



RHODE ISLAND
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

235 Promenade Street, Providence, RI 02908-5767

TDD 401-222-4462

October 23, 2003

CERTIFIED MAIL

VOLUNTARY PROCEDURE LETTER

Nancy Kafka
The Trust for Public Land
33 Union Street
Boston, MA 02108

RE: Ponagansett Street Landfill (Former Lincoln Lace and Braid Property), 67 Melissa Street, Providence
CASE # 2001-024

Dear Ms. Kafka:

On September 4, 1996 the Rhode Island Department of Environmental Management (the "Department") enacted the amended Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases (the "Remediation Regulations"), and in January 1997, the Department enacted the Rules and Regulations for Composting Facilities and Solid Waste Management Facilities and Solid Waste Regulation #2, Solid Waste Landfills (the "Solid Waste Regulations"). The purpose of these regulations is to create an integrated program requiring reporting, investigation, and remediation of contaminated sites, and to ensure proper closure and abandonment of solid waste landfills, in order to eliminate and/or control threats to human health and the environment in an efficient manner. A Voluntary Procedure Letter is a preliminary document used by the Department to codify and define the relationship between the Department and a Performing Party. In the case of a Voluntary Procedure Letter, the Performing Party may be a Bona Fide Prospective Purchaser of the Site, or a Voluntary Party with an interest in the Site.

Please be advised of the following:

1. In the matter of the above-referenced Site, the Department has the following documents on-file prepared by the Department and Fuss & O'Neill, Inc.:
 - A. Remedial Evaluation Report: Lincoln Lace and Braid, Providence, Rhode Island, dated December 1999;
 - B. Pre-Design Investigation Report: Former Lincoln Lace and Braid Company Site, Providence, Rhode Island, dated August 2000; and,
 - C. Remedial Evaluation Report Addendum: Former Lincoln Lace and Braid Property and Providence Turners of Rhode Island Properties, dated April 2003.
2. The information on-file documents the presence of hazardous materials in soils at the Site, including Arsenic, Lead, Beryllium, Total Petroleum Hydrocarbons (TPH), and several Polycyclic Aromatic Hydrocarbons (PAHs), all at concentrations exceeding the Department's Method I Residential Direct Exposure Criteria, as defined by Rule 8.02 of the Remediation Regulations.

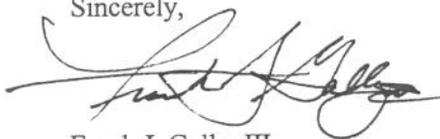
3. The information on-file documents the presence of hazardous materials in soils at the Site, including Arsenic, Lead, and several PAHs, all at concentrations exceeding the Department's Method I Industrial/Commercial Direct Exposure Criteria, as defined by Rule 8.02 of the Remediation Regulations.
4. Based upon the information on-file and the conditions observed, the Department has concluded that a **release** of hazardous materials has occurred at the Site, as defined by Rule 3.54 of the Remediation Regulations.
5. The information on-file also documents the presence of buried solid waste associated with the formerly operated Landfill at the Site, as well as surficial solid waste, as defined by the Solid Waste Regulations.

As a result of the information known, the Trust for Public Land, as a Voluntary Party, is requested to perform the following:

1. Prepare and submit for Department review and approval a Remedial Action Work Plan (RAWP) describing the technical details associated with implementing the remedial action. It is the Department's understanding that the remedial action will include the construction of a Department approved engineered barrier comprised of clean-fill to prevent direct exposure to hazardous materials and buried solid waste, as well as the recording of a Department approved Environmental Land Usage Restriction (ELUR) for the Site in the land evidence records of the City of Providence.
2. Upon Department review and approval of the Remedial Action Work Plan, the Trust for Public Land should be prepared to implement the approved remedy to bring the Site into compliance with the Remediation Regulations and the Solid Waste Regulations.
3. Upon completion of the remedial action, the Trust for Public Land must submit for Department review and approval a Remedial Action Closure Report describing and documenting the remedial activities performed at the Site. Upon approval of the Remedial Action Closure Report and Department receipt of the recorded ELUR, the Department will issue a Letter of Compliance for the Site pursuant to the Remediation Regulations, and at that time, the Site will also be considered by the Department to be in compliance with the Solid Waste Regulations.

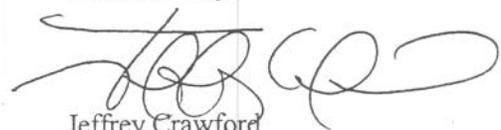
If you have any questions regarding this letter, or if you would like the opportunity to meet with Department personnel, please contact me by telephone at (401) 222-2797 extension 7609, or by email at fgally@dem.state.ri.us.

Sincerely,



Frank J. Gally, III
Engineer
Office of Waste Management

Authorized by:



Jeffrey Crawford
Principal Scientist
Office of Waste Management

XC: K. Owens -DEM/OWM
L. Grandchamp - DEM/OWM
File