

May 15, 2015

Ms. Ashley Blauvelt, Senior Sanitary Engineer
Mr. Brian Menard, Sanitary Engineer
RIDEM Office of Waste Management - Site Remediation Program
235 Promenade Street
Providence, RI 02908-5767

RE: Public Meeting Summary Report
Former Coffey's Texaco - 48 Touro Street, Newport, RI 02840
Newport Environmental File #NS0502

Dear Ms. Blauvelt and Mr. Menard:

Please consider this a Public Meeting Summary Report prepared in accordance with Rule 7.07(A)(iii) of the Rhode Island Department of Environmental Management's (RIDEM's) Office of Waste Management Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases (Remediation Regulations) for the referenced Site.

As you are aware, a group of individuals unofficially known as the Newport Spring Leadership Committee (NSLC) recognized the historical significance of the site of the original Town Spring and were determined to preserve it. After performing environmental due diligence, the NSLC, with Church Community Housing Corp acting as its fiduciary, purchased the property in January 2015. Their intention is to eventually redevelop the property as open space for public use (which RIDEM considers a form of active recreation), hence the requirements of 7.01(C) and 7.07(A)(iii) of the Remediation Regulations apply.

As part of their due diligence effort, prior to purchase a Phase I Site Assessment and Phase II Limited Subsurface Investigation were performed. The Phase II Limited Subsurface Investigation (Phase II LSI) identified several compounds that exceeded reportable concentrations. On February 9, 2015, a completed Hazardous Materials Release Notification Form was transmitted to RIDEM. On February 16, 2015, RIDEM issued a Voluntary Procedure Letter (VPL) for the Site. Upon receipt of the VPL by Newport Environmental, the requirements under Rules 7.01(C) and 7.07(A)(iii) were initiated. Specific details regarding the required actions set forth in the aforementioned rules, are detailed below:

- On April 4, 2015, the Notice of Public Meeting was published by Newport Environmental on behalf of Church Community Housing Corp. of Newport in the Newport Daily News. The form and content of the Notice was approved by RIDEM prior to publication. A copy of the Notice and the "tear sheet" evidencing publication are included as Appendix 1.

- On April 6, 2015, copies of the Notice of Public Meeting were mailed and/or hand-delivered to all abutting property owners, tenants and to the City. Sample public notice transmittal documentation is included as Appendix 2.
- On Wednesday, April 29, 2015 a Community Meeting was held at the Newport Public Library located at 300 Spring Street in Newport. The meeting commenced at 6:00 pm and lasted for roughly 90 minutes. The meeting was held in a manner consistent with the requirements in Section 7.07(C) regarding Community Meetings and included a brief slide presentation explaining the All Appropriate Inquiries process and RIDEM Remediation Regulations applicable to the Site.

Upon completion of the slide presentation (a copy of which is included as Appendix 3), information related to environmental conditions suspected or known to be present at the property was solicited from the audience. No new information was obtained during the meeting relative to environmental conditions present or suspected to be present at the property. A brief question and answer period followed to ensure meeting attendees were satisfied that any questions or concerns they may have had were adequately addressed.

To Newport Environmental's knowledge, all questions asked during the meeting were sufficiently answered during the meeting such that no additional responses are required with one exception. A request was made by a representative of the Touro Synagogue for a copy of the Phase II Limited Subsurface Investigation prepared on behalf of Church Community Housing in June 2014 prior to acquisition of the property. The requestor was initially advised that the Phase II LSI was not made public and at this time is not available. Upon reviewing our file we realized that both the Phase I and Phase II reports were furnished to the Department on February 9, 2015. Newport Environmental understands that environmental information for the Site, including the Phase II LSI, will be made available on RIDEM's website for review by the public. Assuming that to be the case, the Phase II LSI will soon be available for review by interested parties, including the Touro Synagogue. Upon confirmation that the Phase II LSI is available on the RIDEM website, Newport Environmental will contact the Touro Synagogue and advise them accordingly.

In addition to interested parties from the general population at large, meeting attendees included: Ashley Blauvelt and Brian Menard representing the RIDEM's Office of Waste Management; Stephen Ostiguy, the Executive Director for Church Community Housing; Lilly Dick, a founding member of the Newport Spring Leadership Committee; and Bruce Clark and Erik Gottlieb of Newport Environmental.

The public meeting record remained open for approximately 13 days for receipt of public comment. No public comment was received by the Department as of the close of the public meeting record period.

A copy of the ASTM Phase I Environmental Site Assessment evidencing the completion of the All Appropriate Inquiries process as required by Rule 7.01(C), is provided as Appendix 4. A copy of the Phase II Limited Subsurface Investigation, the completed Release Notification Form and the Voluntary Procedure Letter are provided as Appendices 5, 6 and 7 respectively, to complete file information for the Site.

An electronic copy of this document and all appendices as required by Rule 7.07(A)(iii) is included herewith.

Should you have any questions, comments or require any additional information regarding the meeting, please don't hesitate to contact me directly at (401) 497-8240.

Sincerely,



Bruce W. Clark
Principal

BC:km

Attachments:

- Appendix 1 – Copy of the Public Notice and the “tear sheet” evidencing publication
- Appendix 2 – Sample Public Notice transmittal documentation
- Appendix 3 – Slide Presentation
- Appendix 4 – ASTM Phase I Environmental Site Assessment
- Appendix 5 – Phase II Limited Subsurface Investigation
- Appendix 6 – Completed Release Notification form
- Appendix 7 – Voluntary Procedure Letter
- Electronic copy of Public Meeting Summary Report

c: Report without appendices to Stephen Ostiguy, Church Community Housing