

# **BAY SPRING REALTY PUBLIC INVOLVEMENT PLAN (PIP)**

**90 BAY SPRING AVENUE  
BARRINGTON, RI**

**NOVEMBER 6, 2017**

**PREPARED FOR:**

Rhode Island Department of Environmental  
Management (RIDEM) Office of Waste Management  
235 Promenade Street  
Providence, Rhode Island 02908  
Nicholas J. Noons, Sanitary Engineer  
401-222-2797 ext. 7517  
Nicholas.noons@dem.ri.gov

**PREPARED BY:**

Bay Spring Realty  
909 North Main Street  
Providence, Rhode Island 02904  
Jack Cutlip, Real Estate Manager  
401-521-4477  
Jackc1026@gmail.com

2018 FEB 14 A 11:21

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

Bay Spring Realty, Inc.  
909 North Main Street  
Providence, RI 02904  
(401) 521-4477

November 6, 2017

Via E-Mail and U.S. Mail

Nicholas J. Noons, Sanitary Engineer  
Rhode Island Department of Environmental  
Management (RIDEM) Office of Waste Management  
235 Promenade Street  
Providence, Rhode Island 02908

Re: Public Involvement Plan (PIP)  
90 Bay Spring Avenue, Barrington, RI  
RIDEM Case No. 2013-024 / Site Remediation File No. SR-01-106

RECEIVED  
D. E. M. / O. W. M.  
2018 FEB 14 AM 11:21

Dear Mr. Noons:

On behalf of Bay Spring Realty (BSR), please find attached a Public Involvement Plan (PIP) for the 90 Bay Spring Property; for your review and approval. This PIP was completed with support from Environmental & Engineering Solutions (ES&M) successor to Resource Controls, and is submitted in response to your *Public Involvement Plan Process Petition* dated March 1, 2017.

Should you have any questions or comments regarding the information presented in the attached, please do not hesitate to contact the undersigned.

Very truly yours,



Jack Cutlip  
Real Estate Manager

November 6, 2017  
PIP: 90 Bay Spring Avenue

## CONTENTS

### KEY THINGS TO REMEMBER

#### 1.0 INTRODUCTION

##### 1.1 PIP APPLICABILITY

#### 2.0 BACKGROUND

#### 3.0 PUBLIC INVOLVEMENT HISTORY

#### 4.0 PUBLIC INVOLVEMENT PLAN

##### 4.1 PUBLIC NOTICE

##### 4.2 FACT SHEETS AND ENHANCED COMMUNICATIONS

##### 4.3 COMMUNITY MEETINGS

##### 4.4 INFORMATION REPOSITORIES

#### 5.0 FUTURE PLAN REVIEW AND AMENDMENTS

### Exhibits

I Public Petition dated March 1, 2017

RECEIVED  
D. E. H. / O. H. M.  
2018 FEB 14 A 11: 22

## **KEY THINGS TO REMEMBER**

### **WHERE TO FIND MORE INFORMATION:**

- Publicly Accessible Site Files

Files are maintained at RIDEM's Office of Waste Management filed under Bay Spring Realty Company, RIDEM Case No. 2013-024 / Site Remediation File No. SR-01-0106 (the "Site"). Appointments to view the files can be made by contacting RIDEM, Department of Technical and Customer Assistance, 235 Promenade Street, Providence, Rhode Island (telephone: 401-222-4700 extension 7307, <http://www.dem.ri.gov/programs/customertech/file-review.php>).

- RIDEM Document Listing Website:** <http://www.dem.ri.gov/programs/wastemanagement/site-remediation/bay-spring-realty.php>

Certain publicly available documents already filed with RIDEM on the investigation and remediation of the Site are maintained at this website, which RIDEM operates. As certain public documents are filed on the investigation and remediation activities, they will be posted on this RIDEM website.

### **CONTACT INFORMATION:**

Rhode Island Department of Environmental  
Management (RIDEM) Office of Waste Management  
235 Promenade Street  
Providence, Rhode Island 02908  
Nicholas J. Noons, Sanitary Engineer  
401-222-2797 ext. 7517  
[Nicholas.noons@dem.ri.gov](mailto:Nicholas.noons@dem.ri.gov)

Bay Spring Realty  
909 North Main Street  
Providence, Rhode Island 02904  
Jack Cutlip, Real Estate Manager  
401-521-4477  
[Jackc1026@gmail.com](mailto:Jackc1026@gmail.com)

Environmental Strategies & Management, Inc.  
474 Broadway  
Pawtucket, Rhode Island 02860  
401-728-6860  
Attn: Mark House  
[MHouse@esm-inc.com](mailto:MHouse@esm-inc.com)

## 1.0 INTRODUCTION

Bay Spring Realty Company, has prepared this Public Involvement Plan (PIP) for the property.

On April 4, 2017, RIDEM informed Bay Spring Realty through ES&M, that the Department received a formal request for development of a PIP. The PIP Petition date March 1, 2017 is included as Exhibit I.

Consistent with the Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases (Remediation Regulations, <http://www.dem.ri.gov/pubs/regs/regs/waste/remreg11.pdf>), and specifically Rule 7.07E, this PIP was prepared to address relevant and applicable requirements of Rule 7.07 C of the Remediation Regulations. Per Rule 7.07 (Public Involvement), this PIP addresses the following primary elements: 1) Public Notice, 2) Fact Sheets and Enhanced Communication, 3) Community Meetings, and 4) Information Repositories.

The PIP is organized as follows:

- Section 1.00 contains this introduction;
- Section 2.00 includes a summary of relevant Site background information and current Site regulatory status;
- Section 3.00 summarizes historical public involvement;
- Section 4.00 describes the elements of the PIP; and
- Section 5.00 explains how the PIP may be revised in the future.

### 1.1 PIP APPLICABILITY

Consistent with the Department's April 4, 2017 *Public Involvement Plan Process E-Mail*, this PIP is designed to provide public notification and participation in planning work under the Remediation Regulations.

## 2.0 BACKGROUND

On behalf of Bay Spring Realty Company and in accordance with the Rhode Island Department of Environmental Management (RIDEM) Rules and Regulations for the Investigation and Remediation of Hazardous Materials Releases, dated March 31, 1996; as amended August 1996, February 2004 and November 2011 (Remediation Regulations), Environmental Strategies & Management, Inc. (ES&M) has conducted site investigation, short-term response actions and remedial planning for the property located at 90 Bay Spring Avenue (Plat 2, Lot 154) in Barrington, Rhode Island (the Site).

A summary of work conducted at the Site is included below. Completion of each effort was coordinated with the RIDEM, CRMC and the town, as appropriate.

### 2.1 *Previous Uses of the Site*

The Site was formerly an artificial leather manufacturing facility for the O'Bannon Corporation dating back to at least the 1920s. The Site included several chemical storage tanks, waste disposal areas, a laboratory, coating and wash rooms, a garage and storage facilities. ASTM Phase I and II site assessment activities and previously existing environmental information indicates that the following hazardous materials were used on the Site:

- Solvents
- Acids
- Acetone
- Cutting oil
- Hydraulic fluid
- Plating solutions and lubricants
- Fuel oil
- Sodium and zinc cyanides

### 2.2 *Past Site Investigation Findings*

A *Phase II Oil and Hazardous Waste Assessment* for the property located at 90 Bay Spring Avenue, was completed by Geisser Engineering Corporation (Geisser Engineering) in February 1992. The property investigated during the February 1992 assessment was comprised of both eastern and western sections, which are currently designated on the Town of Barrington Tax Assessor's Tax Map No. 2 as Lot 12 (the property adjoining the Site to the east across the Annawamscutt Brook), and Lot 154 (the Site), respectively. The following is a summary of information obtained from the 1992 Phase II report regarding lot 154:

- The property was historically owned by the O'Bannon Corporation and produced textile and narrow fabrics in conjunction with another mill located at 85 Bay Spring Avenue.
- Lot 154 (the Site) was historically developed and contained manufacturing buildings, tank farms, storage buildings, and sheds. At the time of the inspection, the following observations were

noted: a slab of the former nitrated cotton storage building; concrete cradles which historically supported solvent and acids ASTs; a slab of the alcohol still and No. 12 storage building and an opening which may have been an underground acid storage pit; an empty 265-gallon AST located next to the No. 2 Stock House; three (3) electrical transformers owned by the Narragansett Electric Company, which are not expected to contain PCBs; and a ditch filled with discarded clay pipes and rusted iron debris, which was observed on the southern section of Lot 154.

- In August 1992, one (1) monitoring well (MW-3) was installed on Lot 154 (the Site) to a depth of approximately 20 feet and one (1) monitoring well (MW-4) was installed in the location of the former Pickle House on Lot 154 (the Site) due to acid storage tanks that were historically located there.
- Two (2) composite soil samples were collected from the two (2) former locations of the solvent and acid tanks. Laboratory analytical results did not indicate any exceedances of applicable RIDEM soil criteria.
- A composite groundwater sample was submitted for laboratory analysis for VOCs, TPH, and PCBs. Laboratory analytical results reported a benzene concentration of 6 micrograms per liter (ug/L), which exceeds the applicable RIDEM GA groundwater objective for benzene (5 ug/L). The benzene concentration was not considered an imminent health threat as the property is connected to the municipal water system.

*An Update – Environmental Report* for the property located at 90 Bay Spring Avenue was completed by Geisser Engineering in January 1995. Investigation of the property was conducted to address any significant changes or site conditions which may have occurred since the completion of the 1992 Phase II report. Based on the inspections of the property and abutting properties, and interview with a representative of the owners of the property, and a review of environmental records at the RIDEM, Geisser Engineering concluded that the property had not been downgraded or changed for the worst since the completion of the 1992 Phase II site assessment.

A letter regarding “*Test pits on Bay Spring Street Property*” dated June 30, 2003 was prepared by Geisser Engineering. The following is a summary of information obtained from the 2003 letter report:

- In May 2003, four (4) test pits (TP-1 through TP-4) ranging in depth from 3-feet to 8-feet were excavated on Lot 154 (the Site).
- A slurry and watery liquid was observed in TP-4, located to the south of the former acid pit area. The slurry appeared to originate from surrounding clay piping. No sample was collected from this location and the nature of the slurry was undetermined.
- Soil samples were collected from test pits as well as shovel-dug hand excavations and submitted for laboratory analysis for RCRA 8 metals and TPH.
- Laboratory analytical results reported arsenic concentrations that exceed applicable RIDEM Residential Direct Exposure Criteria at all of the sample locations; one (1) exceedance of iron was reported in a sample collected adjacent to the former Pickle Building on the Site.

An *ASTM Phase I & II Environmental Site Assessment* report dated December 14, 2012 was completed by Resource Control Associates (Resource Controls). The following summarizes the information provided in the 2012 ESA:

- The Site was historically utilized for industrial purposes including artificial leather manufacturing.
- Five (5) solvent storage tanks, seven (7) acid storage tanks, one (1) acetone storage tank and several spent acid storage tanks in concrete pits were historically located on the Site. Documentation pertaining to the proper closure of these storage tanks was not discovered during site assessment activities.
- During test pit excavation on the Site in 2003, a slurry and watery liquid was observed in test pit TP-4, located to the south of the former acid pit area. The slurry appeared to originate from surrounding clay piping. No sample was collected from this location and the nature of the slurry was undetermined.
- Two (2) groundwater monitoring wells were installed on the Site during a subsurface investigation conducted in 1992. The groundwater sample that was submitted for laboratory analysis of VOCs, TPH, and PCBs was a composite of samples from four (4) monitoring wells (two (2) on the Site and two (2) on the property to the east of the Site). Laboratory analytical results reported a benzene concentration of 6 ug/L, which exceeds the applicable RIDEM GA groundwater objective of 5 ug/L.
- The observation of several suspect structures and suspect disposal areas on the Site.
- To further investigate these concerns, Resource Controls developed a scope of work for subsurface investigation to characterize soil and groundwater conditions at the Site, as described below.

On November 21, 2012, Resource Controls conducted a subsurface investigation that included the installation of twelve (12) soil borings, five (5) of which were completed as groundwater monitoring wells, field screening of subsurface soil, and laboratory analysis of selected soil and groundwater samples. Soil boring and monitoring well locations were selected to address recognized environmental conditions identified during ASTM Phase I assessment activities and to maximize coverage of the Site. The locations of the soil borings and monitoring wells are depicted on the Site Plan (Figure 2). Based on field observations, soil screening using a photoionization detector, and sample proximity to locations of identified recognized environmental conditions, selected soil samples were submitted for laboratory analysis of volatile organic compounds (VOCs) by EPA Method 8260 B, polycyclic aromatic hydrocarbons (PAHs) by EPA Method 8270, and RCRA 8 Metals by EPA Methods 7060 A, 6010B, and 7470A.

On November 26, 2012, groundwater samples were collected from monitoring wells MW-1 through MW-5 via low flow sampling procedures. Samples were submitted for laboratory analysis for VOCs by EPA Method 8260B. In addition to VOCs, samples collected from monitoring wells MW-3 through MW-5 were submitted for laboratory analysis of semi-volatile organic compounds (SVOCs) by EPA Method 8270C and Total RCRA 8 Metals by EPA Methods 7060A, 6010B, and 7470A. Groundwater samples were collected again from MW-3 and MW-4 on February 13, 2013 and submitted for laboratory analysis of Total and Dissolved RCRA 8 Metals by EPA Methods 7060A, 6010B, and 7470A.



Results of the ASTM Phase II ESA triggered release notification to the RIDEM.

A *Hazardous Material Release Notification Package* dated May 17, 2013 was completed by Resource Controls and submitted to the RIDEM.

A *Site Investigation Report (SIR)* dated October 30, 2014 was completed by Resource Controls. The report documented site investigation, solid waste removal, and short-term response actions conducted at the Site. The results of the investigation suggested that significant wastes/contaminated soil and groundwater had been removed from the Site. Residual PAH and metals impacted soil, and metals and VOC impacted groundwater remained at various locations on the Site.

Resource Controls evaluated various remedial alternatives and recommended the implementation of engineering and institutional controls (Environmental Land Use Restriction (ELUR) and Soil Management Plan (SMP)) at the Site to limit contact with impacted soil and groundwater at the Site. This alternative was recommended as a cost-effective remedial alternative that is in compliance with the intent of the RIDEM Remediation Regulations, is consistent with current and future land use, and manages actual and potential risks to human health and the environment.

A *Site Investigation Report Addendum* dated April 27, 2015 was completed by Resource Controls to address an additional round of groundwater samples collected from select monitoring wells in accordance with a directive from the RIDEM dated February 24, 2015. The goal of the directive was to evaluate the potential impacts of a possible release of VOC-impacted water to the subsurface that may have occurred during a short-term response remedial excavation in May 2014. The SIR Addendum concluded that given the calculated Site hydrogeologic properties, had the release that occurred, reported concentrations in the down gradient wells that were sampled in April 2015 would have exhibited elevated concentrations compared with historical data; no such relative elevated concentrations were reported.

A *Site Investigation Report Addendum* dated November 11, 2015 was completed by Resource Controls to address additional concerns identified by the RIDEM. In accordance with a directive from the RIDEM and a subsequent scope of work approval received via email from the RIDEM on June 30, 2015, a supplemental soil investigation and an additional groundwater sampling event were performed in July 2015. The purpose of the additional soil investigation was to further delineate the impact to soil at the Site. Soil analytical results indicated that total arsenic was detected in TP-204 at concentrations exceeding the applicable RIDEM Residential and Industrial/Commercial Direct Exposure Criteria. Groundwater analytical results indicated the following:

- Total and dissolved arsenic were detected in MW-101 at concentrations exceeding the RIDEM GA Groundwater Objectives, and below the MCP GW-3 Ground Standards (intended to be protective of surface water bodies); and
- Trichloroethene was detected in MW-105 above the RIDEM GA Groundwater Objectives, and below the MCP GW-3 Groundwater Standard (intended to be protective of surface water bodies).

Resource Controls did not suggest a change to the previously recommended remedial alternative. The RIDEM Remedial Decision Letter (RDL) dated May 27, 2016 approved the proposed remedy.

In October 2016, ES&M conducted a remedial design investigation at the Site to further develop an appropriate design for the proposed engineered barrier remedy. J.R. Vinagro Corporation, under the supervision of ES&M personnel, advanced six test pits to depths ranging from 6 to 10 feet below grade level. Soil samples were collected from varying depth intervals for field classification, and additional soil was analyzed of total metals, toxicity characteristic leaching procedure (TCLP) metals, and polycyclic aromatic hydrocarbons (PAHs). Results of the remedial design investigation were provided in the Remedial Action Work Plan dated September 7, 2017.

During completion of the remedial design investigation, accessible debris and concrete was removed from the Site. A total of 471.1 tons of concrete and masonry debris was removed and disposed offsite at a licensed facility.

### **2.3 Project Goal (Intended Reuse Plan)**

The intended reuse for the Site is to construct new residential buildings that are consistent with the scale and architecture of the neighborhood. In addition to the residential development, the project will also include an associated environmental greenway along the bank of the river.

Construction at the Site is slated to occur in two phases. Phase 1 consists of clearing the Site of solid waste and debris, excavating and grading impacted soil in preparation of a RIDEM approved cap, proper disposal of any excess soils, and installing engineered and restrictive barriers. Phase I will also include the recording of an approved institutional control in the form of an Environmental Land Use Restriction (ELUR) on the lowland portion of the Site where regulated soil will remain, including a Soil Management Plan (SMP) which will address any future activities that may disturb on-Site regulated soils and a Class I land survey. At the completion of Phase 1, a Remedial Action Closure Report will be submitted to the RIDEM and a Letter of Compliance will be requested.

Phase 2 of the Site redevelopment will involve the remaining construction activities needed to complete the residential build-out (i.e. asphalt pavement and stormwater/drainage infrastructure [if not already completed during Phase 1], buildings, sidewalks, walkways, landscaping, etc.). Phase 2 must be conducted in accordance with the RIDEM approved ELUR (including a Post Remediation SMP), which shall be recorded following the completion of Phase 1 capping activities.

## **3.0 PUBLIC INVOLVEMENT HISTORY**

Pursuant to Rule 7.07A of the Remediation Regulations, Bay Spring Realty has provided public notification prior to the completion of recent Site investigation activities at the Site. This notification included mailing public notices to all abutting property owners, tenants, easement holders, and municipalities, which detailed information regarding the nature and timing of the proposed field activities.

In addition, on March 16, 2016 at the request of neighborhood stakeholders and the RIDEM, Bay Spring Realty attended a community meeting to provide a summary of the environmental project and to discuss the project with the community. A formal response to comments received during the public notice period was provided to the neighborhood stakeholders on May 13, 2016.

#### **4.0 PUBLIC INVOLVEMENT PLAN**

This section describes the elements of the PIP for the Site based on the applicable and relevant requirements of Rules 7.07 E of the Remediation Regulations. This PIP has been prepared to establish procedures for public and community communications relative to the cleanup and planning at the Site. A contact list(1), for Bay Spring Realty, ES&M, and RIDEM personnel associated with the Site is presented in the “Key Things to Remember” portion of this PIP and on the title page.

In addition, on March 16, 2016 at the request of neighborhood stakeholders and the RIDEM, Bay Spring Realty attended a community meeting to provide a summary of the environmental project and to discuss the project with the community. A formal response to comments received during the public notice period was provided to the neighborhood stakeholders on May 13, 2016.

#### **4.1 PUBLIC NOTICE**

Bay Spring Realty has established a mailing list for the Site. The list includes, as required in Rule 7.07A, of the Remediation Regulations, abutting property owners, tenants, easement holders, and the Town of Barrington. Any interested parties may request being added to the mailing list by email to Jackc1026@gmail.com.

Appropriate notification has been provided during the required points of the investigation process in accordance with Sections 7.07 A i and ii.

(1) Note that there are not any community well suppliers associated with any well head protection areas that encircle the Site.

#### **4.2 FACT SHEETS AND ENHANCED COMMUNICATIONS**

Rule 7.07B of the Remediation Regulations describes requirements for fact sheets and enhanced communication for sites located in Environmental Justice (EJ) Focus Areas. To the best of the knowledge of Bay Spring Realty Company, this Site is not located within a EJ Focus Area, therefore, the requirements of Rule 7.07B do not apply

#### **4.3 COMMUNITY MEETINGS**

Consistent with Rule 7.07C, Bay Spring Realty Company will schedule community meetings at the Bay Spring Community Center prior to project milestones, or whenever activity is required to advise of upcoming activity on the site. Bay Spring Realty has joined the community center organization as a supporter. All notices to be sent two weeks prior to said meeting, in accordance with attached exhibit.

The purpose of each meeting is to: 1) disseminate information about the RIDEM’s Site Remediation program and the specific Contaminated-Site of interest; 2) document community comments and concerns about the investigation, cleanup, and reuse of the Contaminated-Site; and 3) engage in a dialogue with the public about the Contaminated-Site.

At all public meetings, translation assistance will be provided for non-English speaking individuals, if requested at least 72 hours in advance of the meeting.

Bay Spring Realty will submit a written summary of all public meetings to RIDEM in hard copy and electronic format within 10 business days of the meeting. In accordance with Section 7.07C, the meeting summaries will include:

- identification of the main issues of concern to the community;
- document requests by the public for a continued dialogue (including form and frequency); and
- proposed responses to the identified community issues through action items and schedules.

#### **4.4 INFORMATION REPOSITORIES**

Bay Spring Realty Company will provide Site-specific information on work under the RIDEM regulatory process to the public by developing and maintaining a mailing list to such and distribute information; providing advance notification to the Site mailing list about Site activities under the Remediation Regulations; and providing and updating fact sheets on these activities.

Files related to the Bay Spring Property are maintained at RIDEM's Office of Waste Management filed under RIDEM Case No. 2013-024 / Site Remediation File No. SR-01-0106. Appointments to view the files can be made by contacting RIDEM, Department of Technical and Customer Assistance, 235 Promenade Street, Providence, Rhode Island (telephone: 401-222-4700 extension 7307).

In addition, certain documents related to the investigation and remediation of the Site under the Remediation Regulations are maintained at the website that RIDEM operates. The website is accessible at <http://www.dem.ri.gov/programs/customertech/file-review.php>

Regulatory submittals will be sent to RIDEM for subsequent posting to the website.

#### **5.0 FUTURE PLAN REVIEW AND AMENDMENTS**

Bay Spring Realty may revise this PIP whenever necessary for this project subject to the Remediation Regulations. All revisions will be subject to review and approval by the Department. If revisions are proposed, Bay Spring Realty will prepare a revised PIP for review and approval by the Department.

**EXHIBIT I**  
**MARCH 1, 2017**  
**PUBLIC INVOLVEMENT PLAN PETITION**

## Bay Spring Realty Public Involvement Plan (PIP) Petition – March 1, 2017

**RI DEM Regulation: Public Involvement Plans:** The Performing Party (Bay Spring Realty in this case) shall develop, and submit to the Department for review and approval in both hard copy and electronic format (as specified by the Department), a site-specific public involvement plan for any Contaminated-Site for which the Department has received a Notification of Release and for which a minimum of twenty-five (25) residents, local officials or other interested parties have requested, in writing and in the form of a petition, that a formal process be set up for their participation in cleanup planning. The Public Involvement Plan shall address all relevant and applicable requirements of Rule 7.07 A, B, C, and D.

Bay Spring Realty owns the contaminated site located on Allin's Cove at Adams Avenue in the Bay Spring Neighborhood. They have been awarded funds from the RI DEM to clean up and develop the property.

In order to facilitate communication between the property owner and local residents, we, the undersigned neighbors, residents, local officials, or other interested parties, request that Bay Spring Realty develop and submit a Public Involvement Plan following the above RI Department of Environmental Management Guidelines.

	Name	Signature	Address	email
1	1 Mark Johnson		104 Bay Spring	mark.aikens.johnson@gmail.com
2	2 Carol Johnson		104 Bay Spring	carol.barnes.johnson@gmail.com
3	3 SANDRA WYATT		28 Byway Rd	swyatt9@cox.net
4	4 VICKIE STRATFORD		30 Byway Rd	vstratford@gmail.com
5	5 Denise Conway		12 Spring Ave	denisec4@cox.net
6	6 MARY GRAY		16 Edwin St.	mary@whydata.com
7	7 PETER GRAY		"	pgray@whydata.com
8	8 Sandra Hannan		23 Edwin St	BillSandra47@gmail.com
9	9 William Hannan		23 Edwin St	" " " "
10	10 Sean Solley		31 Woodbine Ave	sean.solley@earthlink.net
11	11 Kevin Solley		31 Woodbine Ave	kboering@earthlink.net
12	12 <del>_____</del>	<del>_____</del>	31 Blawie Ave	sanica@downellga.com
13	13 BETHANY ASPINWALL		276 Narragansett St	g mail . com bethanyaspinwall@yahoo.com
14	14 <del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>
15	15 Rodney Campbell		32 Byway Rd	rodneycampbell@aol.com
16	16 Dawn Stanzione		55 Greene Ave	dawnvegan@cox.net
17	17 Annie Deslaurier		200 Narragansett Ave	anniedeslaurier@quadil.com
18	18 GARY DESLAURIER		<del>_____</del>	<del>_____</del>
19	19 ALAN BRADBURY		115 Narragansett St	PROFESSORGI2MO@qmril.com
20	20 <del>_____</del>	<del>_____</del>	<del>_____</del>	alanbrad@cox.net
21	21 <del>_____</del>	<del>_____</del>	<del>_____</del>	<del>_____</del>

19	22	Irvin Tilley	William J. Tilley	101 Spring Ave <sup>Birmingham</sup> AL	Irvin_Tilley@yahoo.com
20	23	M. Lynn Rainey	M. Lynn Rainey	40 Road Ave	mlynnthompson@cox.net
21	24	Patrick J. Rainey	Patrick J. Rainey	40 Road Ave	" "
22	25	Corey Roberts	Corey Roberts	11 Adams Ave	qmr Roberts@yahoo.net
23	26	MARY ROBERTS	Mary C Roberts	11 Adams Ave	qmr Roberts@yahoo.net
24	27	WILLIAM COST	William Cost	7 Adams Ave	CDAN 86@VERIZON.NET
25	28	WILLIAM COST	William Cost	7 Adams Ave	cedar 86@verizon.net
26	29	WILLIAM COST	William Cost	7 Adams Ave	AS ABOVE
	30				

**Bay Spring Realty Public Involvement Plan (PIP) Petition – March 1, 2017**

**RI DEM Regulation: Public Involvement Plans:** The Performing Party (Bay Spring Realty in this case) shall develop, and submit to the Department for review and approval in both hard copy and electronic format (as specified by the Department), a site-specific public involvement plan for any Contaminated-Site for which the Department has received a Notification of Release and for which a minimum of twenty-five (25) residents, local officials or other interested parties have requested, in writing and in the form of a petition, that a formal process be set up for their participation in cleanup planning. The Public Involvement Plan shall address all relevant and applicable requirements of Rule 7.07 A, B, C, and D.

Bay Spring Realty owns the contaminated site located on Allin's Cove at Adams Avenue in the Bay Spring Neighborhood. They have been awarded funds from the RI DEM to clean up and develop the property.

In order to facilitate communication between the property owner and local residents, we, the undersigned neighbors, residents, local officials, or other interested parties, request that Bay Spring Realty develop and submit a Public Involvement Plan following the above RI Department of Environmental Management Guidelines.

	Name	Signature	Address	email
	<del>1</del> Mark Johnson	<del>[Signature]</del>	<del>104 Bay Spring</del>	<del>markaikens.johnson@gmail.com</del>
	<del>2</del> Carol Johnson	<del>[Signature]</del>	<del>104 Bay Spring</del>	<del>carolbarnes.johnson@gmail.com</del>
27	3 Sydney Montstreck	[Signature]	45 Annamanscutt Rd.	Sydney Mike@fulkham.net
28	4 Larry & Cynthia	[Signature]	2 Hope Ct	lgunnessed@cox.net
29	5 Gregor Siedzik	[Signature]	9 ALICE DR	gsiedzik@yphco.com
30	6 Susan Wood	[Signature]	23 Brook St	Susanswood@yahoo.com
31	7 Thomas Siedzik	[Signature]	14 Edman St	tsiedzik@yahoo.co.uk
32	8 Denise Hilty	[Signature]	14 Edman St	Denise.ontarctica@gmail.com
33	9 Patricia M. Gardner	[Signature]	1 Hope Ct	Broncomama23@gmail.com
34	10 Dave Grover	[Signature]	1 Hope Ct	DAVE@DDGROVER
35	11 Lesko Tatar	[Signature]	4 Hope Court	lesko.tatar@cox.net
36	12 John P. Woods	[Signature]	23 Brook St.	JOHNPWOODS@COX.NET
37	13 Barbara Nozaki	[Signature]	6 Hope Court	nozaki1@cox.net
38	14 Roger Nozaki	[Signature]	6 Hope Ct	FOGET.NOZAKI@GMAIL.COM
39	15 John Parker Wood III	[Signature]	25 Park Sq Ave	jparkerwood3@gmail.com
40	16 Ron Johnson	[Signature]	24 Brook St	RonaldLJwa@gmail.com
41	17 Julianne Murphy	[Signature]	26 Brook St.	jjmurph@cox.net
	18			
	19			
	20			
	21			



January 31, 2018

Tenant, Occupant, or Neighbor  
90 Bay Spring Avenue  
Barrington, RI 02806

**SUBJECT: Notification to Abutters  
Remedial Design Investigation & Debris Removal**  
Former O'Bannon Corporation Property  
90 Bay Spring Avenue  
Plat Map 2/Lot 154  
Barrington, Rhode Island 02806  
Case No. 2013-024

To Whom It May Concern:

Pursuant to the Rhode Island Department of Environmental Management (RIDEM) Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases (the Remediation Regulations) and the RIDEM approved Public Involvement Plan dated ????, this letter has been prepared to provide notification of a pending public meeting to discuss the on-going environmental site closure activities at the above-referenced property.

The meeting will be held at the Bay Spring Community Center on ????

If you have any questions, please contact Mr. Nicholas Noons with the RIDEM by telephone at (401) 222-2797 x 7517 or by email at [nicholas.noons@dem.ri.gov](mailto:nicholas.noons@dem.ri.gov).

Very truly yours,

**Bay Spring Realty**

---

Jack Cutlip  
Real Estate Manager

Cc: Mr. Nicholas Noons, RIDEM OWM

Identification	Relation	Location	Mailing Address
Cuzzone Residential Properties	Owner of abutting property	Plat 1/Lot 450	1580 Wampanoag Trail 200E
Tennant unknown	Tenant of abutting property	Plat 1/Lot 450	59 Adams Avenue
Olivia St. Angelo	Owner of abutting property	Plat 1/Lot 447	57 Adams Avenue
Albert P. Girard Jr. & Barbara J. Girard	Owner of abutting property	Plat 1/Lot 446	41 Adams Avenue
Gary R. & Laura Marie Wagoner	Owner of abutting property	Plat 1/Lot 444	39 Read Avenue
Lynn M. & Patrick J. Rainey Jr.	Owner of abutting property	Plat 1/Lot 427	40 Read Avenue
Gary D. & Mary C. Roberts	Owner of abutting property	Plat 1/Lot 426	11 Adams Avenue
Lillian M. Cost	Owner of abutting property	Plat 1/Lot 423	7 Adams Avenue
Mark A. & Carole B. Johnson	Owner of abutting property	Plat 2/Lot 128	104 Bay Spring Avenue
Susan B. Cook	Owner of abutting property	Plat 2/Lot 10	107 Bay Spring Avenue
David Cook & Dawn Anderson	Owner of abutting property	Plat 2/Lot 155	105 Bay Spring Avenue
Barrington Cove Limited Partnership	Owner of abutting property	Plat 2/ Lot 12	120 Forbes Boulevard Mansfield, MA
Arthur R. & Claire A. Chartier	Owner of abutting property	Plat 1/Lot 421	132 Bay Spring Avenue
Leonard J. & Ellen S. Parker	Owner of abutting property	Plat 2/Lot 13	31 Alfred Drown Road
Sandra S. Wyatt	Owner of neighboring property	Plat 1/Lot 277	28 Byway Road
Town of Barrington - Parks	Owner of abutting property	Plat 1/Lot 235	283 County Road
Town of Barrington - Conservation	Owner of abutting property	Plat 1/Lot 236	283 County Road
Town of Barrington - Cemetery	Owner of abutting property	Plat 2/ Lot 11	283 County Road
Barrington Land Conservation Trust, Inc.	Owner of abutting property	Plat 1/ Lot190	PO Box 324