTION/QUALITY	AGENCY/RPS	START/RAA	END
site inspection Higher priority for further assessment	State, Fund Financed	12/13/1994	7/19/1995
site reassessment Low priority for further assessment	EPA Fund-Financed		8/2/2001
preliminary assessment Low priority for further assessment	State, Fund Financed		11/8/1994
discovery	State, Fund Financed		6/1/1993

**DESCRIPTION:**

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

STATE

**SEARCH ID:** 17      **DIST/DIR:** 0.34 NW      **ELEVATION:** 0      **MAP ID:** 46

**NAME:** LONG WHARF  
**ADDRESS:** LONG WHARF and WASHINGTON  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** LW-SFA  
**ID2:**  
**STATUS:** A = ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**PROJECT DATE:** 06/01/93

**PROJECT CODE:** LW-SFA = CERCLIS/SUPERFUND

STATE

**SEARCH ID:** 18      **DIST/DIR:** 0.34 NW      **ELEVATION:** 0      **MAP ID:** 46

**NAME:** LONG WHARF  
**ADDRESS:** LONG WHARF and WASHINGTON  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** LWH-HWM  
**ID2:**  
**STATUS:** I = INACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**PROJECT DATE:** 09/30/92

**PROJECT CODE:** LWH-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

LUST

**SEARCH ID:** 85      **DIST/DIR:** 0.35 SE      **ELEVATION:** 33      **MAP ID:** 47

**NAME:** NEWPORT LIBRARY  
**ADDRESS:** 300 SPRING ST  
NEWPORT RI  
NEWPORT

**REV:** 11/18/11  
**ID1:** 2256-ST  
**ID2:** 18350  
**STATUS:** I - INACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**PROJECT DATE:** 2/16/1998  
**UST FAC ID:** 18350

STATE

**SEARCH ID:** 22      **DIST/DIR:** 0.36 SW      **ELEVATION:** 13      **MAP ID:** 48

**NAME:** NEWPORT ON SHORE  
**ADDRESS:** 405 THAMES ST  
NEWPORT RI  
NEWPORT

**REV:** 11/18/11  
**ID1:** NONS-HWM  
**ID2:**  
**STATUS:** A = ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**PROJECT DATE:** 10/08/02

**PROJECT CODE:** NONS-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

LUST

**SEARCH ID:** 82      **DIST/DIR:** 0.36 NE      **ELEVATION:** 30      **MAP ID:** 49

**NAME:** MARTIN LUTHER KING  
**ADDRESS:** 20 W. W. BROADWAY  
NEWPORT RI  
NEWPORT

**REV:** 11/18/11  
**ID1:** 2221-LS  
**ID2:** 16354  
**STATUS:** I - INACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

LUST

**SEARCH ID:** 82      **DIST/DIR:** 0.36 NE      **ELEVATION:** 30      **MAP ID:** 49

**NAME:** MARTIN LUTHER KING  
**ADDRESS:** 20 W W. BROADWAY  
NEWPORT RI  
NEWPORT

**REV:** 11/18/11  
**ID1:** 2221-LS  
**ID2:** 16354  
**STATUS:** I - INACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**PROJECT DATE:** 11/1/1992  
**UST FAC ID:** 16354

STATE

**SEARCH ID:** 10      **DIST/DIR:** 0.37 SW      **ELEVATION:** 11      **MAP ID:** 50

**NAME:** EASTERN ICE COMPANY  
**ADDRESS:** 10 BROWN and HOWARD WHARF  
NEWPORT RI  
NEWPORT

**REV:** 11/18/11  
**ID1:** EICE-HWM  
**ID2:**  
**STATUS:** A = ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**PROJECT DATE:** 8/17/2007

**PROJECT CODE:** EICE-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

LUST

**SEARCH ID:** 72      **DIST/DIR:** 0.37 NW      **ELEVATION:** 4      **MAP ID:** 51

**NAME:** BAYSIDE APARTMENTS  
**ADDRESS:** 3 ST  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** 2218-LS  
**ID2:** 2134  
**STATUS:** I - INACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

LUST

**SEARCH ID:** 72      **DIST/DIR:** 0.37 NW      **ELEVATION:** 4      **MAP ID:** 51

**NAME:** BAYSIDE APARTMENTS  
**ADDRESS:** 3 ST  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** 2218-LS  
**ID2:** 2134  
**STATUS:** I - INACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**PROJECT DATE:** 5/1/1991  
**UST FAC ID:** 2134

LUST

**SEARCH ID:** 73      **DIST/DIR:** 0.37 NW      **ELEVATION:** 4      **MAP ID:** 51

**NAME:** BAYSIDE APARTMENTS  
**ADDRESS:** 3 ST  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** 2276-ST  
**ID2:** 2134  
**STATUS:** I - INACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**PROJECT DATE:** 1/12/2001  
**UST FAC ID:** 2134

STATE

**SEARCH ID:** 8      **DIST/DIR:** 0.39 NW      **ELEVATION:** 0      **MAP ID:** 52

**NAME:** AMERICAN SHIPYARD  
**ADDRESS:** WASHINGTON ST  
NEWPORT RI  
NEWPORT

**REV:** 11/18/11  
**ID1:** AMSH-HWM  
**ID2:**  
**STATUS:** A = ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**PROJECT DATE:** 06/05/97

**PROJECT CODE:** AMSH-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

LUST

**SEARCH ID:** 71      **DIST/DIR:** 0.39 NW      **ELEVATION:** 0      **MAP ID:** 52

<p><b>NAME:</b> AMERICIAN SHIPYARD <b>ADDRESS:</b> 1 WASHINGTON ST NEWPORT RI NEWPORT</p> <p><b>CONTACT:</b> <b>SOURCE:</b> RI DEM</p>	<p><b>REV:</b> 11/18/11 <b>ID1:</b> 2262-ST <b>ID2:</b> 15441 <b>STATUS:</b> I - INACTIVE <b>PHONE:</b></p>
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**PROJECT DATE:** 12/9/1998  
**UST FAC ID:** 15441

STATE

**SEARCH ID:** 16      **DIST/DIR:** 0.39 SW      **ELEVATION:** 9      **MAP ID:** 53

<p><b>NAME:</b> LEE S WHARF <b>ADDRESS:</b> THAMES ST NEWPORT RI</p> <p><b>CONTACT:</b> <b>SOURCE:</b> RI DEM</p>	<p><b>REV:</b> 11/18/11 <b>ID1:</b> LEES-HWM <b>ID2:</b> <b>STATUS:</b> A = ACTIVE <b>PHONE:</b></p>
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**SITE INFORMATION**

**PROJECT DATE:** NA  
**PROJECT CODE:** LEES-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

LUST

**SEARCH ID:** 89      **DIST/DIR:** 0.41 SE      **ELEVATION:** 83      **MAP ID:** 54

<p><b>NAME:</b> TRAVERS BUILDING <b>ADDRESS:</b> 174 BELLEVUE AVE NEWPORT RI</p> <p><b>CONTACT:</b> <b>SOURCE:</b> RI DEM</p>	<p><b>REV:</b> 11/18/11 <b>ID1:</b> 2229-LS <b>ID2:</b> 16768 <b>STATUS:</b> SRO - SOIL REMOVAL ONLY <b>PHONE:</b></p>
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**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

LUST

**SEARCH ID:** 89      **DIST/DIR:** 0.41 SE      **ELEVATION:** 83      **MAP ID:** 54

**NAME:** TRAVERS BUILDING  
**ADDRESS:** 174 BELLEVUE AVE  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** 2229-LS  
**ID2:** 16768  
**STATUS:** SRO - SOIL REMOVAL ONLY  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**PROJECT DATE:** 6/25/1994  
**UST FAC ID:** 16768

LUST

**SEARCH ID:** 84      **DIST/DIR:** 0.43 SE      **ELEVATION:** 72      **MAP ID:** 55

**NAME:** NEWPORT HOUSING AUTHORITY  
**ADDRESS:** 19 CHAPEL ST  
NEWPORT RI  
NEWPORT

**REV:** 11/18/11  
**ID1:** 2292-ST  
**ID2:** 4280  
**STATUS:** I - INACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**PROJECT DATE:** 2/9/2009  
**UST FAC ID:** 4280

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

BROWNFIELD

**SEARCH ID:** 92      **DIST/DIR:** 0.43 SE      **ELEVATION:** 72      **MAP ID:** 55

**NAME:** NATIONAL GRID - NEWPORT HOUSING AUTHORITY  
**ADDRESS:** 19 CHAPEL ST  
NEWPORT RI

**REV:** 09/30/06  
**ID1:** RIBF-0307-044  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**SITE INFORMATION:**

**INSTITUTIONAL CONTROLS:**

**ELUR DATE:**

**SITE SIZE:**

**RESPONSE ACTION COMPLETED:**

**NFA DATE:**

**LOC DATE:**

**SOURCE OF CONTAMINATION:** TRANSFORMERS

BROWNFIELD

**SEARCH ID:** 93      **DIST/DIR:** 0.43 SE      **ELEVATION:** 72      **MAP ID:** 55

**NAME:** NATIONAL GRID - NEWPORT HOUSING AUTHORITY  
**ADDRESS:** 19 CHAPEL ST  
NEWPORT RI  
NEWPORT

**REV:** 10/1/08  
**ID1:** RIBF-0908-119  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION:**

**INSTITUTIONAL CONTROLS:**

**ELUR DATE:**

**SITE SIZE:**

**RESPONSE ACTION COMPLETED:** BETWEEN 10/1/06 AND 9/30/07

**NFA DATE:** 5/10/2007

**LOC DATE:**

**SOURCE OF CONTAMINATION:** Transformers

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

STATE

**SEARCH ID:** 20      **DIST/DIR:** 0.43 SE      **ELEVATION:** 72      **MAP ID:** 55

**NAME:** NATIONAL GRID - NEWPORT HOUSING AUTHORITY  
**ADDRESS:** 19 CHAPEL ST  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** NENH-HWM  
**ID2:**  
**STATUS:** I = INACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**PROJECT DATE:** 12/14/2005

**PROJECT CODE:** NENH-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

STATE

**SEARCH ID:** 26      **DIST/DIR:** 0.43 SW      **ELEVATION:** 18      **MAP ID:** 56

**NAME:** PIER RESTAURANT  
**ADDRESS:** HOWARD WHARF  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** PIER-HWM  
**ID2:**  
**STATUS:** I = INACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**PROJECT DATE:** 04/02/01

**PROJECT CODE:** PIER-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

BROWNFIELD

**SEARCH ID:** 95      **DIST/DIR:** 0.43 SW      **ELEVATION:** 18      **MAP ID:** 56

**NAME:** PIER RESTAURANT  
**ADDRESS:** HOWARD WHARF  
NEWPORT RI

**REV:** 10/1/08  
**ID1:** RIBF-164  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION:**

**INSTITUTIONAL CONTROLS:** ELUR  
**ELUR DATE:** 19-DEC-03  
**SITE SIZE:**  
**RESPONSE ACTION COMPLETED:** 9-30-04  
**NFA DATE:**  
**LOC DATE:** 1/15/2004  
**SOURCE OF CONTAMINATION:**

STATE

**SEARCH ID:** 12      **DIST/DIR:** 0.44 SW      **ELEVATION:** 7      **MAP ID:** 57

**NAME:** HOWARD WHARF  
**ADDRESS:** HOWARD WHARF  
NEWPORT RI  
NEWPORT

**REV:** 8/29/01  
**ID1:** HOWW-HWM  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**SITE INFORMATION**

**PROJECT DATE:** 04/02/01

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

STATE

**SEARCH ID:** 35      **DIST/DIR:** 0.44 SW      **ELEVATION:** 19      **MAP ID:** 58

**NAME:** THAMES PIER  
**ADDRESS:** 449 THAMES ST  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** THAM-HWM  
**ID2:**  
**STATUS:** A = ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**PROJECT DATE:** 08/02/95

**PROJECT CODE:** THAM-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

LUST

**SEARCH ID:** 79      **DIST/DIR:** 0.47 NE      **ELEVATION:** 42      **MAP ID:** 59

**NAME:** FOLEY S GULF SERVICE  
**ADDRESS:** 105 BROADWAY  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** 2265-LS  
**ID2:** 2894  
**STATUS:** I - INACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**PROJECT DATE:** 6/14/1999  
**UST FAC ID:** 2894

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

BROWNFIELD

**SEARCH ID:** 97      **DIST/DIR:** 0.49 SW      **ELEVATION:** 2      **MAP ID:** 60

**NAME:** SPRING WHARF ASSOCIATES, LLC  
**ADDRESS:** 10 SPRING WHARF  
NEWPORT RI  
NEWPORT  
**CONTACT:**  
**SOURCE:** RI DEM

**REV:** 10/1/08  
**ID1:** RIBF-0309-025  
**ID2:**  
**STATUS:** ACTIVE  
**PHONE:**

**SITE INFORMATION:**

**INSTITUTIONAL CONTROLS:** ELUR  
**ELUR DATE:** 2/11/08  
**SITE SIZE:** 1  
**RESPONSE ACTION COMPLETED:** BETWEEN 10/1/07 AND 9/30/08  
**NFA DATE:**  
**LOC DATE:** 2/20/2008  
**SOURCE OF CONTAMINATION:** HISTORICAL FILL

STATE

**SEARCH ID:** 34      **DIST/DIR:** 0.49 SW      **ELEVATION:** 2      **MAP ID:** 60

**NAME:** SPRING WHARF ASSOCIATES, LLC  
**ADDRESS:** 10 SPRING WHARF  
NEWPORT RI  
NEWPORT  
**CONTACT:**  
**SOURCE:** RI DEM

**REV:** 11/18/11  
**ID1:** SPRW-HWM  
**ID2:**  
**STATUS:** I = INACTIVE  
**PHONE:**

**SITE INFORMATION**

**PROJECT DATE:** 9/5/2007  
**PROJECT CODE:** SPRW-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

LUST

**SEARCH ID:** 81      **DIST/DIR:** 0.49 NW      **ELEVATION:** 7      **MAP ID:** 61

**NAME:** HUNT HOUSE  
**ADDRESS:** 54 WASHINGTON ST  
NEWPORT RI  
NEWPORT

**REV:** 11/18/11  
**ID1:** 2257-ST  
**ID2:** 18530  
**STATUS:** I - INACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**PROJECT DATE:** 4/29/1998  
**UST FAC ID:** 18530

LUST

**SEARCH ID:** 88      **DIST/DIR:** 0.49 SW      **ELEVATION:** 0      **MAP ID:** 62

**NAME:** TALLMAN AND MACK  
**ADDRESS:** SPRING WHARF  
NEWPORT RI  
NEWPORT

**REV:** 11/18/11  
**ID1:** 2243-LS  
**ID2:** 2844  
**STATUS:** SRO - SOIL REMOVAL ONLY  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**PROJECT DATE:** 4/17/1995  
**UST FAC ID:** 2844

STATE

**SEARCH ID:** 37      **DIST/DIR:** 0.54 SW      **ELEVATION:** 0      **MAP ID:** 63

**NAME:** WAITE S WHARF  
**ADDRESS:** SOUTH WAITE WHARF  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** WAIT-HWM  
**ID2:**  
**STATUS:** I = INACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**PROJECT DATE:** 05/28/93

**PROJECT CODE:** WAIT-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

STATE

**SEARCH ID:** 25      **DIST/DIR:** 0.58 SE      **ELEVATION:** 56      **MAP ID:** 64

**NAME:** PEOPLE S CREDIT UNION  
**ADDRESS:** 43 MEMORIAL BLVD  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** PECU-HWM  
**ID2:**  
**STATUS:** I = INACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**PROJECT DATE:** 5/11/2006

**PROJECT CODE:** PECU-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

STATE

**SEARCH ID:** 27      **DIST/DIR:** 0.65 SW      **ELEVATION:** 9      **MAP ID:** 65

**NAME:** PROVIDENCE GAS COMPANY 1  
**ADDRESS:** 543 THAMES ST  
NEWPORT RI  
NEWPORT

**REV:** 11/18/11  
**ID1:** PGC1-SFA  
**ID2:**  
**STATUS:** I = INACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**PROJECT DATE:** 02/01/85

**PROJECT CODE:** PGC1-SFA = CERCLIS/SUPERFUND

**Environmental FirstSearch  
Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

STATE

**SEARCH ID:** 28      **DIST/DIR:** 0.65 SW      **ELEVATION:** 9      **MAP ID:** 65

**NAME:** PROVIDENCE GAS COMPANY 1  
**ADDRESS:** 543 THAMES ST  
NEWPORT RI  
NEWPORT

**REV:** 06/11/98  
**ID1:** PGC1-SFA  
**ID2:**  
**STATUS:** I  
**PHONE:**

**CONTACT:**  
**SOURCE:**

**PROJECT DATE:** 02/01/85

STATE

**SEARCH ID:** 29      **DIST/DIR:** 0.65 SW      **ELEVATION:** 9      **MAP ID:** 65

**NAME:** PROVIDENCE GAS COMPANY 1  
**ADDRESS:** 543 THAMES ST  
NEWPORT RI  
NEWPORT

**REV:** 11/18/11  
**ID1:** PGC1-HWM  
**ID2:**  
**STATUS:** A = ACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**PROJECT DATE:** 05/14/97

**PROJECT CODE:** PGC1-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

STATE

**SEARCH ID:** 30      **DIST/DIR:** 0.65 SW      **ELEVATION:** 9      **MAP ID:** 65

**NAME:** PROVIDENCE GAS COMPANY 2  
**ADDRESS:** 543 THAMES ST  
NEWPORT RI  
NEWPORT  
**CONTACT:**  
**SOURCE:** RI DEM

**REV:** 11/18/11  
**ID1:** PGC2-SFA  
**ID2:**  
**STATUS:** I = INACTIVE  
**PHONE:**

**SITE INFORMATION**

**PROJECT DATE:** 02/01/85  
**PROJECT CODE:** PGC2-SFA = CERCLIS/SUPERFUND

STATE

**SEARCH ID:** 31      **DIST/DIR:** 0.65 SW      **ELEVATION:** 9      **MAP ID:** 65

**NAME:** PROVIDENCE GAS MGP NEWP  
**ADDRESS:** 543 THAMES ST  
NEWPORT RI  
NEWPORT  
**CONTACT:**  
**SOURCE:** RI DEM

**REV:** 11/18/11  
**ID1:** PMGP-HWM  
**ID2:**  
**STATUS:** A = ACTIVE  
**PHONE:**

**SITE INFORMATION**

**PROJECT DATE:** 05/14/97  
**PROJECT CODE:** PMGP-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

**Environmental FirstSearch**  
**Site Detail Report**

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

STATE

**SEARCH ID:** 33      **DIST/DIR:** 0.69 SE      **ELEVATION:** 15      **MAP ID:** 66

**NAME:** SHELL FACILITY 139044 ( FORMER )  
**ADDRESS:** 560 THAMES ST  
NEWPORT RI  
NEWPORT  
**CONTACT:**  
**SOURCE:** RI DEM

**REV:** 11/18/11  
**ID1:** SHEN-HWM  
**ID2:**  
**STATUS:** A = ACTIVE  
**PHONE:**

**SITE INFORMATION**

**PROJECT DATE:** 11/20/2007

**PROJECT CODE:** SHEN-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

STATE

**SEARCH ID:** 13      **DIST/DIR:** 0.72 NW      **ELEVATION:** 0      **MAP ID:** 67

**NAME:** HYATT REGENCY -GOAT ISLAND  
**ADDRESS:** ONE GOAT ISLAND  
NEWPORT RI  
**CONTACT:**  
**SOURCE:** RI DEM

**REV:** 11/18/11  
**ID1:** HYAT-HWM  
**ID2:**  
**STATUS:** A = ACTIVE  
**PHONE:**

**SITE INFORMATION**

**PROJECT DATE:** 11/18/2004

**PROJECT CODE:** HYAT-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

***Environmental FirstSearch  
Site Detail Report***

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

STATE

**SEARCH ID:** 7      **DIST/DIR:** 0.84 NW      **ELEVATION:** 16      **MAP ID:** 68

**NAME:** AARDVARK ANTIQUES  
**ADDRESS:** 9 J T CONNELL HWY  
NEWPORT RI

**REV:** 11/18/11  
**ID1:** AARD-HWM  
**ID2:**  
**STATUS:** I = INACTIVE  
**PHONE:**

**CONTACT:**  
**SOURCE:** RI DEM

**SITE INFORMATION**

**PROJECT DATE:** 03/05/01

**PROJECT CODE:** AARD-HWM = HAZARDOUS WASTE MANAGEMENT PROGRAM

# Environmental FirstSearch Site Detail Report

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

NPL

**SEARCH ID:** 1      **DIST/DIR:** 0.96 NW      **ELEVATION:**      **MAP ID:** 69

**NAME:** NEWPORT NAVAL EDUCATION/TRAINING CENTER  
**ADDRESS:** DEFENSE HGWY (BURMA RD)  
NEWPORT RI 02840

**REV:** 9/30/11  
**ID1:** RI6170085470  
**ID2:** 0101431  
**STATUS:** FINAL  
**PHONE:** 6175659260

**CONTACT:** SARAH WHITE  
**SOURCE:** EPA

**SITE INFORMATION**

**EVENT TYPE**

<b>SITE DISCOVERY BY:</b>	EPA	<b>DISCOVERY DATE:</b>	04-11-85
<b>SITE PROPOSED BY:</b>	EPA	<b>PROPOSED DATE:</b>	07-14-89
<b>FINAL LIST BY:</b>	EPA	<b>FINAL LIST DATE:</b>	11-21-89

**ACTIVITIES:** US NAVY REFUELING DEPOT AND LANDFILL

**CONTAMINANTS:** HEAVY METALS, LEAD, COPPER, NICKEL  
**SOURCE OF CONTAMINATION:** SLUDGE BED, BURIED TANK FARM AND OPEN GROUND DUMP

**CONTAMINATED:** GROUNDWATER, WELLS, SEDIMENT FROM NARRAGANSETT BAY  
**THREATENED:** NEARBY WETLANDS

**SITE DESCRIPTION**

Conditions at proposal (July 14, 1989): The Naval Education and Training Center (NETC) is spread along 6 miles of the western shoreline of Aquidneck Island, north of Newport, Newport County, Rhode Island. NETC facilities are also on Gould Island, west of Aquidneck Island. NETC covers 1,439 acres. Prior to 1973, it covered 2,692 acres.

The Navy has used Aquidneck Island as a refueling depot since 1900. Additional fuel facilities were built during World War II, as were a supply station, barracks, farms, and a fire fighting training school. After the war, a number of research and development facilities and training centers were set up.

NETC is participating in the Installation Restoration Program (IRP), established in 1978. Under this program, the Department of Defense seeks to identify, investigate, and clean up contamination from hazardous materials. IRP studies identified numerous potentially contaminated areas, including the following. The 6-acre McAllister Point Landfill, along the shore of Narragansett Bay, from 1955 to the mid-1970s accepted wastes consisting primarily of domestic refuse, spent acids, solvents, paint, waste oil, and PCB-contaminated oil. Similar wastes were deposited at the 10-acre Melville North Landfill, located in a low-lying, wetland area along the shore of the bay. It was used from World War II to 1955 and sold to Melville Marine Industries/Hood Enterprises around 1984. Also in the Melville North area are two waste oil disposal areas: a sludge bed at an old sewage treatment plant, where oil was disposed of for 6 months, and two buried fuel tank farms. Another three tank farms are within 0.25 mile of the bay. Sludge from the farms was dumped on the ground or burned in chambers.

On Gould Island is a disposal area on a steep embankment along 200 yards of the west shoreline. Wastes disposed of included domestic trash, scrap metal, wood, pipes, rusted drums, two diesel fuel tanks, and concrete blocks, and possibly electroplating and degreasing wastes. In 1982, 10 drums, contents unknown, were removed from a bunker which was later demolished. The disposal area is in the southwest portion of the island within 100 feet of Narragansett Bay. This portion of the island is now under State control and is accessible to the public by boat. The Gould Island Electroplating Shop produced wastes similar to those deposited at the disposal area. The wastes probably were dumped into the bay. The shop is not accessible to the public.

Lead and copper are present in monitoring wells in McAllister Point Landfill, according to a 1986 IRP report. An estimated 4,800 people obtain drinking water and 220 acres of land are irrigated from private wells within 3 miles of hazardous substances at NETC.

Sediments collected from Narragansett Bay just off the shoreline of McAllister Point Landfill contain lead, copper, and nickel, according to the 1986 report. Surface water and ground water flow from the landfill into the bay, which is used for boating and fishing. Because the bay is an inlet to the Atlantic Ocean, it is influenced by tides. One tank farm is 300 feet from a coastal wetland.

Status (November 21, 1989): The Navy and Army Corps of Engineers are starting field work

- Continued on next page -

## Environmental FirstSearch Site Detail Report

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

NPL

**SEARCH ID:** 1      **DIST/DIR:** 0.96 NW      **ELEVATION:**      **MAP ID:** 69

<p><b>NAME:</b> NEWPORT NAVAL EDUCATION/TRAINING CENTER <b>ADDRESS:</b> DEFENSE HGWY (BURMA RD) NEWPORT RI 02840</p> <p><b>CONTACT:</b> SARAH WHITE <b>SOURCE:</b> EPA</p>	<p><b>REV:</b> 9/30/11 <b>ID1:</b> R16170085470 <b>ID2:</b> 0101431 <b>STATUS:</b> FINAL <b>PHONE:</b> 6175659260</p>
--	---

**FINAL DATE:** 11/21/1989

**CERCLIS DETAILS**

ACTION/QUALITY	AGENCY/RPS	START/RAA	END
federal facility remedial design	Federal Facilities Primary	6/10/2011	
federal facility five year review	Federal Facilities Primary	6/9/2009	12/22/2009
federal facility removal	Federal Facilities	7/23/2007	8/5/2008
federal facility feasibility study	Federal Facilities	4/18/2007	
federal facility removal	Federal Facilities Primary	2/1/2007	
federal facility removal Cleaned up	Federal Facilities Primary	11/16/2006	12/27/2007
federal facility remedial investigation/feasibility study	Federal Facilities Primary	9/28/2006	
federal facility removal	Federal Facilities Primary	6/1/2005	1/9/2007
federal facility remedial investigation/feasibility study	Federal Facilities Primary	8/5/2004	
federal facility five year review	Federal Facilities Primary	6/25/2004	12/22/2004
federal facility remedial action Final RA Report	Federal Facilities Primary	3/21/2001	9/13/2005
federal facility five year review	Federal Facilities Primary	10/15/1999	12/30/1999
federal facility remedial investigation/feasibility study	Federal Facilities Primary	2/12/1996	
restoration advisory board	Federal Facilities	2/8/1996	

- Continued on next page -

## Environmental FirstSearch Site Detail Report

**Target Property:** QUEEN ANNE SQ  
NEWPORT RI 02840

**JOB:** S2244

### NPL

**SEARCH ID:** 1      **DIST/DIR:** 0.96 NW      **ELEVATION:**      **MAP ID:** 69

<p><b>NAME:</b> NEWPORT NAVAL EDUCATION/TRAINING CENTER <b>ADDRESS:</b> DEFENSE HGWY (BURMA RD) NEWPORT RI 02840</p> <p><b>CONTACT:</b> SARAH WHITE <b>SOURCE:</b> EPA</p>	<p><b>REV:</b> 9/30/11 <b>ID1:</b> RI6170085470 <b>ID2:</b> 0101431 <b>STATUS:</b> FINAL <b>PHONE:</b> 6175659260</p>
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federal facility remedial action Final RA Report	Federal Facilities Primary	12/27/1994	2/12/1997
federal facility remedial action Interim RA Report	Federal Facilities Primary	12/27/1993	8/13/1997
federal facility remedial design	Federal Facilities Primary	9/27/1993	8/31/1994
federal facility remedial design	Federal Facilities Primary	9/29/1992	6/14/1993
federal facility remedial investigation/feasibility study	Federal Facilities Primary	3/23/1992	9/29/1992
federal facility remedial investigation/feasibility study	Federal Facilities Primary	3/23/1992	9/27/1993
federal facility remedial investigation/feasibility study	Federal Facilities Primary	3/23/1992	3/1/2000
federal facility remedial investigation/feasibility study	Federal Facilities Primary	3/23/1992	9/28/2010
interagency agreement negotiations	Federal Enforcement Primary	12/31/1990	12/30/1991
state support agency cooperative agreement	State, Fund Financed Primary	5/22/1990	12/31/2001
proposal to national priorities list	EPA Fund-Financed		7/14/1989
hazard ranking system package	EPA Fund-Financed		11/21/1989
final listing on national priorities list	EPA Fund-Financed		11/21/1989
special notice issued	Federal Enforcement		12/31/1990
discovery	State, Fund Financed		4/11/1985
explanation of significant differences	Federal Facilities		10/31/2007
federal interagency agreement	Federal Enforcement Primary	12/30/1991	3/23/1992
operations and maintenance	Federal Facilities	2/12/1997	

- More Details Exist For This Site; Max Page Limit Reached -

***Environmental FirstSearch***  
***Street Name Report for Streets within .25 Mile(s) of Target Property***

**Target Property:** QUEEN ANNE SQ  
 NEWPORT RI 02840

**JOB:** S2244

<b>Street Name</b>	<b>Dist/Dir</b>	<b>Street Name</b>	<b>Dist/Dir</b>
Allan Ct	0.24 NE	Hozier St	0.22 NE
America s Cup Ave	0.03 SW	John St	0.20 SE
Americas Cup Ave	0.20 SE	Long Wharf	0.20 NW
Bannister s Wharf	0.07 SW	Long Wharf Mal	0.18 NW
Bannisters Wharf	0.09 SW	Market Sq	0.04 SW
Barney Ct	0.22 NE	Marlborough St	0.25 NW
Barney St	0.21 NE	Martin St	0.25 SE
Birckhead Pl	0.08 NE	Mary St	0.08 NE
Bowens Lndg	0.05 SW	Meeting St	0.21 NE
Bowens Wharf	0.05 SW	Memorial Blvd	0.19 SE
Broadway	0.24 NE	Mill St	0.03 SW
Charles St	0.19 NE	Mount Vernon St	0.21 NE
Christies Landing	0.25 SE	Osborne Ct	0.21 SE
Church St	0.02 NE	Pelham St	0.08 SW
Clarke St	0.10 NE	Perry Mill Wharf	0.22 SW
Colonial St	0.20 NE	Prospect Hill St	0.14 SW
Commercial Wharf	0.15 SW	River Ln	0.24 NE
Corne St	0.18 SE	Russo Ct	0.22 NE
Cotton Ct	0.04 NE	Sayer Wharf	0.11 SW
Court House Sq	0.19 NE	School St	0.15 NE
Court House St	0.19 NE	Scott Wharf	0.12 SW
Division St	0.13 NE	Spring St	0.10 NE
Duke St	0.19 NW	State Highway 138 (A	0.03 SW
Fair St	0.22 SE	Swans Wharf Row	0.12 NW
Farewell St	0.24 NE	Swinburne Row	0.09 NW
Frank	0.00 --	Thames St	0.01 SW
Frank St	0.02 SE	Touro Ct	0.15 NE
Franklin St	0.15 SW	Touro Park St W	0.24 SE
Gidley St	0.23 SE	Touro St	0.17 NE
Goddard Row	0.09 NW	W Marlborough St	0.25 NW
Green Pl	0.16 SE	W Pelham St	0.08 SW
Green St	0.11 SW	Washington Sq	0.19 NE
Hammett Wharf	0.22 SE	Whitfield Pl	0.23 NE
High St	0.18 SE		
Highway 138A	0.03 SW		



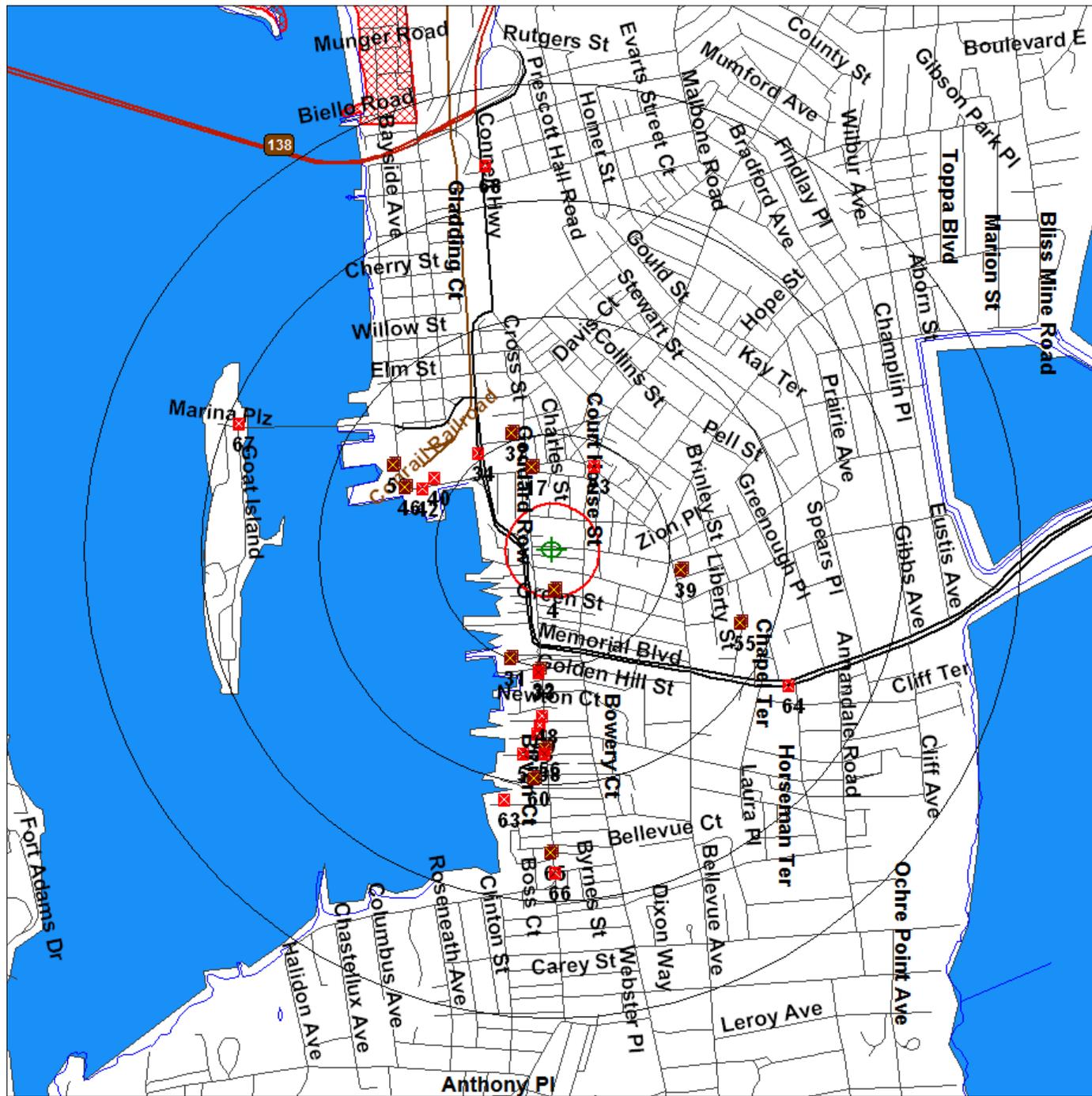
# Environmental FirstSearch

1 Mile Radius

ASTM Map: NPL, RCRA COR, STATE Sites

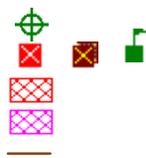


## QUEEN ANNE SQ, NEWPORT RI 02840



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 41.487442 Longitude: -71.314223) .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste .....
- Triballand.....
- Railroads .....
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





# Environmental FirstSearch

.5 Mile Radius  
ASTM Map: CERCLIS, RCRATSD, LUST, SWL

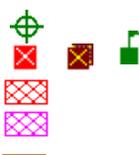


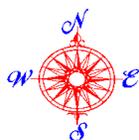
## QUEEN ANNE SQ, NEWPORT RI 02840



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 41.487442 Longitude: -71.314223) .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste .....
- Triballand.....
- Railroads .....
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





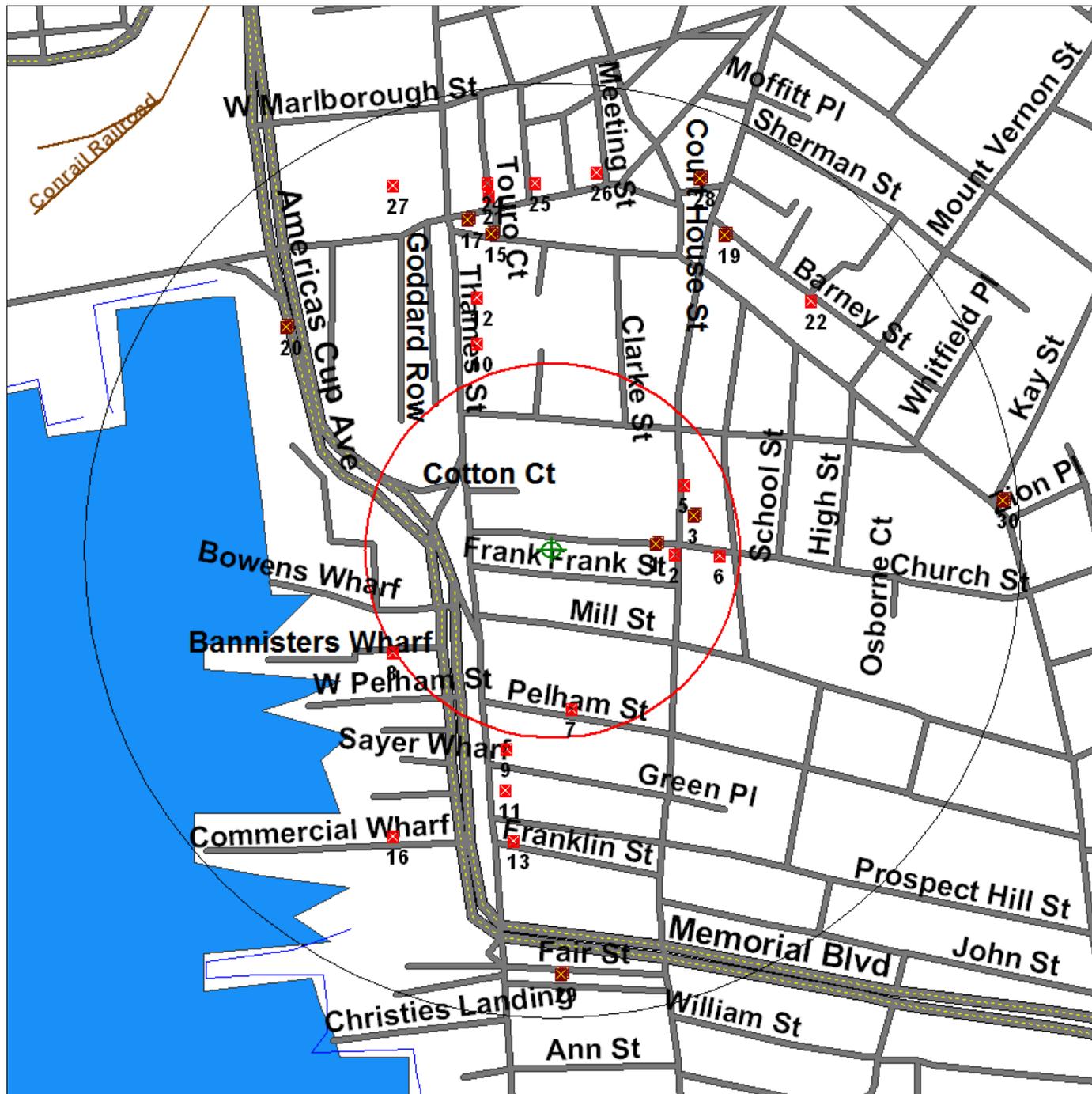
# Environmental FirstSearch

.25 Mile Radius

ASTM Map: RC RAGEN, ERNS, UST, FED IC/EC, METH LABS

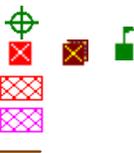


## QUEEN ANNE SQ, NEWPORT RI 02840



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 41.487442 Longitude: -71.314223) .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste .....
- Triballand.....
- Railroads .....
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius





# Environmental FirstSearch

.5 Mile Radius  
Non-ASTM Map: Multiple Databases

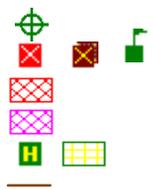


## QUEEN ANNE SQ, NEWPORT RI 02840



Source: 2005 U.S. Census TIGER Files

- Target Site (Latitude: 41.487442 Longitude: -71.314223) .....
- Identified Site, Multiple Sites, Receptor .....
- NPL, DELNPL, Brownfield, Solid Waste Landfill (SWL), Hazardous Waste .....
- Triballand.....
- National Historic Sites and Landmark Sites .....
- Railroads .....
- Black Rings Represent 1/4 Mile Radius; Red Ring Represents 500 ft. Radius



## **APPENDIX C**

due here  
NT  
OGRAM

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STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Department of Environmental Management  
OIL POLLUTION/UNDERGROUND STORAGE TANK PROGRAM  
291 Promenade Street  
Providence, R.I. 02908 - 5767

CERTIFIED MAIL

July 21, 1993

Herb Lawton  
Trinity Church  
Queen Anne Square  
Newport, RI 02840

Re: Property at Trinity Church, Newport

Dear Mr. Lawton:

On July, 16, 1993, a representative of this office witnessed an underground storage tank removal at the above-referenced property. At that time, soil contaminated with petroleum caused by prior leakage or spillage was required to be stockpiled for off-site disposal at an approved facility.

In accordance with the Oil Pollution Regulations and Solid Waste Disposal Regulations this soil is categorized as "oil spill debris" and as such is a "special waste". These regulations require disposal within a period of thirty (30) days, or no later than August 17, 1993. Prior to transport to an approved disposal facility, the pile must be stored on and completely covered by thick gauge polyethylene or similar impervious material to prevent runoff and/or leachate, and to control odors. Documentation in the form of a receipt of the final disposal should be forwarded to this office no later than August 22, 1993, five (5) days after disposal.

Failure to comply with the above requirements will result in legal action, including penalties.

Any questions regarding this matter should be directed to Daniel Russell at (401)277-2234.

Sincerely,

*Bruce Catterall*  
So ✓ Bruce Catterall, P.E.  
Supervising Sanitary Engineer

BC:dr

LS 2224

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OIL POLLUTION AND UNDERGROUND STORAGE TANK PROGRAM  
291 Promenade Street  
Providence, Rhode Island 02908  
(401) 277-2234

FACILITY ID 16 499

CLOSURE CERTIFICATE  
FOR UNDERGROUND STORAGE FACILITIES

In compliance with Chapter 46-12 of the Rhode Island General Laws, as amended, and the Regulations for Underground Storage Facilities Used for Petroleum Products and Hazardous Materials,

TRINITY CHURCH

owner/operator of an underground storage facility located at

QUEEN ANNE SQUARE, NEWPORT

is issued this Certificate of Closure indicating that the storage tanks described below have been taken out of service permanently, in compliance with the Regulations for Underground Storage Facilities Used for Petroleum Products and Hazardous Materials.

TANK ID	VOLUME	STORED MATERIAL	DATE LAST USED	STATUS OF TANK F=Filled R=Removed
<u>1</u>	<u>2000 GAL</u>	<u>#2 FUEL OIL</u>	<u>1993</u>	<u>R</u>
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____
_____	_____	_____	_____	_____

Signed this 21<sup>ST</sup> day of JULY, 1993

Approved: Daniel Bursell  
Oil Pollution/Underground Storage Tank Program  
Department of Environmental Management

NOTE: This is not a document to approve or certify that tanks are/were safe or clean to transport.  
Revised Oct. 1992

Rhode Island Department of Environmental Management  
Underground Storage Tank Program  
UST CLOSURE INSPECTION REPORT CHECKLIST

UST Facility ID#: NR / LS

Site/Street: Trinity Church, Queen Anne Sq., Newport

Contractor: Bill Wass Tank Service / Modern Tractor

Consultant: N/A

Contact: Herb Lawton / Trinity Ch.

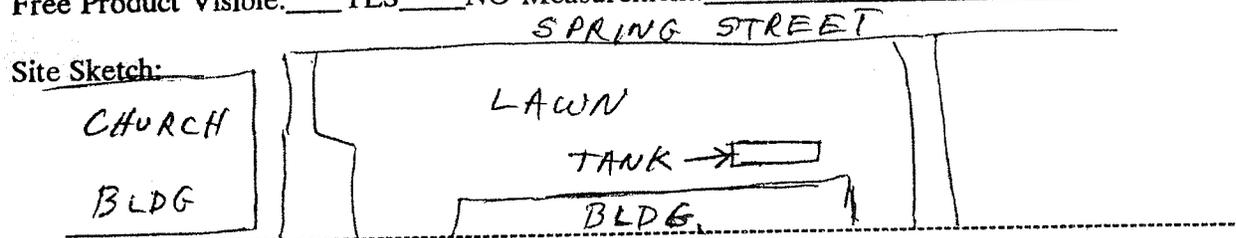
Condition of Tank/Piping: Moderate corrosion and pitting, possible seepage from tank bottom, but no holes visible.

Condition of Soils: Sand + gravel with a lot of concrete and bldg debris as fill around tank - no noticeable contamination except under tank bottom where ~~is~~ loose black

Other Observations: shale had some some petroleum odor. Approximately 1 yd. of mixed loose black shale and soil segregated; to be drummed and taken offsite.

Groundwater Present: YES  NO Sheen Present: YES  NO

Free Product Visible: YES  NO Measurement: \_\_\_\_\_



RESULTS OF INSPECTION/ACTION REQUIRED

- |  |       |   |
|--|-------|---|
| <input checked="" type="checkbox"/> Minor Staining, Soils Removed                            | _____ | Leak/Release Observed, Refer to LUST Program        |
| _____ Soils Required Excavation, contained, disposed of in accordance with state regulations | _____ | Additional Tanks Found/Fees Owed: _____             |
| _____ Site Assessment Required w/ groundwater monitoring wells                               | _____ | Closure Assessment Required                         |
|  | _____ | Leak/release observed, notification to LUST Program |

Other No further action required

Inspector: DANIEL RUSSELL

Signature: Daniel Russell Date: 7/16/93

**QUESTIONNAIRE**

Description of Site: Address:

Queen Anne Square  
Newport, RI

Question	Owner	Occupants (if applicable)	Observed
			During Site Visit
1a. Is the <i>property</i> used for an industrial use?	Yes No Unk <sup>1</sup>	Yes No Unk	Yes <input checked="" type="radio"/> No Unk
1b. Is any <i>adjoining property</i> used for an industrial use?	Yes No Unk	Yes No Unk	Yes <input checked="" type="radio"/> No Unk
2a. Did you observe evidence or do you have any prior knowledge that the <i>property</i> has been used for an industrial use in the past?	Yes No Unk	Yes No Unk	Yes <input checked="" type="radio"/> No Unk
2b. Did you observe evidence or do you have any prior knowledge that any <i>adjoining property</i> has been used for an industrial use in the past?	Yes No Unk	Yes No Unk	Yes <input checked="" type="radio"/> No Unk
3a. Is the <i>property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes No Unk	Yes No Unk	Yes <input checked="" type="radio"/> No Unk
3b. Is any <i>adjoining property</i> used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as a waste treatment, storage disposal, processing, or recycling facility (if applicable, identify which)?	Yes No Unk	Yes No Unk	Yes <input checked="" type="radio"/> No Unk
4a. Did you observe evidence or do you have any prior knowledge that the <i>property</i> has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes No Unk	Yes No Unk	<input checked="" type="radio"/> Yes No Unk
4b. Did you observe evidence or do you have any prior knowledge that any <i>adjoining property</i> has been used as a gasoline station, motor repair facility, commercial printing facility, dry cleaners, photo developing laboratory, junkyard or landfill, or as waste treatment, storage, disposal, processing, or recycling facility (if applicable, identify which)?	Yes No Unk	Yes No Unk	Yes <input checked="" type="radio"/> No Unk

<sup>1</sup> Unk = "unknown" or "no response"

Question	Owner	Occupants (if applicable)	Observed During Site Visit
5a. Are there currently any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the <i>property</i> or at the facility?	Yes No Unk	Yes No Unk	Yes <u>No</u> Unk
5b. Did you observe evidence or do you have any prior knowledge that there have been previously any damaged or discarded automotive or industrial batteries, pesticides, paints, or other chemicals in individual containers of greater than >5 gal (19 L) in volume or 50 gal (190 L) in the aggregate, stored on or used at the <i>property</i> or at the facility?	Yes No Unk	Yes No Unk	Yes <u>No</u> Unk
6a. Are there currently any industrial <i>drums</i> (typically 55 gal (208 L)) or sacks of chemicals located on the <i>property</i> or at the facility?	Yes No Unk	Yes No Unk	Yes <u>No</u> Unk
6b. Did you observe evidence, or do you have any prior knowledge that there have been previously any industrial <i>drums</i> (typically 55 gal (208 L)) or sacks of chemicals located on the <i>property</i> or at the facility?	Yes No Unk	Yes No Unk	Yes <u>No</u> Unk
7a. Did you observe evidence or do you have any prior knowledge that <i>fill dirt</i> has been brought onto the <i>property</i> that originated from a contaminated Site?	Yes No Unk	Yes No Unk	Yes <u>No</u> <del>Unk</del>
7b. Did you observe evidence or do you have any prior knowledge that <i>fill dirt</i> has been brought onto the <i>property</i> that is of an unknown origin?	Yes No Unk	Yes No Unk	Yes <u>No</u> Unk
8a. Are there currently any <i>pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	Yes No Unk	Yes No Unk	Yes <u>No</u> Unk
8b. Did you observe evidence or have any prior knowledge that there have been previously, any <i>pits, ponds, or lagoons</i> located on the <i>property</i> in connection with waste treatment or waste disposal?	Yes No Unk	Yes No Unk	Yes <u>No</u> Unk
9a. Is there currently any stained soil on the <i>property</i> ?	Yes No Unk	Yes No Unk	Yes No <u>Unk</u>
9b. Did you observe evidence or do you have any prior knowledge that there has been previously, any stained oil on the <i>property</i> ?	Yes No Unk	Yes No Unk	Yes <u>No</u> Unk

<sup>1</sup> Unk = "unknown" or "no response"

Question	Owner	Occupant (if applicable)	Observed During Site Visit
10a. Are there currently any registered or unregistered storage tanks (above or underground) located on the property.	Yes No Unk	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
10b. Did you observe evidence or do you have any prior knowledge that there have been previously any registered or unregistered storage tanks (above or underground) located on the <i>property</i> ?	Yes No Unk	Yes No Unk	Yes No <input checked="" type="radio"/> Unk <input type="radio"/>
11a. Are there currently any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?	Yes No Unk	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
11b. Did you observe evidence or do you have any prior knowledge that there have been previously, any vent pipes, fill pipes, or access ways indicating a fill pipe protruding from the ground on the <i>property</i> or adjacent to any structure located on the <i>property</i> ?	Yes No Unk	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
12a. Is there currently evidence of leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property?	Yes No Unk	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
12b. Did you observe evidence or do you have any prior knowledge that there have been previously any leaks, spills or staining by substances other than water, or foul odors, associated with any flooring, drains, walls, ceilings, or exposed grounds on the property?	Yes No Unk	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
13a. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge, that contaminants have been identified in the well or system that exceed guidelines applicable to the water system?	Yes No Unk	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
13b. If the property is served by a private well or non-public water system, is there evidence or do you have prior knowledge that the well has been designated as a contaminated by any government environmental/ health agency?	Yes No Unk	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
14. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of <i>environmental liens</i> or governmental notification relating to past or recurrent violations of environmental laws with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes No Unk	Yes No Unk	Yes <input checked="" type="radio"/> No <input type="radio"/> Unk <input type="radio"/>
15a. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past existence of <i>hazardous substances</i> or <i>petroleum products</i> with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes No Unk	Yes No Unk	Yes No <input checked="" type="radio"/> Unk <input type="radio"/>

<sup>1</sup> Unk = "unknown" or "no response"

Question	Owner	Occupant (if applicable)	Observed During Site Visit
15b. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the current existence of <i>hazardous substances</i> or <i>petroleum products</i> with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes No Unk	Yes No Unk	Yes <input checked="" type="radio"/> No Unk
15c. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the past existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes No Unk	Yes No Unk	Yes <input checked="" type="radio"/> No Unk
15d. Has the <i>owner</i> or <i>occupant</i> of the <i>property</i> been informed of the current existence of environmental violations with respect to the <i>property</i> or any facility located on the <i>property</i> ?	Yes No Unk	Yes No Unk	Yes <input checked="" type="radio"/> No Unk
16. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> have any knowledge of any <i>environmental site assessment</i> of the <i>property</i> or facility that indicated the presence of <i>hazardous substances</i> or <i>petroleum products</i> on, or contamination of, the <i>property</i> or recommended further assessment of the <i>property</i> ?	Yes No Unk	Yes No Unk	Yes <input checked="" type="radio"/> No Unk
17. Does the <i>owner</i> or <i>occupant</i> of the <i>property</i> know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any <i>hazardous substance</i> or <i>petroleum products</i> involving the <i>property</i> by any owner or occupant of the <i>property</i> ?	Yes No Unk	Yes No Unk	Yes <input checked="" type="radio"/> No Unk
18a. Does the <i>property</i> discharge waste water (not including sanitary waste or storm water) onto or adjacent to the <i>property</i> and /or into a storm water system?	Yes No Unk	Yes No Unk	Yes <input checked="" type="radio"/> No Unk
18b. Does the <i>property</i> discharge waste water (not including sanitary waste or storm water) onto or adjacent to the <i>property</i> and/or into a sanitary sewer system?	Yes No Unk	Yes No Unk	Yes <input checked="" type="radio"/> No Unk
19. Did you observe evidence or have any prior knowledge that any <i>hazardous substances</i> or <i>petroleum products</i> , unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the <i>property</i> ?	Yes No Unk	Yes No Unk	Yes <input checked="" type="radio"/> No Unk
20. Is there a transformer, capacitor, or any hydraulic equipment for which there are any records indicating the presence of PCBs?	Yes No Unk	Yes No Unk	Yes <input checked="" type="radio"/> No Unk

<sup>1</sup> Unk = "unknown" or "no response"

**Government Records/ Historical Sources Inquiry**

(See guide, Section 10)

<p>21. Do any of the following Federal government record systems list the property or any property within the search distance noted below:</p>	<p align="center">Approximate Minimum Search Distance, miles (kilometers)</p>		
<p>Federal <i>National Priorities List (NPL)</i> site list</p>	<p align="center">1.0 (1.6)</p>	<p>Yes</p>	<p><input type="radio"/> No</p>
<p>Federal <i>CERCLIS</i> list</p>	<p align="center">0.5 (0.8)</p>	<p><input checked="" type="radio"/> Yes</p>	<p><input type="radio"/> No</p>
<p>Federal <i>CERCLIS NFRAP</i> site list</p>	<p align="center">property and adjoining properties</p>	<p>Yes</p>	<p><input type="radio"/> No</p>
<p>Federal <i>RCRA CORRACTS</i> facilities list</p>	<p align="center">1.0 (1.6)</p>	<p>Yes</p>	<p><input type="radio"/> No</p>
<p>Federal <i>RCRA non-CORRACTS TSD</i> facilities list</p>	<p align="center">0.5 (0.8)</p>	<p>Yes</p>	<p><input type="radio"/> No</p>
<p>Federal <i>RCRA</i> generators list</p>	<p align="center">property and adjoining properties</p>	<p>Yes</p>	<p><input type="radio"/> No</p>
<p>Federal <i>ERNS</i> list</p>	<p align="center">property only</p>	<p>Yes</p>	<p><input type="radio"/> No</p>
<p>22. Do any of the following state record systems list the property or any property within the search distance noted below:</p>	<p align="center">Approximate Minimum Search Distance, miles (kilometers)</p>		
<p>State lists of hazardous waste sites identified for investigation and remediation:</p>			
<p>State - Equivalent <i>NPL</i></p>	<p align="center">1.0 (1.6)</p>	<p>Yes</p>	<p><input type="radio"/> No</p>
<p>State - Equivalent <i>CERCLIS</i></p>	<p align="center">0.5 (0.8)</p>	<p><input checked="" type="radio"/> Yes</p>	<p><input type="radio"/> No</p>
<p>State landfill and/or solid waste disposal site lists</p>	<p align="center">0.5 (0.8)</p>	<p><input checked="" type="radio"/> Yes</p>	<p><input type="radio"/> No</p>
<p>State leaking UST lists</p>	<p align="center">0.5 (0.8)</p>	<p><input checked="" type="radio"/> Yes</p>	<p><input type="radio"/> No</p>
<p>State registered UST lists</p>	<p align="center">property and adjoining properties</p>	<p>Yes</p>	<p><input type="radio"/> No</p>
<p>23. Based upon a review of <i>fire insurance maps</i> 10.3.1.3 or consultation with the local fire department serving the <i>property</i>, all as specified in the guide, are there any buildings or other improvements on the <i>property</i> or on an <i>adjoining property</i> identified as having been used for an industrial use or uses likely to lead to contamination of the <i>property</i>?</p>		<p><input checked="" type="radio"/> Yes</p>	<p><input type="radio"/> No</p>

The preparer of the transaction screen questionnaire must complete and sign the following. (For definition of "preparer" and "user", see 5.3 or 3.3.28.)

The Owner questionnaire was completed by:

Name \_\_\_\_\_

Title \_\_\_\_\_

Firm \_\_\_\_\_

Address \_\_\_\_\_

Phone number \_\_\_\_\_

Date \_\_\_\_\_

Preparer's relationship to site \_\_\_\_\_

Preparer's relationship to user (for example, principal, employee, agent, consultant) \_\_\_\_\_

The *Occupant* questionnaire was completed by:

Name \_\_\_\_\_

Title \_\_\_\_\_

Firm \_\_\_\_\_

Address \_\_\_\_\_

Phone number \_\_\_\_\_

Preparer's relationship to site \_\_\_\_\_

Preparer's relationship to user (for example, principal, employee, agent, consultant) \_\_\_\_\_

The *Site Visit* questionnaire was completed by:

Name JEFFREY D'ARRIGO

Title Environmental Scientist

Firm SAGE Environmental, Inc.

Address 172 Armistice Blvd  
Pawtucket, RI

Phone number 401 723-9900

Date 1/18/12

Preparer's relationship to site Consultant

Preparer's relationship to user (for example, principal, employee, agent, consultant) \_\_\_\_\_

The *Government Records and Historical Inquiry* questionnaire was completed by:

Name "Same"

Title \_\_\_\_\_

Firm \_\_\_\_\_

Address \_\_\_\_\_

\_\_\_\_\_  
Phone number \_\_\_\_\_

Date \_\_\_\_\_

Preparer's relationship to site \_\_\_\_\_

Preparer's relationship to user (for example, principal, employee, agent, consultant) \_\_\_\_\_

User's relationship to the site (for example, owner, prospective purchaser, lender, etc.) \_\_\_\_\_

\_\_\_\_\_

If the preparer(s) is different from the user, complete the following:

Name of User \_\_\_\_\_

User's Address \_\_\_\_\_

\_\_\_\_\_

User's Phone number \_\_\_\_\_

Copies of the completed questionnaire have been filed at:

\_\_\_\_\_

Copies of the completed questionnaire have been mailed or delivered to:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

Preparer represents that to the best of the preparer's knowledge the above statements and facts are true and correct and to the best of the preparer's actual knowledge no material facts have been suppressed or misstated.

Signature  Date 1/18/12

Signature \_\_\_\_\_ Date \_\_\_\_\_

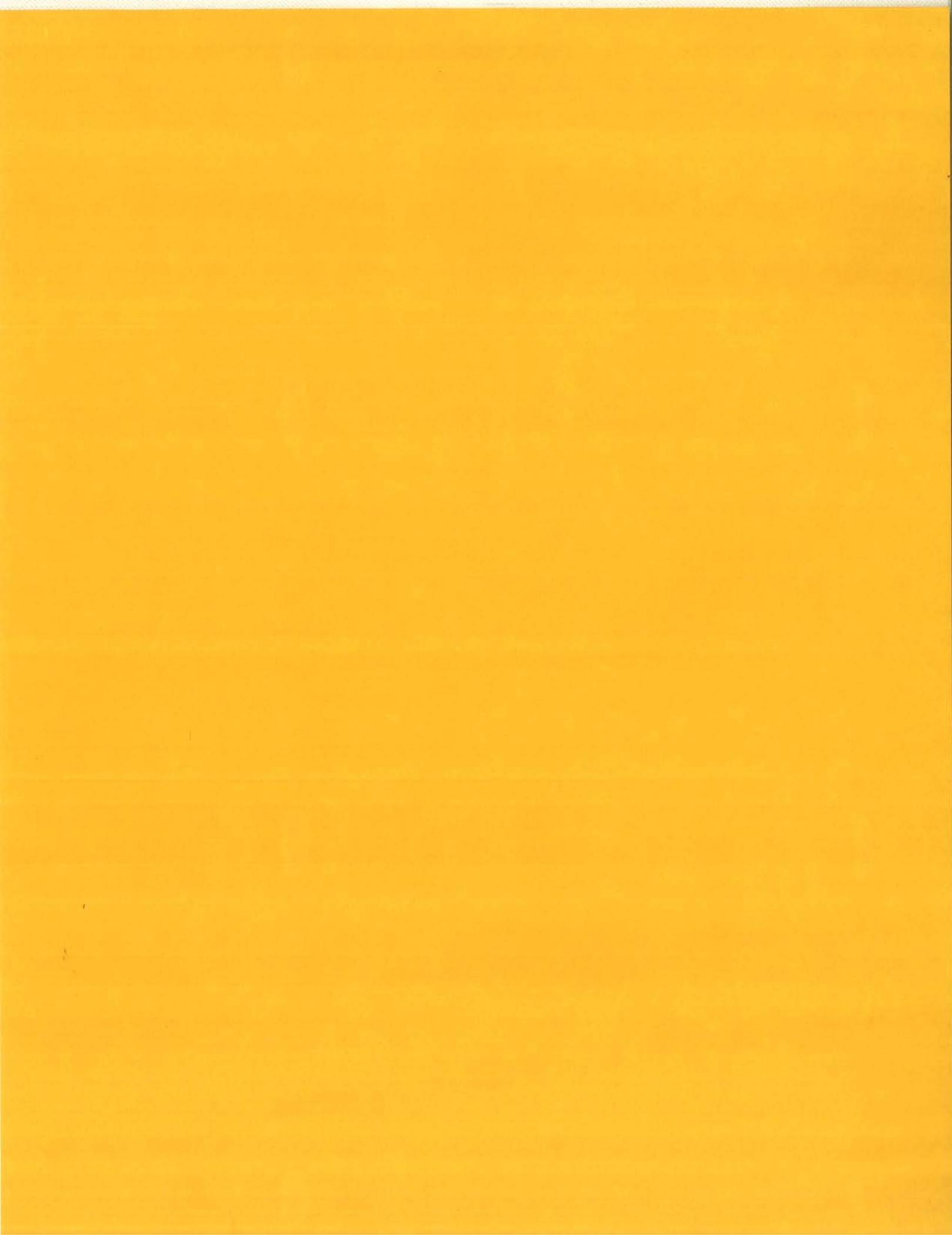
Signature \_\_\_\_\_ Date \_\_\_\_\_

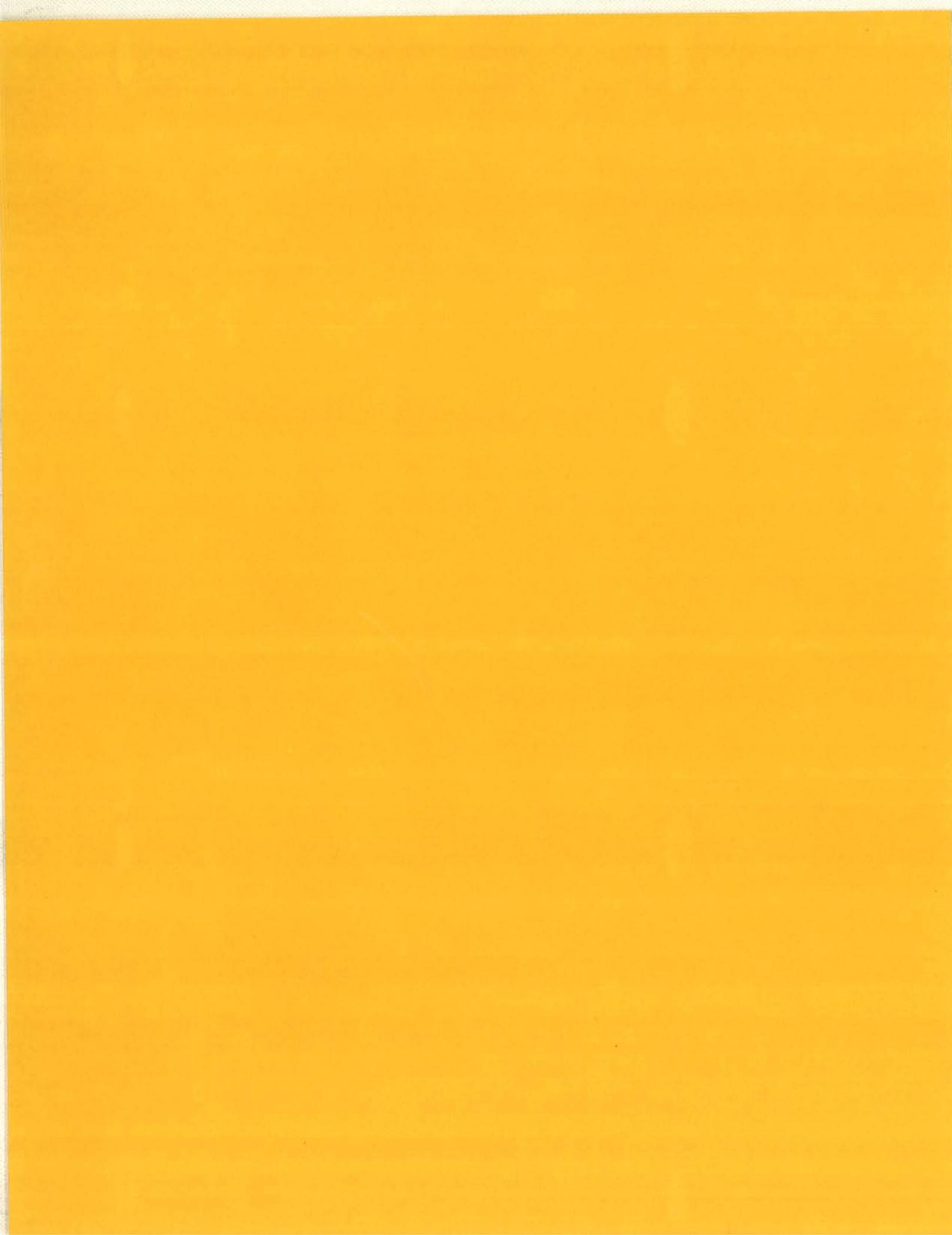
## **ATTACHMENT 4**

**Queen Anne Square  
Newport, Rhode Island  
Public Comments/Questions**

Comment Location	Description	SAGE Responses
1-1	Is it true that SAGE did not test for PCBs and Dioxins <sup>Ⓛ</sup> ? Why is this?	Regarding PCBs, please refer to pp. 4-6 Dioxins <sup>Ⓛ</sup>
1-2	Regarding SAGE, what assurances will DEM provide the citizens of Newport that SAGE's test results will be reliable?  <ul style="list-style-type: none"> <li>Why was SAGE even chosen?</li> <li>Was it competitively bid?</li> <li>Procedurally, could DEM require an independent source be used to corroborate SAGE?</li> </ul>	See p. 7 The Site Investigation process stipulated in RIDEM's Remediation Regulations (Remediation Regulations) is being followed by SAGE. According to Mr. Pieter Roos, "an environmental consultant was needed and SAGE came highly recommended. In addition, SAGE is included in the list of environmental consultants identified on RIDEM's website." ( <a href="http://www/dem.ri.gov/brownfields/partners/consultantst.html">http://www/dem.ri.gov/brownfields/partners/consultantst.html</a> ) Unlike the City of Newport, the DDMF is not a public entity, and therefore they are not required to conform to a specific bid process.  <sup>Ⓛ</sup>
1-3	What is Trinity's official status? Just an abutter?	Yes, an abutter (see pp. 2-3)
1-4	If Trinity is "just an abutter", was there any soil testing done on Trinity's property? If not, why not?	See pp. 2-3
1-5	Presumably there was no benzene or toluene found in the SAGE testing. Yet municipal records prove that there was a dry cleaner within the span of QAS on Frank Street.  <ul style="list-style-type: none"> <li>Was this surprising, and if so, does it warrant more investigation?</li> </ul>	Refer to p. 5 <sup>Ⓛ</sup>
1-6	Does the "rumor" of more contaminated land abutting the tested areas indicate a present problem or a potential one?	<sup>Ⓛ</sup>
1-7	How far beyond the periphery of the actual "footprint" of the proposed project is required? i.e. 0 Feet; 10 feet; or???	<sup>Ⓛ</sup> Investigation was limited to Lot 346
1-8	<ul style="list-style-type: none"> <li>Does DEM believe that the scope of the soil testing be extended beyond the current perimeters?</li> </ul>	
1-9	It is our understanding that NRF told SAGE about the purported location of that laundry. Seems like a thorough examination of municipal records would have been more professional on SAGE's part, wouldn't you agree?  Some believe that the number of bore holes tested were insufficient to analyze the true dimensions and toxicity of the entire property.	Refer to Attachment 3 for a summary of All Appropriate Inquiries analysis performed  <sup>Ⓛ</sup> SAGE is following the Site Investigation process stipulated in the Remediation Regulations <sup>Ⓛ</sup> RIDEM
1-10	In addition to the dry cleaning facility, there was also an ARCO station on the corner of Mill and Spring. Landscaping volunteers from Trinity repeatedly cite finding oil and waste contaminants in the soil after all these years.  <ul style="list-style-type: none"> <li>Did SAGE investigate the existence of that ARCO Station?</li> <li>How will DEM approach this?</li> <li>Does DEM even have jurisdiction there?</li> </ul>	See p. 3 and p. 5 of Attachment 3  <sup>Ⓛ</sup> <sup>Ⓛ</sup> <sup>Ⓛ</sup> See p. 5 of Attachment 3 <sup>Ⓛ</sup> <sup>Ⓛ</sup> <sup>Ⓛ</sup>
1-11	It is our understanding that the DEM will use a new internal procedure when analyzing QAS. Can you comment on this?	<sup>Ⓛ</sup>
1-12	For the citizens of Newport, "open spaces" especially historic ones, is of vital concern. Yet the NRF's proposal to change QAS will result in actual reduction in "open space". Would this be philosophically inconsistent with DEM's overall mission?	<sup>Ⓛ</sup>
1-13	Does DEM believe that the scope of the soil testing should be extended beyond the current park perimeters?	<sup>Ⓛ</sup> Although this Site Investigation remains incomplete, based on current data, off-Site investigation does not appear warranted at this time (see pp. 3-4)
1-14	Given that testing is expensive, how will DEM mandate that the city convey to Newport citizens the current efforts have been inadequate and more testing is needed?	<sup>Ⓛ</sup> The Site Investigation process stipulated in the Remediation Regulations is being conducted at the Site
1-15	Understanding that this is only speculation on DEM's part, what has the effect been on abutters' property values, in your experience, when home owners realize they're adjacent to a toxic waste site?	<sup>Ⓛ</sup>
1-16	Do you have any examples of when a toxic waste site is exposed by DEM's investigations and injured parties (e.g. abutters) sue for damages (e.g. the city)?	<sup>Ⓛ</sup>
1-17	If the QAS project were halted immediately, how would DEM classify the site?	<sup>Ⓛ</sup> Based on SAGE's understanding of the Remediation Regulations, there would still be a requirement to complete the Site Investigation process and implement an appropriate remedy
1-18	Capping toxic sites and/or solid concrete capping have approximately a 50 year life span:  <ul style="list-style-type: none"> <li>Is there a long range site plan for management and funding for QAS toxic materials?</li> <li>Who is writing the long term site remediation plan?</li> <li>Who is responsible long term? The city's taxpayers, NRF?</li> <li>Is there any money in the "endowment" for future testing?</li> </ul>	<sup>Ⓛ</sup> The Site will be required to implement a remedy consistent with the requirements of Section 9 of the Remediation Regulations. The Site will be subject to an Environmental Land Use Restriction requiring annual inspections of any engineered barrier designed to limit exposure to Site soil be conducted to ensure the integrity of the remedy is maintained.  With respect to management, see above  <sup>Ⓛ</sup> The environmental consultant will prepare a Remedial Action Work Plan for review, comment and approval by RIDEM The DDMF endowment would be responsible (at the City's discretion) for future remediation. Queen Anne Square has been and will remain City property. If the City deems it necessary, they can require future testing through the endowment.
1-19	Does the DEM have any examples where public toxic sites in the state have returned to private ownership? What were there maintenance plans short and long term? And who would pay the maintenance? The taxpayers?	<sup>Ⓛ</sup> Queen Anne Square is and will remain municipally owned.
1-20	Can the city legally "give" a known toxic site to a non profit? A homeowner cannot sell a house if it tests positive for Radon -it's against the law, so -how can the city endanger the public by a site that has far more dangerous chemicals than that.	<sup>Ⓛ</sup> Lot 346 is property of the City of Newport and will remain so.
1-21	What is the final authority on the legality of giving away toxic land? Did anyone call the EPA? There has to be a law against that. Or if they are going to do it, then some entity has to ensure that the private party (NRF) will protect the public who are going to be using the site. Moreover, who even trusts the NRF?	<sup>Ⓛ</sup> No City property is being "given away". (See above)

<sup>Ⓛ</sup> Response by SAGE deemed inappropriate.







RHODE ISLAND  
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
235 Promenade Street, Providence, RI 02908-5767 TDD 401-222-4462

April 18, 2012

Ms. Jane Howington  
City Manager  
Office of the City Manager  
City Hall - 2nd Floor  
43 Broadway  
Newport, RI 02840

Pieter N. Roos  
Executive Director  
Newport Restoration Foundation  
51 Touro Street  
Newport, RI 02840

RE: April 2, 2012 Public Meeting and Subsequent Public Comments Regarding the Environmental History and Potential Environmental Conditions at Queen Anne Square Intersection of Mill, Thames, Spring and Church Streets, Newport, Rhode Island  
**Case No. 2012-010**

Dear Ms. Howington and Mr. Roos:

On November 9, 2011, the Rhode Island Department of Environmental Management (the Department) amended the Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases, (the Remediation Regulations). 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 an efficient manner.

In the matter of the above referenced Site, the City of Newport, in accordance with the Public Involvement requirements under Rhode Island General Laws (R.I.G.L.), Title 23, *Health and Safety*, Chapter 23-19.14, *Industrial Property Remediation and Reuse Act*, Section 23-19.14-5, *Environmental Equity and Public Participation*, as well as Section 7.00, Rule 7.07.A.iii of the Remediation Regulations, scheduled and held a Public Meeting on April 2, 2012. The purpose of the meeting was to obtain information about conditions at the Site and the environmental history at the Site that may be useful in establishing the scope of the investigation of the Site and/or establishing the objectives for the environmental clean-up of the Site. The record of the meeting remained open for a period of ten (10) business days for the receipt of public comments, and concluded at 4:00pm on April 16, 2012.

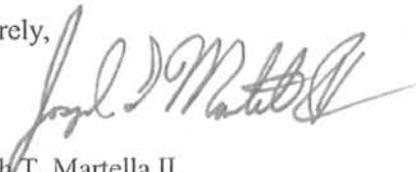
During the public comment period, the Department's Office of Waste Management (OWM) received several documents including public comments about environmental conditions at the Site and the environmental history at the Site, submitted in accordance with Rule 7.07 of the Remediation Regulations. Copies of these written comments, with names and addresses removed, are attached to this letter.

Please review these submitted comments and prepare written responses to each of them as appropriate. It is the Department's understanding that Sage Environmental, Inc. (Sage), on behalf of the City of Newport and the Doris Duke Monument Foundation (DDMF), will be preparing a comprehensive response to the comments received at the Public Meeting, as well as any other written comments received by the Department, the City of Newport, the Newport Restoration Foundation (NRF) and/or the DDMF, during the public comment period, and submitting them to the Department for review and approval. The Department acknowledges that several of the comments may be directed specifically to the Department, and those will be addressed in a separate letter by the Department, upon Department approval of all final responses to all other relevant public comments.

The results of All Appropriate Inquiries, analysis and the public meeting, including the comment period, shall be documented in a written report submitted to the Department in both hard copy and electronic format (as specified by the Remediation Regulations). Copies of the stenographer's transcript of the Public Meeting, along with copies of any written comments received, should be submitted as attachments to the report.

If you have any questions regarding this letter or would like the opportunity to meet again with Department personnel, please contact me by telephone at (401) 222-2797, extension 7109 or by e-mail at [joseph.martella@dem.ri.gov](mailto:joseph.martella@dem.ri.gov).

Sincerely,



Joseph T. Martella II  
Senior Engineer  
Rhode Island DEM  
Office of Waste Management

Cc: Terrence D. Gray, P.E., Assistant Director, RIDEM/AW&C  
Leo Hellested, P.E., Chief, RIDEM/OWM  
Kelly J. Owens, RIDEM/OWM  
Nicole Poepping, RIDEM/Legislative Liaison  
Scott D. Wheeler, Newport Department of Public Services  
Joseph J. Nicholson, Jr., Esquire, Newport City Solicitor  
Jeff Moniz, Farrar Associates  
Representative Peter F. Martin, District 75  
Senator M. Teresa Paiva Weed, District 13  
Bruce Clark, Sage

**Queen Anne Square  
Environmental Questions  
DEM Meeting**

Comment

- 1-1 1. Is it true that Sage did not test for PCB's and Dioxins? Why is this?
- 1-2 2. Regarding Sage, what assurances will DEM provide the citizens of Newport that Sage's test results will be reliable?
- Why was Sage even chosen?
  - Was it competitively bid?

- Procedurally, could DEM require an independent source be used to corroborate Sage?

3. What is Trinity's official status? Just an abutter?

1-3  
1-4  
1-5

4. If Trinity is "just an abutter", was there any soil testing done on Trinity's property? If not, why not?

5. Presumably there was no benzene or toluene found in the Sage testing. Yet municipal records prove that there was a dry cleaner within the span of QAS on Frank Street.

- Was this surprising, and if so, does this warrant more investigation?
  
- 1-6 6. Does the “rumor” of more contaminated land abutting the tested areas indicate a present problem or a potential one?
  
- 1-7 7. How far beyond the periphery of the actual “footprint” of the proposed project is required? i.e. 0 feet; 10 feet; or ??? feet?
  
- Does DEM believe that the scope of the soil testing be extended beyond the current perimeters?

- 1-8 8. It is our understanding that NRF told Sage about the purported location of that laundry. Seems like a thorough examination of municipal records would have been more professional on Sage's part, wouldn't you agree?
- 1-9 9. Some believe that the number of bore holes tested were insufficient to analyze the true dimensions and toxicity of the entire property. Who will determine what is procedurally correct?
- 1-10 10. In addition to the dry cleaning facility, there was also an ARCO station on the corner of Mill and Spring. Landscaping volunteers from Trinity repeatedly cite finding oil and waste contaminants still in the soil after all these years.

- Did Sage investigate the existence of that ARCO station?
- How will DEM approach this?
- Does DEM even have jurisdiction there?

I-11 11. It is our understanding that the DEM will use a new internal procedure when analyzing QAS. Can you comment on this?

I-12 12. For the citizens of Newport, "open spaces", especially historic ones, is of vital concern. Yet the NRF's proposal to change QAS will result in an actual reduction in "open space". Would this be philosophically inconsistent with DEM's overall mission?

- 1-13 13. Does DEM believe that the scope of the soil testing should be extended beyond the current park perimeters?
- 1-14 14. Given that testing is expensive, how will DEM mandate that the city convey to Newport citizens that current efforts have been inadequate and more testing is needed?
- 1-15 15. Understanding that this is only speculation on DEM's part, what has been the effect on abutters' property values, in your experience, when home owners realize they're adjacent to a toxic waste site?

- 1-16 16. Do you have any examples of when a toxic waste site is exposed by DEM's investigations and injured parties (e.g. abutters) sue for damages (e.g. the city)?
- 1-17 17. If the QAS project were halted immediately, how would DEM classify the site?
- 1-18 18. Capping toxic sites and/or solid concrete capping have approximately a 50 year life span:
- Is there a long range site plan for management and funding for QAS toxic materials?
  - Who is writing the long term site remediation plan ?
  - Who is responsible long term? The city's taxpayers, NRF?

- Is there any money in the “endowment” for future testing
- 1-19
19. Does the DEM have any examples where **public** toxic sites in the state have returned to private ownership?
- What were their maintenance plans, short and long term and
  - Who paid the maintenance? Taxpayers?
- 1-20
20. Can the city legally “give” a known toxic site to a non profit? A homeowner cannot sell a house if it tests positive for Radon - it's against the law, so - how can the city endanger the public by a site that has far more dangerous chemicals than that.
- 1-21
21. What is the final authority on the legality of giving away toxic land? Did anyone call the EPA? There has to be a law against that. Or if they are going to do it, then some entity has

to ensure that the private party (NRF) will protect the public who are going to be using the site. Moreover, who even trusts the NRF?

1-22

**Joseph Martella**

**From:**

**Sent:** Monday, April 02, 2012 12:43 PM

**To:** .Joseph Martella

**Cc:**

**Subject:** Contamination in Queen Anne Square

My name is \_\_\_\_\_ I live in Newport. I have been a gardener at Trinity Church, Newport for 10 years. During that time, the iconic head gardener, Mary Alice Barker, told me that she had found soil in the oil on numerous occasions in the southeast area of the church yard (Spring and Mill Streets). She said a gas station had formerly been there.

In the Newport City Directory, The Old State House Service Station is listed there (Spring and Mill) for over 30 years. It is listed from at least 1941 to 1973.

Given the slope of the land there, it is reasonable for petroleum contaminants to be there.

1-23

**Joseph Martella**

**From:**

**Sent:** Thursday, April 05, 2012 1:16 PM

**To:** Joseph Martella; Kelly Owens

**Subject:** ARCO station

Joe,

After the meeting Monday, a city counselor, Charlie Duncan, called me and said that the ARCO station at the corner of Mill St. and Spring, was torn down in the late 70's but he was certain that those gas tanks were never removed. He's been here for 40 years and is very knowledgeable about the town since he has a small printing shop not far from QAS.

If they were diligent Sage could have found this out through municipal records.

4/18/2012

1-24

**Joseph Martella**

**From:**

**Sent:** Thursday, April 12, 2012 2:51 PM

**To:** Kelly Owens; Joseph Martella

**Subject:** QAS

I just met with member of the Newport CC, Charlie Duncan, who vividly remember when the ARCO station on Spring and Mill was demolished and he's certain the gas tanks were never removed.

4/18/2012

**Public Comment**

**MEMO**

TO: Joseph T. Martella II

FR: xxxxxxxxxxxxxxxxx

DA: April 5, 2012

RE: Public Comments Relative to the Environmental Investigation of proposed Project at Queen Anne Square, Newport, RI

It is our understanding that the redesign of Queen Anne Square and the plans set forward for construction involve parts of the property belonging to Trinity Church, yet the testing that has already been conducted has revealed DEM action level contaminants, was limited only to the property owned by the City of Newport.

Given the fact that the redesign plans call for the excavation/removal and replacement of all the Belgium Block constituting Frank Street as well as the named brick pathways on Trinity property, construction of a Columbarium on Trinity property, and the removal and replacement of a utility shed where a foundation will need to be installed, it would be logical one does additional test borings in these locations given the two properties are contiguous in nature and one of them has shown action level contaminants.

There will also be the need for excavation on the Trinity property to accommodate plantings that are moving to their site from the City designated site. In fact I believe your Department has already been notified of a situation where during a transplant of garden material, petroleum laden soils were discovered on Trinity's property, yet to our knowledge the DEM has not notified the Church.

At the very least, we would expect the DEM to require environmental monitoring for contaminants/petroleum hydrocarbons during any

construction phase on Trinity property as well as City property to identify any release potential and exposure to the Public.

As an abutting neighbor to both sites, we are very concerned from an Environmental Health and Safety point of view as well as assuring future residents that our property, in the event of a sale, is compromised by environmental issues lingering at these sites.

In accordance with the RI Department of Environmental Management's Rules and Regulations for the Investigation and Remediation of Hazardous Materials, as amended November, 2011, section 7.07(A)iii, the CITY OF NEWPORT is collecting information about the conditions and environmental history at the site known as Queen Anne Square, Plat 24, lot 346, which may be useful in establishing the scope of investigation and the objectives for the environmental clean up of the site as necessary.

Although comments will be accepted at the meeting of April 2, 2012, from 5:30 pm to 7:30 pm, the comment period will remain open through 4pm on April 16, 2012 at which time the comment period will close. Written comments can be mailed to the following address:

Joseph T. Martella, II, Senior Engineer  
RIDEM Office of Waste Management  
235 Promenade Street  
Providence, RI 02908

2012 APR -5 P 2:06

RECEIVED  
D.E.M. / WASTE

Name:

Address:

Please provide written comments about the site and the environmental history of the site below:

Comments in regard to the meeting on April 3<sup>rd</sup> at Newport Library

I want the DEM to complete all tests necessary. However, most of the comments at the meeting were presented by Newport citizens opposed to the renovation of Queen Anne Square.

Please know there are many Newport citizens in favor of the renovation plans and look forward to the completion of the project. Unfortunately the most vocal have been opponents to the plan.

I urge DEM officials to proceed in their professional manner without letting the negative atmosphere affect the necessary work to be accomplished. And at the same time, I don't want the opponents' pressure to change the plans already approved and put into place

Thank you for kind attention to my comments.

If additional room is required please complete on back side or attach additional sheets. Thank you for the information that you have provided to us. We appreciate your input.

1-27

RECEIVED  
D.E.M. / U.P.M.

2012 APR 10 P 1:49

To: Joseph Markella

Re: Queen Anne Square

Dear Sir:

First of all, I applaud the opportunity for people to provide you with historical information regarding the site. This is an excellent means of obtaining primary sources. The Sanborn maps are not and should not be conclusive. Anyone can make a map. I also don't like to see errors and misrepresentation.

I am very familiar with the area in question, having traversed it en route between home, school, and after-school jobs, shopping, wandering, since the 1950's.

At the corner of James and Mill St. stood an enormous, perhaps 8' x 6' x 1', neon sign, "EGANS"

(1)

This is important because neon requires the use of a power transformer. Power transformers contain(ed) p.c.b.s. The sign was a landmark, visible from the harbor. It acted as a beacon when Trinity Church was invisible. The transformers would have been also enormous. All this equipment was vandalized and abandoned 1972-3. Egans would also have had much in the way of machinery as dry cleaning requires electrically powered racks, driers, fans, heat, etc. All of this machinery would have been non-chalantly bulldozed into the site when demolition finally occurred. The area was a complete wasteland for years.

Other neighboring businesses were Ryans Sporting Goods (south corner of Mill St., not relevant), Hertz Bros., (a newsstand/tobacconist, ground floor Thames st. side mid-block, also probably not relevant,); and of course WALSH BROS. FURNITURE, which caught fire and made the area available for redevelopment.

Walsh Bros. was an enormous barn-like structure, ~~which~~ I can not verify, but in all certainty; <sup>it</sup> contained fluorescent fixtures, as any industrial, showroom, or educational or institutional space would. Also in all certainty a freight elevator. Due to the fire all of this would have been unceremoniously bulldozed and incorporated into the site by the lowest bidder. Do Elevators require transformers? ~~Yes~~ I can't say. Fluorescent lights contain

a device called a ballast, which contains PCBs. Due to the fine very incomplete scrapping of materials would have occurred. Also, the acres of lead paint on the century-old structure would have become incorporated into the soil at the site.

I am not a partisan in the case, but feel that the statement by Roos " ... it is generally agreed that PCBs are not a relevant factor in the space is either naive OR negligent. Because the history of the area is one of industrial use rather than the benign-seeming retail and residential pattern <sup>the maps might show</sup>

The PCB issue should be more carefully explored. I suspect that the subsoil will reveal more.

I-28

Mr. Joseph Martella  
RI DEM  
By Fax: 222-3812

April 18, 2012

Dear Mr. Martella,

I have written to you before about the issues with contamination at Queen Anne Square. I live and work at 32 and 28 Church St. I observed the entire process of environmental testing in the Square. The test borings were not made in the locations that were shown on the engineers drawing. No test borings at all were done in the areas designated for fake foundations. These are the areas in which digging will take place.

In addition, the proposed alterations to Queen Anne Square also call for digging on the property currently owned by Trinity Church. No testing whatsoever has been done on the Trinity Church Property.

The changes there include digging a foundation for a "Columbarium" (a high rise burial crypt with lock boxes for human ashes) that will surround the existing, historic church yard.

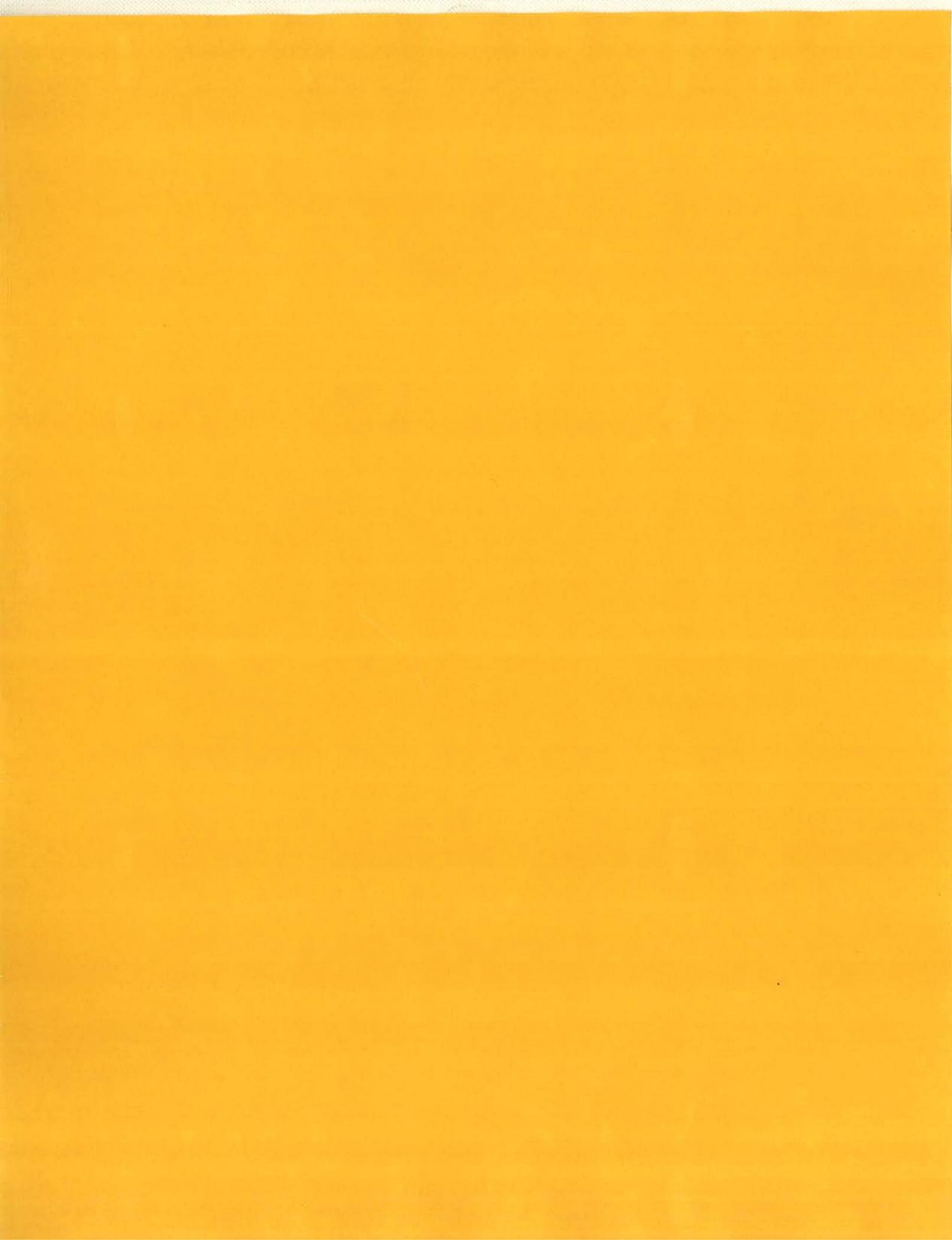
Since the historic burial ground is very old, and many of the tombstones have been damaged, displaced or are missing altogether, it seems likely that human remains will be dug up when this foundation is dug.

In addition, there is to be a new structure built in the Trinity parking lot area that will house the electric service, pump house and filter house for the installation on the city's property. Obviously trenches will be dug from this structure to each of the fake foundations and to each lighting fixture in the rest of the Square. These trenches will run through contaminated soil.

No testing has been done in the area of the proposed Columbarium, or the electric, pump and filter house or in the areas of the service trenches.

I am fervently hoping that DEM will look into these matters.

Sincerely Yours,



April 2, 2012

In Re: Queen Anne Square

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

IN RE: QUEEN ANNE SQUARE

PUBLIC HEARING - SOIL INVESTIGATION

Monday, April 2, 2012

5:30 p.m.

Newport Public Library

300 Spring Street

Newport, Rhode Island 02840

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Heather A. Lussier, CSR

Capitol Court Reporting, Inc.

931 Jefferson Boulevard

Warwick, Rhode Island 02886

(401) 739-3600

1 (COMMENCED AT 5:35 P.M.)

2 MR. RICCIO: Hi, folks. Welcome. My name is  
3 Bill Riccio, the Director of Public Services for the City of  
4 Newport. I really don't need this, but I'm going to kind of  
5 use it. I want to welcome everyone to this public meeting.

6 This meeting is being held in accordance with  
7 DEM rules and regulations. And basically, it's an information  
8 gathering technique being utilized to gather environmental  
9 site information on what is known as Queen Anne Square. We  
10 all know which is located between Church and Mill Street along  
11 the frontage of Thames Street in our great city of Newport  
12 also known as Plat 24, Lot 346. And this is a picture here of  
13 the -- of the map -- excuse me of the parcel.

14 Now, tonight we're holding this forum. We do  
15 have a stenographer present. So we're going to ask people  
16 to -- basically, if they have verbal comments to come on up  
17 here so we can clearly get everything down on the record. We  
18 also have a secondary procedure. Written comments will -- can  
19 be submitted directly to DEM. We've put together some comment  
20 forms which I'm also going to be placing onto our web site  
21 tomorrow on-line if you don't get the opportunity to grab one  
22 of these. So it's, basically, a self-explanatory form  
23 discussing the requirements of the meeting as dictated by the  
24 DEM regulations. And then I've also put a copy of this map

1 here just so you can see the parcel and the proximity of the  
2 project.

3 So those are the methods that we're going to  
4 utilize to take comments tonight. Again, the purpose of the  
5 meeting is very specific. It is to collect environmental data  
6 onto the record for the purposes of this application in front  
7 of DEM. So with such, we're going to keep things brief on my  
8 part, and we're going to ask for you all to come forward now  
9 as applicable. And I'd ask you to speak slowly and clearly  
10 and designate yourself by name and address for the  
11 stenographer's purpose of collecting data.

12 Would anyone like to begin tonight?

13 MR. CLAPP: Is Sage going to start?

14 MR. RICCIO: We're not -- like -- we are not  
15 putting a presentation on this evening. We're just here to  
16 collect -- this is just a map of the area to indicate what the  
17 site boundaries are.

18 MS. HOWINGTON: Just as a -- I'm Jane  
19 Howington. I'm the City Manager here. The reason this is a  
20 very specific review and public input session on the  
21 environment is specifically for us to gather information on  
22 any outside input for the soils and any potential  
23 contamination. So the reason we're not doing a presentation  
24 is really just because we've -- they've done the soil testing

1 out there. We know what's in the soil. What they want to  
2 know -- what DEM is interested in is are there any other  
3 people that may have lived there or have their relatives live  
4 there that had any other input for the types of uses of the  
5 buildings that were on the site or around the site. So this  
6 is really just that information gathering to find out if  
7 somebody has information that we don't have.

8 MR. RICCIO: Thanks, Jane.

9 MR. CLAPP: Well, then --

10 MR. CUTLER: My name is Laurence Cutler. And  
11 my wife, Judy with the very curly hair in the front row and I  
12 are tax-paying residents of Newport. We reside in Vernon  
13 Court on Bellevue Avenue. I'm a registered architect and also  
14 a professional urban designer, author of the very famous  
15 textbook entitled, Recycling Cities For People. At one time,  
16 I personally directed a number of environmental impact  
17 statements as a consultant for a professional services firm.  
18 I had thirty-seven offices in my architectural practice, seven  
19 offices overseas. I did environmental impact statements for  
20 the General Services Administration including one for  
21 Newburyport, Massachusetts which is a city very much like this  
22 city and also the John F. Kennedy Presidential Library  
23 environmental impact amongst a number of others. So I'm  
24 familiar from a different point of view with impact

1 statements. I'm cofounder with Judy of The National Museum of  
2 American Illustration and The Frederick Law Olmsted Park on  
3 Bellevue Avenue and have served my city of Newport as Head  
4 Commissioner of the Cliff Walk Commission.

5 I am an opponent to the Queen Anne Square  
6 proposal redesign project for a variety of reasons, but my  
7 sole reason of interest this evening is to deal with the  
8 hazardous materials issues, in particular, the procedures  
9 undertaken thus far in evaluating samples taken and those  
10 procedures not taken. The procedures that were taken look to  
11 me -- it's not my area of expertise, but look to me like  
12 they've done a good job thus far. But there's procedures that  
13 were not taken because other boring studies were not taken  
14 from several critical areas from above the proposed study  
15 area, the eastern most portion of the property and the -- and  
16 the defined project site with its neighboring sites which are  
17 all within the confines which is commonly known as Queen Anne  
18 Square, the entire block area that goes up to Spring Street  
19 with -- with all those properties part of it. I emphasize the  
20 abutting sites because they must be considered as one parcel  
21 including the eastern portion for their past uses there which  
22 could have contaminates as well in which may be unleashed with  
23 construction activities on both large areas of Queen Anne  
24 Square.

2-1

1                   Now, I didn't realize there were going to be so  
2 many people, and I didn't have time to do a proper  
3 presentation. So you'll forgive a 71-year-old's hand  
4 scratches here. What I want to show you is -- the light isn't  
5 the best, but in this -- I think you can see from there. In  
6 this site plan, you see a number of properties in 2012 that  
7 are on the entire site. And this is Spring Street, and this  
8 is Mill Street here. And there's no testing in any of these  
9 areas. All the testing is done down here. But if you look at  
10 this site plan -- and I'll give the -- Mr. Riccio and  
11 Mr. Nicholson after the meeting copies of these things.

12                   MR. NICHOLSON: That will be helpful. Yes.

13                   MR. CUTLER: This is the same site. This is  
14 Mill Street here and Spring Street and Thames Street at the  
15 bottom. The "P" is standing for pollution. These are all --  
16 in the pink are areas that were emanating contaminates of one  
17 kind or another over many, many years. And you see they all  
18 flow from all around the site. Yet the project study area is  
19 just this little bit at the bottom right. I just hashed it  
20 when I was sitting down over there. That's the area that  
21 Sage -- Sage Engineering undertook the studies for.

22                   It's my understanding that after the first  
23 round of Sage's samplings there was digging by either NRF or  
24 someone else in respect of moving rose bushes and the like

2-2

1 above the study area. And that petroleum hydrocarbons were  
2 encountered in the soil there. This should have and may have  
3 been reported to DEM, but my points are (1) I believe that no  
4 digging of any soil in this vicinity should have taken place  
5 after the study area was designated until the extent of the  
6 contamination was defined by Sage's engineers and technicians.  
7 (2) if petroleum hydrocarbons were encountered, then DEM  
8 should have been notified regardless of whose property this  
9 were discovered upon. For it is my understanding that Trinity  
10 Church along with NRF support are together undertaking the  
11 removal of brick sidewalks and the roadways to construct a  
12 column barrier and make other landscaping improvements. And  
13 that whole eastern area should have absolutely been included  
14 in the original study area, not just the immediate area around  
15 the proposed fake building foundation per se. And if this  
16 column bearing project is, indeed, a fact -- I don't know that  
17 it is. But if it is, then DEM and Sage should look carefully  
18 at gathering additional information and opine upon its status  
19 for it may also affect the site downhill from it.

20 I'm not an engineer, but I believe that this is  
21 critical to our mutual areas of interest in Queen Anne Square.  
22 As citizens, we all have the right to know such information,  
23 and final determinations and meetings like this I think are  
24 great from that point of view. Is it a DEM regulation -- this

1 is a question to DEM -- that all construction workers,  
2 landscape gardeners, designers, artists, administrators and  
3 their staff and other related parties who may be on site  
4 during the construction period are required to take the  
5 40-hour OSHA health and safety training program? And if so,  
6 how is such implemented? I believe that that's a requirement.  
7 As I understand it, there are enough trace amounts of chemical  
8 cleaning solvents to warrant for the testing.

9 Now, I was pleased to learn that more testing  
10 is, indeed, outlined in Sage's next scope of work requested by  
11 DEM as shown on their web site. However, we citizens do not  
12 belief enough testing has been done to make a definitive  
13 declaration regarding the entire site right now or the  
14 adjacent land area above the current study area. The findings  
15 thus far indicate that there are five different contaminates  
16 which definitely warrant more large scale testing and analysis  
17 to discover whether these contaminates are, indeed, on-site  
18 including polychlorinated biphenyl, also known as PCBs which  
19 has not been tested for at all. There are five components  
20 which were found that exceed DEM limits, but by capping them  
21 solely on the NRF site does not preclude the damage effect of  
22 these contaminates from the eastern side abutting side. Fires  
23 have taken place on lots of sites which is the usual reason  
24 for some findings -- such findings, but this site exceeds DEM

2-5

1 standards by far. And it is so important to this community  
2 that more testing in the abutting areas should take place.

3 I'm particularly cautious about PCBs for I have  
4 a son -- some of you may know Zachary Cutler who contracted  
5 acute lymphocytic leukemia when he was seven which came from  
6 an electrical transformer which was in front of my house  
7 between my house and a neighbor's house in Newton,  
8 Massachusetts. This is the reason I immediately noticed that  
9 the PCBs were not even tested for. My neighbor's son was also  
10 diagnosed with acute lymphocytic leukemia. He died. Luckily,  
11 Zachary survived. But I do not want to see anything like this  
12 happen in this community due to hazardous materials on this or  
13 the balance of the site. You'll understand at this point the  
14 balance of the site is the other whole half of that huge super  
15 block. Certainly, I don't want it to happen just because an  
16 imaginary property line separates it from the deeded rights or  
17 outlines the deeded rights all because of a project like the  
18 one proposed for this site. It's something we don't need in  
19 any case. Thank you very much.

20 (APPLAUSE FROM AUDIENCE)

21 MS. HOWINGTON: And I appreciate that you were  
22 going to submit the plans that you have. If any of you also  
23 have written dialogue like that, just to make sure that we  
24 catch every word, if you can also send that to us or submit

1 it, we appreciate it.

2 MR. RICCIO: Is there anyone else in the  
3 audience that would like to make some comments?

4 MR. CLAPP: Yes. I would like to make a  
5 comment.

6 MS. HOWINGTON: Do you want to change this now?

7 MR. CLAPP: Yes, I do.

8 MR. RICCIO: While we're setting up, --  
9 Mr. Clapp has a small presentation -- is there anyone else  
10 that would like to jump in right now and make comments?

11 (BRIEF PAUSE)

12 MR. RICCIO: No. Okay. Bear with us as we  
13 make the change with the computers. Thanks.

14 MR. CLAPP: I'll buy you some time. My name is  
15 David Clapp. I live on John street, and I'm part of the  
16 opposition to Queen Anne Square. This has been a growing  
17 group over the past six or seven months. And the reason I'm  
18 standing up here is to -- I've had the opportunity and the  
19 privilege to gather distant comments from the group over a  
20 period of time and go to these meetings. Given the rules and  
21 regs. of this meeting, people getting up and speaking for  
22 three minutes and that's about it, I took the liberty to talk  
23 to our group and ask for their solicitations over the weekend  
24 so that we could put together an informative and a

1 strategically designed question and answer period so that we  
2 stayed on the subject that is relevant to this meeting which  
3 is environmental hazards and toxic waste. I've been to a lot  
4 of meetings with our group, and they are all well-meaning.  
5 And sometimes we have to pull people in on the fact that the  
6 benches aren't going to be very comfortable. I'm certain Joe  
7 wouldn't really care about that. So allow me -- allow me the  
8 opportunity -- I'm going to have to do some things here  
9 because I have to collect a couple --

10 MR. RICCIO: I want to make sure it's all set  
11 to go.

12 MR. CLAPP: Okay. Great.

13 MR. RICCIO: Can you check that for us?

14 MR. CLAPP: I can't really because I have to  
15 have the clicker. Okay. And I will -- because Laurence did  
16 just a fine presentation, I'm going to shorten my  
17 presentation. I only have about, you know, a few questions  
18 and answers mostly directed at DEM. But in the way that the  
19 questions are phrased --

20 MR. RICCIO: Just recall that we're collecting  
21 information from you all now. So we're not going to be able  
22 to get into a question and answer forum.

23 MR. CLAPP: It's not a question and answer  
24 forum. I'm just going to give you some -- a number of

1 questions that can go into the public record. Okay?

2 MR. RICCIO: Okay.

3 MR. NICHOLSON: By the way, see if you --  
4 Mr. Clapp, see if you can get the microphone a little closer  
5 to you.

6 MR. CLAPP: Yes. The problem that I have is  
7 that that computer has a clicker, and I got to do both or  
8 whatever.

9 MR. RICCIO: This can be moved here.

10 MR. NICHOLSON: No one's limited to three  
11 minutes or whatever. That's somewhat of an arbitrary comment.  
12 If you have information if you want -- I'm Joe Nicholson. I'm  
13 the City Solicitor. If you want to get up and take some time  
14 and explain what type of historical information you have on  
15 the property, please do so. I mean, I have my own historical  
16 information on the property, but it's limited to the late  
17 '60s. I knew there was a laundry there. And my only  
18 historical information that I recall is my father had an  
19 office right next to Ryan's Sporting Goods, and he used to  
20 tell me, kid, go take my shirts to the laundry. And that's  
21 the extent of my knowledge. But you may have more in-depth  
22 knowledge of the property -- all of you, Mr. Clapp included.  
23 So take the time and provide the information. You don't have  
24 any limitation. We've got all night. If you need to espouse

1 some things, please do so.

2 MR. CLAPP: Joe, keep talking. I've got to  
3 find the clicker.

4 MR. NICHOLSON: I've got a song and dance if  
5 you want.

6 MR. CUTLER: Joe, Mr. McNulty -- John McNulty  
7 is here this evening. He knows every inch of the history of  
8 the property.

9 MR. NICHOLSON: Oh, I'm sure he does. So if  
10 you want to get up at some time, Mr. McNulty, get up and  
11 discuss this.

12 MR. MCNULTY: Appropriate time?

13 MR. NICHOLSON: Why don't you -- Jack, why  
14 don't you go ahead, please.

15 MR. MCNULTY: Okay. I'm sure everyone can hear  
16 me, anyway.

17 MS. BRIAR: No. Don't think everybody can hear  
18 you. You need the microphone.

19 MR. MCNULTY: Okay. I'll wait.

20 (BRIEF PAUSE)

21 MR. MCNULTY: My name is John McNulty. I was  
22 born in Newport, the Fifth Ward, and I'm very familiar with  
23 the Queen Anne Square, basically, because I'm very familiar  
24 with the Newport Restoration Foundation. I first started out

1 restoring the Prescott Farm Windmill which we moved from  
2 Lehigh Hill in Portsmouth to the present site at the Prescott  
3 Farm. This was in 1968 and 1970. I was asked to be involved  
4 in this project by Mr. Francis Comstock who was a mentor of  
5 mine, and he helped me through the years in my business.

6 Now, I'm going to address the Queen Anne Square  
7 site. In 1977, I was a registered building contractor in the  
8 city of Newport, and I approached the demolition contractor  
9 about purchasing a portion of the Egan Laundry structure which  
10 I was successful in doing. I relocated it to Middletown on  
11 Aquidneck Avenue. It consisted of steel beams, windows,  
12 doors, light fixtures, anything I could use in my construction  
13 site on Aquidneck Avenue. I spent -- this was in 1977. It  
14 was I think early summer. I spent quite a bit of time on the  
15 site picking out and disassembling parts that I could use.  
16 And I'm just going to mention the fact that what I witnessed  
17 in the demolition of the lower portion of the Egan Laundry  
18 structure which was right on the corner of Thames Street and  
19 Mill Street -- I can recall it very vividly. It had a blue  
20 and white tile floor as you walked in with a counter for the  
21 customers to pick up their dry good that ran east and west  
22 from Thames Street towards Spring Street. The only entrance  
23 was on Mill Street. I think there were four or five parking  
24 spaces right up close to the building on Thames Street. The

1 cars actually hung out on the sidewalk when they used that  
2 area.

3 But going back to the demolition of the lower  
4 portion of the Egan Laundry structure, I can clearly recall  
5 going down in the basement. There was a basement under this.  
6 That's why you had to climb a certain number of steps to get  
7 up in the office space. There were large tanks in this  
8 basement, one large tank for heating fuel, and then there were  
9 several other tanks for cleaning products. There were also  
10 many 55-gallon drums. Now, if you have a bible in here and  
11 you want to put it on the top here, I'll put my hand on it and  
12 tell you what happened to all the affluent that came out these  
13 tanks with the exception of the very large heating oil tank.  
14 I can't comment on that. All of this liquid was let go into  
15 the sanitary sewer system of the city of Newport, either the  
16 sanitary sewer or the storm sewer. I witnessed it. I wasn't  
17 there to witness it. I was there to disassemble the portion  
18 of the building that I had purchased. I spent weeks down  
19 there doing my thing, collecting my stuff.

20 I'm not surprised at that area -- and I have  
21 the testing, boring records in front of me here. I'm not  
22 really surprised that if the material was dumped where I saw  
23 released from the tanks didn't go into the sewer, you would  
24 have a much higher rating as to what they are seeing now. So

1 it's kind of passe that this material is gone. But it's sad  
2 where it went because it went right into the harbor either off  
3 the pumping station on Connell Highway or -- I mean -- yeah.  
4 Pumping station or through the storm drain right down into the  
5 harbor. I have plans here for the -- from Mill Street of the  
6 structure that I purchased from the demolition contractor. If  
7 anybody wants -- I have initialed these plans. And if anybody  
8 wants a copy of them, I'll make it available.

2-7 9 The site -- there is -- there was a gas station  
10 on the top of Mill Street and Spring Street. There was also  
11 an automobile dealership on Mill Street, approximately, where  
12 Comstock Court is now. It was Silvia's Auto Sales. I bought  
13 a 1954 Ford convertible from Mr. Silvia. Wish I still had it.  
14 It's all recorded because I have the paperwork here showing  
15 these locations. The gas station at the top of Spring and  
16 Mill could have possibly been a pollutant site, but back then  
17 it was not -- pollutant was not an issue.

18 I did go to the City Hall today and went  
19 through the Personnel Department and pulled out the records as  
20 to who the Building Inspector was at the time in 1977 when I  
21 was involved in this project. I have the date of his  
22 employment and the date of his retirement. I'm just not  
23 mentioning his name at this point in time. I think I've  
24 covered everything I have to say. I went over the three

1 minutes. So I'm going to stop now.

2 MR. NICHOLSON: You've got more time. Take  
3 your time. If you need more time, take your time.

4 MR. MCNULTY: Time is money, Joe.

5 MR. NICHOLSON: We know that.

6 MR. MCNULTY: We talked about that.

7 MR. NICHOLSON: I know that all too well.

8 MR. MCNULTY: I'm done. Thank you.

9 MR. NICHOLSON: Thank you.

10 (APPLAUSE FROM AUDIENCE)

11 MR. CLAPP: Now, I have to be ambidexterous and  
12 do two things at once, and computers are confounding to me.  
13 Again, let me thank everybody for showing up tonight.  
14 Briefly, our group -- my name is David Clapp. Our group  
15 represents a group of people that formed on an ad hoc basis  
16 basically to try to understand what exactly was going on with  
17 Queen Anne Square and why the -- there was so much obfuscation  
18 of the process during the fall. Basically, there wasn't  
19 anybody that did anything transparently. And it became  
20 annoying -- more annoying. And I think that's the reason that  
21 the people in our group became more and more intent upon  
22 stopping this, was the way that the City continued to act in  
23 regards to not even changing over the course of an entire fall  
24 and almost winter a five to four vote or five to one vote at

1 the City Council, that not one person in eight months or seven  
2 months or whatever changed their vote. Now, this was also of  
3 the same issue that was Number 1 for the local paper in terms  
4 of intensity. Eighty-nine percent of the people in this town  
5 said we don't want this square, and yet not one person on the  
6 City Council changed their vote over a period of time.

7 MR. RICCIO: Excuse me, Mr. Clapp, can we keep  
8 it on point to the environment issues.

9 MR. CLAPP: Will do.

10 MR. RICCIO: Thank you.

11 MR. CLAPP: This is a -- these questions are  
12 directed towards DEM, our good friends at DEM, and -- and I  
13 will have -- I just have a few going here. Is it true that  
14 Sage did not test for PCBs and Dioxins? And why is this?  
15 Mr. Cutler brought this up earlier. This is kind of a  
16 redundant thing, but certainly the reason it's been repeated  
17 is because it's so important to this issue. Regarding Sage,  
18 What assurances would DEM provide the citizens of Newport that  
19 Sage's test results will be reliable? Why was Sage even  
20 chosen? Was it complete -- competitively bid? And  
21 procedurally, could DEM require an independent source be used  
22 to corroborate Sage's results? Importantly, what's Trinity's  
23 official status? Is it, as they claim, just an abutter? If  
24 Trinity is just an abutter, was there any soil testing done on

1 Trinity's property? And if not, why not? Presumably there  
2 was no Benzine or Toluene found in the Sage testing, yet  
3 municipal records prove that there was a dry cleaner within  
4 the span of Queen Anne Square on Frank Street. Was this  
5 surprising? And if so, does this warrant more investigation?  
6 Does the rumor of more contaminated land abutting the tested  
7 areas indicate a present problem or a potential one? How far  
8 beyond the periphery of the actual footprints of the proposed  
9 project is required to be tested? One, no feet, ten feet or  
10 how many feet?

11 The perimeter has to expand. The testing has  
12 to be increased. Does DEM believe that the scope of the soil  
13 testing be extended beyond the current perimeters? It is our  
14 understanding that NRF told Sage about the purported location  
15 of that laundry. Seems like a thorough investigation of  
16 municipal records would have been more professional on Sage's  
17 part. Wouldn't you agree? Some believe that the number of  
18 bore holes tested were insufficient to analyze the true  
19 dimensions and toxicity of this entire site. Who will  
20 determine what is procedurally correct?

21 In addition to the dry cleaning facility, there  
22 was also an ARCO Station to the corner -- on the corner of  
23 Mill and Spring. Landscaping volunteers from Trinity Church  
24 repeatedly cite finding oil and waste contaminates still in

1 the soil after all these years. Did Sage investigate the  
2 existence of that ARCO Station? And how will DEM approach  
3 this? Does DEM even have jurisdiction there? It is our  
4 understanding that DEM will use a new internal procedure when  
5 analyzing Queen Anne Square. Can you comment on that so that  
6 we can understand it better?

7 For the citizens of Newport, open spaces,  
8 especially historic ones is vital -- is a vital concern of  
9 ours. Yet the NRF's proposal to change Queen Anne Square will  
10 result in an actual reduction in open space. Would this be  
11 philosophically inconsistent with DEM's overall mission? Does  
12 DEM believe that the scope of this oil testing should be  
13 extended beyond the current park perimeters? Given that  
14 testing is expensive, how will DEM mandate that the City  
15 convey to Newport citizens that current efforts have been  
16 inadequate and more testing is needed?

17 MR. RICCIO: Mr. Clapp, excuse me for  
18 interrupting. Do you have any more info similar to Number 10  
19 where you talked an ARCO Station in the general vicinity?

20 MR. CLAPP: I have a picture of it, actually.

21 MR. RICCIO: Can we try to stay a little more  
22 on point on the environmental of the park we're discussing,  
23 please.

24 MR. CLAPP: I'm sorry. The ARCO -- the ARCO

1 Station is -- would have been an abutter.

2 MR. RICCIO: Well, then can we totally say then  
3 all -- nothing that is related to the site in question is what  
4 you're then telling me?

5 MR. CLAPP: It was on the corner --

6 MR. RICCIO: We're just trying to keep to the  
7 point.

8 MR. CLAPP: It was on the corner of Spring and  
9 Mill.

10 MR. RICCIO: Understood. So if you have any  
11 comments on --

12 MR. CLAPP: It's -- it's a hundred yards away  
13 from Queen Anne Square.

14 MR. RICCIO: We need to keep on the record for  
15 the parcel in question. If you could do that, it would be  
16 much appreciated.

17 MR. CLAPP: I'm certain the people at DEM would  
18 be more interested in finding out what the perimeter aspects  
19 of how far away was the contamination that trickled down into  
20 Queen Anne Square and then into the harbor. So you are --  
21 you're saying that the footprint of Queen Anne Square is the  
22 only thing in question? Huh? Is that what you're saying?

23 MR. RICCIO: I'm just asking you to keep on  
24 point with the purpose of the meeting.

1 MS. BRIAR: He is.

2 MR. CLAPP: Are you taking this down?

3 I'm talking about something that's 50 yards  
4 away.

5 MR. RAMMELL: I'm Bill Rammell. I've been  
6 living in Newport for quite a while. I own 210 Thames Street  
7 which is basically an abutter. We're -- if you go the nearest  
8 street up, we're right there. We have a basement. And they  
9 called Spring Street Spring Street for a reason. And our  
10 basement is only dry because we have three, four sump pumps  
11 running continuously. And, in fact, during the last hurricane  
12 when we lost power for three days, I had to go down to the  
13 building every two hours or every half hour, an hour. It  
14 depended, but -- otherwise, my basement would have flooded. I  
15 had to run the generator to run the pumps to empty the crocks.  
16 And in 1983, we did a -- in '82, we did a complete renovation  
17 of the building. And we needed some weightbearing poles in  
18 the basement. We had to dig several piers in the basement to  
19 support these lolly columns. And when we dug them, it was  
20 literally just a river running through our basement. And  
21 the -- you know, it's -- we're downhill. So anything uphill,  
22 Spring Street or lower -- I mean, Spring is relevant to this  
23 discussion because, obviously, water flows downhill. And I  
24 think if they dig down two feet and remove all that soil

1 they're going to have water. But for what it's worth --

2 MR. CLAPP: Now, that's -- that's vital because  
3 what -- some of the things that we're -- with my last few  
4 questions are -- you know, you're an abutter in one way, shape  
5 or form. And so I think the idea is that Queen Anne Square  
6 while it may have a geographic, okay, definition, it's not  
7 really that way at all.

8 Understanding that this is only speculation on  
9 DEM's part, what has been the effect of abutters' property  
10 values in your experience when homeowners realize they're  
11 adjacent to a toxic waste site?

12 MR. RAMMELL: If I could just add one thing.  
13 DEM, you know, or anybody is welcome to come and test the  
14 water in the crocks. Easy access. No problem.

15 MR. CLAPP: I'm sure they'll be over. Thanks.

16 Do you have any examples of when a toxic waste  
17 site is exposed to DEM's investigations and injured parties,  
18 e.g. abutters sue for damages against the City? If the Queen  
19 Anne Square project were halted immediately, how would DEM  
20 classify the site? Halted immediately. Capping toxic sites  
21 and/or concrete capping have, approximately, a 50-year  
22 lifespan. Is there a long-range site plan for management and  
23 funding of Queen Anne Square toxic materials? Long-range now.  
24 Who is writing the long-term site remediation plan? And who

1 is responsible long-term? The City, the taxpayers or NRF? Is  
2 there any money in the "endowment fund" for future testing?  
3 Does DEM have any examples where public toxic sites in the  
4 state have returned to private ownership? What were -- what  
5 were their maintenance plans short and long-term? And who  
6 would pay the maintenance? The taxpayers? Can the City  
7 legally give a known toxic site to a nonprofit? A homeowner  
8 cannot sell a house if it tests positive for Radon. It's  
9 against the law. So how can the City endanger the public by a  
10 site that has far more dangerous chemicals in it than that? I  
11 guess that's the gift. What is the final authority on the  
12 legality of giving away toxic land? Did anyone call the EPA?  
13 There has to be a law against it. Or if they are going to do  
14 it, then some entity has to ensure that the private party will  
15 protect the public who are going to be using this recreational  
16 site. But I guess more over, who trusts the NRF? Anyway, as  
17 I say, that was a compendium of subjects and comments and  
18 thoughts that our group has been generating for the past two  
19 or three months.

20 MS. BRIAR: And who is your group?

21 MR. CLAPP: We're the citizens for Queen Anne  
22 Square. So I tried to keep it -- I've tried to keep it on the  
23 environmental issues. As I said, the -- there's a spirited  
24 group of people here that are not going to let this go away.

1 MR. NICHOLSON: Do you have -- you're going to  
2 forward this to -- your presentation to us?

3 MR. CLAPP: I've already done that.

4 MR. NICHOLSON: Yeah. Okay. Great. Thanks.

5 MR. CLAPP: Thanks for your time.

6 (APPLAUSE FROM AUDIENCE)

7 MS. HENRY: Margaret Henry, 267 Gibbs. I'm --  
8 it's very interesting, and the questions I think are  
9 wonderful. I get the impression, though, that -- I came  
10 wanting to hear answers, and I get the impression that you  
11 folks want information from us. This is --

12 MR. RICCIO: Exactly.

13 MS. HENRY: This is more of an information  
14 gathering.

15 MR. RICCIO: Gathering.

16 MS. HENRY: Then when can we get answers?  
17 Because after this started, I -- my son-in-law is an  
18 environmental engineer. And he works out in San Francisco and  
19 Oakland where they have lots of toxic sites, and all he does  
20 is soil testing. So I zapped him a little e-mail and said,  
21 you know, they're going to be testing this site -- or I didn't  
22 even know if they were going to be testing the site. And he  
23 said -- he gave me a very specific, for a dry  
24 cleaning/laundromat -- in fact, that's his master's thesis is

1 on dry cleaners, although, he's working out in California.  
2 And there are very specific chemicals that you test for. And  
3 he said, sadly, some of those chemicals actually turn into  
4 other chemicals over the years and probably is a different  
5 chemical right now. And he said a lot of times you don't even  
6 see the toxicity until the people start digging, and then the  
7 toxicity starts coming up and whoever is educating themselves  
8 on this. Sometimes the environmental person is there.  
9 Sometimes it's just a contractor working for eight bucks an  
10 hour. And he's getting exposed to it. And then, of course,  
11 the air gets exposed and the people living around it depending  
12 on what the toxicity is. And that's what I would find -- I  
13 mean, I think it's important that you're hearing from people  
14 who have a history here. And my history isn't that long. But  
15 when are we going to hear about what was tested, how much was  
16 tested, what it looked like, what the remediation is, what's  
17 the proper remediation for those things? I mean, sometimes  
18 people just cap them, and that's it. And that's perfectly  
19 acceptable I guess. But I think, though, we'd really like to  
20 know that kind of information.

21 MR. RICCIO: Yeah. And this is -- this is one  
22 part of a process that's being worked, and this is one -- this  
23 is the next step that we're taking to develop everything  
24 you're looking to view.

1 MR. HENRY: Okay. So you're getting -- all of  
2 Mr. Clapp's wonderful questions will be processed --

3 MR. RICCIO: Yes. We're getting it on the  
4 record tonight. We're getting it on the record officially  
5 with the stenographer, but people are also handing some of  
6 their presentations into us which we will compile and present  
7 to DEM as part of the official record for the whole project.

8 MS. BRIAR: When will that be?

9 MR. RICCIO: I'm sorry?

10 MS. BRIAR: When will that be?

11 MR. RICCIO: The comment period is open until  
12 April 16th at 4:00 p.m. So all of this will be left open, and  
13 we'll continue to collect written data. Obviously, there  
14 won't be a verbal outside of tonight. But again, I don't know  
15 if you were here at the start, but there are some written  
16 comment forms in the back of the room that you can take when  
17 you leave and mail in. And tomorrow morning we will also  
18 place it onto the City's web site in case you don't get one  
19 tonight and you want to download it, print it out, fill it  
20 out. It's up until April 16th. Anybody else?

21 MR. Wallace: I just want to say -- Mike  
22 Wallace -- this whole paranoia about toxic site, it's not a  
23 toxic waste site. It's a very common thing. When you have an  
24 urban area, you have tanks, things, they just fill that stuff

1 in. If you take a good look at that park, the grade is way  
2 high as it is. It's kind of bizarre. Maya Landing speaks for  
3 the Audubon Society. Her concerns are very environmental.  
4 She has a lot of concerns about saving the planet, saving  
5 animals. She is very concerned about this kind of thing. She  
6 wants to clean it up. I would think you people who want to  
7 keep it the same way would at least want the people who are  
8 going to use it that way have not a toxic place in there.  
9 What they are doing is common. If there was going to be a  
10 building built there, they would have to go in there, test it,  
11 find out. It's not, you know, whatever that place was up in  
12 New York, whatever. It's just a very common, toxic thing.  
13 They're going to clean it up. They're going to fill it in  
14 with nice soil. It's not going to be polluted. It's going to  
15 be fine.

16 MR. CLAPP: Thanks. See you.

17 MS. BRIAR: Thanks, Michael.

18 MR. RICCIO: Hi.

19 MS. FITCH: I would like to speak.

20 MR. RICCIO: Please.

21 MS. FITCH: My name is Penny Fitch. My husband  
22 and I live at 14 Everett Street. I didn't make a formal  
23 presentation. I came actually just to kind of hear what was  
24 going on. I have been an active person in favor of the Queen

1 Anne Square development. My point is quick and short. I  
2 would certainly hope -- and this is addressed to the DEM --  
3 that in the -- in the course of them doing what they need to  
4 do they take under consideration that a lot of people in town  
5 that are educated and well thought of are using -- using these  
6 tests as another way to try to stop what's happening in Queen  
7 Anne Square. And I certainly hope that the people at DEM are  
8 aware of that. Thank you.

9 (APPLAUSE FROM AUDIENCE)

10 MS. HENRY: Margaret Henry.

11 AUDIENCE MEMBER: Can you stay on point?

12 MS. HENRY: Well, I did. I talked about --

13 AUDIENCE MEMBER: No, you didn't. You didn't.

14 MS. HENRY: Well, I guess the point is it's not  
15 about -- it's not about labeling something toxic or not toxic.  
16 It's just about the testing that needs to be done, and we as  
17 citizens should know what the testing is, what the effect is.  
18 And then we can make decisions as to what -- and to accuse  
19 people of wanting to stop a project by using toxicity -- I  
20 think that's kind of unfair because nobody really knows what  
21 any of our thoughts are. And so I think -- anyway, that's it.

22 MR. CLAPP: Thank you. Thank you.

23 MR. RICCIO: Ma'am, one more note. There is --  
24 there is a record of the project right now that continually

1 evolves on the DEM's web site. So you can go onto  
2 RhodeIslandDEM.gov I believe it is.

3 MS. HENRY: Perfect.

4 MR. RICCIO: And it's under their Waste  
5 Management Office. And then you'll see there's a number of  
6 projects that are being developed, and this is one of them.  
7 And all of the records up to this date. We'll share  
8 everything that the -- the City has done up to this point.

9 MS. BRIAR: Is the DEM present here, a  
10 representative?

11 MR. RICCIO: There are. Yes. There are  
12 representatives here.

13 MR. MARTELLA: Joe Martella, DEM.

14 MS. OWENS: I'm Kelly Owens for the Rhode  
15 Island DEM. Thank you.

16 MR. RICCIO: Again, that's Joe Martella and  
17 Kelly Owens from DEM are here. Yes, ma'am. Again, just your  
18 name and address, please.

19 MS. HUTTON: My name is Frankie Hutton. I live  
20 at 25 Catherine Street.

21 MS. BRIAR: You must speak up.

22 MS. HUTTON: My name is Frankie Hutton. I live  
23 at 25 Catherine Street in Newport. I've been a gardener at  
24 Trinity Church for ten years. And during that time, the head

1 gardener, Mary Alice Barker told me that she had found oil in  
2 the soil of the church yard in the southeast corner on  
3 numerous occasions, and she also said that there had been a  
4 gas station there previously. According to -- you can see it  
5 on this picture that I brought. Here is the gas station.  
6 According to the Newport City directory, that gas station was  
7 there for over 30 years, and it was there from at least 1941  
8 to 1973.

9 MR. RICCIO: Thank you. Anyone else, folks?

10 Yes.

11 MS. STOOKEY: Hilary Stookey. Hello. I just  
12 have a thing real quick. Hilary Stookey, Newport. The public  
13 really doesn't have adequate access to these plans. They're  
14 at City Hall, but not everybody can get to City Hall. And I  
15 think it's only fair that we should have them on display here  
16 in the Newport Public Library. Could you see if that could be  
17 possible, please?

18 MR. RICCIO: Sure. Like I said, the project  
19 information right now is on the web.

20 MS. STOOKEY: Yes. But the plans themselves  
21 are not available, only at City Hall. I think -- I believe  
22 that they should be available here at the Newport Public  
23 Library so that people have a chance to look at them because I  
24 know they're being revised. Thank you.

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MR. RICCIO: Thank you.

MR. SULLIVAN: Hello. I'm Brian Sullivan of Newport, and I have a question that was actually prepared by a professional who happens to be as anonymous as I'm not in this issue. But this professional is a very close person to me, and his profession is that of the Sage Company, underground work on environmental counseling. This environmental consultant asks: As you may recall, the groundwater was not heavily impacted by chlorinated solvents. This suggests to me that there is no significant chlorinated solvent problem. Since the property is fairly small, it does not seem likely for the monitoring wells to be in the wrong places. Given the lack of physical evidence of the former dry cleaner other than anecdotal information garnered by the developer, what other sources of information have been sought from knowledgeable persons? Have any interviews been attempted or completed with past owners that would know where key components of the dry cleaning equipment were located, how wastes were managed and what types of solvents were used? Since all physical evidence of the former dry cleaner has been removed from the property, such interviews might be useful. Hear, hear. I think that is an adequate offer to see questions addressed. So thank you very much for the opportunity to share.

MR. RICCIO: Thanks, Mr. Sullivan. Anything

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else?

(BRIEF PAUSE)

MR. RICCIO: Okay. Hearing none, I'd just like to reiterate there are comment forms in the back. It will be posted on the web site if you don't get one, and you'd like to officially make more comments that can be sent directly to DEM as you will notice on the form. Thanks, everybody, very much for coming. We appreciate your comments.

(PUBLIC HEARING CONCLUDED AT 6:28 P.M.)

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C E R T I F I C A T E

I hereby certify that the foregoing is a true and accurate transcript of the public hearing taken on Monday, April 2, 2012, at 5:30 p.m.

*Heather A. Lussier*



HEATHER A. LUSSIER, CSR

Notary Public, State of Rhode Island

<p><b>A</b></p> <p><b>able</b> 11:21</p> <p><b>absolutely</b> 7:13</p> <p><b>abutter</b> 18:23,24 21:1 22:7 23:4</p> <p><b>abutters</b> 23:9,18</p> <p><b>abutting</b> 5:20 8:22 9:2 19:6</p> <p><b>acceptable</b> 26:19</p> <p><b>access</b> 23:14 31:13</p> <p><b>accurate</b> 34:5</p> <p><b>accuse</b> 29:18</p> <p><b>act</b> 17:22</p> <p><b>active</b> 28:24</p> <p><b>activities</b> 5:23</p> <p><b>actual</b> 19:8 20:10</p> <p><b>acute</b> 9:5,10</p> <p><b>ad</b> 17:15</p> <p><b>add</b> 23:12</p> <p><b>addition</b> 19:21</p> <p><b>additional</b> 7:18</p> <p><b>address</b> 3:10 14:6 30:18</p> <p><b>addressed</b> 29:2 32:22</p> <p><b>adequate</b> 31:13 32:22</p> <p><b>adjacent</b> 8:14 23:11</p> <p><b>Administration</b> 4:20</p> <p><b>administrators</b> 8:2</p> <p><b>affect</b> 7:19</p> <p><b>affluent</b> 15:12</p> <p><b>agree</b> 19:17</p> <p><b>ahead</b> 13:14</p> <p><b>air</b> 26:11</p> <p><b>Alice</b> 31:1</p> <p><b>allow</b> 11:7,7</p> <p><b>ambidextrous</b> 17:11</p> <p><b>American</b> 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**Queen Anne Square  
Newport, Rhode Island  
Public Comments/Questions**

Comment Location	Description	SAGE Responses
1-22	Head gardener at Trinity Church said she found oil in the soil in the southeast corner of the church yard. Gas station had formerly been there. Newport directories list Old State House Service Station located there from 1941 to 1973, so reasonable that petroleum contaminants in Queen Anne Square.	① Although this Site Investigation remains incomplete, based on current data, off-Site investigation does not appear warranted at this time (see pp. 3-4)
1-23 & 1-24	ARCO station was torn down in the late 70's but was certain that gas tanks were never removed.	① See pp. 2, 3 & 4
1-25	Redesign involves parts of the property belonging to Trinity Church, but testing conducted limited only to property owned by City of Newport. At the very least we would expect the DEM to require environmental monitoring for contaminants/petroleum hydrocarbons during any construction phase on Trinity property as well as City property to identify any release potential and exposure to the Public.	
1-26	Urge DEM officials to proceed in their professional manner without letting the negative atmosphere affect the necessary work to be accomplished. And at the same time, I don't want the opponents' pressure to change the plans already approved and put into place.	①
1-27	Egans - Corner of Thames & Mill Street stood 8' x 6' x 1' neon sign with a transformer which was vandalized and abandoned around 1972-73. Would also have had much in the way of machinery as dry cleaning requires electrically powered racks, driers, fans, heat etc. All of this machinery would have been nonchalantly bulldozed in the Site when demolition occurred.  Walsh Brothers - can not verify, but in all certainty it contained fluorescent fixtures....also in all certainty a freight elevator. Due to the fire all of this would be unceremoniously bulldozed and incorporated into the Site by the lowest bidder. Due to the fire very incomplete scrapping of materials would have occurred. Also the acres of lead paint on the century old structure would have become incorporated into the soil at the site.  Feel the statement by Roos "it is generally agreed that PCBs are not a relevant factor in the space" is either naive or negligent. The PCB issue should be more carefully explored.  Test borings not made in locations that were shown on the engineers drawing, no test borings at all were done in the areas designated for fake foundations.  Proposed alterations to Queen Anne Square also call for digging on the property currently owned by Trinity Church. No testing whatsoever has been done on the Trinity Church property.  There is to be a new structure built in the Trinity parking lot area that will house the electric service, pump house and filter house for the installation on the city's property. Obviously trenches will be dug from this structure to each of the fake foundations and to each lighting fixture in the rest of the Square. These trenches will run through contaminated soil. No testing has been done in the area of the proposed Columbarium, or the electric, pump and filter house or in the areas of the service trenches.  Boring studies were not taken from several critical areas from above the proposed study area, the eastern most portion of the property and the...defined project site with its neighboring sties which are all within the confines which is commonly known as Queen Anne Square, the entire block area that goes up to Spring Street with all those properties part of it.	Refer to PCB discussion pp. 4-6 with respect to demolition practices. Testimony by McNulty suggests the laundry building were not. Building components often times have a used or scrap value, and as a result, often times are removed from a property. Although SAGE is unaware of what occurred or was required in this particular circumstance, demolition permits are typically required prior to building demolition and often stipulate specific requirements.  Refer to PCB discussion pp. 4-6. Contaminants identified in soil at the Site, in particular lead and PAHs, are consistent with the comment. As would be expected, fill was identified in several of the borings, and charred wood was identified in boring B-9 and MW-5 (B-34). Refer to Figure 2  Refer to PCB discussion pp. 4-6
1-28	Test borings not made in locations that were shown on the engineers drawing, no test borings at all were done in the areas designated for fake foundations.  Proposed alterations to Queen Anne Square also call for digging on the property currently owned by Trinity Church. No testing whatsoever has been done on the Trinity Church property.	Relevant testing was conducted in areas of construction (Refer to Figure 2)  At this time, SAGE is unable to respond to this comment. We are hopeful that ultimately an answer can be provided to interested parties.
2-1	There is to be a new structure built in the Trinity parking lot area that will house the electric service, pump house and filter house for the installation on the city's property. Obviously trenches will be dug from this structure to each of the fake foundations and to each lighting fixture in the rest of the Square. These trenches will run through contaminated soil. No testing has been done in the area of the proposed Columbarium, or the electric, pump and filter house or in the areas of the service trenches.  Boring studies were not taken from several critical areas from above the proposed study area, the eastern most portion of the property and the...defined project site with its neighboring sties which are all within the confines which is commonly known as Queen Anne Square, the entire block area that goes up to Spring Street with all those properties part of it.	Refer to p. 2.  No structures are being built outside the bounds of Lot 346. Any Site or off-Site soil disturbance will have to be performed consistent with the requirements of the Construction Soil Management Plan reviewed and approved by RIDEM.
2-2	Digging performed by NRF to move rose bushes after SAGE sampling, and Petroleum Hydrocarbons were encountered. No digging should have taken place until extent of contamination was defined.	① The investigation process is incomplete at this time; however, significant subsurface investigation of the Site has been conducted (see Figure 2)
2-3	RIDEM should have been notified if Petroleum Hydrocarbons were encountered regardless of whose property they were discovered on. The whole eastern area should have been included in the original study.	① SAGE is following the Site Investigation process stipulated in the Remediation Regulations. Although the Site Investigation remains incomplete, based on current data, off-Site investigation does not appear warranted at this time (see pp. 3-4)
2-4	Is it a DEM regulation that all construction workers, landscape gardeners, designers, artists, administrators and their staff and other related parties who may be on site be 40 hour trained? If so, how is such implemented	①
2-5	Do not believe enough testing has been done to make a definitive declaration regarding entire site or the adjacent land area above the current study area.	①
2-6	Egan Laundry - There were large tanks in the basement, one large for heating fuel and several other tanks for cleaning products, also several 55-gallon drums. All fluid except for heating oil tank was discharged into sanitary or storm sewer.	See p. 5
2-7	Gas station on top of Mill and Spring Street and auto dealership on Mill Street	See p. 3 and p. 5 of Attachment 3
2-8	When are we going to hear about what was tested, how much was tested, what it looked like, what the remediation is, what's the proper remediation for those things?	Upon completion of the Site Investigation, a Site Investigation Report (SIR) will be submitted to RIDEM for review and comment. The SIR will contain a Remedial Alternatives Analysis proposing implementation of a preferred remedial alternative.  Yes, it is SAGE's understanding that they have been.  Refer to attachments
2-9	Can we have the plans on display at the Newport Public Library?	
2-10	What other sources of information have been sought from knowledgeable persons?	
2-11	Have any interviews been attempted or completed with past owners that would know where key components of the dry cleaning equipment were located, how wastes were managed and what types of solvents were used?	No; however, SAGE would be very interested in interviewing persons with direct knowledge of the former Egan Laundry and Dry Cleaning facility should they come forward.