

**STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT**

OFFICE OF COMPLIANCE AND INSPECTION

In Re: Rescom E. Peabody
 Julie Peabody

File No.: OCI-OWTS-14-247
AAD No.: 14-001/IE

CONSENT AGREEMENT

A. INTENT & PURPOSE

This Agreement is entered by and between the Rhode Island Department of Environmental Management's Office of Compliance & Inspection ("RIDEM") and Peabody's Beach Enterprises, LLC (the "Respondent"). This Agreement is entered in accordance with Section 42-17.1-2 *et seq.* of the Rhode Island General Laws ("R.I. Gen. Laws") for the purpose of resolving the alleged violations set forth in a Notice of Violation ("NOV") issued to Rescom E. Peabody and Julie Peabody by the RIDEM on 28 November 2014.

B. STIPULATED FACTS

- (1) WHEREAS, the property is located at 830 Third Beach Road, Assessor's Plat 131, Lot 6/B in the town of Middletown, Rhode Island (the "Property").
- (2) WHEREAS, Rescom E. Peabody and Julie Peabody (the "Peabodys") owned the Property.
- (3) WHEREAS, on 28 November 2014, the RIDEM issued a NOV to the Peabodys alleging certain violations of the RIDEM's *Rules Establishing Minimum Standards Relating to Location, Design, Construction and Maintenance of Onsite Wastewater Treatment Systems* (the "OWTS Regulations"). The violations pertained to the installation of an onsite wastewater treatment system ("OWTS") on the Property without a permit from the RIDEM.
- (4) WHEREAS, the Peabodys requested an administrative hearing to contest the NOV.
- (5) WHEREAS, on 5 November 2015, the Property was acquired by Peabody Enterprises, LLC.
- (6) WHEREAS, on 9 November 2015, Peabody Enterprises, LLC changed its name to Peabody's Beach Enterprises, LLC.

- (7) WHEREAS, on 24 November 2015, the Respondent submitted application number 1519-1376 to the RIDEM to repair the OWTS (the "Repair Application").
- (8) WHEREAS, on 9 December 2015, the RIDEM approved the Repair Application (the "Approval").
- (9) WHEREAS, in lieu of proceeding to an administrative adjudicatory hearing on the NOV and to effect a timely and amicable resolution of the NOV, the RIDEM and the Respondent hereby agree that it is in the best interest of the parties and in the public interest to resolve the issues raised in the NOV.
- (10) WHEREAS, the RIDEM finds that this Agreement is a reasonable and fair settlement and adequately protects the public interest in accordance with the RIDEM's OWTS Regulations.

C. AGREEMENT

- (1) JURISDICTION – The RIDEM has jurisdiction over the subject matter of this Agreement and has personal jurisdiction over the Respondent.
- (2) FORCE and EFFECT – This Agreement shall have the full force and effect of a final compliance order issued after a full hearing on the merits pursuant to the Administrative Procedures Act, R.I. Gen. Laws Section 42-35-1 et seq. and R.I. Gen. Laws Section 42-17.7-1 et seq. from which no timely appeal was taken, and which is enforceable in Superior Court in accordance with R.I. Gen. Laws Section 42-17.1-2(21)(vi).
- (3) APPLICATION – The provisions of this Agreement shall apply to and be binding upon the RIDEM, the Respondent and its agents, servants, employees, successors, assigns and all persons, firms and corporations acting under, through and for the Respondent in the performance of work relating to or impacting the requirements of this Agreement.
- (4) RECORDING OF AGREEMENT AND RELEASE OF NOV – Within 10 days of the receipt of the fully executed Agreement from the RIDEM, the Respondent shall record this Agreement with the town of Middletown, Rhode Island and shall provide a copy of the recorded Agreement to the RIDEM. Upon receipt of a copy of the recorded Agreement, the RIDEM shall issue a Release of the NOV to the Respondent for recording. The recordings shall be at the sole expense of the Respondent.
- (5) CONDITIONS –
 - (a) **By 30 May 2016**, the Respondent shall complete the construction of the OWTS in accordance with the Approval as evidenced by the issuance of a Certificate of Conformance by the RIDEM.

(b) Penalty – The Respondent shall pay to the RIDEM the sum of **\$1,000** in administrative penalties assessed as follows:

(i) Upon execution of this Agreement by the Respondent, the Respondent shall pay to the RIDEM the sum of **\$1,000**.

(ii) Penalties that the Respondent agrees to pay in this Agreement are penalties payable to and for the benefit of the State of Rhode Island and are not compensation for actual pecuniary loss.

(iii) All penalty payments shall be in the form of a certified check, cashier's check, or money order, payable to the ***R.I. General Treasurer – Water and Air Protection Account***. All payments shall be delivered to:

Chief, RIDEM Office of Compliance and Inspection
235 Promenade Street
Providence, RI 02908-5767

(6) RIGHT OF ACCESS – The Respondent provides to the RIDEM, its authorized officers, employees and representatives an irrevocable right of access to the Property at all reasonable times for the purpose of monitoring compliance with this Agreement. The Respondent shall ensure that assignees, successors in interest, lessees, sublessees, tenants in possession and/or occupants of the Property shall provide the same access and cooperation as long as they control the Property. The Respondent shall provide a copy of this Agreement to any current lessee, sublessee, tenant in possession and/or occupant of the Property as of the effective date of this Agreement. Any subsequent leases, subleases, assignments or transfers of the Property or an interest in the Property shall include this right of access provision and shall otherwise be consistent with the terms of this Agreement.

D. COMPLIANCE

(1) EFFECT OF COMPLIANCE – Compliance with and fulfillment of this Agreement shall be deemed to resolve all issues raised in the NOV. Upon the Respondent's successful completion of the requirements set forth in this Agreement, the RIDEM shall issue a Release and Discharge of the Agreement to the Respondent for recording. The recording shall be at the sole expense of the Respondent.

(2) FAILURE TO COMPLY – In the event that the Respondent fails to comply with items specified in Section C (5)(a) of the Agreement, the Respondent shall pay a stipulated penalty of \$500 per month for each and every month during which the noncompliance continues, except that the RIDEM may, for good cause shown, defer or reduce such penalty. The payment of a penalty in accordance with this section shall not preclude the RIDEM from seeking any other appropriate remedy (e.g., injunctive relief in Superior Court).

- (3) COMPLIANCE WITH OTHER APPLICABLE LAWS – Compliance with the terms of this Agreement does not relieve the Respondent of any obligation to comply with any other applicable laws or regulations administered by, through or for the RIDEM or any other governmental entity.
- (4) ADDITIONAL ENFORCEMENT ACTIONS – Upon a determination by the Director that there is a threat to the public health or the environment, or upon discovery of any new information, the RIDEM reserves the right to take additional enforcement actions as provided by statute or regulation, including, but not limited to, the issuance of “Immediate Compliance Orders” as authorized by R.I. Gen. Laws Section 42-17.1-2(21). This Agreement shall not restrict any right to hearing or other right available by statute or regulation that the Respondent may have regarding any new enforcement action commenced by the RIDEM after the execution of this Agreement.
- (5) FUTURE ACTIVITIES AND UNKNOWN CONDITIONS – This Agreement shall not operate to shield the Respondent from liability arising from future activities, as of the date of execution of this Agreement.
- (6) SCOPE OF THE AGREEMENT – The scope of the Agreement is limited to violations alleged in the NOV.
- (7) NOTICE AND COMMUNICATION – Communications regarding this Agreement shall be directed to:

David E. Chopy, Chief
RIDEM Office of Compliance and Inspection
235 Promenade Street
Providence, RI 02908-5767
(401) 222-1360 ext. 7400

Joseph J. LoBianco, Esquire
RIDEM Office of Legal Services
235 Promenade Street
Providence, RI 02908-5767
(401) 222-6607 ext. 2302

Joseph DeAngelis, Esquire
RIDEM Office of Legal Services
One Citizens Plaza, 8th Floor
Providence, RI 02903
(401) 274-7200

- (a) At any time prior to full compliance with the terms of this Agreement, the Respondent agrees to notify the RIDEM in writing of any change in ownership of the Property, and provide the name and address of the new owner(s). Notice of any change in address/telephone/fax of either party shall be sent to all other parties by certified mail.

- (b) All communications regarding compliance with this Agreement shall be forwarded to the above-referenced addressees by certified mail.
- (8) DEFERRAL – The Director may, for good cause shown, defer any of the compliance dates prescribed herein. Good cause for deferral of any compliance date shall be forwarded to the RIDEM in writing at least 15 days prior to the prescribed deadline.
- (9) AMENDMENT – The Agreement may be amended by mutual agreement of the parties in writing.
- (10) EFFECTIVE DATE – This Agreement shall be deemed entered as of the date of execution by all parties.

IN WITNESS WHEREOF, the undersigned consent to this Agreement in substance and in form.

For Peabody's Beach Enterprises, LLC

By: _____

Print Name: _____

Title: _____

Dated: _____

In my capacity as _____ of Peabody's Beach Enterprises, LLC, I hereby aver that I am authorized to enter into this Agreement and thereby bind Peabody's Beach Enterprises, LLC to satisfy any obligation imposed upon it pursuant to said Agreement

STATE OF RHODE ISLAND
COUNTY OF _____

In _____, in said County and State, on this _____ day of _____, 2016, before me personally appeared _____, the _____ of Peabody's Beach Enterprises, LLC, a Rhode Island corporation, to me known and known by me to be the party executing the foregoing instrument on behalf of Peabody's Beach Enterprises, LLC, and he/she acknowledged said instrument by him/her executed, to be his/her/ free act and deed in said capacity and the free act and deed of Peabody's Enterprises, LLC.

 Notary Public
 My Commission Expires: _____

*State of Rhode Island, Department of Environmental
Management*

By: _____
David E. Chopy, Chief
Office of Compliance and Inspection

Dated: _____