



**SAGE**  
ENVIRONMENTAL

August 31, 2012

Mr. Joseph Martella  
RI Dept. of Environmental Management  
Office of Waste Management  
235 Promenade Street  
Providence, Rhode Island 02903

**RE: *Abutters Notification, Queen Anne Square, Newport, Rhode Island***  
***SAGE Project No. S2244***

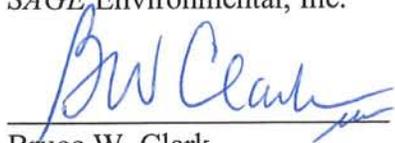
Dear Mr. Martella:

Please consider this communication confirmation that on Thursday, August 29, 2012, the attached Public Notice document was distributed to abutters of the referenced property via First Class Mail and Certified Mail. A list of abutting properties is provided in the following table. On August 30 and 31, 2012, the Public Notice was hand-delivered to approximately 80 tenants of those abutting properties. A plat plan depicting those properties that have been noticed (in yellow) is attached. Also attached is a date-stamped receipt confirming a copy of the Site Investigation Report was delivered to the Newport Public Library.

Plat-Lot	Plat-Lot	Plat-Lot	Plat-Lot	Plat-Lot
24-112	24-162-S1	24-153	24-162-04	24-230
24-122	24-162-S2	24-154	24-336	24-233
24-133	24-172, 24-335, 24-188	24-155	24-349	24-239
24-138	24-178	24-159	24-267-A-1, 24-267-J	24-249
24-139-4, 24-338	24-197	24-159-4	24-268	24-250
24-142	24-228, 24-229, 24-231-4, 24-359, 24-360	24-162	24-162-03	24-251
24-162-01	24-254	24-267-12	24-341	24-157
24-162-02	24-267, 24-267-1, 24-267-2, 24-267-3, 24-267-4, 24-267-5, 24-267-6, 24-267-7, 24-267-8, 24-267-10, 24-267-11	24-267-9	24-342, 24-355	24-298

172 Armistice Blvd.  
Pawtucket, Rhode Island 02860  
401-723-9900  
FAX 401-723-9973

Sincerely,  
SAGE Environmental, Inc.



Bruce W. Clark  
Principal

BWC/car

Attachment

c: Kelly Owens, RIDEM  
Pieter Roos, Newport Restoration Foundation  
Jane Howington, Newport City Manager  
William Riccio, Director, Newport Department of Public Services  
Scott Wheeler, Newport Department of Public Services  
Jim Farrar, Farrar Associates

## Public Notice

Queen Anne Square  
Assessor's Plat 24 Lot 346  
Newport, Rhode Island

Case No. 2012-010

August 29, 2012

In accordance with the Industrial Property Remediation and Reuse Act (Rhode Island General Law 23-19.14, Section 11) and the Rhode Island Department of Environmental Management's (RIDEM) Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases (the Remediation Regulations), SAGE Environmental, Inc., on behalf of Doris Duke Monument Foundation, is providing notice to abutters, tenants, easement holders, and the City that remedial activities will commence at the above-listed neighboring property, Queen Anne Square, after Public Notice has been completed and a Remedial Action Work Plan has been approved by RIDEM.

Previous investigations conducted at the Site involved sampling and analysis of surface and subsurface soil and groundwater to characterize the source and extent of impacts to soil by metals, polynuclear aromatic hydrocarbons (PAHs), and total petroleum hydrocarbons (TPH). The results of the investigation identified exceedances of the RIDEM Residential and/or Industrial/Commercial soil standards for metals, TPH and SVOCs. In addition, one subsurface sample was identified with an exceedance the RIDEM GB Leachability Criteria for TPH in soil. Laboratory analysis of groundwater samples collected from Site monitoring wells revealed no analytes above the RIDEM GB Groundwater Objectives. RIDEM has determined that the investigation completed to-date has adequately assessed the nature and extent of the contamination at the property and has addressed all concerns in accordance with the Remediation Regulations.

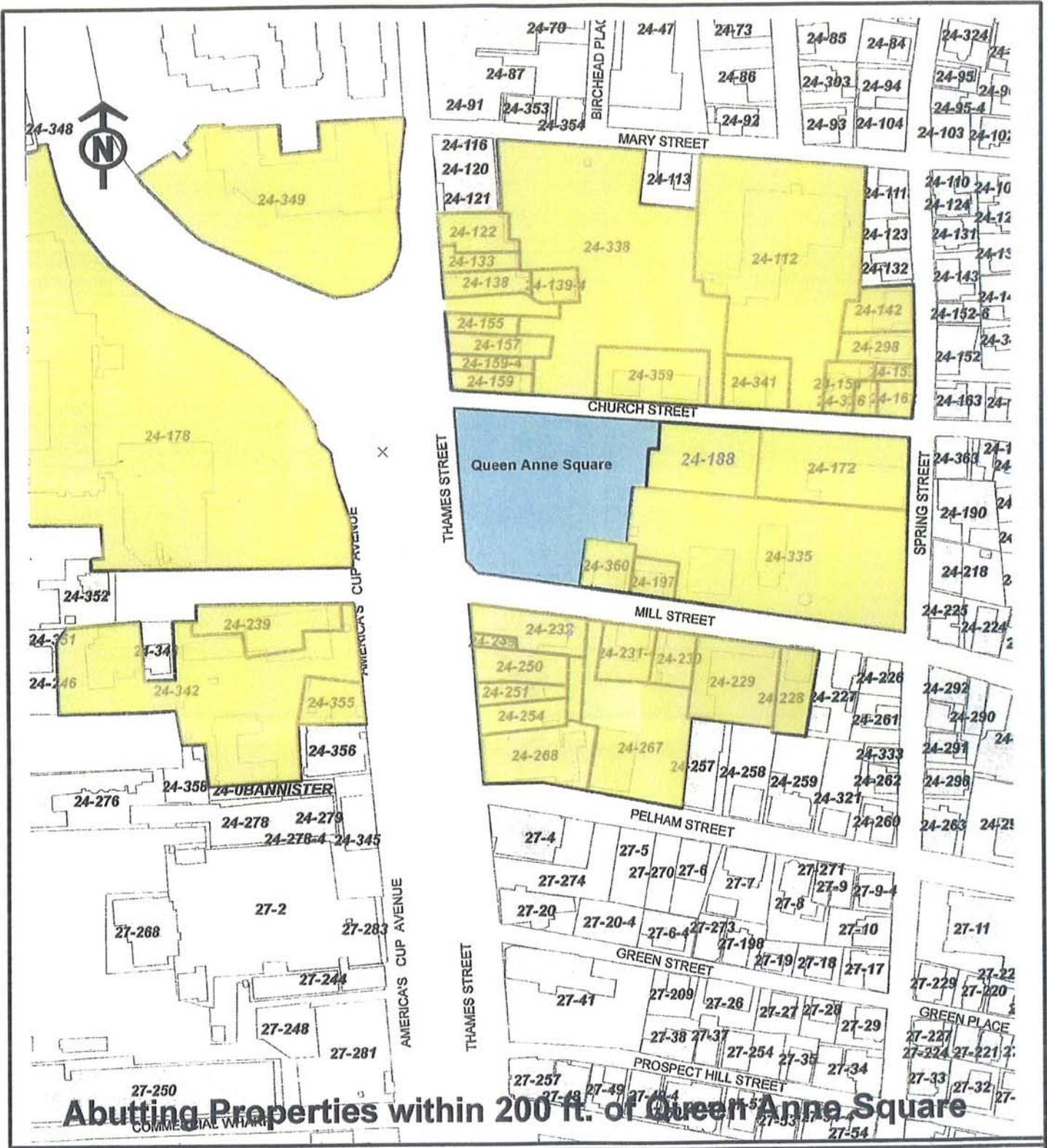
The proposed remedy at the Site includes: 1) limited excavation of subsurface soils in a select area where TPH concentrations exceed the GB Leachability Criteria and three other areas where elevated concentrations of lead were identified; 2) placement of an appropriate barrier (vegetated cap with twenty-four (24) inches of clean fill, or equivalent) over the Site to minimize the possibility of exposure to site soil where exceedances of Method 1 Residential and/or Industrial/Commercial Direct Exposure Criteria have been identified; 3) development of a Soil Management Plan (SMP) for remedial and redevelopment activities to protect Site workers from exposure during performance of the work; 4) and placement of an Environmental Land Usage Restriction (ELUR) on the site which will allow for the continued use of the property as a park and will prohibit the use of groundwater for potable purposes.

There is a 14-day comment period, commencing with the date of delivery of this notice, during which the public may review RIDEM records pertaining to this property and submit written comments regarding the technical feasibility of the preferred remedial alternatives. Should you require additional time for review, a request for an extension of the comment period may be made to the Department. Requests must be received by the Department before 4:00 pm on September 14, 2012, and may be made in writing to the address below or by email. RIDEM will consider all substantive written comments prior to issuing its final approval of the proposed remedial alternative.

Written comments should be submitted to Mr. Joseph Martella by email at [joseph.martella@dem.ri.gov](mailto:joseph.martella@dem.ri.gov) or by mail to:

Joseph Martella  
R.I. Department of Environmental Management  
Office of Waste Management  
235 Promenade Street  
Providence, RI 02908-5767

Should you have any questions regarding this notice, the status of the Site, or if you wish to review the file for this Site, please contact Joseph Martella by telephone at (401) 222-2797 extension 7109 or by email at [joseph.martella@dem.ri.gov](mailto:joseph.martella@dem.ri.gov). Documents are also available on the RIDEM website at the following link: <http://www.dem.ri.gov/programs/benviron/waste/queenan.htm>. A copy of the Site Investigation Report is available for review at the Newport Public Library.



SAGE Environmental, Inc

Figure

Abutting Properties Within 200 Feet

Queen Anne Square  
Newport, Rhode Island

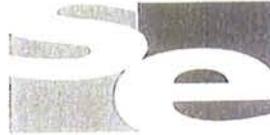
DATE: 03/09/12  
CREATED BY: DAK

JOB #: S2244  
DRAWING: abuttermap.mxd

Not to Scale



★ Site Location



**SAGE**  
ENVIRONMENTAL

**SITE INVESTIGATION REPORT**

**Queen Anne Square  
Plat 24 Lot 346  
Newport, Rhode Island**

*Prepared for:*

**Mr. Joseph Martella  
RI Dept. of Environmental Management  
Office of Waste Management  
235 Promenade Street  
Providence, Rhode Island 02903**

*Prepared by:*

**SAGE Environmental, Inc.  
172 Armistice Boulevard  
Pawtucket, Rhode Island 02860**

**SAGE Project #S2244**

**August 2012**

RECEIVED  
AUG 29 2012

BY: *RRS*  
*Newport Public Library*

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401-723-9900  
FAX 401-723-9973  
[www.sageenvironmental.net](http://www.sageenvironmental.net)