



March 12, 2014

Ms. Ashley Blauvelt, Senior Sanitary Engineer  
Rhode Island Department of Environmental Management  
Office of Waste Management – Site Remediation Program  
235 Promenade Street  
Providence, Rhode Island 02908

Re: **Response to Public Comments**  
**Blackstone Valley Preparatory School**  
**52 Broad Street, A.P. 2 Lot 26**  
**Cumberland, Rhode Island**  
PARE Project No.: 13062.09

Dear Ms. Blauvelt:

On behalf of Civil Broad Street Corporation (Owner), Pare Corporation (PARE) is providing this response to the verbal and written public comments received during the public meeting and public comment period between February 24, 2014 and March 10, 2014 for the above-referenced site. This letter and the associated attachments are intended to fulfill the Rhode Island Department of Environmental Management (RI DEM) requirements set forth in Rule 7.07 of the Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases (Remediation Regulations). Provided below is a summary of the public meeting as well as a list of each public comment and PARE's corresponding response.

## **PUBLIC MEETING**

A public meeting with respect to the contamination discovered at the site was completed on February 24, 2014 at the Blackstone Valley Prep Elementary School, located at 291 Broad Street in Cumberland, RI. The purpose of the meeting was to gather information about potential environmental contamination at the site not previously identified as part of the environmental investigations performed at the site. A copy of the public meeting transcript is attached for your reference. PARE's responses to public comments received during this public meeting are provided in the following section. The public meeting was advertised in the Providence Journal on February 11, 2014 (see attachment). The Notice of a Public Meeting was provided per RIGL Chapter 23-19.14 (*The Industrial Property Remediation and Reuse Act*) and more specifically Section 23-19.14-5 (*Environmental Equity and Public Participation*).

The record of the public meeting was open for ten (10) business days after the meeting for the receipt of public comment and closed at 4:00 PM on March 10, 2014. Public comments relative to the environmental investigation of the proposed project were submitted in writing to: Ms. Ashley Blauvelt, RI Department of Environmental Management - Office of Waste Management, 235 Promenade Street, Providence, RI 02908 or by telephone at (401) 222-2797 ext. 7026.

## **RESPONSE TO PUBLIC COMMENTS**

**COMMENT NO. 1:** *A representative of the public expressed concern at the public meeting and during the public comment period regarding the potential for petroleum from the former underground storage tanks (USTs) on the southern abutting parcel to have migrated toward the site via shallow groundwater flow or soil. Specifically, the following questions were asked:*





- a. *Have soils also been tested as a possible medium for migration? If not, please explain why. Is it possible that potentially contaminated soils from the former gas station have either migrated or in some way impacted the school site?*
- b. *Is it not possible that when the gas station was closed and demolished, fuel tanks and/or oil-changing waste containers may have remained buried on the property and subsequently corroded?*
- c. *Has full removal of all tanks, barrels, etc. by the former owner been thoroughly documented? If not, how can this potential source of petroleum contamination be dismissed? If not, how can the parents of the future students at the school be assured that their children will in fact be safe there?*

**PARE RESPONSE:**

- a. A total of twenty-six (26) soil samples have been collected and analyzed from across the site at depths ranging from 2 feet to 11 feet in order to characterize the nature and extent of contaminants present at the site. Of the 26 six samples collected only one had elevated concentrations of petroleum (TPH) in excess of the RI DEM Residential Direct Exposure Criteria. The one sample that had elevated concentrations of petroleum was collected from the soil stockpile excavated from Area 1. It appears as though the elevated petroleum detected in Area 1 was isolated to that area and was not the result of migration from an adjacent parcel, as is evident by the relatively clean samples collected from the excavation sidewalls and bottom. In addition, a number of sidewall and bottom samples were also collected from Area 2, which also had petroleum concentrations below the Residential DEC. As such, it does not appear as though the contamination identified in Areas 1 and 2 is the result of petroleum migration from an adjacent parcel. In addition, there is no evidence that soil from any of the other test pits or borings has been significantly impacted by petroleum. At this time, there is no evidence that petroleum has migrated through soil from an off-site parcel, including the former gas station parcel to the south, and impacted the site.
- b. While it is possible that when the gas station was closed and demolished that fuel tanks and/or oil-changing waste containers may have remained buried on the property and subsequently corroded, it is believed that groundwater in the vicinity of the site flows in a southerly and westerly direction, which would make the former gas station downgradient from the subject site. Nonetheless, given the proximity of the former gas station and the unknown disposition of the former USTs at the gas station, it was deemed prudent to perform an investigation of shallow groundwater beneath the southern edge of the site. The limited groundwater investigation included the advancement of three (3) geotechnical borings along the common property line between the site and the former gas station property. At each location, bedrock was encountered at a depth ranging from 6 feet to 14 feet. Groundwater was not encountered in any of the three boring locations, though water was recorded in one boring but appeared to be perched wash water introduced as part of the drilling process. The results of the limited groundwater investigation effectively eliminated the possibility that shallow groundwater beneath the site has been impacted by the adjacent former gas station facility. Moreover, with the exception of one (1) soil sample collected from the southern side of the property, none (0) of the twenty-six (26) soil samples collected from across the site at depths ranging from 2 feet to 11 feet had concentrations of total petroleum hydrocarbons (TPH) above the RI DEM Residential Direct Exposure Criteria. The one sample that had elevated concentrations of TPH was reported to be a mix of No. 2 heating oil and motor oil – no gasoline was reported in the sample. Therefore, it is the opinion of PARE that former USTs on the southern property have not had an impact on the site.



- c. While the disposition of the former USTs on the southern abutting parcel is unknown, we do not believe that these USTs have impacted the school site (refer to response to Comment No. 1a). With regard to documentation of full removal of all tanks, barrels, etc. by the former owner, given that the tanks are (or were) not on the school site property, the owner of this project, Civic Builders, has no authority to remove or otherwise investigate the disposition of these tanks. It is the responsibility of the current property owner of the southern abutting parcel (AP 2 Lot 25) to investigate and potentially remove these tanks if they still exist. With respect to the safety of future students of the school, refer to response to Comment No. 5.

**COMMENT NO. 2:** *A comment was received at the public meeting with respect to PARE's experience with environmental investigations.*

**PARE RESPONSE:** Pare Corporation has been in business for over 40 years, and during that time has performed environmental site assessments for hundreds of sites in New England. The environmental engineers of Pare Corporation provide environmental site assessments, from performing historical site review and investigations (Phase I); developing and implementing sampling and analysis programs (Phase II); to the development of plans for site remedial action and contaminant mitigation (Phase III). Our personnel have significant experience working with the RI Department of Environmental Management on the investigation and remediation of contaminated properties. Our engineers possess both the technical training and field experience to investigate contaminated sites and make informed and appropriate decisions about the nature and extent of contamination, as well as effective remedial strategies.

**COMMENT NO. 3:** *A comment was received at the public meeting with respect to the environmental contaminants found at the site, particularly the frequency of this occurrence happening at a construction site and the significance of this particular release.*

**PARE RESPONSE:** It is the opinion of PARE that these particular contaminants at the concentrations identified at the site are not uncommon in urban areas and that this release was isolated to two small areas of the site. We do not believe that this release represents a significant ongoing risk to human health or the environment.

**COMMENT NO. 4:** *Several comments were received at the public meeting and in the public comment period with respect to the installation of a vapor barrier beneath the school building.*

**PARE RESPONSE:** A vapor barrier and passive sub-slab ventilation system are proposed as part of the building construction; even though the risk for vapor intrusion at this site appears to be very low.

**COMMENT NO. 5:** *A number of questions/comments were received during the public meeting regarding the owner and engineer's consideration of the future safety of school children at the site as it would be impacted by the reported release.*

**PARE RESPONSE:** PARE engineers evaluated the nature and extent of contaminants present at the site in accordance with the requirements of the RI DEM Remediation Regulations. Based on the results of the environmental investigation, which included a soil boring program, a test pit program, and soil chemical analytical testing, an appropriate remedial measure was developed for RI DEM review and approval. PARE utilized RI DEM's Residential Direct Exposure Criteria (R DEC) published in the Remediation Regulations to evaluate soil data collected as part of the environmental investigation at the property. The R DEC is the RI DEM's most stringent soil criteria for the protection of human health



and the environment. That said, for areas outside of the proposed school footprint with reported contaminant concentrations above this regulatory threshold, PARE proposes the excavation of these contaminated soil "hot spots" until contaminant concentrations are no longer present at the site above this direct exposure criteria. It should be noted that soil observed to contain obvious signs of contamination (i.e., dark black color, strong petroleum odor) at the two release sites has been excavated and encapsulated in polyethylene sheeting on site and is scheduled for off-site removal and disposal at the Rhode Island Resource Recovery Corporation's Central Landfill in Johnston, RI.

For exceedances of the direct exposure criteria located below the proposed school building footprint, PARE proposes capping soil in place utilizing the building foundation as an engineered control over the contaminated soil. This is a standard method of soil remediation and is effective for sites similar to the Blackstone Valley Preparatory School site. The cap will prevent contact with the contaminated soil and limit contaminant mobility. The contaminants reported in soil above their respective regulatory criteria located below the proposed school building footprint are all classified within a subset of semi-volatile organic compounds known as polycyclic aromatic hydrocarbons (PAHs). In total, five (5) PAHs - benzo(a)anthracene, benzo(b)fluoranthene, benzo(g,h,i)perylene, chrysene, and indeno(1,2,3-cd)pyrene - were reported below the proposed school building footprint at concentrations in excess of their respective R DEC. In addition, one (1) PAH - benzo(a)pyrene - was reported in this area at a concentration exceeding its RI DEM Industrial/Commercial Direct DEC. For additional information related to contaminant concentrations reported in soil at the site, refer to the attached Site Plan.

It is important to note that while a number of PAHs were identified below the proposed school building footprint, no PAHs are included on the EPA's list of *Chemicals of Potential Concern for Vapor Intrusion*. PAHs are not readily volatile and therefore represent an insignificant risk of volatilization at the site. Even though vapor intrusion from these chemicals is considered to be an insignificant issue, a vapor barrier and passive sub-slab ventilation system will be installed beneath the building, as originally proposed. An environmental land use restriction will also be implemented with the property deed restricting future soil disturbance below the school building. To conclude, PARE's recommended remedial measure for the site, which includes selective soil removal and disposal, supplemented with engineered and institutional controls in the proposed school building footprint, will fulfill the requirements of the RI DEM Remediation Regulations.

**COMMENT NO. 6:** *PARE obtained an email correspondence between the Office of the Governor and the RI DEM with respect to a photograph of the former gas station abutting the site to the south, which was circulated by Representative James N. McLaughlin, state representative for District 57 in Cumberland and Central Falls. Representative McLaughlin expressed concern regarding the former gas station and the unknown disposition and removal of the former USTs at the gas station on the southern abutting parcel. The email suggests that the former gas station and the school site are one and the same. A copy of the email correspondence and photograph are attached for your review.*

**PARE RESPONSE:** We would like to clarify first and foremost that the gas station photo circulated in the above-referenced email is not a photo of the school site, but a photo of the southern abutting parcel (AP 2 Lot 25). While the disposition of the former USTs on the southern abutting parcel is unknown, we do not believe that these USTs have impacted the school site (refer to response to Comment No. 1b, above). With regard to the specific question about whether or not these tanks will be removed as part of this project, given that the tanks are not (and never were) on the school site property, the owner of this project, Civic Builders, has no authority to remove or otherwise investigate the disposition of these tanks. It is the responsibility of the current property owner to investigate and potentially remove these tanks if they still exist.



**COMMENT NO. 7:** *A public comment was received requesting further study and investigation of:*

- d. soil samples around the foundation and areas around the Blackstone Valley Prep School which is under construction;*
- e. contamination near the building, specifically underground gas and home heating oil tanks which may not have been remediated or removed, as well as resultant hazardous chemicals that may persist in the soil; and*
- f. core drilling to assess subsidence in several locations to the depth of 200 feet as suggested in a report by U.S. Department of Interior pertaining to this same area.*

**PARE RESPONSE:**

- a. A total of twenty-six (26) soil samples have been collected and analyzed from across the site at depths ranging from 2 feet to 11 feet in order to properly characterize the nature and extent of contaminants present at the site. These 26 locations included areas around and beneath the proposed school foundation.
- b. At this time, the excavation has occurred beneath the entire proposed building foundation and under the building footprint to a depth of 6 to 11 feet below the grade of the former park. No underground storage tanks were discovered during the excavation of the building foundation or footprint. In addition, a number of additional test pits were performed around the site and samples collected to identify if contamination exists near the building. At this time, we believe the site has been adequately characterized and no additional investigation is warranted. Following RI DEM approval of the Site Investigation Report (SIR) for the proposed school, the SIR will be available for public review. In addition, the RI DEM will be including a link titled "Blackstone Valley Prep School" on their site remediation webpage (<http://www.dem.ri.gov/programs/benviron/waste/topicrem.htm>) underneath the section called "Information on Specific Remediation and Brownfield Sites." This link will contain all of the documents associated with this project. A copy of the SIR will also be available for review at the Cumberland Town Hall.
- c. This comment does not pertain to the environmental conditions at the site or provide any additional information on the reported release at the site, and therefore shall not be addressed in this Response to Public Comments letter. Concerns regarding the geotechnical studies and ground stability should be brought to the Town of Cumberland's Building Department at 45 Broad Street, Cumberland, RI 02864 or by telephone at (401) 728-2400 ext. 141.

**COMMENT NO. 8:** *A public comment was received with respect to the following safety concerns:*

- a. I am concerned that environmental investigations have been limit[sic] to the soil samples from a small area and not from the whole site. Therefore I ask if more soil samples shouldn't be necessary?*
- b. I am concerned with the ground stability. Based on historical and factual events of cave-ins, why not follow the recommendations that more core drilling be done?*

**PARE RESPONSE:**

- a. Refer to response to Comment No. 7a.
- b. Refer to response to Comment No. 7c.



Ms. Ashley Blauvelt

(6)

March 12, 2014

**COMMENT NO. 9:** *A public comment was received with respect to the impact of the proposed school site on local parking.*

**PARE RESPONSE:** This comment does not pertain to the environmental conditions at the site and therefore shall not be addressed in this Response to Public Comments letter. Concerns regarding parking and traffic impacts should be brought to the Town of Cumberland's Planning Department at 45 Broad Street, Cumberland, RI 02864 or by telephone at (401) 728-2400 ext. 140.

If you have any questions or concerns, please do not hesitate to contact me at your earliest convenience at (401) 334-4100, thank you.

Sincerely,

Timothy P. Thies, P.E.  
Managing Engineer

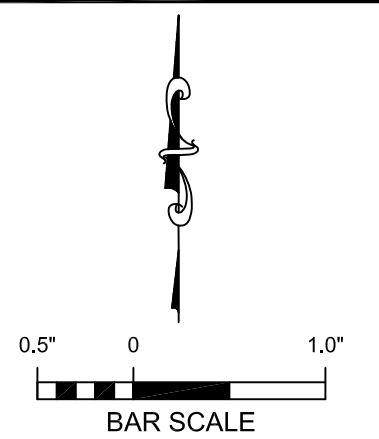
Attachments: Site Plan  
Public Notice  
Public Meeting Transcript  
Public Comment Email Correspondence and Photograph  
Public Comment Period Letters

cc: Ms. Janelle Bosek – Civic Broad Street Corporation  
Mr. Andrew Chagnon, P.E. – Pare Corporation  
Mr. George G. Palmisciano, P.E. – Pare Corporation  
Mr. Sean Coffey – Burns and Levinson

TPT/SPD/abv



**Blackstone Valley Preparatory School**  
52 Broad Street  
A.P. 2 Lot 26  
Cumberland, Rhode Island



REVISIONS:

NO.	DATE	DESCRIPTION

PROJECT NO.: 13062.09  
DATE: MARCH 2014  
SCALE: AS NOTED  
DESIGNED BY: SPD  
CHECKED BY: TPT  
DRAWN BY: SPD  
APPROVED BY: TPT  
DRAWING TITLE:

SITE PLAN

DRAWING NO.:

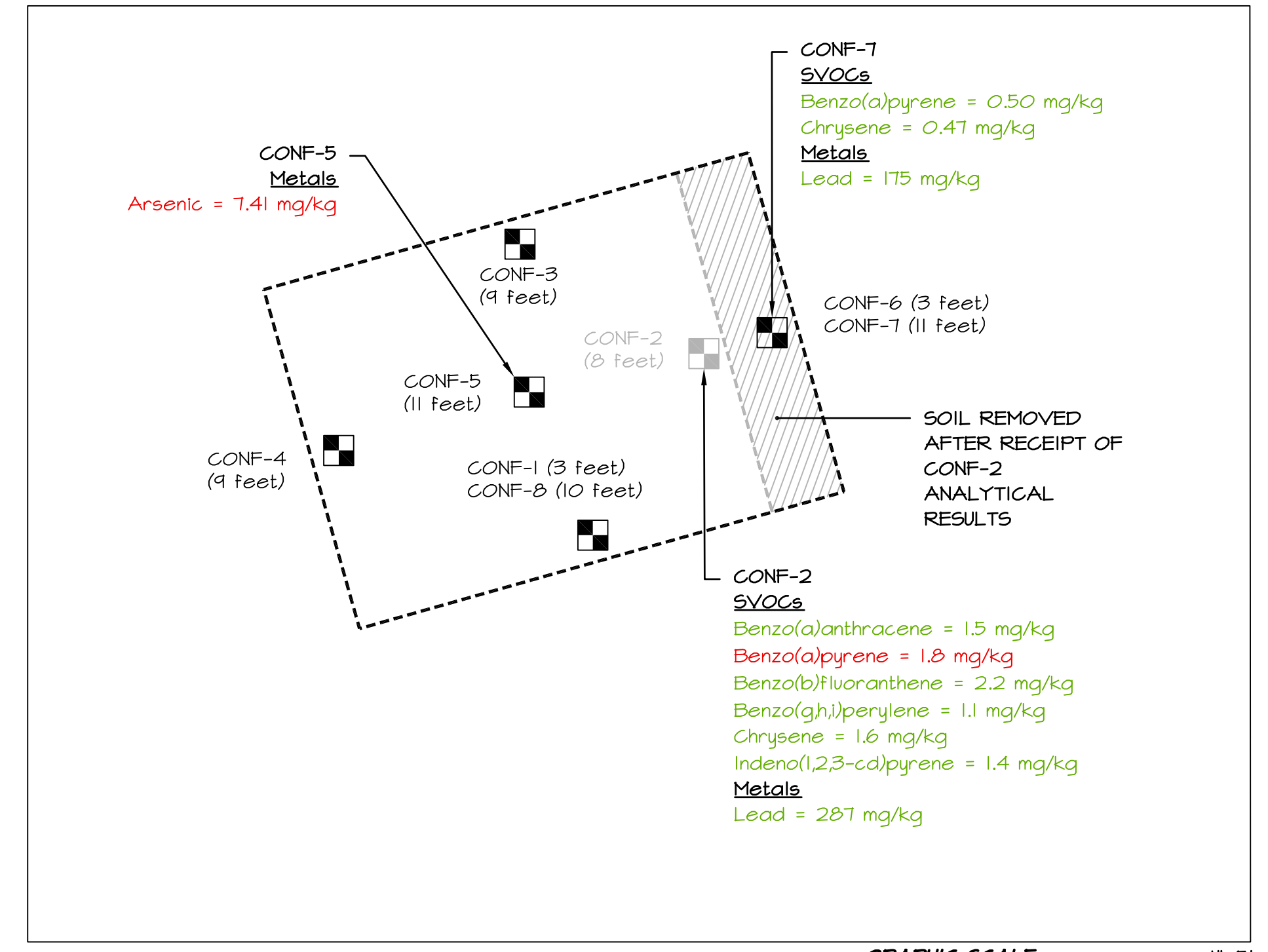
SHEET NO. 1 OF 2



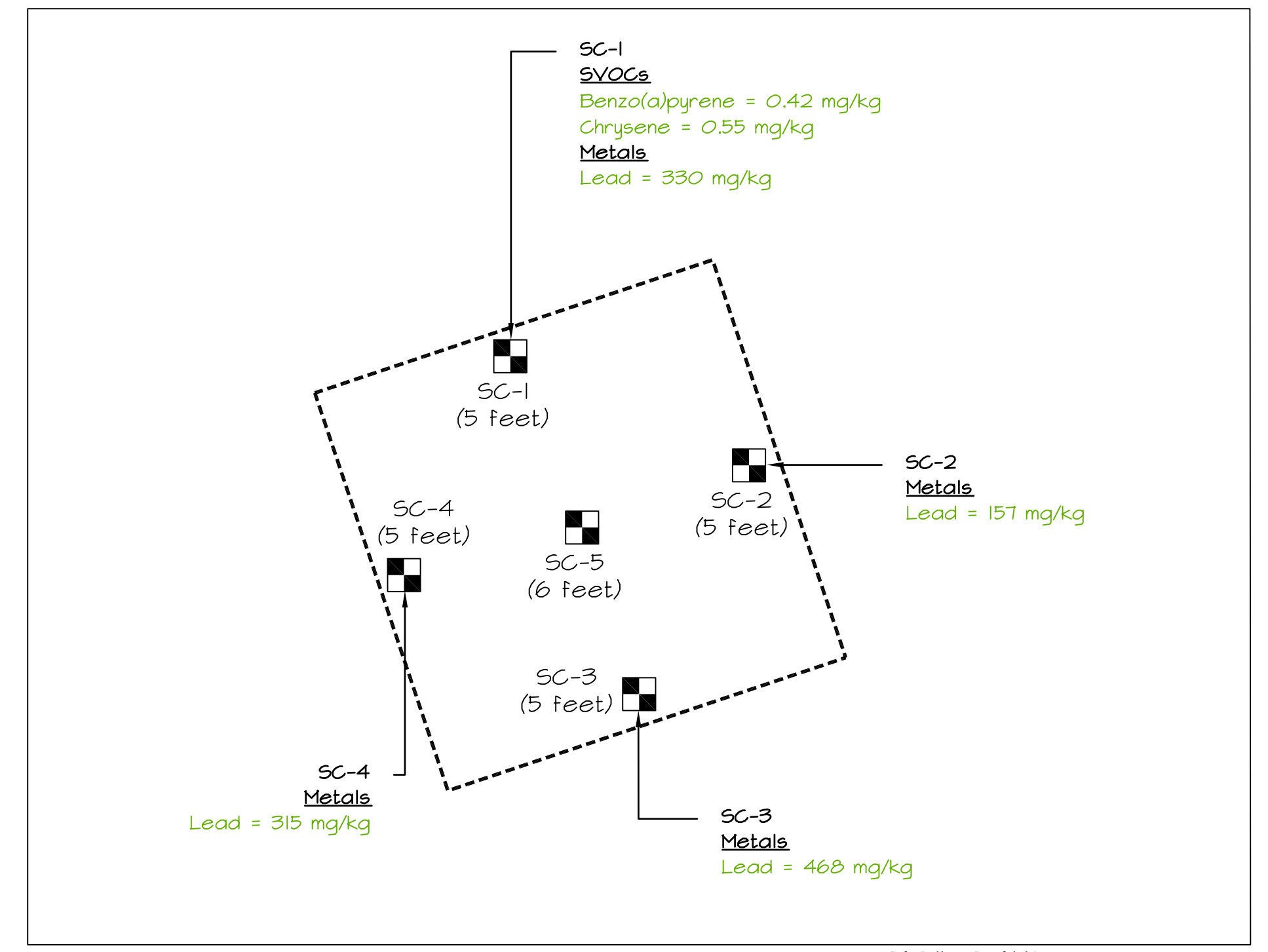
**LEGEND**

- B13-2 BORING LOCATION (BORINGS COMPLETED BY NEW HAMPSHIRE BORING JULY 9, 2013 TO JULY 11, 2013 AND JULY 23, 2013. BORINGS OBSERVED BY PARE PERSONNEL.)
- TP-1 TEST PIT
- S-1 ENVIRONMENTAL SAMPLING LOCATION (TEST PITS COMPLETED BY W.A. EXCAVATING ON FEBRUARY 4, 2014. SOIL SAMPLING PERFORMED BY PARE PERSONNEL.)
- PROPERTY LINE
- HISTORIC BUILDING (SOURCE: 1965 SANBORN MAP)
- ENGINEERED & INSTITUTIONAL CONTROL (CAP & ELUR)
- SELECTIVE SOIL REMOVAL & DISPOSAL

NOTE: CONCENTRATIONS SHOWN IN RED EXCEED RIDEM I/C DEC  
CONCENTRATIONS SHOWN IN GREEN EXCEED RIDEM R DEC



INSET "A" - AREA 1



INSET "B" - AREA 2







1 STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
2 PROVIDENCE, SC.

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IN RE: DEM ENVIRONMENTAL PUBLIC MEETING  
WITH REGARD TO SITE LOCATED AT  
52 BROAD STREET WHICH WILL BE USED AS  
A PUBLIC K-8 ELEMENTARY CHARTER SCHOOL  
FOR 400 STUDENTS ATTENDING  
BLACKSTONE VALLEY PREP ES 2.  
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H E A R D at the Blackstone Valley Prep School  
Multi-Purpose Room, 291 Broad Street, Cumberland,  
Rhode Island, on February 24, 2014 at 5:30 p.m.

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TEAM ATTENDEES  
Sean Coffey, Esquire (Burns & Levinson)  
Civic Builders Team: Mr. David Umansky, CEO  
Ms. Janelle Bosek  
Pare Engineering Team: Mr. Tim Thiess,  
Technical Environmental Expert

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022414 CIVIC BUILDERS transcript

2	Mr. David Umansky . . . . .	3
3	Mr. Tim Thies . . . . .	6
4	Ms. Alice Clemente. . . . .	12
5	Mr. James McLaughlin. . . . .	14
6	Mr. Nuno Figueiredo . . . . .	17
7	Mr. Manuel DaCosta. . . . .	19

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1 IN RE: DEM ENVIRONMENTAL PUBLIC MEETING  
2 ON PROPOSED BLACKSTONE VALLEY PREP ES 2 SCHOOL  
3 FEBRUARY 24, 2014

4 MR. UMANSKY: All right. If it's okay with  
5 everybody, we're going to get started. Am I okay

022414 CIVIC BUILDERS transcript  
6 without a microphone? Can everybody hear me? Yeah,  
7 okay, good.

8 My name is David Umansky, and I am CEO of Civic  
9 Builders, which is the developer, the builder of the  
10 project at 52 Broad Street. I'm going to read  
11 through some sort of legal-ish information just to  
12 set the agenda for the evening, and then we'll end up  
13 turning the meeting over to our engineers, Pare  
14 Engineering, to go over some technical information.  
15 We're having this public meeting per RIGL,  
16 Chapter 23-19.14, the Industrial Property  
17 Remediation and Reuse Act, and, more specifically,  
18 Section 23-19.14-5.

19 The purpose of the meeting is to report on the  
20 environmental investigations associated with the  
21 reuse of 52 Broad Street and to gather information  
22 from the public, any information that the public may  
23 have on this topic. We've conducted extensive site  
24 investigations. The point here, though, is to say  
25 what else does anybody know with regard to issues

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1 that Pare is going to discuss? And, just as -- we've  
2 had some public meetings on this project before, and  
3 just to say that this is -- it's a venue to gather  
4 information. It's not a venue to answer questions.  
5 We are happy to answer questions. We've provided  
6 index cards which are in the back; and, if you would  
7 just write down a question, in the appropriate forum  
8 we're happy to respond; but this is not the forum for  
9 that. This is for us to gather information.



10 As well, I know that over time there are folks  
11 who are very excited about the project. We certainly  
12 are. There are others who are less excited about the  
13 project; and, just particularly in the interest of  
14 time, we're focused on the facts with regard to  
15 environmental contaminants. We're not here to talk  
16 sort of about the politics of doing or the excitement  
17 of doing the project or not doing the project.

18 And, as well, by the way, with regard to  
19 discussions of mines, this is the not forum to  
20 discuss mines.

21 The record shall be open for business -- shall  
22 be open for 10 business days after the meeting, which  
23 is to say that, after this meeting, if you have  
24 initial information, you can send that information  
25 either to Civic Builders, to Pare Engineering, or

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1 directly to the Department of Environmental  
2 Management for 10 business days.

3 MS. BOSEK: David, only to the DEM, not to us.

4 MR. UMANSKY: I apologize. You'll send it  
5 directly to DEM, and that ends on March 10th, 2014,  
6 I believe, 4:00 p.m. I have the information as to  
7 where you would send that. I guess I'll say that  
8 now, and I'll also say it at the end of the meeting.  
9 It's to Ashley Blauvelt at the Rhode Island  
10 Department of Environmental Management, the Office of  
11 Waste Management, 235 Promenade Street, in  
12 Providence, 02908.

13 We have a stenographer here to document your

022414 CIVIC BUILDERS transcript  
14 comments, and we'll be making the transcript  
15 available to the DEM. Please, if you have comments,  
16 we're going to ask that you come sort of here in the  
17 middle of the room so the stenographer as well as  
18 others can hear you. You'll state your name and make  
19 sure that your comments are recorded properly.  
20 As well, if you have comments a number of times, if  
21 you have to come back and comment, please state your  
22 name again for the stenographer.

23 Just a bit of history, as a reminder, the site  
24 was formerly a single-family residential property  
25 with a garage until it was conveyed to the Town in

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1 1968; and the residential structures were demolished  
2 sometime between 1968 and 1977; and, in the late  
3 70's, the parcel was converted to a park.

4 This site is -- we've started construction on  
5 the site to convert it into a K-8 Elementary Charter  
6 School for 400 students attending Blackstone Valley  
7 Prep ES 2. Construction on the site has been stopped  
8 temporarily at the direction of DEM, as we conduct  
9 additional environmental investigations and gather  
10 this public information that we're seeking today.

11 The civil and environmental engineering company  
12 for the project is Pare Corporation based out of  
13 Lincoln, and they will present their technical  
14 findings of the environmental investigations that  
15 have been completed to date. So, I'm in a moment  
16 going to turn the floor over to Pare.

17 I just -- as a reminder again, we're here to

022414 CIVIC BUILDERS transcript  
18 gather public comment. That's the purpose. If you  
19 have questions, we have a separate way to ask  
20 questions; and, as well, this is particularly related  
21 to any information about the environmental  
22 contaminants that were found on the site that Pare is  
23 going to present. So, with that, we will turn the  
24 meeting over to Pare.

25 MR. THIES: Thank you. My name is Tim Thies.

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1 I'm an engineer with Pare Corporation. I'm an  
2 environmental engineer, and we've been working with  
3 Civic Builders on the environmental investigation  
4 that Dave mentioned.

5 I'll give you a little bit of history about the  
6 environmental process for a site like this. Almost a  
7 year ago, a little over a year ago, we began what's  
8 called the environmental due diligence process for  
9 the property, and the industry standard for  
10 environmental due diligence for a property like this  
11 is to conduct what's called a Phase 1 Environmental  
12 Site Assessment or a Phase 1 ESA. A Phase 1 ESA is  
13 primarily a records review of a property with  
14 interviews of the owner, local officials, and a  
15 review of historical information about the property,  
16 the purpose of which is to identify the past use of  
17 the site which suggests an environmental issue at the  
18 property or to identify if there are any records of  
19 known environmental issues at the site.

20 So, we performed a Phase 1 ESA; and, not  
21 surprisingly, based on the site's history, we didn't



22 find any records of environmental concerns on the  
23 property. There were no -- there is no evidence of a  
24 buried underground storage tank. There was no  
25 evidence that the site had ever been used for

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1 industrial activity. So, there were no red flags  
2 that would suggest this property had been impacted in  
3 any significant way.

4 Like Dave mentioned, this property was a park  
5 going back to the late 1970's, and before that it was  
6 a single-family home going back to I think the  
7 1850's. So, this property has a history of  
8 residential and open space use. So, there's nothing  
9 in this property's history that would suggest an  
10 environmental concern.

11 So, the result of the Phase 1 didn't suggest  
12 that any more investigation was required. However,  
13 we were out there doing a geotechnical investigation  
14 as part of the structural design for the building,  
15 and our geotechnical engineers are trained to look  
16 for, you know, potential environmental concerns as  
17 they're doing their geotechnical program, which is  
18 essentially geotechnical borings that they did all  
19 over the site. So, they did about 13 or 14  
20 geotechnical borings across the site; and, during  
21 that program, they did not identify any specific  
22 issues, specific environmental concerns at the site.

23 So, we went through the Phase I process, and we  
24 went through the geotechnical process for the site,  
25 and we didn't identify any significant environmental

1 issues. So, we proceeded through construction, and  
2 we actually began excavation for some of the  
3 foundations; and, during that excavation process, we  
4 found a very minor amount of what appeared to be  
5 petroleum-impacted soil. So, we found some soil that  
6 was discolored and had a strong petroleum odor. So,  
7 at the time, we stopped construction. We went out  
8 there, and we did a little bit of investigation to  
9 see how extensive this impacted soil was; and what we  
10 found was that it was not particularly extensive. It  
11 was actually limited to a very small spot on the  
12 site, this dashed line on this site plan  
13 (indicating). This is the property here. This is  
14 the old home that used to be on the site. And what  
15 we wound up doing as part of the investigation, you  
16 know, we were digging out there with a backhoe. We  
17 wound up digging up most of this contaminated soil as  
18 part of the investigation. We stockpiled it on  
19 plastic. We covered it on plastic, all good  
20 practices for an investigation of this nature; and,  
21 like I said, we stopped construction at the time.

22 We had the material analyzed, the soil analyzed.  
23 As soon as we got the lab data back which confirmed  
24 our suspicions that it was petroleum-impacted soil,  
25 we notified the Department of Environmental

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1 Management that we suspected we had a release at this  
2 site.

022414 CIVIC BUILDERS transcript

3 We met with them and agreed that more investigation  
4 was warranted at the property.

5 So, we went out there, and we supplemented our  
6 geotechnical program with additional test pits. We  
7 went around the site and did additional environmental  
8 investigation through the advancement of test pits.  
9 We found one other minor spot even smaller than the  
10 first, same sort of material. It was a  
11 petroleum-impacted soil. It had strong petroleum  
12 odor. We excavated that as well. We put it on the  
13 same stockpile with the plastic. We covered it with  
14 plastic, and in the rest of the site we didn't find  
15 anything else. We did a number of test pits  
16 throughout the site, and we didn't find any other  
17 petroleum that exceeded any residential criteria.

18 We had some metals in our first one, the  
19 contaminants that we found in this first release  
20 area. It included petroleum, metals, and what we  
21 call semi-volatile organics which are related to  
22 petroleum. We didn't find any other metals of  
23 significant concern around the site. We found some  
24 naturally-occurring metals in the soils but nothing  
25 that exceeded the residential criteria outside of

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1 these two release areas.

2 We did find a number of low levels -- excuse me,  
3 low level contamination in a couple of other spots  
4 which we're going to eventually excavate and take off  
5 the site; but, in essence, what we found is that this  
6 release that we identified was really limited to



022414 CIVIC BUILDERS transcript

7 these two very small spots on the site; and so, at  
8 this point, we have prepared a site investigation  
9 report which we are getting ready to submit to the  
10 environmental -- the Department of Environmental  
11 Management; but, as part of that process, like David  
12 mentioned, we're doing a public hearing to gather  
13 more information about the site, to find out if  
14 there's other concerns at the site that haven't been  
15 addressed as part of our site investigation activity;  
16 and that's really the purpose of this. Once we  
17 complete this public hearing process, we will submit  
18 our findings to the Department of Environmental  
19 Management, and then we will proceed with the  
20 development of a remedial action work plan, which is  
21 essentially a means to clean up what small areas we  
22 did find on site.

23 Once we develop the remedial action work plan,  
24 it will be submitted to the Department of  
25 Environmental Management for approval; and, once we

12

1 get approval, we'll actually implement the plan, and  
2 we'll file a closure report once that plan is  
3 implemented. So, we're in this process right now of  
4 investigating; and, eventually, we're going to clean  
5 up what minor contamination we did find; but, as part  
6 of that, we'd like to gather more information about  
7 the site, if anybody has more information about the  
8 site as it pertains to any environmental concerns, if  
9 you have anything. Anything you'd like to add?

10 MR. UMANSKY: No. So, with that, we'd like to

11 invite public comment again. We'd ask that -- ma'am,  
12 you're welcome to --

13 MS. CLEMENTE: This is not a comment. It's a  
14 question. So, maybe if you answer it, I will know if  
15 I have a comment.

16 THE COURT REPORTER: Can I have your name,  
17 please.

18 MS. CLEMENTE: Alice Clemente. When you say  
19 petroleum, is that heating oil or something that  
20 could come from a gas station?

21 MR. THIES: What we found is that the petroleum  
22 out there is about a fifty-fifty part mix between  
23 heating oil and old motor oil.

24 MS. CLEMENTE: Okay. Okay, when I was a  
25 child -- let's see, this is Broad Street, right?

♀

13

1 MR. THIES: Yes.

2 MS. CLEMENTE: There was a gas station right  
3 here, right (indicating on the map)?

4 MR. THIES: That's right.

5 MS. CLEMENTE: Right. Is it possible that maybe  
6 there's something under there, like say a gas tank --  
7 I mean an oil, whatever, that might be leaching over  
8 there?

9 MR. THIES: When we did the Phase 1 ESA, we did  
10 identify this former gas station here. We believe  
11 that groundwater is flowing in a southerly direction,  
12 so --

13 MS. CLEMENTE: It wouldn't go up? It couldn't  
14 leach that way?

15 MR. THIES: Well, we don't believe that it would  
16 have.

17 MS. CLEMENTE: Have you tested this side?

18 MR. THIES: Well, what we did as part of the  
19 geotechnical program is, because we had the gas  
20 station here, even though we don't think it was going  
21 to come backward to our site, we put a couple of  
22 borings along the common property line to test  
23 groundwater; and what we had found is that in our  
24 borings here, we didn't hit groundwater at all.  
25 We went right down to ledge, and there was no

♀

14

1 groundwater. So, the possibility that this would  
2 have migrated through groundwater to our site --

3 MS. CLEMENTE: It could.

4 MR. THIES: Well, there was no groundwater.

5 MS. CLEMENTE: I know. It could still from the  
6 soil. It could do that. You really should check  
7 that.

8 MR. UMANSKY: Great. Can we invite anybody else  
9 up who has any other information to share on this  
10 issue? Sure, do you want to state your name and --

11 MR. McLAUGHLIN: State Representative  
12 Jim McLaughlin. In reference to the -- if you look  
13 at 2307, DEM, for anybody that had some questions, I  
14 have the original copies from DEM, their official  
15 report. I brought them with me as information for  
16 you people, you know, who have children going to  
17 this. I will leave them -- the original copy of DEM,  
18 their report and findings, okay.



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19           What I'm concerned about is the -- if you look  
20           at the requirements from DEM, they state, like  
21           Woonsocket, they put in a pad and a vapor barrier,  
22           okay. As to the extent there was a gas station on  
23           the side, okay, of this building, and it operated in  
24           the early 1950's. You know, it went through several  
25           owners. You know, I obtained this information.

15

1           Someone sent me an email. They didn't want to be,  
2           you know -- but I have that documentation.

3           What I am concerned about is if this thing is to  
4           be built, okay, that a vapor barrier be put in  
5           between this area. That -- I was told I couldn't  
6           mention the structural integrity of the building.  
7           I also have reports from the Department of Land and  
8           Mines, Safety and Management. If anybody would care  
9           to see those, I have over 60 to 70 copies, okay.  
10          I've done extensive research on this from September,  
11          and their final report is in here; and, if you want  
12          to make an informed decision, you can read it and  
13          make up your own minds. I know it's not easy for  
14          you, not easy for me. I'm not the most popular guy;  
15          but, if 400 kids are going there, they're going to be  
16          safe. That's my job as a state representative. We  
17          are going to form a committee at a State level  
18          because we have three active mines in the State --  
19          inactive mines, I should say, all right, which is  
20          Portsmouth, Cranston and Blackstone Mining Company.  
21          There was Dexter and Roger Williams mines, all active  
22          during the period from 1807 up to the 1900's. So,

23 with that said, you know, I'll leave the information  
24 for you. If you'd care to read it, you're more than  
25 welcome. My concerned parents, I want to thank you,

16

1 but that's all I have.

2 MR. UMANSKY: Sir, with regard to the  
3 information that you have on the gas station, can you  
4 please forward that to the DEM.

5 MR. McLAUGHLIN: I plan on meeting with  
6 Director Coit, March 3rd.

7 MR. UMANSKY: Very good.

8 MR. McLAUGHLIN: Because I've had discussions  
9 with DEM. Unfortunately, DEM tells me, and I don't  
10 want to reiterate the mines again, they have no  
11 professional knowledge in this State, nor statute,  
12 professional opinion that could actually deal with  
13 these mines; and this is what I've been told.  
14 I referred to the Federal Government. These are the  
15 people in 2005; they came down. They abated the  
16 problem at the Lusitania parking lot. This problem  
17 can be abated at no cost, you know, to the taxpayers.  
18 So I'm told. They have a reclamation form that needs  
19 to be filled out. I don't have a problem. Let's get  
20 it resolved. There is an existing problem. I'm  
21 looking to the future, and I will not be responsible  
22 for 400 kids that are going there, you know, unless  
23 it's safe. That's all I have to say.

24 MR. UMANSKY: Sir, I'm just going to say again  
25 that please forward -- I understand you have a

17

1 meeting with the Director, but please forward  
2 anything within the comment period to the Director.

3 MR. McLAUGHLIN: Yes, sir.

4 MR. UMANSKY: Okay. Does anybody else have any  
5 other information pertaining to the environmental  
6 contaminants that were identified at the site?

7 MR. FIGUEIREDO: Nuno Figueiredo. Would you say  
8 that your company in Lincoln is a company that's been  
9 doing this for a while?

10 MR. THIES: Uh-huh.

11 MR. FIGUEIREDO: Is this a common incident that  
12 would be found in a construction being built? Is  
13 this a common problem that would be found anywhere  
14 else, or is this something that's distinct to this  
15 particular situation where we're building?

16 MR. UMANSKY: I just want to tell you, we're  
17 really not here to answer questions. We are happy to  
18 answer questions, if you'd write them down; but I  
19 don't want to take part in a situation where they're  
20 responding to some questions and not others. We're  
21 not responding to --

22 MR. FIGUEIREDO: I understand that; but,  
23 basically, my concern is how -- can you basically  
24 elaborate on how significant of a problem this is  
25 maybe, if it is significant at all?

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18

1 MR. UMANSKY: I think Pare said that they view  
2 this as a minor problem. I think that was the word

022414 CIVIC BUILDERS transcript  
3 that was used earlier. So, just to reiterate what  
4 they said earlier --

5 MR. THIES: Yes, I don't believe this to be a  
6 significant occurrence.

7 MR. FIGUEIREDO: And in regards to the  
8 construction of a vapor barrier, would you say that  
9 that would be not needed, considering you said that  
10 it's highly unlikely that it would flow upstream?

11 MR. UMANSKY: So, with regard to -- with regard  
12 to the way we're going to be -- the means with which  
13 we're going to respond to the contaminants that were  
14 found, we're going to work with this process and then  
15 with DEM. We'll come up with the solutions which  
16 will also be publicly made available. So, I think  
17 it's premature to say exactly what's a good idea or  
18 not a good idea. We have to make that decision with  
19 DEM.

20 MR. FIGUEIREDO: Okay, one more question, last  
21 one. Would it be safe to say that, along with both  
22 your companies and the assistance of the State,  
23 you're doing everything possible to build a safe  
24 school for my children?

25 MR. UMANSKY: That's safe to say.

♀

19

1 MR. FIGUEIREDO: Thank you.

2 MR. UMANSKY: Thank you. Does anybody else have  
3 comments or information with regard to the  
4 contaminants that were identified? Sir?

5 MR. DaCOSTA: Yes, Manny DaCosta, reigning Town  
6 Council for District 1. I don't have any

022414 CIVIC BUILDERS transcript  
7 information. I applaud Representative McLaughlin's  
8 efforts. He's been tirelessly working with this, but  
9 I have a few concerns, though. You explained that  
10 the geotechnical and the soil samples were performed,  
11 and basically nothing turned up. Now we find that  
12 something was there after the fact. Is it possible  
13 that we still overlooking or not considering all the  
14 dangers that may be there concerning soil stability  
15 and further contaminants in the ground? That's  
16 question one.

17 And, in addition to that, just to follow up on  
18 Mr. Figueiredo's question about the safety of the  
19 children, are we doing everything we can to ensure  
20 when the building is complete and the kids attend  
21 classes there that we'll have a safe structure, first  
22 of all, and environmentally protected and clean areas  
23 for them to play on the playground as well? So, just  
24 concerns.

25 Like the rep. said, it's not a popular issue.

20

1 It's a very sensitive subject, but we need to tackle  
2 this with objectivity and look under every rock and  
3 any possibility that we're not overlooking any minor  
4 details, as it's obvious that this may have been done  
5 on the preliminary findings of the soil and the  
6 geotechnical condition of the site. Okay, thank you  
7 for the attention.

8 MR. UMANSKY: Does anybody else have anything to  
9 share, any other information? (Pause and no response  
10 from anyone.) Okay, as nobody else has anything to

11 022414 CIVIC BUILDERS transcript  
share, I would say that we're going to close this  
12 meeting, and thank you all -- sorry, do you?

13 MR. DaCOSTA: No, I'm done.

14 MR. UMANSKY: Okay. So, with that, then we'll  
15 close this meeting and thank everybody for coming  
16 and -- oh, yes, yes, yes. And, just as a reminder,  
17 the comment period is open for I think 10 business  
18 days, until March 10th, and that comment should be  
19 sent to -- I apologize. So, the comment period is  
20 open until March 10th at 4:00 p.m., and that the  
21 comments should be sent to Ashley Blauvelt at the  
22 DEM. Yes, sir?

23 MR. McLAUGHLIN: Just one other thing. After  
24 the meeting, ladies and gentlemen, if you care to get  
25 the reports, I have the reports here. It's

21

1 informational reports from the Department of Land and  
2 Mines Interior and DEM, their actual findings. So, I  
3 would be more than happy to share it with you.

4 MR. UMANSKY: Okay. So, thank you, all. The  
5 meeting is now adjourned.

6 (MEETING ADJOURNED AT 6:00 P. M.)

7 \* \* \* \* \*

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C E R T I F I C A T I O N

I do hereby certify the foregoing pages to  
be a complete, true and accurate transcript,  
according to my stenographic notes, of the DEM  
Environmental Public Hearing held at the Blackstone  
Valley Prep School, 291 Broad Street, Cumberland,  
Rhode Island, on February 24, 2014 at 5:30 p.m.

Andrew J. D'Angelo  
Court Reporter

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022414 CIVIC BUILDERS transcript

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## Shane Driscoll

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**From:** Tim Thies  
**Sent:** Friday, March 07, 2014 9:07 AM  
**To:** Shane Driscoll  
**Subject:** FW: McLaughlin, Public Comment  
**Attachments:** 1253\_001.pdf

---

**From:** Blauvelt, Ashley (DEM) [<mailto:ashley.blauvelt@dem.ri.gov>]  
**Sent:** Wednesday, February 26, 2014 10:54 AM  
**To:** Tim Thies  
**Subject:** FW: McLaughlin, Public Comment

Hi Tim,

Public Comment that needs to be address at the end of the comment period.

-Ashley

---

Ashley L. Blauvelt, Sanitary Engineer  
RI Department of Environmental Management  
Office of Waste Management  
235 Promenade Street  
Providence, RI 02908  
(401) 222-2797 ext. 7026  
[ashley.blauvelt@dem.ri.gov](mailto:ashley.blauvelt@dem.ri.gov)

---

**From:** Owens, Kelly (DEM)  
**Sent:** Wednesday, February 26, 2014 10:46 AM  
**To:** Blauvelt, Ashley (DEM)  
**Subject:** FW: McLaughlin

Ashley,

Please forward to Pare Engineering and have them respond in writing to the question below as part of their response to public comments.

Thank you,  
Kelly

---

**From:** Pollock, Nicole (DEM)  
**Sent:** Tuesday, February 25, 2014 5:33 PM  
**To:** Owens, Kelly (DEM)  
**Subject:** Fw: McLaughlin

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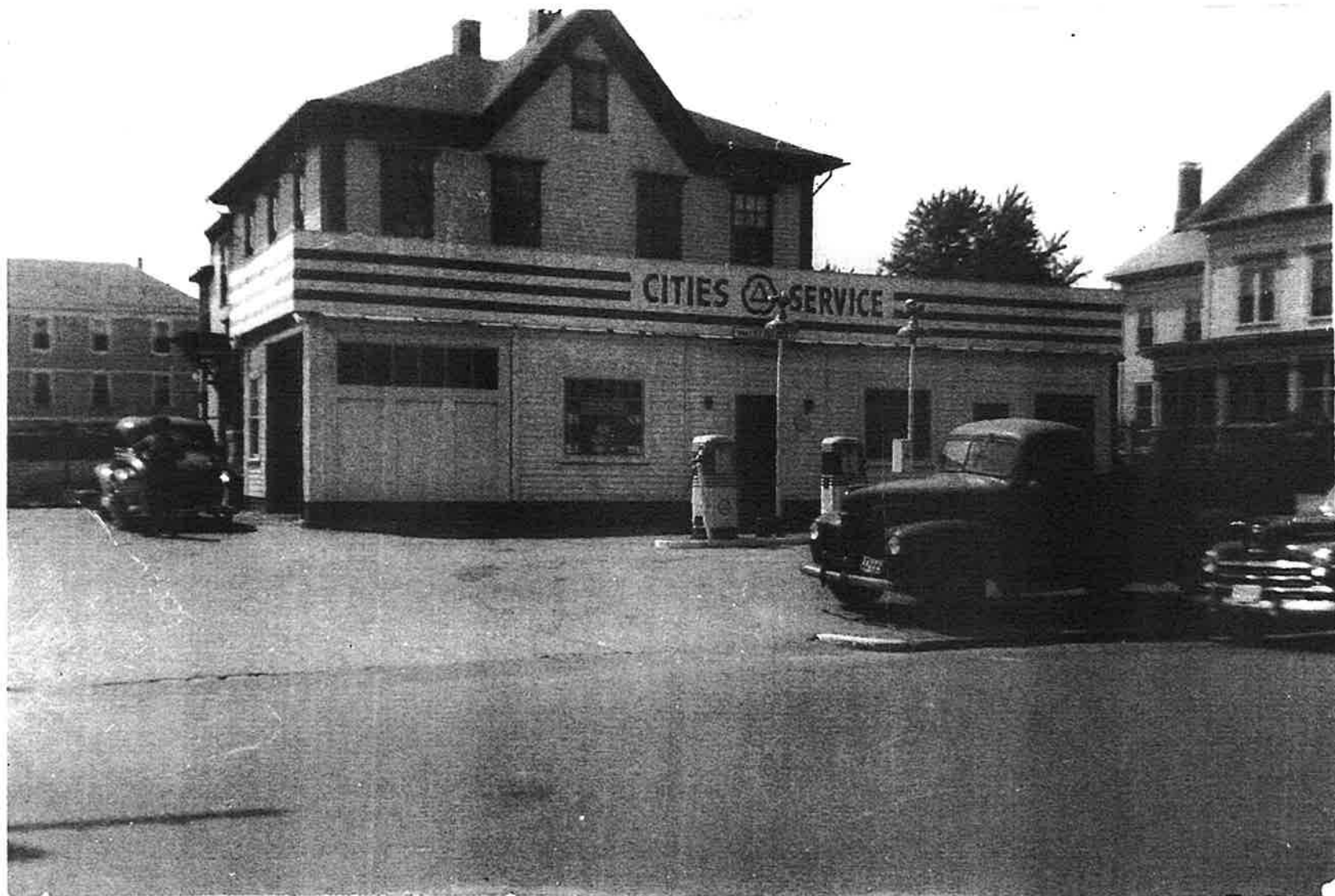
**From:** Brock, Kate (GOV)  
**To:** Pollock, Nicole (DEM)  
**Sent:** Tue Feb 25 17:11:36 2014  
**Subject:** FW: McLaughlin

Rep McLaughlin is circulating the attached image (which apparently is where the school is being built) and is wondering whether we are removing the gas tanks or are making sure they are removed. I assume the answer is yes?

Kate Brock  
Policy Analyst and Legislative Liaison  
Office of Governor Lincoln D. Chafee  
State House, Room 128  
Providence, RI 02902  
401-450-5427 (Cell)  
401-222-8137 (Office)  
[Kate.Brock@governor.ri.gov](mailto:Kate.Brock@governor.ri.gov)

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**From:** Canon Rm 128 [<mailto:canonrm128@governor.ri.gov>]  
**Sent:** Tuesday, February 25, 2014 4:55 PM  
**To:** Brock, Kate (GOV)  
**Subject:** Attached Image



March 2, 2014

Ms. Ashley Blauvelt  
RI Department of Environmental Management  
Office of Waste Management  
235 Promenade St.  
Providence, RI 02908

Re: Proposed school at 52 Broad Street, Cumberland, RI

Dear Ms. Blauvelt:

As a full or part-time abutter for the last 70 years to the site under construction, I am writing to repeat the question that I raised at the public meeting on February 24, 2014 re the source of petroleum contamination that has been found at the site. In response to my question about whether the petroleum might have migrated from the remains of the gas station that once occupied a portion of the space now serving as a parking lot for the Lusitania Club, I was assured by those conducting the meeting that groundwater has been ruled out as a pathway for contamination from the remains of that gas station. When I asked whether *soils* have also been tested as a possible medium for migration, the answer was that, no, the proponents had *not* considered that possibility, nor did they give any reason for such an omission. My question thus remains unanswered.

Is it not possible that when the gas station was closed and demolished, fuel tanks and/or oil-changing waste containers may have remained buried on the property and subsequently corroded? Has full removal of all tanks, barrels, etc. by the former owner been thoroughly documented? If not, how can this potential source of petroleum contamination be dismissed? If not, how can the parents of the future students at the school be assured that their children will in fact be safe there? Such an investigation is clearly in order at this time.

*In any structure that will house young children for a significant amount of time, health and safety must be of the highest priority.*

Sincerely yours,

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D.E.M. / O.W.M.  
214 APR 6 PM 2 21

**Blauvelt, Ashley (DEM)**

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**From**

**Sent:** Monday, March 10, 2014 11:35 AM

**To:** Blauvelt, Ashley (DEM)

**Subject:** Blackstone Valley Prep Request for Further Study

Dear Ms. Blauvelt:

With regard to items referenced in your **Letter of Responsibility File No. SR-08-1723**, I am requesting further study and investigation of:

- Soil samples around the foundation and areas around the Blackstone Valley Prep School which is under construction.
- Contamination near the building, specifically underground gas and home heating oil tanks which may not have been remediated or removed, as well as resultant hazardous chemicals that may persist in the soil.
- Core drilling to assess subsidence in several locations to the depth of 200 feet as suggested in a report by U.S. Dept. of Interior pertaining to this same area.

As Civic Builders continues with construction, I am also requesting assurance and verification that a vapor barrier and corresponding ventilation system will be installed throughout the school building.

I would appreciate any information you have available regarding ongoing assessment of this property.

Sincerely,

3/10/2014



March 10, 2014

Dear Mrs. Blauvelt;

I am writing to you to express my safety concerns regarding 52 Broad St, Cumberland RI.

I am concerned that environmental investigations have been limit to the soil samples from a small area and not from the whole site. Therefore I ask if more soil samples shouldn't be necessary?

Additionally, I am concerned with the ground stability. Based on historical and factual events of cave - ins, why not follow the recommendations that more core drilling be done?

Thank you for your attentions and assistance on this issue

Best regards

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D.E.M. / O.W.M.  
2014 MAR 10 PM 2 02

