



June 16, 2023

55 Main Street, LLC
57 Lakeside Drive
Smithfield, RI 02917

RE: *Site Investigation Activities*
55-65 Main Street, 75 Main Street, and 0 Main Street
(Assessor's Plat 14, Lots 331, 336, 383, and 405)
Woonsocket, Rhode Island
SAGE Project No. S4228

Dear Owner:

The attached Public Notice is being provided to inform you that Site Investigation activities have completed at the referenced property, which neighbors your property located at 60 Allen Street in Woonsocket, Rhode Island.

Should you have any questions or comments concerning this correspondence, please do not hesitate to contact this office at (401) 723-9900 or the designated contact at the Rhode Island Department of Environmental Management, Office of Land Revitalization and Sustainable Materials Management, stipulated in the attached Notice.

Sincerely,
SAGE Environmental, Inc.

A handwritten signature in black ink that reads "Jacob H. Butterworth".

Jacob H. Butterworth, MS, LSP
Vice President

JHB/alm

Attachment

c: Patricia Burke, Environmental Scientist I, OLRSM

Notification To Abutters
Site Investigation
55-65 Main Street, 75 Main Street, and 0 Main Street
(Assessor's Plat 14, Lots 331, 336, 383, and 405)
Woonsocket, Rhode Island

June 16, 2023

In accordance with the Rhode Island Department of Environmental Management's (RIDEM's) Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases (the Remediation Regulations), **55 Main Street, LLC** is providing notice to abutters that a Site Investigation for the above mentioned property has been completed. The property is further designated as **Assessor's Plat 14, Lots 331, 336, 383, and 405** of the **City of Woonsocket** Tax Assessor's plat maps. The goal of the investigation was to determine the extent to which any historical activities at the property may have resulted in any exceedances of the RIDEM's promulgated soil criteria and groundwater objectives. The investigation involved sampling and analysis of **soil and groundwater**. **The results of the investigation indicate that total petroleum hydrocarbons (TPH), select metals, and select polycyclic aromatic hydrocarbons (PAHs) were identified in select soil samples in exceedance of RIDEM Method 1 Residential and/or Industrial/Commercial Direct Exposure Criteria (R-DEC and/or I/C-DEC). TPH was also identified at a concentration above RIDEM Method 1 GB Leachability Criteria (GB-LC). No impacts to groundwater were identified.** The proposed remedial alternative for the property is **Site-wide capping, crack repair of the existing asphalt surfaces as needed, and implementation of an Environmental Land Use Restriction (ELUR) and Soil Management Plan (SMP) to limit maintain said cap and limit certain activities. The ELUR and SMP will be recorded on the deed of the property with the City of Woonsocket.** The future use of the property will be for **residential** purposes. RIDEM has determined that the investigation has adequately assessed the nature and extent of the contamination at the property and addressed all concerns in accordance with the Remediation Regulations.

There is a 14 calendar day comment period, commencing with the date of this notice, during which the public may review RIDEM records pertaining to this property and submit written comments regarding the technical feasibility of the preferred remedial alternative. Should you require additional time for review, a request for an extension of the comment period may be made to the Department. Requests must be received by the Department before 4:00pm on the final day of the comment period, and may be made in writing to the email or the address below. RIDEM will consider all substantive written comments prior to issuing its final approval of the proposed remedial alternative.

Written comments should be submitted to:

Patricia Burke, Environmental Scientist I
R.I. Department of Environmental Management
Office of Land Revitalization & Sustainable Materials Management
235 Promenade Street
Providence, RI 02908-5767
Phone: (401) 222-2797 ext. **277-7142**
Email: Patricia.Burke@dem.ri.gov

Arrangements to review RIDEM records may be made by calling Angela Spadoni, Office of Customer and Technical Assistance, (401) 222-4700 ext. 277-7307.

Notificación a Abutters
Investigación del sitio
55-65 Main Street, 75 Main Street y 0 Main Street
(Placa del Asesor 14, Lotes 331, 336, 383 y 405)
Woonsocket, Rhode Island

16 de Junio de 2023

De acuerdo con las Reglas y Regulaciones para la Investigación y Remediación de Emisiones de Materiales Peligrosos (las Regulaciones de Remediación) del Departamento de Gestión Ambiental de Rhode Island (RIDEM), **55 Main Street, LLC** está notificando a abutters que se ha completado una Investigación del Sitio para la propiedad mencionada anteriormente. La propiedad se designa además como **Assessor's Plat 14, Lots 331, 336, 383 y 405** de los mapas de la plataforma del Asesor de Impuestos de la **Ciudad de Woonsocket**. El objetivo de la investigación era determinar en qué medida cualquier actividad histórica en la propiedad puede haber resultado en una superación de los criterios de suelo y los objetivos de agua subterránea promulgados por el RIDEM. La investigación incluyó el muestreo y el análisis del **suelo y las aguas subterráneas**. **Los resultados de la investigación indican que se identificaron hidrocarburos totales de petróleo (TPH), metales seleccionados e hidrocarburos aromáticos policíclicos (HAP) seleccionados en muestras de suelo seleccionadas en exceso de los criterios de exposición directa residencial y/o industrial/comercial del método 1 de RIDEM (R-DEC y/o I/C-DEC). También se identificó TPH en una concentración superior a los criterios de lixiviabilidad del método RIDEM 1 GB (GB-LC). No se identificaron impactos en las aguas subterráneas.** La alternativa correctiva propuesta para la propiedad es la **tapa en todo el sitio, la reparación de grietas de las superficies de asfalto existentes según sea necesario y la implementación de una Restricción Ambiental del Uso de la Tierra (ELUR) y un Plan de Manejo del Suelo (SMP) para limitar el mantenimiento de dicha tapa y limitar ciertas actividades.** El **ELUR y SMP se registrarán en la escritura de la propiedad con la Ciudad de Woonsocket.** El uso futuro de la propiedad será para fines residenciales. RIDEM ha determinado que la investigación ha evaluado adecuadamente la naturaleza y el alcance de la contaminación en la propiedad y ha abordado todas las preocupaciones de acuerdo con las Regulaciones de Remediación.

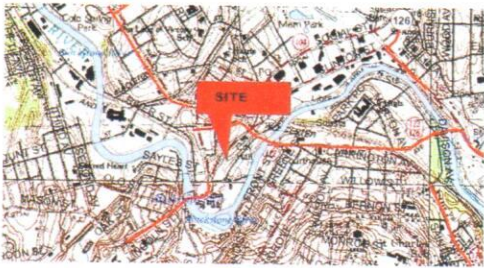
Hay un comentario de 14 días calendario, comenzando con la fecha de este aviso, durante el cual el público puede revisar los registros de RIDEM relacionados con esta propiedad y enviar comentarios por escrito sobre la viabilidad técnica de la alternativa correctiva preferida. Si necesita tiempo adicional para la revisión, se puede solicitar una extensión del período de comentarios al Departamento. Las solicitudes deben ser recibidas por el Departamento antes de las 4:00pm del último día del período de comentarios, y pueden hacerse por escrito al correo electrónico o a la dirección que figura a continuación. RIDEM considerará todos los comentarios sustantivos por escrito antes de emitir su aprobación final de la alternativa correctiva propuesta.

Los comentarios por escrito deben enviarse a:

Patricia Burke, Científica Ambiental I
R.I. Departamento de Gestión Ambiental
Oficina de Revitalización de la Tierra y Gestión Sostenible de Materiales
235 Promenade Street
Providence, RI 02908-5767
Teléfono: (401) 222-2797 ext. 277-7142
Correo electrónico: Patricia.Burke@dem.ri.gov

Los arreglos para revisar los registros de RIDEM se pueden hacer llamando a Angela Spadoni, Oficina de Atención al Cliente y Técnica, (401) 222-4700 ext. 277-7 307.

Site-Specific Fact Sheet
55-65 Main Street, 75 Main Street, and 0 Main Street
(Assessor's Plat 14, Lots 331, 336, 383, and 405)
Woonsocket, Rhode Island



SAGE Environmental, Inc. (SAGE) has prepared the Site-Specific Fact Sheet in accordance with Rule 1.8.7(B)(i) of the Rhode Island Department of Environmental Management (RIDEM) *Remediation Regulations*.

In 2022, an environmental evaluation of the subject property (hereinafter, "Site") was performed. The Site was historically and currently occupied as a newspaper printing operation since the early 1900s. Three (3) former underground storage tanks (USTs) have also been recorded at the Site, two (2) were removed and one (1) was closed in place; however, no analytical

sampling was performed. Additionally, Lot 331 appears to have been the historical location of Clinton Pond until around the 1960s, when it was filled in and completed as a paved parking area and Truman Drive, as such the potential exists for this this material to be considered urban fill. These past uses have the potential to impact the Site, and as such, SAGE performed a Limited Subsurface Investigation (LSI) to evaluate whether a release has occurred to Site soils and/or groundwater. Results of the LSI identified within Subject Property soils, at three (3) locations, various metals (antimony, arsenic, and lead), total petroleum hydrocarbons (TPH), and/or select polycyclic aromatic hydrocarbons (PAHs) in excess of applicable RIDEM DEC standards. One sample contained concentrations of TPH in exceedance of the applicable GB Leachability Criteria (GB-LC). Impacts to groundwater were not identified.

The proposed remedial alternative for the property is encapsulation of property soils by the existing pavement and building foundations. Any existing asphalt/concrete pavements to remain as part of the property redevelopment shall be inspected, and any cracked or damaged areas will be repaired and sealed. Areas of the property not currently encapsulated by existing hardscape as well as any property soils that exceed the Department's Method 1 R-DEC shall be encapsulated with Department approved engineered controls. Additionally, institutional controls consisting of an Environmental Land Usage Restriction (ELUR) and Soil Management Plan (SMP) will be recorded on the deed for the entire property and will require annual inspections. The future use of the property will be for residential purposes. RIDEM has determined that the investigation has adequately assessed the nature and extent of the contamination at the property and addressed all concerns in accordance with the Remediation Regulations.

There is a 14 calendar day comment period, commencing with the date of this notice, during which the public may review RIDEM records pertaining to this property and submit written comments regarding the technical feasibility of the preferred remedial alternative. Should you require additional time for review, a request for an extension of the comment period may be made to the Department. Requests must be received by the Department before 4:00pm on the final day of the comment period, and may be made in writing to Patricia Burke at (401) 222-2797, extension 277-7142, or via email at Patricia.Burke@dem.ri.gov. RIDEM will consider all substantive written comments prior to issuing its final approval of the proposed remedial alternative.

Arrangements to review RIDEM records may be made by calling Angela Spadoni, Office of Customer and Technical Assistance, (401) 222-4700 ext. 277-7307.

Hoja informativa específica del sitio
55-65 Main Street, 75 Main Street y 0 Main Street
(Placa del Asesor 14, Lotes 331, 336, 383 y 405)
Woonsocket, Rhode Island



SAGE Environmental, Inc. (SAGE) ha preparado la Hoja de Datos Específicos del Sitio de acuerdo con la Regla 1.8.7(B)(i) de las Regulaciones de Remediación del Departamento de Gestión Ambiental de Rhode Island (RIDEM).

En 2022, se realizó una evaluación ambiental de la propiedad en cuestión (en adelante, "Sitio"). El sitio fue ocupado históricamente y actualmente como una operación de impresión de periódicos desde principios de 1900. También se han registrado tres (3) antiguos tanques de almacenamiento subterráneo

(UST) en el sitio, dos (2) fueron retirados y uno (1) fue cerrado en su lugar; sin embargo, no se realizó muestreo analítico. Además, el Lote 331 parece haber sido la ubicación histórica de Clinton Pond hasta alrededor de la década de 1960, cuando se rellenó y completó como un área de estacionamiento pavimentado y Truman Drive, como tal, existe la posibilidad de que este material se considere relleno urbano. Estos usos pasados tienen el potencial de afectar al Sitio y, como tal, SAGE realizó una Investigación Limitada del Subsuelo (LSI) para evaluar si se ha producido una liberación en los suelos y/o aguas subterráneas del Sitio. Resultados del LSI identificados dentro de los suelos de Propiedad Sujeta, en tres (3) ubicaciones, varios metales (antimonio, arsénico y plomo), hidrocarburos totales de petróleo (TPH) y / o hidrocarburos aromáticos policíclicos (HAP) seleccionados que exceden los estándares RIDEM DEC aplicables. Una muestra contenía concentraciones de TPH superiores a los criterios de lixiviabilidad de GB aplicables (GB-LC). No se identificaron impactos en las aguas subterráneas.

La alternativa correctiva propuesta para la propiedad es la encapsulación de los suelos de la propiedad por el pavimento existente y los cimientos del edificio. Cualquier pavimento de asfalto / concreto existente que permanezca como parte de la reurbanización de la propiedad será inspeccionado, y cualquier área agrietada o dañada será reparada y sellada. Las áreas de la propiedad que actualmente no están encapsuladas por el paisaje duro existente, así como cualquier suelo de propiedad que exceda el Método 1 R-DEC del Departamento, se encapsularán con controles de ingeniería aprobados por el Departamento. Además, los controles institucionales que consisten en una Restricción Ambiental del Uso de la Tierra (ELUR) y un Plan de Manejo del Suelo (SMP) se registrarán en la escritura de toda la propiedad y requerirán inspecciones anuales. El uso futuro de la propiedad será para fines residenciales. RIDEM ha determinado que la investigación ha evaluado adecuadamente la naturaleza y el alcance de la contaminación en la propiedad y ha abordado todas las preocupaciones de acuerdo con las Regulaciones de Remediación.

Hay un período de comentarios de 14 días calendario, a partir de la fecha de este aviso, durante el cual el público puede revisar los registros de RIDEM relacionados con esta propiedad y enviar comentarios por escrito sobre la viabilidad técnica de la alternativa correctiva preferida. Si necesita tiempo adicional para la revisión, se puede solicitar una extensión del período de comentarios al Departamento. Las solicitudes deben ser recibidas por el Departamento antes de las 4:00 pm del último día del período de comentarios, y pueden hacerse por escrito a Patricia Burke al (401) 222-2797, extensión 277-7142, o por correo electrónico a Patricia.Burke@dem.ri.gov. RIDEM considerará todos los comentarios sustantivos por escrito antes de emitir su aprobación final de la alternativa correctiva propuesta.

Los arreglos para revisar los registros de RIDEM se pueden hacer llamando a Angela Spadoni, Oficina de Atención al Cliente y Técnica, (401) 222-4700 ext. 277-7307.



DEM's SITE REMEDIATION PROGRAM

BROW

WHO WE ARE

The Rhode Island Department of Environmental Management (DEM) is the state agency responsible for preserving the quality of Rhode Island's environment. In 1995, Rhode Island passed the Industrial Property Remediation and Reuse Act (amended in 1997) and established a voluntary program for brownfields cleanup through DEM. This Act created the Office of Land Revitalization & Sustainable Material Management's (LRSMM) Site Remediation Program. The Program encourages and supports the redevelopment and reuse of contaminated properties throughout RI. The Program was established to provide fair, comprehensive, and consistent regulation of the investigation and remediation of hazardous waste, hazardous material, and petroleum releases. The State program is designed to determine if a site poses a threat to human health and the environment and efficiently determine a remedy that is effective but not overly burdensome to the parties involved.

PROGRAM PURPOSE

The purpose of the Site Remediation Program is to regulate and provide technical oversight for the investigation and remediation of releases of hazardous waste or hazardous material to the environment; to ensure that those investigations and remedial activities are conducted in a consistent manner that adequately protects human health and the environment; and to enforce regulations regarding the proper disposal of abandoned hazardous waste.

THE PROCESS

Cleaning a contaminated site requires investigation, planning, and action. The Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases (<https://rules.sos.ri.gov/regulations/part/250-140-30-1>) define the specific documents that are needed, or may be needed as part of that process:

- Notification of Release
- Site Investigation Work Plan (SIWP)
- Public Notice of Investigation
- Site Investigation Report (SIR)
- Public Notice of Completed Site Investigation & Public Comment Period on Technical Feasibility of Proposed Remedy
- Remedial Action Work Plan (RAWP)
- Remedial Action
- Closure Report
- Environmental Land Usage Restriction (ELUR), if applicable

FOR MORE INFORMATION, PLEASE CONTACT:

DEM Contact in Attached Letter
RIDEM/OLRSMM – Site Remediation
235 Promenade Street, Suite 380
Providence, RI 02908
Phone: 401-222-2797
Email: Provided in Letter

OR

Ashley L. Blauvelt, P.E.,
Environmental Engineer IV
RIDEM/OLRSMM – Site Remediation
235 Promenade Street, Suite 380
Providence, RI 02908
Phone: 401-222-2797 x 2777126
Email: Ashley.blauvelt@dem.ri.gov

WHAT IS A BROWNFIELD

Brownfields are real property, the expansion of which may be complicated by the presence of a hazardous substance, pollutant, or contaminant.

DETERMINING IF A SITE IS A BROWNFIELD

To determine if a site is a brownfield, an Environmental Site Assessment (ESA) should be conducted. This will determine if one is interested. The Phase I ESA will identify Environmental Concerns (RECs). If RECs are identified, a site investigation, which is referred to as a site investigation, will be conducted to determine whether contamination exists.

TYPES OF CONTAMINANTS

- Metals
- Volatile Organic Compounds (VOCs)
- Semi-VOCs
 - Polycyclic Aromatic Hydrocarbons (PAHs)

EXAMPLES OF BROWNFIELDS

- Abandoned Mills
- Gasoline & Service Stations
- Manufacturing Companies
- Dry Cleaners
- Print Shops

ADVANTAGES TO REDEVELOPING A BROWNFIELD

- Existing infrastructure
- Tax incentives
- Labor concentration
- Improve public health and safety
- Improve air and water quality
- Preserve historical landmarks and architecture
- Beautify urban landscapes
- Reduce neighborhood blight
- Facilitate job growth

REDEVELOPMENT POSSIBILITIES

- Open Space / Green Space / Amusement Parks
- Affordable Housing
- Industrial/Commercial Space
- Mixed-Use Space
- So much more!

Department of Environmental Management's Program & Environmental Justice

FIELDS

ision, redevelopment, or reuse of which
or potential presence of a hazardous

DIR IS CONTAMINATED

Phase I Environmental Site Assessment
mine the history of the property in which
will also determine any Recognized
e determined, a Phase II ESA, otherwise
be conducted. The Phase II ESA will
at a site.

- Polychlorinated Biphenyls (PCBs)
- Petroleum Hydrocarbons

- Commercial / Strip Malls
 - Hair & Nail Salons
 - Home Improvement / Paint Stores
- Doctor, Dentist, Veterinary Clinic
- Farms & Orchards

WFIELD

l heritage architecture

etic Fields

ENVIRONMENTAL JUSTICE

HOW IT STARTED

As a result of Rhode Island's industrial history and heritage, many properties in the State have been impacted by past activities. Impacts include environmental contamination by oil and hazardous chemicals that were used in these operations. Many of the impacted sites are in the urban centers of the State. In many cases, low income and minority populations live in the communities around the sites. These populations have been subject to many historical inequities. Addressing these inequities and providing a fair, effective process for future involvement in site remediation projects is a main premise of environmental justice.

WHAT IS ENVIRONMENTAL JUSTICE (EJ)

EJ is the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income, with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies.

WHAT IS AN EJ AREA

EJ focus areas are defined as United States Census block groups that are in the highest fifteen percent (15%) of all Census block groups in RI with respect to the percent population identified as racial minorities or the highest fifteen percent (15%) of RI census block groups with respect to percent population with income identified as being twice the federal poverty level or below (utilizing the most recent and readily available data from the United States Census).

IS MY PROPERTY IN AN EJ AREA

Check out DEM's ArcGIS map:

<https://ridemgis.maps.arcgis.com/apps/webappviewer/index.html?id=87e104c8adb449eb9f905e5f18020de5>

HOW DEM ADDRESSES EJ

Reference RIGL §23-19.14-5 to learn more about environmental equity and public participation.

