



F.W. WEBB COMPANY

May 17, 2022

Mr. Matthew DeStefano
Rhode Island Department of Environmental Management
Office of Land Revitalization and Sustainable Materials Management
235 Promenade Street
Providence, Rhode Island 02908

**RE: Application for Use of Expedited Policy for Remediation of Environmental Simple Sites
William H. Morley Memorial Field
94 Moshassuck Street
(Plat 62A, Lots 291 and 309)
Pawtucket, Rhode Island 02860**

Dear Mr. DeStefano:

On behalf of Blackstone Distribution Center LLC (Blackstone), Alliance Environmental Group / An F.W. Webb Company (F.W. Webb/AEG) prepared this submittal to facilitate the use of the Rhode Island Department of Environmental Management (RIDEM) Policy entitled EXPRESS (Expedited Policy for Remediation of Environmental Simple Sites), Policy Memo 2013-01, as Revised on February 20, 2019, for the above-referenced location (referred to herein as the "Site").

The following items are attached as part of this submittal for use of the "Expedited Policy":

- EXPRESS Eligibility Application/Notification Form
- Required Consultant Certifications
- Draft Environmental Justice Documentation
- Site Investigation Report (SIR)
- Remedial Action Work Plan (RAWP)
- \$1,000 Remedial Action Approval Application Fee

Please contact the undersigned any time at (401) 732-7600 or by email if you have questions or comments regarding this submittal, or if you require any additional information.

Very truly yours,
Alliance Environmental Group / An F.W. Webb Company

Joel Walcott, PE
Senior Principal Engineer

EXPRESS Eligibility Application/Notification

Contact Name: Joel Walcott - Alliance Environmental Group/ An F.W. Webb Company
Contact Address: 832 Dyer Avenue, Cranston, Rhode Island 02920
Contact Telephone: (401) 732-7600

Site Name: William H. Morley Memorial Field
Site Address: 94 Moshassuck Street, Pawtucket, Rhode Island 02860

Site Land Usage (Residential or Commercial/Industrial): Commercial/Industrial
Adjacent Land Usage (Residential or Commercial/Industrial): Commercial/Industrial

Location/Extent of Release: Shallow soil exceedances (zero to three feet below grade) were detected in samples collected during the advancement of soil borings at the subject baseball field. The exceedances were detected in the northeastern portion of the property (soil boring/monitoring well GZ-02) and the approximate central portion of the property (soil boring/monitoring well GZ-03).

Date of Discovery: April 11, 2022

Source of Release: Suspected urban fill material	Lead: 246 mg/kg
	Benzo(a)anthracene: 1.05 mg/kg
	Benzo(a)pyrene: 1.55 mg/kg
	Benzo(b)fluoranthene: 1.51 mg/kg
Hazardous Materials and Concentrations:	Benzo(g,h,i)perylene: 1.25 mg/kg
	Chrysene: 1.01 mg/kg
	Indeno(1,2,3-cd)pyrene: 1.38 mg/kg

Site groundwater classification (GAA, GA, GB): GB

Nearest Surface Water or Wetland (if greater than 500 feet please state):

The closest surface water body is the Moshassuck River, which abuts the Site to the west.

Measures Taken or Proposed to be Taken in Response to Release:

The use of engineering and institutional controls is recommended to address the exceedances of lead and polycyclic aromatic hydrocarbons (PAHs) detected in soil at the Site. The areas exhibiting exceedances will be capped with either two feet of clean soil, one foot of clean soil underlain by a geotextile layer, or at least four inches of pavement underlain by six or more inches of clean sub-base material. An Environmental Land Use Restriction (ELUR) will also be recorded for the Site to ensure that the capped surfaces are maintained, groundwater at the Site is not used as a source of potable water, and the property is not redeveloped for residential purposes.

Signature:  _____

Date: May 16, 2022

Printed Name: Joel Walcott, P.E.

DIRECTIONS: Under each item listed below, please review the question in regards to the Site in question and check the box if the listed criteria are met. If answering in the affirmative to the question, please place a check mark or "X" in the box. If an item is not applicable, please print N/A.

- The Site **IS NOT** the location or future location of a school, child-care facility or recreational facility for public use.

- The Site **DOES NOT** have any groundwater impacts that require active remedial measures which constitute issuance of an Order of Approval.

- The Site Investigation performed at the Site included the installation of a minimum of three (3) monitoring wells that have been sampled and analyzed for all constituents of the applicable GA or GB Groundwater Objectives as defined in Section 1.9.3(F)(4) and (5), Tables 3 and 4, respectively, of the Remediation Regulations. Also, none of the monitoring wells have evidence of free product contamination present.

The preferred remedial alternative for the Site is one or a combination of the following presumptive remedies:

- Removal and off-site disposal of all jurisdictional waste materials with pre-approved confirmation sampling consistent with policy;
 - Two (2) foot clean soil cap or equivalent with an Environmental Land Usage Restriction (ELUR);
 - One (1) foot clean soil over Geofabric material with minimum CBR puncture strength of 220 lbs, with an ELUR;
 - Six (6) inch clean sub-base with 4" of asphalt or concrete pavement (minimum) with an ELUR; and
 - A presumptive remedy as outlined in Section 1.13.4 (Remedial Options for Jurisdictional Arsenic Releases above 7.0 ppm) of the Remediation Regulations. **Note: These remedies apply to arsenic-only Sites.**
-
- The SIR and RAWP submittals include all of the consultant certification requirements as required in Section C of this policy.

 - The SIR is in the **EXACT FORMAT OUTLINED** in Section D of this policy.

 - The RAWP is in the **EXACT FORMAT OUTLINED** in Section E of this policy.

If your Site has any of the following conditions, please place a check mark or "X" in the box.

- N/A Sites with groundwater exceedances that will not require active remedial measures.

- N/A The Site has contaminant concentrations exceeding Upper Concentration Limits in soil as referenced in Section 1.9.7 of the Remediation Regulations.
- N/A The presence of any Underground Injection Control Systems (UIC) at the Site.
- N/A The Site has contaminant concentrations that exceed the applicable GA or GB Leachability Criteria as referenced in Section 1.9.2(C)(3), Table 2 of the Remediation Regulations and Section 1.9.2(B)(4) (Soil Objectives for Total Petroleum Hydrocarbons (TPH)) of the Remediation Regulations.
- N/A The Site is jurisdictional under the Leaking Underground Storage Tank Program.
- N/A The Site requires negotiations of a Remedial Agreement.
- N/A The Site has potential impacts of surface water and / or wetlands.

Please submit Application / Notification to:

**Mr. Matthew DeStefano, Deputy Chief
RIDEM / Office of Waste Management
235 Promenade Street
Providence, RI 02908**



F.W. WEBB COMPANY

May 17, 2022

Mr. Matthew DeStefano
Rhode Island Department of Environmental Management
Office of Land Revitalization and Sustainable Materials Management
235 Promenade Street
Providence, Rhode Island 02908

**RE: Required Consultant Certifications
Expedited Policy for Remediation of Environmental Simple Sites
94 Moshassuck Street
(Plat 62A, Lots 291 and 309)
Pawtucket, Rhode Island 02860**

Dear Mr. DeStefano:

In accordance with the Rhode Island Department of Environmental Management (RIDEM) Policy entitled EXPRESS (Expedited Policy for Remediation of Environmental Simple Sites), Alliance Environmental Group/An F.W. Webb Company (F.W. Webb/AEG) is providing the following certifications for the above-referenced property located at 94 Moshassuck Street in Pawtucket, Rhode Island (referred to herein as the "Site").

1. I, Joel Walcott, on behalf of Alliance Environmental Group/An F.W. Webb Company, and representing Blackstone Distribution Center LLC, certify that the Public Notice will be completed in accordance with Section 1.8.7 (Public Notice) of the Remediation Regulations, and all requirements specified in RIDEM's Environmental Justice (EJ) policy will be satisfied relative to this Site;
2. I, Joel Walcott, on behalf of Alliance Environmental Group/An F.W. Webb Company, and representing Blackstone Distribution Center LLC, certify that the Site Investigation Report (SIR) has been submitted in the format outlined in Section D of this policy;
3. I, Joel Walcott, on behalf of Alliance Environmental Group/An F.W. Webb Company, and representing Blackstone Distribution Center LLC, certify that all information contained in the SIR is complete and accurate to the best of my knowledge.
4. I, Joel Walcott, on behalf of Alliance Environmental Group/An F.W. Webb Company, and representing Blackstone Distribution Center LLC, certify that the SIR is a complete and accurate representation of environmental conditions at the Site, accurately depicts the nature and extent of the contaminant release, and contains all known facts & history surrounding the release, to the best of my knowledge;

5. I, Joel Walcott, on behalf of Alliance Environmental Group / An F.W. Webb Company, and representing Blackstone Distribution Center LLC, certify that all analytical data presented in the SIR was closely compared to the corresponding laboratory certificates of analysis received from ESS Laboratory of Cranston, Rhode Island, to ensure report accuracy relative to sample holding times, detection limits at or below applicable standards, and related laboratory procedures; and

6. I, Joel Walcott, on behalf of Alliance Environmental Group / An F.W. Webb Company, and representing Blackstone Distribution Center LLC, certify that all information contained in the Remedial Action Work Plan (RAWP) is complete and accurate to the best of my knowledge.

Please contact the undersigned at (401) 732-7600 or by email if you have any questions or comments regarding this submittal.

Very truly yours,

Alliance Environmental Group / An F.W. Webb Company



Joel Walcott, PE
Senior Principal Engineer

Proof of Payment – Remedial Action Approval Application Fee



**Rhode Island Department of Environmental Management
Office of Waste Management**

REMEDIAL ACTION APPROVAL APPLICATION FEE FORM

Rule 10.02 of the Department's Rules and Regulations for the Investigation and Remediation of Hazardous Materials Releases, requires an application fee for Remedial Action Approvals in the amount of one thousand (\$1,000) dollars. Please submit this form and check, made payable to the State of Rhode Island General Treasurer, directly to:

**R.I. Department of Environmental Management
Office of Management Services- Rm 340
235 Promenade Street
Providence, RI 02908**

Please complete this page and attach it to the check or money order. This information must be provided to coordinate your fee with the application submitted.

Site Name: Blackstone Distribution Center LLC

Address: 94 Moshassuck Street

Town/City: Pawtucket

File Number: TBD (Expedited Policy)

Contact Person: Jordan Karlik

Phone No: (516) 622-7500

RIDEM Project Manager: Gary Jablonski

FOR RIDEM OFFICE USE ONLY:

Fee Amount Received: _____

Date Recieved: _____

Check #: _____

Receipt Account:

10.074.3765103.03.461043

cc:74:3481 Leg.17-18-841



F. W. WEBB COMPANY

160 MIDDLESEX TURNPIKE • BEDFORD, MA 01730 • (781) 272-6600

BANK OF AMERICA
South Portland, Maine

52-153
112

DATE	CHECK NO.
05/10/22	001633556

PAY EXACTLY

***1000 DOLLARS AND 00 CENTS ***

CHECK AMOUNT

***1000.00**

PAY TO THE ORDER OF

STATE OF RI GENERAL TREASURER

F. W. WEBB COMPANY

AUTHORIZED SIGNATURE

⑈001633556⑈ ⑆011201539⑆ 80 057 030⑈

Draft Public Involvement Documentation

(Site-Specific Fact Sheet and Letter to Abutters, Easement Holders, and Municipality)

ABUTTERS LIST
 94 MOSHASSUCK STREET, PAWTUCKET, RHODE ISLAND 02860

List No.	Property ID	Property Addresses	Property Owner and Address
1	Plat 62A, Lot 295 Plat 62A, Lot 337	1 Moshassuck Street Pawtucket, Rhode Island 02860	Blackstone Distribution Center LLC 2 Seaview Boulevard, Suite 203 Port Washington, New York 11050
2	Plat 61B, Lot 187	Not Applicable (westerly abutting parcel)	State of Rhode Island - Providence Plantations 148 West River Street Providence, Rhode Island 02904
3	Plat 61B, Lot 185	Not Applicable (southwesterly abutting parcel)	Grenville Realty Inc. P.O. Box 29 Providence, Rhode Island 02904
4	Plat 62B, Lot 330	155 Moshassuck Street Pawtucket, Rhode Island 02860	Christian Church Hebrew 155 Moshassuck Street Pawtucket, Rhode Island 02860
5	Plat 62B, Lot 324	55 Moshassuck Street Pawtucket, Rhode Island 02860	Virginia Land Associates LLC 350 Esten Avenue Pawtucket, Rhode Island 02860
6	Plat 62A, Lot 338	50 Ann Mary Street Pawtucket, Rhode Island 02860	OSJ of Providence LLC 375 Commerce Park Road North Kingstown, Rhode Island 02852
N/A	N/A	COPY TO RIDEM	Submitted electronically Hard copy to be delivered also
N/A	N/A	COPY TO MUNICIPALITY	Pawtucket City Hall Mayor's Office 137 Roosevelt Avenue, Room 200 Pawtucket, Rhode Island 02860



Notification To Abutters
Site Investigation
William H. Morley Memorial Field
94 Moshassuck Street, Pawtucket, Rhode Island

May __, 2022

In accordance with the Rhode Island Department of Environmental Management's (RIDEM's) Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases (the Remediation Regulations), Blackstone Distribution Center LLC is providing notice to abutters that a Site Investigation for the above mentioned property has been completed. The property is further designated as Plat 62A, Lots 291 and 309, on the City of Pawtucket Tax Assessor's plat maps. The goal of the investigation was to determine the extent to which any historical activities at the property resulted in exceedances of the RIDEM's promulgated soil criteria and groundwater objectives. The investigation involved the sampling and analysis of soil and groundwater at the property. The results of the investigation indicated that lead and polycyclic aromatic hydrocarbons (PAHs) are present in soil at certain locations on the property at concentrations above applicable RIDEM Direct Exposure Criteria. The proposed remedial alternative is the use of engineering and institutional controls including soil capping and recording of an Environmental Land Use Restriction (ELUR), respectively. The planned future use of the property is a paved parking area for the adjacent warehouse/distribution facility at 1 Moshassuck Street. RIDEM has determined that the investigation has adequately assessed the nature and extent of environmental contamination at the property and addressed all concerns in accordance with the Remediation Regulations.

There is a 14 calendar day comment period, commencing with the date 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 alternative. Should you require any 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 4:00pm on the final day of the comment period, and may be made in writing to the address below or by calling the telephone number listed below. 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. Gary Jablonski
RI Department of Environmental Management
Office of Land Revitalization and Sustainable Materials Management
235 Promenade Street
Providence, RI 02908-5767
Phone: (401) 222-2797 ext. 2777148
Email: Gary.Jablonski@dem.ri.gov

Arrangements to review RIDEM records may be made by calling Angela Spadoni, Office of Customer and Technical Assistance, at (401) 222-4700 ext. 2777307.

Aviso para las Propiedades Vecinas
Investigación de Propiedad
Campo conmemorativo William H. Morley
94 Moshassuck Street, Pawtucket, Rhode Island

___ mayo 2022

De acuerdo con las Reglas y Reglamentaciones para la Investigación y Rehabilitación de Descargas de Materiales Peligrosos (Reglamentaciones de Remediación) del Departamento de Gestión Ambiental de Rhode Island, JK Equities está proporcionando un aviso para las propiedades vecinas que la Investigación de la Propiedad anteriormente mencionada se ha terminado. La propiedad se designará como Plano 62A, Lotes 291 y 309 de la Ciudad de Pawtucket mapas de urbanización de Impuestos del Asesor. La meta de la investigación era para decidir la magnitud de cualquier actividad histórica en la propiedad podría haber resultado en cualquier superaciones de criterio de suelos y objetivos de aguas subterráneas promulgadas del Departamento de Gestión Ambiental de Rhode Island (RIDEM). La investigación involucro toma de muestras y análisis de suelo superficial y subsuperficial y agua subterránea. Los resultados de la investigación indicaron que el plomo y los hidrocarburos aromáticos policíclicos están presentes en el suelo en ciertos lugares de la propiedad en concentraciones superiores a los Criterios de exposición directa RIDEM aplicables. La alternativa de remediación propuesta es el uso de controles institucionales y de ingeniería, incluido el recubrimiento del suelo y el registro de una Restricción Ambiental del Uso de la Tierra (ELUR), respectivamente. El uso futuro planificado de la propiedad es un área de estacionamiento pavimentada para el almacén/instalación de distribución adyacente en 1 Moshassuck Street. RIDEM ha determinado que la investigación ha evaluado adecuadamente la naturaleza y el alcance de la contaminación ambiental en la propiedad y ha abordado todas las inquietudes de acuerdo con las Regulaciones de Remediación.

Hay un periodo de 14 días de comentario, empezando con el día de este aviso, en que el publico puede revisar los récords de RIDEM que le pertenecen a esta propiedad y entregar comentarios escritos con respecto a la viabilidad técnica de la remediación alternativa preferida. Si usted necesita mas tiempo para revisar, una petición para la extensión del periodo de comentario se puede hacer al Departamento. El Departamento tiene que recibir la petición antes de las 4:00pm del ultimo día del periodo de comentario, y puede ser escrito a la siguiente dirección o llamando al numero que parece a continuación. RIDEM tendrá en cuenta todos los comentarios escritos que son legítimos antes de enviar su aprobación definitiva de la remediación alternativa propuesta. Comentarios escritos se deben entregar a:

Mr. Gary Jablonski
RI Department of Environmental Management
Office of Land Revitalization and Sustainable Materials Management
235 Promenade Street
Providence, RI 02908-5767
Teléfono: (401) 222-2797 ext. 2777148
Email: Gary.Jablonski@dem.ri.gov

Arreglos para revisar récords del RIDEM se pueden hacer llamando a Angela Spadoni, Oficina de Asistencia al Cliente y Asistencia Técnica, (401)222-4700 ext. 2777307.

FACT SHEET: William H. Morley Memorial Field
94 Moshassuck Street, Pawtucket

Introduction

Blackstone Distribution Center LLC has conducted a Site Investigation at the baseball field property identified as William H. Morley Memorial Field, located at 94 Moshassuck Street in Pawtucket, Rhode Island. This property is further designated as Plat 62A, Lots 291 and 309, by the City of Pawtucket. The property, which is approximately 5.04 acres in size, is proposed for use as a paved parking area for the adjacent warehouse/distribution facility that is being constructed at 1 Moshassuck Street.

Site History

In the early 1900s, the property was utilized as the City of Pawtucket Intermittent Downward Filtration Plant (sewage treatment). Beginning in the 1970s or early 1980s, the property was used as a public baseball field. The property is no longer utilized for organized recreational activities, and is currently vacant.

Site Investigation

A Site Investigation Report (SIR) was recently completed for the property. The investigation consisted of the advancement of soil borings, the installation of groundwater monitoring wells, and the sampling and analysis of soil and groundwater samples. The results of the investigation indicated that lead and polycyclic aromatic hydrocarbons (PAHs) are present in soil at certain locations on the property at concentrations above applicable Rhode Island Department of Environmental Management (RIDEM) Direct Exposure Criteria.

As discussed in the SIR, the proposed remedial alternative is the use of engineering and institutional controls including soil capping and recording of an Environmental Land Use Restriction (ELUR), respectively. An Environmental Land Use Restriction (ELUR) will also be applied to the entire property to ensure that the property is not utilized for residential purposes, groundwater at the property is not used as a source of potable water, and all capped surfaces are properly maintained to help prevent exposures to residually impacted soils.

Contact Information

The registered environmental consultant for 94 Moshassuck Street is Alliance Environmental Group/ An F.W. Webb Company, with Mr. Joel Walcott, P.E. serving as the consultant's primary contact. You can reach Mr. Walcott at (401) 732-7600 or by email at joel.walcott@fwwebb.com.

The RIDEM case manager for 94 Moshassuck Street is Mr. Gary Jablonski, who can be reached at (401) 222-2797, extension 2777148, or by email at Gary.Jablonski@dem.ri.gov.

HOJA INFORMATIVA: Campo conmemorativo William H. Morley **Calle Moshassuck 94, Pawtucket**

Introducción

Blackstone Distribution Center LLC ha llevado a cabo una Investigación del sitio en la propiedad del campo de béisbol identificada como William H. Morley Memorial Field, ubicada en 94 Moshassuck Street en Pawtucket, Rhode Island. Esta propiedad también está designada como Plat 62A, lotes 291 y 309, por la ciudad de Pawtucket. La propiedad, que tiene un tamaño aproximado de 5,04 acres, se propone para su uso como un área de estacionamiento pavimentada para el almacén/instalación de distribución adyacente que se está construyendo en 1 Moshassuck Street.

Historia Del Sitio

A principios de la década de 1900, la propiedad se utilizó como planta de filtración descendente intermitente (tratamiento de aguas residuales) de la ciudad de Pawtucket. A partir de la década de 1970 o principios de la de 1980, la propiedad se utilizó como campo de béisbol público. La propiedad ya no se utiliza para actividades recreativas organizadas y actualmente está desocupada.

Investigación Del Sitio

Recientemente se completó un informe de investigación del sitio (SIR) para la propiedad. La investigación consistió en el avance de las perforaciones del suelo, la instalación de pozos de monitoreo de aguas subterráneas y el muestreo y análisis de muestras de suelos y aguas subterráneas. Los resultados de la investigación indicaron que el plomo y los hidrocarburos aromáticos policíclicos (PAH) están presentes en el suelo en ciertos lugares de la propiedad en concentraciones superiores a los criterios de exposición directa aplicables del Departamento de Gestión Ambiental de Rhode Island (RIDEM).

Como se discutió en el SIR, la alternativa de remediación propuesta es el uso de controles institucionales y de ingeniería que incluyen la cobertura del suelo y el registro de una Restricción Ambiental del Uso de la Tierra (ELUR), respectivamente. También se aplicará una Restricción Ambiental del Uso de la Tierra (ELUR) a toda la propiedad para garantizar que la propiedad no se utilice con fines residenciales, que el agua subterránea de la propiedad no se utilice como fuente de agua potable y que todas las superficies tapadas se mantengan adecuadamente para ayudar a prevenir exposiciones a suelos impactados residualmente.

Información del contacto

El consultor ambiental registrado para Calle Moshassuck 94 es Alliance Environmental Group / An F.W. Webb Company, con el Sr. Joel Walcott, P.E. sirviendo como contacto principal del consultor. Puede comunicarse con el Sr. Walcott al (401) 732-7600 o por correo electrónico a joel.walcott@fwwebb.com.

El administrador de casos de RIDEM para Calle Moshassuck 94 es la Sr. Gary Jablonski, a quien se puede llamar al (401) 222-2797, extensión 2777148, o contactar por correo electrónico a Gary.Jablonski@dem.ri.gov.

Notice

This property is being investigated and managed in accordance with the Rhode Island Department of Environmental Management (RIDEM) regulations.

If you have any questions, please contact:

Gary Jablonski – Environmental Engineer III
(401) 222-2797 ext. 2777148

R.I. Department of Environmental Management
Office of Land Revitalization and Sustainable Materials Management
235 Promenade Street
Providence, Rhode Island 02908-5767

Arrangements to review RIDEM records can be made by calling 222-4700, extension 2777307.

Aviso

Esta propiedad se está investigando y se está manejando de acuerdo con el Departamento de Gestión Ambiental de Rhode Island (RIDEM) regulaciones.

Si usted tiene cualquier pregunta por favor contactar el siguiente:

Gary Jablonski - Ingeniero Ambiental III
(401) 222-2797 ext. 2777148

Departamento de Gestión Ambiental de Rhode Island
Oficina de la Gestión de Desechos
235 Promenade Street
Providence, Rhode Island 02908-5767

Las medidas a los expedientes de la revisión RIDEM pueden ser tomadas llamando 222-4700, extensión 2777307.