



RHODE ISLAND

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

OFFICE OF LAND REVITALIZATION & SUSTAINABLE MATERIALS MANAGEMENT

235 Promenade Street, Providence, Rhode Island 02908

July 11, 2023

REMEDIAL DECISION LETTER / REMEDIAL APPROVAL LETTER

File No. SR-39-2145

Mr. Leszek Przybylko
55 Main Street, LLC
57 Lakeside Drive
Smithfield, Rhode Island 02917

RE: 55 Main Street LLC
55-65, 75 & 0 Main Street
Woonsocket, Rhode Island
Plat Map 14 / Lots 331, 336, 383, 405

Dear Mr. Przybylko:

On April 22, 2020, the Rhode Island Department of Environmental Management's (the Department) Office of Land Revitalization and Sustainable Materials Management (LRSMM) enacted the codified 250-RICR-140-30-1, Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases (the Remediation Regulations). 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. A Remedial Decision Letter / Remedial Approval Letter (RDL/RAL) is a formal, written communication from the Department that approves a site investigation, identifies the preferred remedial alternative, and approves the remedial action at a contaminated site that does not involve the use of complex engineered systems or techniques (e.g. groundwater pump and treat systems, soil vapor extraction systems, etc.), as further outlined in the submitted Remedial Action Work Plan (RAWP).

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

1. EXPRESS Eligibility Application/Notification, received by the Department on May 19, 2023, and prepared by SAGE Environmental, Inc. (SAGE);
2. Hazardous Material Release Notification Form, received by the Department on May 19, 2023, and prepared by SAGE;
3. Site Investigation Report (SIR) and Remedial Action Work Plan (RAWP), received by the Department on May 19, 2023, and prepared by SAGE;

4. Draft Post-SI Public Notice, received by the Department on May 19, 2023, and prepared by SAGE;
5. EXPRESS Eligibility Application, Response to RIDEM Comments, received by the Department on June 2, 2023, and prepared by SAGE; and
6. Final Post-SI Public Notice, received by the Department on June 16, 2023, and prepared by SAGE.

Collectively, these documents define “Existing contamination” at the Site and fulfill the requirements of a Site Investigation Report (SIR) as described in Section 1.8.8 of the Remediation Regulations. In addition, according to our records, public notice was conducted to all abutting property owners, tenants, easement holders, and the municipality regarding the substantive findings of the completed investigation in accordance with Sections 1.8.7(A)(2) and 1.8.9 of the Remediation Regulations. The Department has received documentation demonstrating that the requirements of Rhode Island General Laws (R.I.G.L.), Title 23, Health and Safety, Chapter 23-19.14, Industrial Property Remediation and Reuse Act, 23-19.14-5, Environmental Equity and Public Participation, have been fulfilled. The opportunity for public review and comment on the technical feasibility of the proposed remedial alternatives commenced on June 16, 2023, and the period closed on June 30, 2023. No comments were received.

The preferred remedial alternative, as stated in the SIR and the RAWP, consists of the following conceptual measures:

- All jurisdictional soils shall be encapsulated with Department-approved engineered controls consisting of:
 - Minimum two (2) feet of clean fill or an equivalent level of protection;
 - A geotextile barrier and one (1) foot of clean fill; and/or
 - Four (4) inches of concrete and/or asphalt (e.g., building slabs and foundations, walking paths, parking areas, etc.) underlain by six (6) inches of clean fill.
- An Environmental Land Usage Restriction (ELUR) shall be recorded on the deed for the entire property (Plat Map 14 / Lots 331, 336, 383, and 405). The ELUR shall require the performance of annual inspections to document the status of the ELUR and the condition of the engineered controls. The ELUR shall also include a Department-approved post-remediation Soil Management Plan (SMP) which will address any future activities that may disturb on-Site soils. The ELUR shall be recorded for the entire property in the Land Evidence Records for the City of Woonsocket, and a recorded copy forwarded back to the Department within fifteen (15) days of recording.

Based upon review and consideration of the above referenced documents, the Department approves the RAWP through this RDL/RAL provided that:

1. All work must be performed in accordance with all applicable regulations and the Department approved RAWP.
2. Start of the work described in the Department approved RAWP must be initiated within sixty (60)

days of issuance of this RDL/RAL.

3. Prior to initiating any remedial activities, the Department shall be provided with a list of all contractors, and their respective contact information, that will be used on Site to complete the remedial work described in the Department approved RAWP. The Department shall be notified, when feasible, a minimum of five (5) working days in advance of any changes in contractors and/or consultants involved with the remedial work on this Site. The notification must be promptly supplied in writing with complete contact information for each new contractor or consultant (including but not limited to company name and address, contact name and address, contact telephone number and e-mail address).
4. All excavated regulated soil, if not approved for encapsulation onsite, shall be disposed of off-site at an appropriately licensed disposal facility in accordance with all local, State, and Federal laws. Copies of the material shipping records and manifests associated with the disposal of the material shall be included along with the Closure Report.
5. Areas of the site where contaminated soils are to be excavated must be staged and temporarily stored in a designated area, as proposed in the RAWP, of the site with proper polyethylene covers. Any stockpiled materials, including clean fill, must be underlain and covered with polyethylene sheeting and be secured at the end of each day with all appropriate erosion and sediment controls to limit the loss of the cover and protect against storm-water and wind erosion (i.e. hay bales, rocks, silt fencing). These appropriate sedimentation and erosion controls must be in place and in proper working order at all times until all disturbed areas are stabilized and capped as proposed. Within reason, the storage location will be selected to limit the unauthorized access to the materials (i.e. away from public roadways/walkways). No regulated soil will be stockpiled on-site for greater than thirty (30) days. In the event that stockpiled soils pose a risk or threat of leaching hazardous materials, a proper leak-proof container (i.e. drum or lined roll-off) or secondary containment will be required and utilized.
6. The Office of LRSMM no longer requires the submittal of analytical data prior to clean fill being brought to a Site. It is the sole responsibility of the Performing Party and their consultant to analyze the material, certify that the material meets the Department's Residential Direct Exposure Criteria (RDEC), as defined by the Remediation Regulations, for all constituents, and is suitable for use on the Site. The Office of LRSMM strongly suggests that enough representative samples of the clean fill are collected prior to moving the material to the Site to satisfy the Performing Party and their consultant that the material meets the RDEC. Please note that the Office of LRSMM reserves its rights to sample the fill, if suspect, to confirm compliance with the RDEC.
7. All regulated soil remaining onsite shall be encapsulated by an engineered control consistent with those described in the Department approved RAWP.
8. Dust suppression techniques (i.e. watering) must be employed at all times during all soil disturbing/handling activities at the site in order to minimize the generation of fugitive dust.
9. Within sixty (60) days of completion of the work described in the Department approved RAWP, a Closure Report detailing the remedial action and including any disposal documentation shall be

submitted to the Office of LRSMM.

10. Within sixty (60) days of completion of the work described in the Department approved RAWP, the final Department approved ELUR shall be recorded in the City of Woonsocket Land Evidence Records for the property and a stamped, certified copy returned to the Department within fifteen (15) days of recording. Upon receipt of a copy of the recorded (stamped) ELUR, the Office of LRSMM will issue a Letter of Compliance.
11. Following recording of the ELUR, the site shall be maintained and annually inspected to evaluate the compliance status of the site with the ELUR. Within thirty (30) days of each annual inspection, an evaluation report shall be prepared and submitted to the Office of LRSMM detailing the findings of the inspection and noting any compliance violations at the site.
12. Any changes in the activities detailed in the RAWP shall be reported to the Office of LRSMM by telephone within one (1) working day and in writing within five (5) business days.
13. The Office of LRSMM shall be notified forty-eight (48) hours prior to initiating the remedial activities at the site associated with the Department approved RAWP.
14. The Office of LRSMM shall be immediately notified of any site or operation condition that results in non-compliance with this RDL/RAL.

The Department hereby approves the SIR, and also approves the RAWP, with the above identified preferred remedial alternative to achieve the objectives of the environmental clean-up provided that all activities and procedures detailed in the RAWP are strictly adhered to. Furthermore, this letter continues to place primary responsibility for the construction, operation, maintenance, and monitoring of the approved RAWP and its associated implementation on 55 Main Street, LLC. As the Responsible Party and Performing Party, 55 Main Street, LLC is expected to implement the RAWP in an expeditious and professional manner that prevents non-compliance with this RDL/RAL and said RAWP, and is protective of human health and the environment.

Please be advised that the Department reserves the right to require additional actions under the aforementioned Remediation Regulations at the Property should any of the following occur:

- Conditions at the Site previously unknown to the Department are discovered;
- Information previously unknown to the Department becomes available;
- Policy and/or regulatory requirements change; and/or
- Failure by 55 Main Street, LLC or any future holder of any interest in the Property to adhere to the terms and conditions of the Department approved RAWP, schedule, ELUR and/or SMP for the Property.

Please note that at this time the Department does not approve the ELUR for recording in the Land Evidence Records with the City of Woonsocket. Please forward an electronic version of the draft ELUR and the post-construction SMP in red line / strikeout format for Department review and approval. The draft ELUR and SMP shall be reviewed and approved by the Department, followed by recording of the approved ELUR, at the completion of all remedial work.

This RDL/RAL does not remove your obligation to obtain any other necessary permits from other local, State, or Federal agencies.

If you have any questions regarding this letter or would like the opportunity to meet with Department personnel, please contact me by telephone at (401) 222-2797, ext. 2777142, or by E-mail at patricia.burke@dem.ri.gov.

Sincerely,



Patricia Burke
Environmental Scientist I
Office of Land Revitalization &
Sustainable Materials Management

Authorized by,



Nicholas Noons
Environmental Engineer IV
Office of Land Revitalization &
Sustainable Materials Management

cc: Becky Raymond, SAGE
Jacob Butterworth, SAGE