

# Strawberry Field Estates Inc. Clean-up Activity Fact Sheet

Warwick, Rhode Island

Fact Sheet No. 5

March, 2004

## Introduction

The purpose of this Fact Sheet is to notify the public of the status of ongoing environmental work at the former Leeson property located at 333 Strawberry Field Road in Warwick, Rhode Island (the Site), and provide information about field activities that are planned for collection and treatment of impacted groundwater at the site. The Site is currently owned by Strawberry Field Estates Inc. (SFE).

## Background

The Site consists of a 77-acre parcel with a 16-acre main single-story industrial building. From 1960 to present, the property use has included light-industrial manufacturing processes. Operations within the building included equipment manufacturing, metals finishing, industrial painting, rust proofing, warehousing, and office space.

Past investigations of soil and groundwater at the Site, have confirmed that a number of chemical compounds, commonly associated with metal cleaning and degreasing, are present in soil and groundwater beneath the Site. These chemicals are classified as volatile organic compounds (VOCs) and petroleum hydrocarbons. Groundwater beneath and in the immediate vicinity of the Site is classified by the Rhode Island Department of Environmental Management (RIDEM) as a non-drinking water source. Residences in the vicinity of the Site are provided water by the City of Warwick.

The current Site owner, SFE, was not responsible for the past polluting practices but has actively worked with RIDEM to investigate and clean up the Site. SFE became responsible for Site clean-up through acquisition of John Brown Inc., the former owner of the property. John Brown Inc. inherited the clean-up responsibility when they purchased Leeson Corp., the original owners and operators of the Site. The property is currently managed by the Lares Group and the Airport Business Center under lease from SFE. The Lares Group subleases portions of the building to various industrial tenants.

## Site Investigation and Remediation

RIDEM's Office of Waste Management has overseen soil and groundwater investigations at the Site beginning in the early 1990s. Results of these investigations have revealed that soil and groundwater beneath the Site are impacted by VOCs, primarily trichloroethene (TCE), dichloroethene, (DCE), and with total petroleum hydrocarbons (TPH; predominantly cutting oils). These investigations also indicated that

contaminated groundwater was slowly migrating away from the Site building. A Fact Sheet (Fact Sheet No.1), documenting completion of the initial phase of Site investigation activities was circulated to local residents in May 2000.

A Site clean-up plan outlining the proposed remedial actions for the Site was submitted to RIDEM for their review and approval during May 2000. A second Fact Sheet (Fact Sheet No. 2), containing an overview of the clean-up plan, was mailed to local residents in December 2000. RIDEM approved the clean-up plan in April 2001 and a series of remedial actions were completed during the summer of 2001. A copy of the clean-up plan (also known as the Remedial Action Work Plan) is on file at RIDEM and is available for public review.

## Ongoing Investigation and Site Cleanup Activities

Groundwater samples collected from on-site monitoring wells installed during October 2001 indicated that groundwater impacted with VOCs above the Site clean-up goals may have migrated off-site beneath Strawberry Field Road. Based on this information, a series of off-site groundwater investigations were performed during early 2002. These investigations were documented in Fact Sheet Nos. 3 and 3b. The results of these investigations showed that VOC constituents were present above Site clean-up goals in groundwater underlying a portion of the residential area to the southwest of the property boundary along Strawberry Field Road. In response to the off-site migration of VOC-impacted groundwater, SFE installed an on-site groundwater extraction and treatment system along Strawberry Field Road in May 2002. This system removes contaminants present in the vicinity of Strawberry Field Road and prevents additional impacted groundwater from migrating off-site in the future. The groundwater extraction and treatment system began operating in May 2002.

As an additional preventative measure, RIDEM required SFE to collect indoor air samples from selected residences and to evaluate if VOC air concentrations were above permissible limits. These samples were collected in July 2002, and the results were provided to the individual residences.

In October and November 2003, SFE performed cement stabilization of VOC-impacted soils in a portion of the Site referred to as the Former Hopper Area of Concern, located in

the parking area adjacent to the northwestern corner of the main building. The soil in this area contained high concentrations of contaminants, and was believed to be the major source of contaminants to the groundwater migrating offsite. The cement stabilization process was designed to eliminate that source by “fixing” the contaminants within the cement/soil matrix. Preliminary results of tests conducted during the operation were encouraging. The success of the soil cement stabilization process will continue to be evaluated based on results of quarterly groundwater monitoring downgradient from the former Hopper Area of Concern.

In the fall of 2003, SFE was informed that the City of Warwick Department of Public Works was planning to extend the sewer line down the Strawberry Field Road in front of the facility, with construction planned for late spring or early summer, 2004. The existing groundwater extraction and treatment system, operational since May 2002, has been found to be effective in eliminating off-site migration of contaminated groundwater. Because of the planned sewer construction, SFE is upgrading the groundwater collection system in the site parking lot abutting Strawberry Field Road. Construction of this upgrade is planned to occur during late April 2004. This upgrade consists of the construction of a 250-foot long groundwater collection trench, to be located in the Airport Business Center parking lot, approximately 200 feet northeast and parallel to Strawberry Field Road. This trench will capture the VOC-impacted groundwater well before it reaches the Strawberry Field Estates Inc. property line, and provide more efficient groundwater removal than the existing extraction wells. Water captured by the trench will be pumped via buried pipeline to the existing groundwater treatment system, where it will be treated, then discharged to the storm sewer, in accordance with existing permits. The existing water extraction well system, located adjacent to SFE property line, will remain in operation until it is shown to no longer be necessary.

### **For More Information**

RIDEM encourages the exchange of information with interested members of the community. Reports documenting results of these investigations are public record and are available for review from RIDEM upon request. If you would like more information, or wish to comment on the information provided in this Fact Sheet, please contact:

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Copies of Site-related documents, including the previous Fact Sheets, are available at RIDEM's offices. Please call the RIDEM file review coordinator at the Office of Technical and Customer Assistance at (401) 222-6822 to schedule an appointment to review the Site documentation. In addition, a second public repository of the most recent Site documents is being established at the Warwick Public Library, at 600 Sandy Lane, for the convenience of local residents. The documents will be available at the reference desk during normal library hours.

### **Glossary of Terms**

DCE	Dichloroethene
RAWP	Remedial Action Work Plan
RIDEM	Rhode Island Dept. of Environmental Management
TCE	Trichloroethene
TPH	Total Petroleum Hydrocarbons
VOCs	Volatile Organic Compounds