

## Simpson, Rachel (DEM)

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**From:** Evan Cuce <ECuce@esm-inc.com>  
**Sent:** Thursday, July 11, 2019 1:46 PM  
**To:** Simpson, Rachel (DEM); 'David Sheibley'  
**Subject:** RE: [EXTERNAL] : RE: Art Lofts - Tallman Enterprises

Afternoon Rachel,

Thank you for the quick response and input. I'll be in touch with you throughout the project to ensure we are submitting everything properly.

Regards,  
Evan

Evan B. Cucé  
Environmental Strategies & Management, Inc.  
Office: 401-728-6860 ext. 223  
Cell: 508-954-3290

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**From:** Simpson, Rachel (DEM) <Rachel.Simpson@dem.ri.gov>  
**Sent:** Thursday, July 11, 2019 1:20 PM  
**To:** Evan Cuce <ECuce@esm-inc.com>; 'David Sheibley' <david@stretchproducts.com>  
**Subject:** RE: [EXTERNAL] : RE: Art Lofts - Tallman Enterprises

Hi Evan,

Thank you for submitting the below emails. I have no problem with issuing separate Letters of Compliance for 390 Pine Street and 392 Pine Street. If subdivision takes place prior to closure reports being submitted, two closure reports may need to be submitted, as the Site will have to be broken up into an A & B for RIDEM's database. Also, please note that two separate ELURs will be required for the Site(s) and each owner responsible to conduct their own annual inspection.

Please let me know if you have any questions.

Thank you,  
Rachel



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

Rachel T. Simpson, Senior Environmental Scientist  
RI Department of Environmental Management  
Office of Waste Management / Site Remediation  
235 Promenade Street  
Providence, RI 02908  
(401) 222-2797 ext. 7105  
[Rachel.simpson@dem.ri.gov](mailto:Rachel.simpson@dem.ri.gov)

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**From:** Evan Cuce <[ECuce@esm-inc.com](mailto:ECuce@esm-inc.com)>  
**Sent:** Thursday, July 11, 2019 11:06 AM  
**To:** 'David Sheibley' <[david@stretchproducts.com](mailto:david@stretchproducts.com)>; Simpson, Rachel (DEM) <[Rachel.Simpson@dem.ri.gov](mailto:Rachel.Simpson@dem.ri.gov)>  
**Subject:** [EXTERNAL] : RE: Art Lofts - Tallman Enterprises

Hello again Rachel,

See David's comment below: I accidentally swapped the numbers. The subdivision is 390 Pine Street and the main property is 392 Pine.

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**From:** David Sheibley <[david@stretchproducts.com](mailto:david@stretchproducts.com)>  
**Sent:** Thursday, July 11, 2019 11:03 AM  
**To:** Evan Cuce <[ECuce@esm-inc.com](mailto:ECuce@esm-inc.com)>  
**Subject:** RE: Art Lofts - Tallman Enterprises

Hi Evan,

Just FYI, the main building we're in is 392 Pine St, the small building is 390.

Dave

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**From:** Evan Cuce <[ECuce@esm-inc.com](mailto:ECuce@esm-inc.com)>  
**Sent:** Thursday, July 11, 2019 10:56 AM  
**To:** 'Simpson, Rachel (DEM)' <[Rachel.Simpson@dem.ri.gov](mailto:Rachel.Simpson@dem.ri.gov)>  
**Cc:** David Sheibley <[david@stretchproducts.com](mailto:david@stretchproducts.com)>  
**Subject:** RE: Art Lofts - Tallman Enterprises

Good morning Rachel,

As discussed during our phone conversation this morning, the city of Pawtucket has approved the subdivision of a portion of the 390 Pine Street property, and Tallman Enterprises is currently in negotiations to sell the subdivided lot (392 Pine Street). Remedial activities are set to begin at the Site shortly and will include complete encapsulation of accessible soil on the 392 Pine Street parcel. The majority of the 390 Pine Street parcel will also be encapsulated, however an earthen area in the southwestern portion of the parcel will be fenced in for the time being. As such, upon completion Tallman will be requesting an Interim Letter of Compliance for 390 Pine Street. However, we are hoping that a full Letter of Compliance may be issued for the 392 Pine Street parcel as it will be entirely encapsulated. Please advise.

I have attached a plan depicting the subdivision boundaries. The blue outline depicts the Site as a whole, the green represents the subdivision, and the orange represents the approximate location of the fenced earthen area.

Please let me know if you have any questions or need additional information.

Regards,

## Simpson, Rachel (DEM)

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**From:** Blauvelt, Ashley (DEM)  
**Sent:** Thursday, July 11, 2019 1:04 PM  
**To:** Simpson, Rachel (DEM)  
**Subject:** RE: [EXTERNAL] : RE: Art Lofts - Tallman Enterprises

Sounds fine to me.

Administratively, either approach is fine as far as how to handle the closure. I'd think it would be easier for us to keep it as one site and just list the new lots if the sale isn't done by the time closure comes around. But if they do have separate owners by the time the closure report comes in then maybe split it into A & B and issue separate letters to make it clear that each owner is responsible for their own ELUR and inspection. Make sense?

*2 separate ELURs*

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**From:** Simpson, Rachel (DEM)  
**Sent:** Thursday, July 11, 2019 12:18 PM  
**To:** Blauvelt, Ashley (DEM) <ashley.blauvelt@dem.ri.gov>  
**Subject:** FW: [EXTERNAL] : RE: Art Lofts - Tallman Enterprises

Please see emails below. Do you think this would be an appropriate way to proceed at this Site? We may just have to make it an A & B in the database. I also don't have a problem with just giving an ILOC/LOC to both owners after the subdivision. Let me know what you think.



Rachel T. Simpson, Senior Environmental Scientist  
RI Department of Environmental Management  
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[Rachel.simpson@dem.ri.gov](mailto:Rachel.simpson@dem.ri.gov)

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Regards,  
Evan

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Project Manager  
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