



RHODE ISLAND

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

OFFICE OF LAND REVITALIZATION & SUSTAINABLE MATERIALS MANAGEMENT

235 Promenade Street, Providence, Rhode Island 02908

PROGRAM LETTER

File No. SR-02-2085

September 29, 2022

Chris Reynolds
Brady Sullivan Properties
670 North Commercial Street
Manchester, NH 03101

RE: Robin Rug Manufacturing Facility
125 Thames Street
Bristol, Rhode Island
Plat Map 10 / Lots 42, 43, 60, 61, 62, 73 & 76

Dear Mr. Reynolds:

On April 22, 2020, the Rhode Island Department of Environmental Management's (the Department) Office of Land Revitalization and Sustainable Materials Management (LRSMM) enacted the codified 250-RICR-140-30-1, Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases (the Remediation Regulations). The purpose of these regulations is to create an integrated program requiring reporting, investigation, and remediation of contaminated sites in order to eliminate and/or control threats to human health and the environment in a timely and cost-effective manner. A Program Letter is a document used by the Department to signify that a Site Investigation has been completed and that a Performing Party must conduct public notice in accordance with Sections 1.8.7(A)(2) and 1.8.9 of the Remediation Regulations concerning the findings of the investigation and the proposed remedial alternatives.

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

1. Notification of Hazardous Material Release, received by the Department on May 5, 2022, and prepared by Nobis Engineering, Inc. dba Nobis Group (Nobis);
2. Phase I & II Environmental Site Assessment, dated July 26, 2005, received by the Department on August 1, 2022, and prepared by GZA Geoenvironmental, Inc. (GZA);
3. Phase I Environmental Site Assessment, received by the Department on August 1, 2022, and prepared by Nobis;
4. Phase II Limited Subsurface Investigation, received by the Department on August 1, 2022, and prepared by Nobis; and

5. Site Investigation Report Addendum, received by the Department on August 2, 2022, and prepared by Nobis.

The Department regards the information provided in these reports as meeting the requirements pursuant to Section 1.8.8 of the Remediation Regulations. The preferred remedial alternative proposes the following remedy:

- Limited excavation and off-site disposal of selective lead-impacted soils in the vicinity of TP-7 on Lot 10-76 to a licensed facility. Confirmatory sampling shall be conducted from the excavation sidewalls and base to verify any remaining soils are compliant with Method 1 Direct Exposure Criteria. Any remaining jurisdictional soils shall be encapsulated by a Department approved engineered control;
- The encapsulation of site soils that exceed the Department's Method 1 Residential Direct Exposure Criteria (R-DEC) with Department approved engineered controls consisting of either a minimum of two (2) feet of clean fill, one (1) foot of clean fill underlain with a geotextile fabric, four (4) inches of pavement (asphalt or concrete) above six (6) inches of clean subgrade, or equivalent, and/or building foundations. Site soils in the western portion of the Site adjacent to Bristol Harbor that are within the boundary of the RI Coastal Resources Management Council (CRMC) shall be managed in accordance with all applicable CRMC regulations and requirements;
- The integrity of the cap shall be preserved through the recording of an Environmental Land Usage Restriction (ELUR) on the deed for the entire property (Plat Map 10 / Lots 42, 43, 60, 61, 62, 73 & 76). The ELUR shall require the performance of annual inspections to document the status of the ELUR and the condition of the engineered controls at the Site. The ELUR shall include a soil management plan (SMP), which will address post remediation activities that disturb onsite soils. The ELUR, once approved by the Department, shall be recorded for the property in the Land Evidence Records for the Town of Bristol and a recorded copy forwarded back to the Department within fifteen (15) days of recording; and
- Please note that given the detection of PCE in one sub-slab soil vapor sample, should the portion of the main mill building currently proposed as an open-air garage space be considered for residential usage, a sub-slab depressurization system (SSDS) shall be installed within the footprint of the building.

The Department acknowledges that the site investigation activities are complete. The Department is not yet able to formally approve the SIR, however, due to the necessity to first allow the public to comment on the technical feasibility of the preferred remedial alternative. Outlined in Section 1.8.7(A)(2) and 1.8.9 of the Remediation Regulations are the requirements for public notice after the SIR is deemed complete to all abutting property owners, tenants, easement holders, and the municipality regarding the substantive findings of the completed investigation and the opportunity for public review and comment on the technical feasibility of the preferred remedial alternative. Please submit a draft notification to the Department via E-mail for review and approval prior to distribution. A boilerplate notification to be distributed can be found online at <https://dem.ri.gov/environmental-protection-bureau/land-revitalization-and-sustainable->

materials-management/state-4. The Department will require a copy of the approved public notice letter and a list of all recipients upon issuance.

The Department will formally approve the SIR in the form of a Remedial Decision Letter (RDL) once Public Notice is completed and upon Department approval of all final responses to relevant public comments. At that point, the Department will require submission of the Remedial Action Work Plan (RAWP) and draft versions of the ELUR and SMP for review and approval in accordance with Sections 1.9 and 1.10 of the Remediation Regulations. Upon receipt of the RDL, be prepared to submit the Remedial Action Approval Application Fee of one thousand dollars (\$1,000.00) in check form made payable to General Treasurer -State of Rhode Island directly to the Office of Management Services.

If you have any questions regarding this letter or would like the opportunity to meet with Department personnel, please contact me by telephone at (401) 222-2797, ext. 277-7158, or by E-mail at michelle.mclarney@dem.ri.gov.

Sincerely,



Michelle McLarney
Environmental Engineer I
Office of Land Revitalization &
Sustainable Materials Management

cc: Kelly Owens, RIDEM/LRSMM
Ashley Blauvelt, RIDEM/LRSMM
Rachel Simpson, RIDEM/LRSMM
Bettina Eames, Nobis Group
Russell Karin, Russ-Russ Realty Co.