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Environmental Assessment
Determinations and Compliance Findings for HUD-assisted Projects
24 CFR Part 58

Project Information

Project Name:	Education Center Expansion
Responsible Entity:	Town of Westerly 45 Broad Street Westerly, RI 02891
Responsible Entity Preparer:	Mr. Shawn M. Lacey, Town Manager
Grant Recipient (if different than Responsible Entity):	Rhode Island Office of the Postsecondary Commissioner 560 Jefferson Blvd Warwick, RI 02886
Certifying Officer Name and Title:	Ms. Rachel Doyle, Director of Business Services
State/Local Identifier:	Rhode Island
Consultant (if applicable):	Pare Corporation 8 Blackstone Valley Place Lincoln, RI 02865
Direct Comments to:	Ms. Melissa Davy, Assistant Town Manager Town of Westerly 45 Broad Street Westerly, RI 02891 Phone: (401) 338-3111 Email: mdavy@westerlyri.gov and/or Ms. Rachel Doyle, Director of Business Services Rhode Island Office of the Postsecondary Commissioner 560 Jefferson Blvd Warwick, RI 02886 Phone: (401) 584-4934 Email: rachel.doyle@riopc.edu

Project Location:

Tower Street School Community Center (referred to herein as the "Project," "Site," or "Project Site")
83 Tower Street, Westerly, RI 02891
Assessor's Map 58, Lot 186

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The Project involves the demolition of an existing building at the Project Location, originally used as a school since construction circa 1955, then as a community center beginning circa 2010. Upon completion of demolition activities, construction of a new community center building with commercial and non-profit tenant leasing options will be completed in roughly the same location where the existing building stands. Some services anticipated to be provided at the new community center will include, but are not limited to:

- Medical and dental, social/mental, and women's and children's health services.
- Recreational activities such as community gardening, sports, and walking trails/paths.
- Primary education supplemental programs and adult continuing education.
- Daycare services.
- Community-building and events.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

This Project is necessary to revive a property that formerly served multiple needs for Westerly residents, including offering continuing education and after-school educational programming, community-building, health and wellness services, and recreational activities among many others. Residents of the Town have expressed support for this Project and played a major role in the development of Project alternatives.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The property on which the Project is proposed is currently improved with a school building constructed in 1955 and formerly utilized as the Tower Street Elementary School. In 2010, the Town consolidated schools and Tower Street Elementary School was no longer needed as a public school. As such, the building was converted into a community center (Tower Street School Community Center) operated initially by members of the Westerly School Board. The Community Center offered various services throughout its 10-year operating period at low or no cost to community members, and the year prior to its closure saw more than 3,400 participants in community programs and events. The Covid-19 pandemic significantly affected the Center's staffing and ability to operate, and it was permanently closed in April 2020.

The existing building remains closed and unoccupied today. Several inspections of the building and property have been performed as part of alternatives development and feasibility evaluations, which have identified numerous issues with the building that prevent it from being habitable. These issues are further described in the Draft Tower Street School Reuse Study (see **Appendix A**) prepared for the Town in February 2023.

The property comprises a single lot encompassing 11.28 acres of land within an area of primarily residential development. Known environmental constraints of the property include freshwater wetland areas on the southeastern portion of the lot. A letter of Verification of Resource Area Delineation was received by the Rhode Island Department of Environmental Management's (RIDEM's) Freshwater Wetlands Division in July 2023, which confirms the delineation wetland lines for the property, but does not approve work within jurisdictional areas or wetland resources. As details on the design of the Project progress, the scope of work for these areas will be developed to a point where filing(s) for alteration to resource areas, if applicable, can be made with the RIDEM.

Constraints to building height may also be present due to the property's location within the Conical Zone of the Westerly State Airport, which requires that a notice of proposed construction or alteration be filed with the Federal Aviation Administration (FAA). The design height of the proposed community center appears to be compliant with the FAA's requirements and no significant changes are expected to result from their review.

Funding Information

Grant Number	HUD Program	Funding Amount
B-23-CP-RI-1356	Congressionally Directed Spending	$1,500,000.00
	Congressionally Directed Spending[1]	$5,000,000.00
	Congressionally Directed Spending[1]	$1,000,000.00

[1] Anticipated funding to be appropriated in FY 2025. Documentation will be updated with the associated grant numbers when known.

Estimated Total HUD Funded Amount: $7,500,000.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]**:** $ 16,000,000.00 – 30,000,000.00

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Supporting evidence for the compliance determinations below is included in each **Worksheet Summary**, which can be viewed at the hyperlink in the lefthand column of each category. ***Persons viewing this document in an internet browser may need to download the file and reopen in a pdf viewer in order to access some of the hyperlinks in this document. If you are still unable to access the hyperlinked documents, please reach out to the contacts listed on Page 1.***

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D See **Appendix B**	Yes ☒ No ☐	The Project Site is located within the conical zone of the Westerly State Airport. Using preliminary design parameters for the proposed building height and recent ground survey data of the Project Site on the FAA Notice Criteria Tool (version 2018.2.0), the filing of FAA Form 7460-1 is required for the Project due to an exceedance of the criteria outlined at 14 CFR § 77.9(b). FAA input on the design may be necessary, but it is anticipated that the Project will receive a determination of no hazard to air navigation with minimal changes to the current design.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501] See **Appendix C**	Yes ☐ No ☒	The Project Site is not within a Coastal Barrier Resource System (CBRS) Unit. The nearest CBRS Units are located more than three (3) miles to the south and southwest of the Project Site. The following units were identified as being closest to the Project Site: • Misquamut Beach Otherwise Protected Area RI-13P (3.33 mi S) • Maschaug Ponds CBRS System Unit D07 (4.09 mi SSW) • Napatree Units CBRS System Unit D08/Otherwise Protected Area D08P (4.72 mi SW) • Barn Island Unit CBRS System Unit CT-00 (3.74 mi SW) A certified map was also prepared using the U.S. Fish & Wildlife Service CBRS Mapper on July 18, 2024, which indicates that the pin situated on the Project Site is not within a CBRS Unit.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a] See **Appendix D**	Yes ☐ No ☒	The Project Site is situated between FEMA FIRM Panel 44009C0139K, effective 4/3/2020, and Panel 44009C0143J, effective 4/3/2020. According to a FIRMette produced through the FEMA Map Service Center depicting the Site's flood zoning on each Panel, the Site is located within Flood Zone X (unshaded), which is defined as an area of minimal flood hazard, with a less than 0.2% annual chance of flooding.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93 See **Appendix E**	Yes ☐ No ☒	The Site was historically situated in an area of nonattainment for the 1-hour ozone standard established in 1979, which has since been revoked. The Site has not been identified in an area of nonattainment for the 8-hour ozone standard currently in effect. Construction activities during the Project could have a temporary adverse impact on local air quality without proper controls in place. Specifically, the following activities during Project construction must adhere to regulatory requirements intended to mitigate adverse impacts on air quality: • Asbestos abatement necessary for existing building demolition must meet the requirements of the *Rhode Island Air Pollution Control Regulation No. 22 - Air Toxics* (250-RICR-120-05-22) as well as other regulatory requirements further discussed under Contamination and Toxic Substances. • Lead-based paint must be removed from surfaces in accordance with the RIDEM requirements for *Removal of Lead-Based Paint from Exterior Surfaces* (250-RICR-120-05-24) as well as other regulatory requirements further discussed under Contamination and Toxic Substances. • All construction activities must be performed in a way that prevents noncompliance with the Rhode Island regulations for *Visible Emissions* (250-RICR-120-05-01) and *Fugitive Dusts* (250-RICR-120-05-05). • Any fuel burning devices intended for use during construction activities (e.g., emergency generators) may require a permit under the *Rhode Island Air Pollution Control Regulations No. 9* (250-RICR-120-05-09) or *No. 43* (250-RICR-120-05-43). • Where feasible, diesel engines operating on-Site during construction activities should limit idling in accordance with the *Rhode Island Diesel Engine Anti-Idling Program* (250-RICR-120-05-45).

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d) See **Appendix F**	Yes ☐ No ☒	No activities proposed as part of this project are anticipated to be completed below or above the high-water mark of tidal waters, within a 200' contiguous area of coastal resource areas, within 50' of a contiguous freshwater resource, in floodplains associated with coastal or contiguous resource areas, or within critical coastal areas. The nearest coastal resource is located approximately 0.8 miles west of the Project Site. The nearest critical coastal area is the Salt Pond Region SAMP, located roughly 2.5 miles south of the Project Site. A Site Plan depicting the approximate extent of the jurisdictional area of the CRMC relative to the Project Site is provided herein. Additionally, the proposed project does not consist of and is not expected to include those certain inland activities requiring review by the Rhode Island Coastal Resources Management Council (CRMC) regardless of distance from coastal features.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2) See **Appendix G**	Yes ☒ No ☐	A Phase I ESA was completed by Pare Corporation on August 19, 2024 which did not identify any RECs, HRECs, or CRECs associated with the Project Site. Several non-REC and *de minimis* conditions were identified at the Site, including: • Past use of #4 fuel oil to heat the building, stored in a 5,000-gallon underground storage tank (UST). This finding is considered a non-REC because the UST was removed in 1995 in accordance with applicable UST closure requirements, at which time no evidence of a release was encountered. • Dry wells observed on the Site, which discharge directly to the Site subsurface, were considered non-RECs because information available during the ESA indicates that they were installed in the 1990s and receive roof runoff from a portion of the Site building, an allowable practice of the Rhode Island Stormwater Design and Installation Standards Manual. No evidence was identified during the ESA to indicate that the dry wells had received other sources of effluent, such as effluent that could contain oil and/or hazardous materials. • Solid wastes observed to be disposed of on-Site were considered *de minimis* conditions due to the limited quantities observed and the types of materials primarily observed (residential food wrapper waste and small piles of discarded soil/asphalt).

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
Contamination and Toxic Substances (Con't) 24 CFR Part 50.3(i) & 58.5(i)(2) (**Appendix G** con't)	Yes ☒ No ☐	Additionally, several conditions outside the scope of a standard ASTM Phase I ESA were identified, including: • Asbestos-containing building materials (ACBM) are present in Site structures. • The potential for radon gas in current and future Site structures to accumulate to concentrations in excess of the EPA's Action Limit of 4 picocuries per liter (pCi/L). • The potential for lead-based paint to be present at the Site (Note that since completion of the ESA, a lead hazard evaluation was identified which confirmed the presence of lead-based paint). • The potential for materials contaminated with polychlorinated biphenyls (PCBs) to be present at the Site. • Apparent mold and mildew impacts to the building interior, which appears to be related to water damage observed in the building. Compliance will be achieved as part of demolition and construction activities associated with the proposed new building on the Project Site. Currently, the following are anticipated to be necessary as the project progresses: • Lead-based paint abatement in accordance with the Rhode Island Department of Health's (RIDOH's) requirements for *Lead Inspections* (216-RICR-50-15-05) and *Lead Safe Work Practices* (216-RICR-50-15-12), and the RIDEM requirements for *Removal of Lead-Based Paint from Exterior Surfaces* (also known as *Air Pollution Control Regulation No. 24*; 250-RICR-120-05-24) by professionals licensed in accordance with 216-RICR-50-15-11. • Abatement of ACBM in the existing building in accordance with the RIDOH's *Asbestos Control* regulations (216-RICR-50-15-01) and the Rhode Island *Air Pollution Control Regulation No. 22 - Air Toxics* (250-RICR-120-05-22). • The installation of a radon gas mitigation system in any future building(s) proposed at the Site by Rhode Island licensed professionals in accordance with the RIDOH's *Radon Control* regulations (216-RICR-50-15-02) and the Rhode Island State Building Code (*RISBC*; 510-RICR-00-00-01, *et seq*.).

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
Contamination and Toxic Substances (Con't) 24 CFR Part 50.3(i) & 58.5(i)(2) (**Appendix G** con't)	Yes ☒ No ☐	• The proper removal and disposal of all remaining equipment and electrical, mechanical, and structural materials from the existing building as part of demolition activities. Any manufactured products known or suspected to contain PCBs in concentrations of 50 ppm or greater, and any wastes derived from such products, shall be managed in accordance with the requirements of the Toxic Substances Control Act (TSCA; 40 CFR § 761), the RIDEM *Rules and Regulations for Hazardous Waste Management* (250-RICR-140-10-01), and the RIDEM *Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases* (250-RICR-140-30-01), as applicable. • As current plans for the Site include proposed childcare facilities, the Project is subject to the Rhode Island *Industrial Property Remediation and Reuse Act*, also known as the Safe School Siting Act (R.I.G.L. § 23-19.14), which requires that subsurface investigations, including, but not limited to, collection of soil, groundwater, and soil gas samples, be performed at properties on which childcare and/or educational facilities are proposed. • As applicable, any excess soils that are intended to be excavated from the Site should be properly characterized for disposal at a licensed facility. It is recommended that characterization be performed in advance of the start of construction activities to better anticipate construction schedule and costs. • Mold and mildew issues at the Site appear to be associated with water damage which may have occurred when the building was unoccupied. This issue is expected to be abated with completion of demolition and new building construction activities. The town should ensure that the proposed building design will meet applicable local, state, and federal building code requirements, which should ensure that future mold and mildew growth is adequately inhibited and the conditions that promote the growth of mold and mildew are properly mitigated. Additionally, contractors involved in demolition activities should be informed of its presence in order to provide proper respiratory protection and medical surveillance to their employees as necessary.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402 See **Appendix H**	Yes ☒ No ☐	An Informal Consultation under Section 7 is necessary due to the Site's location within the ranges and/or known habitat of several Federally endangered or threatened species.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C See **Appendix I**	Yes ☐ No ☒	The Rhode Island Department of Environmental Management (RIDEM) Environmental Resource Mapper was reviewed to identify listings of Aboveground Storage Tanks (ASTs) within a 1-mile radius of the Project Site (data last updated 2016). Facilities required to submit Tier II reporting information under Section 312 of the Emergency Planning and Community Right-to-Know (EPCRA) were also reviewed due to their potential to use or store large quantities of hazardous materials in above-ground containers other than ASTs (data last updated 2021). The Project Site was not listed in the AST or EPCRA databases. Nine (9) registered AST facilities and three (3) EPCRA Tier II facilities were identified within the search distance of the Project Site. Using the HUD Acceptable Separation Distance (ASD) Electronic Assessment Tool, the Project Site appears to be at or greater than the minimum ASD for thermal radiation both for buildings and people relative to all of the identified listings. No indications of proposed future AST storage were found during the course of this review.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658 See **Appendix J**	Yes ☐ No ☒	The Project Site is not located within an area containing soils considered to be Prime Farmland or Farmland of Statewide Importance.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55 See **Appendix K**	Yes ☐ No ☒	The Project Site is situated between FEMA FIRM Panel 44009C0139K, effective 4/3/2020, and Panel 44009C0143J, effective 4/3/2020. According to a FIRMette produced through the FEMA Map Service Center depicting the Site's flood zoning on each Panel, the Site is located within Flood Zone X (unshaded), which is defined as an area of minimal flood hazard, with a less than 0.2% annual chance of flooding. No floodplains are depicted within the proposed Project Area.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800 See **Appendix L**	Yes ☐ No ☒	A review of state and national historic properties, as well as archeological sites, did not produce any listed sites with known significance to Indigenous Americans within one (1) mile of the Project Site. An archaeological site of Indigenous American significance (Nursery Site, RI-273) was identified roughly 1.3 miles to the south-southeast of the Project Site. Based on past development and use of the Site, it appears unlikely that adverse impacts on Indigenous American artifacts will occur as a result of this project; however, Native Americans tribes were historically present in the area of Westerly and surrounding towns for thousands of years, and the potential to encounter artifacts of Native American archeological, religious, and/or cultural significance cannot be eliminated. Should evidence of historical Native American use of the Site be encountered during the project, the Rhode Island Historic Preservation and Heritage Society (RIHPHS) shall be notified, and work shall be paused until such time that an archeological survey can be completed and interested parties agree that work associated with the project can continue.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B See **Appendix M**	Yes ☐ No ☒	The project involves the demolition of an existing structure formerly used as a school and later a community center, and the new construction of a building intended to be commercial tenant-occupied and serve as a community center. Commercial tenants known or anticipated to occupy the new building at this time include Wood River Health Center, which will provide medical services to the local community. Demolition and construction activities will be performed in accordance with all local noise ordinances, and noise is not anticipated to reach excessive levels through the anticipated future Site use. Future tenants that are not reasonably known or anticipated at this time will need to comply with the requirements of the municipal noise ordinance and would be unlikely to cause excessive noise in this situation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149 See **Appendix N**	Yes ☐ No ☒	The Project Site is located within the Pawcatuck Sole Source Aquifer. Correspondence with the EPA was initiated on 7/2/2024. The EPA provided a checklist of review documentation that should be provided for review as the final design for the project nears completion.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
Wetlands Protection Executive Order 11990, particularly sections 2 and 5 See **Appendix O**	Yes ☒ No ☐	There are wetland resources located on-Site, which were verified by the Rhode Island Department of Environmental Management (RIDEM) Division of Freshwater Wetlands in July 2023 (attached). The wetlands verified by RIDEM consist of: • Deciduous Forested Swamp • Two (2) Intermittent Streams, one fed by culvert/stormwater, and the other apparently groundwater-fed • One (1) Pond Buffer zones and jurisdictional areas were defined as follows: • Jurisdictional Area – 200-feet from the edge of a river or stream, and 100-feet from the edge of all other freshwater wetlands • Deciduous Forested Swamp – 50-foot buffer zone, increased to 75-feet where wetland flags come within 50-feet of the pond • Each Intermittent Stream – 100-foot buffer zone • Pond – 75-foot buffer zone where it is unprotected by other buffer zones (e.g., the buffer zone of the Deciduous Forested Swamp, which surrounds the pond) Based on preliminary plans for the project, some minor work is proposed within the Jurisdictional Areas and 50' buffer zone of the wetlands, which will require a filing with the RIDEM Division of Freshwater Wetlands, but is anticipated to receive a Finding of Insignificant Alteration as no buffer zone or resource areas are anticipated to be altered.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c) See **Appendix P**	Yes ☐ No ☒	The nearest Wild & Scenic River is the Pawcatuck River and tributaries, which generally flows along the boundary of the Town of Westerly with adjacent Rhode Island towns and the Connecticut State Line. The Project Site is greater than ¼-mile away from the nearest portion of this Wild and Scenic River.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898 See **Appendix Q**	Yes ☐ No ☒	While the community has some elevated key environmental justice indicators, the Project Site is not located within an Environmental Justice area as defined by the RIDEM's Environmental Justice Policy (amended 2023); however, the former and proposed use of the Project Site includes childcare and educational services covered under the environmental equity and public participation requirements of Rhode Island's *Industrial Property Remediation and Reuse Act* (R.I.G.L. § 23-19.14-5). As such, further environmental investigation of the Site is required prior to redevelopment, and public involvement in the scope and findings of these investigations will allow for members of the public to participate in Site redevelopment activities. Additionally, the Project proposes the creation of services that will benefit low-income and minority households by providing accessible healthcare and childcare services that are presently in short supply in the community.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

(1) Minor beneficial impact
(2) No impact anticipated
(3) Minor Adverse Impact – May require mitigation
(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	**2**	This project is not anticipated to result in a significant change to land use and zoning, and will result in an aesthetic improvement to urban design.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	**2**	Stormwater will primarily be managed through a series of low-impact designs that will allow for improved treatment and offset the increased footprint of impervious area at the Site.
Hazards and Nuisances including Site Safety and Noise	**2**	This project is not anticipated to result in a significant change to Site safety or noise.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	**1**	This project will provide a space for commercial tenants who are expected to hire locally and provide employment for younger residents of Westerly and surrounding communities.
Demographic Character Changes, Displacement	**2**	This project is not anticipated to result in a significant change to demographic characteristics. The project is anticipated to serve most demographics present in Westerly.
Environmental Justice	**1**	While the project is not located within an Environmental Justice area, the Project proposes the creation of services that will benefit low-income and minority households by providing accessible healthcare and childcare services that are presently in short supply in the community.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	**1**	The project will improve access to educational facilities by providing a space where continuing education classes will be offered. The Site was previously used for these purposes until its closure circa 2020.
Commercial Facilities	**1**	The project will provide tenant space for commercial business, which will create local jobs and is a more feasible option for many types of small businesses than purchase of their own facility.
Health Care and Social Services	**1**	The project will improve access to health care and social services by providing a space that offers medical services, community recreation, and childcare services. The Site was previously used for similar purposes until its closure circa 2020.
Solid Waste Disposal / Recycling	**2**	This project is not anticipated to result in a significant increase in solid waste generation.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Waste Water / Sanitary Sewers	**2**	This project is not anticipated to result in a significant impact to wastewater/sanitary sewers. The Site is presently serviced by municipal sewer, and the proposed project will utilize these existing connections with minor spatial and use modifications.
Water Supply	**2**	This project is not anticipated to result in a significant impact to water supply. The Site is presently serviced by municipal water, and the proposed project will utilize these existing connections with minor spatial and use modifications.
Public Safety - Police, Fire and Emergency Medical	**2**	This project is not anticipated to result in a significant impact to public safety, and may have beneficial impacts particularly on emergency medical services.
Parks, Open Space and Recreation	**1**	The project will have a beneficial impact on open space and recreation, by providing open space for community gardening, recreational sports, and walking trails.
Transportation and Accessibility	**2**	The project is not anticipated to result in a significant change to transportation or accessibility. ADA accommodations will improve accessibility to the proposed building relative to the existing structure. The proposed layout also includes a drop-off/pick-up lane that could be used by public transportation services; public transportation is available in the area where the project is located.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	**2**	This project is not anticipated to result in a significant impact to natural features or water resources, and may have a beneficial impact with control and mitigation of invasive plants during construction.
Vegetation, Wildlife	**1**	Portions of vegetated areas of the Site are impacted by invasive plants that can be addressed and/or mitigated during construction activities.
Other Factors	**--**	--

Environmental Assessment Factor	Impact Code	Impact Evaluation
CLIMATE AND ENERGY		
Climate Change Impacts	**1**	Stormwater management proposed as part of this project will result in an improvement to overall stormwater quality and will ensure that the systems are sized to manage the higher volume of stormwater expected to occur during a single storm event as climate change continues to impact local weather patterns.
Energy Efficiency	**1**	The proposed project will include the demolition of a building constructed circa 1955, with the construction of a new building conforming to current energy efficiency requirements for new buildings.

Additional Studies Performed:

Draft Tower Street School Reuse Study (see **Appendix A**), prepared by an ad hoc Committee for the Tower Street Redevelopment for the Town of Westerly c/o Westerly Town Council on 2/23/2023

Field Inspection (Date and completed by):

1/5/2022 – Allied Consulting Services visited the Site as part of inspection and evaluation of mechanical/HVAC, plumbing, electrical, and communications services in the existing building.
5/26/2022 – Environmental Lead Detection, Inc. performed a Lead-Based Paint survey of the existing Site building.
6/1/2022, 6/3/2022 – AltTech Services visited the Site to conduct a hazardous building material assessment.
6/16/2022 – On-Site Insight visited the Site to assess the property value as part of a Capital Needs Assessment.
6/17/2024 – Pare personnel visited the Site as part of the Phase I ESA Site Reconnaissance.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

See the Interagency Review Log in **Appendix R**, note that consultation is ongoing and information will be amended as responses are received.

List of Permits Obtained:

7/12/2023 – Verification of Resource Area Delineation – RIDEM Division of Freshwater Wetlands
Additional permits shall be obtained as development of project details continues.

Public Outreach [24 CFR 50.23 & 58.43]:

The public has been involved in this project since its inception. In June 2022, a series of 35 interviews were held with local Key Leaders regarding the reuse of the property. A public forum was subsequently held on July 19, 2022, which more than 60 individuals attended. In September 2022, a Community Needs Assessment was conducted to evaluate potential reuse of the subject property. Respondents to these events had a significant impact on the project development and alternative development.

This draft EA and the associated documents were made publicly available for viewing on 10/2/2024.

Cumulative Impact Analysis [24 CFR 58.32]:

N/A

Alternatives [24 CFR 58.40(e); 40 CFR 1508.9]**:**

Several alternatives have been evaluated to date; information presented in this document assumes that the "Preferred Alternative" has been selected, further described below:

Alternative 1 – Sale of Property to Private Interests

The Town has considered selling the property on which the project is proposed to commercial private interests in the past, which would be the lowest cost alternative for the town as any work proposed on the property after sale would typically be at the expense of the new owner. Some concerns with this approach include the loss of valuable land by the town, the likely permanent loss of community space, and the use(s) of the property by prospective private owners. The Pros and Cons of this alternative are further summarized below:

Pros:

- Lowest Cost Option
- Produces a one-time revenue associated with the sale of the property
- No further financial investment in the property for the town
- No further liability for the town

Cons:

- Permanent loss of more than 11-acres of public land
- Permanent loss of space previously used for educational, community engagement, and open space and recreation services
- Neighborhood concerns about future prospects/use of the property (e.g., concerns about warehouses, solar farms, residential subdivisions, etc.)
- Potential for private owners to acquire property but be unable to move forward on any redevelopment activities due to financial issues, conflicts with local bylaws, or numerous other issues that can hinder redevelopments
- Members of the public have voiced their opinions against this alternative

As summarized above, the benefits do not appear to outweigh the deficits associated with this alternative, and it is consequently not considered to be a feasible alternative.

Alternative 2 – Modifications to Existing Building for Reopening

The Project Site was evaluated for the feasibility to revitalize the existing building and reopen it for use as a community center. Several surveys and inspections, further documented in the Draft Tower Street School Reuse Study, were conducted at the Site, which identified several issues in the existing building. Several public forums have also been held as part of alternative development and evaluation, which identified both pros and cons associated with this alternative, as summarized below:

Pros:

- Keeps more than 11-acres of land under ownership of the Town
- Would allow reuse of the Site for educational, community engagement, and open space and recreational purposes
- Property is within ½-mile of Downtown Westerly
- Property is located within an established residential neighborhood, which is one of the primary communities that the proposed use would serve
- The property is connected to municipal sewer and water
- The property is connected to municipal firewater services
- The property is serviced by public transportation (Rhode Island Public Transport Authority [RIPTA])

Cons:

- A total replacement of the mechanical system would be required
- The existing building does not have air conditioning and would be expensive to retrofit
- The existing building does not conform to the State Fire Safety Code
- Significant upgrades to plumbing, electrical, and communications systems would be necessary
- Hazardous building materials were identified in the building that would require localized abatement as part of mechanical, electrical, plumbing, and communications renovations, and could require a complete abatement depending on anticipated use(s) of the building in the future
- Significant water damage and associated mold and mildew impacts were observed in the building that would require abatement
- The roof was found to be leaking in several places, which would require abatement
- Non-energy efficient structural materials and devices are present throughout the building
- The existing building layout may not be suitable for certain types of tenants, and does not allow much leniency for partitioning, retrofitting, or the use of specialized equipment that might not be found in a school
- The estimated capital costs for initial renovations were more than $3 million and more than $5 million over the course of a 20-year period

The cost and level of effort needed to complete the above work satisfactorily so that the building could continue to serve the community for an extended period would not be significantly different to the cost and level of effort required for the construction of a new building. Even if the above steps were taken at the existing building, it is unlikely that efforts such as retrofitting would achieve the same amount of energy efficiency as new construction due to other areas of the building that remain energy inefficient (e.g., windows, doors, insulation). As such, this alternative is less feasible than the Preferred Alternative.

Alternative 3 (Preferred Alternative) – Construction of a New Community Center on the Same Parcel

The Project Site was evaluated for construction of a new community center roughly in the existing building's footprint. The pros and cons of this alternative are summarized below:

Pros:

- Provides all of the same benefits that Alternative 2 would provide
- Would create leased space by which the town could ensure a source of continued revenue for facility upkeep and maintenance
- Would provide additional services compared to the services that the existing building provided prior to its closure (e.g., medical services, daycare services, and additional options with leased spaces)
- Allows for construction of a building designed for long-term use as opposed to retrofitting
- Allows the use of sustainable engineering and architecture, aligning with some of the goals of the ad hoc Tower Street Redevelopment Committee

Cons:

- Slightly higher cost and greater level of effort involved relative to Alternate 2
- Total project cost is more difficult to estimate due to building demolition activities and inherent variability in soil conditions and quality across the Site
- May generate more waste than Alternative 2 as a result of building demolition

Where possible, construction and improvement of exterior appurtenances will be limited to previously disturbed areas of the Site, maximizing the use and maintenance of existing vegetated areas, and will incorporate low-impact design into stormwater management. Several alternatives are also being evaluated for the incorporation of additional energy efficient construction, including:

- Solar hot water
- Rooftop photovoltaic array
- Daylight monitoring/harvesting systems
- High efficiency HVAC systems, including geothermal
- Energy efficient pool mechanical/heat recovery systems

No Action Alternative [24 CFR 58.40(e)]:

An alternative of No Action was evaluated for this project, which would involve no change to the existing conditions at the Site. With this alternative, the existing Tower Street School would remain unoccupied at the property, while limited public use of exterior appurtenances would remain available. The pros and cons of this alternative are summarized below:

Pros:

- In the immediate future, it would incur no costs for the town
- Public use of portions of the property remains available
- Would generate significantly less waste than Alternates 2 and 3

Cons:

- Existing building would remain unoccupied/uninhabitable
- Would need to be inspected for vandalism, which would use town resources and funding
- Building exterior/landscaping would still need to be maintained
- Town could be liable for any injuries or damage that occurs on or because of the property
- Detrimental to neighborhood aesthetics
- Building condition would likely continue to deteriorate and could eventually produce a hazard associated with a release of hazardous building materials
- The property would likely end up going through this same process at a later date as the building and property conditions become increasingly out of compliance with applicable local, state, and federal regulations.

Based on the above, No Action is not a feasible alternative.

Summary of Findings and Conclusions:

Based on the work conducted to date on alternatives development and feasibility evaluations, **Alternative 3 – Construction of a New Community Center on the Same Parcel** is considered the Preferred Alternative which will provide the greatest benefits with minor deficiencies relative to the other alternatives evaluated for this project. While some project details remain under development and several agencies are pending response at this time, No Adverse Effects are expected to the environment from the alternative selected for this project.

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
24 CFR Part 51 Subpart D 14 CFR § 77.9(b)	*Form 7460-1 will be filed with the FAA at least 45 days before the start date of the proposed construction or alteration or the date an application for a construction permit is filed, whichever is earliest. Interagency review will include representatives of the FAA, Westerly Airport, and the Rhode Island Airport Corporation, as applicable. Any recommendations resulting from this review shall be incorporated into the project scope of work and this EA.*
24 CFR Part 50.3(i) & 58.5(i)(2)	*Mitigation and management of environmental conditions identified in association with the existing building will be performed during building demolition activities in accordance with the requirements and applicable standards outlined in the Contamination and Toxic Substances section of this EA.*
R.I.G.L. § 23-19.14	*Vapor intrusion potential into the proposed building will be evaluated in accordance with the Rhode Island Department of Education's (RIDE's) policy. This can be completed after demolition of the existing structure, but should be completed prior to start of construction of the new community center. Any findings and/or recommendations resulting from this assessment shall be incorporated into the project scope of work and this EA.*
Executive Order 11990, particularly §§ 2 and 5 250-RICR-150-15-3	*As project design progresses, should any impacts to resource areas be identified and/or work proposed within jurisdictional areas, appropriate applications shall be filed with the RIDEM Division of Freshwater Wetlands. Any recommendations resulting from the permitting process shall be incorporated into the project scope of work and this EA.*
Endangered Species Act § 7, 50 CFR Part 402	*Informal Consultation is required and is being commenced as part of interagency review, due to the reasonably anticipated presence of Federally Endangered Species within the project area. Any recommendations resulting from this review shall be incorporated into the project scope of work and this EA.*
40 CFR Part 149	*Upon further development of project design, stormwater details and site plans shall be transmitted to EPA representatives for review. Any recommendations resulting from this review shall be incorporated into the project scope of work and this EA.*

Determination:

☒ **Finding of No Significant Impact** [24 CFR 58.40(g)(1); 40 CFR 1508.27]
The project will not result in a significant impact on the quality of the human environment.

☐ **Finding of Significant Impact** [24 CFR 58.40(g)(2); 40 CFR 1508.27]
The project may significantly affect the quality of the human environment.

Preparer Signature: _____ Date:_____

Name/Title/Organization: _____

_____

Certifying Officer Signature: _____ Date:_____

Name/Title: _____

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).

APPENDIX A

Draft Tower Street School Reuse Study

DRAFT
as of 2-23-23

THE ROYCE FAMILY FUND
8 SOUND SHORE DRIVE, SUITE 140 GREENWICH CT 06830
CHARLES M ROYCE, PRESIDENT

THE TOWER STREET SCHOOL REUSE STUDY 2021-2022
SUMMARY REPORT

Respectfully submitted to Westerly Town Council and the Town of Westerly on
February 23, 2023



AD HOC COMMITTEE

Sharon E. Ahern
Former President,
Westerly Town Council

Alison L. Croke, MHA
President & CEO,
Wood River Health Services

Katie Cubina
SVP for Mission Programs,
Mystic Aquarium

Melissa Davy
Assistant Town Manager, Town of Westerly

Rachel Doyle
Operations Manager, Rhode Island Office of the Postsecondary Commissioner

Maureen N. Fitzgerald
CEO, Ocean Community YMCA

Shannon Gilkey, Ed.D
Commissioner, Rhode Island Office of the Postsecondary Commissioner

Shawn Lacey
Town Manager, Town of Westerly

Thomas J. Liguori., Esq.
Partner, Urso, Liguori & Micklich, P.C

Meg Lyons, AIA
Meg Lyons Architects

Ayana Melvan
Senior Director of Strategic Partnerships for Mission Programs,
Mystic Aquarium

Nicholas C. Moore, Esq.
Secretary, Royce Family Fund

Julia Moore
Summary Report Author

Edward P. Morrone
President, Westerly Town Council

Charon Rose
Director of Workforce Strategy and Operations, Office of the Postsecondary Commissioner

Charles M. Royce
President, Royce Family Fund

Zachary Saul
Chief Financial Officer, Office of the Postsecondary Commissioner

Linda M. Schreiber
Linda M. Schreiber Consulting LLC

PROFESSIONAL CONTRIBUTORS

Meg Lyons Architects

Linda M. Schreiber Consulting LLC

Gro Development, LLC

Urso, Liguori & Micklich, P.C

Town of Westerly

Allied Consulting Engineering

On-Site Insight

Keoch Construction, LLC

Alt Tech Services

DRAFT
as of 2-23-23

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EXECUTIVE SUMMARY

In 2021, the Tower Street School, located at 83 Tower Street in Westerly, RI, was slated to be sold to a private real-estate developer. The School was built in 1955 as an elementary school and later functioned as a community center until its 2020 closure. Recognizing the School as a valuable community asset due its size, central location, and history of community service, the Royce Family Fund requested to delay the sale to investigate a public future for the facility. On December 10, 2021, the Fund entered into a Lease Purchase Agreement with the Town of Westerly whereby the Fund agreed to, "coordinate a community-wide assessment of possible future use(s) of the property and evaluation of said uses," for a period of one or two years. In partnership with the Town of Westerly, the Westerly Education Center, the Ocean Community YMCA, and Urso, Liguori and Micklich, P.C., the Fund established an ad hoc Committee and launched the 2022 Tower Street School Reuse Study. The goal of the Study was to coordinate with community members and experts to determine whether the Tower Street School property could serve the Town with community-oriented use(s) that could be sustainable on a go forward basis.

The 2022 Study was comprised of two major parts: the Technical Evaluation of the building, and the Community Needs Assessment. The Technical Evaluation was used to establish a baseline understanding of the current physical and mechanical state of the School. The Evaluation revealed that the property requires substantial work. It shows significant damage due to wear and tear throughout the years. Moreover, the School's closure in 2020, and subsequent mechanical shutdown, has caused further damage. The facility requires plumbing work, total replacement of mechanical systems, fire protective measures, and considerable roofing work. The building is currently unsafe; it contains traces of asbestos, lead and PCBs. That said, the property is, advantageously, connected to the Town's water supply, sewer system, and gas supply.

The Community Needs Assessment, led by consultant Linda M. Schreiber and the ad hoc Committee, enlisted the help of the community to determine potential future beneficial uses of the property. Participants were prompted to reflect on the leading critical needs of the Westerly Community. The top three cited needs were 1. Community Center, 2. Housing, and 3. Workforce Development / Jobs. Most participants concluded that the property would be best used as a community center with a housing component. The Assessment revealed that the programmatic resources provided by the old Tower Street Community Center are sorely missed. Participants stressed that a new center could meet community needs by providing recreational services, educational wraparounds, social services, and mental health services. Still, they maintained that a housing component—especially an affordable one—is essential.

With the support of its community partners, the Fund has renewed its lease of the Tower Street School for 2023. This year, the Committee strives to develop a community-endorsed *and* logistically feasible plan for the future of the School. Of utmost importance is designing a self-sustaining model that will ultimately be owned and operated by the Town of Westerly. Thus, in 2023, the Committee will identify major partners who can bring the community's vision of a public-serving space at Tower Street to life. Potential partners must have demonstrated need, the capacity to fundraise, and apparent interest at board levels. Additionally, the Fund will conduct a property survey. The Committee will continue evaluating the viability of the existing building, considering rehabilitation versus replacement. At the end of this second year of study, the Fund and its ad hoc Committee once again strive to present its work, findings, and recommendations to the Westerly Town Council and interested community members for review and consideration on next steps.

SUMMARY

I. INTRODUCTION

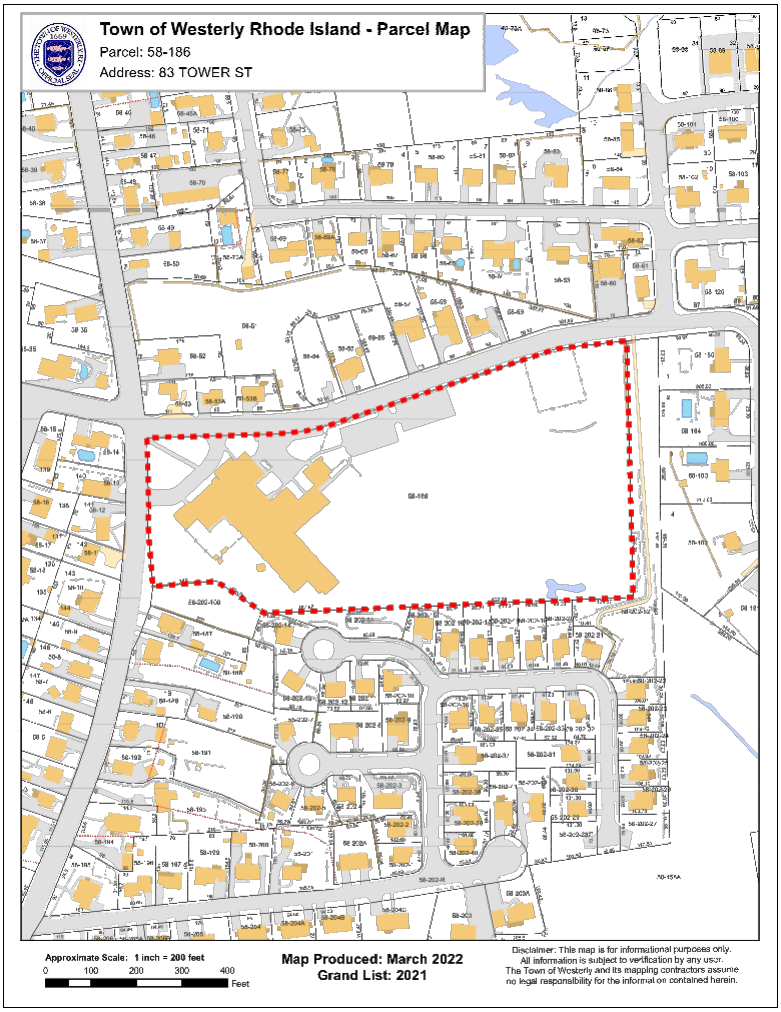
In 2021, the Tower Street School, a 1950's school complex located just a half mile from the heart of downtown Westerly, was slated to be sold. Westerly's Town Council was poised to initiate its private sale to a real-estate developer with plans to build low- and moderate-income housing. Still, Town Council was also interested in exploring a more community-based option for the facility. With the approval of its members, Town Council's President approached the Royce Family Fund to discuss alternatives to the sale. In partnership with the Town of Westerly, the Westerly Education Center, the Ocean Community YMCA, and Urso, Liguori and Micklich, P.C., the Fund requested to delay the sale, and investigate whether the School, with a vast history of serving the Westerly community, might better serve public purposes, rather than private.

Figure 1: Map of Westerly, Rhode Island



Located at 83 Tower Street in Westerly, RI, the Tower Street School was built in 1955 as an elementary school serving children from kindergarten to fifth grade. The building is situated on 11.28 acres, embedded in a residential neighborhood within a half mile of Westerly's downtown. The school was enlarged in 1994, increasing the size of the facility to 45,000 square feet. In 2010, the Town consolidated schools and converted the Tower Street School into a community center. In 2020, after 10 years of programming, Covid 19 shuttered the facility. It has remained vacant since.

Figure 2: Tower Street School Parcel Map



On December 10, 2021, the Royce Family Fund negotiated a lease agreement to forestall the private sale of the property. With the support of its community partners, the Fund entered into a Lease Purchase Agreement with the Town of Westerly whereby the Fund agreed to "coordinate a community-wide assessment of possible future use(s) of the property and evaluation of said uses" for a period of one or two years" (see *Appendix A: Tower Street School Lease*). The Fund formed an ad hoc Committee to launch the Tower Street School Reuse Study and investigate the property's best use.

The Committee defined the School's "best use" as the way it might serve the Westerly Community most comprehensively. To determine that, the Committee consulted the Westerly community directly. Thus, the Study was designed to prompt the community itself to take a key role in shaping the future of the School.

Over the course of 2022, the Fund employed a group of professionals to manage the Study and facilitate an in-depth examination of the School and its potential uses. The Study was comprised of two components: a preliminary technical evaluation of the building's current physical state and a community-driven survey of possible uses. The purpose of this report is to share the

process and results of the Study.

Westerly's Town Council was an instrumental supporter of the 2022 Study. As of January 2023, a new Town Council has been elected and its membership has changed. This report is intended to brief the newly elected Council on the work performed in 2022. The Fund hopes that this may better equip the Council in addressing matters related to the School's future. In addition, the Fund aims to make this report available to the individuals who participated in the 2022 Study, as well any interested members of the greater Westerly Community. This draft report is a working document that is intended to be amended as the study progresses.

II. HISTORY

As a local elementary school embedded in a residential neighborhood, the Tower Street School was a vital part of the Westerly community. Every day, the building was full of administrators, teachers, children, and their parents. The playgrounds were filled with the sounds of children playing. The basketball court and the tennis courts saw activity all through the summer months. As Westerly's population grew, so did the Tower Street School, expanding to 45,000 square feet. By 2010, however, demographics had changed, and a school of this size was no longer required. The town of Westerly chose to maintain the building for public use and determined to re-use the building as a community center, managed by Westerly's School Department.

Figure 3: Student-Made Murals at the Tower Street School



For ten years, Joan Serra acted as the director of the Tower Street School Community Center. Under Serra's leadership, the Center prioritized family literacy and multi-generational use. It combined educational, recreational, health and wellness, and social and emotional services. The Center partnered with multiple organizations to achieve a diverse array of on-site offerings. Organizations included the Bradley School and Hospital, Literacy Volunteers, the Fogarty Center, The Church at Westerly, the Olean Center, GED / Adult Education, and Wood River Health Services. The Adult Education program was particularly robust; it offered 829 courses in a wide range of subjects. The Center also housed a yoga studio and a community garden which sponsored a pre-school program, "Grow and Go Seek," that garnered state-wide recognition.

The Center was run by Serra and one administrative assistant. Each tenant partnering with the Center employed its own staff. The Center was open 7 days a week, from 6:30 a.m. to 8:00 p.m. It accommodated a licensed day care center, and a State-licensed kitchen. Transportation was provided to the Center via RIPTA's (Rhode Island Public Transit Authority's RIPTA) Flex Bus. Upwards of 2,000 people crossed the Center's threshold every single day.

The Center suffered from funding challenges, and after 10 years of programming, it faced an insurmountable hurdle—Covid-19. On April 13, 2020, all staff members were sent home due to the pandemic. The Center was permanently closed. Since then, the School has remained vacant.

The School's history shows a life rich with public service. Through its role as an elementary school and subsequent transformation into a lively community center, the School promoted the vitality of the Westerly Community for over 60 years. The past offers an inspiring image of what the future of Tower Street might look like. Still, to determine a feasible use for the School, it is necessary to understand the physical state of the facility—especially since it has remained vacant since its 2020 closure. Thus, the first component of the Tower Street School Reuse Study was a Technical Evaluation of the property.

III. TECHNICAL EVALUATION

When the Tower Street School closed in 2020, the building's mechanical systems were drained and taken offline. Over the course of 2022, a series of technical studies were performed to assess the overall physical condition of the Tower Street School: a MEP/FP Systems Evaluation, a Physical Conditions Assessment, and a Hazardous Materials Assessment.

a. MEP/FP (Existing Mechanical, Electrical, Plumbing, Fire Protection) Systems Evaluation

The Royce Family Fund commissioned Allied Consulting Engineering of Westford, Massachusetts to evaluate The Tower Street School's MEP/FP systems (see *Appendix B: MEP/FP Systems Evaluation*).

i. HVAC

Allied found that, in its most recent use, the current building was heated by a hydronic gas fired boiler system. There was no cooling provided. The boiler was shut down over two years before Allied's evaluation. The system did not have a water treatment system to properly condition the water prior to building shutdown. Thus, Allied concluded that it is likely that the cast-iron

pipes have rusted. In addition, low points in the pipes may have retained water which may have frozen. Rust and scaling in the pipes would need to be flushed to prevent any particles from clogging coils and control valves. This makes re-use of the equipment problematic.

Allied observed heating and ventilating units in the building's Auditorium and Cafeteria. If this equipment is reused, ductwork should be inspected and cleaned prior to reuse. Corridors are also supplied with heating and ventilation units. Allied assessed that the size of existing ductwork precludes retrofitting a cooling component.

Figures 4 & 5: Boiler Room equipment





Allied provided two options to address heating, ventilation, and air conditioning:

1. Activate the existing hot water boiler and supplement it with space heaters, electric baseboard heaters, and window air conditioning units. This would also require examining and testing all equipment, testing, and cleaning the piping system, and inspecting and cleaning all ductwork.
2. Abandon old equipment and install a split system heat pump. Ducted fan coil units would be used to provide cooling and fresh air.

ii. PLUMBING

The existing hot water heater is at the end of its life and Allied recommends its replacement. The piping was found to be mostly copper and should be reusable. Toilet rooms contain a mixture of adult and child-sized fixtures. Most of the flushometers were removed when the building shutdown in 2020. Allied's recommendations include installing a new high efficiency gas-fired hot water heater, a separate HW heater for the kitchen, and all new toilet fixtures and fittings.

Figure 6: Hot Water Heater



Figure 7: Bathroom



iii. ELECTRICAL

Allied determined that the existing electrical service is an 800 amp, 208V, 3-phase fed from underground service into the existing boiler room. Both the electrical service and the transformer are adequately sized for the anticipated first phase of the project. However, due to an anticipated increase in HVAC loads, an upgrade to 1600-amp service will be required for the re-use of the entire building.

Allied inspected the following electrical components:

1. Fire Alarm System

The existing Gamewell E3 panel can be re-used. However, the older systems in the building must be replaced. A remote annunciator, Knox-box and alarm tie-ins are required for the kitchen Ansel hood.

2. Panels & Wiring

There are some outdated electrical panels that will need replacement. New panels can have extended capacity to handle new HVAC loads. Old wiring will need to be replaced.

3. Exit and Emergency Lighting

A complete replacement should be considered with new style fixtures, 90-minute battery life, and required exterior emergency egress lights.

4. Lighting

Incandescent lighting should be replaced with updated, LED fixtures. This will save energy, provide visual comfort, and make maintenance easier.

5. Lighting Controls

Currently, there is no consistent automatic lighting control in building. Recommendations include occupancy sensors, lighting control panels, and dimming switches.

6. Telecommunications

All previous telecommunications have been stripped from the building. A new server and new data outlets will need to be added based on new programming needs. A dedicated room for the server is recommended.

iv. FIRE PROTECTION

The only areas of the building outfitted with sprinklers are the existing kitchen and boiler room. The units were first installed in the 1950's. Sprinkler heads were then replaced in 2019. Allied recommends the existing system be inspected per NFPA 25 Standard to determine the extent of component replacement. Additionally, a hydrant flow test should be conducted to determine the adequacy of the existing pressure.

The anticipated first phase of the building's reuse will yield a mixed-use occupancy. The cafeteria and auditorium will be considered assembly space classified as A-3 occupancy. Due to the size of the space and an occupant load greater than 300 people, sprinklers will be required. If classrooms are used for adults only (classified as a Business occupancy, Group B) sprinklers will not be required. However, if classrooms are anticipated for instruction for a K-12 occupancy, a sprinkler system will indeed be required.

Figure 8: Cafeteria



Figure 9: Auditorium



One caveat, however, is that the State Fire Marshal will ultimately determine the extent of fire protection required. Phase 1 renovations include 19,000 SF of an existing +/− 45,000 SF building. The State may require a demising wall to be built between the renovated and unrenovated spaces in the building.

v. KITCHEN

Much of the original kitchen equipment has been removed. New mechanicals and equipment required will depend on whether the facility will function as a full commercial cookline or as catering / warming kitchen. Potential upgrades include a new exhaust hood, a new grease trap, and additional kitchen equipment. This added electrical load will require a new electrical panel in the kitchen area.

Figures 10 & 11: Kitchen





b. Physical Conditions Assessment

On-Site Insight was retained by the Fund to analyze the physical condition of the School (see *Appendix C: Physical Conditions Assessment*). The consultant included an assessment of the mechanical systems in their report, but for our purposes the focus of this summary is sitework, roofing, exterior envelop, windows and doors and interior finishes. The On-Site Insight report categories capital investment by year of anticipated expenditure. While On-Site Insight found that the building is currently in fair condition, many of the materials and assemblies require repair or replacement.

i. SITE

On-Site Insight began its assessment by analyzing the property around the building. Much of the parking lot pavement appears to be in fair condition. However, select asphalt walkways display cracking and weathering. These areas may pose potential trip hazards. On-Site Insight recommends replacing these areas in Year 1. Asphalt paved tennis and basketball courts also show localized cracking and line fading. These should be refurbished in Year 1. Children's playground equipment also exhibits age related wear that merits replacement in Year 1. On-Site Insight also recommends that landscaping repair and tree pruning should be attended to in Year 1. Chain link fencing and enclosures are in good condition. Their future replacement is anticipated at Year 5.

Figure 12: Basketball Court



Figure 13: Parking Lot



Figure 14: Tower Street School



Figure 15: Community Garden



Figure 16: Community Garden Greenhouse



Figure 17: Playground



ii. ROOFING

Upon examination, the TPO (single-ply thermoplastic polyolefin) roofing on the flat portions of the roof show significant signs of wear. On-Site Insight maintains that this TPO has reached the end of its serviceable life. The TPO has become brittle, flashings have failed, and roof membranes have separated from termination bars. Pitch pockets show poor flashings and failed sealants. Leaking over the years has resulted in a series of insufficient patches. Ponding occurs regularly over the flat portions of the roof. On-Site Insight recommends applying a polyurethane modified roof assembly in Year 1. The existing pitched roofs are covered with 3-tab asphalt roof shingles. These appear to be at the end of their useful life and should be replaced in Year 1.

Figure 18: Tower Street School roof shows pooling



iii. BUILDING ENVELOPE

On-Sight Insight found that the exterior brick masonry of the building shows signs of deterioration in the form of mortar loss, cracking, and spalling. Evidence of moisture infiltration was also observed at several locations within the building. Thus, repointing, crack repair, and localized brick replacement are suggested in Year 1. On-Sight Insight observed wood shake siding installed at gable ends in some locations. This siding has reached the end of its serviceable life and needs replacement in Year 1. Infill metal panels show damage and should be repaired in Year 1. On-Sight Insight recommends that a full replacement of these panels should be considered in Year 7. In upper wall areas, localized deterioration of the EIPS (Exterior Insulation and Finish System) was observed. These areas should be repaired and repainted in Year 1.

iv. WINDOWS & DOORS

Exterior doors of the building showed abrasions, corrosion, and peeling paint. On-Sight Insight recommends that they be replaced in Year 1. Aluminum-framed windows also show some aging in failed insulated glass units and deteriorated butyl bedding. In 2022, vandals broke several windows. On-Sight Insight recommends that repairs and glass replacement should be slated for

year 1. At Year 7, a complete window replacement for the building should be considered.

v. INTERIOR FINISHES

On-Site Insight observed water damage on the acoustic tile ceilings throughout the building. This wear, coupled with the overall aged condition of the tiles, indicate a need for replacement in Year 1. Areas of carpet and VCT floor tiles are stained and worn in several locations. Replacement is recommended in Year 1. Bathroom ceramic tile shows need for replacement in Year 12. On-Sight Insight also found that some interior walls show areas of mold which need remediation. In all cases, interior walls will require a fresh coat of paint in Year 1.

Figure 19: Deteriorating ceiling shows evidence of leakage

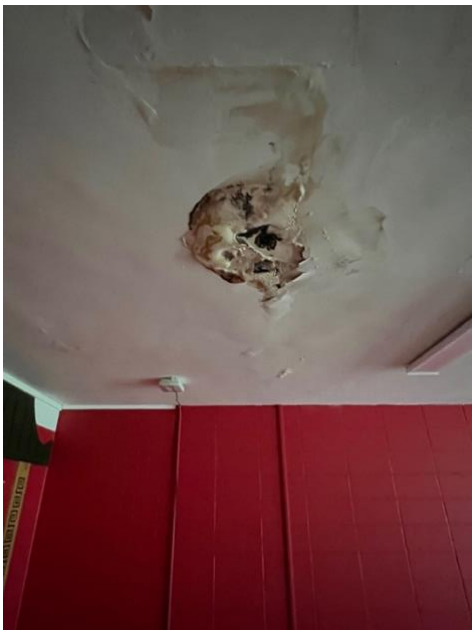


Figure 20: Water damage at door jamb



c. Hazardous Materials Summary

AltTech Services was retained by the Royce Family Fund to analyze hazardous materials present at the School (see *Appendix D: Hazardous Materials Survey*). AltTech collected and tested samples for asbestos, PCBs, and lead paint. Evidence of each material was discovered on site. Asbestos is present in thermal insulation around pipes, in caulk around exterior doors and windows, in 9x9 flooring tiles, and in glue daubs. Of eight separate samples, PCBs were detected in only one location at window/door caulking. Lead paint was detected throughout the building at doors, door jambs and door frames.

AltTech asserts that, prior to any selective demolition or renovation of the School, hazardous materials will need to be abated to prevent exposure to workers and occupants. A full testing program for lead would need to be established with regular site inspections, air monitoring, proper exhaust measures and requisite PPE (Personal Protective Equipment) gear provided for all workers.

Figure 21: Asbestos floor tiles



After establishing a baseline understanding of the School's physical state by way of the Technical Evaluation, the Study progressed to its next stage, the feedback-focused Community Needs Assessment.

IV. COMMUNITY NEEDS ASSESSMENT

The Community Needs Assessment portion of the Tower Street School Study was led by consultant Linda M. Schreiber (see *Appendix E: Community Needs Assessment*). The purpose of the Assessment was to enlist the help of the Westerly community to generate ideas for the future use of the Tower Street School. Participants were encouraged to reflect on issues facing the Westerly Community, and the types of support that might best address them.

The Assessment was carried out sequentially at three levels. The first level of community input was gathered through discussion within a core multi-party ad hoc Committee. At the second stage of the Assessment, private interviews were held with Key Leaders of the Westerly Community. At the third stage, The Community Needs Assessment culminated with a public forum where all willing and interested community members were encouraged to participate.

Through its design and execution, the community-driven assessment embodied the ethos and mission of the Tower Street School Study of 2022. The intention of the Assessment was to create the time and space for the Westerly Community to both contemplate and influence the fate of the Tower Street School.

a. Ad hoc Committee

The ad hoc Committee held weekly meetings over several months to brainstorm alternative uses for the school. It also managed the logistical components of the Tower Street School Reuse Study. The group was comprised of the Town Manager, the Town Council President, representatives from the Royce Family Fund, the Westerly Education Center, and the Ocean

Community YMCA.

To initiate the second phase of the Assessment, the Committee compiled a list of individuals they considered leaders of the Westerly Community. The Committee endeavored to represent the community broadly and wholly. In making their list of interview prospects, they considered the following factors: geographical diversity, career, race, and age. The Committee also sought to recruit individuals who administer and receive social services, reside in the North End neighborhood, standout among grass roots initiates, engage in community leadership roles, or possess project development and funding experience. The chosen names were organized into eleven categories: Foundations, Recreation, Cultural and Arts, Social Services, Healthcare, Education, Churches, Young Entrepreneurs, Town of Westerly, Philanthropists, and Other. These individuals were identified as the Key Leaders group and were approached to participate in individual interviews.

b. Key Leader Interviews

In June 2022, 35 individual interviews were held. The invitee / respondent participation rate was exceptional. Most interviews were held in person; a few were conducted via Zoom. All interviews were facilitated by Linda Schreiber. Two of the interviews were conducted with two colleagues present together; only one invitee was present for all others. Schreiber posed series of eight questions in semi-structured conversation. The questions are as follows:

1. Have you had any involvement with the programming previously provided at the Tower Street School? Are you familiar with any of their programs / services provided in the Westerly community?

2. What makes your community special? What are its strengths or assets?

3. When you think about some of the concerns people have right now for their families, and some of the needs they have that aren't being met—What do you see as the top 3 most pressing problems currently facing people in Westerly at this time? (Employment / Education / Income-Assets Building / Housing / Health / Civic Engagement / Support services...

4. As you think forward, out over the next 5-7 years…what do you think might be 2 or 3 major problems facing your community?

5. Which groups / segments of people do you think are most underserved in your community? How?

6. What can nonprofits be doing better to address the current problems and/or these underserved communities (based on either your own involvement, or from any comments heard in community).

7. Are there other individuals or groups you respect & recognize as having great impact, who we might want to learn from or partner with? (Not just local govt / private / philanthropy…)

8. Do you have any other suggests that could help us increase this project's presence / help us to best utilize this building in the community?

The compilation of responses from the Key Leader interviews revealed the following leading critical needs for the Westerly community, in rank order:

# TALLIED	ISSUE	DETAILS
22	Community Center	• Healthy, affordable alternative activities • Recreation facilities, activity, open & studio spaces
20	Housing	• Lack of & affordability
17	Mental Health	• Behavioral Health
17	Economic Disparity	• Low income & in poverty • Need living wages
15	Education	• Aging facilities • Challenged schools • Dropout rate
13	Youth	• Activity spaces, safe • Life skills • Build opportunities
13	Workforce Development	• Securing employees • Good jobs

In addition to the items above, interviewees also cited concerns around substance abuse, transportation barriers, food insecurity, the aging population, childcare and Human Service coordination.

Question 4 asked respondents to look five to seven years to the future and identify problematic trends or increased needs. In addition to the aforementioned issues, the top long-term concerns center on the community's growing wealth disparity and increasing levels of poverty, and the "graying of the region with fewer young families able to live here."

Question 2 prompted individuals to consider the strengths and assets of the Westerly Community. The responses are as follows:

# TALLIED	STRENGTHS & ASSETS	DETAILS
15	Vibrant Downtown	• Creates sense of small-town community • Chuck Royce—reinventing, synergy • Architecture & historic preservation • Theatre, Music, Hospitals, Library, WEC, YMCA, Wilcox Park, a lot for this sized community
14	Connection	• Community that cares

		• Familiarity of everybody knows everybody • People are friendly & lend support (though may not be the same for newcomers / diverse populations)
9	Philanthropic, Generous	
8	Engaged Community	• Participation & volunteerism • Wants to collaborate
8	Beaches & Tourism	• Chamber events • Get to live where everyone else wants to vacation!
8	Diversity is Growing	• Culturally rich • Diverse neighborhoods
7	Family is Tight	• Family living nearby • Kids want to come back to raise their families here

c. Community Leader Forum

The Community Leader Forum concluded the Assessment. Through the Committee's efforts, the public event received substantial advance marketing. The Committee coordinated with local media outlets to share ads and articles about the Tower Street School Reuse Study and the Forum (see *Appendix F: Print Advertisements*). Digital print sites repeatedly shared the open invitation, encouraging community participation (see *Appendix G: Digital Advertisements*). In addition, The City Manager's office and Committee members reached out directly to individuals via email. Invitees were once again culled from a wide variety of community sectors—representing social service agencies, recipients of agency services, public service, healthcare, education, clergy, government and law enforcement, private business, and residents.

Figure 22: Community Forum Event, 2022



The Forum took place on July 19th, 2022, at the Westerly Yacht Club from 8:00 a.m. to 10:00 a.m. More than 60 individuals participated in the breakfast event. Many of those who attended did not receive a direct invitation. They rather heard news of the event through the open invitation calling for public input. Several people from the Tower Street School neighborhood were in attendance. Participants were eager to lend feedback and expressed significant gratitude for the opportunity to gather with other engaged Westerly residents. An array of photos of the Tower Street School facility and property were displayed around the room.

The program opened with introductory remarks made by Chuck Royce. Then, the Town Manager, Town Council President, Director of the Westerly Education Center, and CEO of the Ocean Community YMCA CEO each spoke briefly. They described their own aspirations for the School, and how its public use might benefit their respective organizations—as well as the Town as a whole. GRO architectural development services then presented examples of similar multi-partner community projects to inspire the group. The emphasis of the day was "People, Programs, then Place," the focus being the needs of community members and the programs that might benefit them, rather than the facility design. Attendees were reminded that these elements were to be considered at a later stage of project development.

Figure 23: Chuck Royce gives introductory remarks at the Community Forum



Ten tables of six to eight participants then worked through a series of six questions. The questions had been crafted based on the findings from the Key Leader Interviews. A Host and Scribe were assigned to each table to facilitate discussion and record responses. To expand discussion, the tables were intentionally mixed to represent a variety of sectors. Responses were recorded on sheets posted on the walls. The questions posed to participants are as follows:

1. **Seeking Greater Community Impact:** What are the most critical social issues or pressing problems you see facing our community at this time? Then reflect on any new needs you might anticipate will emerge or increase over the next five years.

2. **Strengthening Community:** For this project to play a greater role in building the strength of our community—we need to especially consider needs among those who are currently underserved. Who is underserved and what needs might you prioritize? (i.e. Job opportunities, growing income disparity, housing cost escalation…)

3. **Drill Down Need Topic #1: YOUNG FAMILIES**—What could we do to be more effective in serving Young Families? (Parenting support, childcare, activities for whole family engagement…)

4. **Drill Down Need Topic #2: CHILDREN & TEENS**—What could we do to be more effective in helping children/teens? (Recreation / mental health / enrichment activities…)

5. **Drill Down Need Topic #3: SENIORS**—How do we better assist seniors with issues they face like continued health, support of independent living, engagement, and connection?

Figure 24: Community Forum participant jots down notes on a wall-sheet



At the end of the two-hour session, participants were prompted to reflect on everything they had heard that morning. They were then asked to post-it one idea that energized them, "got them jazzed about this project," or made them want to become more involved going forward.

d. Summary of Recurring Themes from Key Leaders and the Community Leader Forum

Given the consistency of themes recorded between both Individual Leader Interviews and the broader Community Forum, the following findings are presented for consideration:

1. Community Center

Participants expressed great interest in a mixed-use project that incorporated a community

center along with a housing component. They envisioned a vibrant, multi-generational, connection-building; social services; and a recreation HUB of activity. They stressed the need for an inclusive center that serves youth and young families. The center could provide recreation activities, educational wraparounds, activities that foster social connection, and a wide range of non-sports activities. Participants also cited a need for workforce development programing. They voiced that such programs reduce income disparity, improve mental health, and engage children and teens in health and educational growth opportunities.

2. Housing

Housing is tied for the top spot on the needs list. Participants pointed to the current lack of affordable housing as a long-term issue that will prevent young people from returning to the area to the raise their own children—a significant social value in this community. In addition, many underlined that escalated costs and the lack of housing jeopardizes the security of low-income families and contributes to a growing homelessness problem. Employers find it difficult to secure worker housing, and elderly residents are facing the prospect of needing to leave the community due to cost escalation.

3. Workforce Development / Jobs

Employment and job-growth rise to the top of the needs list. Participants expressed their interest in the strength of the entire Westerly Community. In the long term, they would like to see their community comprising a skilled workforce with well-paying job opportunities. This theme is also connected to the repeated concern for the challenges faced by low income and working poor families. Participants petitioned for resources that will help struggling community members become more financially stable.

4. Mental Health

Rising mental health challenges were the 4th highest issue cited. Participants conveyed the need of mental health resources for individuals for all ages. Many voiced concerns for the health of children and seniors due to the isolation of recent years. Participants were adamant that mental health resources for the community are seriously lacking, and existing services are limited and overwhelmed.

5. Youth Services

Participants called for safe, supervised, and wholesome activities for children and teens. These should include sport and non-sport options. They also mentioned a need for academic support for children and teens. Participants also frequently referenced the community's need for high-quality and affordable childcare. This includes care for both young children and those who are school aged. There should be morning, before-school programs as well after-school ones. Summer camp programs are also necessary. In addition, participants advocated for avenues wherein caring adults can mentor teens to encourage school graduation and future success.

6. Low Income Families and Young / Single Parents

Responses repeatedly show a concern for the well-being of community members and

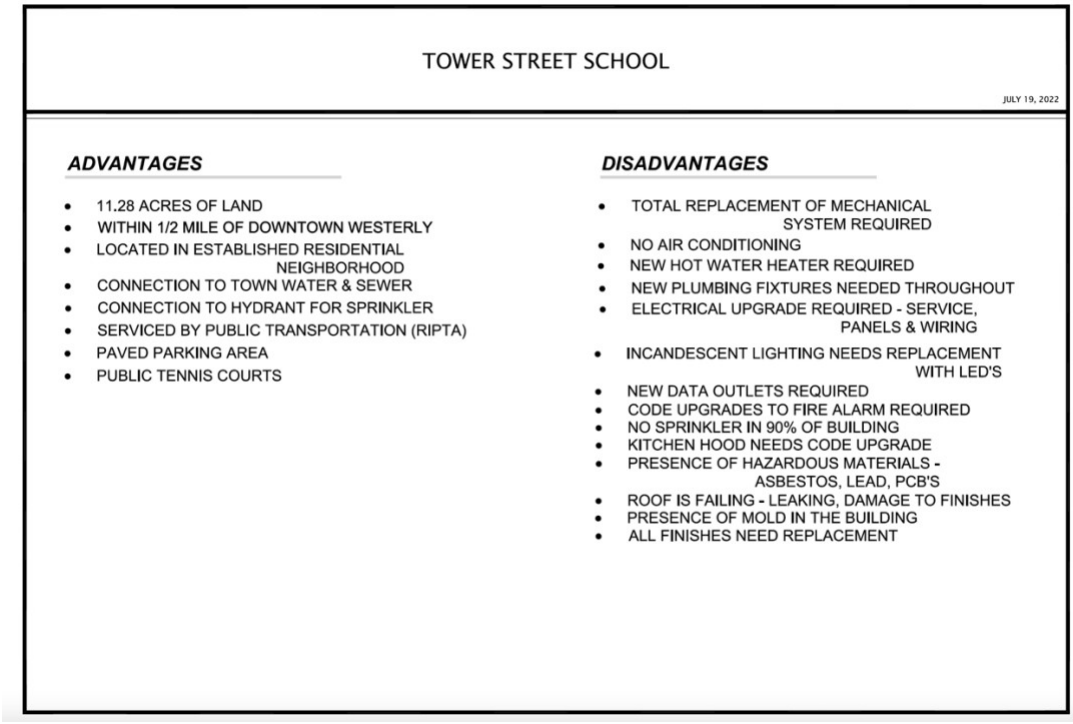
families—especially those with young children—experiencing financial distress. Participants were hopeful that the Tower Street School project would invest in programming that incorporates educational resources, basic life skill coaching, parenting support, and employment training.

V. ANALYSIS

a. Analysis of Data from Technical Evaluation

The 2022 Tower Street School Reuse Study confirms that the School boasts some advantageous physical characteristics. It is centrally located, just a half mile from downtown Westerly. Furthermore, it is situated on a significant amount of land, spanning 11.28 acres. Critically, the School is connected to the Town's water supply, sewer system and gas supply. In addition, even in its current physical state, the facility possesses features—such as the tennis and basketball courts—that could be enjoyed by the community after moderate repair. Still, the overall state of the building is neither physically nor technically sound. The facility requires significant maintenance, repair, and upgrades.

Figure 25: Advantages and disadvantages of the Tower Street School property were displayed at the Community Forum event



All three of the technical studies performed in 2022 (Existing MEP/FP Systems Evaluation, Physical Conditions Assessment, and Hazardous Materials Assessment) confirm that the building shows damage due to wear and tear throughout the years. Moreover, the School's closure in 2020, and subsequent mechanical shutdown, has caused further damage. The Existing MEP/FP Systems Evaluation revealed that a total replacement of mechanical systems is required. Currently, the facility has no air conditioning and needs a new cooling system. In addition, Allied Consulting found that the building's existing hot water heater needs replacement. New plumbing fixtures are

also required throughout the School. Additionally, a complete electrical update is necessary. Allied recommended that the existing electrical service be upgraded from an 800 amp to a 1600 amp. Incandescent lighting should be replaced with LEDs, and new data outlets are needed. Notably, the School is severely lacking in fire protective features. There are no sprinklers in 90% of the building. Only the existing kitchen and boiler room contain sprinkler units installed in the 1950's. The kitchen also requires a new exhaust system.

In the Physical Conditions Assessment, On-site Insight found that the School's roof is failing. Leaking and significant signs of wear necessitate replacement of the roof's TPO. Furthermore, the School's ceilings, carpet and floor tiles, bathroom ceramic tiles, and interior walls all show significant wear. Ceilings also show water damage, and interior walls show areas of mold. As a result, all interior finishes need replacement. AltTech also found the presence of asbestos, lead, and PCBs. Before any other work is carried out on the building, all hazardous materials will need to be mitigated to protect the safety of workers and occupants. Thus, though the building has assets could make it extremely valuable to the Westerly Community, a significant amount of work is required before it will be safe to enter—let alone mechanically and technically functional.

b. Analysis of Data from Community Needs Assessment

The Community Needs Assessment component of the Study successfully garnered community support and enthusiasm regarding the School's future. Interviewee response rates for Key Leaders were exceptional; during September 2022, Schreiber carried out 35 interviews. In preparation for the Community Forum, the ad hoc Committee made substantial efforts to advertise the public event. Committee members coordinated with local media outlets to promote the event and invited family, friends, and colleagues directly. The Committee's efforts paid off, and the event on July 19th, 2022, was extremely well attended—more than 60 individuals showed. Many of the attendees did not receive a direct invitation and rather heard news of the event through the advertisements. Furthermore, individuals expressed tremendous gratitude for the chance to participate in the Forum.

In both the Key Leader Interviews and Community Forum, individuals considered the ways the School could be used to address the needs of the Westerly Community. The top three community needs cited were a community center, housing, and workforce development and jobs. The majority thought that the best use of the School would be a community center with a housing component. Participants envisioned a center that could provide recreational activities, educational wraparounds, social services, and mental health services. Additionally, individuals stressed the need for both childcare and senior assistance at such a center. They also advocated that a housing component could help address the local housing crisis and the need for housing for both the elderly and young parents with children.

In the past, the Tower Street School Community Center was robust in its programming and cherished by the Westerly Community. What's more, many of the needs identified by participants in the 2022 Community Needs Assessment were met by the old Center. For instance, the old Center housed a daycare and summer camp—services that are sorely missed. Despite being a well-used community asset, the Center struggled with funding and was unable to weather the 2020 Covid Pandemic. The Community Needs Assessment revealed that the Westerly Community could still benefit from many of the services provided by the now-closed Tower Street School Community Center. Community members also voiced a pressing need for housing. The feedback from the

Assessment suggests that a mixed-use project combining a community center with housing could create a financially sustainable project.

VI. NEXT STEPS

The Royce Family Fund has renewed its lease of the Tower Street School for 2023. The ad hoc Committee will interpret and apply the data gained through the 2020 Study. By balancing the technical information with the participant-voiced insights, the Committee aims to develop a community-endorsed *and* logistically feasible plan for the future of the School. The 2023 year will also include a second phase of data gathering.

The Committee's new goals for 2023 include: identifying major partners, exploring programmatic requirements for those partners, and determining the property's scope of developable land. In 2023, it strives to seek major partners who demonstrate the commitment and expertise necessary to bring forward the Westerly Community's vision of a public-serving space at Tower Street. Potential partners must have demonstrated need, the capacity to fundraise, and apparent interest at board levels. After securing partnerships, the Committee will investigate programmatic requirements for committed partners to explore what a community-oriented facility at the School might look like. The Committee will also interview past users of the Tower Street School Community Center who may be interested in occupying space in a future facility. In addition, the Committee will conduct an engineering survey to determine how the property can be best developed. In 2023, the Committee will continue evaluating the viability of the existing facility at Tower Street so that it may make a recommendation regarding rehabilitation or replacement of the building.

Above all else, the Committee understands that it is of utmost importance that a future project at the Tower Street School be self-sustaining. Thus, the Committee intends to build a potential funding strategy for both the realization of a community space at the School and the ongoing viable operation of said space by its ultimate owner and operator, the Town of Westerly. At the end of this second year of study, the Fund and its ad hoc Committee will once again present its work, findings, and recommendations to the Westerly Town Council and interested community members for review and consideration on next steps on this important public asset.

APPENDIX A: TOWER STREET SCHOOL LEASE

LEASE-PURCHASE AGREEMENT

This Lease-Purchase Agreement is entered as of this 10th day of December, 2021 ("Lease") by and between Town of Westerly, a municipal corporation, with a business address of 45 Broad Street, Westerly, RI 02891 ("LANDLORD") and Royce Family Fund, Inc., a not-for-profit corporation authorized to conduct affairs in the State of Rhode Island and organized and existing under the laws of the State of Delaware, with an address of 8 Sound Shore Drive, Suite 140 Greenwich, CT 06830 ("TENANT").

ARTICLE I - FUNDAMENTAL LEASE PROVISIONS

1.1 LANDLORD: Town of Westerly

1.2 TENANT: Royce Family Fund, Inc.

1.3 PREMISES: All land, buildings and improvements constituting Tower Street School and its campus being Assessor's Plat 58, Lot 186, 83 Tower Street, Westerly, Rhode Island

1.4 COMMENCEMENT DATE: The effective commencement date of this Lease shall be January 1, 2022 ("Commencement Date").

1.5 INITIAL TERM AND RENEWAL TERM(S): Term commencing on the Commencement Date and terminating on December 31, 2022, subject to possible extension for one (1) year as provided herein.

ARTICLE II - LEASING AND TERM

2.1 PREMISES. In consideration of the rents, covenants, and agreements herein set forth, LANDLORD hereby leases to TENANT and TENANT hereby rents from LANDLORD during the Term (as hereinafter defined) hereof the Premises together with all easements, rights and privileges appurtenant thereto. LANDLORD shall provide all records, studies and reports related to the condition of the property including heating system, status, age of equipment, maintenance intervals, records, etc. to TENANT forthwith upon execution hereof.

2.2 TERM. The term of this Lease shall commence on the Commencement Date and shall terminate on December 31, 2022 (the "Term").

2.3 EXTENSION. The Westerly Town Council and TENANT will meet on or before October 15, 2022 for the purpose of TENANT indicating the progress made in identifying the best future use(s) of the premises as outlined below. The Town Council will consider at that time the extension of this Lease for the period January 1, 2022 to December 31, 2023.

2.4 LEASE WITH OPTION TO BUY. During the initial term of this Lease, LANDLORD gives TENANT an option to purchase the premises as described above at 83 Tower Street, Westerly, RI 02891, including land, building, and all improvements ("Property") as follows:

a) the option price shall be $1,100,000;

b) the option shall be exercised by Notice of Election in writing from TENANT to LANDLORD at least 45 days before the expiration of Lease or any extension. Closing shall be within 30 day of notice. LANDLORD to convey premises by Warranty Deed. Purchase price to be paid in cash, certified check or wire transfer.

ARTICLE III - RENT

3.1 RENT. TENANT is a charitable foundation which individually and in conjunction with other charitable organizations and other entities has renovated, repurposed and/or developed other real property in the Town of Westerly for educational, recreational and other philanthropic purposes.

The LANDLORD and TENANT recognize that the premises are a unique and important asset due to multiple factors, including but not limited to size, location availability of municipal water and sewer and other utility services such as gas and electric power. The Property has heretofore been utilized as a municipal school building and in conjunction with municipal and private charitable organizations for various human services programs.

As consideration for this Lease, TENANT agrees to coordinate a community-wide assessment of the possible future use(s) of the property and evaluation of the feasibility of said uses.

In addition to the community assessment hereinabove described, TENANT shall be responsible for utility and maintenance costs of the property (estimated by LANDLORD to be $45,000/year). Further, TENANT shall expend up to $50,000/year to limit water infiltration into the building on the premises.

ARTICLE IV - TENANT CONSTRUCTION

4.1 TENANT may with LANDLORD'S permission, which may not be unreasonably withheld, install improvements, fixtures and finishes.

4.2. All such work shall be completed in a good and workmanlike manner by licensed contractors; with all applicable building permits and other applicable permits; as well as any permit required by any national and local boards of fire underwriters or any other body or bodies exercising a similar function. In performing any such construction, TENANT shall not violate the terms and conditions of any insurance policy affecting or relating to the Premises or the Building. Promptly after completion of any such construction, TENANT shall procure all such approvals by governmental authorities, if any, of the completed construction as may be required and all such insurance organization approvals, if any, as may be required or customary in connection therewith and shall promptly deliver copies thereof to LANDLORD.

4.3. TENANT shall cause to be paid all costs and expenses and liabilities arising out of or in connection with any such permitted construction. TENANT shall not create or permit to be created or to remain, and shall promptly discharge any lien, encumbrance or charge levied on account of any of TENANT's construction or any mechanics', laborers' or materialmen's liens, conditional bill of sale, title retention agreement, chattel mortgage or security agreement or otherwise which might or does constitute an encumbrance, lien or charge upon the Building or any part thereof or the income therefrom or TENANT's interest in the Premises.

4.4. In connection with any contract entered into by TENANT for the approved construction of any improvements or the provision of any materials, labor or services with respect to the Premises, TENANT shall cause to be included in such contract a waiver by the person so contracting of any rights to file for mechanics', materialmen or any similar lien pursuant to the provisions of Rhode Island law. In addition, any person contracting with TENANT as aforesaid, shall agree that in any contract between such person and any other person for the provision of labor, materials or services in connection with any construction of any improvements to the Premises, a similar provision waiving the rights of such firm to file a mechanics' or materialmen or similar lien

under Rhode Island law shall be similarly included. Every such contractor shall acknowledge the provisions of this Section 4.4 so that in all events, **LANDLORD's** interest in the Premises or in this Lease shall not be subject to an) mechanics', materialmen or other lien for labor, materials or services. Tenant may request Landlord waive this requirement with respect to a specific contractor or sub-contractor.

4.5 TENANT may, but is not required to, remove its improvements and fixtures at the end of the initial or subsequent term(s) of the Lease provided that doing so does not damage the premises and/or compromise its structural integrity.

ARTICLE V - CONDUCT OF BUSINESS AND MAINTENANCE BY TENANT

5.1 Use of Premises and Standards: The premises shall be used by the Tenant for community-wide assessment hereinabove described and may sub-lease all or portions of the building for educational and/or charitable purposes with the permission of the Town Manager, which approval shall not be unreasonably withheld.

TENANT shall reasonably keep the Premises in the condition they are now.

TENANT additionally covenants not to perform any act on or about the Premises prohibited by any applicable federal. state or municipal law nor omit to perform any act required by law in connection with the use or operation of the Premises; nor to use or maintain the Premises in such a manner as to constitute an actionable nuisance to LANDLORD or any third party; and not to commit or permit waste of the Premises. TENANT shall comply with and observe all easements and all restrictive covenants and conditions that may affect or apply to the Premises, or any portion thereof, from time to time; provided such easements, covenants and conditions do not conflict with or abridge TENANT's rights under this Lease or unreasonably interfere with TENANT's business operations. Except as may be otherwise provided herein, TENANT shall procure, at its sole cost and expense, all permits and licenses required for the operation of the Permitted Use in the Premises and shall otherwise comply with all applicable laws; ordinances and governmental regulations. Upon termination of this Lease TENANT shall surrender the Premises in the condition and state of repair as existed on the Commencement Date, excepting only reasonable wear and tear.

5.2 GOVERNMENTAL REGULATION. TENANT shall, at its sole cost and expense, comply with all federal, state and local laws, ordinances, orders, rules and regulations pertaining to the operation of the Premises for its Permitted Use, now or hereafter in force. However, TENANT shall not be required to effect any structural repair, structural improvement, structural alteration or other change of a structural nature by reason of any such laws, ordinances, rules or regulations unless the conditions constituting a violation of any such provisions were created by improvements provided by, or use made of the Premises by TENANT.

5.3 (a) TENANT shall keep the Premises neat and clean. TENANT shall not store any items which are not reasonably necessary for the Permitted Use at or on the Premises, without LANDLORD's prior written consent. TENANT further agrees that TENANT shall use the Premises solely for purposes set forth above; refrain from placing in the sewerage system any chemical, waste or substance which is prohibited by the Town of Westerly or requires pre-treatment. In the event that TENANT desires to discharge item(s) requiring pre-treatment, it shall be responsible for providing such pre-treatment. TENANT shall not enter into any service, maintenance or other contract relating to the Premises which shall terminate after or shall not be terminable by TENANT upon (in which latter event, TENANT shall so terminate same) the expiration of the Initial Term hereof (or, if a Renewal Term is validly extended, after the expiration of a Renewal Term hereof).

(b) TENANT, at its sole cost and expense, shall also keep the Premises, including all fixtures, piping, equipment and apparatus of every kind, nature and description, (collectively "BUILDING COMPONENTS") in as good order, condition and repair as the same are in at the time of its access to the premises. TENANT shall, at its sole cost and expense, replace any window glass broken through its fault. Such repairs and replacements shall be effected with all due dispatch and shall be of good and workmanlike quality and class equal to the original work or installation.

(c) Any contractors performing reasonable work on behalf of TENANT at the Premises must be approved in writing in advance by LANDLORD, such approval to not be unreasonably withheld or delayed.

(d) TENANT shall not permit or commit any waste in, upon or about the Premises.

(e) TENANT shall not use or occupy or permit the Premises to be used or occupied in any unlawful manner or for any illegal purpose or in such manner as to constitute a nuisance.

(f) TENANT shall not be responsible for structural maintenance and repair and mechanical system maintenance and repair, including heat, electrical and plumbing; if such are necessary for use of the premises TENANT may undertake said repair, but will not be required to do so, the intention of the parties being that the building in its present state be preserved while the community assessment of its future use is being contemplated.

ARTICLE VI – LIENS

6.1 MECHANIC'S LIENS. TENANT agrees to promptly discharge (either by payment or by filing of the necessary bond, or otherwise) any mechanic's, materialman's or other lien against the Premises and any of TENANT's personal property or leasehold improvements located on the Premises, which may arise out of any payment due for or purported to be due for any labor, services, materials, supplies or equipment alleged to have been furnished to or for the TENANT in, upon or about the Premises. TENANT shall promptly discharge any mechanics, materialmen or other lien to be attached to the Premises and any of LANDLORD's personal property located thereon within five (5) calendar days after notice thereof and subject to the terms of Article 4 of this Lease.

ARTICLE VII - INSURANCE AND INDEMNITY

7.1 GENERAL LIABILITY INSURANCE. TENANT shall keep in force at its own cost and expense, throughout the Initial Term and any Renewal Term of this Lease, commercial general liability insurance with respect to the Premises and the business operated by TENANT and construction performed by TENANT in such companies and in such form as are reasonably acceptable to LANDLORD with coverage of not less than Two Million and No/100 ($2,000,000.00) Dollars per occurrence with an additional umbrella policy of not less than Five Million and No/l 00 ($5,000,000.00) Dollars. TENANT shall have all such public liability policies endorsed to show LANDLORD as an additional, insured on a primary basis, irrespective of any other coverage, whether collectible or not, with respect to occurrences upon the Premises. TENANT's insurance policy will further provide for at least thirty (30) calendar days' notice to LANDLORD before any substantial reduction of policy limits, cancellation or any other policy changes adverse to LANDLORD's interests. TENANT shall promptly furnish LANDLORD with certificates of such insurance as of the date hereof and thereafter upon reasonable request by LANDLORD.

7.2 PROPERTY INSURANCE. TENANT shall keep in force at its own expense, throughout the Term of this Lease, property insurance with respect to TENANT's improvements and betterments and personal property in such companies and in such form as are reasonably acceptable to LANDLORD with coverage of not less than the full insurable value. TENANT shall furnish

LANDLORD with certificates of said property insurance on the date hereof and promptly thereafter after reasonable request by LANDLORD.

7.3 INDEMNITY. TENANT shall, to the fullest extent permitted by law and at its own cost and expense indemnify, hold harmless and defend LANDLORD and LANDLORD's affiliated entities, directors, officers, employees, members, shareholders, partners and agents from and against any and all losses, suits, claims, actions, damages, liability and expense (including but not limited to reasonable attorneys' fees, witnesses' fees and all court costs) in connection with injury, disease, loss of life, personal injury and/or damage to or loss of any property arising from or out of the occupancy or use by TENANT of the Premises occasioned wholly or in part by the acts or omissions of TENANT its officers, contractors, agents, employees (acting within the scope of their office, contract, agency or employment), licensees or invitees. The foregoing indemnity shall include injury, disease or death of any employee of the TENANT and shall not be limited in any way by any amount or type of damages, compensation or benefits payable under any applicable Workers' Compensation, Disability Benefits or other similar employee benefits act. Said indemnity shall not extend to the negligence, imputed negligence, fault and/or strict liability of Landlord. The indemnity provisions contained in this Article shall survive the termination or expiration of this Lease.

7.4 EMPLOYER'S LIABILITY INSURANCE. TENANT shall, throughout the Term of this Lease, maintain such worker's compensation or employer's liability insurance as may be required by law, with limits of not less than Five Hundred Thousand ($500,000) Dollars for each employee, each accident, and policy limit.

Tenant assumes all risk of damage as to Landlord, and in respect to any property in, upon or about the Premises, to whomsoever belonging, waiving all claims with respect to such damage thereof against Landlord and agreeing to so indemnify, defend, and save Landlord harmless from and against all loss, cost, damage, expense or claims by others unless the same be due in whole or part to Landlord's negligence; such damages to include, without limiting the generality of the foregoing, damages due to acts or omissions of any of the Tenant on or about the Premises, or any part thereof being or becoming out of repair or due to any of the Tenant's acts or omissions with respect to the happening of any accident in, on or about the Premises. Tenant shall at all times maintain, at its expense, contractual liability and indemnity insurance related to this Lease and comply with the terms of any insurance policy or policies in effect pursuant to this Lease. All policies of insurance described herein shall be issued by an insurance company reasonably satisfactory to Landlord with a rating of not less than A+ (Superior) by Best's Insurance Reports.

ARTICLE VIII - ASSIGNMENT AND SUBLETTING

8.1 CONSENT REQUIRED. TENANT shall not assign this Lease, or any right or privilege granted hereunder, or sublet all or any portion of the Premises, or permit any business to be operated in or from the Premises by any other, without the prior written consent of LANDLORD, which consent may be withheld by the LANDLORD in its sole discretion; except that LANDLORD may not unreasonably withhold permission for a sub-lease for educational, charitable or philanthropic purposes. Any transfer of TENANT's interest in this Lease or the Premises by operation of law, regardless of whether the same is characterized as voluntary or involuntary, shall be construed as an assignment and prohibited by this Article. Upon a permitted assignment or subletting, assignee or sublessee shall assume all obligations of TENANT under this Lease. Further, LANDLORD's written consent to anyone assignment or subletting shall not act as a waiver of the requirements of consent with respect to any subsequent assignment or subletting. In the event of an assignment of this Lease approved in advance by LANDLORD, TENANT's liability under this Lease after said assignment shall terminate.

ARTICLE IX - DEFAULT OF TENANT OR LANDLORD

9.1 DEFAULT OF TENANT. TENANT shall be deemed in default of its obligations under this Lease upon the occurrence of any of the following;

(a) TENANT's failure to perform any other covenant, promise, or obligation of this Lease for a period of more than ten (10) calendar days after written notice thereof by LANDLORD to TENANT, except that this period shall be extended for a reasonable period of time if the alleged default is not reasonably capable of cure within said thirty (30) calendar day period and TENANT proceeds to diligently cure the default;

(b) The bankruptcy of, or appointment of a receiver or trustee for TENANT without TENANT's consent which is not dismissed within twenty (20) calendar days of the filing of the petition seeking TENANT's adjudication as a bankrupt or the appointment of a receiver or trustee;

(c) TENANT voluntarily petitions for relief under, or otherwise seeks the benefit of, any bankruptcy, reorganization, or insolvency law;

(d) TENANT's making an assignment of this Lease for the benefit of creditors;

(e) TENANT shall do, or have done, or permit to be done anything that creates a lien upon the Premises and shall fail to obtain the release of any such lien or bond off any such lien as required herein;

(f) TENANT's leasehold interest in the Premises shall be taken by execution, by other processes of law or as a result of the exercise of any creditor's rights; and

9.2 LANDLORD'S REMEDIES. Upon TENANT's default hereunder LANDLORD may exercise anyone or all of the following options:

(i) terminate this Lease, in which event TENANT shall immediately surrender the Premises to LANDLORD; (ii) terminate TENANT's right to occupy the Premises and re-enter and take possession of the Premises (without terminating this Lease); (iii) without terminating or canceling this Lease, to declare all amounts and rents due under this Lease for the remainder of the Term (or any extension or renewal thereof) to be immediately due and payable, and thereupon all rents and other charges due hereunder to the end of the Term (or any extension or renewal term, if applicable) shall be accelerated; (iv) to enter and repossess the Premises and relet the Premises for TENANT'S account, holding TENANT liable in damages for all reasonable expenses incurred in any such reletting and for any difference between the amount of rent received from such reletting (including reasonable attorneys fees) and the rent due and payable under the terms of this Lease; (v) to enter upon the Premises and do whatever TENANT is obligated to do under the terms of this Lease, and TENANT agrees to reimburse LANDLORD on demand for any expense which LANDLORD may incur in effecting compliance with TENANT's obligations under this Lease, and TENANT further agrees that LANDLORD shall not be liable for any damages resulting to TENANT from such action; and (vi) to exercise all other remedies available to LANDLORD at law or in equity, including, without limitation, injunctive relief of all varieties.

9.3 DEFAULT OF LANDLORD. Except as otherwise provided in this Lease, LANDLORD shall be in default under this Lease if LANDLORD fails to perform any of its obligations hereunder and said failure continues for a period of thirty (30) calendar days after written notice from TENANT to LANDLORD (unless such failure cannot reasonably be cured within thirty (30) calendar days and in that event LANDLORD shall commence to cure said failure within the thirty (30) calendar day period and thereafter diligently continue to cure the failure).

ARTICLE X - ACCESS BY LANDLORD

10.1 LANDLORD or LANDLORD's agents shall have the right to enter the Premises upon reasonable (but not less than 24-hour) notice to TENANT (written or oral notice), for the following reasons without limitation: to show the Premises to prospective purchasers or lenders and to make such reasonable repairs to the Premises as LANDLORD may deem necessary, and LANDLORD shall be allowed to take all material into and upon the Premises that may be required therefore, without the same constituting an eviction of TENANT in whole or in part. Notwithstanding the foregoing, LANDLORD shall be able to enter the Premises at any time, as LANDLORD deems necessary, during emergency situations upon notifying TENANT's emergency contact via cell (voice mail and also following up with email explaining the circumstances requiring immediate access to the Premises. LANDLORD agrees to the extent it can do so without incurring additional costs to undertake all such construction during non-business hours of TENANT. Nothing herein contained shall be deemed or construed to impose upon LANDLORD any obligation, responsibility or liability whatsoever for the care, maintenance or-repair of the Premises, nor any part thereof, except as otherwise specifically provided herein.

ARTICLE XI – TAXES AND TENANT'S PROPERTY

11.1 TAXES ON PROPERTY. TENANT shall not be responsible for Town and Fire District taxes with respect to the premises during the term of the Lease.

11.2 LOSS OR DAMAGE. Except as provided herein, LANDLORD shall not be liable for any loss or damage to any personal property of TENANT or of third parties located in, upon or about the Premises by theft or otherwise. LANDLORD shall not be liable for any claims arising from damage to personal property located in, upon or about the Premises resulting from fire, explosion, gas or electrical malfunction, water damage or leakage. LANDLORD shall not be liable to TENANT for any damages caused by other persons in or on the Premises, or by public or quasi-public work on adjacent property, unless such damage is caused by the act or failure to act of LANDLORD.

ARTICLE XII - SURRENDER OF PREMISES, HOLDING OVER

12.1 SURRENDER OF PREMISES.

(a) Upon any expiration or earlier termination of this Lease, TENANT shall quit and peacefully surrender the Premises to LANDLORD.

(b) If TENANT defaults on this Lease, TENANT hereby expressly waives, so far as permitted by law, the service of any notice of intention to re-enter provided for in any statute, or of the institution of legal proceedings to that end, and TENANT, for and on behalf of TENANT and all persons claiming through or under TENANT also waives any and all right of redemption or re-entry or repossession or to restore the operation of this Lease in case TENANT shall be dispossessed by a judgment or by warrant of any court or judge or in case of re-entry or repossession by LANDLORD or in case of any expiration or earlier termination of this Lease. TENANT, SO FAR AS PERMITTED BY LAW, WAIVES AND WILL WAIVE TRIAL BY JURY IN ANY ACTION, PROCEEDING OR COUNTERCLAIM BROUGHT BY EITHER OF THE PARTIES HERETO AGAINST THE OTHER ON ANY MAITERS WHATSOEVER ARISING OUT OF OR IN ANY WAY CONNECTED WITH THIS LEASE, THE RELATIONSHIP OF LANDLORD AND TENANT, TENANT'S USE OR OCCUPANCY OF THE PREMISES, OR ANY CLAIM OF INJURY OR DAMAGE. The terms "enter", "re-enter", "entry" or "re-entry", as used in this Lease are not restricted to their technical legal meaning.

(c) In the event of any breach or anticipatory breach by either Party of any of the covenants, agreements, terms or conditions contained in this Lease, the non-breaching Party shall be entitled to enjoin such breach or anticipatory breach. The non-breaching Party shall have the right to invoke any right or remedy allowed at law or in equity or by statute or otherwise as though re-entry, summary proceedings, and other remedies were provided for in this Lease. An anticipatory breach shall, for purposes of this Article, be deemed to be an event which, with the passage of time or the giving of notice or both, would constitute an Event of Default.

(d) Each right and remedy of either Party provided for in this Lease or otherwise existing at law or in equity shall be cumulative and shall be in addition to every other right or remedy provided for in this Lease, or now or hereafter existing at law or in equity or by statute or otherwise, and the exercise or beginning of the exercise by either Party of anyone or more of the rights or remedies provided for in this Lease, or now or hereafter existing at law or in equity or by statute or otherwise shall not preclude or waive the simultaneous or later exercise by either Party of any or all other rights or remedies provided for in this Lease, if any, or now or hereafter existing at law or in equity or by statute or otherwise.

(e) In the event of a default by TENANT hereunder, TENANT shall be responsible for any reasonable attorneys' fees of the damaged Party incurred in enforcing the provisions of this Lease.

(f) A Party shall in no event be in default in the performance of any of its obligations hereunder unless and until the non-performing Party shall have failed to perform such obligations within ten (10) calendar days or such additional time as is reasonably required to correct any such default, after notice by the damaged Party to the non-performing Party properly specifying what such obligation, if any, the non-performing Party has failed to perform.

ARTICLE XIII - DESTRUCTION OF PREMISES

13.1 DESTRUCTION. If the Premises are destroyed by fire or other casualty and it is reasonably estimated by TENANT that it will take more than six (6) months for LANDLORD to perform its portion of the restoration work on the Premises as hereinafter provided, then TENANT shall retain the option to purchase the premises in their damaged condition as provided in Section 2.4; subject to an equitable adjustment of the purchase price.

13.2 NON-LIABILITY. LANDLORD shall not be liable for any inconvenience or interruption of business of TENANT occasioned by fire or other casualty.

13.3 NOTICE BY TENANT. TENANT shall give immediate notice to LANDLORD in case of fire or other casualty or accident on the Premises, or of defects therein or in any fixtures or equipment.

ARTICLE XIV - SIGNS

14.1 TENANT shall have the right to building signage in accordance with municipal zoning regulations and approval.

ARTICLE XV - REPRESENTATIONS AND WARRANTIES -

15.1 TENANT. TENANT hereby represents and warrants to LANDLORD that: (a) TENANT is a duly authorized and existing corporation organized and existing under the laws of the State of Delaware and is authorized to transact business in the State of Rhode Island; (b) TENANT has the full right and authority to enter into this Lease; (c) each of the persons executing this Lease on behalf of TENANT is authorized to do so; and (d) this Lease constitutes a valid and legally binding obligation of TENANT, enforceable in accordance with its terms.

15.2 LANDLORD. LANDLORD represents and warrants to TENANT that: (a) LANDLORD is the fee simple owner of the Premises; (b) LANDLORD is a duly authorized existing municipal corporation under the laws of the State of Rhode Island (c) LANDLORD has the full right and authority to enter into this Lease; (d) each of the persons executing this Lease on behalf of LANDLORD is authorized to do so; and (e) this Lease constitutes a valid and legally binding obligation on LANDLORD, enforceable in accordance with its terms.

ARTICLE XVI- NOTICES

16.1 Any notice, demand, request or other instrument which may be or is required to be given under this Lease shall be deemed to be delivered: (a) whether or not actually received, three (3) business days after deposited in the United States mail, postage prepaid, certified or registered mail, return receipt requested; or (b) when received (or when receipt is refused) if delivered personally or sent by a nationally recognized overnight courier, all charges prepaid, at the addresses of LANDLORD and TENANT as set forth in this Article. Such address may be changed by written notice to the other party in accordance with this Article. All such notices and communication shall be addressed as follows:

If to TENANT, to:	Royce Family Fund, Inc. c/o Thomas J. Liguori, Jr. Registered Agent 85 Beach Street, Building C Westerly, RI 02891 tomliguori@ulmlawfirm.com
With a copy to:	Royce Family Fund, Inc. Charles M. Royce, President 8 Sound Shore Drive, Suite 140 Greenwich, CT 06820 chuck@roycefunds.com
If to LANDLORD, to:	Town of Westerly Shawn M. Lacey, Interim Town Manager 45 Broad Street Westerly, RI 02891 slacey@westerlyri.gov
With copies to:	William J. Conley, Jr., Town Solicitor 123 Dyer Street, Unit 2B Providence, RI 02903 www.williamconleylaw.com

ARTICLE XVII - ESTOPPEL CERTIFICATE, SUBORDINATION, NON-DISTURBANCE

17.1 ESTOPPEL CERTIFICATE. At any time and from time to time either party, upon request of the other party, will execute, acknowledge and deliver an instrument, stating, if the same be true, that this Lease is a true and exact copy of this Lease between the parties hereto, that there are no amendments hereof (or stating what amendments there may be), that the same is then in full force and

effect and that, to the best of its knowledge, there are no offsets, defenses or counterclaims with respect to the performance of the terms, covenants and conditions hereof on the part of TENANT or LANDLORD, as the case may be, to be performed, and that as of such date no default has been declared hereunder by either party or if not, specifying the same. Such instrument will be executed by the other party and delivered to the requesting party within fifteen (15) calendar days of receipt.

ARTICLE XVIII - BROKERS

18.1 TENANT and LANDLORD recognize that Pequot Commercial is the sole broker representing the parties in this transaction. The Landlord shall be responsible for sales commission due said broker in the event of purchase pursuant to the Option contained herein..

ARTICLE XIX - HAZARDOUS SUBSTANCES

19.1 TENANT shall not cause or permit any Hazardous Substance (as hereinafter defined) to be used, stored, generated, or disposed of on, in or about the Premises in violation of any applicable laws, ordinances or regulations. If any Hazardous Substance is used, stored, generated, or disposed of on, in, or about the Premises except as permitted above, or if the Premises become contaminated in any manner as a result of any breach of the foregoing covenant or any act or omission of TENANT or any of its agents, employees contractors, licensees and invitees, TENANT shall indemnify, defend and hold harmless LANDLORD from any and all claims, demands, actions, damages, fines, judgments, penalties, costs (including reasonable attorneys', consultants', and experts' fees), liabilities, losses (including without limitation, any decrease in value of the Premises, damages due to loss or restriction of rentable or usable space, or any damages due to adverse impact on marketing of Premises), and expenses arising during or after the term of this Lease and arising as a result of such contamination. This indemnification includes, without limitation, any and all costs incurred due to any investigation of the site, or any cleanup, removal, or restoration mandated by a federal, state, or local agency or political subdivision. Without limitation of the foregoing, if TENANT causes or permits the presence of any Hazardous Substance on, in, or about the Premises that results in contamination, TENANT, at its sole expense, shall promptly take any and all necessary actions to return the Premises to the same condition that existed prior to the presence of any such Hazardous Substance on, in, or about the Premises. TENANT shall first obtain LANDLORD's prior written approval for any such remedial action.

As used herein, the term "Hazardous Substance" means any substance which is toxic, ignitable, reactive, or corrosive and which is regulated by any local government, the State in which the Premises are located, or the United States government. "Hazardous Substance" includes any and all materials or substances which are defined as "hazardous waste", "extremely hazardous waste" or a "hazardous substance" pursuant to state, federal or local governmental law. "Hazardous Substance" includes, but is not limited to, asbestos, polychlorobiphenyls and petroleum. The provisions under this entire Article shall survive the expiration or earlier termination of this Lease.

ARTICLE XX – LANDLORD INSURANCE

20.1 LANDLORD will keep in force, at its expense, throughout the term of this Lease, public liability insurance with respect to the Building with combined single limit coverage of not less than Two Million ($2,000,000) Dollars with an umbrella policy with a combined single limit of not less than Five Million ($5,000,000) Dollars.

ARTICLE XXI - FORCE MAJEURE

21.1 In the event that either party hereto shall be delayed or hindered in or prevented from the performance required hereunder by reason of strikes, lockouts, labor troubles, failure of power,

riots, insurrection, war, acts of God, or other reason of like nature not the fault of the party delayed in performing work or doing acts (hereinafter "Permitted Delay"), such party shall be excused for the period of time equivalent to the delay caused by such Permitted Delay.

ARTICLE XXII - ADDITIONAL TERMS

22.1 PLUMBING. Plumbing facilities shall not be used for any other purpose than that for which they were constructed, and no foreign substance other than those generally used during the operation of a business and engineering design offices shall be deposited therein. The cost and expense of any breakage, stoppage or damage resulting from a violation of this provision shall be borne solely by TENANT.

22.2 SECURITY. TENANT shall have the full responsibility for protecting the Premises and the property located therein from theft and robbery and shall keep all doors, windows and storage spaces securely fastened when not in use. LANDLORD shall not be responsible for any security at the Premises.

22.3 GARBAGE AND REFUSE. Disposal of garbage and refuse shall be the responsibility of TENANT.

22.4 VIOLATIONS. Applicable governmental penalties, fines or damages imposed on any portion of the Premises as a result of the acts or non-acts of TENANT, its employees, agents, licensees or invitees shall be paid by TENANT within thirty (30) calendar days after receipt of said notice by TENANT, unless reasonably contested by TENANT.

22.5 QUIET ENJOYMENT. Upon paying all rent and all other payments required to be made by TENANT hereunder, and Upon TENANT's performing and fulfilling all terms, conditions or agreements on TENANT's part to be performed and fulfilled, TENANT will quietly have and enjoy the Premises during the term of this lease without lawful hindrance by any person claiming by, through or under LANDLORD.

ARTICLE XXIII – MISCELLANEOUS

23.1 WAIVER The waiver by LANDLORD or TENANT of any breach or default of any term, covenant or condition shall not be deemed to be a waiver of any subsequent breach or default of the same or any other term, covenant or condition, nor shall the acceptance of any payment due from TENANT to LANDLORD pursuant to this Lease be deemed to be a waiver of any such breach or default of such payment due from TENANT to LANDLORD pursuant to this Lease. No term, covenant or condition of this Lease shall be deemed to have been waived by LANDLORD or TENANT, unless such waiver is in writing.

23.2 ACCORD AND SATISFACTION. No payment by TENANT or acceptance by LANDLORD of a lesser amount than sums herein stipulated shall be deemed to be other than on account of the due sums, nor shall any endorsement or statement on any check or in any letter accompanying any check or payment prejudice LANDLORD's right to recover the balance or such rent or pursue any other remedy provided in this Lease, unless otherwise agreed to by LANDLORD.

23.3 CAPTIONS AND SECTION NUMBERS. The captions and section numbers appearing in this Lease are inserted only as a matter of convenience and in no way limit, construe or describe the scope or intent of such sections.

23.4 ENTIRE AGREEMENT. This Lease and any attachments hereto and forming a part hereof set forth all the covenants, promises, agreements, conditions, and understandings between

LANDLORD and TENANT concerning the Premises and there are no covenants, promises, agreements, conditions or understandings, either oral or written, other than as herein set forth. No subsequent alteration, amendment, change or addition to this Lease shall be binding upon LANDLORD or TENANT until reduced to writing and signed by LANDLORD and TENANT.

23.5 TENANT AND LANDLORD DEFINED, USE OF PRONOUN. The words "TENANT" and "LANDLORD" shall mean each party mentioned as TENANT or LANDLORD herein, whether one or more. If there is more than one party any notice required or permitted may be given to anyone thereof, and such notice to one shall be deemed notice to all. The use of the singular pronoun to refer to TENANT or LANDLORD shall be deemed proper regardless of the number of parties.

23.6 PARTIAL INVALIDITY, If any term, covenant or condition of this Lease, or the application thereof to any person or circumstances shall, to any extent, be invalid or unenforceable, the remainder of this Lease or the application of such term, covenant, or condition to persons or circumstances other than those as to which it was held invalid or unenforceable, shall not be affected thereby and each term, covenant, or condition of this Lease shall be valid and be enforced to the fullest extent permitted by law.

23.7 APPLICABLE LAW. The parties hereto shall be bound by, and this Lease shall be construed according to the laws of the State of Rhode Island without regard to its conflict of laws principles.

23.8 COSTS OF ENFORCEMENT. In the event that LANDLORD or TENANT shall bring an action to recover any sum due hereunder or for any breach hereunder and shall obtain a judgment in its favor, or in the event that LANDLORD or TENANT retain an attorney for the purpose of collecting any sum due hereunder or enforcing any of the terms or conditions hereof or protecting their interest in any bankruptcy, receivership, or insolvency proceeding or otherwise against the other, the prevailing party shall be entitled to recover all reasonable costs and expenses incurred, including reasonable attorneys' and legal assistants' fees prior to trial, at trial, and on appeal.

23.9 CONSENT. Wherever in this Lease LANDLORD or TENANT is required to give its consent or approval, such consent or approval shall not be unreasonably withheld, conditioned or delayed.

23.10 RECORDING OF LEASE. TENANT and LANDLORD agree that this Lease may be recorded.

23.11 EXECUTION AND COUNTERPARTS. This Lease may be executed in one or more counterparts, all of which shall constitute one agreement.

23.12 ASSIGNMENT BY LANDLORD. LANDLORD shall not have the right to assign this Lease to any other party.

[Signatures Appear on the Following Page]

IN WITNESS WHEREOF, the parties hereto have executed his Lease Agreement as of the date and year first above and written.

LANDLORD:
Town of Westerly

By: _____

Name: Shawn M. Lacey

Title: Interim Town Manager

TENANT:
Royce Family Fund, Inc.

By: _____

Name:

Title:

APPENDIX B: MEP/ FP SYSTEMS EVALUATION

N Royce Family Trust
Eight Sound Shore Drive, Suite 140
Greenwich, Connecticut 06830

March 10, 2022

Attention: Mr. Thomas Liguori

Subject: Existing MEP/FP Systems Evaluation
Tower Street School
Westerly, Rhode Island

We visited the site on January 25, 2022, to evaluate the existing HVAC, Electrical, Fire Alarm and Plumbing systems. Our observations, findings and recommendations are below.

Existing Building

The existing building is a former elementary school 1-story building with classrooms, gymnasium, media and cafeteria with kitchen on one floor. The building is fully heated and limited spaces have air conditioning. There is limited fire protection system in the building.

The building has had a few additions and extension constructed over the years. Some of these newer areas have different means of supplying heating.

The building has not been used for the last few years and systems have been shut down and drained.

Proposed Building Usage

The front part of the building is proposed to be used for classrooms, auditorium and cafeteria.

HVAC

Existing conditions

The building is heated by a hydronic gas fired boiler system with a combination of unit ventilators, finned tube baseboard, convectors, cabinet unit heaters and fan coils. The newest portion of the building, consisting of classrooms at the rear of the building, are heated with H&V ducted systems to provide heating and ventilation.

There are two (2) gas fired boilers located in the Boiler Room. The boilers were operated in a duty/standby boiler with each boiler capable of handling the building heating load. The Viessman boiler was used as the lead boiler with the Weil McLain used as the standby.

The boilers are connected to a chimney for venting and combustion air is provided through roof mounted hoods.

The boilers are piped in a primary/secondary arrangement with two main building

circulation pumps in a duty/standby arrangement. The pumps appear to be in good condition and are equipped with variable speed drives to modulate the hot water flow as space heating units stage on and off. 2-way zone control valves located throughout the building are used to provide heating control to the spaces.

The hot water supply and return distribution pipes mainly runs in tunnels and crawl spaces under the floor along the perimeters of the building. Some of the piping in the newer section of the building is run overhead. The majority of the piping was reported to be cast iron or steel with limited copper piping. The boiler system did not have a water treatment system to properly condition the water prior to building shutdown.

It was reported that the hot water boiler system was drained a couple of years ago when the building was shut down. The cast iron piping's interior condition is unknow and needs to be investigated further. It would be expected that there is rusting and scaling of the interior surface of the pipe and there could be low points in the system that may have retained water and may have frozen and split since being shut down. The rust and scaling in the piping would need to be treated and flushed to minimize particles possibly clogging coils or control valves if the system were to be restarted. Since a lot of the piping is in crawl spaces and tunnels repairing and/or replacing the piping would be labor intensive.

The original pneumatic controls have been abandoned and a Johnson control system was installed. This system needs to be tested and reviewed to determine compatibility with currently available components to determine if the system can be reworked or if new controls are required.

The Gymnasium and Cafeteria spaces are served by H&V units (heating and ventilation) in addition to perimeter hydronic finned tube. Both spaces have ceiling fans for air circulation and destratification.

The kitchen is a commercial kitchen with a commercial exhaust hood and roof mounted exhaust fan. There is no make-up air unit which is required under current mechanical codes. Operational status of the exhaust fan is not known. If the kitchen is to be reused the existing equipment will need to be examined for capacity and operational status to determine if it is reusable and properly sized for new equipment.

The classrooms in the newer areas in the rear of the building are served by H&V units with under floor duct distribution with floor mounted registers along the perimeter. The capacities of these units and the outside air capacity needs further investigation to determine if they can provide current code required outside air ventilation. Adding cooling to these may not be possible due to unit configuration and undersized ductwork.

If these systems are to be reused the ductwork should be inspected and cleaned prior to reuse. Some ceiling and wall areas in this part of the building have large areas of mold on the walls, ceiling and floors, if this mold has spread into the duct systems it may be hard to remediate and excavating to replace the under floor duct may not be cost effective,

There are additional H&V units in this area of the building that provide heating and ventilation to the common corridors. The systems serving this part of the building could not easily be retrofitted with air condition due to the existing duct being sized for heating and would not be large enough for the airflow required for cooling.

The classroom most recently used for the Cosmetology program has a ductless split system to provide cooling. This system should be checked to verify operation for possible reuse.

Toilet rooms are exhausted by roof mounted exhaust fans that serve and individual toilet

room or a group of adjacent toilet rooms. The fans should be able to be cleaned and reused.

Proposed Space Usages

1. Typical Classroom, 25-30 people
    a. 2-3 tons cooling load
    b. 100-150 CFM outside air
    c. Equipment Option #1
        i. Activate existing hot water boiler system and use existing space heating units.
            1. Option #1a - Provide electric baseboard or cabinet heaters in lieu of restarting boiler system
        ii. Furnish and install new window A/C unit
            1. 2-ton Kuhl model KCL24A30B, 230 volt 20A plug
            2. 3-ton Kuhl model KCL36A30B, 230 volt 30A plug
        iii. Rely on natural ventilation (Operable sash = minimum 4% floor area)
    d. Equipment Option #2
        i. Abandon existing boiler and install split heat pump system
        ii. 2-ton Mitsubishi model SUZ-KA24NAHZ (HP) & PEAD24AA7 (FCU) with outside air ducted to ducted fan coil. 208/1/60 17 MCA, 27 MOCP
        iii. 3-ton Mitsubishi model SUZ-KA36NAHZ (HP) & PEAD36AA7 (FCU) with outside air ducted to ducted fan coil 208/1/60 26 MCA, 42 MOCP
2. Cafeteria and Kitchen
    a. Loads will depend on planned occupancy and kitchen equipment (full commercial cookline or catering/warming)
    b. Equipment options include
        i. Air handler with HW heating and DX cooling coils
        ii. Packaged rooftop gas/electric heating/cooling unit
        iii. Mitsubishi HP units
    c. If commercial cookline is installed an exhaust hood with grease rated exhaust fan and a gas-fired make-up air unit
3. Auditorium
    a. Loads will depend on planned occupancy and kitchen equipment (full commercial cookline or catering/warming)
    b. Equipment options similar to Item #2
4. General
    a. All heating, cooling exhaust and ventilation equipment proposed to be reused should be serviced to determine if they are in good operating condition and fit to

be reused.

b. If the hydronic heating system is to be reused the piping system should be pressure tested for integrity. Additionally spot checked should be made to determine the amount of rust and scale on the interior of the pipes. A water treatment specialist should be contacted to review water quality and recommend water treatment.

c. Existing ductwork to be reused should be inspected and cleaned.

Plumbing

Existing conditions

The potable hot water is provided by a gas fired tank located in the boiler room. The PVI Industries, Inc. water heater is 125 gallons. This heater was operational when the building was shut down, but it is at the end of its life expectancy. The piping has been drained for a couple of years, but as most of it is copper it should be reusable.

The kitchen has an above floor grease trap and some existing fixture, although many have been removed. The grease trap should be cleanable and may be able to be reused.

The Toilet Rooms are a mixture of adult size and kids size fixtures. A limited number are ADA accessible. Most of the flushometer valves were removed as part of the building shutdown and freeze proofing. Some fixtures may be reusable but the fixtures may need to be updated to current low flow fixture requires depending on the level of renovations.

There are drinking fountains located in in different areas around the building. Many of these units are kid sized and may need to be remounted or replaced depending on future occupancy.

Some classrooms have a counter mounted sink. In other classrooms the sinks have been removed and the water and drain pipe stubs remain. There are a couple of Janitors closets in different parts of the building with floor sinks. These floor sinks could be reused, the faucets would need to be tested and some may need to be replaced.

Recommendations and Options

- Replace DHW tank with new high efficiency gas fired heater sized for the new loads.
- Option to provide electric point of use instantaneous water heaters at the new toilet rooms.
- If required, a new high efficiency gas fired water heater can be provided to serve the requirements of the new kitchen equipment.

Electrical Systems

1. Existing conditions

- The existing electrical service to the existing school is an 800 amp, 208V, 3-phase service fed from an underground service entering the building in the boiler room. The feeder wires are run underground into the building from the transformer. The 800 amp switchboard feeds the old service (400 amps) and the old electrical distribution system is

still in place. The service is adequate for property as-is and is anticipated to be adequate for any minor renovation work, however, the service will need to be upgraded if the entire building is renovated (primarily due to increased HVAC loads).

- The main service equipment (Panel "MDP") appears to be in good working condition and has been maintained – it was installed in 1995. The equipment is manufactured by Siemens. Newer panels have been installed in the corridors (250 amps and 125 amps each in pairs serving various areas) and spare parts are generally readily available at this time for these panels. There are older panels (generally in Janitor closets) that are part of the older distribution system that are obsolete and should be removed. The main switchgear can remain and be retrofitted to serve new equipment as required for minor renovation work. It is recommended that most of the distribution system be replaced if the entire building is to be renovated (only some of the branch panels should remain).
- Many junction boxes and troughs throughout the building are missing covers. Some panels have the deadfront unhinged – an unsafe condition.
- The kitchen area equipment is mostly gas-fueled – any addition of electrical equipment may need more power being added to this area. Panel space in the existing kitchen panel is also limited as the panel has been maxed out. The N.E.C. requires ground fault current interrupter (G.F.C.I.) protection for receptacle circuits throughout a commercial kitchen – this does not exist in the kitchen area. Ground-fault interrupters provide protection from electric shocks in wet areas. The kitchen hood, equipment under the hood and the kitchen supply air fan are not presently interlocked with the building fire alarm system. These items including the gas supply are required to shut off upon general fire alarm.
- Wiring in the building varies – original wiring is present in many areas and newer wiring has been added over the years. Some abandoned wiring is still in place and should be removed including exposed wiring. Several device and junction box covers are missing.
- The lighting mostly consists of fluorescent lighting and some older incandescent lighting. The fixtures in general are functional but outdated. Existing lighting is in fair condition – still operational, however, some fixtures need new lenses. Fixtures in the kitchen area are damaged or grease-stained in some cases. Some fixtures have been infiltrated with moisture due to roof leaks.
- Light switches comprise of toggle and rotary dimmer switches. A few time-clocks have been used to control exterior lighting – the time-clocks are the older analog dial-type controllers. Some areas have occupancy sensors.
- The exit signs throughout are signs with battery backup. A few exit signs were not illuminated and did not provide the required intensity level required by the building code.
- Emergency lighting in the building varies with a mix of old/new – emergency heads are dispersed throughout areas. The look of the space is not consistent as varying types of emergency lights have been installed over the years.
- The existing fire alarm system is a Gamewell E3 panel installed in 2017. Horn/strobes, strobes, smoke detectors, and pull stations are located throughout the building although part of the old zoned system is still active and some older devices have been left active. Carbon Monoxide detectors are located in the boiler room.
- Existing data and telephone systems needed for operation of the building are active although proper wire management practices have not been employed. A demarcation point is located in the server area. There is also a lack of identification and labeling, and a lack of wire management hardware.

Recommendations (with timeline for action):

1. *Fire Alarm System*

It is recommended that the fire alarm system remain and be reused regardless of the level of renovation. The old system shall be completely removed and old devices replaced with new devices. Existing old-system wiring and devices would be replaced new and provide full coverage per current codes for the areas renovated. A new remote annunciator, knox-box and exterior beacon are recommended – these items should be located at the main entrance. Fire alarm tie-ins are required to the kitchen hood Ansul system if a kitchen is part of the future plans – and subsequently a kitchen equipment gas shut-off valve.

2. *Branch Panels and Wiring*

Minor Renovation: Existing branch electrical panels that are outdated or rusted should be replaced "one for one" with new equipment and issues such as work-space and number of circuits should be addressed. New panels can have extended space capacity to also support HVAC upgrades. Wiring that is old / deteriorated can concurrently be replaced with MC-cable (typical for buildings of this type). Wire-mold can be used for exposed wiring. Any abandoned/unused feeds can be removed concurrently. Consideration should also be given to replacing receptacles in the renovated areas. The existing service can remain and be used to feed new panels serving the specific renovated area.

Gut-renovation of entire building: The main distribution system shall be replaced with new equipment. It is anticipated that a 1600 amp service will be required. Some of the branch panels could remain and be reused. The older system shall completely be removed.

3. *Exit and Emergency Lighting*

Exit lights and emergency lights should be considered for complete replacement with newer style fixtures. Exit lights should be hard-wired with a full 90-minute battery. Existing locations would be reviewed (fixtures can be replaced one for one if the locations are deemed acceptable) and new fixtures would be added where required. Work would involve running new wire from the local lighting circuit (the nearest point where un-switched conductors are available). Emergency lighting could possibly be incorporated into space lighting with integral battery packs (if space lighting is replaced – see below). Integral battery packs would also eliminate "two-headed" fixtures – especially where aesthetics are of prime concern. Exterior emergency egress lighting is code-required and can be incorporated into the building mounted lighting scheme fairly easily.

4. *Kitchen Work (if required)*

The electrical system in the kitchen should be updated to include GFCI type receptacles throughout (per the National Electrical Code), interlocking of the Ansul system with the fire alarm system and shut down of the supply / exhaust fans upon alarm. Specific equipment shall be fed electrically as required.

5. *General Space Lighting*

Existing lighting throughout the building varies significantly and would be evaluated on a case by case basis. It is recommended that incandescent lighting be completely removed and replaced. Older fluorescent lighting (with older ballasts and broken/yellowing lenses) should be replaced by updated, more efficient lighting. The benefits of replacing existing lighting include energy savings, better aesthetics and visual comfort, and ease of maintenance. As noted above, emergency lighting could possibly be incorporated into new fixtures.

6. Lighting Controls

The building does not presently have a consistent automatic lighting controls scheme. Automatic lighting controls (in all areas) would decrease utility costs by automatically turning lights off when rooms become unoccupied. If extensive lighting renovations are to occur, automatic controls would be required throughout in order to conform to the latest code. Several methods of control can be incorporated depending on room use – examples are occupancy sensors, lighting control panels and dimming/sensor switches. This would particularly be useful where large switchbanks are presently installed.

7. Telecommunications

New data outlets shall be added as required by the new programming of spaces. A cable TV system can possibly be added if TVs are desired in classrooms, dining areas or other public areas. It is recommended, for future maintenance, that a dedicated server room/closet with proper labeling and identification system be maintained and wire management hardware be added at the server. Pathways to route cables would have to be determined or could be incorporated into molding / chases / shafts.

Fire Protection

Existing conditions

The existing building is provided with sprinklers in limited spaces. These include the kitchen and the boiler room. This system was originally installed in the 1950's and all the sprinkler heads were replaced in 2019. The boiler room is the location of the existing sprinkler head end equipment including backflow preventer and 3" alarm check valve. Per the inspection tags, the existing system has a static pressure of between 40 PSI -45 PSI and a residual pressure of 30 PSI – 35 PSI. It is unclear if the pressures listed on the service tags were taken when the system was last active so they may be inaccurate and not representative of the available system pressure.

Code Analysis

Per Rhode Island State Building Code Section 3404.1 "alterations to any building or structure shall comply with the requirements of this code for new construction." This indicates that any renovation would necessitate bringing the renovated area up to modern building code requirements, including regarding fire sprinklers.

To determine the fire protection requirements, the Occupancy Group for the building must be determine. Originally, this building would have been classified Educational Group E. However, Group E is intended for use with students through 12th grade. When the use shifts to adult education beyond 12th grade, the occupancy becomes Business Group B. Section 304.1 of the Code states that Business Group B occupancies include "Educational occupancies for students above the 12th grade." However, the auditorium and cafeteria assembly spaces are allowed to be included as part of a Group E occupancies only (Section 303.1.3). Given the use group would be Group B, the auditorium and cafeteria assembly spaces would be classified as Assembly Group A-3 occupancies. Therefore, based on the new use, the building would be considered a Mixed Use Group B and A-3 occupancy.

Due to the mixed use occupancy, there are different requirements for sprinklers in Group A-3 and Group B. Group A-3 requires sprinklers if the occupant load is greater than 300 people

(Section 903.2.1.3). Given the assemblies spaces are roughly 6000 square feet, the occupancy load would be at least 400 people (per Table 1004.5 for Unconcentrated Table and Chairs). Therefore, the auditorium and cafeteria would require sprinklers. Note due to the presence of the stage, additional sprinklers will be required at the stage opening depending on the final layout of the space. Group B specifically requires sprinklers in Ambulatory Care Facilities and not other use cases, such as this. Group B also requires sprinklers if the building is larger than a certain height or area. However, this building is below these thresholds. The Group B Occupancy of this existing building would therefore not require sprinklers.

Recommendations

1. *Existing Fire Sprinkler System*

It is recommended that the existing system be examined per NFPA 25 Standard for the Inspection, Testing, and Maintenance of Water-Based Fire Protection Systems. This will determine the extent to which any of the existing components need to be replaced.

Additionally, it is recommended the sprinklers remain within the higher hazard areas of the kitchen and the boiler room.

2. *Hydrant flow test*

It is recommended that a hydrant flow test be conducted to determine the available system pressure. The pressure noted on the inspection tags are likely inaccurate and not representative of the available system pressure.

3. *Extension of sprinkler system*

Based on code analysis, only the Assembly Group A-3 areas (i.e., auditorium and cafeteria) would require sprinklers. The Business Group B areas would not require sprinklers per the Rhode Island Building Code.

End of Report

APPENDIX C: PHYSICAL CONDITIONS ASSESSMENT

ON-SITE INSIGHT
A RECAP REAL ESTATE ADVISORS COMPANY

Capital Needs Assessment and Replacement Reserve Analysis

PRELIMINARY REPORT

Prepared for:

Royce Family Foundation
Eight Sound Shore Drive, Suite 140
Greenwich, CT 06830



Tower Street Community Center

Westerly, RI

July 15, 2022

RECAP
REAL ESTATE ADVISORS

Tower Street Community Center: Proper y Overview

Total Buildings: 1

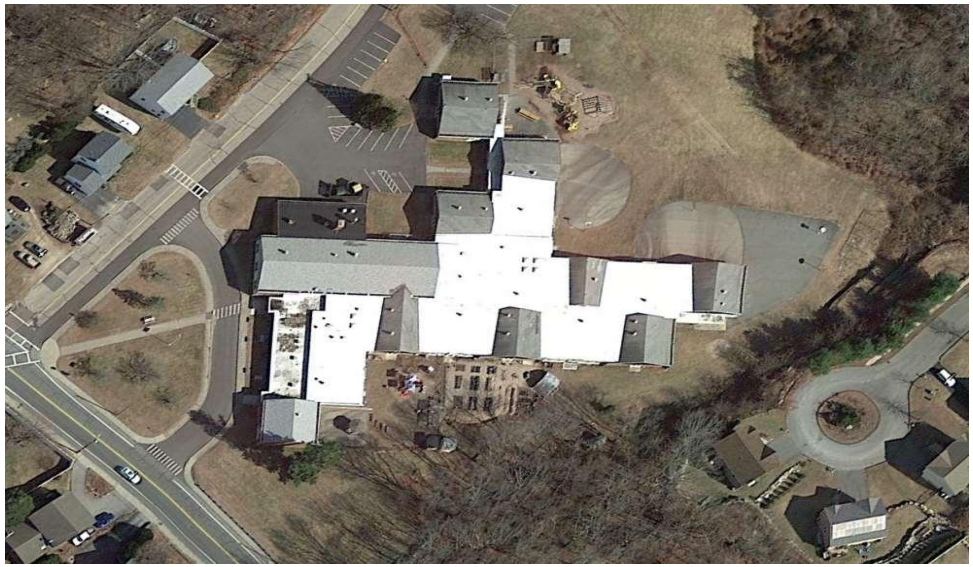
Total Gross Square Feet: ##########

Building Type	# of Buildings	Total Square Footage
Community	1	45,249
Townhouse	-	-
Walkup	-	-
Totals:	**1**	**45,249**

Occupancy: Community Center

Property/Development Age: 68 years

Year of Construction: 1955



City & State: Westerly, RI

Street Address: 93 Tower Street

OSI Project Number: 22127

Assessment Date: June 16th, 2022

Assessment Conditions: High 70's, Sunny

Assessor: Matthew Chown

Property Description:

Tower Street Community Center is a single story building originally constructed circa 1955 (former elementary school) and was subsequently rehabilitated and converted into a community center circa 1994/1995. The building, which currently sits vacant, aimed to provide human services programming as well as recreational use for the local community. Interior spaces include common hallways, office space, an auditorium, a gymnasium, a media center, a commercial kitchen, restrooms, and an array of classrooms.

Tower Street Community Center

Westerly, RI

Tower Street Community Center is a single story building originally constructed circa 1955 (former elementary school) and was subsequently rehabilitated and converted into a community center circa 1994/1995. The building, which currently sits vacant, aimed to provide human services programming as well as recreational use for the local community. Interior spaces include common hallways, office space, an auditorium, a gymnasium, a media center, a commercial kitchen, restrooms, and an array of classrooms. Overall, the development is in fair condition at the present time. The property has substantive capital needs anticipated in the coming years; a number of systems and components are at or approaching the end of their useful lives. Anticipated near-term needs include sectional asphalt-paved walkway replacement, children's playground equipment replacement, domestic hot water heater replacement, older circulation pump and peripheral replacement, expansion of the fire sprinkler system to the auditorium and gymnasium (per Allied Consulting Engineering Services MEP report dated March 10th, 2022), distribution piping repairs/replacement, older HVAC equipment replacement, older electrical system and component replacement, security camera system upgrades, older fire alarm system component replacement, exterior doorway replacement, building envelope repairs (e.g., brick masonry repointing, crack repairs, localized masonry replacement, cementitious paneling replacement, etc.), deteriorated caulking replacement, original exterior window replacement, single-ply TPO roof assembly replacement, asphalt roof shingle replacement, and interior renovations (e.g., repainting efforts, floor covering replacement, suspended ceiling tile replacement, bathroom fixture and accessory replacement, etc.). As discussed with the site representative during the site review, capital needs shown in this report reflect in-kind or similar replacement of existing building systems and components. No costs for major upgrade work are shown at this time, which may also trigger replacement of other building systems and components (i.e., installation of central cooling system may require upgrade of electrical service, etc.).

Future capital actions are based on useful life expectations and assume continued effective maintenance and physical management. Costs for the twenty-year plan total $5,297,462, or $117.07 per gross square feet in current dollars

($5,852,741, or $129.35 per gross square feet in inflated dollars). Assuming that the development has no dedicated existing replacement reserve funds; an initial cash infusion of $4,450,000 would be necessary to help offset costs for near-term needs and establish reserves for future capital needs. In addition, an annual replacement reserve contribution of $60,000 indexed at 3% for inflation annually would be necessary to maintain a positive reserve balance through the plan's twenty-year timeframe. This is a hypothetical funding scenario and alternative funding approaches may achieve similar results.

Site

The building is located on a large moderately sloped parcel in a predominantly residential neighborhood of Westerly, RI. Asphalt-paved surface parking lots are present along the north end of the site and are accessed off of Narragansett Avenue. Asphalt-paved walkways facilitate pedestrian access throughout the site; limited concrete walkways are also present. Asphalt-paved basketball courts are present at the rear (i.e., south end) of the development; an asphalt-paved basketball and tennis court are also present towards the northeast corner of the property. Metal chain-link fencing is installed along select property limits as well as along the tennis and basketball court perimeter. Additional site elements include children's playground equipment, landscaping comprised of lawn areas, shrubs, and trees, a wood-framed gazebo, as well as wood-framed storage sheds.

1. **Costs for the development's site related elements total $818,099 or $18.08 per gross square feet in inflated dollars.**

2. The asphalt pavement (parking areas and drive aisles) appears to have been resurfaced within the past several years and displays good overall conditions. No widespread cracking, depressions, or evidence of fatigue was observed. No drainage issues were also reported during the site review. Future costs to scarify and resurface the asphalt pavement are shown in Year 15. Interim and future costs to carry out preventative maintenance repairs in the form of crack filling, sealcoating, and restriping are shown in Years 1, 6, 11, and 20.
3. Localized cracking and weathering were observed within select asphalt walkways. These areas of deterioration may pose a potential trip hazard. Costs to replace the older/deteriorated asphalt walkways are shown in Year 1. The newer asphalt walkways are shown for future replacement in Year 15.
4. The south end asphalt-paved basketball/recreational courts are in serviceable condition at the present time. Future replacement costs are shown in Year 15. Interim crack filling repairs are included with the aforementioned asphalt pavement preventative maintenance repair work.

5. The asphalt-paved tennis and basketball courts present at the northeast corner of the development are in serviceable condition, however localized cracking and faded striping were observed. Costs to repaint/refurbish the courts are shown every eight years starting in Year 1.
6. No widespread shifting, displacement, or wear was observed within the property's metal chain-link fencing; however, some oxidation of the fencing was observed. Future replacement costs are shown in Year 5, based on a twenty-year expected useful service life.
7. A metal chain-link dumpster enclosure is located at the loading dock area. The dumpster enclosure is in serviceable condition at the present time; future replacement costs are shown in Year 10.
8. The children's playground equipment appears to date to the 1995 rehabilitation. The equipment exhibits age related wear; costs to replace the playground equipment and play surfaces (including wood benches, gazebos, smaller playground equipment at rear, etc.) are shown in Year 1.
9. Costs to carry out landscaping repairs/upgrades including tree pruning efforts are shown in Years 1 and 11. These costs also include as-needed repairs/refurbishment of the greenhouse present at the rear of the building.
10. Replacement of the rear wood-framed storage sheds is shown in Year 10.
11. No problems/concerns were reported with regards to the building's site distribution systems. Consideration should be given to scoping the sewer piping to determine piping condition and repair/replacement needs. These site distribution systems are shown being maintained and monitored during the plan's timeframe.

Mechanical Room

The building's central mechanical room houses the heating and domestic hot water (DHW) generation equipment. A pair of natural gas-fired boilers (1 is a Viessmann 1,544 MBH energy input model, 1 is a Weil-McLain ~1,357 MBH energy input model) facilitate hydronic heat generation for the building; the boilers operate in a duty/standby configuration. Augmenting the boilers are KMC controllers, a pair of inline hydronic heat circulation pumps, variable frequency drive controllers governing heating water pump performance, as well as high efficiency/micro-VFD boiler water circulation pumps. Heating distribution system peripheral units include a mix of fan coil units (FCU's), unit ventilators, finned tube baseboard, cabinet heaters, and heating and ventilation units (forced hot air ductwork); these systems are discussed in the Building Mechanical section of the report. A PVI natural gas-fired domestic water heater (125-gallon storage capacity) facilitates domestic hot water (DHW) generation for the building. Augmenting the water heater is a Leonard thermostatic mixing valve as well as a pair of inline fractional horsepower circulation pumps.

12. **Costs related to the development's boilers and boiler room systems total $435,728 or $9.63 per gross square feet in inflated dollars.**
13. The boiler plant has been offline for the last few years as the building has been vacant (additional discussion on capital needs associated with bringing the system back online discussed in the Building Mechanical section of the report). It is assumed that the existing boiler plant is in serviceable condition at the present time, and no operational issues are present. The Viessmann boiler appears to have been installed circa 2010 and is therefore approximately thirteen-years of age. Future replacement of the boiler is shown in Year 12, based on a twenty-five year expected useful service life. The Weil-McLain boiler is older and appears to have been installed circa 2005; future replacement costs are shown in Year 7.
14. The building appears to have previously been equipped with a pneumatic control system governing interior environment conditions. This system has been replaced with a KMC electronic control system. A mechanical, electrical, and plumbing system evaluation was carried out by Allied Consulting Engineering Services (report dated March 10th, 2022), per the report if significant HVAC equipment replacement is to be carried out, it should be determined if the existing control system is compatible with the new HVAC equipment. This should be further reviewed by a qualified design professional. As a minimum, periodic costs for as-needed controller and peripheral equipment replacement are shown every five years starting in Year 1.
15. A pair of inline hydronic heat circulation pumps (2 and 3-horsepower models) facilitate hydronic heat circulation for the facility. A pair of variable frequency drive controllers better match hydronic heat circulation pump output to system demands. Replacement of the circulation pumps and VFD's is shown in Year 1; a future VFD replacement cycle is shown in Year 16.
16. A pair of high efficiency pumps facilitate boiler water circulation (e.g., Groundfos micro-VFD pump, and Wilo high efficiency circulation pump). Future replacement of these circulation pumps is shown in Years 3 and 18. Replacement of the older Taco cartridge circulator is shown in Years 1 and 16.
17. The PVI natural gas-fired domestic water heater (125-gallon storage capacity) dates to the time of the 1995 rehabilitation. The water heater is operating beyond the end of its normal expected useful service life, and costs for replacement are shown in Years 1 and 16.
18. Replacement of the thermostatic mixing valves and domestic water fractional horsepower circulation pumps is shown in Years 1 and 16, based on a fifteen-year expected useful service life.
19. Replacement of the central mechanical room sump pump is shown in Years 1 and 16.

Building Mechanical and Electrical Systems

Major building systems include the fire sprinkler system (equipped with a backflow preventer), distribution piping for domestic hot and cold water, hydronic heat, sanitary wastewater, and natural gas services, heating, ventilation and air conditioning (HVAC) services, electrical, fire detection, and security.

20. **Costs related to the development's mechanical and electrical systems total $1,353,586 or $29.91 per gross square feet in inflated dollars.**
21. Limited interior spaces are provided with a fire suppression system (e.g., commercial kitchen and boiler room). The wet fire suppression system contains a backflow preventer, a device aimed at keeping stagnant water from retreating into the potable water system, as well as a circulation pump. Per the Allied Engineering MEP report, any renovation of the building would require expansion of the fire sprinkler system into the auditorium and cafeteria; costs for this work pending a detailed review by a qualified design professional are shown in Year 1.
22. The building has been vacant for the last few years and systems have reportedly been shut down and drained. Per the MEP report prepared by Allied Consulting Engineering Services, it would be expected that there is rusting and scaling of the interior surface of the hydronic heat distribution piping and potentially frozen/split piping due to low points retaining water (no water treatment system to properly condition water prior to shutdown). Depending on future usage of the facility and rehabilitation plans, if the existing system is to be utilized the piping should be pressure tested for integrity and spot checked to determine extent of corrosion and scale on interior pipe surfaces. Where exposed, localized corroded/oxidized distribution piping was observed. An allowance for as-needed distribution piping repairs/replacement are shown in Year 1, however a further detailed review is required to determine the full scope/extent of pipe deterioration and cost(s) of required repair/replacement work.
23. Ceiling/overhead-mounted heating and ventilation units facilitate space heating for the rear hallways and classrooms. From available vantage points, these units appear to date to the 1995 rehabilitation. Replacement of the H/V units is shown in Year 1. Localized corroded ductwork was also observed in the vicinity of the H/V units; these areas of corrosion are shown being repaired/addressed as part of H/V unit replacement.
24. A mix of fan coil units, classroom ventilators, cabinet heaters, and finned tube radiators facilitate space heating distribution for the remaining interior spaces. The majority of these systems appear to date to the 1995 rehabilitation. Replacement of these systems, based on observed conditions and equipment expected useful service lives, is shown in Year 1.
25. A pair of LG ductless mini-split system air conditioners facilitate zone-type space cooling for select interior spaces. These air conditioners appear to have been replaced within the past several years; future replacement costs are shown in Year 7, based on a fifteen-year expected useful service life.

26. Rooftop-mounted powered exhausters facilitate ventilation for the restrooms and various other interior spaces. Select exhausters were observed to be displaced. Replacement of the exhausters is shown in Year 1, concurrent with roof assembly replacement.
27. The building contains a combination of newer and older electrical distribution systems and components. The Siemens 800 amp switchboard and several electrical distribution panels appear to have been replaced circa 1995; these components are in serviceable condition at the present time. The 800 amp panel feeds the old 400 amp service, and the old electrical distribution system is reportedly still in place. It should be noted that select circuit breaker panels were observed to be missing filler plates during the site review; isolated panel dead fronts are also not secured (safety issues). Per the Allied Engineer MEP report, if a significant renovation of the building is to be carried out most of the electrical distribution system should be replaced. As a minimum, costs to replace older circuit breaker panels and wiring are shown in Year 1. These costs also include various other electrical system repairs/upgrades including GFCI installation within the commercial kitchen. It is also recommended that periodic infrared thermographic inspections and analysis of utility connections, main switchboard, breaker panels, disconnect switches, etc. be carried out to identify potential 'hot spots' in the electrical equipment that may cause potentially hazardous situations or a major source of system inefficiency. These inspections are shown being handled out of operating accounts.
28. The development is equipped with a security camera system (monitors and recording station not reviewed during assessment). It is unconfirmed at the present time whether the camera system is sufficient for the property's needs; several areas of apparent vandalism were noted during the site review. As a minimum, costs to upgrade/replace and/or expand the security camera system are shown in Year 1, pending confirmation of existing system capabilities.
29. Emergency battery-powered light fixtures facilitate illumination in the event of a power failure. The light fixtures vary in age and condition, however several appear to be older. Costs to replace the light fixtures are shown in Years 1 and 11.
30. A Honeywell Gamewell E3 fire alarm control panel monitors horn/strobes, strobes, smoke detection devices, and pull stations located throughout the building. Portions of the old zoned system are reportedly active including older end devices. A future full system replacement allowance is shown in Year 14, based on a twenty-year expected useful service life. Replacement of the older zone-type system is shown in Year 1 (including end devices).
31. A video entry intercom system regulates visitor access at the main entrance. Future costs to replace the intercom system are shown in Year 5, based on a twenty-year expected useful service life.

Building Architectural Systems

The building contains a combination of pitched and flat roof structures constructed utilizing three-tab asphalt roof shingles and a single-ply thermoplastic polyolefin (TPO) roof assembly, respectively. Main entry doors are metal-framed, metal doors with vision panels. The remaining emergency egress doors are predominantly a mix of solid core wood and embossed two panel metal doors with half lites. Metal and solid core wood doors are present at the service spaces. The building is predominantly clad in brick masonry; additional cladding materials include exterior insulation and finish systems (EIFS), cementitious panels, wood shake siding (gable ends), and metal infill paneling. Exterior windows are predominantly aluminum-framed fixed and operable models containing insulating glass units (IGU's); limited vinyl-framed hung windows containing IGU's are present at the front elevation and loading dock area of the building. Limited original wood and metal-framed windows were also noted, particularly at the loading dock area. Building-mounted light-emitting diode (LED) fixtures facilitate illumination along the building perimeter. Interior spaces include common hallways, office space, an auditorium, a gymnasium, a commercial kitchen, a media center, and an array of classrooms.

32. Costs related to the development's architectural systems total $3,245,328 or $71.72 per gross square feet in inflated dollars.

33. No structural problems/concerns were reported with regards to the building. A portion of the building's crawlspace was reviewed during the site review, no water infiltration issues were observed or reported. The building's main structural framing systems are shown being maintained and monitored during the plan's timeframe.
34. Concrete stoops with steel railings are present at the emergency exits of select rear classrooms. Railings exhibit corrosion/weathering. Costs to refurbish the railings and repair deteriorated concrete are shown in Years 1 and 11 (includes loading dock area).
35. Several exterior doors exhibit abrasions and corrosion; the majority of the painted wood doors also exhibit paint peeling. Replacement of the exterior doors is shown in Year 1, based on observed conditions and doorway expected useful service lives (including limited side lights).
36. Several areas of brick masonry deterioration in the form of mortar loss, cracking, and spalls were observed, particularly at the rear of the building. Evidence of moisture infiltration through the masonry envelope was also observed at select locations, particularly at the west end of the building. Localized voids/sources of moisture infiltration and rodent ingress were also observed at isolated locations (e.g., near main entrance to facility). Costs to carry out masonry repairs in the form of repointing, crack repairs, and localized brick masonry replacement are shown in Year 1. These costs also include replacement of deteriorated caulking, deteriorated cementitious paneling (present along select upper wall areas), as well

as addressing all voids/sources of moisture infiltration/rodent ingress within the masonry envelope. Consideration should also be given to application of a water repellant coating to address the apparent water infiltration issues; this condition should be further reviewed by a qualified design professional to determine full scope and cost(s) of improvement work.

37. Exterior insulation and finish systems (EIFS) are predominantly installed along select upper wall areas. Localized deterioration/wear was observed (including at roof level). Costs for repairs and repainting efforts are shown in Year 1.
38. Wood shake siding is installed at select gable ends. The siding exhibits weathering/age related wear, select wood shakes also exhibit splitting. Replacement of the shake siding is shown in Year 1.
39. Localized damaged metal infill paneling was observed. Interim costs to carry out localized repairs/replacement are shown in Year 1; future replacement of the metal infill paneling is shown in Year 7, concurrent with exterior window replacement.
40. The aluminum-framed windows appear to date to the time of the 1995 rehabilitation. Isolated failed insulating glass units (IGU's) were noted during the site review (i.e., condensation formation between the glass panes). The butyl bedding compound was also noted to be deteriorated at select locations. Furthermore, several damaged glass units were also observed. An interim allowance to replace failed IGU's and replaced cracked glass sections is shown in Year 1. Future replacement of the exterior windows is shown in Year 7, based on a thirty-five year expected useful service life. Limited vinyl-framed hung windows containing IGU's are also present at the building, in particular at the front office space. Future replacement of the vinyl-framed windows is shown in Year 7. Older fixed metal and wood-framed windows are present in the vicinity of the loading dock. Corrosion of metal framing was observed; replacement of these windows is shown in Year 1.
41. Building-mounted light-emitting diode (LED) fixtures facilitate illumination along the building perimeter. Future replacement of the LED fixtures is shown in Year 10, based on a fifteen-year expected useful service life.
42. The flat roof sections contain a single-ply TPO roof assembly. Evidence of poor drainage, roof leakage, as well as moisture infiltration beneath the roof membrane (i.e., membrane blisters) were observed during the site review. Pitch pockets were also noted to be deteriorated/weathered and pose as a source of moisture infiltration. The single-ply TPO roof assembly appears to be operating beyond the end of its normal expected useful service life, and replacement costs are shown in Year 1. These costs also include replacement of all valley, ridge cap, hip cap, and metal components well as replacement of new aluminum fascia and gutter components.
43. The pitched roof sections are covered with three-tab asphalt roof shingles. Several displaced asphalt roof shingles were noted during the assessment. Furthermore, several mastic-type repairs were noted. The roof shingles appear to be operating beyond the end of their normal expected useful service lives, and costs for replacement are shown in Year 1.
44. Areas of suspected asbestos containing floor tile as well as suspected mold staining were noted during the site review. It was reported during the site review that select interior materials are asbestos containing material. No environmental or

hazardous material testing was carried out as part of the scope of work of this report. Furthermore, no costs for asbestos or hazardous material remediation or abatement are shown in the report as the full extent of such material is unconfirmed and beyond the scope of this report. It is recommended that prior to disturbing these materials, a qualified asbestos and hazardous materials professional be retained to determine the full scope and cost(s) of required abatement and remediation work.

45. Common hallway finishes include painted wall and ceiling surfaces, suspended ceiling tile, terrazzo flooring, and limited vinyl composition tile (VCT). Costs for repainting efforts are shown in Years 1 and 11. Replacement of the suspended ceiling tile is shown in Year 1. The limited VCT flooring is shown for replacement in Year 1. The terrazzo flooring is shown being maintained out of operating accounts during the plan's timeframe.
46. Periodic costs to carry out as-needed solid core wood passage doorway replacement are shown every five years starting in Year 1.
47. Interior common area light fixtures are predominantly comprised of T8 fluorescent tubes. These fixtures appear to be operating beyond the end of their normal expected useful service lives; replacement costs are shown in Year 1. Consideration should be given to installing light-emitting diode (LED) fixtures as an energy efficiency improvement.
48. Metal lockers are present within select hallways. Costs to refurbish/carry out electrostatic painting are shown in Year 1.
49. Office space finishes include painted wall surfaces, suspended ceiling tile, VCT flooring, and carpeting. Costs for repainting efforts are shown in Years 1 and 11. Replacement of the suspended ceiling tile is shown in Year 1. The VCT flooring is also shown for replacement in Year 1. The carpet tile flooring is shown for future replacement in Year 8.
50. Classroom finishes include painted wall and ceiling surfaces, suspended ceiling tile, vinyl composition tile, and suspected asbestos containing floor tile. Costs for repainting efforts are shown in Years 1 and 11. Replacement of the suspended ceiling tile is shown in Year 1. The floor coverings are shown for replacement in Year 1. Several classrooms contain cabinetry/casework that exhibit age related wear. Replacement of the cabinetry/casework is shown in Year 1.
51. The remaining interior space finishes include a mix of painted wall and ceiling surfaces, adhered ceiling tile, suspended ceiling tile, ceramic tile flooring (common restrooms), vinyl composition tile (VCT), and suspected asbestos containing floor tile. The majority of the finishes/materials are operating beyond the end of their normal expected useful service lives, and renovation efforts are shown in Year 1. The bathroom ceramic tile flooring is shown for future replacement in Year 12.
52. Periodic costs to carry out as-needed replacement of the restroom fixtures and accessories are shown every five years starting in Year 1. Consideration should be given to installing low-flow fixtures as a water saving measure.
53. Costs to replace the commercial kitchen equipment (e.g., sinks, electric domestic water heater, refrigeration equipment, food warmers, grease trap, etc.) are shown in Year 1. Furthermore, depending on planned occupancy (i.e., full commercial cookline or catering/warming), a make-up air unit and an exhaust hood with a grease rated exhaust fan may have to be

installed if s full commercial cookline is installed per the Allied Engineering MEP report. No costs for this work are shown at this time.

Additional Notes:

1. The Physical Assessment of the property was conducted on June 16th, 2022. Additional information was provided to ON-SITE INSIGHT by site staff and others. OSI was represented on this assignment by Matthew Chown. We would like to thank site staff for their assistance.

2. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.

3. This report is delivered subject to the conditions on Appendix A, *Statement of Delivery*.



View of asphalt pavement conditions as seen at north end parking area along Narragansett Avenue



Additional view of asphalt-paved surface parking area conditions – no widespread cracking, depressions, or evidence of fatigue observed



View of asphalt-paved entry roadway conditions as seen towards northwest corner of development



View of localized cracking within asphalt-paved walkway



Additional view of asphalt-paved walkway deterioration as seen along front of building



View of asphalt-paved basketball court present at south end of development – localized cracking noted



View of tennis and basketball courts and surrounding metal chain-link fencing present towards northeast corner of site



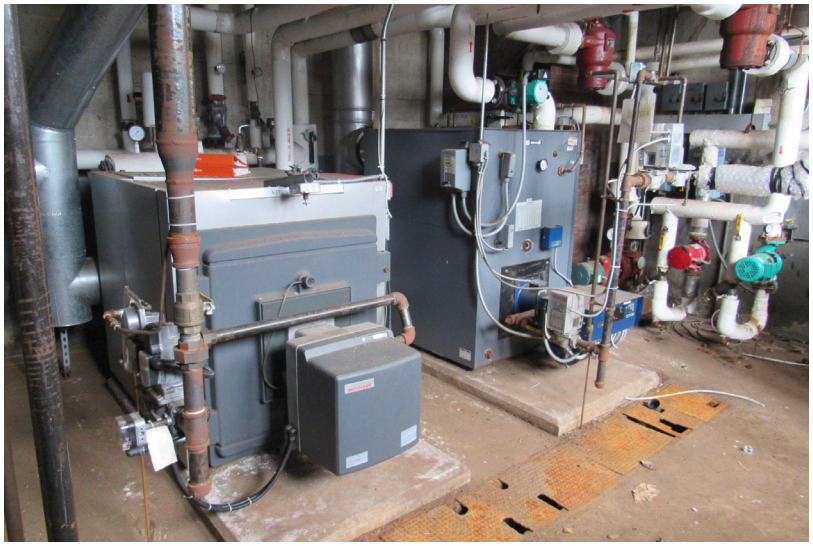
View of sample of children's playground equipment conditions



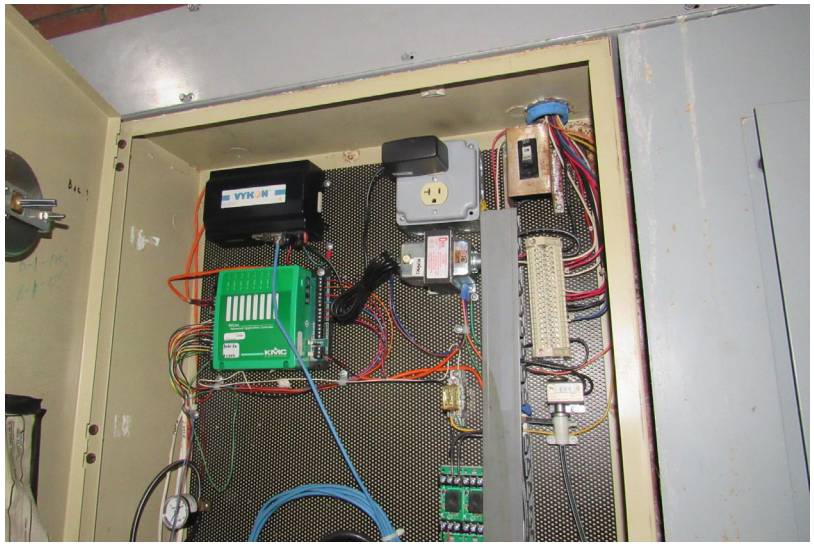
View of wood-framed bench structure exhibiting wear



View of rear wood-framed storage shed



View of natural gas-fired boilers facilitating hydronic heat generation for building



View of controls governing boiler plant performance



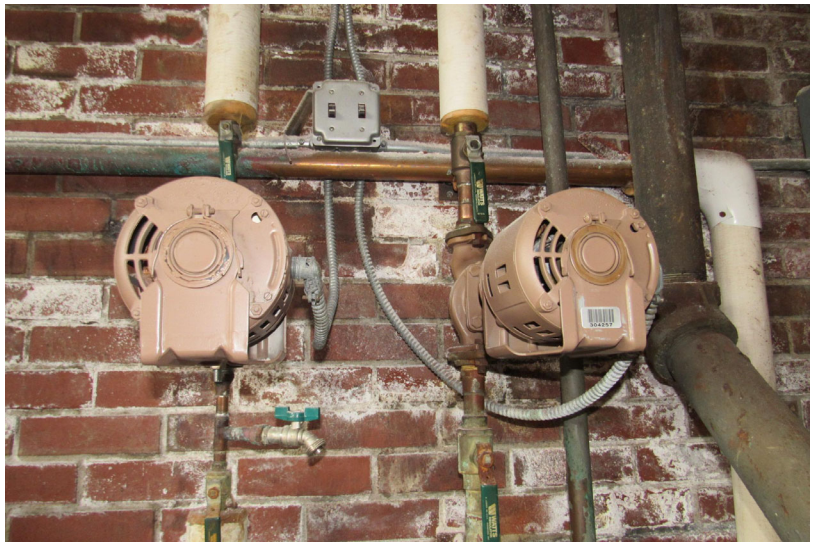
View of inline hydronic heat circulation pumps – 2 and 3-horsepower models



View of hydronic heat circulation pump variable frequency drive controllers



View of natural gas-fired domestic water heater facilitating domestic hot water (DHW) generation for building – 125-gallon storage capacity



View of DHW circulation pumps



View of domestic hot water thermostatic mixing valve



View of electric domestic water heater serving commercial kitchen equipment



View of wet fire suppression system – note backflow preventer is in place



View of sample of distribution piping exhibiting oxidation/wear



View of one of several interior heating and ventilation units serving rear (i.e., south end) classrooms



View of Trane fan coil unit (FCU) facilitating space heating distribution for select interior spaces



View of second Trane fan coil unit facilitating space heating distribution for select interior spaces



Several classrooms contain unit ventilators



View of LG ductless mini-split system air conditioner



View of displaced rooftop-mounted powered exhauster present at west end of building



View of Siemens switchgear– 800 amps, 3 phase, 4 wire



View of corroded electrical conduit present within central mechanical room



View of one of several electrical circuit breaker panels – mix of newer Siemens panels and possibly original panels



View of fire alarm control panel monitoring hardwired end devices



View of sample of building crawlspace conditions



View of concrete loading dock present at north end of building



View of building architecture as seen at front of building



View of building architecture as seen at rear of building



View of main entry metal doors with vision panels



View of embossed two panel metal doorway and metal side lights exhibiting corrosion and age related wear



View of solid core wood emergency egress doors exhibiting age related wear



View of hollow metal emergency egress doorway exhibiting abrasions/wear


View of pronounced brick masonry deterioration (e.g., mortar loss, spalls, cracking) – observed at several locations


View of apparent efflorescence staining on interior brick masonry surfaces



View of damaged metal paneling present at rear of building



View of void/source of moisture and rodent ingress within building envelope as seen at north end



View of exterior window perimeter caulking conditions – note cohesive/adhesive failures



View of wood shake siding exhibiting age related wear



Exterior windows are predominantly aluminum-framed fixed and operable models – butyl bedding compound deteriorated at select locations



View of failed insulating glass unit (i.e., condensation formation between glass panes)



View of building-mounted light-emitting diode (LED) fixtures



View of single-ply thermoplastic polyolefin (TPO) roof assembly conditions



View of widespread staining and evidence of poor drainage on single-ply roof assembly – isolated membrane blisters also noted during site review (i.e., indication moisture has traveled beneath roof membrane)



View of accumulated vegetation around strainer dome restricting adequate roof drainage



View of displaced three-tab asphalt roof shingles – observed at several locations



View of evidence of previous mastic-type repairs to roof valley and shingles



View of typical curb-mounted skylight conditions



View of deteriorated brick masonry at chimney



View of typical common hallway finishes



View of sample of classroom finishes – mix of painted wall and ceiling surfaces, suspended ceiling tile, vinyl composition tile (VCT), and suspected asbestos containing floor tile



Additional view of classroom finishes – mix of painted wall and ceiling surfaces, suspended ceiling tile, vinyl composition tile (VCT), and suspected asbestos containing floor tile



View of sample of classroom cabinetry – age related wear



View of sample of office space finishes – mix of vinyl flooring and carpeting



View of cafeteria finishes – commercial kitchen in background



View of commercial kitchen finishes and equipment



View of sample of commercial kitchen refrigeration equipment



View of auditorium finishes



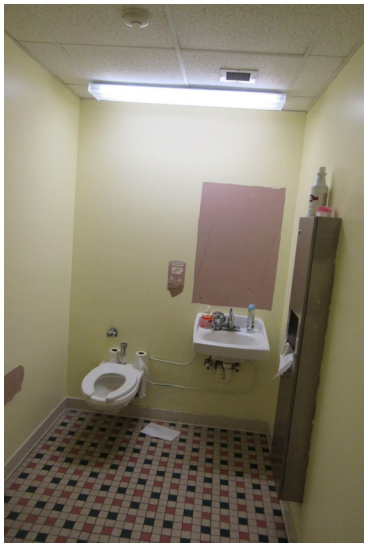
View of auditorium stage finishes



Localized moisture damaged finishes noted within interior spaces – potentially due to roof leakage or failed distribution piping



View of typical interior passage doorway conditions

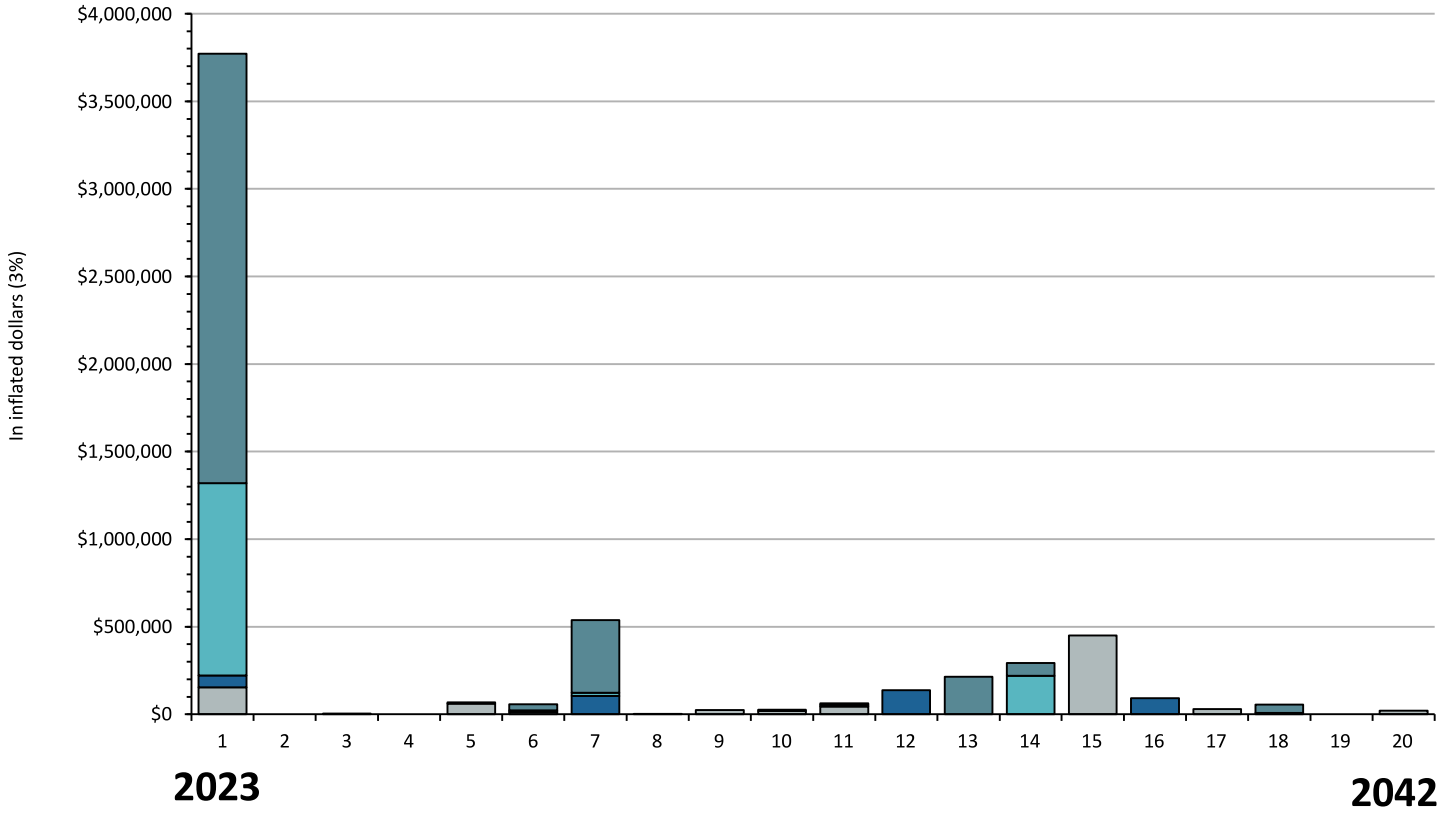


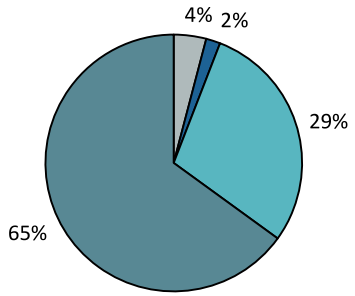
View of sample of common restroom finishes and fixtures – one of several present at facility



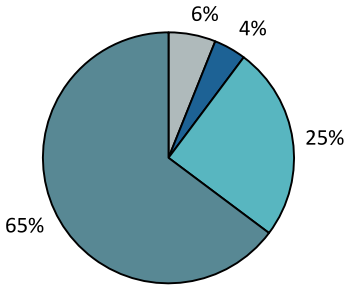
Additional view of common restroom finishes and fixtures

Tower Street Community Center





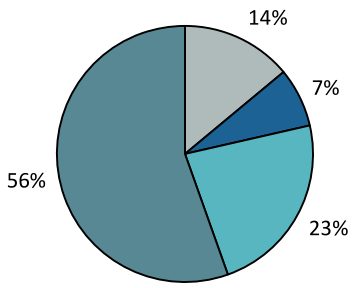
Year One Distribution



Ten Year Distribution

Total Costs by Building System (inflated dollars)

	In Year 1	In Years 1-10	In Years 1-20
Site Systems	$29,700 or $0.66 /GSF	$272,419 or $6.02 /GSF	$818,099 or $18.08 /GSF
Mechanical Room	$68,350 or $1.51 /GSF	$187,564 or $4.15 /GSF	$435,728 or $9.63 /GSF
Building Mech. & Elec.	$1,098,000 or $24.27 /GSF	$1,123,227 or $24.82 /GSF	$1,353,586 or $29.91 /GSF
Building Architectural	$2,451,549 or $54.18 /GSF	$2,910,888 or $64.33 /GSF	$3,245,328 or $71.72 /GSF
In inflated dollars:	$3,647,599 or $80.61 /GSF	$4,494,098 or $99.32 /GSF	$5,852,741 or $129.35 /GSF
In current dollars:	$3,771,441 or $83.35 /GSF	$4,378,941 or $96.77 /GSF	**$5,297,462 or $117.07 /GSF**



Twenty Year Distribution

Capital Needs Summary

Tower Street Community Center

Westerly, RI

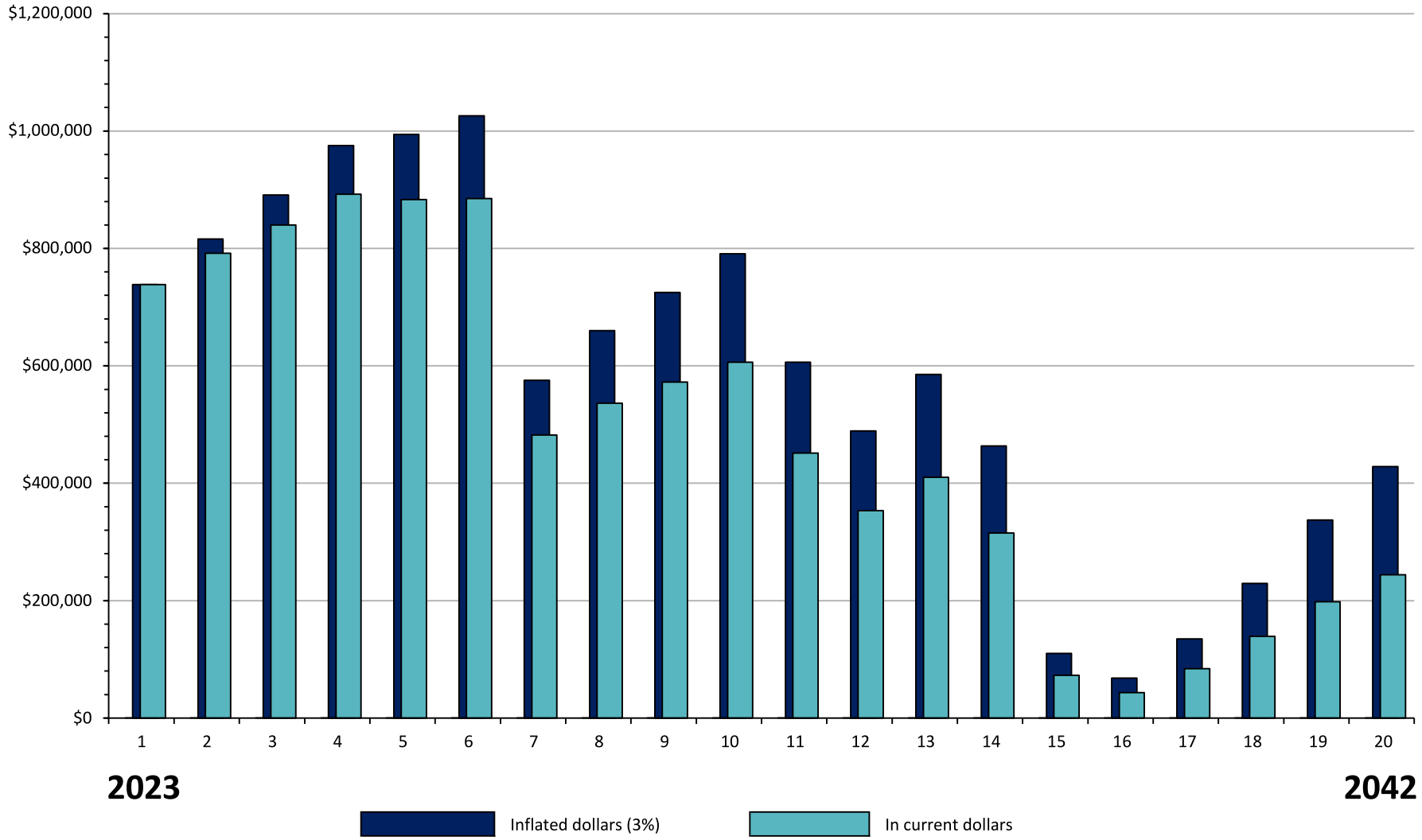
OSI Ref: **22127**
Property Age: **68 Years**
Occupancy: **ommunity Center**

Number of Buildings: **1**
Rentable Square Footage: **45,249**

	2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10
Site Systems										
Surface	$153,543	$0	$0	$0	$60,507	$14,348	$0	$0	$24,449	$19,572
Site Distribution Systems	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Site Sub-Total	**$153,543**	**$0**	**$0**	**$0**	**$60,507**	**$14,348**	**$0**	**$0**	**$24,449**	**$19,572**
Mechanical Room										
Boilers	$38,650	$0	$5,198	$0	$0	$8,695	$105,321	$0	$0	$0
Boiler Room Systems	$29,700	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mechanical Sub-Total	**$68,350**	**$0**	**$5,198**	**$0**	**$0**	**$8,695**	**$105,321**	**$0**	**$0**	**$0**
Building Mech. & Electrical										
Mechanical	$815,500	$0	$0	$0	$0	$0	$17,911	$0	$0	$0
Electrical	$282,500	$0	$0	$0	$7,316	$0	$0	$0	$0	$0
Elevators	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Mechanical & Electrical Sub-Total	**$1,098,000**	**$0**	**$0**	**$0**	**$7,316**	**$0**	**$17,911**	**$0**	**$0**	**$0**
Building Architectural										
Structural and Exterior	$435,955	$0	$0	$0	$0	$0	$414,832	$0	$0	$7,894
Roof Systems	$1,031,614	$0	$0	$0	$0	$0	$0	$0	$0	$0
Hallways	$195,304	$0	$0	$0	$0	$5,796	$0	$0	$0	$0
Office Space	$49,530	$0	$0	$0	$0	$0	$0	$1,836	$0	$0
Classrooms	$548,711	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cafeteria	$30,808	$0	$0	$0	$0	$0	$0	$0	$0	$0
Gymnasium	$60,518	$0	$0	$0	$0	$0	$0	$0	$0	$0
Common Restrooms	$34,680	$0	$0	$0	$0	$28,982	$0	$0	$0	$0
Commercial Kitchen	$64,430	$0	$0	$0	$0	$0	$0	$0	$0	$0
Building Architectural Sub-Total	**$2,451,549**	**$0**	**$0**	**$0**	**$0**	**$34,778**	**$414,832**	**$1,836**	**$0**	**$7,894**
Total Capital Costs	**$3,771,441**	**$0**	**$5,198**	**$0**	**$67,823**	**$57,820**	**$538,064**	**$1,836**	**$24,449**	**$27,465**

Costs on these two pages are aggregated by category from the Capital Needs worksheets which follow. Total capital costs on these two pages are carried forward to line F of the Replacement Reserve Analysis(es) that follow.

2033 Year 11	2034 Year 12	2035 Year 13	2036 Year 14	2037 Year 15	2038 Year 16	2039 Year 17	2040 Year 18	2041 Year 19	2042 Year 20	
										Site Systems
$43,511	$0	$0	$0	$449,496	$0	$30,972	$0	$0	$21,702	Surface
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	Site Distribution Systems
$43,511	**$0**	**$0**	**$0**	**$449,496**	**$0**	**$30,972**	**$0**	**$0**	**$21,702**	Site Sub-Total
										Mechanical Room
$10,079	$138,922	$0	$0	$0	$44,792	$0	$8,099	$0	$0	Boilers
$0	$0	$0	$0	$0	$46,272	$0	$0	$0	$0	Boiler Room Systems
$10,079	**$138,922**	**$0**	**$0**	**$0**	**$91,063**	**$0**	**$8,099**	**$0**	**$0**	Mechanical Sub-Total
										Building Mech. & Electrical
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	Mechanical
$10,079	$0	$0	$220,280	$0	$0	$0	$0	$0	$0	Electrical
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	Elevators
$10,079	**$0**	**$0**	**$220,280**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	Mechanical & Electrical Sub-Total
										Building Architectural
$10,079	$0	$0	$0	$0	$0	$0	$0	$0	$0	Structural and Exterior
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	Roof Systems
$34,248	$0	$0	$0	$0	$7,790	$0	$0	$0	$0	Hallways
$10,795	$0	$0	$0	$0	$0	$0	$0	$0	$0	Office Space
$82,473	$0	$0	$0	$0	$0	$0	$0	$0	$0	Classrooms
$10,130	$0	$0	$0	$0	$0	$0	$0	$0	$0	Cafeteria
$17,051	$0	$0	$0	$0	$0	$0	$0	$0	$0	Gymnasium
$46,606	$72,326	$0	$0	$0	$38,949	$0	$0	$0	$0	Common Restrooms
$3,991	$0	$0	$0	$0	$0	$0	$0	$0	$0	Commercial Kitchen
$215,375	**$72,326**	**$0**	**$0**	**$0**	**$46,739**	**$0**	**$0**	**$0**	**$0**	Building Architectural Sub-Total
$279,045	**$211,248**	**$0**	**$220,280**	**$449,496**	**$137,802**	**$30,972**	**$8,099**	**$0**	**$21,702**	**Total Capital Costs**



Reported Reserve Balance as of	***01/01/2023 :***	**$0**	At the end of Year One, Reserve Balances are projected to be:	**$738,559**
Estimated Reserve Balance as of	***01/01/2023 :***	**$0**	At the end of Year 20, Reserve Balances are projected to be:	**$428,498**
Current annual contributions to reserves :		**$60,000**	***All projected capital needs are met throughout the plan***	

1. Annual replacement reserve contribution of $60,000 ($1.33 per GSF) shown starting in Year 1 and then indexed at 3% annually for inflation
2. $4,250,000 in outside capital included in Year 1 to help offset costs of near-term needs and establish reserves for future capital needs

Reserve Funding In Year 1

Starting replacement reserve balance: **$0** $0.00 /GSF

Contributions to Reserves: **$60,000** $1.33 /GSF

Replacement Reserve (RR) analysis starts here with the starting RR balance reported, or imputed, to have been on hand at the start of Year 1, and current annual RR contributions. The projections below reflect Starting RR Balance (Line A), plus the Total Annual RR Contributions (Line D) and Interest Earnings on RR (Line E), minus Total Annual Capital Costs (Line F), taken from the CNS above. This is expressed arithmetically as (A+D+E)-F=G, Year-End Balances, then carries forward to Line A of the following Year.

		2023 Year 1	2024 Year 2	2025 Year 3	2026 Year 4	2027 Year 5	2028 Year 6	2029 Year 7	2030 Year 8	2031 Year 9	2032 Year 10
(A)	**Reserve Balances**										
	Starting Replacement Reserves	$0	$738,559	$815,748	$891,103	$975,144	$994,351	$1,026,092	$575,529	$659,716	$724,983
(B)	**Annual Funding**										
	Contributions Indexed at 3%	$1.33	$1.37	$1.41	$1.45	$1.49	$1.54	$1.58	$1.63	$1.68	$1.73
(C)	Additional Contributions (per GSF)										
(D)	Total Annual Reserve Funding	$60,000	$61,800	$63,654	$65,564	$67,531	$69,556	$71,643	$73,792	$76,006	$78,286
(E)	Interest on Reserves at 2%	$0	$15,389	$16,900	$18,478	$19,500	$20,004	$15,858	$12,230	$13,710	$15,008
	Total Funds Available	**$60,000**	**$815,748**	**$896,301**	**$975,144**	**$1,062,175**	**$1,083,912**	**$1,113,593**	**$661,551**	**$749,432**	**$818,277**
(F)	Total Capital Cost	$3,771,441	$0	$5,198	$0	$67,823	$57,820	$538,064	$1,836	$24,449	$27,465
(G)	**Reserve Balances**	**($3,711,441)**	**$815,748**	**$891,103**	**$975,144**	**$994,351**	**$1,026,092**	**$575,529**	**$659,716**	**$724,983**	**$790,811**
	Outside Capital:	$4,450,000									
	Adjusted Reserve Balances	$738,559	$0	$0	$0	$0	$0	$0	$0	$0	$0

Notes:

1. Annual replacement reserve contribution of $60,000 ($1.33 per GSF) shown starting in Year 1 and then indexed at 3% annually for inflation

2. $4,250,000 in outside capital included in Year 1 to help offset costs of near-term needs and establish reserves for future capital needs

*ANNUAL RR CONTRIBUTIONS are shown being indexed for inflation at the % specified above except when Additional Contributions are called for.

Line C, Additional Contributions allows for material adjustments in annual RR funding that would enable the property to meet all projected needs out of reserves through Year 20.

**INTEREST EARNINGS ON RESERVES are calculated on 100% of starting balances and on 50% of the total annual contribution for the year at the rate shown

Reserve Funding In Year 20

Projected replacement reserve balance is **$428,498** This is $9.47 per RSF in inflated dollars or $5.40 per RSF in uninflated dollars

Projected annual funding to reserves is **$105,210** This is $2.33 per RSF in inflated dollars or $1.33 per RSF in uninflated dollars

2033 Year 11	2034 Year 12	2035 Year 13	2036 Year 14	2037 Year 15	2038 Year 16	2039 Year 17	2040 Year 18	2041 Year 19	2042 Year 20	
										Reserve Balances **(A)**
$790,811	$606,234	$488,883	$585,061	$463,273	$110,211	$67,648	$134,965	$229,646	$337,407	Starting Replacement Reserves
										Annual Funding **(B)**
$1.78	$1.84	$1.89	$1.95	$2.01	$2.07	$2.13	$2.19	$2.26	$2.33	Contributions Indexed at 3%
										Additional Contributions **(C)**
$80,635	$83,054	$85,546	$88,112	$90,755	$93,478	$96,282	$99,171	$102,146	$105,210	Total Annual Reserve Funding **(D)**
$13,832	$10,843	$10,633	$10,380	$5,678	$1,761	$2,006	$3,610	$5,614	$7,583	Interest on Reserves at 2% **(E)**
$885,278	**$700,131**	**$585,061**	**$683,553**	**$559,706**	**$205,450**	**$165,936**	**$237,745**	**$337,407**	**$450,200**	**Total Funds Available**
$279,045	$211,248	$0	$220,280	$449,496	$137,802	$30,972	$8,099	$0	$21,702	Total Capital Cost **(F)**
$606,234	**$488,883**	**$585,061**	**$463,273**	**$110,211**	**$67,648**	**$134,965**	**$229,646**	**$337,407**	**$428,498**	**Reserve Balances** **(G)**
$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	

Tower Street Community Center

SITE SYSTEMS

(Expected Useful life)

Replacement Items	Quantity		Cost per unit in 2023 $$	Total Cost in 2023 $$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project			Notes
SURFACE										
Roadways and Parking	30,941	sf	6.50	$201,117	<5	20	15	in	1 Year	Asphalt pavement; good overall conditions Future costs to scarify and resurface
Crack-Fill and Sealcoat	30,941	sf	0.40	$12,376	<5	5	1 /6 /11 /20	in	1 Year	Asphalt pavement; costs for preventative maintenance repairs in the form of crack filling, sealcoating, and restriping
	1,212	sf	9.50	$11,514	<5	20	15	in	1 Year	Predominantly asphalt walkways; mix of older/newer; cracking/weathering
Asphalt Walkways	2,828	sf	9.50	$26,866	20+	20	1	in	1 Year	Replacement costs
Basketball Courts	13,006	sf	6.50	$84,539	10	25	15	in	1 Year	Asphalt-paved basketball/recreational courts; serviceable condition Future replacement costs; interim crack filling included with work above
Tennis/Basketball Courts	12,867	sf	1.50	$19,301	28	8	1 /9 /17	in	1 Year	Asphalt-paved tennis & basketball court; localized cracking and faded striping Costs to refurbish tennis court (e.g., crack repairs, repainting, resealing)
Retaining Walls	1	ls		$0	28+	40				Limited segmental concrete block masonry retaining walls Maintain and monitor - Operating
Fencing	588	lf	45.00	$26,460	~15	20	5	in	1 Year	Metal chain-link fencing installed along select property boundaries Future replacement costs
Fencing	455	lf	60.00	$27,300	~15	20	5	in	1 Year	Metal chain-link fencing surrounding tennis/basketball courts Future replacement costs
Dumpsters & Enclosures	1	ea	7500.00	$7,500	~5	15	10	in	1 Year	Metal chain-link dumpster enclosure with vinyl weave Future replacement costs
Play Equipment	1	ls	75000.00	$75,000	28	25	1	in	1 Year	Children's playground equipment; age related wear Replacement costs including wood structures
Site Lighting (Pole Fixtures)		ea								
Site Lighting (Bollards)		ea								
Landscaping	1	ls	20000.00	$20,000	varies	20	1 /11	in	1 Year	Landscaping comprised of lawn areas, shrubs, and trees; greenhouse at rear Costs for landscaping repairs/upgrades including tree pruning efforts
Storage Shed	2	ea	3750.00	$7,500	~15	25	10	in	1 Year	Wood-framed storage sheds present at rear of building; serviceable condition Future replacement costs
SITE DISTRIBUTION SYSTEMS										
Gas Lines	1	ls		$0	28+	60				Utility supplied service; no problems/concerns reported Maintain and monitor
Sanitary Lines	1	ls		$0	28+	60				Publicly supplied service; no problems/concerns reported Maintain and monitor
Cold Water Lines	1	ls		$0	28+	60				Publicly supplied service; no problems/concerns reported Maintain and monitor
Electric Distribution	1	ls		$0	28+	60				Utility supplied service; no problems/concerns reported Maintain and monitor

Costs inflated at 3%

SITE SYSTEMS

Replacement Items	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Year 11 2033	Year 12 2034	Year 13 2035	Year 14 2036	Year 15 2037	Year 16 2038	Year 17 2039	Year 18 2040	Year 19 2041	Year 20 2042
SURFACE																				
Roadways and Parking	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$304,207	$0	$0	$0	$0	$0
Crack-Fill and Sealcoat	$12,376	$0	$0	$0	$0	$14,348	$0	$0	$0	$0	$16,633	$0	$0	$0	$0	$0	$0	$0	$0	$21,702
Asphalt Walkways	$26,866	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$17,416	$0	$0	$0	$0	$0
Basketball Courts	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$127,873	$0	$0	$0	$0	$0
Tennis/Basketball Courts	$19,301	$0	$0	$0	$0	$0	$0	$0	$24,449	$0	$0	$0	$0	$0	$0	$0	$30,972	$0	$0	$0
Retaining Walls	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fencing	$0	$0	$0	$0	$29,781	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fencing	$0	$0	$0	$0	$30,726	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Dumpsters & Enclosures	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,786	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Play Equipment	$75,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Site Lighting (Pole Fixtures)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Site Lighting (Bollards)	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Landscaping	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$26,878	$0	$0	$0	$0	$0	$0	$0	$0	$0
Storage Shed	$0	$0	$0	$0	$0	$0	$0	$0	$0	$9,786	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
SITE DISTRIBUTION SYSTEMS																				
Gas Lines	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sanitary Lines	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cold Water Lines	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Electric Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Tower Street Community Center

MECHANICAL ROOM

(Expected Useful life)

Replacement Items	Quantity		Cost per unit in 2023 $$	Total Cost in 2023 $$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
BOILERS								
Boilers	1	ea	100360.00	$100,360	13	25	12 in 1 Year	Viessmann natural gas-fired boiler; duty/standby configuration Replacement costs including burner - 1,544 MBH energy input
Boilers	1	ea	88205.00	$88,205	18	25	7 in 1 Year	Weil-McLain natural gas-fired boiler; duty/standby configuration Replacement costs including burner - ~1,357 MBH energy input
Controls - Electronic	1	ls	7500.00	$7,500	<5	15	1 /6 /11 /16 in 1 Year	KMC electronic controls, 2-way zone control valves located throughout building Periodic costs for as-needed component repairs/replacement
Controls - Pneumatic	1	ls		$0	varies	15		Old pneumatic control system abandoned/converted to DDC; no costs shown
Variable Frequency Drives	2	ea	10000.00	$20,000	18	15	1 /16 in 1 Year	Variable frequency drive controllers governing hydronic heat circulation pump performance Replacement costs
Boiler Water Pumps	1	ea	1950.00	$1,950	12	15	3 /18 in 1 Year	Grundfos micro-VFD boiler water circulation pump Replacement costs
Boiler Water Pumps	1	ea	2950.00	$2,950	12	15	3 /18 in 1 Year	Wilo high efficiency boiler water circulation pump Replacement costs
Boiler Water Pumps	1	ea	1250.00	$1,250	18	15	1 /16 in 1 Year	Taco cartridge circulator Replacement costs
Heating Water Pumps	2	ea	4950.00	$9,900	18	20	1 in 1 Year	Inline hydronic heat circulation pumps Replacement costs concurrent with VFD's - 2 & 3-HP
Flue Exhaust	1	ls		$0	varies	25		Metal flue exhausts Costs included with boiler plant above
BOILER ROOM SYSTEMS								
Boiler Room Piping/Valves	1	ls		$0	varies	25		Boiler room piping/valves As-needed costs included with distribution piping work below
Thermostatic Mixing Valve	1	ea	3750.00	$3,750	~15	15	1 /16 in 1 Year	Domestic hot water thermostatic mixing valve Replacement costs
Heat Exchanger for Bldg. Heat		ea						
Domestic Hot Water Generation	1	ea	20000.00	$20,000	28	15	1 /16 in 1 Year	PVI natural gas-fired domestic water heater Replacement costs - 125-gallon storage capacity
Domestic Hot Water Storage		ea						
Domestic Hot Water Pumps	2	ea	1750.00	$3,500	28	15	1 /16 in 1 Year	Inline fractional horsepower circulation pumps Replacement costs - 1/12 HP
Boiler Room Piping Insulation	1	ls		$0	varies	25		Fiberglass pipe insulation Maintain and monitor - Operating
Fuel Oil Storage		ea						
Fuel Oil Transfer System		ls						
Sump Pumps	1	ea	2450.00	$2,450	28	15	1 /16 in 1 Year	Sump pump present within central mechanical room Replacement costs

Costs inflated at 3%

Replacement Items	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Year 11 2033	Year 12 2034	Year 13 2035	Year 14 2036	Year 15 2037	Year 16 2038	Year 17 2039	Year 18 2040	Year 19 2041	Year 20 2042
BOILERS																				
Boilers	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$138,922	$0	$0	$0	$0	$0	$0	$0	$0
Boilers	$0	$0	$0	$0	$0	$0	$105,321	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Controls - Electronic	$7,500	$0	$0	$0	$0	$8,695	$0	$0	$0	$0	$10,079	$0	$0	$0	$0	$11,685	$0	$0	$0	$0
Controls - Pneumatic	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Variable Frequency Drives	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$31,159	$0	$0	$0	$0
Boiler Water Pumps	$0	$0	$2,069	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,223	$0	$0
Boiler Water Pumps	$0	$0	$3,130	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$4,876	$0	$0
Boiler Water Pumps	$1,250	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,947	$0	$0	$0	$0
Heating Water Pumps	$9,900	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Flue Exhaust	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
BOILER ROOM SYSTEMS																				
Boiler Room Piping/Valves	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Thermostatic Mixing Valve	$3,750	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,842	$0	$0	$0	$0
Heat Exchanger for Bldg. Heat	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Domestic Hot Water Generation	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$31,159	$0	$0	$0	$0
Domestic Hot Water Storage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Domestic Hot Water Pumps	$3,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$5,453	$0	$0	$0	$0
Boiler Room Piping Insulation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fuel Oil Storage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fuel Oil Transfer System	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sump Pumps	$2,450	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,817	$0	$0	$0	$0

Tower Street Community Center

BUILDING MECHANICAL AND ELECTRICAL

(Expected Useful life)

Replacement Items	Quantity		Cost per unit in 2023 $$	Total Cost in 2023 $$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
BUILDING MECHANICAL								
Compactors		ea						N/A: No compactors present at development
Building Fire Suppression	1	ls	*costs pending specifications/further review* 150000.00	$150,000	68	50	1 in 1 Year	Wet fire suppression system equipped with backflow preventer and base-mounted circulation pump; replacement/overhaul costs including sprinkler expansion (aud./cafeteria)
Building Heating Distribution	1	ls	*costs pending specifications/further review* 350000.00	$350,000	28+	50	1 in 1 Year	Hydronic heat distribution piping, ductwork at rear; evidence of corroded/oxidized piping, system offline for several years, potentially damaged piping; as-needed costs pending review
Domestic Water Distribution	1	ls		$0	28+	40		Copper distribution piping; evidence of corroded/oxidized copper piping As-needed costs included with piping work above
Sanitary Waste Distribution	1	ls		$0	28+	50		Sanitary waste and vent stack piping As-needed costs included with piping work above
Natural Gas Distribution	1	ls		$0	28+	40		Natural gas distribution piping Maintain and monitor
Heating & Ventilation Units	10	ea	15000.00	$150,000	28+	25	1 in 1 Year	Heating & ventilation units serving rear hallways and classrooms, cafeteria, and auditorium Replacement costs
Fan Coil Units	2	ea	10000.00	$20,000	28	25	1 in 1 Year	Trane fan coil units Replacement costs
Building Air Conditioning	2	ea	7500.00	$15,000	~8	15	7 in 1 Year	LG ductless mini-split system air conditioners Replacement costs
Building Air Conditioning	1	ls		$0	varies	15		Thru-window air conditioners serving select classrooms Maintain and monitor - Operating
Classroom Ventilators	11	ea	7500.00	$82,500	28	25	1 in 1 Year	Classroom ventilators Replacement costs
Cabinet Heaters	4	ea	4500.00	$18,000	28	25	1 in 1 Year	Cabinet heaters within hallways and unit heaters within service spaces Replacement costs; maintain and monitor unit heaters
Hallway Vent. & Exhaust	36	ea	1250.00	$45,000	varies	25	1 in 1 Year	Rooftop-mounted powered exhausters Replacement costs concurrent with roof assemblies
BUILDING ELECTRICAL								
Building Power Wiring	1	ls	*costs pending specifications/further review* 150000.00	$150,000	varies	40	1 in 1 Year	Siemens switchgear and distribution panels - 800 amps, 3 phase, 4 wire; some older equipment Potential upgrade required pending scope of rehabilitation; costs for older equipment
Security	1	ls	*costs pending specifications/further review* 75000.00	$75,000	varies	20	1 in 1 Year	Security camera system; several areas of vandalism noted Costs for system upgrade/replacement
Emergency Generator		ea						
Emergency Lights	1	ls	7500.00	$7,500	varies	10	1 /11 in 1 Year	Emergency battery-powered light fixtures Replacement cost
Smoke / Fire Detection	1	ls	50000.00 150000.00	$50,000 $150,000	28 6	20 20	1 in 1 Year 14 in 1 Year	Honeywell fire alarm control panel monitoring hardwired end devices Replacement costs including end devices; limited older zone-type system; costs in Year 1
Signaling / Communication	1	ls	6500.00	$6,500	~15	20	5 in 1 Year	Video entry intercom system Replacement/upgrade costs
BUILDING ELEVATORS								
Shafts and Doorways		ea						N/A: No elevators present at development
Cabs		ea						
Controller/Dispatcher		ea						
Machine Room Equipment		ea						

Costs inflated at 3%

Replacement Items	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Year 11 2033	Year 12 2034	Year 13 2035	Year 14 2036	Year 15 2037	Year 16 2038	Year 17 2039	Year 18 2040	Year 19 2041	Year 20 2042
BUILDING MECHANICAL																				
Compactors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Building Fire Suppression	$150,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Building Heating Distribution	$350,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Domestic Water Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Sanitary Waste Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Natural Gas Distribution	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Heating & Ventilation Units	$150,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fan Coil Units	$20,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Building Air Conditioning	$0	$0	$0	$0	$0	$0	$17,911	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Building Air Conditioning	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Classroom Ventilators	$82,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cabinet Heaters	$18,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Hallway Vent. & Exhaust	$45,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
BUILDING ELECTRICAL																				
Building Power Wiring	$150,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Security	$75,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Emergency Generator	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Emergency Lights	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,079	$0	$0	$0	$0	$0	$0	$0	$0	$0
Smoke / Fire Detection	$50,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$220,280	$0	$0	$0	$0	$0	$0
Signaling / Communication	$0	$0	$0	$0	$7,316	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
BUILDING ELEVATORS																				
Shafts and Doorways	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cabs	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Controller/Dispatcher	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Machine Room Equipment	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Tower Street Community Center

BUILDING ARCHITECTURE

(Expected Useful life)

Replacement Items	Quantity		Cost per unit in 2023 $$	Total Cost in 2023 $$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
STRUCTURE								
Foundation	1,544	lf		$0	68	50		Cast-in-place concrete foundation walls; isolated cracking Repair costs included with brickwork below
Framing	1	ls		$0	68	70		No problems/concerns reported Maintain and monitor
Concrete Stoops/Railings	6 1	ttl ls	7500.00	$7,500	28+	50	1 /11 in 1 Year	Concrete stoops and steel railings, loading dock; cracking/concrete deterioration Costs to refurbish railings and repair deteriorated concrete
BUILDING EXTERIOR								
Exterior Common Doors	4	ea	3250.00	$13,000	28+	35	1 in 1 Year	Metal doors with vision panels at main entrances Replacement costs
Exterior Emergency Exit Doors	32	ea	2950.00	$94,400	28+	35	1 in 1 Year	Predominantly solid core wood and embossed two panel metal doors with half lites Age related wear, corrosion, abrasions; replacement costs including side lights
Exterior Service Doors	5	ea	1950.00	$9,750	28+	35	1 in 1 Year	Metal and solid core wood service doors Replacement costs
Glass Sliding Doors		ea						
Storm Doors		ea						
Exterior Walls - Brick	11,154 3,904	ttl sf sf	60.00	$234,228	68	60	1 in 1 Year	Brick masonry cladding; several areas of spalls, cracking, and mortar loss; repair/replacement costs including cementitious paneling
Exterior Walls - EIFS	2,117	sf	7.50	$15,878	28	20	1 in 1 Year	Exterior insulation and finish systems (EIFS); localized deterioration/wear Costs for repairs/repainting
Exterior Walls - Wood Shakes	1,485	sf	20.00	$29,700	28+	30	1 in 1 Year	Limited wood shake siding installed at select gable ends Replacement costs
Exterior Walls - Metal Paneling	1 2,163	ls sf	7500.00 30.00	$7,500 $64,890	28 28	40 40	1 in 1 Year 7 in 1 Year	Metal infill paneling; localized damage/wear Interim repair costs; future replacement costs concurrent with windows
Exterior Caulking	1	ls		$0	15+	15		Exterior caulking installed at window and door perimeters Replacement costs included with masonry and window work
Window Frames	2,025	sf	125.00	$253,125	28	35	7 in 1 Year	Aluminum-framed fixed and operable windows containing insulating glass units (IGU's); replacement costs; interim needs below
Window Frames	28	ea	1050.00	$29,400	~20	30	7 in 1 Year	Vinyl-framed hung windows containing IGU's; predominantly at front of building; future replacement costs concurrent with aluminum windows
Window Frames	11	ea	1500.00	$16,500	35+	35	1 in 1 Year	Older metal and wood-framed fixed windows; corrosion/age related wear Replacement costs
Window Glass	2,025 1	ttl sf ls	7500.00	$7,500	varies	15	1 in 1 Year	Insulating glass units (IGU's); localized failed IGU's noted Costs for localized repairs/replacement
Balcony Railings		ea						
Fire Escapes		ea						
Building Mounted Lighting	11	ea	550.00	$6,050	~5	15	10 in 1 Year	Building-mounted light-emitting diode (LED) fixtures Future replacement costs

Costs inflated at 3%

Replacement Items	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Year 11 2033	Year 12 2034	Year 13 2035	Year 14 2036	Year 15 2037	Year 16 2038	Year 17 2039	Year 18 2040	Year 19 2041	Year 20 2042
STRUCTURE																				
Foundation	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Framing	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Concrete Stoops/Railings	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,079	$0	$0	$0	$0	$0	$0	$0	$0	$0
BUILDING EXTERIOR																				
Exterior Common Doors	$13,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Exterior Emergency Exit Doors	$94,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Exterior Service Doors	$9,750	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Glass Sliding Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Storm Doors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Exterior Walls - Brick	$234,228	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Exterior Walls - EIFS	$15,878	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Exterior Walls - Wood Shakes	$29,700	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Exterior Walls - Metal Paneling	$7,500	$0	$0	$0	$0	$0	$77,482	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Exterior Caulking	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Window Frames	$0	$0	$0	$0	$0	$0	$302,244	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Window Frames	$0	$0	$0	$0	$0	$0	$35,105	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Window Frames	$16,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Window Glass	$7,500	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Balcony Railings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Fire Escapes	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Building Mounted Lighting	$0	$0	$0	$0	$0	$0	$0	$0	$0	$7,894	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

BUILDING ARCHITECTURE--*continued*

(Expected Useful life)

Replacement Items	Quantity		Cost per unit in 2023 $$	Total Cost in 2023 $$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
ROOF SYSTEMS								
Structure	47,145	sf		$0	68	40		Flat and pitched roof structures; no problems/concerns reported Maintain and monitor
Roof Covering - Single-Ply	24,380	sf	30.00	$731,400	20+	20	1 in 1 Year	Single-ply TPO roof assembly; evidence of roof leakage, membrane blisters, poor drainage; replacement costs
Roof Covering - Shingles	22,765	sf	11.00	$250,414	28	20	1 in 1 Year	Three-tab asphalt roof shingles; widespread displaced shingles, mastic-type repairs, age related wear; replacement costs
Roof Drainage	1	ls		$0	28	25		Internal roof drains; accumulated vegetation noted at strainer domes As-needed repair costs included with roof replacement above
Roof Drainage	320	lf	15.00	$4,800	28	25	1 in 1 Year	Limited aluminum downspouts Replacement costs concurrent with roof assemblies
Skylights	6	ea	7500.00	$45,000	28	25	1 in 1 Year	Curb-mounted skylights Replacement costs concurrent with roof assemblies
Chimney	1	ls		$0	68	60		Brick masonry chimney; spalls and mortar loss Costs included with Exterior Walls above
HALLS								
Hallway Walls	13,023	sf	1.50	$19,535	10+	10	1 /11 in 1 Year	Painted wall surfaces Costs for repainting efforts
	633	sf	1.50	$950	10+	10	1 11 in 1 Year	Limited painted ceiling surfaces; costs for repainting efforts
Hallway Ceilings	4,348	sf	7.50	$32,610	28+	40	1 in 1 Year	Suspended ceiling tile; replacement costs
Hallway Floors	221	sf	10.00	$2,210	20+	20	1 in 1 Year	Limited vinyl composition tile (VCT) Replacement costs
Hallway Floors	4,760	sf		$0	68	40		Terrazzo flooring at main lobby and majority of hallways Maintain and monitor - Operating
Hallway Doors	1	ls	5000.00	$5,000	varies	35	1 /6 /11 /16 in 1 Year	Solid core wood passage doors Costs for as-needed replacement
Hallway Railings		lf						
Hallway Interior Lighting	1	ls	*costs pending specifications* 125000.00	$125,000	28+	20	1 in 1 Year	Predominantly fluorescent tube light fixtures Costs for replacement with light-emitting diode (LED) fixtures including automatic controls
Hallway Lockers	1	ls	10000.00	$10,000	20+	20	1 in 1 Year	Metal lockers within select hallways Refurbishment costs
OFFICE SPACE								
Office Walls	5,355	sf	1.50	$8,033	10+	10	1 /11 in 1 Year	Painted wall surfaces Costs for repainting efforts
Office Ceilings	2,485	sf	7.50	$18,638	varies	40	1 in 1 Year	Suspended ceiling tile Replacement costs
Office Floors	2,286	sf	10.00	$22,860	28	20	1 in 1 Year	Vinyl composition tile (VCT); limited broadloom carpeting Replacement with vinyl flooring
Office Floors	199	sf	7.50	$1,493	~7	15	8 in 1 Year	Carpet tile flooring Replacement costs

Costs inflated at 3%

Replacement Items	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Year 11 2033	Year 12 2034	Year 13 2035	Year 14 2036	Year 15 2037	Year 16 2038	Year 17 2039	Year 18 2040	Year 19 2041	Year 20 2042
ROOF SYSTEMS																				
Structure	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Roof Covering - Single-Ply	$731,400	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Roof Covering - Shingles	$250,414	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Roof Drainage	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Roof Drainage	$4,800	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Skylights	$45,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Chimney	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
HALLS																				
Hallway Walls	$19,535	$0	$0	$0	$0	$0	$0	$0	$0	$0	$26,253	$0	$0	$0	$0	$0	$0	$0	$0	$0
Hallway Ceilings	$33,560	$0	$0	$0	$0	$0	$0	$0	$0	$0	$1,276	$0	$0	$0	$0	$0	$0	$0	$0	$0
Hallway Floors	$2,210	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Hallway Floors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Hallway Doors	$5,000	$0	$0	$0	$0	$5,796	$0	$0	$0	$0	$6,720	$0	$0	$0	$0	$7,790	$0	$0	$0	$0
Hallway Railings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Hallway Interior Lighting	$125,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Hallway Lockers	$10,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
OFFICE SPACE																				
Office Walls	$8,033	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,795	$0	$0	$0	$0	$0	$0	$0	$0	$0
Office Ceilings	$18,638	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Office Floors	$22,860	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Office Floors	$0	$0	$0	$0	$0	$0	$0	$1,836	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

BUILDING ARCHITECTURE--*continued*

(Expected Useful life)

Replacement Items	Quantity		Cost per unit in 2023 $$	Total Cost in 2023 $$	AGE (Years)	EUL (Years)	Replacement Schedule Year of action AND duration of project	Notes
CLASSROOMS								
Classroom Walls	29,349	sf	1.50	$44,024	10+	10	1 /11 in 1 Year	Painted wall surfaces Costs for repainting efforts
Classroom Ceilings	11,563 10,955	sf sf	1.50 7.50	$17,345 $82,163	10+ varies	10 40	1 11 in 1 Year 1 in 1 Year	Painted ceiling surfaces; costs for repainting efforts Suspended ceiling tile; replacement costs
Classroom Floors	22,518	sf	10.00	$225,180	varies	20	1 in 1 Year	Vinyl composition tile (VCT), limited carpeting, and suspected asbestos containing floor tile Replacement costs
Classroom Cabinetry	1	ls	180000.00	$180,000	varies	30	1 in 1 Year	Classroom cabinetry/casework; age related wear Replacement costs
CAFETERIA								
Cafeteria Walls	3,015	sf	2.50	$7,538	10+	10	1 /11 in 1 Year	Predominantly painted wall surfaces, adhered wall tile Costs for repainting/refurbishment efforts
Cafeteria Ceilings	2,327	sf		$0	68	40		Exposed roof framing Maintain and monitor
Cafeteria Floors	2,327	sf	10.00	$23,270	20+	20	1 in 1 Year	Suspected asbestos containing floor tile Replacement costs
AUDITORIUM								
Auditorium Walls	5,075	sf	2.50	$12,688	10+	10	1 /11 in 1 Year	Predominantly painted wall surfaces, wall paneling Costs for repainting/refurbishment efforts
Auditorium Ceilings	3,117	sf		$0	68	40		Exposed roof framing Maintain and monitor
Auditorium Ceilings	952	sf	7.50	$7,140	28+	40	1 in 1 Year	Suspended ceiling tile present over stage area Replacement costs
Auditorium Floors	4,069	sf	10.00	$40,690	20+	20	1 in 1 Year	Suspected asbestos containing floor tile Replacement costs
COMMON RESTROOMS								
Restroom Walls	6,453	sf	1.50	$9,680	10+	10	1 /11 in 1 Year	Painted wall surfaces Costs for repainting efforts
Restroom Ceilings	1,100	sf	7.50	$8,250	28	40	12 in 1 Year	Suspended ceiling tile Replacement costs
Restroom Floors	1,100	sf	40.00	$44,000	28	40	12 in 1 Year	Ceramic tile flooring; localized wear Replacement costs
Restroom Accessories	26 ttl 5	ea	1500.00	$7,500	20+	20	1 /6 /11 /16 in 1 Year	Standard restroom accessories (e.g., toilet paper holders, grab bars, mirrors, soap dispensers, etc.); replacement costs
Restroom Fixtures	26 ttl 5	ea	3500.00	$17,500	varies	30	1 /6 /11 /16 in 1 Year	Toilets and lavatories Costs for replacement with current low-flow fixtures
COMMERCIAL KITCHEN								
Kitchen Walls	1,980	sf	1.50	$2,970	10+	10	1 /11 in 1 Year	Painted wall surfaces Costs for repainting efforts
Kitchen Ceilings	573	sf	10.00	$5,730	68	40	1 in 1 Year	Adhered ceiling tile Replacement costs
Kitchen Floors	573	sf	10.00	$5,730	40+	20	1 in 1 Year	Suspected asbestos containing floor tile Replacement costs
Kitchen Equipment	1	ls	50000.00	$50,000	varies	20	1 in 1 Year	Stainless steel sinks, electric DHW, refrigeration, rangehood, warmers, etc. Replacement/upgrade costs

Costs inflated at 3%

Replacement Items	Year 1 2023	Year 2 2024	Year 3 2025	Year 4 2026	Year 5 2027	Year 6 2028	Year 7 2029	Year 8 2030	Year 9 2031	Year 10 2032	Year 11 2033	Year 12 2034	Year 13 2035	Year 14 2036	Year 15 2037	Year 16 2038	Year 17 2039	Year 18 2040	Year 19 2041	Year 20 2042
CLASSROOMS																				
Classroom Walls	$44,024	$0	$0	$0	$0	$0	$0	$0	$0	$0	$59,164	$0	$0	$0	$0	$0	$0	$0	$0	$0
Classroom Ceilings	$99,507	$0	$0	$0	$0	$0	$0	$0	$0	$0	$23,310	$0	$0	$0	$0	$0	$0	$0	$0	$0
Classroom Floors	$225,180	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Classroom Cabinetry	$180,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
CAFETERIA																				
Cafeteria Walls	$7,538	$0	$0	$0	$0	$0	$0	$0	$0	$0	$10,130	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cafeteria Ceilings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Cafeteria Floors	$23,270	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
AUDITORIUM																				
Auditorium Walls	$12,688	$0	$0	$0	$0	$0	$0	$0	$0	$0	$17,051	$0	$0	$0	$0	$0	$0	$0	$0	$0
Auditorium Ceilings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Auditorium Ceilings	$7,140	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Auditorium Floors	$40,690	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
COMMON RESTROOMS																				
Restroom Walls	$9,680	$0	$0	$0	$0	$0	$0	$0	$0	$0	$13,008	$0	$0	$0	$0	$0	$0	$0	$0	$0
Restroom Ceilings	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$11,420	$0	$0	$0	$0	$0	$0	$0	$0
Restroom Floors	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$60,906	$0	$0	$0	$0	$0	$0	$0	$0
Restroom Accessories	$7,500	$0	$0	$0	$0	$8,695	$0	$0	$0	$0	$10,079	$0	$0	$0	$0	$11,685	$0	$0	$0	$0
Restroom Fixtures	$17,500	$0	$0	$0	$0	$20,287	$0	$0	$0	$0	$23,519	$0	$0	$0	$0	$27,264	$0	$0	$0	$0
COMMERCIAL KITCHEN																				
Kitchen Walls	$2,970	$0	$0	$0	$0	$0	$0	$0	$0	$0	$3,991	$0	$0	$0	$0	$0	$0	$0	$0	$0
Kitchen Ceilings	$5,730	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Kitchen Floors	$5,730	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0
Kitchen Equipment	$50,000	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0	$0

Appendix A: Statement of Delivery

Our Capital Needs Assessment (the "CNA" or the "Report") on the subject property is delivered subject to the following terms and conditions:

1. The report and analysis may be relied upon by you as a description of the observed current conditions of the building and site improvements, only as of the date of this report, and with the knowledge that certain limitations and exceptions within the report that are the reflective of the scope of services as defined in our contract. Although care has been taken in the performance of this assessment, ON-SITE INSIGHT, Inc. (and/or its representatives) makes no representations regarding latent or concealed defects that may exist and no warranty or guarantee is expressed or implied. This report is made only in the best exercise of our ability and judgment. Conclusions reached in this report assume current and continuing responsible ownership and competent property management.

2. We have undertaken no formal evaluation of environmental concerns, including but not limited to asbestos containing materials (ACMs), lead-based paint, chlorofluorocarbons (CFCs), polychlorinated biphenyls (PCBs), and mildew/mold.

3. Conclusions in this report are based on estimates of the age and normal working life of various items of equipment and/or statistical comparisons. Actual conditions can alter the useful life of any item. When an item needs immediate replacement depends on many factors, including previous use/misuse, irregularity of servicing, faulty manufacture, unfavorable conditions, Acts of God and unforeseen circumstances. Certain components that may be working when we made our inspection might deteriorate or break in the future without notice.

4. To prepare this report, we used historic data on capital activities and costs, blueprints (when available), and current prices for capital actions. We have not independently verified this information, have assumed that it is reliable, but assume no responsibility for its accuracy.

5. Unless otherwise noted in the report, we assume that all building components meet code requirements in force when the property was built.

6. If accessibility issues are referenced in the report, the site elements, common areas, and dwelling units at the development were examined for compliance with the requirements of the Uniform Federal Accessibility Standards (UFAS), and for Massachusetts properties, the Massachusetts Architectural Accessibility Board (AAB). The methodology employed in undertaking this examination is adapted from a Technical Assistance Guide (TAG-88-11) titled "Supplemental Information About the Section 504 Transition Plan Requirements" published by the Coordination and Review section of the U.S. Department of Justice Civil Rights Division, and the AAB Rules and Regulations, 521 CMR effective July 10, 1987. The Guide also incorporates the requirements of UFAS, published April 1, 1988 by the General Services Administration, the Department of Defense, the Department of Housing and Urban Development, and the U.S. Postal Service. Changes in legislation and/or regulations may make some observations moot.

7. Response Actions and estimated costs of responses were developed by ON-SITE INSIGHT, Inc. If additional structural work is necessary, costs for some Response Actions may exceed estimates. Whenever the Response Action is to remove, reposition, or modify walls, a competent structural engineer should be retained before any work is done, because such investigation may disclose that a Response Action is either more costly than estimated, or is not possible.

8. Conclusions reached in this report assume current and continuing responsible ownership and competent property management. Any unauthorized reliance on or use of the report, including any of its information or conclusions, will be at the third party's sole risk. For the same reasons, no warranties or representation, express or implied in this report, are made to any such third party. Reliance on the report by the client and all authorized parties will be subject to the terms, conditions and limitations stated in the contract Terms and Conditions. The limitation of liability defined in the Terms and Conditions is the aggregate limit of ON-SITE INSIGHT's liability to the client and all relying parties.

9. Regular updates of this plan are recommended to ensure careful monitoring of major building systems and to adjust the program to accommodate unanticipated circumstances surrounding the buildings, operations, and/or occupants.

APPENDIX D: HAZARDOUS MATERIALS ASSESSMENTS

HAZARDOUS MATERIALS SURVEY REPORT
FORMER TOWER STREET SCHOOL
83 TOWER STREET
WESTERLY, RHODE ISLAND

Prepared for

Royce Family Fund, Inc.
Attention: Mr. Nicholas C. Moore, Secretary
8 Sound Shore Drive, Suite 140, Greenwich, CT 06830

Prepared by

AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

AltTech Reference: Project No. 20200526

June 28, 2022

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Section 1.0 Introduction

Section 2.0 Suspect Bulk Sampling Information

Section 3.0 Suspect Window/Door Caulking Sampling for PCBs

Section 4.0 Summary/Conclusions

Section 5.0 Signature(s) of Environmental Professional(s)

Appendices:

Appendix A Laboratory Results

Appendix B Figures and Photosheets

Appendix C Positive ACM Table

1.0 Introduction

This hazardous materials survey report is being submitted on behalf of:

Royce Family Fund, Inc.
Attention: Mr. Nicholas C. Moore, Secretary
8 Sound Shore Drive, Suite 140, Greenwich, CT 06830

and documents the activities and results of a hazardous materials survey conducted within the former Tower Street School located at 83 Tower Street in Westerly, RI. The hazardous materials building survey included an asbestos survey and bulk sampling of representative exterior window/door caulking for poly chlorinated biphenyls (PCBs).

It should be noted that suspect materials associated with the roofing systems, subsurface investigation (i.e. foundations), internal electrical/mechanical mechanisms, machines, confined spaces or other non-building components were not inspected or sampled. As such, for the purposes of this survey, suspect materials associated with the roofing systems, as well as subsurface (i.e. foundations), internal electrical/mechanical mechanisms, machines, confined spaces or other non-building components that were not inspected or sampled should be assumed positive for asbestos until sampled and proven otherwise with laboratory analysis.

Qualified personnel conducted the asbestos survey following procedures generally accepted and recommended by the United States Environmental Protection Agency (US EPA), the United States Occupational Safety Health Administration (OSHA) and the Rhode Island Department of Health (RIDOH). AltTech Services (AltTech) personnel collected and had laboratory analysis performed on an adequate number of suspect bulk material samples to ensure accurate results.

2.0 Suspect Bulk Sampling Information

The suspect asbestos containing materials (ACMs) were characterized by the analysis of bulk samples collected by Brian A. Piccolo (Rhode Island Certification No. AI00657) on Wednesday and Friday, June 1 and 3, 2022.

Survey procedures included a visual assessment of suspect ACMs identified by licensed and trained personnel. Visual assessment included the touching of identified suspect ACMs to determine its friability, (when dry, may be crushed, pulverized, or reduced to powder by hand pressure), identification of homogeneous areas of identified suspect ACMs, approximate quantification of identified suspect ACMs, collection of bulk samples for analysis, and assessment of the condition of suspect ACM. The USEPA's *Managing Asbestos in Place, A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials*, was used as a guide for this survey.

Each homogenous area of suspect ACM was assessed to determine the asbestos hazard. A homogeneous area is defined as a material that is uniform in color or texture with a similar appearance and an application on similar components. Sampling methods were designed to minimize damage to the ACM and subsequent fiber release.

Samples were submitted to and analyzed by Asbestos Identification Laboratory (AIL) of Woburn, Massachusetts. AIL is accredited through the National Voluntary Laboratory Accreditation Program (NVLAP No. 2000919-0) and with the RIDOH (PLM00121). All samples were analyzed in accordance with USEPA recommended protocol ("Follow-up to the Interim Method for Determination of Asbestos in Bulk Insulation Samples" - EPA 600/R-93/116 method “Visual Estimate”) using polarized light microscopy (PLM) supplemented by dispersion staining techniques.

One hundred and seventy (170) asbestos bulk samples were collected amongst seventy (70) different homogeneous materials from the subject property building. **Appendix A** contains a copy of the bulk sampling results, as provided by AIL.

The suspect ACMs sampled during the survey of the subject property building included plaster (base and skim coats), gypsum board, joint compound, 2’ x 2’ ceiling tiles, 12” x 12” ceiling tiles, glue daubs, air-cell type thermal system insulation (TSI) associated with pipping, layered paper TSI associated with pipping, door insulation, red firestop caulking, window caulking, tectum board, tectum board glue, brown fiberboard, 9” x 9” floor tile and associated mastic (glue), 12” x 12” floor tile and associated mastic, linoleum and associated mastic, wood plank flooring, carpet mastic, cove base molding and associated mastic and mastic associated with vinyl cove base.

Upon sampling and analysis, materials that were found to contain greater than 1% asbestos, and are thereby considered asbestos containing, are listed below.

- Samples 18A – 18C: Air-Cell TSI

  This material was observed to be located within wall chases and above finished ceilings associated with the bathrooms throughout the building; within the office area adjacent to the boiler room and kitchen of the cafeteria and the crawl space tunnels below the northeast and southeast hallways of the located building (**See Photosheets**).

- Samples 19A – 19C: Layered Paper TSI

  This material was observed to be located within wall chases and above finished ceilings associated with the bathrooms throughout the building; within the office area adjacent to the boiler room and kitchen of the cafeteria and the crawl space tunnels below the northeast and southeast hallways of the located building (**See Photosheets**).

- Samples 22A–22B: White Caulk

  This material was found to be associated with the original door and window frames of the building (**See Photosheets**).

  It should be noted that the white caulk revealed Chrysotile asbestos at 2%, although no additional samples were analyzed utilizing more enhanced analysis. As such, it was recommended that the white caulk sample be analyzed using a more enhanced analytical method; PLM non-friable organically bound materials (NOB)-EPA 600/R-93/116 gravimetric preparation method, to determine the actual make-up of the white caulk material. The attached results reveal that the white caulk material as still found to contain 2% asbestos after using the PLM NOB method.

- Samples 26A – 26B: Black Sink Coating.

  This material was observed to be the under-sink coating associated with several sinks located in the classrooms throughout the building (**See Photosheets**).

- Samples 31A – 31C: Gray 9” x 9” Floor Tile with Black Streaks

  This material was found to cover the floors in several of the classrooms throughout the building. It should be note that this material is also located in the northwestern office area below carpeting (**see Figures and Photosheets**).

- Samples 32A – 32C: Cream 9” x 9” Floor Tile with Red Streaks

  This material was found to cover the floors in several of the classrooms throughout the building, as well as the cafeteria/kitchen (**see Figures and Photosheets**).

- Samples 45A – 45B: Dark Gary 9” x 9” Floor Tile

  This material was found to cover the floors in the office and hallway areas between the cafeteria and auditorium. It should be note that this material is located below the non-asbestos wood plank flooring in the hallway area between the cafeteria and auditorium (**see Figures and Photosheets**).

- Samples 50A – 50B: Brown 9” x 9” Floor Tile

  This material was found to cover the floors in the northern office and adjoining northwestern. It should be note that this material is located below carpeting and/or non-asbestos 12” x 12” floor tile area between the cafeteria and auditorium (**see Figures and Photosheets**).

These materials should be appropriately abated by a licensed asbestos abatement contractor in accordance with all local, state and federal regulations prior to any potential disturbance associated with any future renovation and/or demolition activities which may be proposed for the subject property building.

It should be noted that the glue daubs associated with the 12" x 12" ceiling/wall tiles and white sink coating materials revealed Chrysotile asbestos at 2%, although no additional samples were analyzed utilizing more enhanced analysis. As such, it was recommended that the glue daubs and white sink coating samples be analyzed using a more enhanced analytical method (PLM NOB-EPA 600/R-93/116 gravimetric preparation method) to determine the actual make-up of the glue daub and white sink coating materials.

The analytical results included in **Appendix A** reveal that the glue daub found to contain 1% Chrysotile asbestos and the white sink coating was found to contain less than 1% Chrysotile asbestos after using PLM NOB Method. As such, the glue daub and white sink coating materials are not considered to be an asbestos containing material, by the Rhode Island Department of Health, US EPA and OSHA, which is defined as any material containing greater than 1% asbestos.

3.0 Suspect Window/Door Caulking Sampling for PCBs

Window/door caulking materials were characterized by the analysis of bulk samples collected by AltTech personnel, on Thursday, May 26, 2022. Specifically, the caulking associated with aluminum framed windows; original window/door caulking; red window/door caulking and the grey window/door caulking, associated with the building was sampled by AltTech. The samples were submitted to and analyzed by Eurofins Environment Testing Northeast, LLC, of North Kingstown, RI, and analyzed for PCBs via USEPA Method 8082/3540C (Soxhlet Extraction Method).

As can be seen in the analytical results included in **Appendix A**, concentrations of total PCBs were detected in one (1) of the eight (8) samples collected (1.38 mg/kg in one of the two original window/door caulking samples); however, the detected concentration did not exceed the TSCA threshold for PCB Bulk Product Waste (50 mg/kg). PCB concentrations were not detected above laboratory reporting limits in the other seven (7) samples analyzed.

Materials containing PCBs at concentrations greater than 50 mg/kg are considered to be a PCB Bulk Product Waste and should be disposed of according to TSCA regulations. None of the samples analyzed contained PCB concentrations exceeding 50 mg/kg; therefore, window caulking can be handled as general construction waste without special requirements relative to PCBs.

4.0 Summary/Conclusions

AltTech has completed a hazardous materials survey within the former Tower Street School located at 83 Tower Street in Westerly, RI. The hazardous materials building survey included an asbestos survey and bulk sampling of representative exterior window/door caulking for PCBs.

It should be noted that suspect materials associated with the roofing systems, subsurface investigation (i.e. foundations), internal electrical/mechanical mechanisms, machines, confined spaces or other non-building components were not inspected or sampled. As such, for the purposes of this survey, suspect materials associated with the roofing systems, as well as subsurface (i.e. foundations), internal electrical/mechanical mechanisms, machines, confined spaces or other non-building components that were not inspected or sampled should be assumed positive for asbestos until sampled and proven otherwise with laboratory analysis.

One hundred and seventy (170) asbestos bulk samples were collected amongst seventy (70) different homogeneous materials from the subject property building. **Appendix A** contains a copy of the bulk sampling results, as provided by AIL.

Upon sampling and analysis, materials that were found to contain greater than 1% asbestos, and are thereby considered asbestos containing, are summarized in Section 2.0 of this survey report.

Prior to any potential disturbance associated with any future renovation/demolition activities proposed for the subject property building, all identified ACMs should be appropriately abated by a licensed asbestos abatement contractor in accordance with all local, state and federal regulations pertaining to asbestos.

It should be noted that the glue daubs associated with the 12” x 12” ceiling/wall tiles and white sink coating materials revealed Chrysotile asbestos at 2%, although no additional samples were analyzed utilizing more enhanced analysis. As such, it was recommended that the glue daubs and white sink coating samples be analyzed using a more enhanced analytical method (PLM NOB-EPA 600/R-93/116 gravimetric preparation method) to determine the actual make-up of the glue daub and white sink coating materials.

The analytical results included in **Appendix A** reveal that the glue daub found to contain 1% Chrysotile asbestos and the white sink coating was found to contain less than 1% Chrysotile asbestos after using PLM NOB Method. As such, the glue daub and white sink coating materials are not considered to be an asbestos containing material, by the Rhode Island Department of Health, US EPA and OSHA, which is defined as any material containing greater than 1% asbestos.

Licensed and trained personnel have made an effort to characterize visible and readily accessible suspect ACMs within the interior and exterior areas of the subject property building. However, no survey can be all encompassing. As such, should construction workers encounter and/or need to disturb any product(s) suspected as being ACM, that have not been previously identified or sampled, during any renovation or demolition activities in the future, all proper precautions should be taken to ensure these materials are appropriately characterized and handled in accordance with applicable local, state and federal regulations.

As can be seen in the analytical results of the window/door caulking materials included in **Appendix A**, concentrations of total PCBs were detected in one (1) of the eight (8) samples collected (1.38 mg/kg in one of the two original window/door caulking samples); however, the detected concentration did not exceed the TSCA threshold for PCB Bulk Product Waste (50 mg/kg). PCB concentrations were not detected above laboratory reporting limits in the other seven (7) samples analyzed.

Materials containing PCBs at concentrations greater than 50 mg/kg are considered to be a PCB Bulk Product Waste and should be disposed of according to TSCA regulations. None of the samples analyzed contained PCB concentrations exceeding 50 mg/kg; therefore, window caulking can be handled as general construction waste without special requirements relative to PCBs.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. Conclusions presented in this report should not be construed as legal or medical advice.

The conclusions presented in this report represent the best technical judgment of AltTech based on the data obtained from the work. The conclusions are based on the site conditions encountered by licensed and trained personnel at the time work was performed at the specific inspection and/or sampling locations.

5.0 Signature(s) of Environmental Professional(s)



June 28, 2022

Brian A. Piccolo — Date
RI Inspector AI00657

APPENDIX A

Laboratory Results

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information
20220526
Former Tower Street School,
Westerly,
RI

Method: BULK PLM ANALYSIS,
EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
1A / 892166	Plaster on Metal Lathe	Throughout	gray	Non-Fibrous 100	None Detected
1B / 892167	Plaster on Metal Lathe	Throughout	gray	Non-Fibrous 100	None Detected
1C / 892168	Plaster on Metal Lathe	Throughout	gray	Non-Fibrous 100	None Detected
2A / 892169	Brown Fiberboard	Attic Area	brown	Cellulose 95 Non-Fibrous 5	None Detected
2B / 892170	Brown Fiberboard	Attic Area	brown	Cellulose 95 Non-Fibrous 5	None Detected
3A / 892171	Gypsum Board	Throughout "A" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
3B / 892172	Gypsum Board	Throughout "A" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
3C / 892173	Gypsum Board	Throughout "A" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
4A / 892174	Joint Compound	Throughout "A" Area of Bldg	white	Non-Fibrous 100	None Detected
4B / 892175	Joint Compound	Throughout "A" Area of Bldg	white	Non-Fibrous 100	None Detected
4C / 892176	Joint Compound	Throughout "A" Area of Bldg	white	Non-Fibrous 100	None Detected
5A / 892177	Gypsum Board	Throughout "B" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
5B / 892178	Gypsum Board	Throughout "B" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
5C / 892179	Gypsum Board	Throughout "B" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
6A / 892180	Joint Compound	Throughout "B" Area of Bldg	white	Non-Fibrous 100	None Detected
6B / 892181	Joint Compound	Throughout "B" Area of Bldg	white	Non-Fibrous 100	None Detected

Sampled: June 03, 2022 **Received:** June 06, 2022 **Analyzed:** June 06, 2022

Wednesday 08 June 2022

Analyzed by:

Batch: 80321

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information
20220526
Former Tower Street School,
Westerly,
RI

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
6C 892182	Joint Compound	Throughout "B" Area of Bldg	white	Non-Fibrous 100	None Detected
7A 892183	Gypsum Board	Throughout "C" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
7B 892184	Gypsum Board	Throughout "C" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
7C 892185	Gypsum Board	Throughout "C" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
8A 892186	Joint Compound	Throughout "C" Area of Bldg	white	Non-Fibrous 100	None Detected
8B 892187	Joint Compound	Throughout "C" Area of Bldg	white	Non-Fibrous 100	None Detected
8C 892188	Joint Compound	Throughout "C" Area of Bldg	white	Non-Fibrous 100	None Detected
9A 892189	Gypsum Board	Throughout "D" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
9B 892190	Gypsum Board	Throughout "D" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
9C 892191	Gypsum Board	Throughout "D" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
10A 892192	Joint Compound	Throughout "D" Area of Bldg	white	Non-Fibrous 100	None Detected
10B 892193	Joint Compound	Throughout "D" Area of Bldg	white	Non-Fibrous 100	None Detected
10C 892194	Joint Compound	Throughout "D" Area of Bldg	white	Non-Fibrous 100	None Detected
11A 892195	Plaster Skim Coat	Throughout	white	Non-Fibrous 100	None Detected
11B 892196	Plaster Skim Coat	Throughout	white	Non-Fibrous 100	None Detected
11C 892197	Plaster Skim Coat	Throughout	white	Non-Fibrous 100	None Detected

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Former Tower Street School,
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Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
11D 892198	Plaster Skim Coat	Throughout	white	Non-Fibrous 100	None Detected
11E 892199	Plaster Skim Coat	Throughout	white	Non-Fibrous 100	None Detected
12A 892200	Plaster Base Coat	Throughout	gray	Non-Fibrous 100	None Detected
12B 892201	Plaster Base Coat	Throughout	gray	Non-Fibrous 100	None Detected
12C 892202	Plaster Base Coat	Throughout	gray	Non-Fibrous 100	None Detected
12D 892203	Plaster Base Coat	Throughout	gray	Non-Fibrous 100	None Detected
12E 892204	Plaster Base Coat	Throughout	gray	Non-Fibrous 100	None Detected
13A 892205	Gypsum Board Associated w/ Plaster	Throughout	gray	Cellulose 10 Non-Fibrous 90	None Detected
13B 892206	Gypsum Board Associated w/ Plaster	Throughout	gray	Cellulose 10 Non-Fibrous 90	None Detected
13C 892207	Gypsum Board Associated w/ Plaster	Throughout	gray	Cellulose 10 Non-Fibrous 90	None Detected
13D 892208	Gypsum Board Associated w/ Plaster	Throughout	gray	Cellulose 10 Non-Fibrous 90	None Detected
13E 892209	Gypsum Board Associated w/ Plaster	Throughout	gray	Cellulose 10 Non-Fibrous 90	None Detected
14A 892210	2x2 Ceiling Tile	Throughout	gray	Fiberglass 10 Mineral Wool 20 Cellulose 40 Non-Fibrous 30	None Detected
14B 892211	2x2 Ceiling Tile	Throughout	gray	Fiberglass 10 Mineral Wool 20 Cellulose 40 Non-Fibrous 30	None Detected
14C 892212	2x2 Ceiling Tile	Throughout	gray	Fiberglass 10 Mineral Wool 20 Cellulose 40 Non-Fibrous 30	None Detected

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20220526
Former Tower Street School,
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Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
15A 892213	12x12 Ceiling Tile	Throughout	brown	Cellulose 95 Non-Fibrous 5	None Detected
15B 892214	12x12 Ceiling Tile	Throughout	brown	Cellulose 95 Non-Fibrous 5	None Detected
15C 892215	12x12 Ceiling Tile	Throughout	brown	Cellulose 95 Non-Fibrous 5	None Detected
16A 892216	Glue Daubs	Throughout	brown	Non-Fibrous 98	**Detected** **Chrysotile 2**
16B 892217	Glue Daubs	Throughout			Not Analyzed
16C 892218	Glue Daubs	Throughout			Not Analyzed
17A 892219	Panel Glue	Throughout	tan	Non-Fibrous 100	None Detected
17B 892220	Panel Glue	Throughout	tan	Non-Fibrous 100	None Detected
18A 892221	Air Cell TSI	Throughout	gray	Cellulose 30 Non-Fibrous 10	**Detected** **Chrysotile 60**
18B 892222	Air Cell TSI	Throughout			Not Analyzed
18C 892223	Air Cell TSI	Throughout			Not Analyzed
19A 892224	Layered Paper TSI	Throughout	gray	Cellulose 30 Non-Fibrous 10	**Detected** **Chrysotile 60**
19B 892225	Layered Paper TSI	Throughout			Not Analyzed
19C 892226	Layered Paper TSI	Throughout			Not Analyzed
20A 892227	Door Insulation	Throughout	gray	Cellulose 60 Non-Fibrous 40	None Detected
20B 892228	Door Insulation	Throughout	gray	Cellulose 60 Non-Fibrous 40	None Detected

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20220526
Former Tower Street School,
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Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
20C 892229	Door Insulation	Throughout	gray	Cellulose 60 Non-Fibrous 40	None Detected
21A 892230	Red Firestop Caulk	Throughout	red	Fiberglass 10 Non-Fibrous 90	None Detected
21B 892231	Red Firestop Caulk	Throughout	red	Fiberglass 10 Non-Fibrous 90	None Detected
22A 892232	White Caulk	Exterior Windows/Doors	multi	Non-Fibrous 97	**Detected** **Chrysotile 3**
22B 892233	White Caulk	Exterior Windows/Doors			Not Analyzed
23A 892234	Red Caulk	Exterior Windows/Doors	red	Non-Fibrous 100	None Detected
23B 892235	Red Caulk	Exterior Windows/Doors	red	Non-Fibrous 100	None Detected
24A 892236	Cream Caulk	Exterior Windows/Doors	white	Non-Fibrous 100	None Detected
24B 892237	Cream Caulk	Exterior Windows/Doors	white	Non-Fibrous 100	None Detected
25A 892238	Gray Caulk	Exterior Windows/Doors	gray	Non-Fibrous 100	None Detected
25B 892239	Gray Caulk	Exterior Windows/Doors	gray	Non-Fibrous 100	None Detected
26A 892240	Black Sink Coating	Throughout	black	Non-Fibrous 95	**Detected** **Chrysotile 5**
26B 892241	Black Sink Coating	Throughout			Not Analyzed
27A 892242	Gray Sink Coating	Throughout	gray	Cellulose 10 Non-Fibrous 90	None Detected
27B 892243	Gray Sink Coating	Throughout	gray	Cellulose 10 Non-Fibrous 90	None Detected
28A 892244	White Sink Coating	Throughout	pink	Non-Fibrous 98	**Detected** **Chrysotile 2**

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FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
28B 892245	White Sink Coating	Throughout			Not Analyzed
29A 892246	Tectum Panels	Multi Purpose Gym	multi	Cellulose 70 Non-Fibrous 30	None Detected
29B 892247	Tectum Panels	Multi Purpose Gym	multi	Cellulose 70 Non-Fibrous 30	None Detected
30A 892248	Tectum Panel Glue	Multi Purpose Gym	tan	Non-Fibrous 100	None Detected
30B 892249	Tectum Panel Glue	Multi Purpose Gym	tan	Non-Fibrous 100	None Detected
31A 892250	Gray 9x9 w/ Black Streaks	Throughout	gray	Non-Fibrous 95	**Detected** **Chrysotile 5**
31AM 892251	Mastic	Throughout	black	Non-Fibrous 100	None Detected
31B 892252	Gray 9x9 w/ Black Streaks	Throughout			Not Analyzed
31BM 892253	Mastic	Throughout	black	Non-Fibrous 100	None Detected
31C 892254	Gray 9x9 w/ Black Streaks	Throughout			Not Analyzed
31CM 892255	Mastic	Throughout	black	Non-Fibrous 100	None Detected
32A 892256	Cream 9x9 w/ Red Streaks	Throughout	tan	Non-Fibrous 97	**Detected** **Chrysotile 3**
32AM 892257	Mastic	Throughout	black	Non-Fibrous 100	None Detected
32B 892258	Cream 9x9 w/ Red Streaks	Throughout			Not Analyzed
32BM 892259	Mastic	Throughout	black	Non-Fibrous 100	None Detected
32C 892260	Cream 9x9 w/ Red Streaks	Throughout			Not Analyzed

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Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
32CM / 892261	Mastic	Throughout	black	Non-Fibrous 100	None Detected
33A / 892262	Sand 12x12	Throughout	tan	Non-Fibrous 100	None Detected
33AM / 892263	Mastic	Throughout	black	Non-Fibrous 100	None Detected
33B / 892264	Sand 12x12	Throughout	tan	Non-Fibrous 100	None Detected
33BM / 892265	Mastic	Throughout	black	Non-Fibrous 100	None Detected
34A / 892266	Green 12x12	Throughout	green	Non-Fibrous 100	None Detected
34AM / 892267	Mastic	Throughout	black	Non-Fibrous 100	None Detected
34B / 892268	Green 12x12	Throughout	green	Non-Fibrous 100	None Detected
34BM / 892269	Mastic	Throughout	black	Non-Fibrous 100	None Detected
34C / 892270	Green 12x12	Throughout	green	Non-Fibrous 100	None Detected
34CM / 892271	Mastic	Throughout	black	Non-Fibrous 100	None Detected
35A / 892272	Blue 12x12	Throughout	blue	Non-Fibrous 100	None Detected
35AM / 892273	Mastic	Throughout	black	Non-Fibrous 100	None Detected
35B / 892274	Blue 12x12	Throughout	blue	Non-Fibrous 100	None Detected
35BM / 892275	Mastic	Throughout	black	Non-Fibrous 100	None Detected
36A / 892276	Brown Linoleum	Rooms 14 and 19	brown	Fiberglass 20 Non-Fibrous 80	None Detected

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FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
36AM 892277	Mastic	Rooms 14 and 19	tan	Non-Fibrous 100	None Detected
36B 892278	Brown Linoleum	Rooms 14 and 19	brown	Fiberglass 20 Non-Fibrous 80	None Detected
36BM 892279	Mastic	Rooms 14 and 19	tan	Non-Fibrous 100	None Detected
37A 892280	Pink 9x9	Room 22	tan	Non-Fibrous 100	None Detected
38A 892281	White 9x9 w/ Black Streaks	Room 13 and 21	white	Non-Fibrous 100	None Detected
39A 892282	Lt Brown 12x12	Room 18	brown	Non-Fibrous 100	None Detected
40A 892283	Cream 12x12 w/ Mauve	Throughout	tan	Non-Fibrous 100	None Detected
40AM 892284	Mastic	Throughout	tan	Non-Fibrous 100	None Detected
40B 892285	Cream 12x12 w/ Mauve Specs	Throughout	tan	Non-Fibrous 100	None Detected
40BM 892286	Mastic	Throughout	tan	Non-Fibrous 100	None Detected
41A 892287	Lite Green 12x12	Room 17	green	Non-Fibrous 100	None Detected
42A 892288	12x12 Floor Tile	Auditorium	tan	Non-Fibrous 100	None Detected
42AM 892289	Mastic	Auditorium	tan	Non-Fibrous 100	None Detected
42B 892290	12x12 Floor Tile	Auditorium	blue	Non-Fibrous 100	None Detected
42BM 892291	Mastic	Auditorium	tan	Non-Fibrous 100	None Detected
42C 892292	12x12 Floor Tile	Auditorium	multi	Non-Fibrous 100	None Detected

Sampled: June 03, 2022 **Received:** June 06, 2022 **Analyzed:** June 06, 2022

Wednesday 08 June 2022

Analyzed by: **Batch:** 80321

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information
20220526
Former Tower Street School,
Westerly,
RI

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
42CM 892293	Mastic	Auditorium	tan	Non-Fibrous 100	None Detected
43A 892294	Tan Speckled 12x12	Rooms 1 and 5	tan	Non-Fibrous 100	None Detected
43AM 892295	Mastic	Rooms 1 and 5	black	Non-Fibrous 100	None Detected
43B 892296	Tan Speckled 12x12	Rooms 1 and 5	tan	Non-Fibrous 100	None Detected
43BM 892297	Mastic	Rooms 1 and 5	tan	Non-Fibrous 100	None Detected
44A 892298	Gray 12x12 Floor Tile	Cafeteria Closets	tan	Non-Fibrous 100	None Detected
44AM 892299	Mastic	Cafeteria Closets	black	Non-Fibrous 100	None Detected
44B 892300	Gray 12x12 Floor Tile	Cafeteria Closets	tan	Non-Fibrous 100	None Detected
44BM 892301	Mastic	Cafeteria Closets	black	Non-Fibrous 100	None Detected
45A 892302	Dark Gray 9x9	Cafeteria Offices	gray	Non-Fibrous 95	Detected Chrysotile 5
45AM 892303	Mastic	Cafeteria Offices	black	Non-Fibrous 100	None Detected
45B 892304	Dark Gray 9x9	Cafeteria Offices			Not Analyzed
45BM 892305	Mastic	Cafeteria Offices	black	Non-Fibrous 100	None Detected
46A 892306	Wood Plank Flooring	Cafeteria Hallway	gray	Non-Fibrous 100	None Detected
47A 892307	White 12x12	Room 7	white	Non-Fibrous 100	None Detected
47AM 892308	Mastic	Room 7	yellow	Non-Fibrous 100	None Detected

Sampled: June 03, 2022 **Received:** June 06, 2022 **Analyzed:** June 06, 2022

Wednesday 08 June 2022

Analyzed by: **Batch:** 80321

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information
20220526
Former Tower Street School,
Westerly,
RI

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
47B 892309	White 12x12	Room 7	white	Non-Fibrous 100	None Detected
47BM 892310	Mastic	Room 7	yellow	Non-Fibrous 100	None Detected
48A 892311	Pink 12x12	Throughout	pink	Non-Fibrous 100	None Detected
48AM 892312	Mastic	Throughout	black	Non-Fibrous 100	None Detected
48B 892313	Pink 12x12	Throughout	pink	Non-Fibrous 100	None Detected
48BM 892314	Mastic	Throughout	black	Non-Fibrous 100	None Detected
48C 892315	Pink 12x12	Throughout	pink	Non-Fibrous 100	None Detected
48CM 892316	Mastic	Throughout	black	Non-Fibrous 100	None Detected
49A 892317	Yellow Carpet Mastic	Throughout	yellow	Non-Fibrous 100	None Detected
49B 892318	Yellow Carpet Mastic	Throughout	yellow	Non-Fibrous 100	None Detected
49C 892319	Yellow Carpet Mastic	Throughout	yellow	Non-Fibrous 100	None Detected
50A 892320	Brown 9x9	Rooms 1 and 2	brown	Non-Fibrous 95	Detected Chrysotile 5
50AM 892321	Mastic	Rooms 1 and 2	black	Non-Fibrous 100	None Detected
50B 892322	Brown 9x9	Rooms 1 and 2			Not Analyzed
50BM 892323	Mastic	Rooms 1 and 2	black	Non-Fibrous 100	None Detected
51A 892324	Black Covebase Molding	Throughout	black	Non-Fibrous 100	None Detected

Sampled: June 03, 2022 **Received:** June 06, 2022 **Analyzed:** June 06, 2022

Wednesday 08 June 2022

Analyzed by:

Batch: 80321

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information
20220526
Former Tower Street School,
Westerly,
RI

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
51AM / 892325	Mastic	Throughout	black	Non-Fibrous 100	None Detected
51B / 892326	Black Covebase Molding	Throughout	black	Non-Fibrous 100	None Detected
51BM / 892327	Mastic	Throughout	black	Non-Fibrous 100	None Detected
52A / 892328	12x12 Floor Tile	Rooms 31, 31A and 31B	tan	Non-Fibrous 100	None Detected
52AM / 892329	Mastic	Rooms 31, 31A and 31B	black	Non-Fibrous 100	None Detected
52B / 892330	12x12 Floor Tile	Rooms 31, 31A and 31B	tan	Non-Fibrous 100	None Detected
52BM / 892331	Mastic	Rooms 31, 31A and 31B	black	Non-Fibrous 100	None Detected
53A / 892332	Dark Blue 12x12	Room 14	blue	Non-Fibrous 100	None Detected
54A / 892333	Covebase Mastic	Throughout	tan	Non-Fibrous 100	None Detected
54B / 892334	Covebase Mastic	Throughout	tan	Non-Fibrous 100	None Detected
54C / 892335	Covebase Mastic	Throughout	tan	Non-Fibrous 100	None Detected

Sampled: June 03, 2022 **Received:** June 06, 2022 **Analyzed:** June 06, 2022

Wednesday 08 June 2022

Analyzed by:

Batch: 80321

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information
20220526
Former Tower Street School, Westerly, RI

Method: PLM NOB

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
16A 896624	Glue Daubs	Throughout	brown	Cellulose 5 Other 2 Non-Fibrous 92	Detected Chrysotile 1
22A 896625	White Caulk	Exterior Windows / Doors	gray	Other 5 Non-Fibrous 93	Detected Chrysotile 2
28A 896626	White Sink Coating	Throughout	multi	Non-Fibrous 100	Detected Chrysotile < 1

Sampled: June 03, 2022 **Received:** June 09, 2022 **Analyzed:** June 13, 2022

Tuesday 14 June 2022

Analyzed by: **Batch:** 80701

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information

Former Tower Street School,
Westerly,
RI

Method: PLM NOB

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
16B / 897690	Glue Daubs	Throughout	brown	Non-Fibrous 99	Detected Chrysotile 1
16C / 897691	Glue Daubs	Throughout	brown	Other 5 Non-Fibrous 95	None Detected
28B / 897692	White Sink Coating	Throughout	multi	Non-Fibrous 100	Detected Chrysotile < 1

Sampled: June 03, 2022 **Received:** June 14, 2022 **Analyzed:** June 16, 2022

Thursday 16 June 2022

Analyzed by:

Batch: 80837

eurofins | Environment Testing New England



ANALYTICAL REPORT

Eurofins New England
646 Camp Ave
North Kingstown, RI 02852
Tel: (413)789-9018

Laboratory Job ID: 620-4732-1
Client Project/Site: Former Tower Street School

For:
AltTech Services
44 Pole Bridge Road
North Scituate, Rhode Island 02857

Attn: Brian Piccolo

Authorized for release by:
6/6/2022 9:41:38 AM

Agnes Huntley, Project Manager
(401)372-3482
Agnes.Huntley@et.eurofinsus.com

LINKS
Review your project results through my EOL
Have a Question? Ask The Expert
Visit us at: www.eurofinsus.com/Env

This report has been electronically signed and authorized by the signatory. Electronic signature is intended to be the legally binding equivalent of a traditionally handwritten signature.

Results relate only to the items tested and the sample(s) as received by the laboratory.

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Definitions/Glossary

Client: AltTech Services
Job ID: 620-4732-1
Project/Site: Former Tower Street School

Glossary

Abbreviation	These commonly used abbreviations may or may not be present in this report.
¤	Listed under the "D" column to designate that the result is reported on a dry weight basis
%R	Percent Recovery
CFL	Contains Free Liquid
CFU	Colony Forming Unit
CNF	Contains No Free Liquid
DER	Duplicate Error Ratio (normalized absolute difference)
Dil Fac	Dilution Factor
DL	Detection Limit (DoD/DOE)
DL, RA, RE, IN	Indicates a Dilution, Re-analysis, Re-extraction, or additional Initial metals/anion analysis of the sample
DLC	Decision Level Concentration (Radiochemistry)
EDL	Estimated Detection Limit (Dioxin)
LOD	Limit of Detection (DoD/DOE)
LOQ	Limit of Quantitation (DoD/DOE)
MCL	EPA recommended "Maximum Contaminant Level"
MDA	Minimum Detectable Activity (Radiochemistry)
MDC	Minimum Detectable Concentration (Radiochemistry)
MDL	Method Detection Limit
ML	Minimum Level (Dioxin)
MPN	Most Probable Number
MQL	Method Quantitation Limit
NC	Not Calculated
ND	Not Detected at the reporting limit (or MDL or EDL if shown)
NEG	Negative / Absent
POS	Positive / Present
PQL	Practical Quantitation Limit
PRES	Presumptive
QC	Quality Control
RER	Relative Error Ratio (Radiochemistry)
RL	Reporting Limit or Requested Limit (Radiochemistry)
RPD	Relative Percent Difference, a measure of the relative difference between two points
TEF	Toxicity Equivalent Factor (Dioxin)
TEQ	Toxicity Equivalent Quotient (Dioxin)
TNTC	Too Numerous To Count

Case Narrative

Client: AltTech Services
Project/Site: Former Tower Street School

Job ID: 620-4732-1

Job ID: 620-4732-1

Laboratory: Eurofins New England

Narrative

Job Narrative
620-4732-1

Comments
No additional comments.

Receipt
The samples were received on 5/26/2022 1:53 PM. Unless otherwise noted below, the samples arrived in good condition, and where required, properly preserved and on ice. The temperature of the cooler at receipt was 1.8º C.

GC Semi VOA
Method 8082A: The following samples exhibited elevated noise or matrix interferences for one or more analytes causing elevation of the detection limit (EDL): 1A-Caulk Ass/Aluminum Windows (620-4732-1), 1B-Caulk Ass/Aluminum Windows (620-4732-2), 2A-Original Caulk (620-4732-3), 2B-Original Caulk (620-4732-4), 3A-Red Caulk (620-4732-5) and 3B-Red Caulk (620-4732-6) . The RL was raised due to pattern interference persisting after several clean-ups. The reporting limit (RL) for the affected analytes has been raised to be equal to the EDL.

Method 8082A: The following samples exhibited elevated noise or matrix interferences for one or more analytes causing elevation of the detection limit (EDL): 4A-Grey Caulk (620-4732-7) and 4B-Grey Caulk (620-4732-8) . The RL was raised due to pattern interference persisting after several clean-ups. The reporting limit (RL) for the affected analytes has been raised to be equal to the EDL.

No additional analytical or quality issues were noted, other than those described above or in the Definitions/Glossary page.

Organic Prep
No analytical or quality issues were noted, other than those described in the Definitions/Glossary page.

Detection Summary

Client: AltTech Services
Project/Site: Former Tower Street School

Job ID: 620-4732-1

Client Sample ID: 1A-Caulk Ass/Aluminum Windows — Lab Sample ID: 620-4732-1

No Detections.

Client Sample ID: 1B-Caulk Ass/Aluminum Windows — Lab Sample ID: 620-4732-2

No Detections.

Client Sample ID: 2A-Original Caulk — Lab Sample ID: 620-4732-3

Analyte	Result	Qualifier	RL		Unit	Dil Fac	D	Method	Prep Type
PCB-1248	1380		133		ug/Kg	1		8082A	Total/NA

Client Sample ID: 2B-Original Caulk — Lab Sample ID: 620-4732-4

No Detections.

Client Sample ID: 3A-Red Caulk — Lab Sample ID: 620-4732-5

No Detections.

Client Sample ID: 3B-Red Caulk — Lab Sample ID: 620-4732-6

No Detections.

Client Sample ID: 4A-Grey Caulk — Lab Sample ID: 620-4732-7

No Detections.

Client Sample ID: 4B-Grey Caulk — Lab Sample ID: 620-4732-8

No Detections.

This Detection Summary does not include radiochemical test results.

Client Sample ID: 1A-Caulk Ass/Aluminum Windows

Lab Sample ID: 620-4732-1

Date Collected: 05/26/22 11:50
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1
PCB-1221	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1
PCB-1232	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1
PCB-1242	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1
PCB-1248	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1
PCB-1254	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1
PCB-1260	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1
PCB-1262	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1
PCB-1268	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*39*		*30 - 150*	*05/31/22 17:42*	*06/03/22 13:27*	*1*
DCB Decachlorobiphenyl (Surr)	*48*		*30 - 150*	*05/31/22 17:42*	*06/03/22 13:27*	*1*

Client Sample ID: 1B-Caulk Ass/Aluminum Windows

Lab Sample ID: 620-4732-2

Date Collected: 05/26/22 11:40
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1
PCB-1221	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1
PCB-1232	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1
PCB-1242	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1
PCB-1248	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1
PCB-1254	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1
PCB-1260	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1
PCB-1262	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1
PCB-1268	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*61*		*30 - 150*	*05/31/22 17:42*	*06/03/22 13:44*	*1*
DCB Decachlorobiphenyl (Surr)	*57*		*30 - 150*	*05/31/22 17:42*	*06/03/22 13:44*	*1*

Client Sample ID: 2A-Original Caulk

Lab Sample ID: 620-4732-3

Date Collected: 05/26/22 11:00
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		133		ug/Kg		05/31/22 17:42	06/03/22 14:01	1
PCB-1221	ND		133		ug/Kg		05/31/22 17:42	06/03/22 14:01	1
PCB-1232	ND		133		ug/Kg		05/31/22 17:42	06/03/22 14:01	1
PCB-1242	ND		133		ug/Kg		05/31/22 17:42	06/03/22 14:01	1
PCB-1248	**1380**		133		ug/Kg		05/31/22 17:42	06/03/22 14:01	1
PCB-1254	ND		2220		ug/Kg		05/31/22 17:42	06/03/22 14:01	1
PCB-1260	ND		133		ug/Kg		05/31/22 17:42	06/03/22 14:01	1
PCB-1262	ND		133		ug/Kg		05/31/22 17:42	06/03/22 14:01	1
PCB-1268	ND		133		ug/Kg		05/31/22 17:42	06/03/22 14:01	1

Client Sample ID: 2A-Original Caulk
Lab Sample ID: 620-4732-3
Date Collected: 05/26/22 11:00
Matrix: Solid
Date Received: 05/26/22 13:53

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*53*		*30 - 150*	*05/31/22 17:42*	*06/03/22 14:01*	*1*
DCB Decachlorobiphenyl (Surr)	*71*		*30 - 150*	*05/31/22 17:42*	*06/03/22 14:01*	*1*

Client Sample ID: 2B-Original Caulk
Lab Sample ID: 620-4732-4
Date Collected: 05/26/22 11:10
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1
PCB-1221	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1
PCB-1232	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1
PCB-1242	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1
PCB-1248	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1
PCB-1254	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1
PCB-1260	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1
PCB-1262	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1
PCB-1268	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*57*		*30 - 150*	*05/31/22 17:42*	*06/03/22 14:18*	*1*
DCB Decachlorobiphenyl (Surr)	*80*		*30 - 150*	*05/31/22 17:42*	*06/03/22 14:18*	*1*

Client Sample ID: 3A-Red Caulk
Lab Sample ID: 620-4732-5
Date Collected: 05/26/22 11:35
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1
PCB-1221	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1
PCB-1232	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1
PCB-1242	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1
PCB-1248	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1
PCB-1254	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1
PCB-1260	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1
PCB-1262	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1
PCB-1268	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*84*		*30 - 150*	*05/31/22 17:46*	*06/03/22 14:35*	*1*
DCB Decachlorobiphenyl (Surr)	*67*		*30 - 150*	*05/31/22 17:46*	*06/03/22 14:35*	*1*

Client Sample ID: 3B-Red Caulk
Lab Sample ID: 620-4732-6
Date Collected: 05/26/22 11:45
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		233	ug/Kg		05/31/22 17:46	06/03/22 14:52	1
PCB-1221	ND		233	ug/Kg		05/31/22 17:46	06/03/22 14:52	1
PCB-1232	ND		233	ug/Kg		05/31/22 17:46	06/03/22 14:52	1

Client Sample ID: 3B-Red Caulk
Lab Sample ID: 620-4732-6
Date Collected: 05/26/22 11:45
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography (Continued)

Analyte	Result	Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
PCB-1242	ND		233		ug/Kg		05/31/22 17:46	06/03/22 14:52	1
PCB-1248	ND		233		ug/Kg		05/31/22 17:46	06/03/22 14:52	1
PCB-1254	ND		233		ug/Kg		05/31/22 17:46	06/03/22 14:52	1
PCB-1260	ND		233		ug/Kg		05/31/22 17:46	06/03/22 14:52	1
PCB-1262	ND		233		ug/Kg		05/31/22 17:46	06/03/22 14:52	1
PCB-1268	ND		233		ug/Kg		05/31/22 17:46	06/03/22 14:52	1

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*58*		*30 - 150*	*05/31/22 17:46*	*06/03/22 14:52*	*1*
DCB Decachlorobiphenyl (Surr)	*71*		*30 - 150*	*05/31/22 17:46*	*06/03/22 14:52*	*1*

Client Sample ID: 4A-Grey Caulk
Lab Sample ID: 620-4732-7
Date Collected: 05/26/22 10:45
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1
PCB-1221	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1
PCB-1232	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1
PCB-1242	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1
PCB-1248	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1
PCB-1254	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1
PCB-1260	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1
PCB-1262	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1
PCB-1268	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*68*		*30 - 150*	*05/31/22 17:55*	*06/03/22 14:22*	*1*
DCB Decachlorobiphenyl (Surr)	*97*		*30 - 150*	*05/31/22 17:55*	*06/03/22 14:22*	*1*

Client Sample ID: 4B-Grey Caulk
Lab Sample ID: 620-4732-8
Date Collected: 05/26/22 10:55
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1
PCB-1221	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1
PCB-1232	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1
PCB-1242	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1
PCB-1248	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1
PCB-1254	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1
PCB-1260	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1
PCB-1262	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1
PCB-1268	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*75*		*30 - 150*	*05/31/22 17:55*	*06/03/22 14:39*	*1*
DCB Decachlorobiphenyl (Surr)	*70*		*30 - 150*	*05/31/22 17:55*	*06/03/22 14:39*	*1*

Surrogate Summary

Client: AltTech Services
Project/Site: Former Tower Street School

Job ID: 620-4732-1

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Matrix: Solid

Prep Type: Total/NA

		Percent Surrogate Recovery (Acceptance Limits)											
		TCX1	DCB1										
Lab Sample ID	Client Sample ID	(30-150)	(30-150)										
620-4732-1	1A-Caulk Ass/Aluminum Windov	39	48										
620-4732-2	1B-Caulk Ass/Aluminum Windows	61	57										
620-4732-3	2A-Original Caulk	53	71										
620-4732-4	2B-Original Caulk	57	80										
620-4732-5	3A-Red Caulk	84	67										
620-4732-6	3B-Red Caulk	58	71										
620-4732-7	4A-Grey Caulk	68	97										
620-4732-8	4B-Grey Caulk	75	70										
LCS 620-11358/2-A	Lab Control Sample	83	75										
LCSD 620-11358/3-A	Lab Control Sample Dup	76	70										
MB 620-11358/1-A	Method Blank	82	63										

Surrogate Legend

TCX = Tetrachloro-m-xylene

DCB = DCB Decachlorobiphenyl (Surr)

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Lab Sample ID: MB 620-11358/1-A
Matrix: Solid
Analysis Batch: 11431

Client Sample ID: Method Blank
Prep Type: Total/NA
Prep Batch: 11358

Analyte	MB Result	MB Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1
PCB-1221	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1
PCB-1232	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1
PCB-1242	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1
PCB-1248	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1
PCB-1254	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1
PCB-1260	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1
PCB-1262	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1
PCB-1268	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1

Surrogate	*MB %Recovery*	*MB Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*82*		*30 - 150*	*05/31/22 17:42*	*06/02/22 17:59*	*1*
DCB Decachlorobiphenyl (Surr)	*63*		*30 - 150*	*05/31/22 17:42*	*06/02/22 17:59*	*1*

Lab Sample ID: LCS 620-11358/2-A
Matrix: Solid
Analysis Batch: 11431

Client Sample ID: Lab Control Sample
Prep Type: Total/NA
Prep Batch: 11358

Analyte			Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits		
PCB-1016			167	147.8		ug/Kg		89	61 - 112		
PCB-1260			167	148.8		ug/Kg		89	63 - 105		

Surrogate	*LCS %Recovery*	*LCS Qualifier*	*Limits*
Tetrachloro-m-xylene	*83*		*30 - 150*
DCB Decachlorobiphenyl (Surr)	*75*		*30 - 150*

Lab Sample ID: LCSD 620-11358/3-A
Matrix: Solid
Analysis Batch: 11431

Client Sample ID: Lab Control Sample Dup
Prep Type: Total/NA
Prep Batch: 11358

Analyte			Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
PCB-1016			167	146.8		ug/Kg		88	61 - 112	1	30
PCB-1260			167	153.1		ug/Kg		92	63 - 105	3	30

Surrogate	*LCSD %Recovery*	*LCSD Qualifier*	*Limits*
Tetrachloro-m-xylene	*76*		*30 - 150*
DCB Decachlorobiphenyl (Surr)	*70*		*30 - 150*

QC Association Summary

Client: AltTech Services
Job ID: 620-4732-1
Project/Site: Former Tower Street School

GC Semi VOA

Prep Batch: 11358

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
620-4732-1	1A-Caulk Ass/Aluminum Windows	Total/NA	Solid	3540C	
620-4732-2	1B-Caulk Ass/Aluminum Windows	Total/NA	Solid	3540C	
620-4732-3	2A-Original Caulk	Total/NA	Solid	3540C	
620-4732-4	2B-Original Caulk	Total/NA	Solid	3540C	
620-4732-5	3A-Red Caulk	Total/NA	Solid	3540C	
620-4732-6	3B-Red Caulk	Total/NA	Solid	3540C	
620-4732-7	4A-Grey Caulk	Total/NA	Solid	3540C	
620-4732-8	4B-Grey Caulk	Total/NA	Solid	3540C	
MB 620-11358/1-A	Method Blank	Total/NA	Solid	3540C	
LCS 620-11358/2-A	Lab Control Sample	Total/NA	Solid	3540C	
LCSD 620-11358/3-A	Lab Control Sample Dup	Total/NA	Solid	3540C	

Analysis Batch: 11431

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
MB 620-11358/1-A	Method Blank	Total/NA	Solid	8082A	11358
LCS 620-11358/2-A	Lab Control Sample	Total/NA	Solid	8082A	11358
LCSD 620-11358/3-A	Lab Control Sample Dup	Total/NA	Solid	8082A	11358

Analysis Batch: 11486

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
620-4732-1	1A-Caulk Ass/Aluminum Windows	Total/NA	Solid	8082A	11358
620-4732-2	1B-Caulk Ass/Aluminum Windows	Total/NA	Solid	8082A	11358
620-4732-3	2A-Original Caulk	Total/NA	Solid	8082A	11358
620-4732-4	2B-Original Caulk	Total/NA	Solid	8082A	11358
620-4732-5	3A-Red Caulk	Total/NA	Solid	8082A	11358
620-4732-6	3B-Red Caulk	Total/NA	Solid	8082A	11358

Analysis Batch: 11491

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
620-4732-7	4A-Grey Caulk	Total/NA	Solid	8082A	11358
620-4732-8	4B-Grey Caulk	Total/NA	Solid	8082A	11358

Lab Chronicle

Client: AltTech Services
Project/Site: Former Tower Street School

Job ID: 620-4732-1

Client Sample ID: 1A-Caulk Ass/Aluminum Windows
Lab Sample ID: 620-4732-1
Date Collected: 05/26/22 11:50
Matrix: Solid
Date Received: 05/26/22 13:53

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3540C			11358	05/31/22 17:42	PRB	ENE
Total/NA	Analysis	8082A		1	11486	06/03/22 13:27	JS	ENE

Client Sample ID: 1B-Caulk Ass/Aluminum Windows
Lab Sample ID: 620-4732-2
Date Collected: 05/26/22 11:40
Matrix: Solid
Date Received: 05/26/22 13:53

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3540C			11358	05/31/22 17:42	PRB	ENE
Total/NA	Analysis	8082A		1	11486	06/03/22 13:44	JS	ENE

Client Sample ID: 2A-Original Caulk
Lab Sample ID: 620-4732-3
Date Collected: 05/26/22 11:00
Matrix: Solid
Date Received: 05/26/22 13:53

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3540C			11358	05/31/22 17:42	PRB	ENE
Total/NA	Analysis	8082A		1	11486	06/03/22 14:01	JS	ENE

Client Sample ID: 2B-Original Caulk
Lab Sample ID: 620-4732-4
Date Collected: 05/26/22 11:10
Matrix: Solid
Date Received: 05/26/22 13:53

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3540C			11358	05/31/22 17:42	PRB	ENE
Total/NA	Analysis	8082A		1	11486	06/03/22 14:18	JS	ENE

Client Sample ID: 3A-Red Caulk
Lab Sample ID: 620-4732-5
Date Collected: 05/26/22 11:35
Matrix: Solid
Date Received: 05/26/22 13:53

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3540C			11358	05/31/22 17:46	PRB	ENE
Total/NA	Analysis	8082A		1	11486	06/03/22 14:35	JS	ENE

Client Sample ID: 3B-Red Caulk
Lab Sample ID: 620-4732-6
Date Collected: 05/26/22 11:45
Matrix: Solid
Date Received: 05/26/22 13:53

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3540C			11358	05/31/22 17:46	PRB	ENE
Total/NA	Analysis	8082A		1	11486	06/03/22 14:52	JS	ENE

Lab Chronicle

Client: AltTech Services
Job ID: 620-4732-1
Project/Site: Former Tower Street School

Client Sample ID: 4A-Grey Caulk
Lab Sample ID: 620-4732-7
Date Collected: 05/26/22 10:45
Matrix: Solid
Date Received: 05/26/22 13:53

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3540C			11358	05/31/22 17:55	PRB	ENE
Total/NA	Analysis	8082A		1	11491	06/03/22 14:22	SFL	ENE

Client Sample ID: 4B-Grey Caulk
Lab Sample ID: 620-4732-8
Date Collected: 05/26/22 10:55
Matrix: Solid
Date Received: 05/26/22 13:53

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3540C			11358	05/31/22 17:55	PRB	ENE
Total/NA	Analysis	8082A		1	11491	06/03/22 14:39	SFL	ENE

Laboratory References:

ENE = Eurofins New England, 646 Camp Ave, North Kingstown, RI 02852, TEL (413)789-9018

Accreditation/Certification Summary

Client: AltTech Services
Job ID: 620-4732-1
Project/Site: Former Tower Street School

Laboratory: Eurofins New England

The accreditations/certifications listed below are applicable to this report.

Authority	Program	Identification Number	Expiration Date
New York	NELAP	11393	04-01-23
Rhode Island	State	LAI00368	12-30-22

The following analytes are included in this report, but the laboratory is not certified by the governing authority. This list may include analytes for which the agency does not offer certification.

Analysis Method	Prep Method	Matrix	Analyte
8082A	3540C	Solid	PCB-1016
8082A	3540C	Solid	PCB-1221
8082A	3540C	Solid	PCB-1232
8082A	3540C	Solid	PCB-1242
8082A	3540C	Solid	PCB-1248
8082A	3540C	Solid	PCB-1254
8082A	3540C	Solid	PCB-1260
8082A	3540C	Solid	PCB-1262
8082A	3540C	Solid	PCB-1268

Method Summary

Client: AltTech Services
Project/Site: Former Tower Street School

Job ID: 620-4732-1

Method	Method Description	Protocol	Laboratory
8082A	Polychlorinated Biphenyls (PCBs) by Gas Chromatography	SW846	ENE
3540C	Soxhlet Extraction	SW846	ENE

Protocol References:

SW846 = "Test Methods For Evaluating Solid Waste, Physical/Chemical Methods", Third Edition, November 1986 And Its Updates.

Laboratory References:

ENE = Eurofins New England, 646 Camp Ave, North Kingstown, RI 02852, TEL (413)789-9018

Sample Summary

Client: AltTech Services
Project/Site: Former Tower Street School

Job ID: 620-4732-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received
620-4732-1	1A-Caulk Ass/Aluminum Windows	Solid	05/26/22 11:50	05/26/22 13:53
620-4732-2	1B-Caulk Ass/Aluminum Windows	Solid	05/26/22 11:40	05/26/22 13:53
620-4732-3	2A-Original Caulk	Solid	05/26/22 11:00	05/26/22 13:53
620-4732-4	2B-Original Caulk	Solid	05/26/22 11:10	05/26/22 13:53
620-4732-5	3A-Red Caulk	Solid	05/26/22 11:35	05/26/22 13:53
620-4732-6	3B-Red Caulk	Solid	05/26/22 11:45	05/26/22 13:53
620-4732-7	4A-Grey Caulk	Solid	05/26/22 10:45	05/26/22 13:53
620-4732-8	4B-Grey Caulk	Solid	05/26/22 10:55	05/26/22 13:53

4732

620-4732 Chain of Custody

Page 1 of 1

CHAIN OF CUSTODY RECORD

Spectrum Analytical

☐ 11 Almgren Drive
Agawam, MA 01001
(413) 789-9018

☐ 646 Camp Avenue
N Kingstown, RI 02852
(401) 732-3400

Special Handling:

☐ TAT - Date Needed. Standard TAT

All TATs subject to laboratory approval
Min. 24-hr notification needed for rushes
Samples disposed after 30 days unless otherwise instructed.

Report To: AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Telephone #: 401-556-2746
Project Mgr: Brian Piccolo

Invoice To: AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

P O No. 20220526 Quote #

Project No: 20220526
Site Name: Former Tower Street School
Location: 83 Tower Street, Westerly State: RI
Sampler(s): Brian Piccolo

F=Field Filtered 1=Na_2S2O_3 2=HCl 3=H_2SO_4 4=HNO_3 5=NaOH 6=Ascorbic Acid
7=CH3OH 8=$NaHSO_4$ 9=Deionized Water 10=H_3PO_4 11= None 12=

List Preservative Code below: 11

QA/QC Reporting Notes:

DW=Drinking Water GW=Groundwater SW=Surface Water WW=Waste Water
O=Oil SO=Soil SL=Sludge A=Indoor/Ambient Air SG=Soil Gas
X1= Caulk X2= X3=

G= Grab C=Compsite

QA/QC Reporting Level
☐ Level I ☐ Level II
☐ Level III ☐ Level IV
☐ Other
State-specific reporting standards.

Lab ID:	Sample ID:	Date:	Time:	Type	Matrix	# of VOA Vials	# of Amber Glass	# of Clear Glass	# of Plastic	PCBS 8082 with Soxhlet	Check if chlorinated
01	1A-Caulk Ass/Aluminum windows	5/26/22	11:50	G	X1				1	X	☐
02	1B-Caulk Ass/Aluminum windows		11:40	G	X1				1	X	☐
03	2A-Original Caulk		11:00	G	X1				1	X	☐
04	2B-Original Caulk		11:10	G	X1				1	X	☐
05	3A-Red Caulk		11:35	G	X1				1	X	☐
06	3B-Red Caulk		11:45	G	X1				1	X	☐
07	4A-Grey Caulk		10:45	G	X1				1	X	☐
08	4B-Grey Caulk	5/26/22	10:55	G	X1				1	X	☐
											☐
											☐

Relinquished by:	Received by:	Date:	Time:	Temp °C
[signature]	[signature]	5/26/22	13:53	Observed 1.6
				Correction Factor +0.2
				Corrected 1.8
				IR ID # 6

☐ EDD format.
☑ E-mail to bpiccolo@alttechri.com

Condition upon receipt: Custody Seals: ☐ Present ☐ Intact ☐ Broken
☐ Ambient ☑ Iced ☐ Refrigerated ☐ DI VOA Frozen ☐ Soil Jar Frozen

Login Sample Receipt Checklist

Client: AltTech Services

Job Number: 620-4732-1
SDG Number:

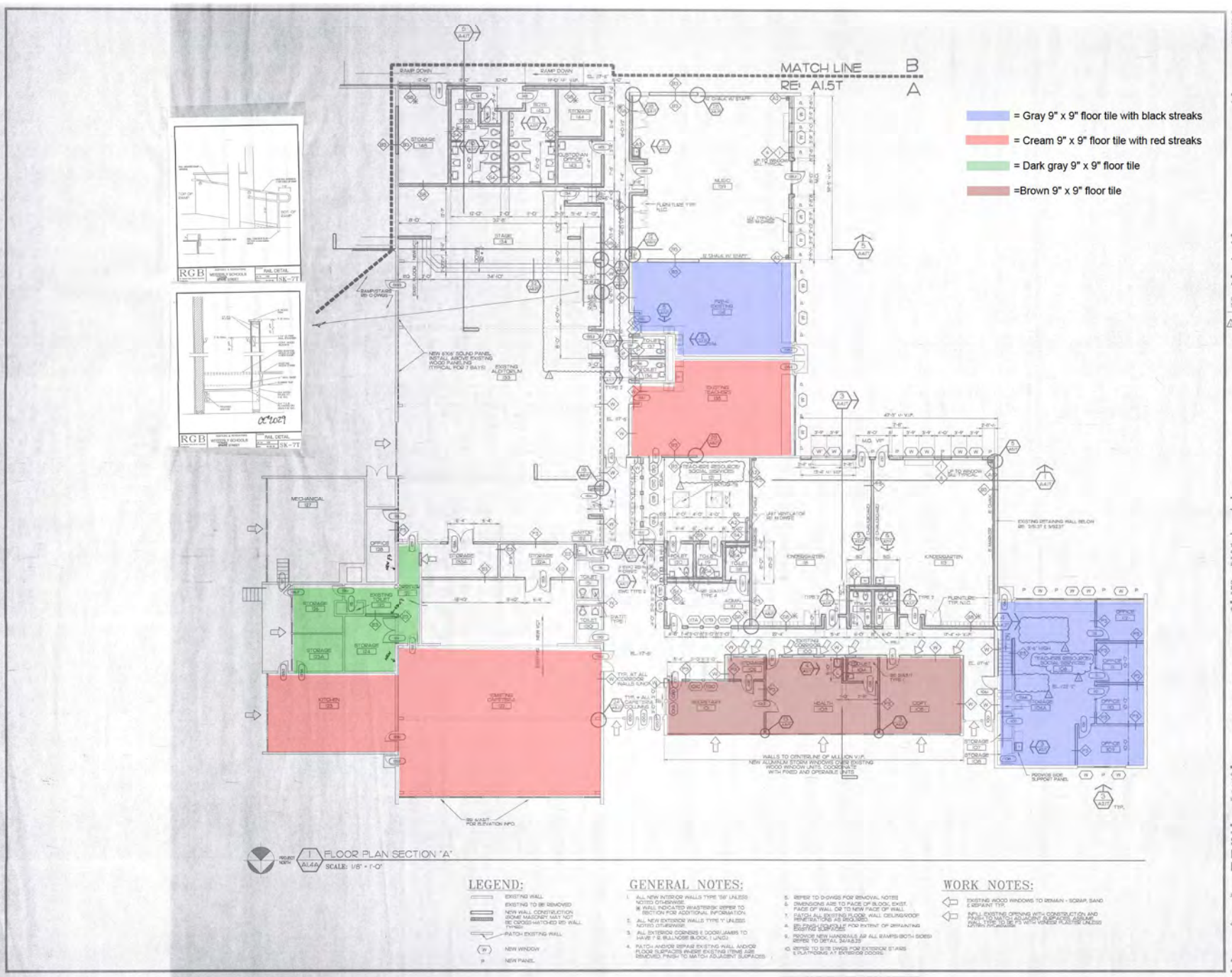
Login Number: 4732
List Number: 1
Creator: Huntley, Agnes R

List Source: Eurofins New England

Question	Answer	Comment
Radioactivity wasn't checked or is </= background as measured by a survey meter.	N/A	
The cooler's custody seal, if present, is intact.	True	
Sample custody seals, if present, are intact.	True	
The cooler or samples do not appear to have been compromised or tampered with.	True	
Samples were received on ice.	True	
Cooler Temperature is acceptable.	True	
Cooler Temperature is recorded.	True	
COC is present.	True	
COC is filled out in ink and legible.	True	
COC is filled out with all pertinent information.	True	
Is the Field Sampler's name present on COC?	True	
There are no discrepancies between the containers received and the COC.	True	
Samples are received within Holding Time (excluding tests with immediate HTs)	True	
Sample containers have legible labels.	True	
Containers are not broken or leaking.	True	
Sample collection date/times are provided.	True	
Appropriate sample containers are used.	True	
Sample bottles are completely filled.	True	
Sample Preservation Verified.	True	
There is sufficient vol. for all requested analyses, incl. any requested MS/MSDs	True	
Containers requiring zero headspace have no headspace or bubble is <6mm (1/4").	True	
Multiphasic samples are not present.	True	
Samples do not require splitting or compositing.	True	
Residual Chlorine Checked.	N/A	

APPENDIX B

Figures and Photosheets


MATCH LINE
RE: A1.5T
B
A
= Gray 9" x 9" floor tile with black streaks
= Cream 9" x 9" floor tile with red streaks
= Dark gray 9" x 9" floor tile
=Brown 9" x 9" floor tile
FLOOR PLAN SECTION "A"
SCALE: 1/8" = 1'-0"
LEGEND:
GENERAL NOTES:
WORK NOTES:
PREVIOUSLY ISSUED NOVEMBER 11, 1994
SK-7T
RGB
ADDITIONS & RENOVATIONS
TOWER STREET ELEMENTARY SCHOOL
Westerly, RI
ISSUED FOR CONSTRUCTION
19 DECEMBER 1994
SECTION "A" FLOOR PLAN
A1.4T

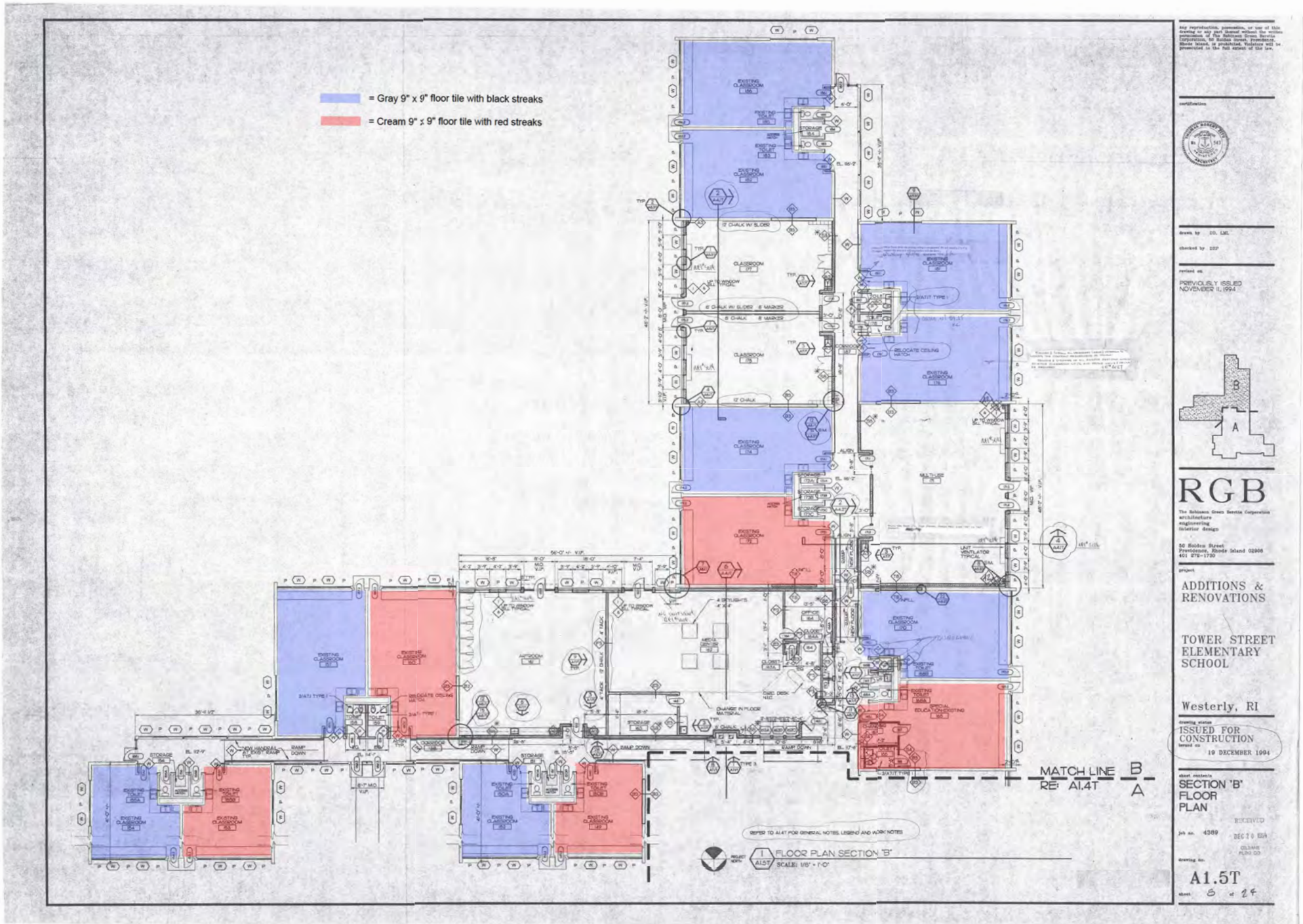

= Gray 9" x 9" floor tile with black streaks
= Cream 9" x 9" floor tile with red streaks
MATCH LINE B
RE: A1.4T A
REFER TO A1.4T FOR GENERAL NOTES, LEGEND AND WORK NOTES
FLOOR PLAN SECTION "B"
SCALE: 1/8" = 1'-0"
PREVIOUSLY ISSUED NOVEMBER 11, 1994
RGB
The Robinson Green Beretta Corporation
architecture
engineering
interior design
50 Holden Street
Providence, Rhode Island 02906
401 272-1730
ADDITIONS & RENOVATIONS
TOWER STREET ELEMENTARY SCHOOL
Westerly, RI
ISSUED FOR CONSTRUCTION
19 DECEMBER 1994
SECTION 'B' FLOOR PLAN
A1.5T



Photo 1
View of typical TSI associated with pipping within the crawl Space area.



Photo 2
View of typical TSI associated with pipping above finished ceilings/walls.



Photo 3
View of typical TSI associated with pipping above finished ceilings/walls.



Photo 4

View of typical classroom with the gray 9” x 9” floor tile with black streaks.



Photo 5

View of typical classroom with the cream 9” x 9” floor tile with red streaks.



Photo 6

View of the white caulk associated with the original door and window frames of the building.

APPENDIX C

Positive ACM Table

Sample No.	Sample Description	Material Location	Estimated Square Foot/Linear Foot Cost for Abatement
18A – 18C	Air-Cell TSI	Various Areas Throughout Building	$30.00/lf - $33.00/lf – Crawl Space $16.00/lf - $18.00/lf – Wall Chases
19A – 19C	Layered Paper TSI	Various Areas Throughout Building	$30.00/lf - $33.00/lf – Crawl Space $16.00/lf - $18.00/lf – Wall Chases
22A – 22B	White Caulk	Original window/door frames	$30.00/lf - $33.00/lf
26A – 26B	Black Sink Coating	Various Classrooms Throughout Building	$150.00/sink
31A – 31C	Gray 9” x 9” Floor Tile w/ Black Streaks	Various Classrooms Throughout Building	$4.75/sf - $5.25/sf
32A – 32C	Cream 9” x 9” Floor Tile w/ Red Streaks	Various Classrooms Throughout Building and Cafeteria/Kitchen	$4.75/sf - $5.25/sf - Classrooms $7.00/sf - $7.50/sf - Classrooms
45A – 45B	Dark Gray 9” x 9” Floor Tile	Various Area Throughout Building	$4.75/sf - $5.25/sf
50A – 50B	Brown 9” x 9” Floor Tile	Various Area Throughout Building	$4.75/sf - $5.25/sf

*Please note that estimated square foot/linear foot cost for abatement is based on general industry standards and do not include any costs for select demolition that may be needed to access the asbestos containing materials prior to abatement.

ENVIRONMENTAL LEAD DETECTION, INC.

LEAD-BASED PAINT TESTING



PERFORMED AT:
Tower Street School
83 Tower St.
Westerly, RI 02891

PREPARED BY:
Brenda Eastman
RI DOH Lead Inspector
LI-00044
Environmental Lead Detection, Inc.
436 Gardners Neck Rd.
Swansea, MA 02777
TEL. (774) 526-8223
ELD1988@comcast.net

EXECUTIVE SUMMARY

Enclosed is the report for the Lead-Based Paint (LBP) testing conducted at the Tower Street School, 83 Tower St., Westerly, Rhode Island.

The subject property is a one-story brick school building built in 1955.

Positive XRF readings for lead-based paint were identified on interior exit wood doors and door jambs, wood access door and frame, and metal columns.

Positive XRF readings for lead-based paint were identified on exterior wood doors, door casings, door jambs, wood joists, wood window sills, aprons, casings, sashes, metal door, door lintels, and support columns. See attached Data Sheets for XRF Readings.

1.0 PLANNING AND DESIGN

1.1 Project Background

Environmental Lead Detection, Inc., was contracted to conduct Lead-Based Paint XRF testing at Tower Street School, 83 Tower St., Westerly, RI, on May 26, 2022. The structure may be scheduled for renovation and the scope of the survey was to determine what types of building components may contain LBP.

1.2 Organization and Management

Brenda Eastman, RI DOH Lead Inspector # LI-00044, conducted the field data collection portion of this project, data analysis and report preparation.

1.3 Testing Objectives

The main objective of this LBP inspection was to test enough surfaces in a properly controlled manner to obtain a 95% confidence level with the results and to determine at what locations and in what concentrations LBP exists.

A-wall pertains to the wall that is facing the front entry of the building and BCD sides continue clockwise. See attached floor plans for room locations.

1.4 Sampling Design

Representative painted surfaces were tested in accessible areas. Surfaces tested by XRF included:

Interior:

- Brick Walls
- CMU Walls
- Concrete Floor
- Concrete Walls
- Concrete Stair Treads
- Concrete Stair Stringer
- Metal Columns
- Metal Doors
- Metal Door Frames
- Metal Floor
- Metal Handrails
- Metal Pipes
- Metal Radiator
- Metal Vents
- Metal Window Frame
- Plaster Ceilings
- Plaster Walls
- Wood Access Door/Frame
- Wood Cabinets
- Wood Chalkboard Frame
- Wood Column
- Wood Doors
- Wood Door Casings
- Wood Door Jambs
- Wood Partition
- Wood Vent Frame
- Wood Window Aprons
- Wood Window Casings
- Wood Window Sills
- Wood Window Int. Stops
- Wood Window Sashes

Exterior:

- Brick Wall
- Concrete Foundation
- Metal Doors
- Metal Door Frames
- Metal Door Lintels
- Metal Electric Conduit
- Metal Support Columns
- Metal Vents
- Wood Doors
- Wood Door Casings
- Wood Door Jambs
- Wood Joists
- Wood Wall
- Wood Window Aprons
- Wood Window Casings
- Wood Window Sashes
- Wood Window Sills

2.0 Testing Methods

Under current Federal HUD guidelines, the XRF analyzer is a recognized method of in-situ lead paint testing. Initial in-situ lead paint testing was conducted using a Viken Lead in Paint Spectrum Analyzer. The instrument employed was:

Model:	Serial #:	Source date:
Pb200i	*2556*	*02/2022*

3.0 Findings

Lead-based paint was identified on some interior and exterior components. If this building will be used to educate or care for children younger than six (6) years of age, including, but not limited to, child day care centers, nursery schools, preschools, kindergarten classrooms, public and private elementary schools, the Rhode Island Department of Health Lead Regulations and EPA RRP (Repair, Renovation and Painting) Rule would apply in addition to the regulations below.

The following regulations apply to this project:

- DEM Air Pollution Control No. 5: Fugitive Dust Regulations
- OSHA 29 CFR 1926-Construction Industry Standards, 29 CFR 1926.62-Construction Industry Lead Standards, 29 CFR 1910.1200-Hazard Communication. 40 CFR 261-EPA Regulations.
- EPA Resource Conservation and Recovery Act (RCRA)

The primary concern with lead-based paint and construction activities is related to the release of lead particles which can be toxic to workers and the general public. The only acceptable method to measure any release of toxic levels of lead into the environment is by means of on-site ambient air sampling. Neither XRF nor AAS sampling methods can determine if lead particle levels are within acceptable levels.

Key Engineering Controls and Work Practices

- Identify building materials such as painted surfaces and pipes that may contain lead. Test materials as necessary
- Based on test results, perform a worker exposure assessment of the planned activities, that includes air monitoring and/or objective data, to determine if lead dust or fume may be generated at or above OSHA's action level (0.03 milligrams of lead per cubic meter of air (mg/m3))
- If so, then the activities must be done in compliance with 29 CFR 1926.62. This would include:
    - Establishing a written lead compliance program
    - Having a competent person conduct frequent and regular inspections of the jobsite, materials, and equipment
    - Sampling worker exposures

- Using special equipment or methods to decrease lead-dust generation such as local exhaust ventilation, dust collection systems (on power tools), and good housekeeping practices
- Providing respiratory protection and protective work clothing
- Providing medical exams and blood tests before work begins and every six months, as necessary
- Ensuring that workers wash their hands and face before eating, drinking, and smoking
- Setting up and ensuring use of change areas and eating facilities that are separate from the work area
- Limiting the wearing of lead-contaminated clothing in eating areas or away from the job site

- During certain tasks, workers must be treated as if they are exposed above the OSHA PEL (0.05 mg/m^3) until an exposure assessment, which includes air sampling, is performed. For each of these tasks, OSHA has identified an exposure level on which to base decisions until an exposure assessment is complete. If planned activities include any of the tasks below, you must provide the following items while the exposure assessment is being performed: respiratory protection and PPE identified in 29 CFR 1926.62(d)(2), change areas, hand washing facilities, training, and biological monitoring. These tasks include:
  - Where lead coatings or paint are present: manual demolition, scraping, and sanding; heat gun applications; power tool cleaning (with or without dust collection systems); cleanup activities where dry expandable abrasives are used; rivet busting; abrasive blasting (including enclosure movement or removal); welding; cutting; and torch burning
  - Spray painting with lead paint
  - Using lead containing mortar
  - Lead burning

Personal Protective Equipment

- Based on anticipated exposure, select respirator and protective clothing as required in 29 CFR 1926.62 for initial sampling and subsequent work where lead dust or fumes may be generated

Resource Conservation and Recovery Act (RCRA)

1. Non-Residential.

a. Waste material generated at child care centers or other non-residential facilities must be properly characterized based on laboratory analysis for TCLP lead, or on knowledge of the material.

(1) Disposable Personal Protective Equipment (PPE) and supplies, such as polyethylene sheeting, may be characterized as non-hazardous solid waste based on knowledge of the material and properly disposed.

(2) Manually or mechanically removed lead-based paint and wooden components or debris containing lead-based paint may be characterized as non-hazardous solid waste based on knowledge of the material and properly disposed.

(3) Metal components containing lead-based paint may be characterized as non-hazardous solid waste based on knowledge of the material and properly disposed or recycled at a scrap metal facility.

(4) Liquid or other waste must be properly characterized based on laboratory analysis for TCLP lead and properly disposed.

(5) Chemical paint strippers must be properly characterized based on laboratory analysis for TCLP lead and other factors and properly disposed.

2. Waste Water.

(1) Water used for cleanup must never be dumped on the ground, down a storm drain, or down a sink or tub. This water must be filtered and dumped in a toilet or disposed pursuant to all applicable local water treatment authority, MassDEP, and DOT requirements.

3. Disposal.

(1) All lead-containing waste material must be removed from the project site within seven (7) days of the project's completion.

(2) Solid waste may be disposed in any construction and demolition landfill or a municipal solid waste landfill. The waste must be contained in a manner that prevents the release of any dust or debris and be transported from the project site pursuant to all applicable MassDEP and DOT requirements.

(3) Materials characterized as hazardous waste must be transported pursuant to all DOT requirements and disposed pursuant to MassDEP Rules and Regulations for Hazardous Waste Management.

Submitted by:

Brenda Eastman
RI Lead Inspector #00044

XRF Data

4.0 FINDING

Tower Street School

XRF Data – Interior

Area #	Room	Component	Side	Substrate	XRF	Results
		Calibration			1.0	
		Calibration			1.0	
		Calibration			0.9	
1	WPS Main Office	Wall	A	Brick	0.2	Neg
1	WPS Main Office	Wall	C	Plaster	0.0	Neg
1	WPS Main Office	Door	C	Wood	0.1	Neg
1	WPS Main Office	Door Frame	C	Metal	0.1	Neg
1	WPS Main Office	Window Apron	A	Wood	0.1	Neg
1	WPS Main Office	Window Sill	A	Wood	0.1	Neg
1	WPS Main Office	Vent	A	Metal	0.1	Neg
2	WPS Main Office	Wall	A	Brick	0.1	Neg
2	WPS Main Office	Wall	B	Plaster	0.1	Neg
2	WPS Main Office	Door	C	Wood	0.1	Neg
2	WPS Main Office	Door Frame	C	Metal	0.0	Neg
3	WPS Parents as Teachers	Wall	A	Brick	0.2	Neg
3	WPS Parents as Teachers	Wall	C	Plaster	0.1	Neg
3	WPS Parents as Teachers	Door	C	Wood	0.0	Neg
3	WPS Parents as Teachers	Door Frame	C	Metal	0.2	Neg
3	WPS Parents as Teachers	Window Apron	A	Wood	0.1	Neg
3	WPS Parents as Teachers	Window Sill	A	Wood	0.1	Neg
4	4 a,b,c,d	Wall	A	Plaster	0.2	Neg
4	4 a,b,c,d	Wall	D	Plaster	0.1	Neg
4	4 a,b,c,d	Wall	B	Concrete	0.1	Neg
4	4 a,b,c,d	Door	C	Metal	0.1	Neg
4	4 a,b,c,d	Door Casing	C	Wood	0.1	Neg
4	4 a,b,c,d	Door Jamb	C	Wood	0.0	Neg
4	4 a,b,c,d	Window Frame	D	Metal	0.0	Neg
4	4 a,b,c,d	Column		Metal	0.2	Neg
4	4 a,b,c,d	Vent Frame	A	Wood	0.1	Neg
4	4 a,b,c,d	Vent	A	Metal	0.0	Neg
4	4 a,b,c,d	Handrail	D	Metal	0.1	Neg
4	4 a,b,c,d	Stair Tread		Concrete	0.0	Neg
4	4 a,b,c,d	Stair Stringer		Concrete	0.1	Neg
5	WPS Early Childhood Class	Wall	A	Brick	0.1	Neg
5	WPS Early Childhood Class	Wall	D	Plaster	0.1	Neg
5	WPS Early Childhood Class	Door	A	Wood	0.0	Neg
5	WPS Early Childhood Class	Door Frame	A	Metal	0.1	Neg

Area #	Room	Component	Side	Substrate	XRF	Results
5	WPS Early Childhood Class	Window Sill	C	Wood	0.2	Neg
6	WPS Early Childhood Class	Wall	A	Brick	0.1	Neg
6	WPS Early Childhood Class	Wall	B	Plaster	0.0	Neg
6	WPS Early Childhood Class	Door	A	Wood	0.2	Neg
6	WPS Early Childhood Class	Door Frame	A	Metal	0.1	Neg
6	WPS Early Childhood Class	Window Sill	C	Wood	0.1	Neg
7	WIC Office	Wall	A	Brick	0.0	Neg
7	WIC Office	Wall	B	Plaster	0.1	Neg
7	WIC Office	Door	A	Wood	0.1	Neg
7	WIC Office	Door Frame	A	Metal	0.1	Neg
7	WIC Office	Window Sill	C	Wood	0.0	Neg
9	WPS Out-of-School Time	Ceiling		Plaster	0.1	Neg
9	WPS Out-of-School Time	Wall	A	Plaster	0.0	Neg
9	WPS Out-of-School Time	Vent	A	Metal	0.1	Neg
9	WPS Out-of-School Time	Vent Frame	A	Wood	0.1	Neg
9	WPS Out-of-School Time	Door	A	Wood	0.1	Neg
9	WPS Out-of-School Time	Door Frame	A	Metal	0.1	Neg
9	WPS Out-of-School Time	Door	D	Wood	0.0	Neg
9	WPS Out-of-School Time	Door Casing	D	Wood	0.0	Neg
9	WPS Out-of-School Time	Door Jamb	D	Wood	0.1	Neg
9	WPS Out-of-School Time	Window Frame	C	Metal	0.0	Neg
9	WPS Out-of-School Time	Chalkboard Frame	A	Wood	0.0	Neg
10	WPS Out-of-School Time	Ceiling		Plaster	0.2	Neg
10	WPS Out-of-School Time	Wall	A	Plaster	0.1	Neg
10	WPS Out-of-School Time	Door	B	Wood	0.1	Neg
10	WPS Out-of-School Time	Door Casing	B	Wood	0.1	Neg
10	WPS Out-of-School Time	Door Jamb	B	Wood	0.0	Neg
10	WPS Out-of-School Time	Window Casing	A	Wood	0.1	Neg
10	WPS Out-of-School Time	Cabinet	A	Wood	0.0	Neg
10	WPS Out-of-School Time	Cabinet	C	Wood	0.1	Neg
10	WPS Out-of-School Time	Chalkboard Frame	A	Wood	0.1	Neg
12	WPS Transition Academy	Ceiling		Plaster	0.1	Neg
12	WPS Transition Academy	Wall	A	Brick	0.1	Neg
12	WPS Transition Academy	Upper Wall	A	Plaster	0.0	Neg
12	WPS Transition Academy	Upper Wall	B	CMU	0.0	Neg
12	WPS Transition Academy	Door	D	Wood	1.2	Pos
12	WPS Transition Academy	Door Casing	D	Wood	0.0	Neg
12	WPS Transition Academy	Door Jamb	D	Wood	0.1	Neg
12	WPS Transition Academy	Door	B	Wood	0.0	Neg
12	WPS Transition Academy	Door Frame	B	Metal	0.0	Neg
12	WPS Transition Academy	Vent	A	Metal	0.1	Neg
12	WPS Transition Academy	Vent Frame	A	Wood	0.0	Neg

Area #	Room	Component	Side	Substrate	XRF	Results
13	WPS Out-of-School Time	Ceiling		Plaster	0.1	Neg
13	WPS Out-of-School Time	Wall	A	Plaster	0.1	Neg
13	WPS Out-of-School Time	Wall	C	Brick	0.1	Neg
13	WPS Out-of-School Time	Wall	C	CMU	0.1	Neg
13	WPS Out-of-School Time	Door	B	Wood	0.1	Neg
13	WPS Out-of-School Time	Door Casing	B	Wood	0.1	Neg
13	WPS Out-of-School Time	Door Jamb	B	Wood	0.1	Neg
13	WPS Out-of-School Time	Door	D	Metal	0.1	Neg
13	WPS Out-of-School Time	Door Casing	D	Wood	0.0	Neg
13	WPS Out-of-School Time	Door Jamb	D	Wood	0.1	Neg
13	WPS Out-of-School Time	Window Casing	A	Wood	0.1	Neg
14	Westerly Wrestling Club	Upper Wall	B	Plaster	0.0	Neg
14	Westerly Wrestling Club	Wall	B	Concrete	0.1	Neg
14	Westerly Wrestling Club	Lower Wall	C	Brick	0.3	Neg
14	Westerly Wrestling Club	Window Sill	D	Wood	0.1	Neg
14	Westerly Wrestling Club	Door	D	Metal	0.1	Neg
14	Westerly Wrestling Club	Door Frame	D	Metal	0.1	Neg
15	Room 15	Upper Wall	C	Plaster	0.1	Neg
15	Room 15	Lower Wall	A	Brick	0.1	Neg
15	Room 15	Door	D	Wood	3.7	Pos
15	Room 15	Door Casing	D	Wood	0.1	Neg
15	Room 15	Door Jamb	D	Wood	1.7	Pos
16	Room 16	Upper Wall	B	Plaster	0.2	Neg
16	Room 16	Lower Wall	C	Brick	0.2	Neg
16	Room 16	Window Sill	C	Wood	0.1	Neg
16	Room 16	Door	D	Wood	4.7	Pos
16	Room 16	Door Casing	D	Wood	0.0	Neg
16	Room 16	Door Jamb	D	Wood	2.3	Pos
16	Room 16	Door	B	Wood	0.0	Neg
16	Room 16	Cabinet Frame	A	Wood	0.1	Neg
16	Room 16	Cabinet Door	A	Wood	0.0	Neg
16	Room 16	Cabinet Shelf	A	Wood	0.1	Neg
16	Room 16	Door Jamb	B	Wood	0.1	Neg
17	WPS Facilities	Upper Wall	A	Plaster	0.1	Neg
17	WPS Facilities	Lower Wall	C	Brick	0.1	Neg
17	WPS Facilities	Door	B	Metal	0.1	Neg
17	WPS Facilities	Door Casing	B	Wood	0.1	Neg
17	WPS Facilities	Door Jamb	B	Wood	2.6	Pos
19	WPS Facilities	Upper Wall	A	Plaster	0.1	Neg
19	WPS Facilities	Lower Wall	D	Concrete	0.1	Neg
19	WPS Facilities	Window Sill	B	Wood	0.1	Neg
19	WPS Facilities	Door	B	Metal	0.1	Neg

Area #	Room	Component	Side	Substrate	XRF	Results
19	WPS Facilities	Door Frame	B	Metal	0.2	Neg
20	WPS Facilities	Upper Wall	C	Plaster	0.1	Neg
20	WPS Facilities	Lower Wall	A	Brick	0.1	Neg
20	WPS Facilities	Door	B	Metal	0.1	Neg
20	WPS Facilities	Door Casing	B	Wood	0.1	Neg
20	WPS Facilities	Door Jamb	B	Wood	1.0	Pos
20	WPS Facilities	Door	D	Wood	0.0	Neg
21	Room 21	Upper Wall	A	Plaster	0.2	Neg
21	Room 21	Lower Wall	C	Brick	0.0	Neg
21	Room 21	Window Sill	B	Wood	0.0	Neg
21	Room 21	Door	B	Wood	1.0	Pos
21	Room 21	Door Casing	B	Wood	0.1	Neg
21	Room 21	Door Jamb	B	Wood	0.1	Neg
21	Room 21	Cabinet Frame	A	Wood	0.0	Neg
21	Room 21	Cabinet Door	A	Wood	0.1	Neg
21	Room 21	Cabinet Shelf	A	Wood	0.0	Neg
22	Room 22	Upper Wall	A	Concrete	0.1	Neg
22	Room 22	Lower Wall	C	Plaster	0.1	Neg
22	Room 22	Door	B	Wood	1.0	Pos
22	Room 22	Door Casing	B	Wood	0.0	Neg
22	Room 22	Door Jamb	B	Wood	0.2	Neg
22	Room 22	Cabinet Frame	B	Wood	0.1	Neg
22	Room 22	Cabinet Door	B	Wood	0.1	Neg
22	Room 22	Cabinet Shelf	B	Wood	0.1	Neg
22	Room 22	Door Frame	D	Metal	0.2	Neg
23	Napatree Library	Wall	A	CMU	0.1	Neg
23	Napatree Library	Wall	B	Plaster	0.1	Neg
23	Napatree Library	Floor		Concrete	0.1	Neg
23	Napatree Library	Door	C	Metal	0.0	Neg
23	Napatree Library	Door Frame	C	Metal	0.1	Neg
23	Napatree Library	Door	A	Wood	0.1	Neg
23	Napatree Library	Door Frame	A	Metal	0.1	Neg
23	Napatree Library	Window Sill	C	Wood	0.0	Neg
23	Napatree Library	Window Frame	A	Metal	0.1	Neg
24	Room 24	Wall	A	CMU	0.2	Neg
24	Room 24	Wall	D	Plaster	0.1	Neg
24	Room 24	Door	C	Metal	0.1	Neg
24	Room 24	Door Frame	C	Metal	0.1	Neg
24	Room 24	Window Sill	C	Wood	0.1	Neg
24	Room 24	Partition	C	Wood	0.1	Neg
25	Literacy Volunteers	Wall	C	Plaster	0.1	Neg
25	Literacy Volunteers	Wall	D	Brick	0.1	Neg

Area #	Room	Component	Side	Substrate	XRF	Results
25	Literacy Volunteers	Door	C	Wood	1.1	Pos
25	Literacy Volunteers	Door Casing	C	Wood	0.0	Neg
25	Literacy Volunteers	Door Jamb	C	Wood	0.1	Neg
26	Literacy Volunteers	Ceiling		Plaster	0.0	Neg
26	Literacy Volunteers	Wall	B	Brick	0.0	Neg
26	Literacy Volunteers	Wall	D	Plaster	0.0	Neg
26	Literacy Volunteers	Door	C	Wood	1.4	Pos
26	Literacy Volunteers	Door Casing	C	Wood	0.0	Neg
26	Literacy Volunteers	Door Jamb	C	Wood	0.1	Neg
27	Fogerty Center	Wall	A	Plaster	0.0	Neg
27	Fogerty Center	Wall	B	Brick	0.1	Neg
27	Fogerty Center	Door	A	Wood	1.4	Pos
27	Fogerty Center	Door Casing	A	Wood	0.0	Neg
27	Fogerty Center	Door Jamb	A	Wood	0.1	Neg
28	WPS Sensory Room	Ceiling		Plaster	0.1	Neg
28	WPS Sensory Room	Wall	A	Plaster	0.0	Neg
28	WPS Sensory Room	Wall	D	Brick	0.1	Neg
28	WPS Sensory Room	Door	A	Wood	0.1	Neg
28	WPS Sensory Room	Door Casing	A	Wood	0.1	Neg
28	WPS Sensory Room	Door Jamb	A	Wood	0.1	Neg
29	WPS Meeting Space	Ceiling		Plaster	0.1	Neg
29	WPS Meeting Space	Wall	B	Brick	0.1	Neg
29	WPS Meeting Space	Wall	D	Plaster	0.1	Neg
29	WPS Meeting Space	Door	A	Wood	1.0	Pos
29	WPS Meeting Space	Door Casing	A	Wood	0.2	Neg
29	WPS Meeting Space	Door Jamb	A	Wood	0.0	Neg
29	WPS Meeting Space	Door	C	Wood	0.0	Neg
29	WPS Meeting Space	Door Casing	C	Wood	0.1	Neg
29	WPS Meeting Space	Door Jamb	C	Wood	0.1	Neg
30	Computer Lab	Wall	A	Plaster	0.1	Neg
30	Computer Lab	Door	A	Wood	1.0	Pos
30	Computer Lab	Door Casing	A	Wood	0.2	Neg
30	Computer Lab	Door Jamb	A	Wood	0.2	Neg
30	Computer Lab	Window Casing	B	Wood	0.0	Neg
31b	Hallway	Door	A	Wood	1.3	Pos
31b	Hallway	Door Casing	A	Wood	0.1	Neg
31b	Hallway	Door Jamb	A	Wood	0.1	Neg
31b	Hallway	Column	A	Metal	3.2	Pos
31b	Hallway	Door	C	Wood	0.1	Neg
31b	Hallway	Door Frame	C	Metal	0.1	Neg
31b	Hallway	Vent	A	Metal	0.2	Neg
31b	Hallway	Door	B	Metal	0.1	Neg

Area #	Room	Component	Side	Substrate	XRF	Results
31b	Hallway	Door Casing	B	Wood	0.1	Neg
31b	Hallway	Door Jamb	B	Wood	0.0	Neg
31b	Hallway	Access Door		Wood	1.5	Pos
31b	Hallway	Access Frame		Wood	2.9	Pos
32	WPS Gymnasium	Wall	B	Brick	0.1	Neg
32	WPS Gymnasium	Door	D	Wood	0.2	Neg
32	WPS Gymnasium	Door Frame	D	Metal	0.1	Neg
32	WPS Gymnasium	Pipe	D	Metal	0.1	Neg
32	WPS Gymnasium	Column	D	Wood	0.1	Neg
32	WPS Gymnasium	Bracket	D	Metal	0.1	Neg
33	Cafeteria	Wall	A	Brick	0.1	Neg
33	Cafeteria	Wall	D	Brick	0.1	Neg
33	Cafeteria	Floor	A	Metal	0.1	Neg
33	Cafeteria	Radiator		Metal	0.0	Neg
33	Cafeteria	Door	B	Metal	0.1	Neg
33	Cafeteria	Door	C	Wood	0.2	Neg
33	Cafeteria	Door Casing	C	Wood	0.0	Neg
33	Cafeteria	Door Jamb	C	Wood	0.1	Neg
33	Cafeteria	Window Casing	A	Wood	0.1	Neg
34	WPS Kitchen	Wall	A	Plaster	0.1	Neg
34	WPS Kitchen	Wall	B	Plaster	0.1	Neg
34	WPS Kitchen	Wall	C	Plaster	0.1	Neg
34	WPS Kitchen	Wall	D	Plaster	0.1	Neg
34	WPS Kitchen	Screen Door	C	Wood	2.8	Pos
34	WPS Kitchen	Door Casing	C	Wood	0.1	Neg
34	WPS Kitchen	Door Jamb	C	Wood	0.0	Neg
34	WPS Kitchen	Door	C	Wood	0.1	Neg
34	WPS Kitchen	Door	D	Wood	0.1	Neg
34	WPS Kitchen	Window Sill	B	Wood	0.0	Neg
34	WPS Kitchen	Window Casing	B	Wood	0.1	Neg
34	WPS Kitchen	Window Int. Stop	B	Wood	0.1	Neg
34	WPS Kitchen	Pipe	A	Metal	0.2	Neg
34	WPS Kitchen	Grease Interceptor	A	Metal	0.1	Neg
35	WPS Custodial Area	Wall	C	Plaster	0.1	Neg
35	WPS Custodial Area	Door	A	Wood	0.2	Neg
35	WPS Custodial Area	Door Casing	A	Wood	0.1	Neg
35	WPS Custodial Area	Door Jamb	A	Wood	0.0	Neg
35	WPS Custodial Area	Window Casing	B	Wood	0.1	Neg
35	WPS Custodial Area	Window Int. Sash	B	Wood	0.1	Neg

Tower Street School

XRF Data – Exterior

Area	Component	Side	Substrate	XRF	Results
Exterior	Door	A	Wood	3.1	Pos
Exterior	Door Casing	A	Wood	2.8	Pos
Exterior	Wall	A	Brick	0.1	Neg
Exterior	Support Column	A	Metal	1.5	Pos
Exterior	Support Column	A	Metal	1.5	Pos
Exterior	Wall	A	Wood	0.0	Neg
Exterior	Door A7	C	Wood	0.0	Neg
Exterior	Door Casing A7	C	Wood	0.2	Neg
Exterior	Door A10	A	Wood	0.1	Neg
Exterior	Door Casing A10	A	Wood	1.7	Pos
Exterior	Window Apron	A	Wood	0.1	Neg
Exterior	Door A4	C	Wood	0.1	Neg
Exterior	Door Casing A4	C	Wood	2.5	Pos
Exterior	Door Lintel A4	C	Metal	2.4	Pos
Exterior	Window Sill	B	Wood	2.0	Pos
Exterior	Window Apron	B	Wood	1.8	Pos
Exterior	Window Ext. Sash	B	Wood	1.4	Pos
Exterior	Window Casing	C	Wood	1.7	Pos
Exterior	Door A8	D	Metal	0.1	Neg
Exterior	Door Frame A8	D	Metal	0.1	Neg
Exterior	Door A6	A	Metal	1.0	Pos
Exterior	Door Frame A6	A	Metal	0.1	Neg
Exterior	Door Lintel A6	A	Metal	0.3	Neg
Exterior	Joist	B	Wood	2.0	Pos
Exterior	Vent	C	Metal	0.1	Neg
Exterior	Electric Conduit	B	Metal	0.2	Neg
Exterior	Foundation	B	Concrete	0.1	Neg
Exterior	Door D1	D	Wood	0.0	Neg
Exterior	Door Casing D1	D	Wood	2.8	Pos
Exterior	Door D2	D	Wood	0.1	Neg
Exterior	Door Casing D2	D	Wood	2.3	Pos
Exterior	Door Jamb D2	D	Wood	2.5	Pos
Exterior	Door D5	D	Metal	0.0	Neg
Exterior	Door Casing D5	D	Wood	0.1	Neg
Exterior	Door D6	D	Wood	0.1	Neg
Exterior	Door Casing D6	D	Wood	0.1	Neg
Exterior	Door Jamb D6	D	Wood	1.5	Pos
Exterior	Door D7	D	Metal	0.0	Neg

Area	Component	Side	Substrate	XRF	Results
Exterior	Door Frame D7	D	Metal	0.1	Neg
Exterior	Window Apron	D	Wood	0.1	Neg
	Calibration			0.9	
	Calibration			1.0	
	Calibration			0.9	

4.1 XRF Data – Surfaces Found To Be Positive For LBP

Surfaces that have been identified as containing lead-based paint above federal standards are listed as follows:

Tower Street School

Positive Interior XRF Data

Area #	Room	Component	Side	Substrate	XRF	Results
12	WPS Transition Academy	Door	D	Wood	1.2	Pos
15	Room 15	Door	D	Wood	3.7	Pos
15	Room 15	Door Jamb	D	Wood	1.7	Pos
16	Room 16	Door	D	Wood	4.7	Pos
16	Room 16	Door Jamb	D	Wood	2.3	Pos
17	WPS Facilities	Door Jamb	B	Wood	2.6	Pos
20	WPS Facilities	Door Jamb	B	Wood	1.0	Pos
21	Room 21	Door	B	Wood	1.0	Pos
22	Room 22	Door	B	Wood	1.0	Pos
25	Literacy Volunteers	Door	C	Wood	1.1	Pos
26	Literacy Volunteers	Door	C	Wood	1.4	Pos
27	Fogerty Center	Door	A	Wood	1.4	Pos
29	WPS Meeting Space	Door	A	Wood	1.0	Pos
30	Computer Lab	Door	A	Wood	1.0	Pos
31b	Hallway	Door	A	Wood	1.3	Pos
31b	Hallway	Column	A	Metal	3.2	Pos
31b	Hallway	Access Door		Wood	1.5	Pos
31b	Hallway	Access Frame		Wood	2.9	Pos
34	WPS Kitchen	Screen Door	C	Wood	2.8	Pos

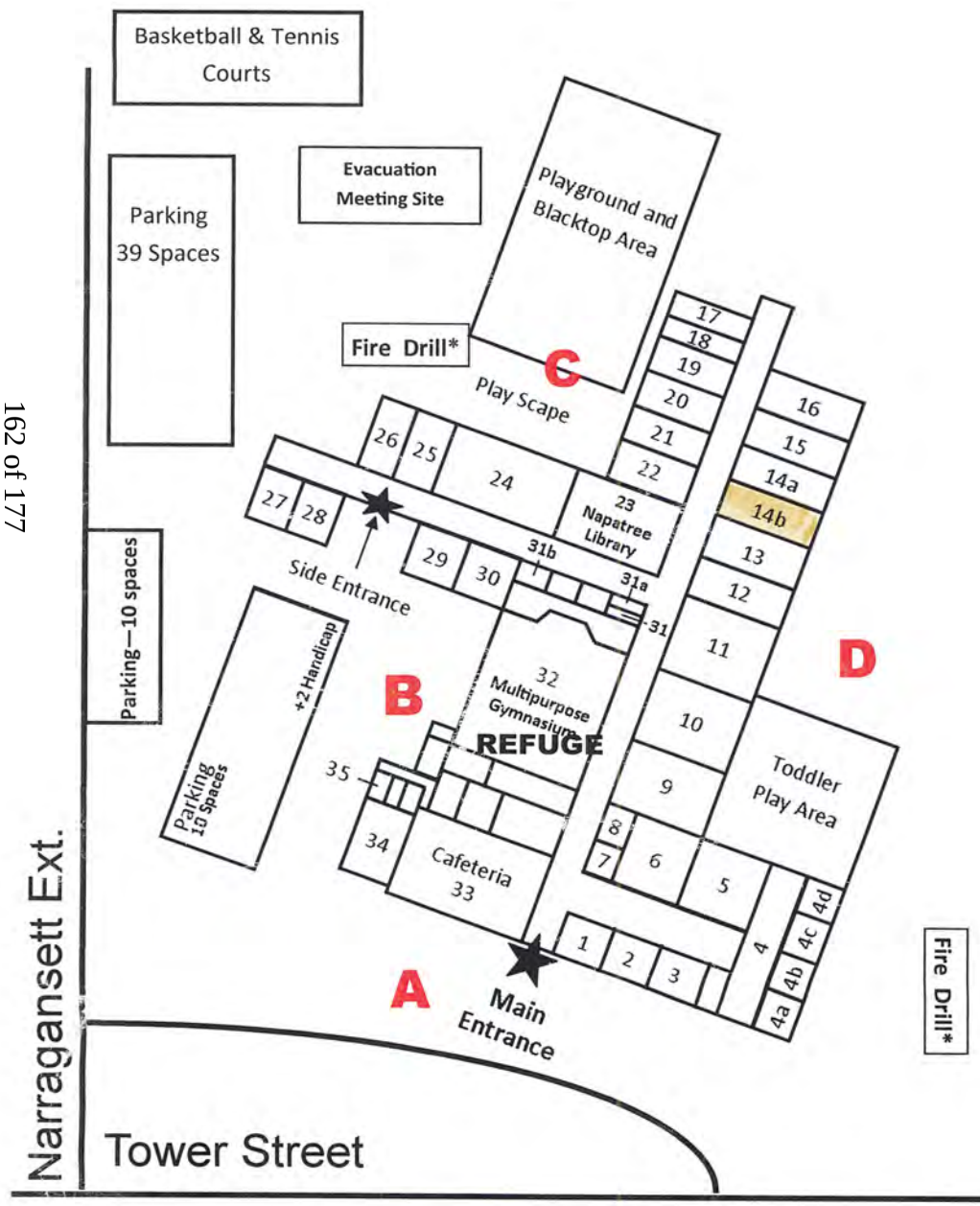
Tower Street School

Positive XRF Data – Exterior

Area	Component	Side	Substrate	XRF	Results
Exterior	Door	A	Wood	3.1	Pos
Exterior	Door Casing	A	Wood	2.8	Pos
Exterior	Support Column	A	Metal	1.5	Pos
Exterior	Support Column	A	Metal	1.5	Pos
Exterior	Door Casing A10	A	Wood	1.7	Pos
Exterior	Door Casing A4	C	Wood	2.5	Pos
Exterior	Door Lintel A4	C	Metal	2.4	Pos
Exterior	Window Sill	B	Wood	2.0	Pos
Exterior	Window Apron	B	Wood	1.8	Pos
Exterior	Window Ext. Sash	B	Wood	1.4	Pos
Exterior	Window Casing	C	Wood	1.7	Pos
Exterior	Door A6	A	Metal	1.0	Pos
Exterior	Joist	B	Wood	2.0	Pos
Exterior	Door Casing D1	D	Wood	2.8	Pos
Exterior	Door Casing D2	D	Wood	2.3	Pos
Exterior	Door Jamb D2	D	Wood	2.5	Pos
Exterior	Door Jamb D6	D	Wood	1.5	Pos

Floor Plan

Tower Street School Community Center



Room #	Updated 8-30-2019
1	WPS Main Office
2	WPS Building Director
3	WPS Parents as Teachers
4	WPS Facilities Department
4a	WPS Facilities Department
4b	WPS Facilities Department
4c	WPS Homeless Coordinator
4d	WPS Facilities Department
5	WPS Early Childhood Classroom
6	WPS Early Childhood Classroom
7**	Wood River Health Services/WIC Office
8	WPS Out-of-School Time
9	WPS Out-of-School Time
10	WPS Out-of-School Time
11	WPS Wellness Center
12	WPS Transition Academy
13	WPS Out-of-School Time
14a-b**	Westerly Wrestling Club
15 & 16	Open
17-20	WPS Facilities
21	Open
22	WPS Child Outreach
23	WPS Transition Academy and Meeting Space
24	Open
25/26 **	Literacy Volunteers of Washington County
27**	Fogerty Center
28	WPS Sensory Room
29	WPS Meeting Space
30	Computer Lab, Adult Education
31	WPS Maintenance Closet
31a	WPS Office
31b	WPS Storage Closet
32	WPS Gymnasium - **REFUGE**
33	WPS Cafe
34	WPS Kitchen
35	WPS Custodial Area

** Building Tenants and Rentals

Inspector's License

Rhode Island Department of Health

Lead Program

Lead Inspector



BRENDA J EASTMAN

Exp. Date: 10/31/2022
License #: LI00044

Member of C.O.N.E.S.T.

APPENDIX E: COMMUNITY NEEDS ASSESSMENT

TOWER STREET SCHOOL RE-USE PROJECT

COMMUNITY NEEDS ASSESSMENT

REPORT of FINDINGS

FOR PUBLIC USE

YEAR END REPORT PREPARED FOR THE ROYCE FAMILY FUND, ORGANIZING COMMITTEE, AND TOWN COUNCIL

DECEMBER 2022



Linda M. Schreiber

Lmschreiberconsulting@Gmail.com

(312) 720-9023

PURPOSE OF THE COMMUNITY NEEDS ASSESMENT

The purpose of this community needs assessment was to gather the community's input into top needs they experience or are aware of around them, as an influence on the direction for future renewal of the Tower Street School property at its highest and best use.

It is a commitment of great time and energy to slow down a project, defer demolishing or developing the site, and assessing alternate opportunities. But pausing and shifting toward a priority of examining how a site might instead be restored to meeting human needs can often result in generating several side benefits. One is informing the community and creating excitement for the future. Another is engaging a broader array of investors – including service providers, influential proponents, and prospective funders. And those factors lead to greater synergy and inspiration – reimagining and possibly launching mutual work together.

The needs assessment information gathered will elevate similar programs already provided in the community (so that costly duplication of services can be avoided) and perhaps which types have been most successful, and which have failed. Also elevated then are the gaps in services that are critically needed if the community is to remain thriving, pointing us toward the program design and delivery models of a facility which becomes a vital and life-impacting asset.

This process has been valuable in establishing ongoing relationships with other service providers and garnering the broader community's support. Given the organizing committee's desire to serve underserved groups, the project's visibility and image have also been enhanced. The findings reveal a very high level of investment in the project and agreement over key themes of need they wish to see addressed through Tower Street's revival. The overall assessment is that the Westerly community is poised to not only verbally support the concept of a community center/mixed model facility re-use but is enthusiastically anticipating learning more about how they can become partners in bringing this to fruition.

THE PROCESS WE UTILIZED

A Community Needs Assessment is a disciplined approach to collecting, analyzing, and using data to identify prioritized needs and issues that are barriers to the well-being and health of residents. The methodology employed for the Tower Street School study included multiple levels of community input which can inform the organizing committee's future decisions and connect to other community improvement efforts.

ORGANIZING COMMITTEE

The first level of input was gathered through discussion at weekly meetings over several months with the multi-party organizing committee. This group was comprised of representatives from the Royce Family Fund, the Town Manager, Town Council, Westerly Education Center, and the Ocean Community YMCA. Existing studies and data from entities such as healthcare, government, business, and school studies were shared and reviewed for analysis and discussion of implications on this assessment.

This committee then compiled an extensive list of leaders from a broad representation of the community. Their work resulted in a list of interview prospects with attention to diversity of geography, career, race, age, social services agency staff and recipients, factors of community leadership, standouts among grass roots initiatives, North End neighborhood residents, project development/funding experience and employment roles. Suggested names were then categorized to ensure broad inclusion, resulting in the

following eleven categories: Foundations, Recreation, Cultural and Arts, Social Services, Healthcare, Educational, Churches, Young Entrepreneurs, Town of Westerly, Philanthropists, and Other.

KEY LEADER INTERVIEWS

During the month of June, 35 individual interviews were held, mostly in person and a few via Zoom. The invitee/respondent participation rate was exceptional.

A series of 8 questions were posed in a semi-structured conversation, facilitated by Linda Schreiber. Two of the interviews were conducted with 2 colleagues present together, and all others were only with one invitee and the interviewer. The questions included:

1. Have you had any involvement with the programming previously provided at the Tower Street School? Are you familiar with any of their programs/services provided in the Westerly community?
2. What makes your community special? What are its strengths or assets?
3. When you think about some of the concerns people have right now for their families, and some of the needs they have that aren't being met - What do you see as the top 3 most pressing problems currently facing people in Westerly at this time? (Employment/Education/Income-Asset Building/ Housing/ Health/ Civic Engagement/ Support Services…
4. As you think forward, out over the next 5-7 years… what do you think might be 2 or 3 major problems facing your community?
5. Which groups/segments of people do you think are most underserved in your community? How?
6. What can nonprofits be doing better to address the current problems and/or these underserved communities (based on either your own involvement, or from any comments heard in community).
7. Are there other individuals or groups you respect & recognize as having great impact, who we might want to learn from or partner with? (Not just local govt/private/philanthropy…)
8. Do you have any other suggestions that could help us increase this project's presence/help us to best utilize this building in the community?

The compilation of responses during the leader interviews revealed these leading critical needs for the Westerly community, in rank order:

tallied **ISSUE**

22 **Community Center** Healthy, Affordable Alternative Activities. Recreation facilities, activity, open & studio spaces.
20 **Housing** Lack of & affordability.
17 **Mental Health,** Behavioral Health
17 **Economic Disparity** Low income & in poverty. Need living wages.
15 **Education** Aging facilities. Challenged schools. Dropout rate
13 **Youth** Activity Spaces, Safe. Life skills. Build opportunities.
13 **Workforce development** & securing employees. Good jobs.

Additional concerns around substance abuse, transportation barriers, food insecurity, the aging population, childcare and Human Service coordination were also often cited.

A separate question asked respondents to look out 5-7 years to the future and identify problematic trends or increased needs. In addition to those items listed above, the top long-term concerns center on the community's growing wealth disparity and increasing levels of poverty, and the "graying" of the region with fewer young families able to live here.

Another question examines potential capacities, strengths and assets in the community which might be leveraged. The top responses to "What Makes Westerly Special?" include:

15 Vibrant Downtown. Creates sense of small-town community. Chuck - Reinventing, synergy. Architecture & historic preservation. Theater, Music, Hospitals, Library, WEC, YMCA, Wilcox Park, a lot for this size community.

14 Connection. Community that cares. Familiarity of everybody knows everybody. People are friendly & lend support. (Though may not be same for newcomers/ diverse populations)

9 Philanthropic, generous

8 Engaged community. Participation & volunteerism. Wants to collaborate

8 Beaches & tourism. Chamber events. Get to live where everyone else wants to vacation!

8 Diversity is growing. Culturally rich. Diverse neighborhoods

7 Family is tight. Family living nearby. Kids want to come back to raise their families here.

COMMUNITY LEADER FORUM

Upon compiling the individual interview responses, key themes of findings emerged. Questions were then crafted, framed around those findings and themes, for the deeper discussion included in the next stage of broader community engagement: a Community Leader Forum.

This event received substantial advance marketing through the Committee's efforts. Local media outlets, newspaper ads and articles about the potential project and digital print sites repeatedly shared the open invitation, encouraging public participation. Multiple emails sent such as the example below were from the City Manager's office and individual committee members to encourage the attendance of key attendees:

Hi Everyone:

Thank you for responding to the invitation to attend the breakfast forum for discussion on the feasible uses for the former Tower Street School. **This email confirms your RSVP.**

MARK THE DATE!
Tuesday, July 19th 8am to 10am at the
Westerly Yacht Club, 1 Watch Hill Road, Westerly, RI



We look forward to your thoughts during this breakfast forum and if you know of others who would like to share their input, please have them send a quick email, no later than Friday, 7/15 with their name and email address to: TowerStreetReuse@WesterlyRI.gov

PLEASE DO NOT REPLY TO THIS EMAIL. You must send a new email to the address. *(IT Security will kick back all replies)*

If you need special assistance or accommodations for the forum, please call (401) 348-2532.

There was a significant number of participants who did not receive a direct invitation but showed up that morning to engage in the discussions, spurred by the open invitation encouraging public input.

The breakfast event was held on July 19th and represented the input of more than 60 attendees. Invitees were once again culled from a wide variety of community sectors – representing social service agencies, recipients of agency services, public service, healthcare, education, clergy, government and law enforcement, private business, and local residents. Several people from the Tower Street School neighborhood were in attendance.

Participants were eager to lend feedback and expressed significant gratitude afterward for the opportunity to gather with other committed, engaged residents. An array of display photos and maps were on display around the room to inform the attendees of the current state of the facility and property.

The program opened with a welcome and introductory remarks by Chuck Royce. Westerly's Town Manager, Council President, The Westerly Education Center Director, and the Ocean Community YMCA CEO each spoke briefly about their aspirations for how this additional property might benefit their organization and the Town as a whole. A vision for the possibilities was then cast using similar multi-partner community project examples, by GRO architectural development services. The emphasis for the day was "People, Programs, then Place", reminding attendees of our purpose to maintain focus at this stage on People's needs and Programs to be delivered (with the facility design or Place, yet to come at a later point.)

Ten tables of 6-8 participants then worked through a series of 6 facilitated questions (Please see attached #2). The questions drew out the most critical needs, who is most underserved, and then 3 centered around the needs of Young Families, Youth, and Seniors. Each table had an assigned Host and a Scribe to collect the responses. Tables were intentionally mixed to represent a variety of sectors, to expand the discussion. Responses were recorded on wall sheets and the compilation of each question's responses are enclosed in the separately attached zip file. The questions were as follows:

1. Seeking Greater Community Impact: What are the most critical social issues or pressing problems you see facing our community at this time? Then reflect on any new needs you might anticipate will emerge or increase over the next five years?

2. Strengthening Community: For this project to play a greater role in building the strength of our community – we need to especially consider needs among those who are currently underserved. Who is underserved and what needs might you prioritize? (ie: Job opportunities, growing income disparity, housing cost escalation…)
3. Drill Down Need Topic #1 - YOUNG FAMILIES: What could we do to be more effective in serving Young Families? (Parenting support, childcare, activities for whole family engagement…)
4. Drill Down Need Topic #2 - CHILDREN & TEENS: What could we do to be more effective in helping Children/teens? (recreation/mental health/enrichment activities…)
5. Drill Down Need Topic #3 – SENIORS: How do we better assist Seniors – with issues they face like continued health, support of independent living, engagement, and connection?

The two-hour session concluded with the sixth question, asking them to ponder all they had heard that morning and post-it one idea that energized them, "got them jazzed about this project", or prompted them to want to become more closely engaged to volunteer as it moves forward. The dynamic in the room was charged, enthusiastic and caring.

What follows are the recurring themes combined from both the interviews and the forum. This information points us to the top prioritized needs as well as brief notes on potential desired impacts and programming design suggestions.

EXECUTIVE SUMMARY OF RECURRING THEMES

Given the consistency of themes recorded between the individual Leader Interviews and the broader Community Forum, the following findings are presented for consideration:

1. COMMUNITY CENTER This will be best received as a mixed-use project incorporating a community center along with a housing component. The vision is a vibrant, multi-generational, connection-building, social services and recreation HUB of activity. Key needs expressed for inclusion in the community center are youth and young family services – providing recreational, educational wraparounds, social connection and a wide range of non-sports activities. The other key need is for workforce development programming. These are seen as necessary tools to reduce income disparity, improve mental health, and engage more children and teens in healthy and educational growth opportunities.

2. HOUSING is tied for the top spot on the needs lists. The current lack of affordable housing is damaging the future options for young people to return to the area and raise their own families – a significant social value in this region. Escalated costs and lack of housing also contribute to growing homelessness and hurt low-income families' efforts to secure stable housing. Employers see difficulties securing worker housing, and elderly residents face the prospect of needing to leave the community due to cost escalation.

3. WORKFORCE DEVELOPMENT/JOBS Employment and job growth opportunities rise to the top of the needs lists due to an altruistic hope to see the entire community remain strong. The long-term vision is to provide a skilled workforce, matched to well-paying job opportunities. This is also connected to the repeated concern about the challenges faced by low income and working poor families, and the hope to provide paths to move from poverty to financial stability. Education from high school to work is needed.

4. RISING MENTAL HEALTH challenges were the 4th highest urgent need cited. The responses covered all ages but given the isolation of recent years there is high concern for children and Seniors. Recognition that

the system for mental health services is absolutely broken, and existing services are limited and overwhelmed, this is a top request for the Tower Street project to aim to address.

5. YOUTH SERVICES needs are extensive, and women throughout each of the above needs. Significant emphasis was placed on providing safe, supervised, wholesome activities and educational supports for children and teens. Intergeneration opportunities are cited frequently, along with sport and non-sport activities. Providing quality yet affordable childcare is in high demand, both young children and school ages (before and after school care, plus summer camps). And caring adults as mentors for teens to encourage school graduation and future success.

6. LOW INCOME FAMILIES & YOUNG/SINGLE PARENTS There is repeated sensitivity shown in the responses that lifting the prospects for the working poor or struggling families with young children will reap benefits for the next generations. The desire is to invest in improving the lives for the entire family with education, basic life skills and parenting support, stable homes, and employment training opportunities.

The committee retains the option as part of the final portion of this study to pursue Community Conversation (focus) groups, to obtain deeper understanding of the detailed programmatic approaches that may be best developed, and information helpful to influence the physical plant design should the project proceed to that stage. A determination will be made regarding the focus groups after this report is reviewed and additional studies on the physical plant are complete.

APPENDIX F: PRINT ADVERTISEMENTS

tretch that has undergone afety and infrastructure nprovements.

This is the biggest day on he Waterbury Branch ever," aid Jim Gildea, chair of the Connecticut Commuter ail Council and rider on

news conference in Bridgeport. "This is transformational. Transformational not only for the rail commuter such as myself, to get us to our places of destination, but for economic development in the downtowns that

Waterbury Mayor Neil O'Leary said the expanded service coincides with a rise in population in parts of western Connecticut. He said about 4,000 people moved into his city, which is about a two-hour drive

Sunday, June 26, there were just under 100,000 customers, 123% of Metro-North's pre-COVID baseline for weekend ridership.

"Metro-North is in the middle of a ridership renaissance right now," she said.

Halstead's interment, which has not been set.

— *Associated Press*

thewesterlysun.com | Neighborhood news, as it happens

JMS renews Malloy's contract despite criticism

ELFAST, Maine (AP) — The niversity of Maine System hancellor who came under riticism for his handling of taffing and restructuring ill keep his job for another ear.

rustees voted unanimously Monday to extend the con- act for Chancellor Dannel Malloy despite recent votes f no confidence from fac- lty at three of the system's even campuses.

rish Reilly, chairwoman of he UMS Board of Trustees, said the outcome that puts Malloy on a short leash balances his mistakes against his previous success in making structural changes for the system to adapt.

"The year will give the chancellor an opportunity to rebuild trust, increase transparency and sustain the momentum of needed change that he has begun," she said in a statement after the meeting at the University of Maine Hutchinson Center in Belfast.

Hard feelings caused by the former two-term Connecticut governor came to a head with a botched hiring of a president for the Augusta campus.

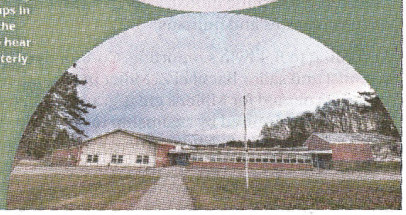
Malloy declined to tell the search committee about previous no-confidence votes before the hiring of Michael Laliberte at the University of Maine at Augusta. Laliberte withdrew amid the controversy, but the system is on the hook for paying him up to $705,000 over three years.

The Royce Family Fund, working in partnership with the Town of Westerly, Westerly Education Center, Ocean Community YMCA, and others invite you to a community forum to discuss the feasible uses of the former Tower Street School.

Our team is in the project's outreach phase and is seeking input from community members on the needs and gaps in services that could possibly be addressed through the re-use or rebuild of the facility. The forum's goal is to hear from a wide range of constituents in the greater Westerly community.

Please tell us your thoughts during a breakfast forum to be held on Tuesday, July 19, 2022 - 8:00 AM to 10:00 AM at the Westerly Yacht Club 1 Watch Hill Road, Westerly.

Tower Street Re-Use



If you plan on attending, kindly RSVP, via email, at TowerStreetReuse@WesterlyRI.gov
Should you need special assistance or accommodations for the forum, please call (401) 348-2532.

thewesterlysun.com
TOPAGENTS
topagents.thewesterlysun.com





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Call or text:
401-924-4730
bambidiroma@bhhsne.com
2 Williams Ave
Mystic CT 06355
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Eastern Bank
JOIN US FOR GOOD
For all your mortgage needs, contact:



Laurie Lisi
VICE PRESIDENT,
MORTGAGE BANKING
NMLS# 761786
TEL: 401.596.3185

Susan M. Eldridge
860-460-1067
Susan@SchilkeRealty.com



Licensed in RI & CT
Residential & Commercial

has been taken to a nearby hospital for evaluation and motorists have experienced long delays along Norwich-Westerly Road

personnel with the North Stonington Ambulance Association were called to the restaurant, located at 386 Norwich-Westerly Road,

evaluated at the scene and taken to Backus Hospital in Norwich as a precaution. No one else was involved in the crash.

Motorists reported experiencing delays throughout the day Thursday as heavy equipment was used to remove the truck.

Officials: drought worsening in southern New England

HARTFORD (AP) — Southern New England is experiencing worsening drought conditions, government officials said Thursday, urging residents to voluntarily take steps to reduce their water consumption.

Connecticut Gov. Ned Lamont declared a Stage 2 drought, based on a recommendation by the state's Interagency Drought Workgroup, which determined that every county in the state is experiencing Stage 2 drought conditions due to below-normal precipitation.

Stage 2 is the second of five drought stages defined by the Connecticut Drought Preparedness and Response Plan. On June 2, the workgroup classified New London and Windham counties as being at Stage 1, essentially a "heads up" about the early signs of abnormally dry conditions.

"Residents should be mindful of their water consumption and take sensible steps to reduce impacts on other water uses and on the environment," Lamont said in a statement.

Residents and businesses are being urged to take steps such as reducing automatic outdoor irrigation, postponing planting new lawns or vegetation and fixing leaky plumbing.

Much of Massachusetts and Rhode Island have been in a drought since May.

Massachusetts Energy and Environmental Affairs Secretary Beth Card declared on Wednesday a significant drought for a large portion of that state, and Rhode Island officials declared on Thursday that all but southern coastal areas are now in a moderate drought.

The city of Warwick instituted every-other-day watering restrictions effective immediately.

WESTERLY

■ A 17-year-ol
assault or batt

*Court dispositi
websites www.*







APPENDIX G: DIGITAL ADVERTISEMENT

THE WESTERLY SUN

78° Sunny

NEWS SPORTS OBITS OPINION PHOTOS CLASSIFIEDS THINGS TO DO SPECIAL SECTIONS MORE EPAPER

Tower Street Re-Use
Come to a community forum to discuss the feasible uses of the former Tower Street School.
RSVP Needed
7/19/22 • 8AM to 10AM
Westerly Yacht Club
1 Watch Hill Road, Westerly
More Info ▸

Top Story

PHOTOS: A fitting tribute for a dedicated employee



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APPENDIX B

Airport Hazards Impact Evaluation and Attachments

Airport Hazards (CEST and EA)

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D
References		
https://www.hudexchange.info/environmental-review/airport-hazards		

1. **To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?**

   ☐No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within the applicable distances to a military or civilian airport.*

   ☒Yes → *Continue to Question 2.*

2. **Is your project located within a Runway Potential Zone/Clear Zone (RPZ/CZ) or Accident Potential Zone (APZ)?**

   ☐Yes, project is in an APZ → *Continue to Question 3.*

   ☐Yes, project is an RPZ/CZ → *Project cannot proceed at this location.*

   ☒No, project is not within an APZ or RPZ/CZ

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within either zone.*

3. **Is the project in conformance with DOD guidelines for APZ?**

   ☐Yes, project is consistent with DOD guidelines without further action.

   Explain how you determined that the project is consistent:

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.*

☐No, the project cannot be brought into conformance with DOD guidelines and has not been approved. → *Project cannot proceed at this location.*

☐Project is not consistent with DOD guidelines, but it has been approved by Certifying Officer or HUD Approving Official.

Explain approval process:

If mitigation measures have been or will be taken, explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The nearest airport to the Project Site is the Westerly State Airport, a public airport that also accommodates some military activity located in Westerly, Rhode Island. The Project is located just outside the Horizontal Zone, and within the Conical Zone, of the Westerly State Airport. An *Airport Layout Plan Update and Land Use Compatibility Plan*, prepared by Vanasse Hangen Brustlin, Inc. (VHB) in 2009, indicates that the proposed Project would not encroach upon the regulated airspace height.

However, using the Federal Aviation Administration's (FAA's) Notice Criteria Tool (version 2018.2.0) with ground survey data recently collected at the Site and the proposed building height according to preliminary design plans, the filing of FAA Form 7460-1 is required due to an exceedance of the criteria outlined at 14 CFR § 77.9(b). Parameters used in the calculation included a ground elevation of 114' above mean sea level (MSL) and a maximum building height of 45' above grade.

Based on the information available through the Town of Westerly and Westerly State Airport, no issues relative to airspace obstruction are expected to result from the filing and it is expected that the Project will be able to move forward as intended.

Are formal compliance steps or mitigation required?

☒ Yes

☐ No

U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION

AIRPORT MASTER RECORD

PRINT DATE: 05/21/2024
AFD EFF 05/16/2024
FORM APPROVED OMB 2120-0015

> 1 ASSOC CITY:	WESTERLY	4 STATE: RI	LOC ID: WST	FAA SITE NR:	22075.*A
> 2 AIRPORT NAME:	WESTERLY STATE		5 COUNTY: WASHINGTON, RI		
3 CBD TO AIRPORT (NM): 2 SE		6 REGION/ADO: ANE /	7 SECT AERO CHT: NEW YORK		

GENERAL

10 OWNERSHIP:	PUBLIC
> 11 OWNER:	RHODE ISLAND AIRPORT CORPORATION
> 12 ADDRESS:	2000 POST RD WARWICK, RI 02886
> 13 PHONE NR:	401-691-2265
> 14 MANAGER:	IFTIKHAR AHMAD
> 15 ADDRESS:	RHODE ISLAND AIRPORT CORP, 2000 POST RD WARWICK, RI 02886
> 16 PHONE NR:	401-691-2265

> 17 ATTENDANCE SCHEDULE:

MONTHS	DAYS	HOURS
OCT-MAY	SUN-SAT	0800-1600
JUN-SEP	SUN-SAT	0800-1700

SERVICES

> 70 FUEL:	100LL A
> 71 AIRFRAME RPRS:	MAJOR
> 72 PWR PLANT RPRS:	MAJOR
> 73 BOTTLE OXYGEN:	NONE
> 74 BULK OXYGEN:	NONE
75 TSNT STORAGE:	TIE
76 OTHER SERVICES:	AFRT,AMB,AVNCS, CHTR,GLD,INSTR, PAJA,RNTL,SALES, TOW

BASED AIRCRAFT

90 SINGLE ENG:	24
91 MULTI ENG:	3
92 JET:	0
93 HELICOPTERS:	1
TOTAL:	28
94 GLIDERS:	0
95 MILITARY:	0
96 ULTRA-LIGHT:	0

FACILITIES

> 80 ARPT BCN:	WG
> 81 ARPT LGT SKED:	SEE RMK
BCN LGT SKED:	SS-SR
> 82 UNICOM:	123.000
> 83 WIND INDICATOR:	YES-L
84 SEGMENTED CIRCLE:	YES
85 CONTROL TWR:	NO
86 FSS:	BRIDGEPORT
87 FSS ON ARPT:	NO
88 FSS PHONE NR:	
89 TOLL FREE NR:	1-800-WX-BRIEF

OPERATIONS

100 AIR CARRIER:	0
102 AIR TAXI:	8,500
103 G A LOCAL:	5,904
104 G A ITNRNT:	3,194
105 MILITARY:	50
TOTAL:	17,648

OPERATIONS FOR 12 MONTHS ENDING 07/31/2023

18 AIRPORT USE:	PUBLIC
19 ARPT LAT:	41-20-58.6787N ESTIMATED
20 ARPT LONG:	71-48-12.3006W
21 ARPT ELEV:	81.1 SURVEYED
22 ACREAGE:	321
> 23 RIGHT TRAFFIC:	NO
> 24 NON-COMM LANDING:	YES
25 NPIAS/FED AGREEMENTS:	YES / NGY3
> 26 FAR 139 INDEX:	/

RUNWAY DATA

		07/25	14/32
> 30 RUNWAY IDENT:		07/25	14/32
> 31 LENGTH:		4,010	3,960
> 32 WIDTH:		100	75
> 33 SURF TYPE-COND:		ASPH-P	ASPH-P
> 34 SURF TREATMENT:		GRVD	NONE
35 GROSS WT:	S	30.0	12.5
36 (IN THSDS)	D	60.0	
37	2D		
38	2D/2DS		
> 39 PCN / PCR:			

LIGHTING/APCH AIDS

> 40 EDGE INTENSITY:	MED	MED
> 42 RWY MARK TYPE-COND:	BSC- F / NPI- F	BSC- F / BSC- F
> 43 VGSI:	P4R / V2L	P4L / P4L
44 THR CROSSING HGT:	46 / 36	40 / 40
45 VISUAL GLIDE ANGLE:	3.50 / 3.50	4.00 / 4.00
> 46 CNTRLN-TDZ:	N - N / N - N	N - N / N - N
> 47 RVR-RVV:	- N / - N	- N / - N
> 48 REIL:	N / Y	Y / Y
> 49 APCH LIGHTS:	MALSF /	/

OBSTRUCTION DATA

50 FAR 77 CATEGORY:	C / B(V)	A(V) / A(V)
> 51 DISPLACED THR:	/	/ 750
> 52 CTLG OBSTN:	TREES / TREES	TREES / TREES
> 53 OBSTN MARKED/LGTD:	/	/
> 54 HGT ABOVE RWY END:	117 / 48	17 / 33
> 55 DIST FROM RWY END:	2,200 / 1,100	380 / 425
> 56 CNTRLN OFFSET:	330R / 40L	140L / 100L
57 OBSTN CLNC SLOPE:	17:1 / 18:1	10:1 / 6:1
58 CLOSE-IN OBSTN:	N / Y	Y / Y

DECLARED DISTANCES

> 60 TAKE OFF RUN AVBL (TORA):	/	/
> 61 TAKE OFF DIST AVBL (TODA):	/	/
> 62 ACLT STOP DIST AVBL (ASDA):	/	/
> 63 LNDG DIST AVBL (LDA):	/	/

(>) ARPT MGR PLEASE ADVISE FSS IN ITEM 86 WHEN CHANGES OCCUR TO ITEMS PRECEDED BY >

> 110 REMARKS:

A 024	LDG FEE FOR COML & NON-RHODE ISLAND REGISTERED ACFT.
A 033	RWY 07/25 NMRS CRACKS FULL LEN.
A 033	RWY 14/32 NMRS CRACKS FULL LEN.
A 043	RWY 07 PAPI U/S.
A 043	RWY 14 PAPI U/S.
A 051	RWY 07 TEMPO DTHR 375 FT.
A 051	RWY 14 TEMPO DTHR 595 FT.

111 INSPECTOR: (S) 112 LAST INSP: 09/08/2023 113 LAST INFO RES:

U.S. DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION

AIRPORT MASTER RECORD

PRINT DATE: 05/21/2024
AFD EFF 05/16/2024
FORM APPROVED OMB 2120-0015

> 1 ASSOC CITY:	WESTERLY	4 STATE: RI	LOC ID: WST	FAA SITE NR:	22075.*A
> 2 AIRPORT NAME:	WESTERLY STATE		5 COUNTY: WASHINGTON, RI		
3 CBD TO AIRPORT (NM): 2 SE		6 REGION/ADO: ANE /	7 SECT AERO CHT: NEW YORK		

GENERAL

10 OWNERSHIP:	PUBLIC
> 11 OWNER:	RHODE ISLAND AIRPORT CORPORATION
> 12 ADDRESS:	2000 POST RD WARWICK, RI 02886
> 13 PHONE NR:	401-691-2265
> 14 MANAGER:	IFTIKHAR AHMAD
> 15 ADDRESS:	RHODE ISLAND AIRPORT CORP, 2000 POST RD WARWICK, RI 02886
> 16 PHONE NR:	401-691-2265

> 17 ATTENDANCE SCHEDULE:

MONTHS	DAYS	HOURS
OCT-MAY	SUN-SAT	0800-1600
JUN-SEP	SUN-SAT	0800-1700

SERVICES

> 70 FUEL:	100LL A
> 71 AIRFRAME RPRS:	MAJOR
> 72 PWR PLANT RPRS:	MAJOR
> 73 BOTTLE OXYGEN:	NONE
> 74 BULK OXYGEN:	NONE
75 TSNT STORAGE:	TIE
76 OTHER SERVICES:	AFRT,AMB,AVNCS, CHTR,GLD,INSTR, PAJA,RNTL,SALES, TOW

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90 SINGLE ENG:	24
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93 HELICOPTERS:	1
TOTAL:	28
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95 MILITARY:	0
96 ULTRA-LIGHT:	0

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20 ARPT LONG:	71-48-12.3006W
21 ARPT ELEV:	81.1 SURVEYED
22 ACREAGE:	321
> 23 RIGHT TRAFFIC:	NO
> 24 NON-COMM LANDING:	YES
25 NPIAS/FED AGREEMENTS:	YES / NGY3
> 26 FAR 139 INDEX:	/

FACILITIES

> 80 ARPT BCN:	WG
> 81 ARPT LGT SKED:	SEE RMK
BCN LGT SKED:	SS-SR
> 82 UNICOM:	123.000
> 83 WIND INDICATOR:	YES-L
84 SEGMENTED CIRCLE:	YES
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87 FSS ON ARPT:	NO
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> 30 RUNWAY IDENT:	
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> 32 WIDTH:	
> 33 SURF TYPE-COND:	
> 34 SURF TREATMENT:	
35 GROSS WT:	S
36 (IN THSDS)	D
37	2D
38	2D/2DS
> 39 PCN / PCR:	

LIGHTING/APCH AIDS

> 40 EDGE INTENSITY:	
> 42 RWY MARK TYPE-COND:	
> 43 VGSI:	
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45 VISUAL GLIDE ANGLE:	
> 46 CNTRLN-TDZ:	
> 47 RVR-RVV:	
> 48 REIL:	
> 49 APCH LIGHTS:	

OBSTRUCTION DATA

50 FAR 77 CATEGORY:	
> 51 DISPLACED THR:	
> 52 CTLG OBSTN:	
> 53 OBSTN MARKED/LGTD:	
> 54 HGT ABOVE RWY END:	
> 55 DIST FROM RWY END:	
> 56 CNTRLN OFFSET:	
57 OBSTN CLNC SLOPE:	
58 CLOSE-IN OBSTN:	

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> 60 TAKE OFF RUN AVBL (TORA):	
> 61 TAKE OFF DIST AVBL (TODA):	
> 62 ACLT STOP DIST AVBL (ASDA):	
> 63 LNDG DIST AVBL (LDA):	

(>) ARPT MGR PLEASE ADVISE FSS IN ITEM 86 WHEN CHANGES OCCUR TO ITEMS PRECEDED BY >

> 110 REMARKS:

A 057	RWY 07 22:1 TO TEMPO DTHR.
A 057	RWY 32 22:1 TO DTHR.
A 057	RWY 14 22:1 TO TEMPO DTHR.
A 058	RWY 14 +10 FT TREES, 100 FT FM THR, 110 FT L; +10 FT TREES, 100 FT FM THR, 120 FT R.
A 058	RWY 25 +10 FT TREES, 170 FT - 200 FT FM THR, 180 FT L.
A 058	RWY 32 +20 FT TREES, 200 FT FM THR, 125 FT L.
A 070	SELF SVC 100LL FUEL AVBL 24 HRS.

111 INSPECTOR: (S) 112 LAST INSP: 09/08/2023 113 LAST INFO RES:

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> 83 WIND INDICATOR:	YES-L
84 SEGMENTED CIRCLE:	YES
85 CONTROL TWR:	NO
86 FSS:	BRIDGEPORT
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(>) ARPT MGR PLEASE ADVISE FSS IN ITEM 86 WHEN CHANGES OCCUR TO ITEMS PRECEDED BY >

> 110 REMARKS:

A 070	AVBL AT DOONEY AVIATION.
A 081	DUSK-DAWN. ACTVT MALSF RWY 07; REIL RWY 25, 14 & 32; PAPI RWY 7, 14 & 32, VASI RWY 25; MIRL RWY 07/25 & 14/32 - CTAF.
A 110-002	DEER & BIRDS ON & INVOF ARPT.
A 110-003	RWY CONDS MAY NOT BE MNT OR RPRTD WHEN AP IS UNATNDD. CTC RI AP CORPORATION OPS AT 401-691-2265.
A 110-004	OVNGT PRKG FEE.
A 110-005	ARPT LCTD IN NOISE SENSITIVE AREA. POPULATED AREAS TO THE S & W SHOULD BE AVOIDED.
A 110-006	HEL TOURS & BANNER TOW OPS ON AIRFIELD BLW 1000 FT ALG SOUTHERN COAST OF RHODE ISLAND.

111 INSPECTOR: (S) 112 LAST INSP: 09/08/2023 113 LAST INFO RES:

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LIGHTING/APCH AIDS

> 40 EDGE INTENSITY:
> 42 RWY MARK TYPE-COND:
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> 63 LNDG DIST AVBL (LDA):

(>) ARPT MGR PLEASE ADVISE FSS IN ITEM 86 WHEN CHANGES OCCUR TO ITEMS PRECEDED BY >

> 110 REMARKS:

A 110-007 NOISE ABATEMENT PROCS IN EFCT CTC AMGR AT 401-691-2265.
A 110-008 RWY 07/25 IS PREFERRED CALM WIND RWY.
A 110-009 FOR AFT HRS TRML APRON ACES CTC AMGR 401-691-2265.
A 110-010 RWY 07/25 UNEVEN PAVEMENT APRXLY 1000 FT FM AER 25 THR. CTC AMGR 401-691-2265.
A 110-011 FOR CD CTC PROVIDENCE APCH AT 401-738-8945, WHEN APCH CLSD CTC BOSTON ARTCC AT 603-879-6859.
A 110-012 GLDRS OPR FM ARPT ON INTMNT BASIS.

111 INSPECTOR: (S) 112 LAST INSP: 09/08/2023 113 LAST INFO RES:

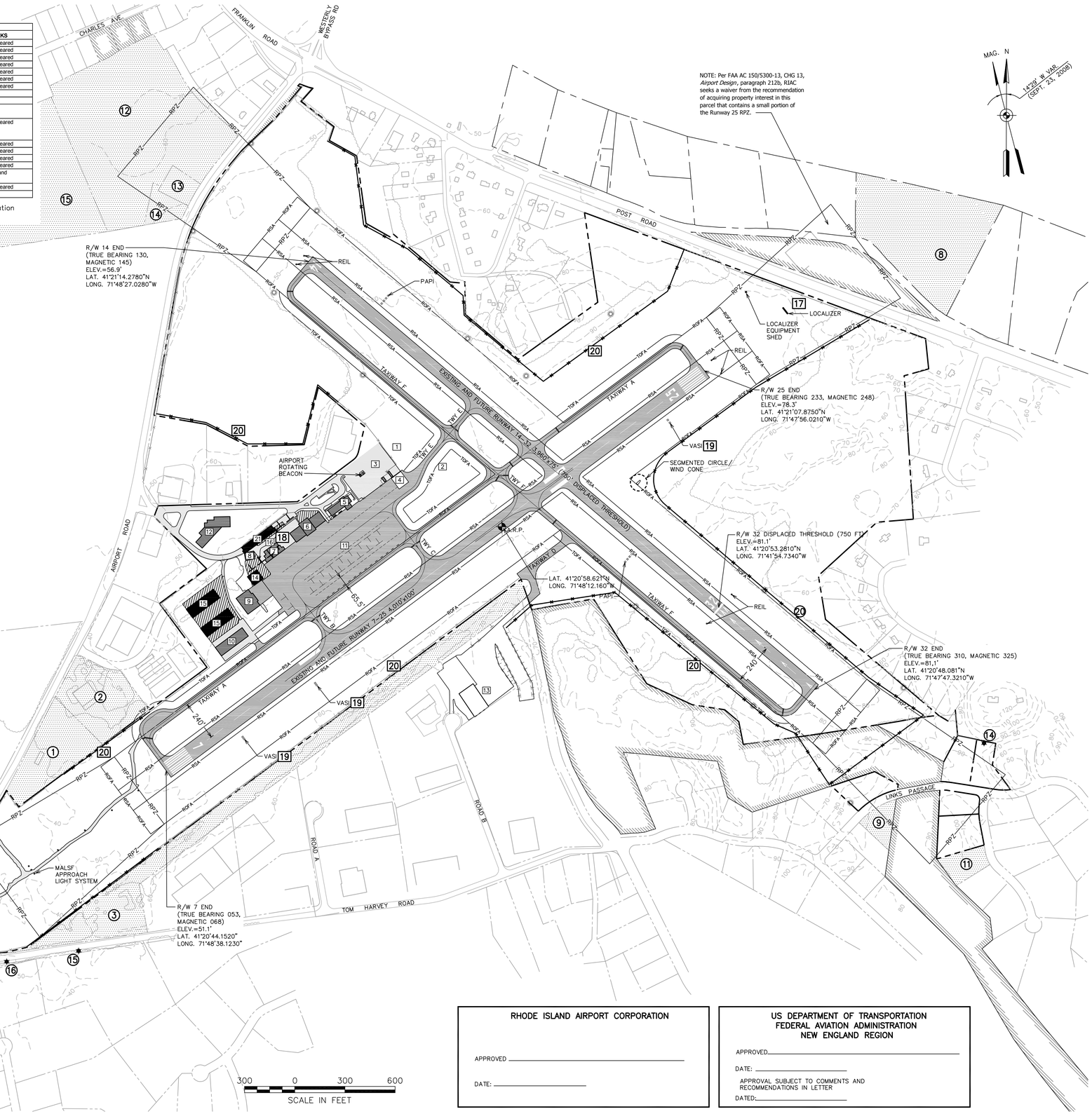
EASEMENT AND OBSTRUCTION CLEARING / LIGHTING REQUIREMENTS				
DESCRIPTION	**EXISTING CONDITIONS**	**KEY**	**REQUIRED TO MEET STANDARDS**	**ULTIMATE DISPOSITION REMARKS**
Runway 7 approach surfaces	Tree obstructions within Obstacle Clearance Surface (for 3.6 degree VASI)	1	Obtain easement and clear obstructions (trees)	Easement to be obtained and obstructions cleared
		2	Obtain easement and clear obstructions (trees)	Easement to be obtained and obstructions cleared
		3	Obtain easement and clear obstructions (trees)	Easement to be obtained and obstructions cleared
		4	Obtain easement and clear obstructions (trees)	Easement to be obtained and obstructions cleared
		5	Obtain easement and clear obstructions (trees)	Easement to be obtained and obstructions cleared
		6	Obtain easement and clear obstructions (trees)	Easement to be obtained and obstructions cleared
		7	Obtain easement and clear obstructions (trees)	Easement to be obtained and obstructions cleared
		15	Install obstruction light in area where trees are to remain	Obstruction light to be installed
		16	Install obstruction light in area where trees are to remain	Obstruction light to be installed
	Water tower within Transitional Surface	n/a	Maintain hazard beacon on water tower on the right side of the approach	Hazard beacon to be maintained
Runway 25 approach surface	Tree obstructions within Obstacle Clearance Surface (for 3.0 degree VASI)	8	Obtain easement and clear obstructions (trees)	Easement to be obtained and obstructions cleared
Runway 14 approach surface	Tree obstructions within Obstacle Clearance Surface (for 4.0 degree PAPI)	12	Obtain easement and clear obstructions (trees)	Easement to be obtained and obstructions cleared
		13	Obtain easement and clear obstructions (trees)	Easement to be obtained and obstructions cleared
		14	Obtain easement and clear obstructions (trees)	Easement to be obtained and obstructions cleared
		15	Obtain easement and clear obstructions (trees)	Easement to be obtained and obstructions cleared
Runway 32 approach surfaces	Residential property within Runway Protection Zone (RPZ)	9	Obtain fee simple purchase of residential property; clear and maintain property	Residential property to be obtained, cleared and maintained
	Tree obstructions within Threshold Siting Criteria (for 20:1 surface)	11	Obtain easement and clear obstructions (trees)	Easement to be obtained and obstructions cleared
		14	Install obstruction light in area where trees are to remain	Obstruction light to be installed

These non-conforming conditions are based on an FAA Airspace Determination (August 31, 2007). The Airspace Determination requires the airport sponsor (RIAC) to take the actions identified in this table prior to August 2009.

LEGEND

ITEM	EXISTING	PROPOSED
AIRFIELD PAVEMENT		
OTHER PAVEMENT		SAME
ABANDONED TAXIWAY		SAME
AIRPORT PROPERTY LINE		SAME
ABUTTER PROPERTY LINE		SAME
AIRPORT REFERENCE POINT	A.R.P.	SAME
BUILDING WITHIN AIRPORT PROPERTY		
BUILDING OUTSIDE AIRPORT PROPERTY		SAME
TREE LINE		SAME
GROUND CONTOUR	50	SAME
AVIGATION EASEMENT		
PAVED AIRCRAFT TIEDOWN		
RUNWAY PROTECTION ZONE (RPZ)	RPZ	SAME
RUNWAY SAFETY AREA (RSA)	RSA RSA	SAME
RUNWAY OBJECT FREE AREA (ROFA)	ROFA	SAME
TAXIWAY OBJECT FREE AREA (TOFA)	TOFA	SAME
OBSTRUCTION LIGHT BEACONS		
SECURITY FENCING (APPROX. LOC.)		
EXISTING AIRPORT FACILITY IDENTIFIER	1	19

Existing & Proposed Airport Facilities	
No.	
1	Overflow automobile parking lot
2	ASOS
3	Main automobile parking lot
4	Fuel farm
5	Terminal
6	Landmark bulk aircraft storage hangar
7	T-hangars
8	Airport equipment storage building (to be removed)
9	Reeves Aviation aircraft storage hangar and ramp
10	North American aircraft storage hangars
11	Main ramp
12	Westerly Police Headquarters
13	Dooney Aviation aircraft storage hangar and ramp
14	Proposed snow removal and maintenance equipment storage facility
15	Proposed hangars (private development)
16	Proposed tie-downs
17	Proposed evaluation of GPS approach to Runway 25
18	Proposed reconstruction, redesign and pavement addition to the Main Ramp
19	Proposed replacement of VASI systems with PAPI systems for Runway 7-25
20	Proposed security fence installation
21	Proposed relocated T-hangars



RHODE ISLAND AIRPORT CORPORATION
APPROVED _____
DATE: _____

US DEPARTMENT OF TRANSPORTATION FEDERAL AVIATION ADMINISTRATION NEW ENGLAND REGION
APPROVED _____
DATE: _____
APPROVAL SUBJECT TO COMMENTS AND RECOMMENDATIONS IN LETTER
DATED: _____

ENGINEER/ARCHITECT

REV.	DESCRIPTION	DR. BY	CHKD. BY	APPD. BY	DATE

PROJECT NO. 72088.01

FILE NAME 72088-PR-ALP

CHKD. BY BJS

DR. BY WHH

DES. BY BJS

DATE: APRIL 24, 2009

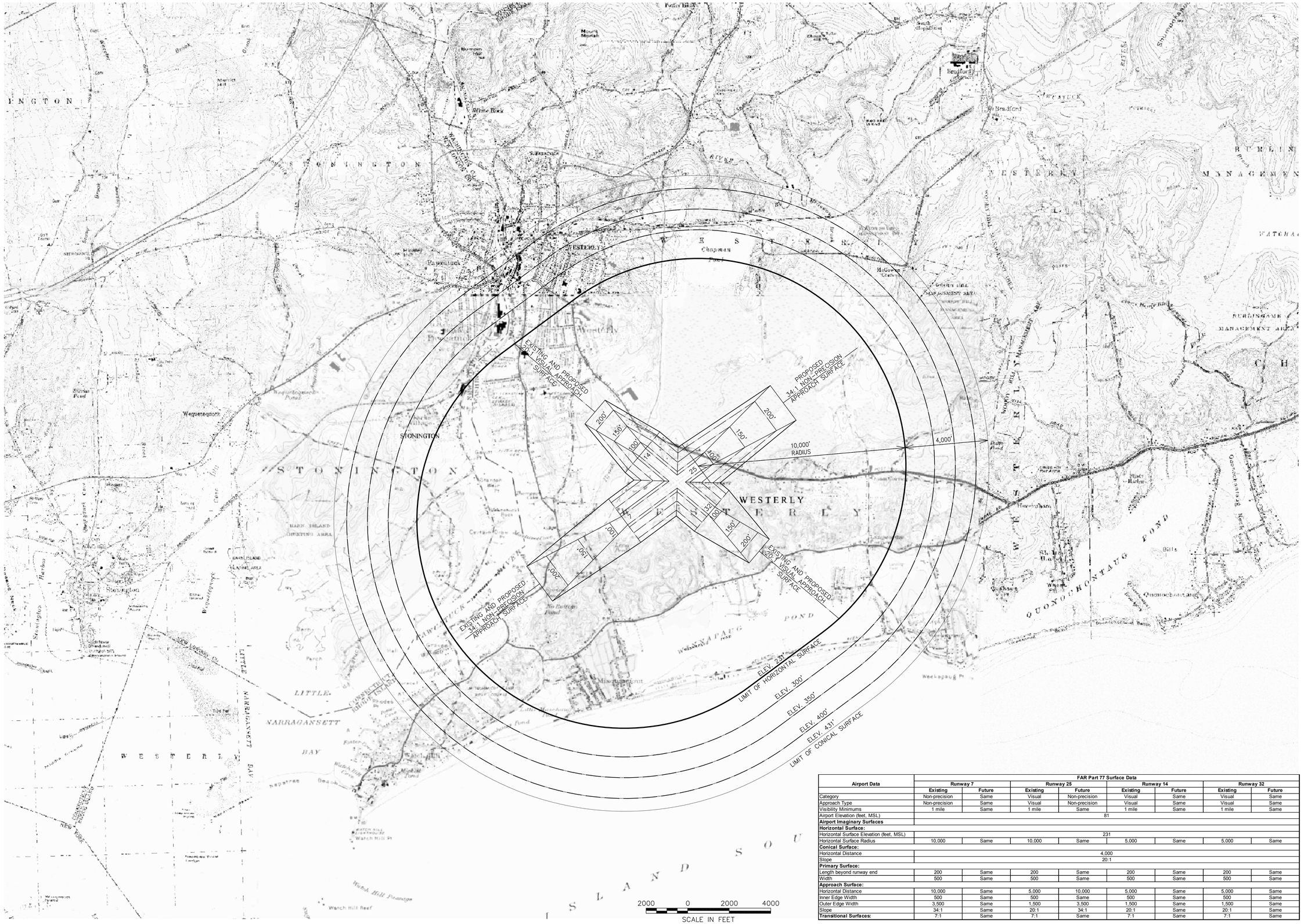
SCALE: AS SHOWN

Vanasse Hangen Brustlin, Inc.
Transportation
Land Development
Environmental Services
101 Walnut Street, P.O. Box 9151
Watertown, Massachusetts 02471
617 924 1770 • FAX 617 924 2286

WESTERLY STATE AIRPORT
WESTERLY, RHODE ISLAND

AIRPORT LAYOUT PLAN

DRAWING NO. 2



Airport Data	FAR Part 77 Surface Data							
	Runway 7		Runway 25		Runway 14		Runway 32	
	Existing	Future	Existing	Future	Existing	Future	Existing	Future
Category	Non-precision	Same	Visual	Non-precision	Visual	Same	Visual	Same
Approach Type	Non-precision	Same	Visual	Non-precision	Visual	Same	Visual	Same
Visibility Minimums	1 mile	Same	1 mile	Same	1 mile	Same	1 mile	Same
Airport Elevation (feet, MSL)	81							
Airport Imaginary Surfaces								
Horizontal Surface:								
Horizontal Surface Elevation (feet, MSL)	231							
Horizontal Surface Radius	10,000	Same	10,000	Same	5,000	Same	5,000	Same
Conical Surface:								
Horizontal Distance	4,000							
Slope	20:1							
Primary Surface:								
Length beyond runway end	200	Same	200	Same	200	Same	200	Same
Width	500	Same	500	Same	500	Same	500	Same
Approach Surface:								
Horizontal Distance	10,000	Same	5,000	10,000	5,000	Same	5,000	Same
Inner Edge Width	500	Same	500	Same	500	Same	500	Same
Outer Edge Width	3,500	Same	1,500	3,500	1,500	Same	1,500	Same
Slope	34:1	Same	20:1	34:1	20:1	Same	20:1	Same
Transitional Surfaces:	7:1	Same	7:1	Same	7:1	Same	7:1	Same

ENGINEER/ARCHITECT

REV.	DESCRIPTION	DR. BY	CHKD. BY	APPD. BY	DATE

PROJECT NO. 72088.01

FILE NAME 72088-AAP

Vanasse Hangen Brustlin, Inc.
Transportation
Land Development
Environmental Services
101 Walnut Street, P.O. Box 9151
Watertown, Massachusetts 02471
617.924.1770 • FAX 617.924.2286

DES. BY	DR. BY	CHKD. BY
BJS	WHH	BJS

DATE: APRIL 24, 2009

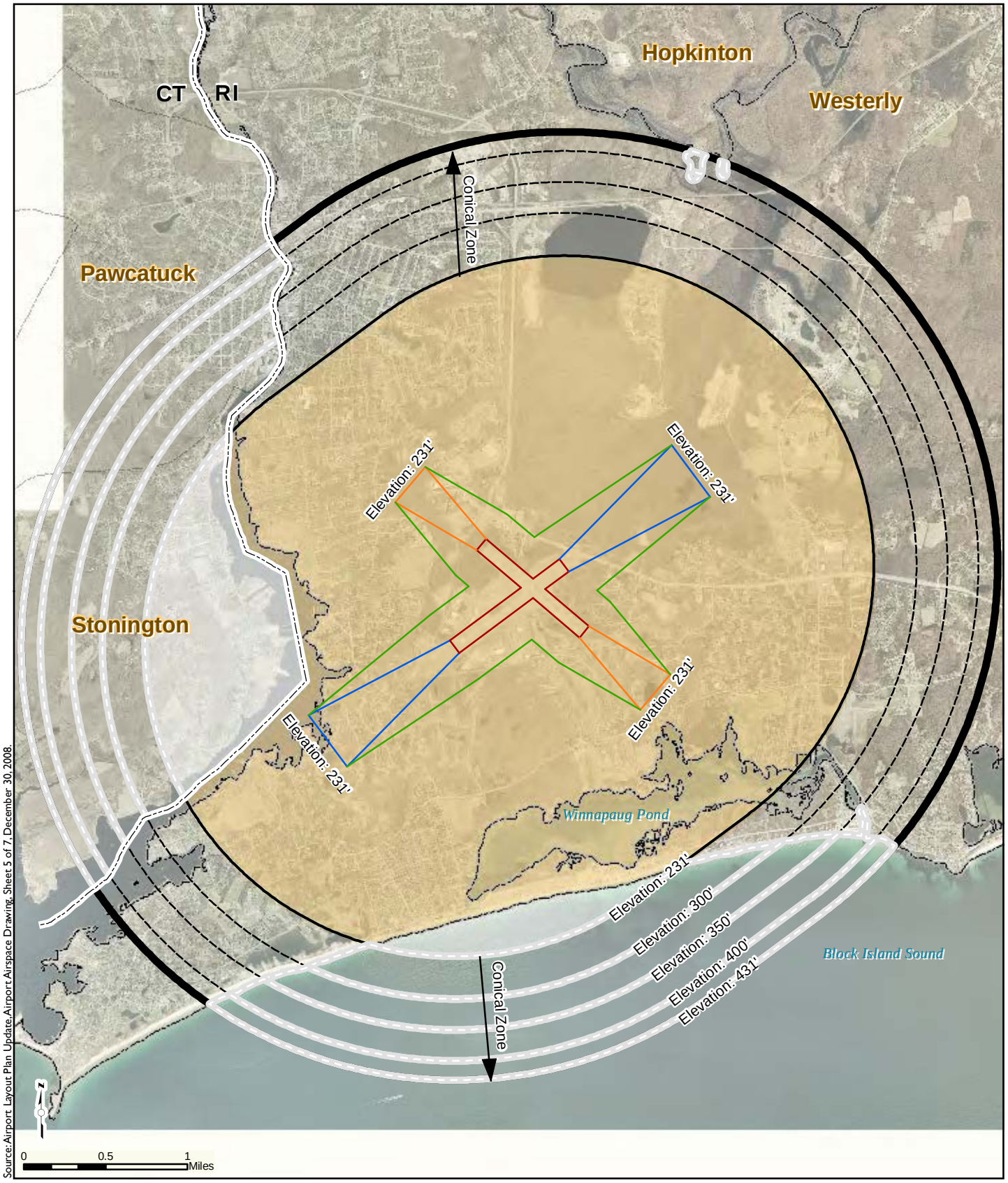
SCALE: AS SHOWN

WESTERLY STATE AIRPORT
WESTERLY, RHODE ISLAND

AIRPORT PART 77 SURFACE DRAWING

DRAWING NO. 5

\\ri-data\projects\72088.01\GIS\project\UpdateALP_02\WEST_UALP02_FigES-4_RecAirportHazZone.mxd



Source: Airport Layout Plan Update, Airport Airspace Drawing, Sheet 5 of 7, December 30, 2008.

Legend

- Westerly Bounds
- FAR Part 77 surfaces outside of the Town of Westerly
- Elevations
- End of Conical Zone (20:1 slope to Elev. 431')
- Horizontal Zone (Elev. 231')
- Horizontal Zone Outside of Westerly (Elev. 231')
- Primary Surface (Elev. 31')
- Approach Zone - Visual (20:1 slope to Elev. 231')
- Approach Zone - Non-precision (34:1 slope to Elev. 231')
- Transitional Zone (7:1 slope to Elev. 231')

Note: All elevations are Above Mean Sea Level (AMSL)

Rhode Island Airport Corporation

Westerly ALP Update and Land Use Compatibility Plan

Figure ES-4

Recommended Airport Hazard Area

Federal Aviation Administration

The FAA is currently experiencing delays in processing off-airport aeronautical studies. These delays are currently resulting in an approximate 15 additional days in processing time. The FAA will continue to work aeronautical studies on a first come, first served basis. Please take this possible delay into consideration when determining when to submit your case. If your submitted aeronautical study requires priority and 60 days has elapsed since submission, please contact the OEG Specialist for your state with the rationale for your request and it will be reviewed for escalation. The issue causing these delays is actively being mitigated and is expected to be resolved around August.

« OE/AAA

Notice Criteria Tool

Notice Criteria Tool - Desk Reference Guide V_2018.2.0

The requirements for filing with the Federal Aviation Administration for proposed structures vary based on a number of factors: height, proximity to an airport, location, and frequencies emitted from the structure, etc. For more details, please reference CFR Title 14 Part 77.9.

You must file with the FAA at least 45 days prior to construction if:

- your structure will exceed 200ft above ground level
- your structure will be in proximity to an airport and will exceed the slope ratio
- your structure involves construction of a traverseway (i.e. highway, railroad, waterway etc...) and once adjusted upward with the appropriate vertical distance would exceed a standard of 77.9(a) or (b)
- your structure will emit frequencies, and does not meet the conditions of the FAA Co-location Policy
- your structure will be in an instrument approach area and might exceed part 77 Subpart C
- your proposed structure will be in proximity to a navigation facility and may impact the assurance of navigation signal reception
- your structure will be on an airport or heliport
- filing has been requested by the FAA

If you require additional information regarding the filing requirements for your structure, please identify and contact the appropriate FAA representative using the Air Traffic Areas of Responsibility map for Off Airport construction, or contact the FAA Airports Region / District Office for On Airport construction.

The tool below will assist in applying Part 77 Notice Criteria.

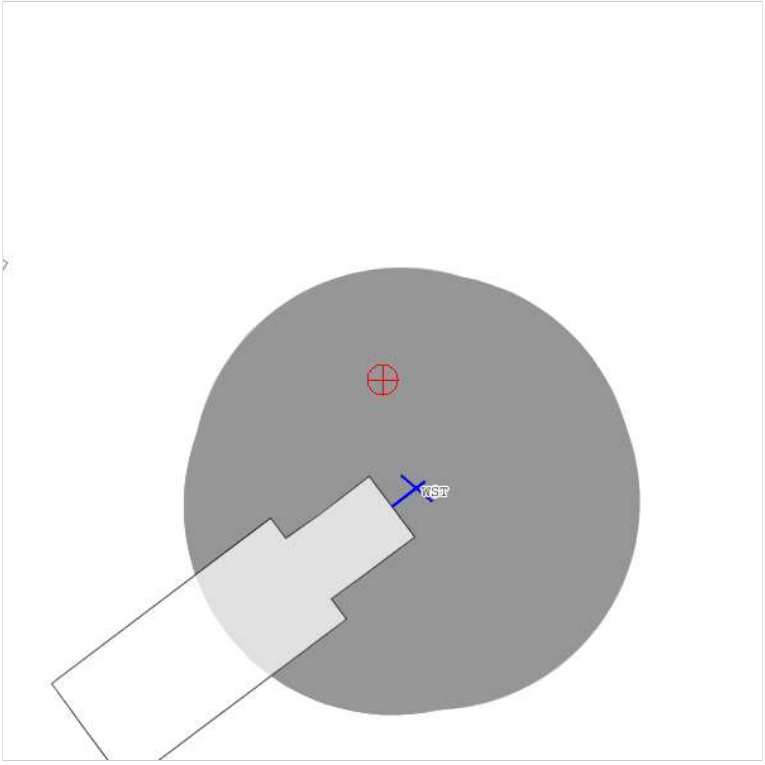
* **Structure Type:**	BUILDING | Building Please select structure type and complete location point information.
Latitude:	41 Deg 22 M 44.3 S N
Longitude:	71 Deg 48 M 50 S W
Horizontal Datum:	NAD83
Site Elevation (SE):	115 (nearest foot)
Structure Height :	45 (nearest foot)
Is structure on airport:	(•) No ( ) Yes

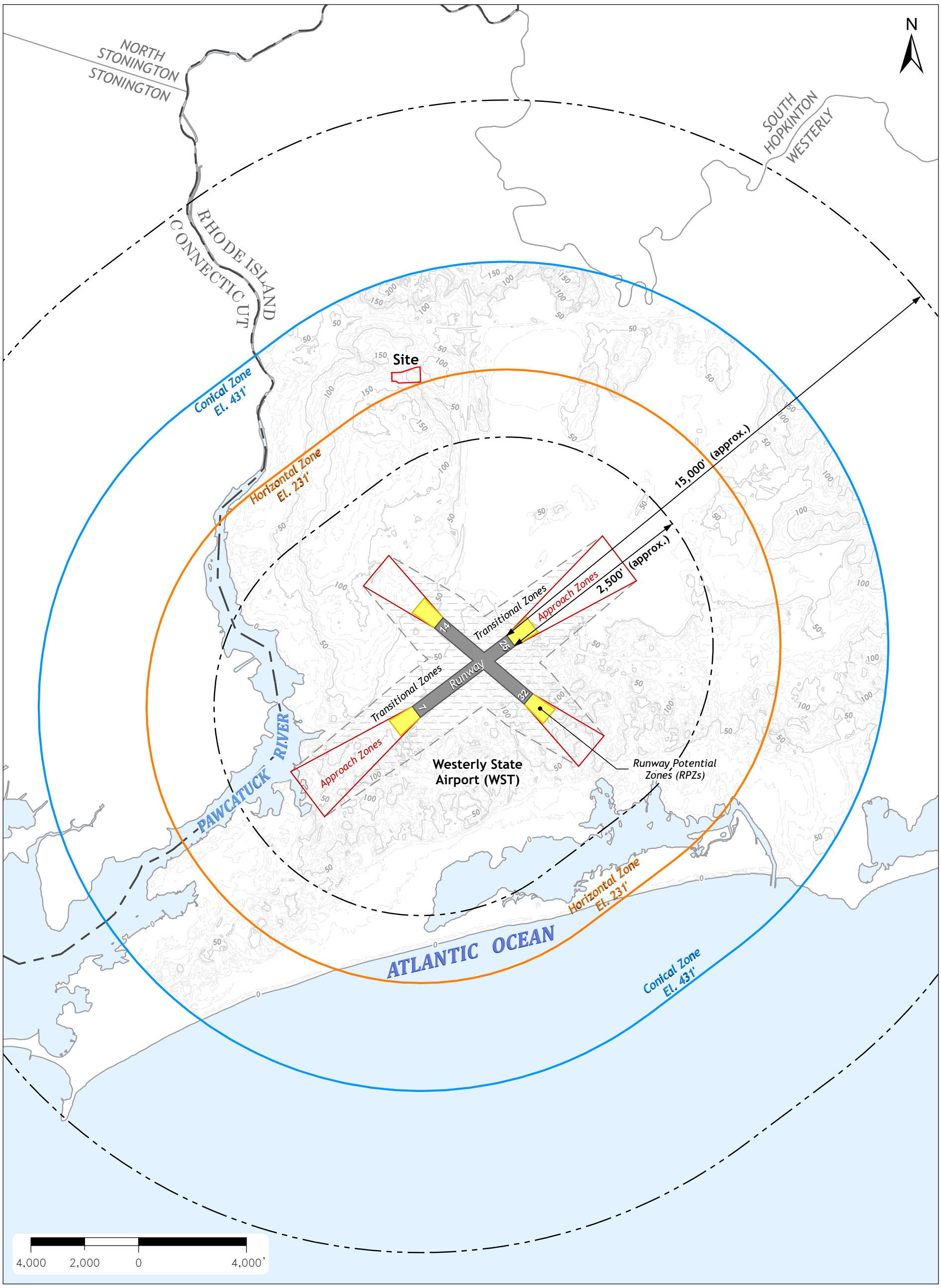
Results

You exceed the following Notice Criteria:

77.9(b) by 11 ft. The nearest airport is WST, and the nearest runway is 14/32.

The FAA requests that you file





ATTACHMENT

RIGIS

PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
8 BLACKSTONE VALLEY PLACE
LINCOLN, RI 02865
401-334-4100

AIRPORT HAZARDS

83 TOWER STREET
WESTERLY, RI

PARE PROJECT: 24111.00
DATE: MAY 2024

★ SITE LOCATION

APPENDIX C

Coastal Barrier Resources Impact Evaluation and Attachments

Coastal Barrier Resources (CEST and EA)

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	
References		
https://www.hudexchange.info/environmental-review/coastal-barrier-resources		

Projects located in the following states must complete this form.

Alabama	Georgia	Massachusetts	New Jersey	Puerto Rico	Virgin Islands
Connecticut	Louisiana	Michigan	New York	Rhode Island	Virginia
Delaware	Maine	Minnesota	North Carolina	South Carolina	Wisconsin
Florida	Maryland	Mississippi	Ohio	Texas	

1. **Is the project located in a CBRS Unit?**

☒No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a CBRS Unit.*

☐Yes → *Continue to Question 2.*

> Federal assistance for most activities may not be used at this location. You must either choose an alternate site or cancel the project. In very rare cases, federal monies can be spent within CBRS units for certain exempted activities (e.g., a nature trail), after consultation with the Fish and Wildlife Service (FWS) (see 16 USC 3505 for exceptions to limitations on expenditures).

2. **Indicate your selected course of action.**

☐ After consultation with the FWS the project was given approval to continue

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map and documentation of a FWS approval.*

☐ Project was not given approval

Project cannot proceed at this location.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

As shown in the attached Site Plan, the Project is not within a CBRS Unit. The nearest CBRS Units are located more than three (3) miles to the south and southwest of the Site. The following units were identified as being closest to the project site:

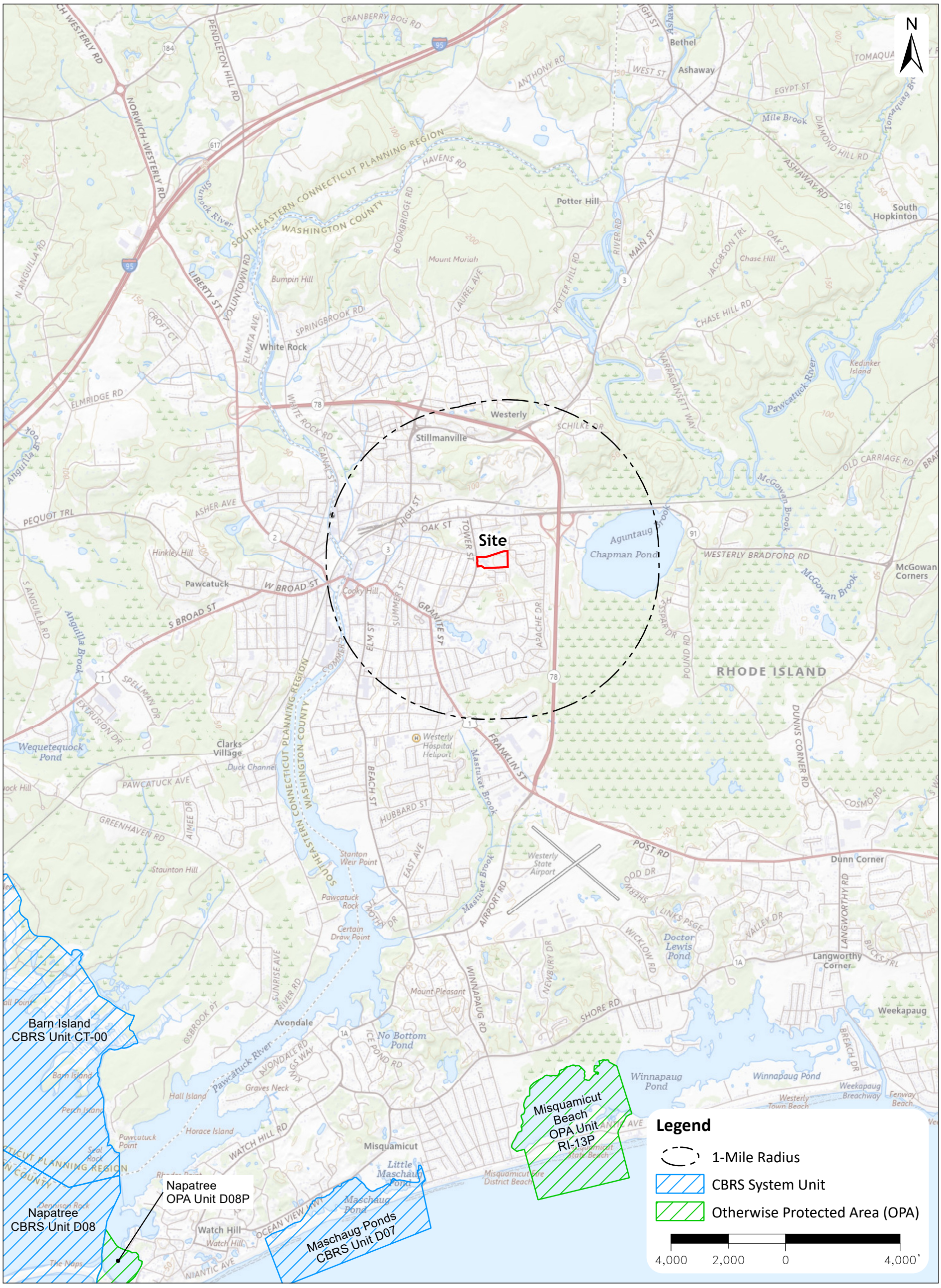
- Misquamut Beach Otherwise Protected Area RI-13P (3.33 mi S)
- Maschaug Ponds CBRS System Unit D07 (4.09 mi SSW)
- Napatree Units CBRS System Unit D08/Otherwise Protected Area D08P (4.72 mi SW)
- Barn Island Unit CBRS System Unit CT-00 (3.74 mi SW)

A certified map was also prepared using the U.S. Fish & Wildlife Service CBRS Mapper on July 18, 2024, which indicates that the pin situated on the Project Site is not within a CBRS Unit.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No



ATTACHMENT

RIGIS

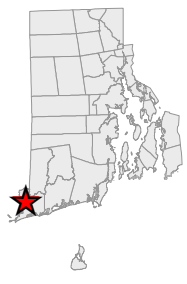
PARE CORPORATION

ENGINEERS - SCIENTISTS - PLANNERS
8 BLACKSTONE VALLEY PLACE
LINCOLN, RI 02865
401-334-4100

COASTAL BARRIER RESOURCES SYSTEM (CBRS) UNITS

83 TOWER STREET
WESTERLY, RI

PARE PROJECT: 24111.00
DATE: MAY 2024



★ SITE LOCATION

U.S. Fish and Wildlife Service

Coastal Barrier Resources System Mapper Documentation



CBRS Units

Otherwise Protected Area
System Unit
CBRS Buffer Zone
-71.813559, 41.379334

0 65 130 260 390 ft

1:4,514

The pin location displayed on the map is a point selected by the user. Failure of the user to ensure that the pin location displayed on this map correctly corresponds with the user supplied address/location description below may result in an invalid federal flood insurance policy. **The U.S. Fish and Wildlife Service (Service) has not validated the pin location with respect to the user supplied address/location description below. The Service recommends that all pin locations be verified by federal agencies prior to use of this map for the provision or denial of federal funding or financial assistance**. Please note that a structure bisected by the Coastal Barrier Resources System (CBRS) boundary (i.e., both "partially in" and "partially out") is within the CBRS and therefore affected by CBRA's restrictions on federal flood insurance. A pin placed on a bisected structure must be placed on the portion of the structure within the unit (including any attached features such as a deck or stairs).

User Name: Arianne Barton
User Organization: Pare Corporation
User Supplied Address/Location Description: 83 Tower Street, Westerly RI
Pin Location: Outside CBRS
Pin Flood Insurance Prohibition Date: N/A
Pin System Unit Establishment Date: N/A

The user placed pin location is not within the CBRS. The official CBRS maps are accessible at https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps.

The CBRS information is derived directly from the CBRS web service provided by the Service. This map was exported on 7/18/2024 and does not reflect changes or amendments subsequent to this date. The CBRS boundaries on this map may become superseded by new boundaries over time.

This map image may be void if one or more of the following map elements do not appear: basemap imagery, CBRS unit labels, prohibition date labels, legend, scale bar, map creation date. For additional information about flood insurance and the CBRS, visit: https://www.fws.gov/node/263838.



This map has been produced by the U.S. Fish and Wildlife Service from a set of maps adopted by Congress pursuant to the Coastal Barrier Improvement Act P.L. 101-591 and supersedes all previous maps prepared by the Service concerning undeveloped coastal barriers. The boundary delineation of this map is identical to that adopted by Congress.

COASTAL BARRIER RESOURCES SYSTEM

NAPATREE UNIT D08/D08P

Scale 1:24,000

0 1/2 1 2 Miles

0 1000 2000 4000 6000 8000 Feet

0 .5 1 2 Kilometers

——— Solid lines depict units in the CBRS.

..... Dotted lines depict "otherwise protected areas" not within the CBRS. These areas are shown with the Letter "P" following the unit number.

October 24, 1990



COASTAL BARRIER RESOURCES SYSTEM

BARN ISLAND UNIT CT-00

This map has been produced by the U.S. Fish and Wildlife Service from a set of maps adopted by Congress pursuant to the Coastal Barrier Improvement Act P.L. 101-591 and supersedes all previous maps prepared by the Service concerning undeveloped coastal barriers. The boundary delineation of this map is identical to that adopted by Congress.

The boundary delineation of this map has been amended persuant to Section 4(e) of P.L. 101-591.

Scale 1:24,000

0 1/2 1 2 Miles

0 1000 2000 4000 6000 8000 Feet

0 .5 1 2 Kilometers

——— Solid lines depict units in the CBRS.

..... Dotted lines depict "otherwise protected areas" not within the CBRS. These areas are shown with the Letter "P" following the unit number.

October 24, 1990
Revised October 15, 1992



This map has been produced by the U.S. Fish and Wildlife Service from a set of maps adopted by Congress pursuant to the Coastal Barrier Improvement Act P.L. 101-591 and supersedes all previous maps prepared by the Service concerning undeveloped coastal barriers. The boundary delineation of this map is identical to that adopted by Congress.
The boundary delineation of this map has been amended persuant ot Section 303 of P.L. 102-440.

COASTAL BARRIER RESOURCES SYSTEM

MISQUAMICUT BEACH UNIT RI-13P

MASCHAUG PONDS UNIT D07

Scale 1:24,000

0 1/2 1 2 Miles

0 1000 2000 4000 6000 8000 Feet

0 .5 1 2 Kilometers

——— Solid lines depict units in the CBRS.

..... Dotted lines depict "otherwise protected areas" not within the CBRS. These areas are shown with the Letter "P" following the unit number.

October 24, 1990
Revised October 23, 1992

APPENDIX D

Flood Insurance Impact Evaluation and Attachments

Flood Insurance (CEST and EA)

General requirements	Legislation	Regulation
Certain types of federal financial assistance may not be used in floodplains unless the community participates in National Flood Insurance Program and flood insurance is both obtained and maintained.	Flood Disaster Protection Act of 1973 as amended (42 USC 4001-4128)	24 CFR 50.4(b)(1) and 24 CFR 58.6(a) and (b); 24 CFR 55.1(b).
Reference		
https://www.hudexchange.info/environmental-review/flood-insurance		

1. **Does this project involve mortgage insurance, refinance, acquisition, repairs, construction, or rehabilitation of a structure, mobile home, or insurable personal property?**

   ☐No. This project does not require flood insurance or is excepted from flood insurance. → *Continue to the Worksheet Summary.*

   ☒Yes → *Continue to Question 2.*

2. **Provide a FEMA/FIRM map showing the site.**

   The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site. Provide FEMA/FIRM floodplain zone designation, panel number, and date within your documentation.

   Is the structure, part of the structure, or insurable property located in a FEMA-designated Special Flood Hazard Area?

   ☒No → *Continue to the Worksheet Summary.*

   ☐Yes → *Continue to Question 3.*

3. **Is the community participating in the National Flood Insurance Program *or* has less than one year passed since FEMA notification of Special Flood Hazards?**

   ☐Yes, the community is participating in the National Flood Insurance Program.

   For loans, loan insurance or loan guarantees, flood insurance coverage must be continued for the term of the loan. For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less

Provide a copy of the flood insurance policy declaration or a paid receipt for the current annual flood insurance premium and a copy of the application for flood insurance.

→ *Continue to the Worksheet Summary.*

☐Yes, less than one year has passed since FEMA notification of Special Flood Hazards.
If less than one year has passed since notification of Special Flood Hazards, no flood Insurance is required.

→ *Continue to the Worksheet Summary.*

☐No. The community is not participating, or its participation has been suspended.

Federal assistance may not be used at this location. Cancel the project at this location.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The Project Site is situated between FEMA FIRM Panel 44009C0139K, effective 4/3/2020, and Panel 44009C0143J, effective 4/3/2020. According to a FIRMette produced through the FEMA Map Service Center depicting the Site's flood zoning on each Panel, the Site is located within Flood Zone X (unshaded), which is defined as an area of minimal flood hazard, with a less than 0.2% annual chance of flooding.

Are formal compliance steps or mitigation required?

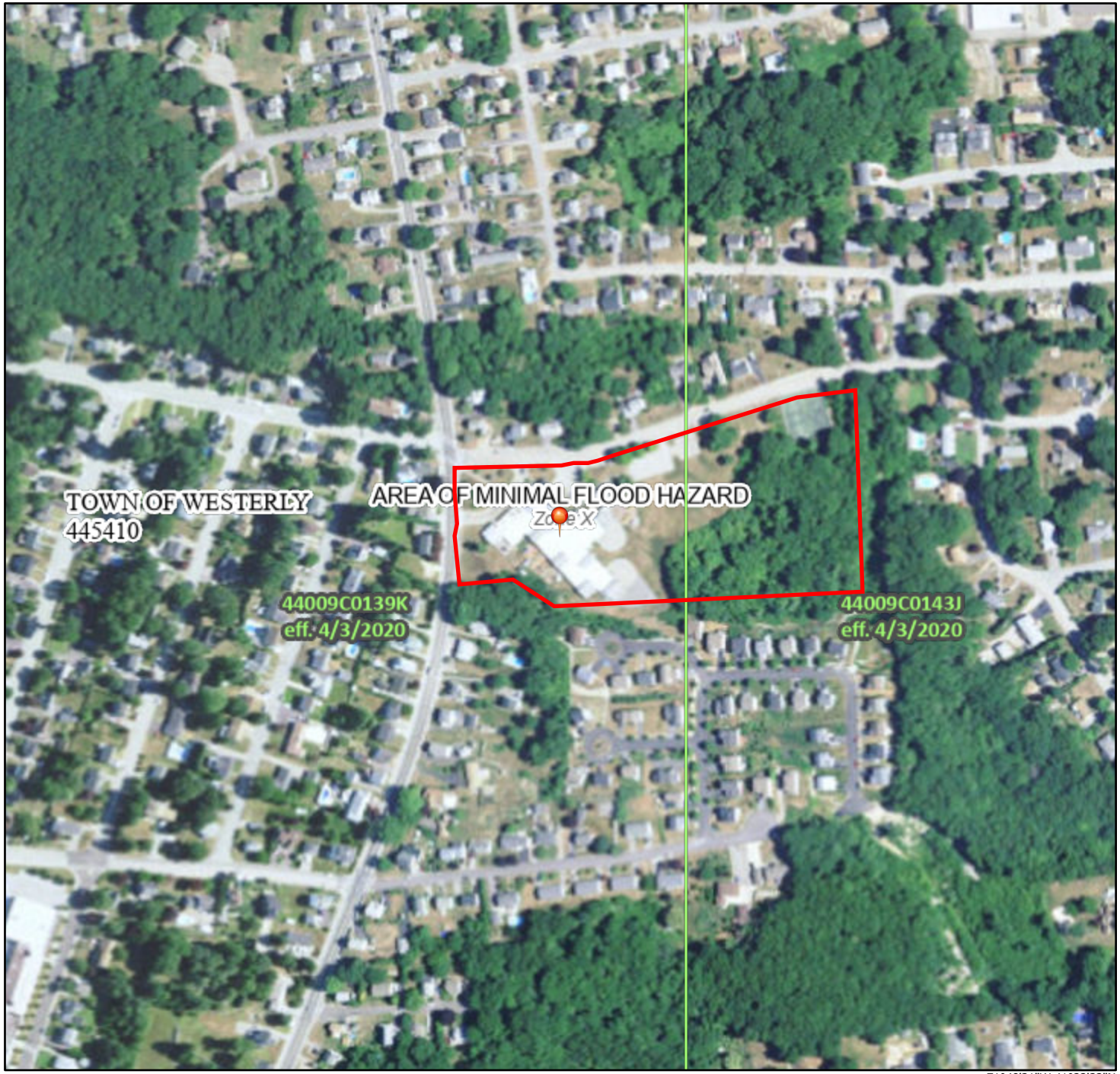
☐ Yes

☒ No

National Flood Hazard Layer FIRMette

FEMA

71°49'8"W 41°22'59"N



71°48'31"W 41°22'32"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/31/2024 at 1:12 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX E

Clean Air Impact Evaluation and Attachments

Air Quality (CEST and EA)

General Requirements	Legislation	Regulation
The Clean Air Act is administered by the U.S. Environmental Protection Agency (EPA), which sets national standards on ambient pollutants. In addition, the Clean Air Act is administered by States, which must develop State Implementation Plans (SIPs) to regulate their state air quality. Projects funded by HUD must demonstrate that they conform to the appropriate SIP.	Clean Air Act (42 USC 7401 et seq.) as amended particularly Section 176(c) and (d) (42 USC 7506(c) and (d))	40 CFR Parts 6, 51 and 93
Reference		
https://www.hudexchange.info/environmental-review/air-quality		

Scope of Work

1. **Does your project include new construction or conversion of land use facilitating the development of public, commercial, or industrial facilities OR five or more dwelling units?**

   ☒ Yes

   → *Continue to Question 2.*

   ☐ No

   Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.

Air Quality Attainment Status of Project's County or Air Quality Management District

2. **Is your project's air quality management district or county in non-attainment or maintenance status for any criteria pollutants?**
   Follow the link below to determine compliance status of project county or air quality management district:
   http://www.epa.gov/oaqps001/greenbk/

   ☒ No, project's county or air quality management district is in attainment status for all criteria pollutants

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

   ☐ Yes, project's management district or county is in non-attainment or maintenance status for one or more criteria pollutants.

Describe the findings:

→ *Continue to Question 3.*

3. **Determine the <u>estimated emissions levels of your project for each of those criteria pollutants</u> that are in non-attainment or maintenance status on your project area. Will your project exceed any of the *de minimis or threshold* emissions levels of non-attainment and maintenance level pollutants or exceed the screening levels established by the state or air quality management district?**

   ☐ No, the project will not exceed *de minimis* or threshold emissions levels or screening levels

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Explain how you determined that the project would not exceed de minimis or threshold emissions.*

   ☐ Yes, the project exceeds *de minimis* emissions levels or screening levels.

   → *Continue to Question 4. Explain how you determined that the project would not exceed de minimis or threshold emissions in the Worksheet Summary.*

4. **For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The Project Site was historically situated in an area of nonattainment for the 1-hour ozone standard established in 1979. This standard has since been revoked, and the Project Site has not been identified in an area of nonattainment for the 8-hour ozone standard currently in effect.

Construction activities during the Project could have a temporary adverse impact on local air quality without proper controls in place. Specifically, the following activities during Project construction must adhere to regulatory requirements intended to mitigate adverse impacts on air quality:

- Asbestos abatement necessary for existing building demolition must meet the requirements of the Rhode Island *Air Pollution Control Regulation No. 22 - Air Toxics* (250-RICR-120-05-22) as well as other regulatory requirements further discussed under Site Contamination.
- Lead-based paint, if present, must be removed from surfaces in accordance with the Rhode Island Department of Environmental Management's (RIDEM's) requirements for *Removal of Lead-Based Paint from Exterior Surfaces* (250-RICR-120-05-24) as well as other regulatory requirements further discussed under Site Contamination.
- All construction activities must be performed in a way that prevents noncompliance with the Rhode Island regulations for *Visible Emissions* (250-RICR-120-05-01) and *Fugitive Dusts* (250-RICR-120-05-05).
- Any fuel burning devices intended for use during construction activities (e.g., emergency generators) may require an Operating Permit or General Permit under the Rhode Island *Air Pollution Control Regulations No. 9* (250-RICR-120-05-09) or *No. 43* (250-RICR-120-05-43).
- Where feasible, diesel engines operating on-site during construction activities should limit idling in accordance with the *Rhode Island Diesel Engine Anti-Idling Program* (250-RICR-120-05-45).

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

Nonattainment and Maintenance Area Dashboard

EPA@Work

Contact Us

The Nonattainment and Maintenance Area Dashboard provides information about nonattainment and maintenance areas for current and revoked National Ambient Air Quality Standards (NAAQS). Information in the dashboard can be filtered by state, NAAQS, area name, area status, area classification, and other fields. When viewing information about a specific area, the history of EPA actions on the area is displayed at the bottom of the page. For more information about a particular nonattainment or maintenance area, please visit the EPA Green Book and the Nonattainment and Maintenance Population Tool.

Notice: EPA makes its best effort to ensure that the data displayed here are updated promptly and accurately. However, please note that these data are for general informational purposes only, are not legally determinative, and are subject to change as the Agency receives new state submissions and takes action on submissions. If you have any questions or suggested corrections regarding the posted information, please contact the EPA team.

Reports Last Updated: **7/18/2024 1:00**

State: RI

State | Standard | Area | Status | Classification

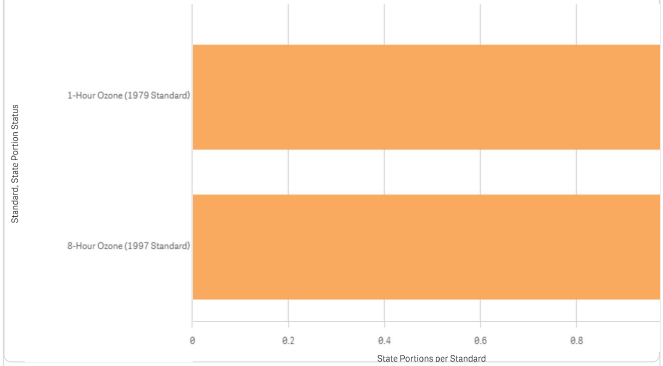
Whole Areas | State Portions

Charts and Graphs

State Map | EPA Region Map



State Portion Count by Standard | State Portion Count by State | State Portion Count by EPA Region



State Portions of Areas

Export Data

Rows	State	Area	NAAQS Standard	Requirements	Status	Classification[1, 2]	Designation Date	2021 Area Pop...	2020 Area Pop...	Design Value	24 Hr Design Value	Design Value Unit of	Design Value Years	Meets NAAQS?[4]
2														
1	RI	Providence (all of RI) Area	1-Hour Ozone (1979 Standard)	View	Nonattainment (NAAQS revoked)	Serious	11/15/1990	1,071,657	1,097,203	.092	-	ppm	2020-2022	Yes
2	RI	Providence (all of RI) Area	8-Hour Ozone (1997 Standard)	View	Nonattainment (NAAQS revoked)	Subpart 2/Moderate	6/15/2004	1,070,577	1,095,990	.066	-	ppm	2020-2022	Yes

Area Action History

Export Data

Rows	State	Area	NAAQS Standard	Notice Type	Action	Publication Date	Effective Date	FR Citation
11								
1	RI	Providence (all of RI) Area	1-Hour Ozone (1979 Standard)	Final	Initial Classification	-	11/15/1990	https://www.govinf...
2	RI	Providence (all of RI) Area	1-Hour Ozone (1979 Standard)	Final	Initial Designation	-	11/15/1990	https://www.govinf...
3	RI	Providence (all of RI) Area	1-Hour Ozone (1979 Standard)	Final	Revocation	8/3/2005	6/15/2005	70 FR 44470
4	RI	Providence (all of RI) Area	8-Hour Ozone (1997 Standard)	Final	Initial Classification	4/30/2004	6/15/2004	69 FR 23858
5	RI	Providence (all of RI) Area	8-Hour Ozone (1997 Standard)	Final	Initial Designation	4/30/2004	6/15/2004	69 FR 23858
6	RI	Providence (all of RI) Area	8-Hour Ozone (1997 Standard)	Proposal	Clean Data Determination	2/25/2010	-	75 FR 8571
7	RI	Providence (all of RI) Area	8-Hour Ozone (1997 Standard)	Final	Clean Data Determination	6/3/2010	7/6/2010	75 FR 31288
8	RI	Providence (all of RI) Area	8-Hour Ozone (1997 Standard)	Proposal	Determination of Attainment by Attainment Date	7/28/2010	-	75 FR 44179
9	RI	Providence (all of RI) Area	8-Hour Ozone (1997 Standard)	Final	Determination of Attainment by Attainment Date	10/21/2010	11/22/2010	75 FR 64949
10	RI	Providence (all of RI) Area	8-Hour Ozone (1997 Standard)	Proposal	Revocation	6/6/2013	-	78 FR 34178
11	RI	Providence (all of RI) Area	8-Hour Ozone (1997 Standard)	Final	Revocation	3/6/2015	4/6/2015	80 FR 12264

[1] On June 8, 2007, the United States Court of Appeals vacated the Subpart 1 portion of the Phase 1 Rule for the 1997 8-hr ozone NAAQS (Court Order) (PDF). On May 14, 2012, the Former Subpart 1 nonattainment areas were classified under Subpart 2 (77 FR 28424) (PDF), effective June 13, 2012.

[2] On January 4, 2013, the D.C. Circuit Court of Appeals held that the EPA must implement the PM2.5 NAAQS pursuant to the requirements specific to particulate matter in subpart 4 (of part D of title I of the CAA), in conjunction with the general requirements in subpart 1. [NRDC v. EPA, 706 F.3d 428 (D.C. Cir. 2013).] After this decision, EPA classified all PM2.5 nonattainment areas as either Moderate or Serious, pursuant to subpart 4.

[3] For nonattainment or maintenance areas that include partial counties, only the portion of the population living within the nonattainment or maintenance area is included in the total population number.

[4] See the Air Quality Design Value site spreadsheet footnotes for information about "Insufficient Data" Meets NAAQS Determinations.

* On February 27, 2020, the EPA determined, based on an analysis from California, that the Imperial County nonattainment area would have attained the 2008 ozone NAAQS by the 'Moderate' area attainment date of July 20, 2018, but for emissions emanating from Mexico, and therefore is not subject to the CAA requirements pertaining to reclassification upon failure to attain. (85 FR 11817)

* Multi-state areas are counted in maintenance totals when all states in the area have been redesignated.

* Current and historical design value data can be found on the Air Quality Design Value site and the EPA Green Book contains comprehensive nonattainment area, designation status, and historical information.

* Entire 40 CFR Part 81 area designation notices for all states can be found on the 40 CFR Part 81 - Designation of Areas for Air Quality Planning Purposes site. Additional area designation can be found on the Green Book Related Air Quality and Designation Websites page.

* Multi-state areas are counted in maintenance totals when all states in the area have been redesignated.

* Maintenance areas – Total number of maintenance areas for current NAAQS. Does not include maintenance areas for revoked NAAQS, or portions of maintenance areas.

* Nonattainment areas – Total number of nonattainment areas for current NAAQS. Does not include nonattainment areas for revoked NAAQS. Includes nonattainment areas for which a portion may already be redesignated to attainment (i.e., maintenance).

* Maintenance (NAAQS revoked) – Total number of maintenance areas for revoked NAAQS only.

* Nonattainment (NAAQS revoked) – Total number of nonattainment areas for revoked NAAQS only.

APPENDIX F

Coastal Zone Management Act Impact Evaluation and Attachments

Coastal Zone Management Act (CEST and EA)

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930
References		
https://www.onecpd.info/environmental-review/coastal-zone-management		

Projects located in the following states must complete this form.

Alabama	Florida	Louisiana	Mississippi	Ohio	Texas
Alaska	Georgia	Maine	New Hampshire	Oregon	Virgin Islands
American Samona	Guam	Maryland	New Jersey	Pennsylvania	Virginia
California	Hawaii	Massachusetts	New York	Puerto Rico	Washington
Connecticut	Illinois	Michigan	North Carolina	Rhode Island	Wisconsin
Delaware	Indiana	Minnesota	Northern Mariana Islands	South Carolina	

1. **Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?**

   ☐Yes → *Continue to Question 2.*

   ☒No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a Coastal Zone.*

2. **Does this project include activities that are subject to state review**?

   ☐Yes → *Continue to Question 3.*

   ☒No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination.*

3. **Has this project been determined to be consistent with the State Coastal Management Program**?

   ☐Yes, with mitigation. → *Continue to Question 4.*

   ☐Yes, without mitigation. → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination.*

☐No, project must be canceled.

Project cannot proceed at this location.

4. Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Continue to the Worksheet Summary below. Provide documentation of the consultation (including the State Coastal Management Program letter of consistency) and any other documentation used to make your determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Coastal features in Rhode Island are managed under the State's Coastal Resources Management Program, administered by the Rhode Island Coastal Resources Management Council (CRMC). The CRMC has jurisdiction over the following coastal wetland resources under the "Red Book" (650-RICR-20-00-1):

- Activities above and beneath the mean high-water mark of tidal waters, including any activities that extend inland from tidal waters.
- Inland activities proposed on coastal features or within all directly associated contiguous areas which are necessary to preserve the integrity of coastal resources, or any portion of which extends onto the most inland shoreline feature or its 200' contiguous area.
- Coastal wetlands, which includes salt-water and brackish wetlands, contiguous freshwater wetlands, and the area within a 50' buffer of a contiguous freshwater wetland.
- Floodplains associated with coastal resources and contiguous freshwater resources.
- Critical coastal areas subject to a Special Area Management Plan (SAMP).
- Certain inland activities, regardless of distance from coastal features, which may have an adverse impact on coastal regions of the State. Specifically, the following inland activities:
    - Power generation over 40 megawatts.
    - Chemical or petroleum processing, transfer, or storage.
    - Mineral extraction.
    - Sewage treatment and disposal.
    - Solid waste disposal facilities.
    - Desalination plants.

No activities proposed as part of this project are anticipated to be completed below or above the high-water mark of tidal waters, within a 200' contiguous area of coastal resource areas, within 50' of a contiguous freshwater resource, in floodplains associated with coastal or contiguous resource areas, or within critical coastal areas. The nearest coastal resource is located approximately 0.8 miles west of the Project Site. The nearest critical coastal area is the Salt Pond Region SAMP, located roughly 2.5 miles south of the Project Site. A Site Plan depicting the approximate extent of the jurisdictional area of the CRMC relative to the Site is provided herein.

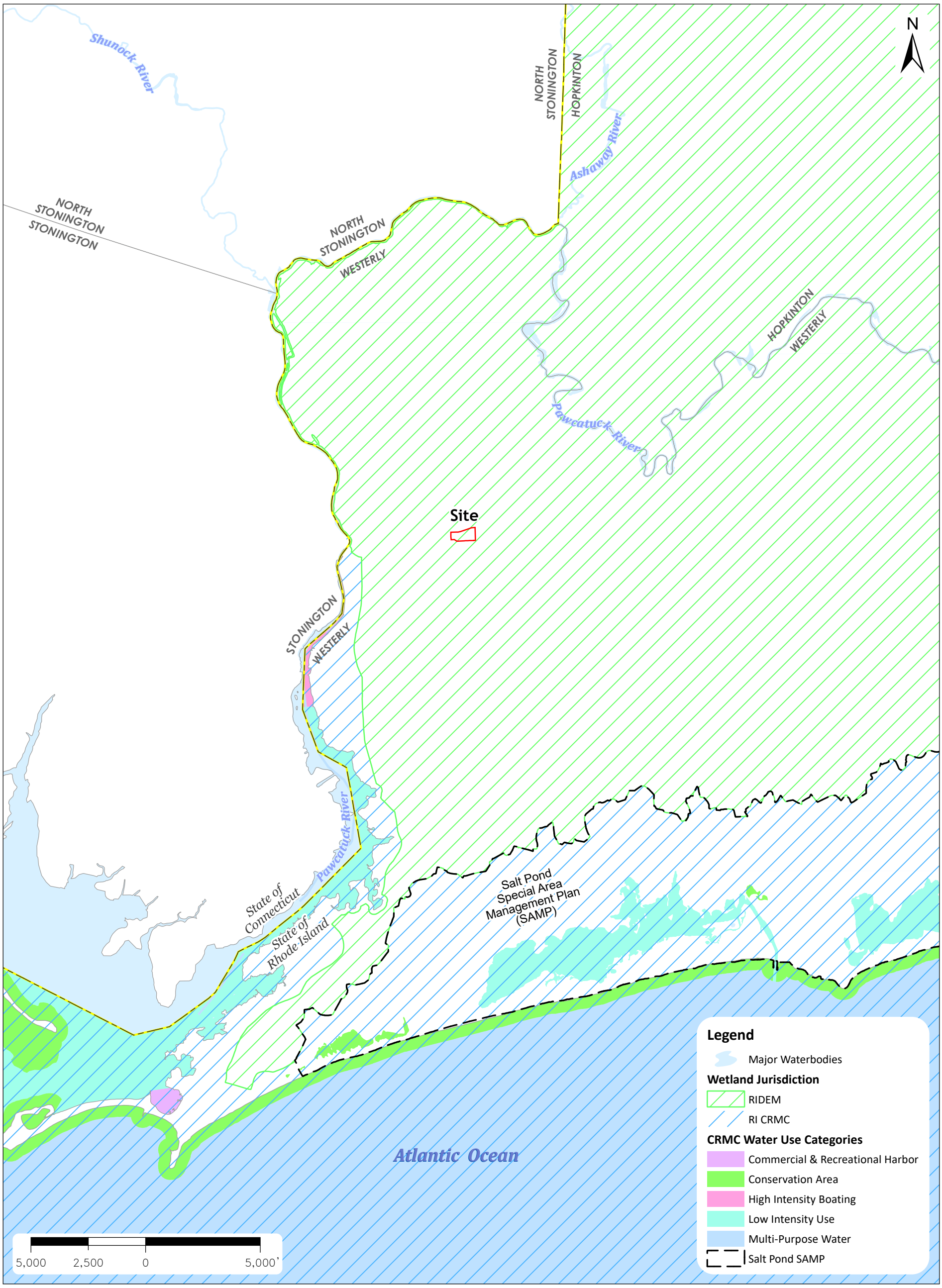
Additionally, the proposed project does not consist of and is not expected to include those certain inland activities requiring review by the CRMC regardless of distance from coastal features.

Any activities proposed at the Project Site which involve the alteration, filling, dredging, or other disturbance of wetland resources in association with the Project remain subject to jurisdiction under the Rhode Island Department of Environmental Management (RIDEM) Office of Water Resources.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No



ATTACHMENT

RIGIS

PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
8 BLACKSTONE VALLEY PLACE
LINCOLN, RI 02865
401-334-4100

RESOURCES JURISDICTIONAL TO THE RHODE ISLAND COASTAL RESOURCES MANAGEMENT COUNCIL (CRMC)

83 TOWER STREET
WESTERLY, RI

PARE PROJECT: 24111.00
DATE: MAY 2024



★ SITE LOCATION

Town of Westerly
Salt Pond Region SAMP
CRMC Land Use Classification Map

Land Use Code

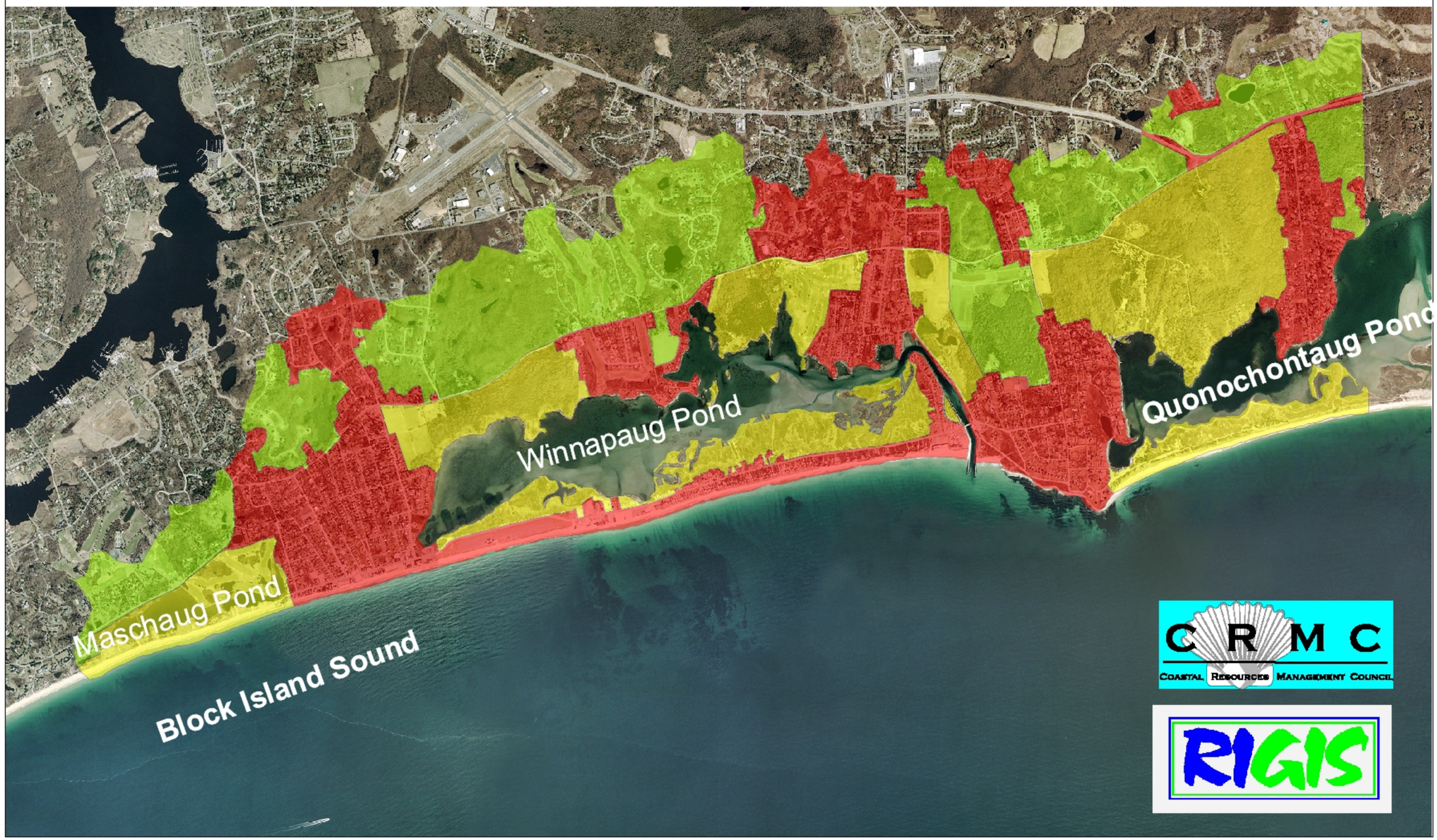
- Lands of Critical Concern
- Developed Beyond Carrying Capacity
- Self-Sustaining Lands

N

5,000 0 5,000

Feet

effective April 12, 1999



CRMC
Coastal Resources Management Council

RIGIS

APPENDIX G

Contamination and Toxic Substances
Impact Evaluation and Attachments

Contamination and Toxic Substances (Multifamily and Non-Residential Properties)

General requirements	Legislation	Regulations
It is HUD policy that all properties that are being proposed for use in HUD programs be free of hazardous materials, contamination, toxic chemicals and gases, and radioactive substances, where a hazard could affect the health and safety of the occupants or conflict with the intended utilization of the property.		24 CFR 58.5(i)(2) 24 CFR 50.3(i)
Reference		
https://www.hudexchange.info/programs/environmental-review/site-contamination		

1. **How was site contamination evaluated?** [1] **Select all that apply.**

   ☒ ASTM Phase I ESA
   ☐ ASTM Phase II ESA
   ☐ Remediation or clean-up plan
   ☒ ASTM Vapor Encroachment Screening
   ☐ None of the above

   → *Provide documentation and reports and include an explanation of how site contamination was evaluated in the Worksheet Summary.*
   Continue to Question 2.

2. **Were any on-site or nearby toxic, hazardous, or radioactive substances found that could affect the health and safety of project occupants or conflict with the intended use of the property? (Were any recognized environmental conditions or RECs identified in a Phase I ESA and confirmed in a Phase II ESA?)**

   ☐ No

   Explain:

   No RECs, HRECs, or CRECs as defined by the ASTM E1527-21 Standard Practice were identified during the Phase I ESA. Several *de minimis* and non-scope considerations were noted, which are further described in the Worksheet Summary Section and detailed in the attached Phase I ESA.

[1] HUD regulations at 24 CFR § 58.5(i)(2)(ii) require that the environmental review for multifamily housing with five or more dwelling units or non-residential property include the evaluation of previous uses of the site or other evidence of contamination on or near the site. For acquisition and new construction of multifamily and nonresidential properties HUD strongly advises the review include an ASTM Phase I Environmental Site Assessment (ESA) to meet real estate transaction standards of due diligence and to help ensure compliance with HUD's toxic policy at 24 CFR §58.5(i) and 24 CFR §50.3(i). Also note that some HUD programs require an ASTM Phase I ESA.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

☒ Yes.

→ *Describe the findings, including any recognized environmental conditions (RECs), in Worksheet Summary below. Continue to Question 3.*

3. Mitigation

Document the mitigation needed according to the requirements of the appropriate federal, state, tribal, or local oversight agency. If the adverse environmental effects cannot be mitigated, then HUD assistance may not be used for the project at this site.

Can adverse environmental impacts be mitigated?

☐ Adverse environmental impacts cannot feasibly be mitigated

→ Project cannot proceed at this location.

☒ Yes, adverse environmental impacts can be eliminated through mitigation.

→ *Provide all mitigation requirements*[2] *and documents. Continue to Question 4.*

4. Describe how compliance was achieved. Include any of the following that apply: State Voluntary Clean-up Program, a No Further Action letter, use of engineering controls[3]**, or use of institutional controls**[4]**.**

Compliance will be achieved as part of demolition and construction activities associated with the proposed new building on the project Site. Currently, the following are anticipated to be necessary as the project progresses:

- Lead-based paint abatement in accordance with the Rhode Island Department of Health's (RIDOH's) requirements for *Lead Inspections* (216-RICR-50-15-05) and *Lead Safe Work Practices* (216-RICR-50-15-12), and the RIDEM requirements for *Removal of Lead-Based Paint from Exterior Surfaces* (also known as *Air Pollution Control Regulation No. 24*; 250-RICR-120-05-24) by professionals licensed in accordance with 216-RICR-50-15-11.
- Abatement of ACBM in the existing building in accordance with the RIDOH's *Asbestos Control* regulations (216-RICR-50-15-01) and the Rhode Island *Air Pollution Control Regulation No. 22 - Air Toxics* (250-RICR-120-05-22).

[2] Mitigation requirements include all clean-up actions required by applicable federal, state, tribal, or local law. Additionally, provide, as applicable, the long-term operations and maintenance plan, Remedial Action Work Plan, and other equivalent documents.

[3] Engineering controls are any physical mechanism used to contain or stabilize contamination or ensure the effectiveness of a remedial action. Engineering controls may include, without limitation, caps, covers, dikes, trenches, leachate collection systems, signs, fences, physical access controls, ground water monitoring systems and ground water containment systems including, without limitation, slurry walls and ground water pumping systems.

[4] Institutional controls are mechanisms used to limit human activities at or near a contaminated site, or to ensure the effectiveness of the remedial action over time, when contaminants remain at a site at levels above the applicable remediation standard which would allow for unrestricted use of the property. Institutional controls may include structure, land, and natural resource use restrictions, well restriction areas, classification exception areas, deed notices, and declarations of environmental restrictions.

- The installation of a radon gas mitigation system in any future building(s) proposed at the site by Rhode Island licensed professionals in accordance with the RIDOH's *Radon Control* regulations (216-RICR-50-15-2) and the Rhode Island State Building Code (*RISBC*; 510-RICR-00-00-1, *et seq*.).
- The proper removal and disposal of all remaining equipment and electrical, mechanical, and structural materials from the existing building as part of demolition activities. Any manufactured products known or suspected to contain PCBs in concentrations of 50 ppm or greater, and any wastes derived from such products, shall be managed in accordance with the requirements of the Toxic Substances Control Act (TSCA; 40 CFR § 761), the RIDEM *Rules and Regulations for Hazardous Waste Management* (250-RICR-140-10-1), and the RIDEM *Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases* (250-RICR-140-30-1), as applicable.
- As current plans for the site include proposed childcare facilities, the project is subject to the Rhode Island *Industrial Property Remediation and Reuse Act*, also known as the Safe School Siting Act (R.I.G.L. § 23-19.14), which requires that subsurface investigations, including, but not limited to, collection of soil, groundwater, and soil gas samples, be performed at properties on which childcare and/or educational facilities are proposed.
- As applicable, any excess soils that are intended to be excavated from the Site should be properly characterized for disposal at a licensed facility. It is recommended that characterization be performed in advance of the start of construction activities to better anticipate construction schedule and costs.
- Mold and mildew issues at the Site appear to be associated with water damage which may have occurred when the building was unoccupied. This issue is expected to be abated with completion of demolition and new building construction activities. The town should ensure that the proposed building design will meet applicable local, state, and federal building code requirements, which should ensure that future mold and mildew growth is adequately inhibited and the conditions that promote the growth of mold and mildew are properly mitigated. Additionally, contractors involved in demolition activities should be informed of its presence in order to provide proper respiratory protection and medical surveillance to their employees as necessary.

If a remediation plan or clean-up program was necessary, which standard does it follow?

☒ Complete removal

→ *Continue to the Worksheet Summary.*

☐ Risk-based corrective action (RBCA)

→ *Continue to the Worksheet Summary.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers

- Any additional requirements specific to your region

A Phase I ESA was completed by Pare Corporation on August 19, 2024 which did not identify any RECs, HRECs, or CRECs associated with the Site. Several non-REC and *de minimis* conditions were identified at the Site, including:

- Past use of #4 fuel oil to heat the building, stored in a 5,000-gallon underground storage tank (UST). This finding is considered a non-REC because the UST was removed in 1995 in accordance with applicable UST closure requirements, at which time no evidence of a release was encountered.
- Dry wells observed on the Site, which discharge directly to the Site subsurface, were considered non-RECs because information available during the ESA indicates that they were installed in the 1990s and receive roof runoff from a portion of the Site building, an allowable practice of the Rhode Island Stormwater Design and Installation Standards Manual. No evidence was identified during the ESA to indicate that the dry wells had received other sources of effluent, such as effluent that could contain oil and/or hazardous materials.
- Solid wastes observed to be disposed of on-Site were considered *de minimis* conditions due to the limited quantities observed and the types of materials primarily observed (residential food wrapper waste and small piles of discarded soil/asphalt).

Additionally, several conditions outside the scope of a standard ASTM Phase I ESA were identified, including:

- Asbestos-containing building materials present in Site structures.
- The potential for radon gas in current and future Site structures to accumulate to concentrations in excess of the EPA's Action Limit of 4 picocuries per liter (pCi/L).
- The potential for lead-based paint to be present at the Site (Please note that a lead-based paint assessment was identified after completion of the Phase I ESA).
- The potential for materials contaminated with polychlorinated biphenyls (PCBs) to be present at the Site.
- Apparent mold and mildew impacts to the building interior, which appears to be related to water damage observed in the building.

Recommendations pertaining to these findings are included in the attached Phase I ESA and further elaborated under Item Number 4 of this worksheet. While no RECs were identified during the Phase I ESA, a Phase I ESA is intended to be non-exhaustive and pertains only to information that was practically reviewable at the time of the ESA, including, but not limited to, observations during the site reconnaissance, information obtained through local, state, and federal environmental records databases, historical property records and other historical documentations (e.g., aerial photographs, street directories, Sanborn Maps), information provided by the User of the assessment, and interviews with persons knowledgeable of the site history. While intended to reduce uncertainty, a Phase I ESA cannot wholly eliminate the possibility of environmental conditions impacting the site.

Are formal compliance steps or mitigation required?

☒ Yes

☐ No

ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT

83 TOWER STREET
WESTERLY, RHODE ISLAND

Prepared for:

The Town of Westerly
45 Borad Street
Westerly, RI 02891

Prepared by:

Pare Corporation

Rhode Island Office
8 Blackstone Valley Place
Lincoln, RI 02865

Massachusetts Offices
10 Lincoln Road, Suite 210
Foxboro, MA 02035

14 Bobola Road, Suite 2B
Holyoke, MA 01040

AUGUST 2024

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EXECUTIVE SUMMARY

This report presents the findings of a Phase I Environmental Site Assessment (ESA) conducted by Pare Corporation (Pare) of a single parcel addressed as 83 Tower Street in Westerly, Rhode Island (Assessor's Map 58, Lot 186) (hereinafter, the subject "Site"). This Phase I ESA was performed in conformance with the scope and limitations of the American Society for Testing and Materials (ASTM) Designation E1527 – 21: *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* and the United States Environmental Protection Agency's (U.S. EPA's) "All Appropriate Inquiries" (AAI) Rule under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 42 U.S.C. § 9601 *et seq.* and 40 CFR § 312 (2005). Any exceptions to or deletions from this practice are described in Section 1.1.5 of this report titled "Deviations."

The purpose of this report is to evaluate the Site for the presence of Recognized Environmental Conditions (RECs), Historical Recognized Environmental Conditions (HRECs), and Controlled Recognized Environmental Conditions (CRECs) as defined in the ASTM E1527 – 21 Standard Practice. Additionally, this report has been prepared with consideration to certain items generally known as "Business Environmental Risk" that are considered to be outside the scope of a standard ASTM E1527 – 21 Phase I ESA, but which the United States Department of Housing and Urban Development (HUD) is concerned with for their potential to pose a health risk to future Site occupants or conflict with the intended use of a property.

FINDINGS

The following summarizes key findings of the Phase I ESA based on observations during the Site reconnaissance, review of existing historical resources, and interviews with current or past owners. Included in the summary are known or suspected environmental concerns and *de minimis* conditions.

Notable Environmental Conditions at the Site

- The Site building was formerly heated with #4 fuel oil stored in a 5,000-gallon underground storage tank (UST). The UST was removed in 1995, and the building was subsequently converted to natural gas.
- At the time of the Site reconnaissance, the building had been unoccupied for approximately four (4) years, though portions of the exterior of the Site (e.g., parking lots and tennis courts) appear to remain open for use by the public.
- Two (2) drywells were observed on the western exterior side of the Site.
- Several soil/material stockpiles were present in the parking lot on the north side of the Site, which appear to have been placed there by the Town's Department of Public Works (DPW). Small quantities of solid waste (e.g., soil piles and residential wastes) was observed discarded behind (primarily south and southeast) the athletic courts on the northeastern portion of the Site.

Limiting Conditions & Data Gaps

Data gaps, as defined in §3.2.19 of the ASTM E1527 – 21 Standard, were encountered during the course of this assessment, as described below:

- A portion of the exterior of the Site was densely vegetated and could not be fully accessed or observed during the Site reconnaissance. Based on a review of detailed aerial imagery spanning several seasons of the past five (5) years, maintained by the Rhode Island Geographic Information System, Pare is of the opinion that significant findings with respect to an REC at the Site were not obscured by this limitation.
- Due to water damage on the interior of the building, the full Site interior was not observed during the Site reconnaissance. All known utility areas and other areas where oil and hazardous materials (OHM) were expected to have been used were inspected during the Site reconnaissance, and the majority of the area that was not viewed consists of former school classrooms and hallways.

Based on the above, Pare is of the opinion that these limitations are not representative of significant data gaps that would alter the findings of this report.

ASTM E2600 – 15 Vapor Encroachment Screen

During this assessment, Pare also conducted a Vapor Encroachment Screen (VES) in accordance with the ASTM Designation E2600 – 15: Standard Practice for Vapor Encroachment Screening on Property Involved in Real Estate Transactions.

Based upon the results of the Tier 1 Screen, a VEC does not exist based on the absence of identified releases at or near the Site within the specified search radii.

OPINIONS

Based upon the findings of this assessment, the following opinions have been developed by Pare along with a rationale for such determinations.

Recognized Environmental Conditions (RECs)

No RECs were identified in association with the subject Site during the course of this assessment.

Historical Recognized Environmental Conditions (HRECs)

No HRECs were identified in association with the subject Site during the course of this assessment.

Controlled Recognized Environmental Conditions (CRECs)

No CRECs were identified in association with the subject Site during the course of this assessment.

De minimis, Non-REC, and Non-Scope Findings

Findings of *de minimis* conditions and information deemed notable by Pare that do not constitute a REC, HREC, or CREC identified in association with the Site during the course of this assessment are summarized below:

Non-REC and *De minimis* Findings:

- **Former 5,000-gallon UST** – No evidence of a release was reported during the removal of the UST or found in records maintained by the Rhode Island Department of Environmental Management (RIDEM), and the heating system has been converted to a natural gas-fired heating system. As such, this finding is considered a non-REC.
- **Drywells** – According to plans provided to Pare by the Town, these drywells were installed in the late 1990s or early 2000s and receive stormwater runoff only from the roof on the western portion of the Site building. No visual or olfactory evidence of a release was observed in or near the drywells.
- **Solid Waste** – Small quantities of solid waste consisting primarily of residential food container waste and soil/asphalt were observed discarded behind the athletic courts on the northeastern portion of the Site. The total quantity of visible material observed appeared to be less than one (1) cubic yard, and as such, this condition appears to be *de minimis*. Larger stockpiles of soil/material were observed in a parking lot on the northern portion of the Site, which appear to have been temporarily placed by the DPW. These materials were confined to the surface of the parking lot and are unlikely to have had an environmental impact on the Site subsurface.

Additional Non-Scope Considerations:

As part of this assessment, Pare conducted a preliminary evaluation of certain non-scope considerations generally identified as "Business Environmental Risk." This evaluation was limited to observations during the Site reconnaissance and prior documentation provided to Pare for this assessment. The following were evaluated for their potential presence on-Site and any adverse impacts, if known, that they could have on future Site occupants and/or intended use of the Site:

- **Asbestos** – A hazardous building material survey was provided to Pare for this assessment, which identified several materials considered to be asbestos-containing building materials within the Site building. The survey appears to indicate that the material will only present an adverse impact to the Site in the event that it is disturbed in a way unassociated with proper abatement activities.
- **Radon** – Local and regional radon information was reviewed for the Site, which indicated that the Site is located in Radon Zone 1: average indoor air levels at or above 4 pCi/L. This finding indicates that radon mitigation will be necessary in future Site structures. As the Site is presently unoccupied, it is unlikely that radon presents a health hazard at present.

- **Mold and Mildew** – Mold and mildew were observed inside the Site building during the Site reconnaissance, which could impact the potential for reuse of the building. While no sampling or surveying specific to mold impacts was performed by Pare, observations during the Site reconnaissance appeared to show moderate to severe impacts from mold. Water damage was apparent in certain areas of the building, which may have contributed to conditions favorable for mold growth.
- **Lead-Based Paint** – No information on the presence or absence of lead-based paint at the Site was made available to Pare during the course of this assessment. Lead-based paint does not appear to have been included in the scope of the hazardous building material survey provided to Pare. Given the age of the building (constructed circa 1955), it is possible that lead-based paint was formerly used on Site surfaces and may be present in and/or on the Site building. In several areas of the Site, primarily on exterior doors and painted wood surfaces, paint appeared to be in poor condition, with visible chipping and/or peeling. It is recommended that these areas and interior surfaces of the Site be evaluated for the presence of lead-based paint so that, if necessary, it can be properly remediated as part of future redevelopment activities.
- **Materials Containing Polychlorinated Biphenyls (PCBs)** – The hazardous building materials survey provided to Pare for this assessment also included an evaluation of window and door caulking for the presence of PCBs. A low concentration of PCBs, below the regulatory threshold, was found in a single caulking sample taken from caulking original to the building. During the Site reconnaissance, electrical and mechanical equipment was noted that may contain PCBs. While no evidence of a release was noted during the Site reconnaissance, the Site is presently unoccupied and the remaining materials do not appear to be inspected or maintained, and it is recommended that they be properly removed and disposed of off-Site as soon as feasible.
- **Regulatory Compliance** – No evidence was found during the course of this assessment that would indicate that the Site is not in compliance with applicable environmental regulations. The Site appears to have been in compliance with the regulatory requirements for UST operation and maintenance when they were applicable to the Site, and no institutional or engineered controls were found that would present a continuing obligation to the Site.
- **Pesticides** – There is a potential that pesticides were historically used on-Site. During the Site reconnaissance, rodent traps with poison bait were observed around the Site building, which likely contain rodenticide(s). None of the containers appears to have been overturned or their contents spilled. Plans provided to Pare during this assessment also identified mosquito abatement activities that occurred on the Site in 1937. These activities appeared to be mechanical in nature (i.e., the digging of trenches to prevent water from stagnating), but the use of pesticides during this work or at a later date cannot be ruled out based on the available information. Should the User of this assessment intend to remove and/or dispose of any soils presently existing at the Site, waste characterization analysis, including analysis for Organochlorine Pesticides, is recommended to ensure that proper disposal can occur.

CONCLUSION

Based on the results of this assessment, no environmental conditions were identified in association with the subject Site; however, the following activities are recommended by Pare based on non-scope considerations and intended future use of the Site:

- The completion of a Lead Hazard Mitigation Inspection by professionals licensed in accordance with 216-RICR-50-15-11, with environmental sampling and mitigation as deemed necessary, in accordance with the Rhode Island Department of Health's (RIDOH's) requirements for *Lead Inspections* (216-RICR-50-15-5) and *Lead Safe Work Practices* (216-RICR-50-15-12), and the RIDEM's requirements for *Removal of Lead-Based Paint from Exterior Surfaces* (also known as *Air Pollution Control Regulation No. 24*; 250-RICR-120-05-24).
- Abatement of asbestos-containing building materials in the existing building in accordance with the RIDOH's *Asbestos Control* regulations (216-RICR-50-15-1).
- The installation of a radon gas mitigation system in any future building(s) proposed at the Site by Rhode Island licensed professionals in accordance with the RIDOH's *Radon Control* regulations (216-RICR-50-15-2) and the Rhode Island State Building Code (RISBC; 510-RICR-00-00-1, *et seq*.).
- The proper removal and disposal of all remaining equipment and electrical, mechanical, and structural materials from the existing building as part of demolition activities. Any manufactured products known or suspected to contain PCBs in concentrations of 50 ppm or greater, and any wastes derived from such products, shall be managed in accordance with the requirements of the Toxic Substances Control Act (TSCA; 40 CFR § 761), the RIDEM *Rules and Regulations for Hazardous Waste Management* (250-RICR-140-10-1), and the RIDEM *Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases* (250-RICR-140-30-1), as applicable.
- As current plans for the Site include proposed childcare facilities, the project is subject to the Rhode Island *Industrial Property Remediation and Reuse Act*, also known as the Safe School Siting Act (R.I.G.L. 23-19.14), which requires that subsurface investigations, including, but not limited to, collection of soil, groundwater, and soil gas samples, be performed at properties on which childcare and/or educational facilities are proposed. Additionally, and as applicable, any excess soils that are intended to be excavated from the Site should be properly characterized for disposal at a licensed facility. Should dewatering be anticipated as part of construction activities, groundwater proximal to the anticipated dewatering area should be characterized for those criteria of the Rhode Island Pollution Discharge Elimination System (RIPDES) Construction General Permit. It is recommended that characterization be performed in advance of the start of construction activities to better anticipate construction schedule and costs.

- Mold and mildew issues at the Site appear to be associated with water damage which may have occurred when the building was unoccupied. This issue is expected to be abated with completion of demolition and new building construction activities. The User of this assessment should ensure that the proposed building design will meet applicable local, state, and federal building code requirements, which should ensure that future mold and mildew growth is adequately inhibited and the conditions that promote the growth of mold and mildew are properly mitigated.

SECTION 1 – INTRODUCTION

1.1 Purpose

This report presents the findings of a Phase I Environmental Site Assessment (ESA) conducted by Pare Corporation (Pare) of a single parcel addressed as 83 Tower Street in Westerly, Rhode Island (Assessor's Map 58, Lot 186) (hereinafter, the "Site"). This ESA was conducted in accordance with the American Society for Testing and Materials (ASTM) Designation E1527 – 21: *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process* for the purpose of identifying Recognized Environmental Conditions (RECs) in association with the Site. The ASTM E1527 – 21 Standard defines a REC as:

> *(1) the presence of hazardous substances or petroleum products in, on, or at the* [Site] *due to a release to the environment; (2) the likely presence of hazardous substances or petroleum products in, on, or at the* [Site] *due to a release or likely release to the environment; or (3) the presence of hazardous substances or petroleum products in, on, or at the* [Site] *under conditions that pose a material threat of a future release to the environment.* (ASTM E1527 – 21 § 3.2.73)

Other environmental conditions evaluated during the course of this assessment include Historical Recognized Environmental Conditions (HRECs), Controlled Recognized Environmental Conditions (CRECs), and *de minimis* conditions. An HREC is defined as:

> *a previous release of any hazardous substances or petroleum products that has occurred in connection with the* [Site] *and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the* [Site] *to any required controls (for example, property use restrictions, activity and use limitations, institutional controls, or engineering controls)* (ASTM E1527 – 21 § 3.2.39). *A past release that qualified as a historical recognized environmental condition may no longer qualify as a historical recognized environmental condition if new conditions or information have been identified such as, among other things, a change in regulatory criteria or a subsequently identified migration pathway that was not previously known or evaluated.* (ASTM E1527 – 21 § 3.2.39.1(2))

A CREC is *"a recognized environmental condition affecting the* [Site] *that has been addressed to the satisfaction of the applicable regulatory authority or authorities with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (for example, property use restrictions, activity and use limitations or other property use limitations)"* (ASTM E1527 – 21 § 3.2.17).

A de minimis condition is *"a condition related to a release that generally does not present a threat to human health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. A condition determined to be a de minimis condition is not a recognized environmental condition nor a controlled recognized environmental condition"* (ASTM E1527 – 21 § 3.2.20).

1.1.1 Scope of Services

This assessment was prepared in accordance with general industry practices utilizing the ASTM E1527 – 21 Standard Practice and the requirements set forth in the United States Environmental Protection Agency's (U.S. EPA's) "All Appropriate Inquiries" (AAI) Rule under the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA), 40 CFR § 312 (2005).

Unless otherwise described herein, the scope of this investigation does not include ASTM-defined exclusions such as naturally occurring radon, asbestos, biological agents, mold or mildew, lead in drinking water, building materials potentially containing asbestos, lead-based paint (LBP), and/or polychlorinated biphenyls (PCBs) unrelated to a release in the environment, wetlands, regulatory compliance, cultural and historical resources, industrial hygiene, health and safety, ecological resources, endangered species, impacts to indoor air quality (excluding impacts due to releases of hazardous substances), or substances not defined as hazardous substances under CERCLA or applicable state regulating agencies.

Specific elements of this ESA included the following:

- ***Interviews/Inquiries:*** Interviews with municipal, state, and/or federal agencies as applicable in addition to interviews with the Site Owner's Representative, Site Occupant, and/or the Key Site Manager regarding Site history and use and to identify environmental conditions at the Site;
- ***Records Review:*** Review and evaluation of reasonably ascertainable regulatory and historical records pertaining to the Site, including:
    - Records identifying notable physical resources on and near the Site;
    - Historical aerial photographs, topographic maps, Sanborn Fire Insurance Maps, and historical street directories, as available, for the Site and adjacent area;
    - Environmental database listings for the Site and surrounding area maintained by state and federal agencies, with further review, as applicable, of Site-related records and records for select nearby listings; and
    - Review of relevant permits, violations, and other communications associated with the Site that are maintained by the municipal offices of the Town of Westerly;
- ***Site Reconnaissance:*** Performance of a Site reconnaissance to identify conditions at the Site that are indicative of a release; and
- ***Develop a Conclusion as to whether Environmental Conditions have Impacted the Site:*** The Environmental Professional's opinions as to the presence of RECs, CRECs, and HRECs at the Site are developed based on the documentation obtained during the course of this assessment. The conclusions provided in this report are based solely on the scope of work conducted and described herein and are subject to the Limitations provided in Section 9.

Additional services provided as part of this ESA included an evaluation for the potential presence of certain items generally known as "Business Environmental Risk" that are considered to be outside the scope of a standard ASTM E1527 – 21 Phase I ESA, but which the United States Department of Housing and Urban Development (HUD) is concerned with for their potential to pose a health risk to future Site occupants or conflict with the intended use of a property. This information is detailed in Section 5.

1.1.2 Special Terms & Conditions

No special terms or conditions were agreed upon for the completion of this report.

1.1.3 Significant Assumptions

The file and data review were limited to reasonably ascertainable information obtained by Pare from prior reports, the municipal offices for the Town of Westerly, environmental database records and regulatory files maintained by the Rhode Island Department of Environmental Management (RIDEM), historical mapping, and aerial photography of the Site unless otherwise specified herein. The Site reconnaissance description is based upon the condition of the Site on the day it was observed. The Site was observed on foot to the extent feasible; abutting properties and the surrounding area were observed from the Site parcel boundaries and from public thoroughfares.

1.1.4 User Reliance

The findings presented in this report are valid for 180 days from the date of this report or until the completion of the real estate transaction associated with the Site, whichever is sooner. This ESA was prepared on behalf of, and for the exclusive use of, The Town of Westerly. This report and the findings herein shall not, in whole or in part, be disseminated or conveyed to any other party, nor used by any other party in whole or in part, without the prior written consent of Pare; however, Pare acknowledges and agrees that our Client may convey this report to potential lenders and title insurers associated with the current financing of the Site.

1.1.5 Deviations

This investigation was performed in accordance with ASTM E1527 – 21 and AAI with no deviations.

1.2 Site Description

For the purposes of this Phase I ESA, the Site is defined as a single parcel addressed as 83 Tower Street in Westerly, Rhode Island. A Locus Map depicting the Site on a recent United States Geological Survey (USGS) 7.5-minute topographic map is included as Figure 1; a Site Plan depicting the approximate Site boundary and pertinent Site features is included as Figure 2. Information obtained through a review of pertinent Site records from the Westerly municipal offices, state and federal environmental records, and as observed during the Site Reconnaissance is summarized in Table 1, below.

Table 1. Site Summary

Parcel Address:	83 Tower Street, Westerly, Rhode Island
Assessor's Map/Lot	58 / 186
Site Area	11.28 acres
Zoning	R6- School MDL-96
Number of Structures	The Site is improved with one (1) main structure, the Tower Street Community Center and former Tower Street School, constructed circa 1955. Several accessory structures (e.g., sheds and a greenhouse) are present along the western side of Site building.
Owner	Town of Westerly
Occupancy and Use	The Tower Street School and Community Center was converted into a community center in 2010, and was opened until 2020, when the pandemic forced the community center to close due to funding and staffing issues. Currently the Site remains closed.
Past Site Use	The Site appears to have been used for residential purposes prior to construction of the existing Site building circa 1955. The Site building was initially used as the Tower Street School from its construction until closure of the school around 2009. A community center opened in the existing Site building around this time, which provided recreational activities such as gardening, continuing education courses, and community events. During the Covid-19 pandemic, the community center was forced to closed and has remained closed since around early 2020.
Site Access	The Site is accessible from Tower Street to the northwest, and Narragansett Avenue to the north.
Utilities	Water: Municipal water Sewer: Municipal sewer Heat: The Site was most recently heated with natural gas.
Use of Adjacent Properties	The adjacent properties are residential homes in all directions.

SECTION 2 – USER PROVIDED INFORMATION

Pare provided an environmental questionnaire to a representative of the User of this assessment in an effort to obtain information that may be material to identifying RECs, HRECs, and/or CRECs in association with the Site, and/or which may assist the User of this assessment in qualifying for the AAI Rule and certain Landowner Liability Protections (LLP) offered by the *Small Business Liability Relief and Brownfields Revitalization Act* (Pub. L. No. 107-118, 115 stat. 2356, 11 Jan. 2002).

2.1 User Questionnaire

The environmental questionnaire was completed by Shawn M. Lacey, the Town Manager for the Town of Westerly on June 3, 2024 and subsequently provided to Pare. Relevant information provided by the User's Representative is summarized in Table 2, below, and a copy of the environmental questionnaire is provided in Appendix A. Other information obtained through the User Questionnaire has been incorporated elsewhere in this assessment.

Table 2. Summary of User Provided Information

Reason for Environmental Assessment	The User's Representative indicated that the purpose of this assessment is for general environmental due diligence associated with a HUD grant award.
Environmental Liens or Activity and Use Limitations	The User's Representative indicated that no environmental liens or activity and use limitations are known to exist for the Site.
Specialized Knowledge or Experience of the User	The User's Representative indicated that they are aware that the Site previously utilized oil heat for many years, and recently has converted to gas. They also indicated that there are some known asbestos tiles located in Site buildings.
Evaluation of Site Purchase Price Relative to Fair Market Value	The User's Representative indicated that the Site is not anticipated for purchase or sale, and that the question was not applicable at this time.
Commonly Known or Reasonably Ascertainable Information Available to the User	The User's Representative indicated that they are not aware of the past Site usage or specific chemicals used on the Site, or any releases or spills of chemicals or environmental cleanups at the Site.
Obvious Evidence of a Release	The User's Representative indicated that they do not believe there are any obvious indicators of the presence or likely presence of a release at the Site.

2.2 User-Provided Records

The following section provides documentation of records provided to the Environmental Professional by the User, User's Representative, Owner, and/or Occupant of the Site.

2.2.1 Previous Environmental Assessments

No previous environmental assessments were found or made available to Pare during the course of this assessment.

Other relevant records pertaining to the Site, which were provided to Pare by representatives of the User of this assessment, included:

- **Hazardous Materials Survey Report, Former Tower Street School, prepared by AltTech Services for Royce Family Fund, Inc., June 28, 2022:**

  This report presents the findings of a preliminary survey of the Site building for the presence of hazardous building materials. The survey included an evaluation of the potential for the presence of asbestos-containing building materials (ACBM) and polychlorinated biphenyl (PCB) impacted building materials. A total of 170 samples were collected from materials that were suspected of containing asbestos by qualified personnel. The results of the sampling identified the following as ACBM:

  - **Air Cell and Layered Paper thermal system insulation (TSI)**, located within wall chases and above finished ceilings associated with bathrooms throughout the building, within an office area adjacent to the boiler room and the kitchen, and in crawlspaces beneath the northeast and southeast hallways of the building;
  - **White caulking** associated with the building's original construction, present around original doors and window frames;
  - **Black Sink Coating**, present as under-sink coating on several sinks located in classrooms throughout the building;
  - **Gray 9" x 9" floor tiles with black streaks**, present in several of the classrooms and below carpeting in office areas on the northwestern side of the building;
  - **Dark Gray 9" x 9" floor tiles**, located in several storage areas near the kitchen;
  - **Cream 9" x 9" floor tiles with red streaks**, present in several classrooms and in the cafeteria and kitchen; and
  - **Brown 9" x 9" floor tiles**, present in the northern and northwestern offices and below carpeting in an area between the cafeteria and auditorium.

  Based on the identification of the above ACBM inside the Site building, AltTech recommended proper abatement of ACBM prior to any potential disturbance of building materials associated with any future renovation and/or demolition activities which may be proposed.

  Additionally, one (1) of eight (8) total samples submitted for PCB analysis produced a detectable concentration of PCBs (Aroclor 1248 at 1.38 mg/kg), which was collected from caulking associated with one of two original door/window caulking samples. The concentration of PCBs detected was below the criteria to consider the material a PCB Bulk Product Waste under the Toxic Substances Control Act (TSCA; PCB Bulk Product Waste must contain ≥ 50 mg/kg PCBs at the time of designation for disposal), and as such, it was recommended to be handled as general construction waste without special requirements relative to PCBs.

- **<u>Wetland Edge Verification Submittal to the RIDEM Office of Water Resources, Division of Freshwater Wetlands, prepared by Cherenzia & Associates, June 12, 2023:</u>**

  An application for a request to verify wetland edges was submitted by Shawn Lacey, Town Manager for Westerly on June 8, 2023. It was determined that previously recorded wetland edges that were delineated on-Site were accurate. The site contains various Jurisdictional Areas, Freshwater Wetlands including, Swamp-Deciduous forested (greater than or equal to one acre or less and ten acres): 50-foot buffer zones, two streams: 100-foot buffer zones, and a Pond (within the swamp) and 25-foot buffer zone.

- **<u>Preliminary Plan Set," Tower Street School", Westerly Ocean Community, prepared by Gro (Gro-Dev), November 10, 2023:</u>**

  This plan set includes a recent (2023) Existing Conditions plan as well as preliminary plans for intended redevelopment of the Site.

Copies of these documents are provided in Appendix B.

2.2.2 Title Search

A Title Search was not provided to Pare as part of this assessment. Pare reviewed historical ownership of the Site through a search of the Owner of Record listed on the Tax Assessor's field card(s) through the Town of Westerly online Registry of Deeds database, which is summarized in Table 3, below. This review was performed for informational purposes only and did not involve the level of effort to complete, nor is it intended to replace, an official Title Search.

Table 3. Historical Site Ownership Summary

Grantee	Date of Transfer	Book/Page
Town of Westerly	09/08/1954	73/315
Patsy L. Luzzi, Ella E. Ornberg, et al.	Unknown	Unknown

2.3 Interviews

2.3.1 Interview with Owner

A representative of the current Site Owner, Melissa Davy of the Town of Westerly, was interviewed on June 17, 2024 and provided information about the Site that has been incorporated into this assessment.

2.3.2 Interviews with Local Municipal Officials

Local government officials were interviewed as part of this assessment, including staff at the Town of Westerly municipal offices. Information provided during these interviews has been incorporated into this assessment.

2.3.3 Interviews with Others

No other person with any personal knowledge of the Site was interviewed.

SECTION 3 – RECORDS REVIEW

Local, state, and federal records were reviewed with the objective of developing a history of the Site and surrounding area usage in order to determine the likelihood of environmental conditions being present in connection with the Site. Information sources researched for this assessment include state and federal environmental records, physical setting resources, municipal records, aerial photographs, and city directories.

3.1 Physical Setting

Available resources pertaining to geologic, hydrologic, hydrogeologic, and topographic information about the Site were reviewed to identify notable Site features and to evaluate the Site's hydrogeologic gradient with respect to surrounding properties. A Locus Plan depicting the Site on a recent United States Geological Survey (USGS) 7.5-minute Topographic map is provided as Figure 1.

3.1.1 Area Topography

The Site is situated at approximately 91 feet above mean sea level (MSL). Local topography indicates that the Site surface slopes gently downgradient toward the southeastern side of the Site. The surrounding area appears to slope gently downgradient to the east.

3.1.2 Geology & Hydrology

Bedrock information for the Site and surrounding area was obtained through the USGS Mineral Resources Online Spatial Data website (https://mrdata.usgs.gov/) and surficial geology information was obtained through the United States Department of Agriculture (USDA) Web Soil Survey (https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm). The Flood Insurance Rate Map (FIRM) for the Site was obtained through the Federal Emergency Management Agency's (FEMA's) Map Service Center (https://msc.fema.gov/portal/home). A summary of this information is provided in Table 4, below. A copy of the FEMA FIRMette Map is provided in Appendix C.

Table 4. Geology and Hydrology Information

Geology	Surficial Geology:	Canton-Charlton-Rock outcrop complex, 3 to 15 percent slopes (3.8%), Canton-Urban land complex, very rocky (8.8%), Canton and Charlton fine sandy loams, 0 to 8 percent slopes, very stony (11.7%), Sutton fine sandy loam, 0 to 8 percent slopes, very stony (42.5%), and Udorthents-Urban land complex (33.2%).
	Bedrock Geology:	Monchiquite – Dark-gray to greenish-black, fine-grained lamprophyre dikes, with flow-banding parallel to contacts; contains microphenocrysts of titaniferous augite, olivine, kaersutite, phlogopite, apatite, and opaque minerals enclosed in a matrix of analcite and calcite; ocellar texture locally developed. Locally abundant megacrysts (up to 5 cm) of pyroxene, and rounded xenoliths (up to 8 cm) composed of olivine, enstatite, chrome-diopside, and chrome-spinel. Narragansett Pier Plutonic Suite – granite-Dark-pink to pale-gray, medium-grained equigranular granite, with lesser granodiorite and quartz monzonite. Composed of microcline, oligoclase, quartz, and accessory biotite, magnetite, ilmenite, apatite, sphene, zircon, monazite, apatite, and allanite; muscovite and garnet locally present; secondary chlorite and calcite. Mainly massive, but locally exhibits faint flow foliation. Cut locally by abundant pegmatite, aplite, and composite aplite-pegmatite of mineralogy similar to the host granite. Unit is a 5 km by 40 km batholith that underlies the southern coast of RI. Sterling Igneous Suite – granite gneiss-Pale pink to gray, medium-grained granite gneiss, commonly with small porphyroclasts of microcline/orthoclase. Similar to alaskite gneiss, but with more than 3% dark minerals. Composition is granite with generally less than 3% dark minerals. Compositions range from quartz monzonite to granite. Composed of sodic plagioclase, quartz, microcline, biotite, opaque minerals; minor muscovite common, garnet more rare; accessory apatite and zircon; sphene present in some rocks; secondary chlorite. Typically is compositionally homogeneous, with strong foliation and locally well-developed lineation defined by major minerals. Includes some rock mapped formerly as Ten Rod Granite Gneiss, Hope Valley Alaskite Gneiss, Potter Hill Granite Gneiss, and Scituate Granite Gneiss. Waterford Group – Mamacoke Formation- Light- to dark gray, medium-grained amphibolitic gneiss composed of plagioclase, microcline, quartz, biotite, hornblende, and garnet; locally contains quartz-sillimanite nodules, and thin layers of quartzite and calc-silicate rock. Waterford Group – Rope Ferry Gneiss- Light- to dark gray, fine- to medium-grained tonalite gneiss composed of plagioclase, quartz biotite, and hornblende, commonly interlayered with granite gneiss composed of microcline, plagioclase, quartz, biotite, and hornblende; local layers of amphibolite.
Hydrology	FIRM:	44009C0139K effective 04/03/2020 and 44009C0143J effective 04/03/2020
	Flood Zone:	Zone X (unshaded), which is defined as an area of minimal flood hazard, with a less than 0.2% annual chance of flooding.
	Groundwater Classification:	Groundwater in the vicinity of the Site and surrounding area is classified by the RIDEM Groundwater Quality Rules (250 RICR 150-05-3) as GB, which is defined as groundwater that is presumed not suitable for use a public drinking water supply without prior treatment due to known or presumed degradation, and GA, which is defined as groundwater that is presumed suitable for use as a public drinking water supply without treatment.

3.1.2.1 Surface Water

Based on surface topography, the inferred direction of surface water runoff at the Site is in a southeasterly direction. Regionally, it appears that surface water flow in the area surrounding the Site is generally towards the east.

3.1.2.2 Groundwater

Based on local topographic and hydrologic features, groundwater is expected to flow in a southeasterly direction. Subsequent references to hydrogeologically "upgradient" and "downgradient" are relative to the reported or presumed direction of shallow groundwater flow. Localized flow directions in the vicinity of and beneath the Site may vary due to subsurface utilities and heterogeneous subsurface conditions.

3.1.2.3 Sensitive and Priority Resources

Priority resources for the Site and surrounding vicinity were reviewed through the RIDEM Environmental Resource Map hosted by the Rhode Island Geographic Information System (RIGIS). According to information reviewed, the Site and surrounding area are located in a Zone X unshaded flood zone, approximately 0.55 miles west of an environmental justice area, and within the Pawcatuck River Sole Source Aquifer.

3.2 Municipal Records

Records from the Town of Westerly municipal offices were obtained for the Site on June 11, 2024 and are further discussed in the following subsections. Copies of pertinent records are provided in Appendix D.

3.2.1 Municipal Offices Contacted & Available Records

A summary of municipal departments contacted during the course of this assessment, and the general content of the records, if any, available for review is provided in Table 5, below.

Table 5. Municipal Record Review Summary

Municipal Office	Summary of Records Reviewed
Tax Assessor's Office	Tax Assessor's field card and chain of title.
Fire Department	Pare has not received a response from the Fire Department as of the date of this assessment.
Department of Public Works	Sewer cleanout tie cards, water service tie cards, sprinkler tie cards, a property record card, drainage plans, addition and renovation plans from 1994 and existing conditions plans for the Site from 1989.

3.3 State & Federal Environmental Records

A public records search was conducted by Pare through an Environmental Data Resources, Inc. (EDR) FirstSearch Report. This report consists of a review of state and federal databases, as required by the ASTM E1527 – 21 Standard. Databases reviewed include, but are not limited to, the National Priorities List (NPL), the Superfund Enterprise Management System (SEMS), State-listed hazardous waste properties (SHWS or Release sites), registered aboveground and underground storage tanks (ASTs and USTs, respectively), leaking storage tanks (LASTs and LUSTs, respectively), and the Resource Conservation and Recovery Act (RCRA) hazardous waste generator list. A summary of the number of properties identified within ASTM radii for each category is presented in Table 6, below, and the EDR report is included in Appendix E.

Table 6. Environmental Database Search Summary

Database	Site Inclusion	Research Radius*	Number of Listings	Orphan Properties†
National Priorities List (NPL) *Federal list of active CERCLA release locations with high cleanup priority based on prior assessment/investigation.*	No	1 mile	0	0
Delisted NPL *Federal list of CERCLA release locations where cleanup goals have been achieved.*	No	½ mile	0	0
Superfund Enterprise Management System (SEMS) *Federal list of locations that have been assessed and a release identified under CERCLA, however data is insufficient to warrant NPL listing.*	No	½ mile	0	0
SEMS Archive *Federal list of locations of no further interest under CERCLA due to the completion of cleanup activities or an absence of impacts identified during assessment activities conducted under CERCLA.*	No	½ mile	1	0
State Hazardous Waste Sites (SHWS or Release sites) *Locations where a release regulated under the applicable State regulations has been identified and is/was being handled through State governmental agencies.*	No	1 mile	16	5
Solid Waste Disposal Facilities (SWF) *Municipal or private landfills and transfer stations that do not manage hazardous waste.*	No	½ mile	4	0
RCRA Current and Former Hazardous Waste Generators *Current and past generators of hazardous waste regulated under RCRA.*	No	Site and abutters only	2	0
RCRA Corrective Action Cleanup Enforcement (CORRACTS) *Hazardous waste handlers that are/have been subject to enforcement for non-compliance under RCRA.*	No	1 mile	0	0
RCRA Treatment, Storage and Disposal Facilities (TSD) *Locations permitted to treat, store, and/or dispose of hazardous waste regulated under RCRA.*	No	½ mile	0	0
State/Tribal Storage Tanks (AST / UST) *Facilities with current or previously registered ASTs and/or USTs containing oil or hazardous materials.*	Yes‡	Site and abutters only	1	1
State/Tribal Leaking Storage Tanks (LAST/LUST) *Facilities where one (1) or more storage tanks have been identified as the source of a regulated release.*	No	½ mile	6	0
Emergency Response Notification System (ERNS) *A compilation of oil and/or hazardous materials incident reports submitted to the EPA, Federal Department of Transportation (DOT), and the National Response Center (NRC).*	No	Site only	N/A	1
Federal/State Brownfields *Locations where assessment and/or remediation activities have been conducted through grant funding as part of community revitalization.*	No	½ mile	0	0
Federal/State Institutional and/or Engineered Controls *Locations where engineered barriers and/or activity and use limitations were implemented to restrict exposure to remaining contamination.*	No	½ mile	1	4

* The distance from the Site boundaries in all directions that was researched for this assessment.

† The EDR report also maintains a database of non-geocoded, or "orphan" properties, which are properties that could not be spatially located in reference to distance from the Site due to missing geographical information. EDR provides a summary of these properties for reference purposes. Summaries of any non-geocoded properties that were reviewed during the course of this assessment are provided in Section 3.3.3.

‡ A listing for the Site in the specified database was identified on the list of orphan properties provided by EDR.

3.3.1 Site Related Records Review/Discussion

Listing Name: **Tower Street School**
Database: UST
Address: 83 Tower Street
Summary:

The Site previously utilized an oil-fired heating system supplied with #4 fuel oil stored in a 5,000-gallon UST installed circa 1955. The UST was removed in 1995, at which time slight corrosion was observed on the UST, but no petroleum odor was noted. Groundwater was encountered in the UST grave, but no sheen or free product was noted. Based on these observations, a Certificate of Closure was issued for the UST on September 7th, 1995. No other USTs were reported to exist at the Site.

Based on the information reviewed, this listing appears unlikely to have had an environmental impact on the subject Site. Copies of relevant environmental records reviewed pertaining to the Site are provided in Appendix F.

3.3.2 Surrounding Area Records Review/Discussion

As part of the surrounding area review, Pare evaluated select locations within the radius report and reviewed files maintained with the RIDEM Office of Land Revitalization and Sustainable Materials Management for select properties on June 18, 2024. Summaries of these reviews have been provided below.

Listing Name: **Narragansett Auto Body**
Database: RCRA
Address: 102 Narragansett Ave
Distance: Across the street to the NE Gradient: Topographically Upgradient
Summary:

The Narragansett Auto Body Shop is classified as RCRA Small Quantity Generator (SQG) due to paint waste, lacquer, and thinners, that are all used on the property. Small Quantity Generators produce 2,200 lbs./month or less. There is a 125-gallon Aboveground Storage Tank located in the front exterior parking areas that is used to store waste. At the time of inspection, on February 13th, 2008, the tank was closed, labeled and had secondary containment.

Listing Name: **Ginger's Service Station/Gingers Oil Co. Inc./Ginger's**
Databases: LUST/UST/AST
Address: 110 Oak Street
Distance: 0.257 miles N Gradient: Topographically Downgradient
Summary:

A letter dated June 20th, 2016 stated that Gingers Oil Co. Inc. (Ginger's) was out of compliance with the AST regulations due to not having a gauge on all ASTs, not marking the tanks with design capacity and identification numbers, not having a secondary containment system around the AST's, not providing an annual report comprising of monthly inspection reports and not implementing a groundwater monitoring program. An emergency response report from June 8th, 2016, has eight (8) registered ASTs on the property. Tanks No. 1 and No. 5 are 10,000-gallon diesel tanks, Tanks No. 2, No. 3 and No. 4 are 10,000-gallon heating oil tanks, Tank No. 8 is a 6,000-gallon kerosene tank, and Tanks No. 6 and No. 7 are 20,000-gallon No. 2 Home Heating Oil tanks. All eight tanks are steel on stilts with earthen bottom. An emergency response report from February 7th, 2013, stated that there was a 10 gallon spill of No. 2 Home Heating Oil from a truck located on the property. The oil was assumed to have been released due to the hatch on the truck not being secured. The spill was cleaned up and no action was taken.

A Underground Storage Tank Closure Assessment report was issued July 2nd, 2020 by Applied Envrio-Tech, Inc. regarding the removal off four (4) UST's on the property. Tank No. 2 was an 8,000-gallon gasoline tank, Tank No. 6 was a 6,000-gallon gasoline tank, Tank No. 4 was an 8,000-gallon gasoline tank, and Tank No. 8 was a 1,000-gallon Number 2 heating oil tank. No holes or breaches were notes, but the sum of Tank No. 2 had visual spillage. Approximately 62 tons of contaminated soil was shipped to Rhode Island Resource Recovery due to this spill.

Listing Name: **Cherenzia Excavation, Inc.**
Database: AST
Address: 25 Ledward Ave
Distance: 0.46 miles SW Gradient: Topographically Upgradient
Summary:

A letter dated October 30th, 2015, stated that Cherenzia Excavating was out of compliance with the AST regulations due to not having a gauge on all AST's, not marking the tanks with design capacity and identification numbers, not having a readily available spill prevention and emergency plan with up-to-date schematic drawings, not having a secondary containment system around the AST's and not providing an annual report comprising of monthly inspection reports. According to documentation from March 8th, 2016, there are six (6) Aboveground Storage Tanks located on the property. Tank No. 1 is a 1,000-gallon fix 110% tank used to store diesel. Tanks No. 2 and No. 3 are both 1,000-gallon steel tanks used to store waste oil. Tanks No.4, No.5, and No. 6 are 275-gallon steel tanks used to store waste oil. Tanks No. 5 and No. 6 are located in the garage and can also be referred to as Tanks No. 4A and No. 4B. However, an Aboveground Storage Tank Registration Form from June 10th, 1996, has nine (9) tanks registered to the property. Tank No. 1 is 1,000-gallons, Tanks No. 2 and No. 4 are 300-gallons, Tanks No 3, No. 5 and No. 6 are 275-gallons, and Tanks No. 7, No. 8 and No. 9 are 500 gallons. According to the registration form, there is no piping on tanks No. 2, 3, 4, 5 or 6 since all are storage tanks, and Tanks No. 7, 8, and 9 are used for oil. On an Aboveground Tank Inspection Form from February 23rd, 1996, Tank No. 1 is 350-gallons and used for waste oil, Tanks No. 2, 3, 4, and 5 are 275-gallons and used for waste oil as well. Tank No. 6 is 1,000-gallons and used for diesel. Tanks No. 7, 8, and 9 are 500-gallons and used for motor oil.

3.3.3 Non-Geocoded Records Review Summary

A total of seven (7) non-geocoded properties were identified in the radius report.

Based on a review of information available in the radius report, one (1) record was found to be associated with the Site and is discussed in Section 3.3.1. No other non-geocoded listings appear likely to have had an environmental impact on the subject Site based on their apparent distance from the Site (generally ½-mile or greater).

3.4 Vapor Encroachment Screen

In accordance with the All Appropriate Inquiries Rule, the potential for vapor encroachment at the Site was evaluated *via* ASTM Designation E2600 – 15 *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions* (2015). The ASTM E2600 – 15 Standard Practice provides a method of identifying a vapor encroachment condition (VEC), which is defined as, *"the presence or likely presence of chemicals of concern (COC) as vapors in the Site's vadose zone, sub-surface, or indoor air caused by the release of vapors from contaminated soil or groundwater either on or near the Site."* The Vapor Encroachment Screen (VES) process is a two-tiered screening process.

The conclusion[§] of a VES is (1) a VEC exists at the Site; or (2) a VEC does not exist at the Site, however the determination that a VEC exists at the Site does not necessarily represent a REC.

3.4.1 Tier 1 Screening Evaluation

The purpose of a Tier 1 Screening Evaluation in conjunction with the Phase I ESA is to evaluate whether a VEC exists at the Site by using information collected during the course of the Phase I ESA process. Information evaluated for the Tier 1 Screen includes past, present, and anticipated usage and oil and/or hazardous material usage at the Site, the Site's geological and hydrogeological setting, the presence or potential presence of preferential pathways for contaminant migration, and environmental records for the Site and surrounding properties.

The VES Guide recommends reviewing environmental records for properties within ⅒-mile of the Site to evaluate whether a VEC exists from petroleum hydrocarbon COCs, and a radius of ⅓-mile surrounding the Site to evaluate whether a VEC exists from any other volatile non-petroleum hydrocarbon COCs. As such, properties reviewed as part of the ESA process, as further described in Section 3.3, were selected based on their presence or likely presence within these radii, the COCs known or anticipated to be associated with the listing and known or presumed conditions that could contribute to a preferential pathway through which vapors could impact the Site.

Based upon the results of the Tier 1 Screen, a VEC does not exist based on the absence of identified releases at or near the Site within the specified search radii.

[§] The VES is intended to reduce, but not eliminate, uncertainty regarding whether or not a VEC exists in connection with the Site, and evaluations conducted during the course of this VES are intended to be non-exhaustive. Additionally, the performance of an invasive Tier 2 Screen is not within the Scope of an ASTM Phase I ESA and is considered an Additional Service.

3.5 Historical Record Review

Historical records, obtained through EDR, pertaining to the Site and surrounding area that were reviewed for this assessment included historical Sanborn Fire Insurance Maps, historical street directories, historical topographic maps, and historical aerial photographs of the Site and surrounding area.

3.5.1 Sanborn Maps

Historical Sanborn Fire Insurance Maps were obtained through EDR for the Site and immediately surrounding parcels. Sanborn maps were historically published for liability assessments performed by fire insurance providers and typically include depictions of oil and/or hazardous materials use/storage, building construction details, and fire suppression system details for covered areas. Sanborn map coverage was not available for the Site and immediately adjoining properties. A copy of the Sanborn No Coverage Letter is provided in Appendix G.

3.5.2 Aerial Photographs

EDR provided historical aerial photographs of the Site and surrounding area in approximate five-year intervals dating back to 1934. A summary of notable features depicted on the Site and surrounding properties is provided in Table 7, below, and copies of the historical aerial photographs are provided in Appendix H.

Table 7. Historical Aerial Photograph Descriptions

Year:	Description:
1934	The image shows the Site as undeveloped. There are some buildings located to the northwest and southwest of the Site. Tower Street to the west of the Site and the rail track to the east are both visible.
1939	The addition of a road through the Site is visible in this image. Various new buildings can be seen to the south of the Site. There appears to be a building constructed on the northern boundary of the Site.
1941	The Site appears unchanged compared to the previous year. The areas to the north and south of the Site are becoming more developed.
1951	A new development has been constructed to the west of the Site. The Site itself appears to remain unchanged.
1957	This is the first year where the current Site building is shown. The area to the east of the Site has been cleared. The areas surrounding the Site are still continuously being developed.
1960	The image is poor quality, and details are difficult to make out. A new road has been added to the northeast of the Site.
1962	No significant changes appear to have occurred to the Site or surrounding area compared to the previous aerial image.
1970	Two (2) new additions appear to have been added to the Site building. The addition of a new development to the east/southeast of the Site has begun with construction of new roads.
1974	The Site remains unchanged. Construction to the east/southeast appears to continue with the construction of new residential buildings. New development to the south of the Site has begun with construction with new roads.
1981	Tennis courts on the northeast boundary of the Site are now visible. A cleared area to the east of the Site buildings can also be seen. The areas surrounding the Site continue to develop with new roads and buildings.
1985	No significant changes appear to have occurred to the Site or surrounding area compared to the previous aerial image.
1990	There appear to be no significant changes compared to the image from the previous year, other than the construction of various new buildings south of the Site.
1992 - 2001	No significant changes appear to have occurred to the Site or surrounding area compared to the previous aerial images.
2006	The area directly abutting the southern boundary of the Site is now cleared. The Site and other surrounding areas remain unchanged.
2010	A new development of homes now resides in the cleared area from the image above. The Site and other surrounding areas remain unchanged.
2014 - 2018	No significant changes appear to have occurred to the Site or surrounding area compared to the previous aerial images.

3.5.3 Topographic Maps

EDR provided historical USGS topographic maps of the Site and surrounding area in approximate five-years intervals dating back to 1889. These maps are useful in identifying significant changes in topography over time, which may indicate historical filling, grading, and/or waste disposal, among others, have occurred historically at or near a property. A summary of notable features depicted on the Site and surrounding properties is provided in Table 8, below, and copies of the historical topographic maps are provided in Appendix I.

Table 8. Historical Topographic Map Descriptions

Year:	Description:
1889	The map depicts the Site as relatively flat, with a slightly steeper elevation on the eastern side of the Site. A railroad track abuts the Site to the east, traveling northward from a quarry shown in later maps to the south of the Site. The area to the east and southeast of the Site have been developed and show various roadways, with minimal buildings. The Pawcatuck River Runs north and south to the west of the Site, and Chapman Pond is visible to the east of the Site. The map is drawn in a 15-minute scale, so fewer details are shown relative to later 7.5-minute topographic maps.
1893	No significant changes are apparent compared to the 1889 map; a few buildings appear to have been improved to the southeast of the Site.
1913	The addition of Tower Road along the western boundary of the Site is visible. A quarry can be seen to the south of the Site near the end of the eastern rail track; an unimproved road is visible extending northeast from the road and railway south of the Site. There has been new construction added to the development west of the Site.
1921	No significant changes to the Site or surrounding areas are apparent compared to the previous year.
1943-1944	This is the first map that is drawn in a 7.5-minute scale. New highways and/or interstates have been constructed and surround the Site. Various new developments and residential buildings have been constructed, mainly to the north, west, and south of the Site. The area to the East of the Site remains undeveloped.
1947	Only half of the map had data available, but no significant changes appear to be visible compared to the previous map.
1953	New construction has been added surrounding the Site, the Site itself appears to remain unchanged compared to the previous map.
1970	The Site building is now visible on the map. There have also been newly constructed areas to the north and south of the Site. There are some buildings as well as roadways that have been constructed directly to the east of the Site.
1975	More buildings and roads have been constructed in the development directly east of the Site. A new highway/interchange has been constructed to the northwest of the Site.
1984	The new highway constructed in the previous map has been extended, and now runs to the east of the Site. More buildings have been added to the development to the east of the Site as well. The rail that abuts the eastern boundary of the Site is no longer shown.
2001	Most buildings are no longer shown on the map. Several cemeteries are depicted to the northeast and north of the Site, which appear to be more than ¼-mile away, as well as some cemeteries shown farther away to the west of the Site. The Site appears to remain unchanged compared to the previous map.
2012	No buildings are shown on the map. The Site appears unchanged compared to the previous year.
2015	The Site building and other schools in the area are the only buildings that are depicted. No other changes are apparent compared to the previous map.
2018	No significant changes to the Site or surrounding areas are apparent compared to the previous map.
2021	No significant changes to the Site or surrounding areas are apparent compared to the previous map.

3.5.4 Local Street Directories

Local street directories were obtained from EDR for the street on which the Site address is located and the nearest cross street. Historical Site and abutter occupancy is summarized, below, and copies of the street directories are provided in Appendix J.

The Site address does not appear to be listed in the 1938, 1941, 1945 or 1950 street directories for Tower Street. A former owner of the Site, the Luzzi family, is listed in earlier directories at address 101 & 115 Tower Street, which may include the Site. The first time the Site is listed is in 1960 as: 93 Tower Street: Tower Street School. Members of the Luzzi family are also listed in the 1960 directory at 101 Tower Street, and this directory year appears to be the only year in which the family is specified as operating a poultry farm/breeding poultry at this address.

In 1963, 1967, 1971, 1975, 1980, 1985 and 1990, the Site is listed as 93 Tower Street: Tower Street Elementary School. The Site is not listed in the 1992, 1995, 2000 or 2005 directory. In 2010, the Site is listed as 93 Tower Street: Tower Street Elementary School Westerly Recreation Department. In 2014 and 2017, it is listed as 93 Tower Street: Literacy Volunteers of Washinton Co Town of Westerly. The Site is not listed in the 2020 street directory.

The surrounding properties on Tower Street are mainly residential throughout the available directory years. The abutting street, Narragansett Avenue, is also mainly residential; however, there is an autobody shop (Narragansett Autobody, c. 1980-1990, 2010-2017), an oil and heating company (Westerly Automatic Oil Heat Co., 1950 & 1960) and a U Haul dealership (2000 directory only) listed along Narragansett Avenue.

SECTION 4 – SITE RECONNAISSANCE

4.1 Methodology

On June 17, 2024, Pare conducted a reconnaissance of the Site. Accessible areas of the Site were observed by walking. The adjoining parcels were observed from roadways and the Site boundaries.

The Site walkover was conducted to observe possible indications of releases of petroleum products or hazardous materials. A plan depicting the approximate parcel boundaries and pertinent features observed during the walkover is provided as Figure 2, and photographs of the Site are included in Appendix K.

4.2 Notable Site Walkover Conditions

The following notable conditions were observed during the reconnaissance of the Site. The table below identifies specific conditions noted in ASTM E1527 – 21 § 9.4. Notable features that were identified at the Site are further described in Sections 4.2.1 and 4.2.2.

Table 9. Summary of Site Reconnaissance Observations

Notable Site Features	Observed in Interior	Observed in Exterior
Unoccupied Spaces	**Yes**	No
Observed and/or Suspected Hazardous Substances and/or Petroleum Products	**Yes**	No
In connection with identified Site use(s)	***Yes***	*No*
Not in connection with identified Site use(s)	*No*	*No*
In abandoned, open, leaking and/or unidentifiable container(s)	*No*	*No*
Indications of PCB-containing equipment	**Yes**	**Yes**
Indications of Storage Tanks	No	No
Observed and/or suspected AST(s)	*No*	*No*
Observed and/or suspected vent/fill pipe(s), accessway(s) or other indications of UST(s)	*No*	***Yes***
Wastewater Discharge	**Yes**	**Yes**
Drains, drywells and/or oil-water separators	***Yes***	***Yes***
Sumps	*No*	*No*
Individual sewage disposal systems	*No*	*No*
Pits, ponds, or lagoons	*No*	*No*
On-site wastewater treatment	*No*	*No*
Wells for Potable Water, Irrigation, or Other Supply	No	No
Pools of Liquid and/or Standing Surface Water	**Yes**	No
Stains and/or Corrosion from Substances other than Water	No	No
Stressed Vegetation, other than from Insufficient Water	No	No
Indications of Filling, Grading and/or Solid Waste Disposal	No	**Yes**
Strong, Pungent and/or Noxious Odors	**Yes**	No
Indications of Prior Environmental Investigation and/or Remediation	No	No

4.2.1 Interior Inspection

- The Site is currently unoccupied and was most recently utilized as a community center (Tower Street Community Center) which was managed by the Town of Westerly's School Department. Prior to this use, the Site was utilized as the Tower Street School, which provided educational services for children in kindergarten through grade 5. The building ceased operations circa 2020.
- Several containers of oil and/or hazardous materials (OHM) with individual capacities of 5-gallons or less were observed in the boiler room, located on the northeast side of the Site building. An approximately 5-gallon gasoline jerrican was observed lying on its side but appeared to be empty. Several small batteries that appeared to be lead acid were observed in a hallway inside the Site building, which appear to have been removed from electronics that were previously used at the Site. While situated on the floor, the batteries appeared to be stored upright and no indications of a release of acid were observed. Remaining OHM observed at the Site appeared to be stored upright and in properly closed containers. A natural gas-fired boiler was observed in the boiler room.
- Materials potentially containing PCBs observed during the Site reconnaissance included a hydraulic compressor in the boiler room, electrical supply equipment, fluorescent lights throughout the building, and building materials such as caulking. No markings indicating the presence or absence of PCBs were noted during the Site reconnaissance; however, given the age of the building (constructed circa 1955), there is a potential for these items to contain or have previously contained PCBs. No evidence of a release from the compressor, light ballasts, or building materials was observed during the Site reconnaissance.
- Several floor drains were observed on the interior of the Site building, in hallways, bathrooms, utility rooms, and the cafeteria kitchen. A large trench drain partially covered with a steel plate was observed running along the length of the boiler room. The Site building is connected to municipal sewer and these floor drains are believed to discharge to the sewer system.
- Pools of liquid and a mildew odor were observed inside the Site building, which appear to be associated with water damage observed through much of the building interior. Pools of liquid appeared to contain water; no pools of liquid or odors observed inside the Site building appeared to be associated with OHM.

4.2.2 Exterior Inspection

- The Site consists of an approximate 11-acre parcel improved with a school building encompassing an approximate 42,130 ft^2 footprint. The remaining Site exterior consists of parking lots associated with the Site building, playground areas, an athletic court area, an area formerly used as a garden, lawn, and a vegetated area identified through local records as being associated with a wetland and associated buffer zone.
- While the Site building was closed and locked prior to access for the Site reconnaissance, the parking lots and athletic courts on-Site appear to remain open for public use.
- A small, landscaped footpath was observed along the southwestern portion of the Site, which was noted on plans provided to Pare by the Town of Westerly and appears to have been improved for access to the Site by students.

- A pad-mounted electrical transformer was observed on the northeast exterior side of the Site building. Information obtained through municipal offices indicates that this transformer was installed in the 1990s and is unlikely to contain PCB-contaminated mineral oil di-electric fluid (MODF). Several pole-mounted electrical transformers, which appeared to be older than the pad-mounted transformer, were observed in association with electrical powerlines along the northern and western perimeters of the Site parcel. No evidence of a release of MODF were observed from any transformers located on or near the Site.
- A metal pipe was observed in an area consistent with the location of an apparent UST formerly used to heat the Site building. While the pipe appeared to resemble an electrical conduit casing during the Site reconnaissance, it was noted as a vent pipe in plans obtained through municipal records for the Site and may be associated with a UST.
- Two (2) apparent drywells were observed on the western exterior side of the Site building. According to municipal records obtained during the course of this assessment, the drywells receive roof runoff from the western portion of the building.
- Soil/material piles were observed in a portion of the Site parking lot, which appear to have been stored by the Department of Public Works pending future use. A garden area was also observed on the western exterior side of the Site, where soils may have been amended to support vegetative growth. Small quantities of materials were observed disposed of on-Site in overgrown areas behind the athletic fields on the northeastern portion of the Site. Materials observed included apparent residential solid waste (e.g., glass, plastics, and paper associated with food containers) and a small pile of discarded soil/asphalt mixture. While dense vegetation limited full observation of this area, the quantities of discarded materials observed appeared to be *de minimis*.

4.3 Limiting Conditions and Data Gaps

Data gaps, as defined in §3.2.19 of the ASTM E1527 – 21 Standard, were encountered during the course of this assessment, as described below:

- A portion of the exterior of the Site was densely vegetated and could not be fully accessed or observed during the Site reconnaissance. Based on a review of detailed aerial imagery spanning several seasons of the past five (5) years, maintained by the Rhode Island Geographic Information System, Pare is of the opinion that significant findings with respect to an REC at the Site were not obscured by this limitation.
- Due to water damage on the interior of the building, the full Site interior was not observed during the Site reconnaissance. All known utility areas and other areas where OHM is expected to have been used were inspected during the Site reconnaissance, and the majority of the area that was not viewed consists of former school classrooms and hallways.

Based on the above, Pare is of the opinion that these limitations are not representative of significant data gaps that would alter the findings of this report.

SECTION 5 – ADDITIONAL SERVICES

As part of this assessment, an evaluation was performed for the potential presence of certain items generally known as "Business Environmental Risk" that are considered to be outside the scope of a standard ASTM E1527 – 21 Phase I ESA, but which HUD is concerned with for their potential to pose a health risk to future Site occupants or conflict with the intended use of a property. These items are discussed in the following sections.

This evaluation was limited to visual observations, interviews with the Site Owner's Representative, and documentation provided by the User's Representative.

5.1 Asbestos

A copy of a hazardous building survey was provided to Pare by the User's representative as part of this assessment, which is further described in Section 2.2.1. The assessment included a visual inspection and sampling of building materials suspected to contain asbestos. A total of 170 samples were collected from 70 types of materials.

Several materials generally consisting of thermal pipe insulation, floor tiles, a certain type of caulking, and a certain type of under-sink coating contained asbestos in excess of 1% and are considered to be ACM. Other building materials that were sampled for asbestos included plaster, gypsum board, ceiling tiles, glue daubs, door insulation, other types of caulking and coatings, tectum board and board glue, fiberboard, and mastic. The report noted that suspect materials that may be present on the roof, in the building foundation, inside electrical/mechanical mechanisms, or which were only accessible *via* confined space were not sampled as part of the evaluation and should be presumed as ACM until analysis indicates otherwise.

The report recommends that the identified ACM be appropriately abated by a licensed asbestos abatement contractor prior to any potential disturbance associated with any future renovation and/or demolition activities which may be proposed for the Site. It does not appear that an opinion specific to the friability of the ACM in its current state was rendered; however, the conclusion of the report appears to indicate that the identified ACM would only present a health hazard if it were disturbed in a way unrelated to proper abatement activities.

5.2 Indoor Air Quality

Certain non-scope considerations that could adversely impact indoor air quality, such as radon intrusion and mold issues, were reviewed for this assessment. Additionally, this assessment included the performance of a VES to evaluate the potential for a VEC to exist at the Site from off-Site migration of petroleum hydrocarbons and/or other volatile contaminants of concern. The findings of the VES, further described in Section 3.4, indicate that a VEC does not exist for the Site due to the distance of the Site from identified releases and other potential sources of a VEC within the specified search radii.

5.2.1 Radon

No information pertaining to past radon sampling at the Site was provided to Pare for this assessment. The EDR Database Report, included in Appendix E, includes the following information pertaining to local and regional radon test results:

Table 10. Local and Regional Radon Test Results

Test Database	Zip Code	Total Tests	# / % < 4 pCi/L	# / % 4 – 20 pCi/L	# / % > 20 pCi/L	Max. Conc. (pCi/L)	Avg. Conc. (pCi/L)
State	02891	1,024	797 (#)	219 (#)	8 (#)	58.7	--
Federal	02891	11	64 (%)	36 (%)	0 (%)	--	3.282

Notes:
pCi/L = Picocuries per liter of air, equivalent to 0.037 radioactive decays per seconds
= The number of samples within a given category
% = The percent of the total number of samples collected within a given category
-- = No data provided for the specified category

Additionally, according to the EDR Report, Washington County, Rhode Island is located in Federal EPA Radon Zone I, which is defined as a zone with an average indoor air level of > 4 pCi/L of radon.

Based on this information, it is possible that radon in the current and any proposed buildings on Site could accumulate to levels in excess of the EPA's Action Level of 4 pCi/L without mitigation. As such, radon mitigation, such as through passive sub-slab ventilation, is recommended for any future Site buildings or reuse of the existing Site building, as applicable.

5.2.2 Mold and Mildew

While no mold inspection was performed for this assessment, and no prior mold inspections or assessments were made available to Pare as part of this assessment, evidence of mold and mildew was observed inside the Site building during the Site reconnaissance. A musty odor and apparent water damage were also noted in several areas of the building during the reconnaissance. Visually, mold impacts in portions of the Site building appeared to be moderate to severe, with growth visible along walls.

Photographs depicting areas that appeared to be more severely impacted are included in the Site Reconnaissance Photolog in Appendix K.

5.3 Lead-Based Paint (LBP)

No information pertaining to the presence or absence of LBP at the Site was made available to Pare during the course of this assessment; the hazardous building material survey provided to Pare does not appear to include an evaluation for LBP. Based on the age of the Site building (constructed circa 1955), it is possible that LBP was used at the Site, which was in use as a structural paint for almost 200 years prior to a ban on use in the United States that became effective in 1978.

During the Site reconnaissance, several areas of the Site were observed to contain peeling and/or chipping paint, primarily on the sides of exterior doors, exterior painted wooden doorframes, and exterior painted wooden walls. Painted surfaces observed in the interior of the Site building appeared to be in better condition, though impacts from mold and mildew, further described in the previous section, may have obscured visual evidence of paint peeling and/or chipping and can contribute to future peeling and/or chipping of interior paint. It is recommended that these surfaces be evaluated for the presence of lead-based paint so that proper remediation can be completed in anticipation of future Site redevelopment activities.

5.4 PCB-Containing Materials

A copy of a hazardous building survey was provided to Pare by the User's representative as part of this assessment, which is further described in Section 2.2.1. The assessment included sampling and analysis of materials suspected of containing PCBs. A total of eight (8) samples were collected from various types of window and door caulking identified in the Site building.

Of these eight (8) samples, one (1) sample of caulking original to the building produced a detectable concentration of PCBs at 1.38 mg/kg (Aroclor 1248). Materials containing PCBs at concentrations equal to or greater than 50 mg/kg are considered PCB Bulk Product Waste under TSCA, and based on these analytical results, the concentration of PCBs detected was below the criteria to consider the material a PCB Bulk Product Waste and the report indicates that the material can be managed as general construction waste without special requirements relative to PCBs.

During the Site reconnaissance, several materials with the potential to contain PCBs were observed. These materials may not have been evaluated as part of the hazardous building survey because several are not considered building materials. Specifically, the following were noted:

- Interior equipment associated with electrical components, including, but not limited to, fluorescent light ballasts, capacitors, circuit breakers, electrical distribution boards, and audio/visual equipment;
- Air compressors and other pneumatic equipment observed in the basement;
- Printing/administrative supplies which, while not directly observed during the Site reconnaissance, may include pigments, dyes, and/or carbonless copy paper manufactured prior to 1979;
- A pad-mounted electrical transformer on the northeast exterior side of the Site building; and
- Plastic materials and building components, particularly those original to the building and manufactured prior to 1979.

No visual or olfactory evidence of a release which could cause PCB-contaminated media to impact the Site were noted where these materials were observed. Additionally, information obtained through municipal records indicates that the pad-mounted transformer was installed at the Site in the 1990s and is unlikely to contain PCB-impacted mineral oil di-electric fluid.

Despite the absence of observations of a release, the Site building is presently unoccupied and the materials remaining inside the building are not being maintained or inspected. As such, it is recommended that proper removal and off-Site disposal of all known or suspect PCB-containing equipment be completed as soon as feasible.

5.5 Regulatory Compliance

No obvious indications of non-compliance with applicable regulatory agencies was noted for the Site. The Site previously utilized a 5,000-gallon fuel oil UST for the storage of #4 fuel oil. The UST was properly registered with RIDEM when legislation requiring such was promulgated in the mid-1980s. When the UST was no longer needed, it was removed in accordance with the applicable regulatory requirements with oversight from a RIDEM inspector. No release was reported during UST removal. As such, it appears that the facility was in compliance with applicable regulations on the use, storage, and maintenance of USTs when they were applicable to the Site.

5.5.1 Past Non-Compliance, Corrective Actions, and Continuing Obligations

No prior non-compliance issues or corrective actions were identified at the Site. No continuing obligations with respect to ongoing remediation and/or maintenance and inspection of institutional and engineered controls were identified for the Site.

5.6 Pesticides

During the Site reconnaissance, several rodent traps were noted around the Site building, which may contain rodenticides (e.g., strychnine, coumarins, 1,3-indandiones). The traps appeared to have been laid relatively recently, and none were observed with spilled contents. A garden area was also observed on the western portion of the Site, which no longer appeared to be in use. Pesticides may have been employed in this area as part of gardening activities.

Site plans obtained through municipal records indicate that trenches for surface water conveyance were improved at the Site in 1937 by a state agency overseeing mosquito control activities. From information reviewed, it appears that the majority of the mosquito control activities conducted by this agency during the 1930s were mechanical in nature; however, the use of pesticides for mosquito control during this time or at a later date cannot be ruled out from the information available.

SECTION 6 – FINDINGS, OPINIONS & CONCLUSIONS

Pare has performed this Phase I ESA of the Site in conformance with the scope and limitations of the ASTM E1527 – 21, Standard and the EPA's AAI Rule. Any exceptions to or deletions from this practice are described in Section 1.1.5 of this report titled "Deviations."

6.1 Findings

The following summarizes key findings of the Phase I ESA based on observations during the Site walkover, review of existing historical resources, and interviews with current or past owners. Included in the summary are known or suspected RECs, CRECs, HRECs and *de minimis* conditions.

6.1.1 Notable Environmental Concerns & de minimis *Conditions*

- The Site building was formerly heated with #4 fuel oil stored in a 5,000-gallon underground storage tank (UST). The UST was removed in 1995, and the building was subsequently converted to natural gas.
- At the time of the Site reconnaissance, the building had been unoccupied for approximately four (4) years, though portions of the exterior of the Site (e.g., parking lots and tennis courts) appear to remain open for use by the public.
- Two (2) drywells were observed on the western exterior side of the Site.
- Several soil/material stockpiles were present in the parking lot on the north side of the Site, which appear to have been placed there by the Town's Department of Public Works (DPW). Small quantities of solid waste (e.g., soil piles and residential wastes) was observed discarded behind (primarily south and southeast) the athletic courts on the northeastern portion of the Site.

6.1.2 Limiting Conditions & Data Gaps

Data gaps, as defined in §3.2.19 of the ASTM E1527 – 21 Standard, were encountered during the course of this assessment, as described below:

- A portion of the exterior of the Site was densely vegetated and could not be fully accessed or observed during the Site reconnaissance. Based on a review of detailed aerial imagery spanning several seasons of the past five (5) years, maintained by the Rhode Island Geographic Information System, Pare is of the opinion that significant findings with respect to an REC at the Site were not obscured by this limitation.
- Due to water damage on the interior of the building, the full Site interior was not observed during the Site reconnaissance. All known utility areas and other areas where OHM is expected to have been used were inspected during the Site reconnaissance, and the majority of the area that was not viewed consists of former school classrooms and hallways.

Based on the above, Pare is of the opinion that these limitations are not representative of significant data gaps that would alter the findings of this report.

6.1.3 ASTM E2600 – 15 Vapor Encroachment Screen

During this assessment, Pare also conducted a Vapor Encroachment Screen (VES) via ASTM E2600 – 15.

Based upon the results of the Tier 1 Screen, a VEC does not exist based on the absence of identified releases at or near the Site within the specified search radii.

6.2 Opinions

Based upon the results of this assessment and the ASTM E1527 – 21 definitions of a REC, HREC, and CREC, the following opinions have been developed by Pare along with a rationale for such determinations.

6.2.1 Recognized Environmental Conditions

No RECs were identified in association with the subject Site during the course of this assessment.

6.2.2 Historical Recognized Environmental Conditions

No HRECs were identified in association with the subject Site during the course of this assessment.

6.2.3 Controlled Recognized Environmental Conditions

No CRECs were identified in association with the subject Site during the course of this assessment.

6.2.4 Non-REC Conditions & Non-Scope Considerations

Non-REC and *De minimis* Findings:

- **Former 5,000-gallon UST** – No evidence of a release was reported during the removal of the UST or found in records maintained by the Rhode Island Department of Environmental Management (RIDEM), and the heating system has been converted to a natural gas-fired heating system. As such, this finding is considered a non-REC.
- **Drywells** – According to plans provided to Pare by the Town, these drywells were installed in the late 1990s or early 2000s and receive stormwater runoff only from the roof on the western portion of the Site building. No visual or olfactory evidence of a release was observed in or near the drywells.

- **Solid Waste** – Small quantities of solid waste consisting primarily of residential food container waste and soil/asphalt were observed discarded behind the athletic courts on the northeastern portion of the Site. The total quantity of visible material observed appeared to be less than one (1) cubic yard, and as such, this condition appears to be *de minimis*. Larger stockpiles of soil/material were observed in a parking lot on the northern portion of the Site, which appear to have been temporarily placed by the DPW. These materials were confined to the surface of the parking lot and are unlikely to have had an environmental impact on the Site subsurface.

Additional Non-Scope Considerations:

As part of this assessment, Pare conducted a preliminary evaluation of certain non-scope considerations generally identified as "Business Environmental Risk." This evaluation was limited to observations during the Site reconnaissance and prior documentation provided to Pare for this assessment. The following were evaluated for their potential presence on-Site and any adverse impacts, if known, that they could have on future Site occupants and/or intended use of the Site:

- **Asbestos** – A hazardous building material survey was provided to Pare for this assessment, which identified several materials considered to be asbestos-containing building materials within the Site building. The survey appears to indicate that the material will only present an adverse impact to the Site in the event that it is disturbed in a way unassociated with proper abatement activities.
- **Radon** – Local and regional radon information was reviewed for the Site, which indicated that the Site is located in Radon Zone 1: average indoor air levels at or above 4 pCi/L. This finding indicates that radon mitigation will be necessary in future Site structures. As the Site is presently unoccupied, it is unlikely that radon presents a health hazard at present.
- **Mold and Mildew** – Mold and mildew were observed inside the Site building during the Site reconnaissance, which could impact the potential for reuse of the building. While no sampling or surveying specific to mold impacts was performed by Pare, observations during the Site reconnaissance appeared to show moderate to severe impacts from mold. Water damage was apparent in certain areas of the building, which may have contributed to conditions favorable for mold growth.
- **Lead-Based Paint** – No information on the presence or absence of lead-based paint at the Site was made available to Pare during the course of this assessment. Lead-based paint does not appear to have been included in the scope of the hazardous building material survey provided to Pare. Given the age of the building (constructed circa 1955), it is possible that lead-based paint was formerly used on Site surfaces and may be present in and/or on the Site building. In several areas of the Site, primarily on exterior doors and painted wood surfaces, paint appeared to be in poor condition, with visible chipping and/or peeling. It is recommended that these areas and interior surfaces of the Site be evaluated for the presence of lead-based paint so that, if necessary, it can be properly remediated as part of future redevelopment activities.

- **Materials Containing Polychlorinated Biphenyls (PCBs)** – The hazardous building materials survey provided to Pare for this assessment also included an evaluation of window and door caulking for the presence of PCBs. A low concentration of PCBs, below the regulatory threshold, was found in a single caulking sample taken from caulking original to the building. During the Site reconnaissance, electrical and mechanical equipment was noted that may contain PCBs. While no evidence of a release was noted during the Site reconnaissance, the Site is presently unoccupied and the remaining materials do not appear to be inspected or maintained, and it is recommended that they be properly removed and disposed of off-Site as soon as feasible.
- **Regulatory Compliance** – No evidence was found during the course of this assessment that would indicate that the Site is not in compliance with applicable environmental regulations. The Site appears to have been in compliance with the regulatory requirements for UST operation and maintenance when they were applicable to the Site, and no institutional or engineered controls were found that would present a continuing obligation to the Site.
- **Pesticides** – There is a potential that pesticides were historically used on-Site. During the Site reconnaissance, rodent traps with poison bait were observed around the Site building, which likely contain rodenticide(s). None of the containers appears to have been overturned or their contents spilled. Plans provided to Pare during this assessment also identified mosquito abatement activities that occurred on the Site in 1937. These activities appeared to be mechanical in nature (i.e., the digging of trenches to prevent water from stagnating), but the use of pesticides during this work or at a later date cannot be ruled out based on the available information. Should the User of this assessment intend to remove and/or dispose of any soils presently existing at the Site, waste characterization analysis, including analysis for Organochlorine Pesticides, is recommended to ensure that proper disposal can occur.

6.3 Conclusions & Recommendations

Based on the results of this assessment, no environmental conditions were identified in association with the subject Site; however, the following activities are recommended by Pare based on non-scope considerations and intended future use of the Site:

- The completion of a Lead Hazard Mitigation Inspection by professionals licensed in accordance with 216-RICR-50-15-11, with environmental sampling and mitigation as deemed necessary, in accordance with the Rhode Island Department of Health's Lead Inspection requirements (216-RICR-50-15-5) and Lead Safe Work Practices (216-RICR-50-15-12), and the Rhode Island Department of Environmental Management's requirements for Removal of Lead-Based Paint from Exterior Surfaces (also known as Air Pollution Control Regulation No. 24; 250-RICR-120-05-24).
- Abatement of asbestos-containing building materials in the existing building in accordance with the Rhode Island Asbestos Control regulations (216-RICR-50-15-1).
- The installation of a radon gas mitigation system by Rhode Island licensed professionals in accordance with the Rhode Island Radon Control regulations (216-RICR-50-15-2) and state building code (RISBC; 510-RICR-00-00-1, et seq.).

- The proper removal and disposal of all remaining equipment and electrical, mechanical, and structural materials from the existing building as part of demolition activities. Any manufactured products known or suspected to contain polychlorinated biphenyls (PCBs) in concentrations of 50 ppm or greater, and any wastes derived from such products, shall be managed in accordance with the requirements of the Toxic Substances Control Act (TSCA; 40 CFR § 761), the Rhode Island Hazardous Waste Management Regulations (250-RICR-140-10-1), and the Rhode Island Remediation Regulations (250-RICR-140-30-1), as applicable.
- As applicable, any soils that are intended to be excavated from the site in excess of that needed for the project should be properly characterized for disposal at a licensed facility. Should dewatering be anticipated as part of construction activities, groundwater proximal to the area where dewatering is anticipated should be characterized for those requirements of the Rhode Island Pollution Discharge Elimination System (RIPDES) Requirements for a Construction General Permit. It is recommended that characterization be performed in advance of the start of construction activities to better anticipate construction schedule and costs.
- As current plans for the project site include proposed childcare facilities, the project is subject to the Rhode Island Industrial Property Remediation and Reuse Act, also known as the Safe School Siting Act (RIGL 23-19.14), which requires that subsurface investigations, including, but not limited to, collection of soil, groundwater, and soil gas samples, be performed at properties on which childcare facilities are proposed.
- Design and construction of a new building to be used for mixed tenant occupancy, with the expected tenants consisting of a medical care provider and educational/childcare services, shall be in accordance with all local, state, and federal building construction requirements. Applicable requirements for new construction shall ensure that future mold and mildew growth is adequately inhibited and the conditions that promote the growth of mold and mildew properly mitigated.

SECTION 7 – STATEMENT OF QUALIFIED ENVIRONMENTAL PROFESSIONALS

We declare that, to the best of our professional knowledge and belief, we meet the definition of Environmental Professional as defined in 40 CFR § 312.10. We have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the Site. We have developed and performed "all appropriate inquiries" in conformance with the standards and practices set forth in 40 CFR § 312. The qualifications of the environmental professionals who prepared this report are provided in Appendix L.



8/19/2024

Arianne Barton
Senior Environmental Scientist

Date



8/19/2024

Timothy P. Thies, P.E.
Vice President

Date

SECTION 8 – REFERENCES

ASTM E1527 – 21: *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*, ASTM International, West Conshohocken, PA (2021). www.astm.org.

ASTM E2600 – 15: *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions*, ASTM International, West Conshohocken, PA (2015). www.astm.org.

Environmental Resources, RIDEM Environmental Resource Map hosted by RIGIS. Accessed May 31, 2024.

Environmental Records Review, performed through the RIDEM Office of Land Revitalization and Sustainable Materials Management on June 18, 2024.

Flood Risk Insurance Maps, FEMA's Map Service Center. https://msc.fema.gov/portal/home. Obtained May 31, 2024.

Geology of the United States, USGS Mineral Resources Online Spatial Data. U.S. Geological Survey. https://mrdata.usgs.gov/. Accessed May 31, 2024.

Historical Aerial Photography, compiled by EDR, 6 Armstrong Road, 4th Floor, Shelton, CT. Obtained May 29, 2024.

Historical Topographic Maps, compiled by EDR, 6 Armstrong Road, 4th Floor, Shelton, CT. Obtained May 28, 2024.

Radius Map™ Report, environmental database records compiled by EDR, 6 Armstrong Road, 4th Floor, Shelton, CT. Obtained May 28, 2024.

Sanborn Fire Insurance Maps, compiled by EDR, 6 Armstrong Road, 4th Floor, Shelton, CT. Obtained May 28, 2024.

Web Soil Survey, USDA. https://websoilsurvey.sc.egov.usda.gov/App/HomePage.htm. Accessed May 31, 2024.

SECTION 9 – LIMITATIONS

This report summarizes the findings of Pare's Phase I ESA. The Phase I ESA was based upon information obtained through the Site reconnaissance, interviews with public and private parties as well as a review of reasonably ascertainable federal, state, and local files. The information and findings contained within this report are true and correct to the best of Pare's knowledge.

Pare's findings, opinions, and conclusions are based on the professional judgement of the Environmental Professional's assessment of those data obtained from local, state, and federal public agencies, Site inspections, historical records, and data mapping sources that were reasonably ascertainable as part of this assessment. The opinions, findings, and conclusions presented herein are limited to derivations of the data obtained, reported, and supplied herein. Should information be made available concerning the Site, which is not included in this report, it should be reported to Pare so that findings, conclusions, and/or recommendations can be altered and modified, if applicable.

Events occurring on the Site after the on-site inspection(s) are beyond the scope of this report. As such, Pare makes no expressed or implied representations, warranties or guarantees regarding any changes in the condition of the premises after the date of the on-Site inspection.

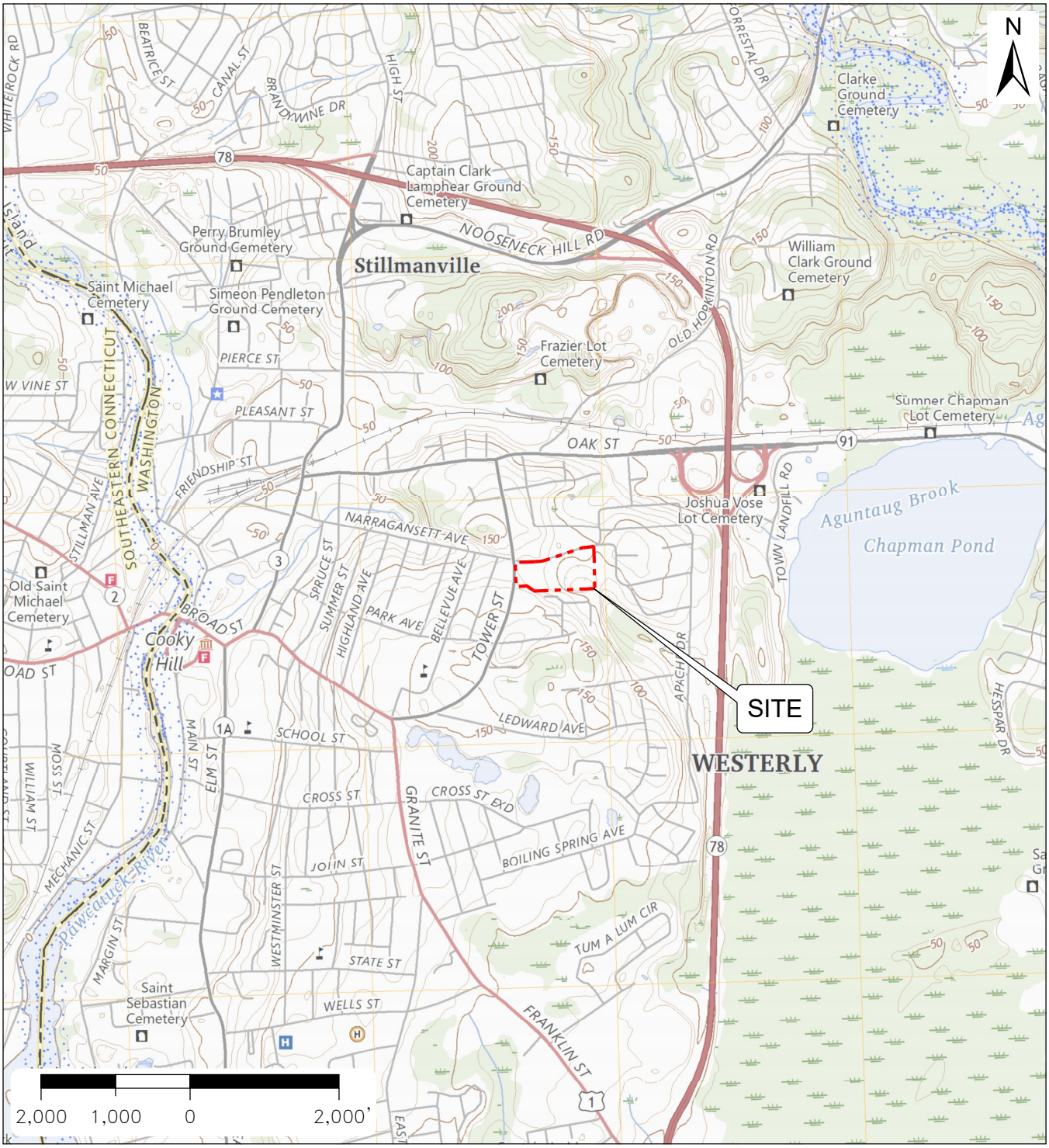
Any qualitative or quantitative information regarding the Site, which was not available to Pare at the time of this assessment, may result in modification(s) to the conclusions and/or representations made in this report. The Phase I ESA and VES are intended to be non-exhaustive assessments and as such, information reviewed during the assessment is limited to that which is practically reviewable as defined in ASTM E1527 – 21 § 3.2.69. This report is intended to reduce the uncertainty regarding the potential presence of a Recognized Environmental Condition at the Site; however, no environmental assessment can wholly eliminate uncertainty regarding the potential for Recognized Environmental Conditions to be present at the Site.

Due to the inherently random, variable, and heterogenous nature of geological and soil formations, the professional services and opinions provided by Pare under our agreement are not guaranteed to be a representation of complete Site conditions, which are variable and subject to change with time or as the result of natural or man-made processes. Additionally, unless specified or otherwise included herein, this assessment did not include an evaluation of business environmental risk as defined in ASTM E1527 – 21 § 3.2.11 or non-scope considerations as identified in ASTM E1527 – 21 § 13.1. Such non-scope considerations include, but are not limited to, evaluation of asbestos-containing materials, biological agents, radon, lead-based paint, building materials containing polychlorinated biphenyls, lead in drinking water, wetlands, regulatory compliance, industrial hygiene, health and safety, compliance with regulatory programs, cultural and historic resources, ecological resources, endangered species, indoor air quality unrelated to a release, and substances that are not defined as hazardous substances under CERCLA or applicable state regulations.

Under the terms of the agreement no attempt was made to determine the compliance or regulatory status of present or former owners or operators of the Site with respect to federal, state, municipal, environmental, and land use laws or regulations.

Pare has retained a copy of this report. No deletions or additions are permitted without the written consent of Pare. This report, including the data, maps, and figures contained herein, is not suitable for use in its present form, for any ongoing or pending litigation. Use of this report in whole or in part by parties other than those authorized by Pare is prohibited.

FIGURES



IMAGERY SOURCE: Custom Extent 7.5-Minute Topo map created using the topoBuilder application in May 2024 USGS The National Map: National Boundaries Dataset, 3DEP Elevation Program, Geographic Names Information System, National Hydrography Dataset, National Land Cover Database, National Structures Dataset, and National Transportation Dataset; USGS Global Ecosystems; US Census Bureau TIGER/Line data; USFS Road Data; Natural Earth Data; US Department of State Humanitarian Information Unit; and NOAA National Centers for Environmental Information, U.S. Coastal Relief Model. Data refreshed June, 2022.

FIGURE 1

SITE LOCUS MAP

83 TOWER HILL ROAD
WESTERLY, RI

PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
8 BLACKSTONE VALLEY PLACE
LINCOLN, RI 02865
401-334-4100

PARE PROJECT: 24111.00
DATE: MAY 2024



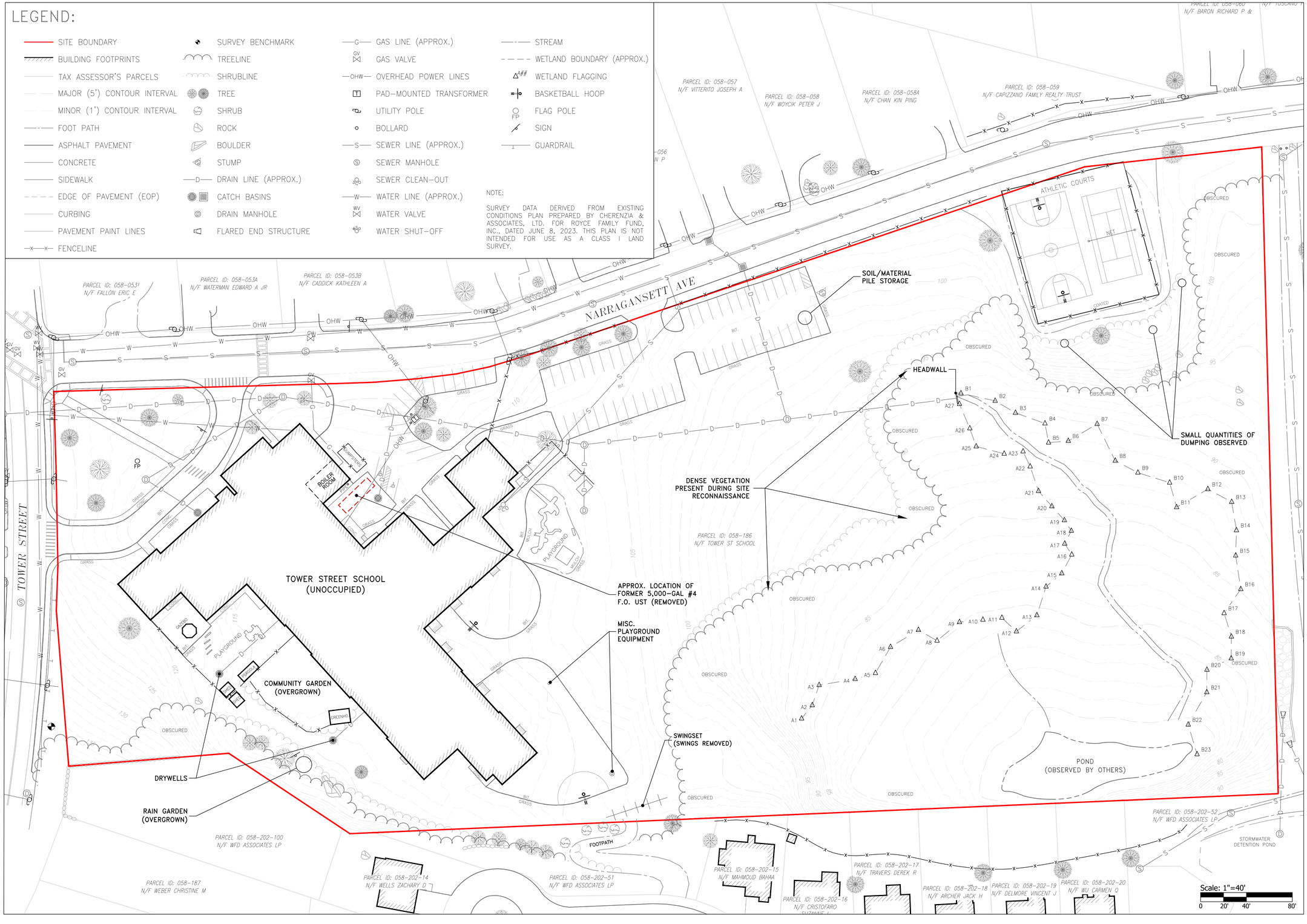
★ SITE LOCATION

LEGEND:

- SITE BOUNDARY
- BUILDING FOOTPRINTS
- TAX ASSESSOR'S PARCELS
- MAJOR (5') CONTOUR INTERVAL
- MINOR (1') CONTOUR INTERVAL
- FOOT PATH
- ASPHALT PAVEMENT
- CONCRETE
- SIDEWALK
- EDGE OF PAVEMENT (EOP)
- CURBING
- PAVEMENT PAINT LINES
- FENCELINE
- SURVEY BENCHMARK
- TREELINE
- SHRUBLINE
- TREE
- SHRUB
- ROCK
- BOULDER
- STUMP
- DRAIN LINE (APPROX.)
- CATCH BASINS
- DRAIN MANHOLE
- FLARED END STRUCTURE
- GAS LINE (APPROX.)
- GAS VALVE
- OVERHEAD POWER LINES
- PAD-MOUNTED TRANSFORMER
- UTILITY POLE
- BOLLARD
- SEWER LINE (APPROX.)
- SEWER MANHOLE
- SEWER CLEAN-OUT
- WATER LINE (APPROX.)
- WATER VALVE
- WATER SHUT-OFF
- STREAM
- WETLAND BOUNDARY (APPROX.)
- WETLAND FLAGGING
- BASKETBALL HOOP
- FLAG POLE
- SIGN
- GUARDRAIL

NOTE:

SURVEY DATA DERIVED FROM EXISTING CONDITIONS PLAN PREPARED BY CHERENZIA & ASSOCIATES, LTD. FOR ROYCE FAMILY FUND, INC., DATED JUNE 8, 2023. THIS PLAN IS NOT INTENDED FOR USE AS A CLASS I LAND SURVEY.



PARE

SCALE ADJUSTMENT GUIDE
0" 1"
BAR IS ONE INCH ON ORIGINAL DRAWING

83 TOWER STREET

WESTERLY, RHODE ISLAND

REVISIONS:

PROJECT NO.:	24111.00
DATE:	6/25/2024
SCALE:	1" = 40'
DESIGNED BY:	AWB
CHECKED BY:	KMS
DRAWN BY:	AWB
APPROVED BY:	

DRAWING TITLE:

SITE PLAN

FIGURE NO.:

2.0

SHEET NO. 1 OF 1

J:\JOBS\24_Jobs\24111.00 Tower Street - Westerly - RI\DWGS\Site Plan.dwg

APPENDIX A

Environmental User Questionnaire

Environmental Questionnaire

ASTM E1527 Phase I Environmental Site Assessment (ESA)

In order to meet *All Appropriate Inquiries* under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA; 1980), 42 U.S.C. § 9601(35)(B), as amended, the *User* of the Phase I ESA must provide the information requested in this questionnaire, where available, to the Environmental Professional (Pare). The person completing the questionnaire should have good knowledge of the uses and physical characteristics of the property, such as a *Key Site Manager*. The *Key Site Manager* as defined in the ASTM standard is typically the property owner or manager, the facility supervisor, or a head maintenance person. The absence of this information at the completion of the ESA could result in a determination that *All Appropriate Inquiries* is incomplete.

Persons who should be interviewed for the information requested herein include:

(1) The User of the Phase I ESA,

(2) The current owner of the Site,

(3) Any major occupant of the Site or, if the Site does not have any major occupants, at least 10% of the occupants of the Site, and

(4) In addition to the current owner and the occupants identified above, any occupant likely to be using, treating, generating, storing, or disposing of hazardous substances or petroleum products on or from the Site.

- A major occupant is any occupant using at least 40% of the leasable area of the Site or any anchor tenant when the Site is a shopping center. In a multifamily property containing both residential and commercial uses, the preparer does not need to ask questions of the residential occupants.

Definitions:

Site: Any real property, including structures, appurtenances, and activities located on the property, which is the subject of this Phase I ESA. In this case, the Site is:

Site Name/Owner: **Town of Westerly/Tower Street School**

Street Address: **83 Tower Street**

City and State: **Westerly, RI**

Assessors Map/Plat(s) and Lot(s): **A.P. 58, Lot 186**

Adjoining Properties: Any real property or properties, the border of which is contiguous with that of the subject Site, or that would be contiguous with that of the subject Site but for a street, road, or other public thoroughfare separating them.

Preparer: The person who completes this questionnaire.

User: The party seeking a Phase I ESA under the ASTM E1527 Standard Practice, including, but not limited to, potential purchasers, lenders, and tenants of the Site, the current owner(s), or a prospective or current Site manager.

Questionnaire:

Note: For any questions supplemented with information in the comments, please provide relevant documentation to Pare personnel if available.

1. Reason for performing a Phase I ESA (*e.g., general due diligence, purchase, sale, refinancing, etc.*)

   due diligence for a HUD grant award

2. Please provide the contact information for the person who will provide access to the Site:

   Name: Shawn Lacey

   Relationship to Site: Town Manager, Town of Westerly, property owner

   Phone: 401-348-2530 *Email:* slacey@westerlyri.gov

Inquiry	Yes	No	Unk	N/A	Comments *please provide additional information for any "yes" responses*
3. Did a search of land title records (or other appropriate records, as applicable) identify any environmental liens, activity and use limitations / environmental land use restrictions, or any other environmental restrictions against the subject Site under federal, tribal, state, or local law?	☐	☑	☐	☐	
4. Do you have any specialized knowledge or experience related to the subject Site or nearby properties, which could assist the Environmental Professional in identifying past and/or present activities involving petroleum products and/or hazardous substances? (*e.g., in the same line of business, acquainted with current/former occupant(s), etc.*)	☑	☐	☐	☐	utilized oil heat for many years, currently converted to gas. there are some known asbestos tiles
5. Do you believe that the price to [*purchase, rent, mortgage, etc.*] the Site is significantly less than the fair market value of the subject Site?	☐	☐	☐	☑	
6. Are you aware of any of the following information about the Site that would assist the Environmental Professional in identifying conditions indicative of a release or threat of release?	☐	☐	☐	☐	see below
6a. Do you know the current use(s) of the Site?	☑	☐	☐	☐	decommissioned elementary school with plans for demolition of existing structures to build a new structure for a community center
6b. Is any part of the Site abandoned or unoccupied?	☑	☐	☐	☐	the entire site is currently unoccuppied
6c. Do you know the past use(s) of the Site?	☑	☐	☐	☐	elementary school and community center
6d. Do you know the current use(s) of adjoining properties?	☑	☐	☐	☐	residential properties
6e. Do you know the past use(s) of adjoining properties?	☑	☐	☐	☐	residential properties
6f. Do you know what utilities service the subject Site? If yes, please describe (*e.g., "municipal water", "private well", etc.*)	☐	☐	☐	☐	
Potable Water	☑	☐	☐	☐	municipal water
Sanitary Sewer	☑	☐	☐	☐	municipal sewer
Heating Fuel	☑	☐	☐	☐	gas
Electric	☑	☐	☐	☐	RI Energy
Communications	☐	☐	☐	☐	
Other relevant utilities (describe)	☐	☐	☐	☐	

Inquiry	Yes	No	Unk	N/A	Comments *please provide additional information for any "yes" responses*
6g. Do you know of any chemicals formerly / currently [*used, stored, manufactured, etc.*] at the subject Site?	☐	☑	☐	☐	
6h. Are you aware of any floor drains, drywells, sumps, and/or oil-water separators formerly / currently located on the subject Site?	☐	☑	☐	☐	
6i. Are there any pits, ponds, or lagoons formerly / currently at the Site?	☐	☑	☐	☐	
6j. Are you aware of any past and/or present on-Site wastewater treatment at the Site?	☐	☑	☐	☐	
6k. Have you seen or been made aware of evidence of filling, grading, and/or solid waste disposal at the Site?	☐	☑	☐	☐	
6l. Has there ever been any pooled liquid / standing water on the Site, other than any associated with a recent storm event?	☐	☑	☐	☐	
6m. Are you aware of any stains and/or corrosion that appears unrelated to water?	☐	☑	☐	☐	
6n. Are you aware of any strong, pungent, and/or noxious odors at the Site?	☐	☑	☐	☐	
6o. Are you aware of any stressed vegetation that appears unrelated to drought and/or insufficient watering?	☐	☑	☐	☐	
6p. Are you aware of any spills/releases that occurred at the subject Site?	☐	☑	☐	☐	
6q. Are you aware of any environmental cleanups that have been performed and/or are being performed at the subject Site?	☐	☑	☐	☐	
6r. Are you aware of any previous environmental assessments of the Site? If yes, are you able to provide copies to Pare?	☐	☑	☐	☐	
7. Based on your knowledge and experience related to the subject Site, are there any obvious indicators that point to the presence or likely presence of releases and/or a threat of release at the Site?	☐	☑	☐	☐	

This questionnaire was completed by:

Name: Shawn M. Lacey

Title: Town Manager

Firm: Town of Westerly

Address: 45 Broad Street

Phone: 401-348-2530

Email: slacey@westerlyri.gov

(if different than the Preparer)

The User of this assessment is:

Name: _____

Title: _____

Firm: _____

Address: _____

Phone: _____

Email: _____

Relationship of Preparer to Site (*i.e., owner, occupant, manager, consultant, buyer*):

representative of Town of Westerly/ property owner

Relationship of User to Site (*i.e., owner, occupant, manager, consultant, buyer*):

representative of Town of Westelrly/ property lessor

Copies of the completed questionnaire have been mailed or delivered to:

Preparer represents that to the best of his/her knowledge the above statements and facts are true and correct and to the best of his/her actual knowledge no material facts have been suppressed or misstated.

Signature: _____ Date: 06/03/2024

Additional Notes/Comments: _____

APPENDIX B

User Provided Records

HAZARDOUS MATERIALS SURVEY REPORT
FORMER TOWER STREET SCHOOL
83 TOWER STREET
WESTERLY, RHODE ISLAND

Prepared for

Royce Family Fund, Inc.
Attention: Mr. Nicholas C. Moore, Secretary
8 Sound Shore Drive, Suite 140, Greenwich, CT 06830

Prepared by

AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

AltTech Reference: Project No. 20200526

June 28, 2022

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1.0 Introduction

This hazardous materials survey report is being submitted on behalf of:

Royce Family Fund, Inc.
Attention: Mr. Nicholas C. Moore, Secretary
8 Sound Shore Drive, Suite 140, Greenwich, CT 06830

and documents the activities and results of a hazardous materials survey conducted within the former Tower Street School located at 83 Tower Street in Westerly, RI. The hazardous materials building survey included an asbestos survey and bulk sampling of representative exterior window/door caulking for poly chlorinated biphenyls (PCBs).

It should be noted that suspect materials associated with the roofing systems, subsurface investigation (i.e. foundations), internal electrical/mechanical mechanisms, machines, confined spaces or other non-building components were not inspected or sampled. As such, for the purposes of this survey, suspect materials associated with the roofing systems, as well as subsurface (i.e. foundations), internal electrical/mechanical mechanisms, machines, confined spaces or other non-building components that were not inspected or sampled should be assumed positive for asbestos until sampled and proven otherwise with laboratory analysis.

Qualified personnel conducted the asbestos survey following procedures generally accepted and recommended by the United States Environmental Protection Agency (US EPA), the United States Occupational Safety Health Administration (OSHA) and the Rhode Island Department of Health (RIDOH). AltTech Services (AltTech) personnel collected and had laboratory analysis performed on an adequate number of suspect bulk material samples to ensure accurate results.

2.0 Suspect Bulk Sampling Information

The suspect asbestos containing materials (ACMs) were characterized by the analysis of bulk samples collected by Brian A. Piccolo (Rhode Island Certification No. AI00657) on Wednesday and Friday, June 1 and 3, 2022.

Survey procedures included a visual assessment of suspect ACMs identified by licensed and trained personnel. Visual assessment included the touching of identified suspect ACMs to determine its friability, (when dry, may be crushed, pulverized, or reduced to powder by hand pressure), identification of homogeneous areas of identified suspect ACMs, approximate quantification of identified suspect ACMs, collection of bulk samples for analysis, and assessment of the condition of suspect ACM. The USEPA's *Managing Asbestos in Place, A Building Owner's Guide to Operations and Maintenance Programs for Asbestos-Containing Materials*, was used as a guide for this survey.

Each homogenous area of suspect ACM was assessed to determine the asbestos hazard. A homogeneous area is defined as a material that is uniform in color or texture with a similar appearance and an application on similar components. Sampling methods were designed to minimize damage to the ACM and subsequent fiber release.

Samples were submitted to and analyzed by Asbestos Identification Laboratory (AIL) of Woburn, Massachusetts. AIL is accredited through the National Voluntary Laboratory Accreditation Program (NVLAP No. 2000919-0) and with the RIDOH (PLM00121). All samples were analyzed in accordance with USEPA recommended protocol ("Follow-up to the Interim Method for Determination of Asbestos in Bulk Insulation Samples" - EPA 600/R-93/116 method “Visual Estimate”) using polarized light microscopy (PLM) supplemented by dispersion staining techniques.

One hundred and seventy (170) asbestos bulk samples were collected amongst seventy (70) different homogeneous materials from the subject property building. **Appendix A** contains a copy of the bulk sampling results, as provided by AIL.

The suspect ACMs sampled during the survey of the subject property building included plaster (base and skim coats), gypsum board, joint compound, 2’ x 2’ ceiling tiles, 12” x 12” ceiling tiles, glue daubs, air-cell type thermal system insulation (TSI) associated with pipping, layered paper TSI associated with pipping, door insulation, red firestop caulking, window caulking, tectum board, tectum board glue, brown fiberboard, 9” x 9” floor tile and associated mastic (glue), 12” x 12” floor tile and associated mastic, linoleum and associated mastic, wood plank flooring, carpet mastic, cove base molding and associated mastic and mastic associated with vinyl cove base.

Upon sampling and analysis, materials that were found to contain greater than 1% asbestos, and are thereby considered asbestos containing, are listed below.

- Samples 18A – 18C: Air-Cell TSI

  This material was observed to be located within wall chases and above finished ceilings associated with the bathrooms throughout the building; within the office area adjacent to the boiler room and kitchen of the cafeteria and the crawl space tunnels below the northeast and southeast hallways of the located building (**See Photosheets**).

- Samples 19A – 19C: Layered Paper TSI

  This material was observed to be located within wall chases and above finished ceilings associated with the bathrooms throughout the building; within the office area adjacent to the boiler room and kitchen of the cafeteria and the crawl space tunnels below the northeast and southeast hallways of the located building (**See Photosheets**).

- Samples 22A–22B: White Caulk

  This material was found to be associated with the original door and window frames of the building (**See Photosheets**).

  It should be noted that the white caulk revealed Chrysotile asbestos at 2%, although no additional samples were analyzed utilizing more enhanced analysis. As such, it was recommended that the white caulk sample be analyzed using a more enhanced analytical method; PLM non-friable organically bound materials (NOB)-EPA 600/R-93/116 gravimetric preparation method, to determine the actual make-up of the white caulk material. The attached results reveal that the white caulk material as still found to contain 2% asbestos after using the PLM NOB method.

- Samples 26A – 26B: Black Sink Coating.

  This material was observed to be the under-sink coating associated with several sinks located in the classrooms throughout the building (**See Photosheets**).

- Samples 31A – 31C: Gray 9” x 9” Floor Tile with Black Streaks

  This material was found to cover the floors in several of the classrooms throughout the building. It should be note that this material is also located in the northwestern office area below carpeting (**see Figures and Photosheets**).

- Samples 32A – 32C: Cream 9” x 9” Floor Tile with Red Streaks

  This material was found to cover the floors in several of the classrooms throughout the building, as well as the cafeteria/kitchen (**see Figures and Photosheets**).

- Samples 45A – 45B: Dark Gary 9” x 9” Floor Tile

  This material was found to cover the floors in the office and hallway areas between the cafeteria and auditorium. It should be note that this material is located below the non-asbestos wood plank flooring in the hallway area between the cafeteria and auditorium (**see Figures and Photosheets**).

- Samples 50A – 50B: Brown 9” x 9” Floor Tile

  This material was found to cover the floors in the northern office and adjoining northwestern. It should be note that this material is located below carpeting and/or non-asbestos 12” x 12” floor tile area between the cafeteria and auditorium (**see Figures and Photosheets**).

These materials should be appropriately abated by a licensed asbestos abatement contractor in accordance with all local, state and federal regulations prior to any potential disturbance associated with any future renovation and/or demolition activities which may be proposed for the subject property building.

It should be noted that the glue daubs associated with the 12" x 12" ceiling/wall tiles and white sink coating materials revealed Chrysotile asbestos at 2%, although no additional samples were analyzed utilizing more enhanced analysis. As such, it was recommended that the glue daubs and white sink coating samples be analyzed using a more enhanced analytical method (PLM NOB-EPA 600/R-93/116 gravimetric preparation method) to determine the actual make-up of the glue daub and white sink coating materials.

The analytical results included in **Appendix A** reveal that the glue daub found to contain 1% Chrysotile asbestos and the white sink coating was found to contain less than 1% Chrysotile asbestos after using PLM NOB Method. As such, the glue daub and white sink coating materials are not considered to be an asbestos containing material, by the Rhode Island Department of Health, US EPA and OSHA, which is defined as any material containing greater than 1% asbestos.

3.0 Suspect Window/Door Caulking Sampling for PCBs

Window/door caulking materials were characterized by the analysis of bulk samples collected by AltTech personnel, on Thursday, May 26, 2022. Specifically, the caulking associated with aluminum framed windows; original window/door caulking; red window/door caulking and the grey window/door caulking, associated with the building was sampled by AltTech. The samples were submitted to and analyzed by Eurofins Environment Testing Northeast, LLC, of North Kingstown, RI, and analyzed for PCBs via USEPA Method 8082/3540C (Soxhlet Extraction Method).

As can be seen in the analytical results included in **Appendix A**, concentrations of total PCBs were detected in one (1) of the eight (8) samples collected (1.38 mg/kg in one of the two original window/door caulking samples); however, the detected concentration did not exceed the TSCA threshold for PCB Bulk Product Waste (50 mg/kg). PCB concentrations were not detected above laboratory reporting limits in the other seven (7) samples analyzed.

Materials containing PCBs at concentrations greater than 50 mg/kg are considered to be a PCB Bulk Product Waste and should be disposed of according to TSCA regulations. None of the samples analyzed contained PCB concentrations exceeding 50 mg/kg; therefore, window caulking can be handled as general construction waste without special requirements relative to PCBs.

4.0 Summary/Conclusions

AltTech has completed a hazardous materials survey within the former Tower Street School located at 83 Tower Street in Westerly, RI. The hazardous materials building survey included an asbestos survey and bulk sampling of representative exterior window/door caulking for PCBs.

It should be noted that suspect materials associated with the roofing systems, subsurface investigation (i.e. foundations), internal electrical/mechanical mechanisms, machines, confined spaces or other non-building components were not inspected or sampled. As such, for the purposes of this survey, suspect materials associated with the roofing systems, as well as subsurface (i.e. foundations), internal electrical/mechanical mechanisms, machines, confined spaces or other non-building components that were not inspected or sampled should be assumed positive for asbestos until sampled and proven otherwise with laboratory analysis.

One hundred and seventy (170) asbestos bulk samples were collected amongst seventy (70) different homogeneous materials from the subject property building. **Appendix A** contains a copy of the bulk sampling results, as provided by AIL.

Upon sampling and analysis, materials that were found to contain greater than 1% asbestos, and are thereby considered asbestos containing, are summarized in Section 2.0 of this survey report.

Prior to any potential disturbance associated with any future renovation/demolition activities proposed for the subject property building, all identified ACMs should be appropriately abated by a licensed asbestos abatement contractor in accordance with all local, state and federal regulations pertaining to asbestos.

It should be noted that the glue daubs associated with the 12” x 12” ceiling/wall tiles and white sink coating materials revealed Chrysotile asbestos at 2%, although no additional samples were analyzed utilizing more enhanced analysis. As such, it was recommended that the glue daubs and white sink coating samples be analyzed using a more enhanced analytical method (PLM NOB-EPA 600/R-93/116 gravimetric preparation method) to determine the actual make-up of the glue daub and white sink coating materials.

The analytical results included in **Appendix A** reveal that the glue daub found to contain 1% Chrysotile asbestos and the white sink coating was found to contain less than 1% Chrysotile asbestos after using PLM NOB Method. As such, the glue daub and white sink coating materials are not considered to be an asbestos containing material, by the Rhode Island Department of Health, US EPA and OSHA, which is defined as any material containing greater than 1% asbestos.

Licensed and trained personnel have made an effort to characterize visible and readily accessible suspect ACMs within the interior and exterior areas of the subject property building. However, no survey can be all encompassing. As such, should construction workers encounter and/or need to disturb any product(s) suspected as being ACM, that have not been previously identified or sampled, during any renovation or demolition activities in the future, all proper precautions should be taken to ensure these materials are appropriately characterized and handled in accordance with applicable local, state and federal regulations.

As can be seen in the analytical results of the window/door caulking materials included in **Appendix A**, concentrations of total PCBs were detected in one (1) of the eight (8) samples collected (1.38 mg/kg in one of the two original window/door caulking samples); however, the detected concentration did not exceed the TSCA threshold for PCB Bulk Product Waste (50 mg/kg). PCB concentrations were not detected above laboratory reporting limits in the other seven (7) samples analyzed.

Materials containing PCBs at concentrations greater than 50 mg/kg are considered to be a PCB Bulk Product Waste and should be disposed of according to TSCA regulations. None of the samples analyzed contained PCB concentrations exceeding 50 mg/kg; therefore, window caulking can be handled as general construction waste without special requirements relative to PCBs.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed. Conclusions presented in this report should not be construed as legal or medical advice.

The conclusions presented in this report represent the best technical judgment of AltTech based on the data obtained from the work. The conclusions are based on the site conditions encountered by licensed and trained personnel at the time work was performed at the specific inspection and/or sampling locations.

5.0 Signature(s) of Environmental Professional(s)



June 28, 2022

Brian A. Piccolo — Date
RI Inspector AI00657

APPENDIX A

Laboratory Results

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information
20220526
Former Tower Street School,
Westerly,
RI

Method: BULK PLM ANALYSIS,
EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
1A 892166	Plaster on Metal Lathe	Throughout	gray	Non-Fibrous 100	None Detected
1B 892167	Plaster on Metal Lathe	Throughout	gray	Non-Fibrous 100	None Detected
1C 892168	Plaster on Metal Lathe	Throughout	gray	Non-Fibrous 100	None Detected
2A 892169	Brown Fiberboard	Attic Area	brown	Cellulose 95 Non-Fibrous 5	None Detected
2B 892170	Brown Fiberboard	Attic Area	brown	Cellulose 95 Non-Fibrous 5	None Detected
3A 892171	Gypsum Board	Throughout "A" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
3B 892172	Gypsum Board	Throughout "A" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
3C 892173	Gypsum Board	Throughout "A" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
4A 892174	Joint Compound	Throughout "A" Area of Bldg	white	Non-Fibrous 100	None Detected
4B 892175	Joint Compound	Throughout "A" Area of Bldg	white	Non-Fibrous 100	None Detected
4C 892176	Joint Compound	Throughout "A" Area of Bldg	white	Non-Fibrous 100	None Detected
5A 892177	Gypsum Board	Throughout "B" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
5B 892178	Gypsum Board	Throughout "B" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
5C 892179	Gypsum Board	Throughout "B" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
6A 892180	Joint Compound	Throughout "B" Area of Bldg	white	Non-Fibrous 100	None Detected
6B 892181	Joint Compound	Throughout "B" Area of Bldg	white	Non-Fibrous 100	None Detected

Sampled: June 03, 2022 **Received:** June 06, 2022 **Analyzed:** June 06, 2022

Wednesday 08 June 2022

Analyzed by: **Batch:** 80321

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information
20220526
Former Tower Street School,
Westerly,
RI

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
6C 892182	Joint Compound	Throughout "B" Area of Bldg	white	Non-Fibrous 100	None Detected
7A 892183	Gypsum Board	Throughout "C" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
7B 892184	Gypsum Board	Throughout "C" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
7C 892185	Gypsum Board	Throughout "C" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
8A 892186	Joint Compound	Throughout "C" Area of Bldg	white	Non-Fibrous 100	None Detected
8B 892187	Joint Compound	Throughout "C" Area of Bldg	white	Non-Fibrous 100	None Detected
8C 892188	Joint Compound	Throughout "C" Area of Bldg	white	Non-Fibrous 100	None Detected
9A 892189	Gypsum Board	Throughout "D" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
9B 892190	Gypsum Board	Throughout "D" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
9C 892191	Gypsum Board	Throughout "D" Area of Bldg	gray	Cellulose 10 Non-Fibrous 90	None Detected
10A 892192	Joint Compound	Throughout "D" Area of Bldg	white	Non-Fibrous 100	None Detected
10B 892193	Joint Compound	Throughout "D" Area of Bldg	white	Non-Fibrous 100	None Detected
10C 892194	Joint Compound	Throughout "D" Area of Bldg	white	Non-Fibrous 100	None Detected
11A 892195	Plaster Skim Coat	Throughout	white	Non-Fibrous 100	None Detected
11B 892196	Plaster Skim Coat	Throughout	white	Non-Fibrous 100	None Detected
11C 892197	Plaster Skim Coat	Throughout	white	Non-Fibrous 100	None Detected

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Wednesday 08 June 2022

Analyzed by: **Batch:** 80321

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AltTech Services
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North Scituate, RI 02857

Project Information
20220526
Former Tower Street School,
Westerly,
RI

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
11D 892198	Plaster Skim Coat	Throughout	white	Non-Fibrous 100	None Detected
11E 892199	Plaster Skim Coat	Throughout	white	Non-Fibrous 100	None Detected
12A 892200	Plaster Base Coat	Throughout	gray	Non-Fibrous 100	None Detected
12B 892201	Plaster Base Coat	Throughout	gray	Non-Fibrous 100	None Detected
12C 892202	Plaster Base Coat	Throughout	gray	Non-Fibrous 100	None Detected
12D 892203	Plaster Base Coat	Throughout	gray	Non-Fibrous 100	None Detected
12E 892204	Plaster Base Coat	Throughout	gray	Non-Fibrous 100	None Detected
13A 892205	Gypsum Board Associated w/ Plaster	Throughout	gray	Cellulose 10 Non-Fibrous 90	None Detected
13B 892206	Gypsum Board Associated w/ Plaster	Throughout	gray	Cellulose 10 Non-Fibrous 90	None Detected
13C 892207	Gypsum Board Associated w/ Plaster	Throughout	gray	Cellulose 10 Non-Fibrous 90	None Detected
13D 892208	Gypsum Board Associated w/ Plaster	Throughout	gray	Cellulose 10 Non-Fibrous 90	None Detected
13E 892209	Gypsum Board Associated w/ Plaster	Throughout	gray	Cellulose 10 Non-Fibrous 90	None Detected
14A 892210	2x2 Ceiling Tile	Throughout	gray	Fiberglass 10 Mineral Wool 20 Cellulose 40 Non-Fibrous 30	None Detected
14B 892211	2x2 Ceiling Tile	Throughout	gray	Fiberglass 10 Mineral Wool 20 Cellulose 40 Non-Fibrous 30	None Detected
14C 892212	2x2 Ceiling Tile	Throughout	gray	Fiberglass 10 Mineral Wool 20 Cellulose 40 Non-Fibrous 30	None Detected

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20220526
Former Tower Street School,
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RI

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
15A 892213	12x12 Ceiling Tile	Throughout	brown	Cellulose 95 Non-Fibrous 5	None Detected
15B 892214	12x12 Ceiling Tile	Throughout	brown	Cellulose 95 Non-Fibrous 5	None Detected
15C 892215	12x12 Ceiling Tile	Throughout	brown	Cellulose 95 Non-Fibrous 5	None Detected
16A 892216	Glue Daubs	Throughout	brown	Non-Fibrous 98	**Detected** **Chrysotile 2**
16B 892217	Glue Daubs	Throughout			Not Analyzed
16C 892218	Glue Daubs	Throughout			Not Analyzed
17A 892219	Panel Glue	Throughout	tan	Non-Fibrous 100	None Detected
17B 892220	Panel Glue	Throughout	tan	Non-Fibrous 100	None Detected
18A 892221	Air Cell TSI	Throughout	gray	Cellulose 30 Non-Fibrous 10	**Detected** **Chrysotile 60**
18B 892222	Air Cell TSI	Throughout			Not Analyzed
18C 892223	Air Cell TSI	Throughout			Not Analyzed
19A 892224	Layered Paper TSI	Throughout	gray	Cellulose 30 Non-Fibrous 10	**Detected** **Chrysotile 60**
19B 892225	Layered Paper TSI	Throughout			Not Analyzed
19C 892226	Layered Paper TSI	Throughout			Not Analyzed
20A 892227	Door Insulation	Throughout	gray	Cellulose 60 Non-Fibrous 40	None Detected
20B 892228	Door Insulation	Throughout	gray	Cellulose 60 Non-Fibrous 40	None Detected

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20220526
Former Tower Street School,
Westerly,
RI

Method: BULK PLM ANALYSIS,
EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
20C 892229	Door Insulation	Throughout	gray	Cellulose 60 Non-Fibrous 40	None Detected
21A 892230	Red Firestop Caulk	Throughout	red	Fiberglass 10 Non-Fibrous 90	None Detected
21B 892231	Red Firestop Caulk	Throughout	red	Fiberglass 10 Non-Fibrous 90	None Detected
22A 892232	White Caulk	Exterior Windows/Doors	multi	Non-Fibrous 97	**Detected** **Chrysotile 3**
22B 892233	White Caulk	Exterior Windows/Doors			Not Analyzed
23A 892234	Red Caulk	Exterior Windows/Doors	red	Non-Fibrous 100	None Detected
23B 892235	Red Caulk	Exterior Windows/Doors	red	Non-Fibrous 100	None Detected
24A 892236	Cream Caulk	Exterior Windows/Doors	white	Non-Fibrous 100	None Detected
24B 892237	Cream Caulk	Exterior Windows/Doors	white	Non-Fibrous 100	None Detected
25A 892238	Gray Caulk	Exterior Windows/Doors	gray	Non-Fibrous 100	None Detected
25B 892239	Gray Caulk	Exterior Windows/Doors	gray	Non-Fibrous 100	None Detected
26A 892240	Black Sink Coating	Throughout	black	Non-Fibrous 95	**Detected** **Chrysotile 5**
26B 892241	Black Sink Coating	Throughout			Not Analyzed
27A 892242	Gray Sink Coating	Throughout	gray	Cellulose 10 Non-Fibrous 90	None Detected
27B 892243	Gray Sink Coating	Throughout	gray	Cellulose 10 Non-Fibrous 90	None Detected
28A 892244	White Sink Coating	Throughout	pink	Non-Fibrous 98	**Detected** **Chrysotile 2**

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FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
28B 892245	White Sink Coating	Throughout			Not Analyzed
29A 892246	Tectum Panels	Multi Purpose Gym	multi	Cellulose 70 Non-Fibrous 30	None Detected
29B 892247	Tectum Panels	Multi Purpose Gym	multi	Cellulose 70 Non-Fibrous 30	None Detected
30A 892248	Tectum Panel Glue	Multi Purpose Gym	tan	Non-Fibrous 100	None Detected
30B 892249	Tectum Panel Glue	Multi Purpose Gym	tan	Non-Fibrous 100	None Detected
31A 892250	Gray 9x9 w/ Black Streaks	Throughout	gray	Non-Fibrous 95	**Detected** **Chrysotile 5**
31AM 892251	Mastic	Throughout	black	Non-Fibrous 100	None Detected
31B 892252	Gray 9x9 w/ Black Streaks	Throughout			Not Analyzed
31BM 892253	Mastic	Throughout	black	Non-Fibrous 100	None Detected
31C 892254	Gray 9x9 w/ Black Streaks	Throughout			Not Analyzed
31CM 892255	Mastic	Throughout	black	Non-Fibrous 100	None Detected
32A 892256	Cream 9x9 w/ Red Streaks	Throughout	tan	Non-Fibrous 97	**Detected** **Chrysotile 3**
32AM 892257	Mastic	Throughout	black	Non-Fibrous 100	None Detected
32B 892258	Cream 9x9 w/ Red Streaks	Throughout			Not Analyzed
32BM 892259	Mastic	Throughout	black	Non-Fibrous 100	None Detected
32C 892260	Cream 9x9 w/ Red Streaks	Throughout			Not Analyzed

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Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
32CM / 892261	Mastic	Throughout	black	Non-Fibrous 100	None Detected
33A / 892262	Sand 12x12	Throughout	tan	Non-Fibrous 100	None Detected
33AM / 892263	Mastic	Throughout	black	Non-Fibrous 100	None Detected
33B / 892264	Sand 12x12	Throughout	tan	Non-Fibrous 100	None Detected
33BM / 892265	Mastic	Throughout	black	Non-Fibrous 100	None Detected
34A / 892266	Green 12x12	Throughout	green	Non-Fibrous 100	None Detected
34AM / 892267	Mastic	Throughout	black	Non-Fibrous 100	None Detected
34B / 892268	Green 12x12	Throughout	green	Non-Fibrous 100	None Detected
34BM / 892269	Mastic	Throughout	black	Non-Fibrous 100	None Detected
34C / 892270	Green 12x12	Throughout	green	Non-Fibrous 100	None Detected
34CM / 892271	Mastic	Throughout	black	Non-Fibrous 100	None Detected
35A / 892272	Blue 12x12	Throughout	blue	Non-Fibrous 100	None Detected
35AM / 892273	Mastic	Throughout	black	Non-Fibrous 100	None Detected
35B / 892274	Blue 12x12	Throughout	blue	Non-Fibrous 100	None Detected
35BM / 892275	Mastic	Throughout	black	Non-Fibrous 100	None Detected
36A / 892276	Brown Linoleum	Rooms 14 and 19	brown	Fiberglass 20 Non-Fibrous 80	None Detected

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20220526
Former Tower Street School,
Westerly,
RI

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
36AM 892277	Mastic	Rooms 14 and 19	tan	Non-Fibrous 100	None Detected
36B 892278	Brown Linoleum	Rooms 14 and 19	brown	Fiberglass 20 Non-Fibrous 80	None Detected
36BM 892279	Mastic	Rooms 14 and 19	tan	Non-Fibrous 100	None Detected
37A 892280	Pink 9x9	Room 22	tan	Non-Fibrous 100	None Detected
38A 892281	White 9x9 w/ Black Streaks	Room 13 and 21	white	Non-Fibrous 100	None Detected
39A 892282	Lt Brown 12x12	Room 18	brown	Non-Fibrous 100	None Detected
40A 892283	Cream 12x12 w/ Mauve	Throughout	tan	Non-Fibrous 100	None Detected
40AM 892284	Mastic	Throughout	tan	Non-Fibrous 100	None Detected
40B 892285	Cream 12x12 w/ Mauve Specs	Throughout	tan	Non-Fibrous 100	None Detected
40BM 892286	Mastic	Throughout	tan	Non-Fibrous 100	None Detected
41A 892287	Lite Green 12x12	Room 17	green	Non-Fibrous 100	None Detected
42A 892288	12x12 Floor Tile	Auditorium	tan	Non-Fibrous 100	None Detected
42AM 892289	Mastic	Auditorium	tan	Non-Fibrous 100	None Detected
42B 892290	12x12 Floor Tile	Auditorium	blue	Non-Fibrous 100	None Detected
42BM 892291	Mastic	Auditorium	tan	Non-Fibrous 100	None Detected
42C 892292	12x12 Floor Tile	Auditorium	multi	Non-Fibrous 100	None Detected

Sampled: June 03, 2022 **Received:** June 06, 2022 **Analyzed:** June 06, 2022

Wednesday 08 June 2022

Analyzed by: **Batch:** 80321

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information
20220526
Former Tower Street School,
Westerly,
RI

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
42CM / 892293	Mastic	Auditorium	tan	Non-Fibrous 100	None Detected
43A / 892294	Tan Speckled 12x12	Rooms 1 and 5	tan	Non-Fibrous 100	None Detected
43AM / 892295	Mastic	Rooms 1 and 5	black	Non-Fibrous 100	None Detected
43B / 892296	Tan Speckled 12x12	Rooms 1 and 5	tan	Non-Fibrous 100	None Detected
43BM / 892297	Mastic	Rooms 1 and 5	tan	Non-Fibrous 100	None Detected
44A / 892298	Gray 12x12 Floor Tile	Cafeteria Closets	tan	Non-Fibrous 100	None Detected
44AM / 892299	Mastic	Cafeteria Closets	black	Non-Fibrous 100	None Detected
44B / 892300	Gray 12x12 Floor Tile	Cafeteria Closets	tan	Non-Fibrous 100	None Detected
44BM / 892301	Mastic	Cafeteria Closets	black	Non-Fibrous 100	None Detected
45A / 892302	Dark Gray 9x9	Cafeteria Offices	gray	Non-Fibrous 95	Detected Chrysotile 5
45AM / 892303	Mastic	Cafeteria Offices	black	Non-Fibrous 100	None Detected
45B / 892304	Dark Gray 9x9	Cafeteria Offices			Not Analyzed
45BM / 892305	Mastic	Cafeteria Offices	black	Non-Fibrous 100	None Detected
46A / 892306	Wood Plank Flooring	Cafeteria Hallway	gray	Non-Fibrous 100	None Detected
47A / 892307	White 12x12	Room 7	white	Non-Fibrous 100	None Detected
47AM / 892308	Mastic	Room 7	yellow	Non-Fibrous 100	None Detected

Sampled: June 03, 2022 **Received:** June 06, 2022 **Analyzed:** June 06, 2022

Wednesday 08 June 2022

Analyzed by: **Batch:** 80321

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information
20220526
Former Tower Street School,
Westerly,
RI

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
47B 892309	White 12x12	Room 7	white	Non-Fibrous 100	None Detected
47BM 892310	Mastic	Room 7	yellow	Non-Fibrous 100	None Detected
48A 892311	Pink 12x12	Throughout	pink	Non-Fibrous 100	None Detected
48AM 892312	Mastic	Throughout	black	Non-Fibrous 100	None Detected
48B 892313	Pink 12x12	Throughout	pink	Non-Fibrous 100	None Detected
48BM 892314	Mastic	Throughout	black	Non-Fibrous 100	None Detected
48C 892315	Pink 12x12	Throughout	pink	Non-Fibrous 100	None Detected
48CM 892316	Mastic	Throughout	black	Non-Fibrous 100	None Detected
49A 892317	Yellow Carpet Mastic	Throughout	yellow	Non-Fibrous 100	None Detected
49B 892318	Yellow Carpet Mastic	Throughout	yellow	Non-Fibrous 100	None Detected
49C 892319	Yellow Carpet Mastic	Throughout	yellow	Non-Fibrous 100	None Detected
50A 892320	Brown 9x9	Rooms 1 and 2	brown	Non-Fibrous 95	Detected Chrysotile 5
50AM 892321	Mastic	Rooms 1 and 2	black	Non-Fibrous 100	None Detected
50B 892322	Brown 9x9	Rooms 1 and 2			Not Analyzed
50BM 892323	Mastic	Rooms 1 and 2	black	Non-Fibrous 100	None Detected
51A 892324	Black Covebase Molding	Throughout	black	Non-Fibrous 100	None Detected

Sampled: June 03, 2022 **Received:** June 06, 2022 **Analyzed:** June 06, 2022

Wednesday 08 June 2022

Analyzed by: **Batch:** 80321

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information
20220526
Former Tower Street School,
Westerly,
RI

Method: BULK PLM ANALYSIS, EPA/600/R-93/116

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
51AM / 892325	Mastic	Throughout	black	Non-Fibrous 100	None Detected
51B / 892326	Black Covebase Molding	Throughout	black	Non-Fibrous 100	None Detected
51BM / 892327	Mastic	Throughout	black	Non-Fibrous 100	None Detected
52A / 892328	12x12 Floor Tile	Rooms 31, 31A and 31B	tan	Non-Fibrous 100	None Detected
52AM / 892329	Mastic	Rooms 31, 31A and 31B	black	Non-Fibrous 100	None Detected
52B / 892330	12x12 Floor Tile	Rooms 31, 31A and 31B	tan	Non-Fibrous 100	None Detected
52BM / 892331	Mastic	Rooms 31, 31A and 31B	black	Non-Fibrous 100	None Detected
53A / 892332	Dark Blue 12x12	Room 14	blue	Non-Fibrous 100	None Detected
54A / 892333	Covebase Mastic	Throughout	tan	Non-Fibrous 100	None Detected
54B / 892334	Covebase Mastic	Throughout	tan	Non-Fibrous 100	None Detected
54C / 892335	Covebase Mastic	Throughout	tan	Non-Fibrous 100	None Detected

Sampled: June 03, 2022 **Received:** June 06, 2022 **Analyzed:** June 06, 2022

Wednesday 08 June 2022

Analyzed by: **Batch:** 80321

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information
20220526
Former Tower Street School,
Westerly,
RI

Method: PLM NOB

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
16A 896624	Glue Daubs	Throughout	brown	Cellulose 5 Other 2 Non-Fibrous 92	Detected Chrysotile 1
22A 896625	White Caulk	Exterior Windows / Doors	gray	Other 5 Non-Fibrous 93	Detected Chrysotile 2
28A 896626	White Sink Coating	Throughout	multi	Non-Fibrous 100	Detected Chrysotile < 1

Sampled: June 03, 2022 **Received:** June 09, 2022 **Analyzed:** June 13, 2022

Tuesday 14 June 2022

Analyzed by: **Batch:** 80701

Brian Piccolo
AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Project Information

Former Tower Street School,
Westerly,
RI

Method: PLM NOB

FieldID / LabID	Material	Location	Color	Non-Asbestos %	Asbestos %
16B 897690	Glue Daubs	Throughout	brown	Non-Fibrous 99	Detected Chrysotile 1
16C 897691	Glue Daubs	Throughout	brown	Other 5 Non-Fibrous 95	None Detected
28B 897692	White Sink Coating	Throughout	multi	Non-Fibrous 100	Detected Chrysotile < 1

Sampled: June 03, 2022 **Received:** June 14, 2022 **Analyzed:** June 16, 2022

Thursday 16 June 2022

Analyzed by: **Batch:** 80837

eurofins | Environment Testing New England



ANALYTICAL REPORT

Eurofins New England
646 Camp Ave
North Kingstown, RI 02852
Tel: (413)789-9018

Laboratory Job ID: 620-4732-1
Client Project/Site: Former Tower Street School

For:
AltTech Services
44 Pole Bridge Road
North Scituate, Rhode Island 02857

Attn: Brian Piccolo

Authorized for release by:
6/6/2022 9:41:38 AM

Agnes Huntley, Project Manager
(401)372-3482
Agnes.Huntley@et.eurofinsus.com

LINKS
Review your project results through my EOL
Have a Question? Ask The Expert
Visit us at: www.eurofinsus.com/Env

This report has been electronically signed and authorized by the signatory. Electronic signature is intended to be the legally binding equivalent of a traditionally handwritten signature.

Results relate only to the items tested and the sample(s) as received by the laboratory.

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Definitions/Glossary

Client: AltTech Services
Job ID: 620-4732-1
Project/Site: Former Tower Street School

Glossary

Abbreviation	These commonly used abbreviations may or may not be present in this report.
¤	Listed under the "D" column to designate that the result is reported on a dry weight basis
%R	Percent Recovery
CFL	Contains Free Liquid
CFU	Colony Forming Unit
CNF	Contains No Free Liquid
DER	Duplicate Error Ratio (normalized absolute difference)
Dil Fac	Dilution Factor
DL	Detection Limit (DoD/DOE)
DL, RA, RE, IN	Indicates a Dilution, Re-analysis, Re-extraction, or additional Initial metals/anion analysis of the sample
DLC	Decision Level Concentration (Radiochemistry)
EDL	Estimated Detection Limit (Dioxin)
LOD	Limit of Detection (DoD/DOE)
LOQ	Limit of Quantitation (DoD/DOE)
MCL	EPA recommended "Maximum Contaminant Level"
MDA	Minimum Detectable Activity (Radiochemistry)
MDC	Minimum Detectable Concentration (Radiochemistry)
MDL	Method Detection Limit
ML	Minimum Level (Dioxin)
MPN	Most Probable Number
MQL	Method Quantitation Limit
NC	Not Calculated
ND	Not Detected at the reporting limit (or MDL or EDL if shown)
NEG	Negative / Absent
POS	Positive / Present
PQL	Practical Quantitation Limit
PRES	Presumptive
QC	Quality Control
RER	Relative Error Ratio (Radiochemistry)
RL	Reporting Limit or Requested Limit (Radiochemistry)
RPD	Relative Percent Difference, a measure of the relative difference between two points
TEF	Toxicity Equivalent Factor (Dioxin)
TEQ	Toxicity Equivalent Quotient (Dioxin)
TNTC	Too Numerous To Count

Case Narrative

Client: AltTech Services
Project/Site: Former Tower Street School

Job ID: 620-4732-1

Job ID: 620-4732-1

Laboratory: Eurofins New England

Narrative

Job Narrative
620-4732-1

Comments
No additional comments.

Receipt
The samples were received on 5/26/2022 1:53 PM. Unless otherwise noted below, the samples arrived in good condition, and where required, properly preserved and on ice. The temperature of the cooler at receipt was 1.8º C.

GC Semi VOA
Method 8082A: The following samples exhibited elevated noise or matrix interferences for one or more analytes causing elevation of the detection limit (EDL): 1A-Caulk Ass/Aluminum Windows (620-4732-1), 1B-Caulk Ass/Aluminum Windows (620-4732-2), 2A-Original Caulk (620-4732-3), 2B-Original Caulk (620-4732-4), 3A-Red Caulk (620-4732-5) and 3B-Red Caulk (620-4732-6) . The RL was raised due to pattern interference persisting after several clean-ups. The reporting limit (RL) for the affected analytes has been raised to be equal to the EDL.

Method 8082A: The following samples exhibited elevated noise or matrix interferences for one or more analytes causing elevation of the detection limit (EDL): 4A-Grey Caulk (620-4732-7) and 4B-Grey Caulk (620-4732-8) . The RL was raised due to pattern interference persisting after several clean-ups. The reporting limit (RL) for the affected analytes has been raised to be equal to the EDL.

No additional analytical or quality issues were noted, other than those described above or in the Definitions/Glossary page.

Organic Prep
No analytical or quality issues were noted, other than those described in the Definitions/Glossary page.

Detection Summary

Client: AltTech Services
Project/Site: Former Tower Street School

Job ID: 620-4732-1

Client Sample ID: 1A-Caulk Ass/Aluminum Windows — Lab Sample ID: 620-4732-1

No Detections.

Client Sample ID: 1B-Caulk Ass/Aluminum Windows — Lab Sample ID: 620-4732-2

No Detections.

Client Sample ID: 2A-Original Caulk — Lab Sample ID: 620-4732-3

Analyte	Result	Qualifier	RL		Unit	Dil Fac	D	Method	Prep Type
PCB-1248	1380		133		ug/Kg	1		8082A	Total/NA

Client Sample ID: 2B-Original Caulk — Lab Sample ID: 620-4732-4

No Detections.

Client Sample ID: 3A-Red Caulk — Lab Sample ID: 620-4732-5

No Detections.

Client Sample ID: 3B-Red Caulk — Lab Sample ID: 620-4732-6

No Detections.

Client Sample ID: 4A-Grey Caulk — Lab Sample ID: 620-4732-7

No Detections.

Client Sample ID: 4B-Grey Caulk — Lab Sample ID: 620-4732-8

No Detections.

This Detection Summary does not include radiochemical test results.

Client Sample ID: 1A-Caulk Ass/Aluminum Windows
Lab Sample ID: 620-4732-1

Date Collected: 05/26/22 11:50
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1
PCB-1221	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1
PCB-1232	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1
PCB-1242	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1
PCB-1248	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1
PCB-1254	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1
PCB-1260	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1
PCB-1262	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1
PCB-1268	ND		239		ug/Kg		05/31/22 17:42	06/03/22 13:27	1

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*39*		*30 - 150*	*05/31/22 17:42*	*06/03/22 13:27*	*1*
DCB Decachlorobiphenyl (Surr)	*48*		*30 - 150*	*05/31/22 17:42*	*06/03/22 13:27*	*1*

Client Sample ID: 1B-Caulk Ass/Aluminum Windows
Lab Sample ID: 620-4732-2

Date Collected: 05/26/22 11:40
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1
PCB-1221	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1
PCB-1232	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1
PCB-1242	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1
PCB-1248	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1
PCB-1254	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1
PCB-1260	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1
PCB-1262	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1
PCB-1268	ND		144		ug/Kg		05/31/22 17:42	06/03/22 13:44	1

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*61*		*30 - 150*	*05/31/22 17:42*	*06/03/22 13:44*	*1*
DCB Decachlorobiphenyl (Surr)	*57*		*30 - 150*	*05/31/22 17:42*	*06/03/22 13:44*	*1*

Client Sample ID: 2A-Original Caulk
Lab Sample ID: 620-4732-3

Date Collected: 05/26/22 11:00
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		133		ug/Kg		05/31/22 17:42	06/03/22 14:01	1
PCB-1221	ND		133		ug/Kg		05/31/22 17:42	06/03/22 14:01	1
PCB-1232	ND		133		ug/Kg		05/31/22 17:42	06/03/22 14:01	1
PCB-1242	ND		133		ug/Kg		05/31/22 17:42	06/03/22 14:01	1
PCB-1248	**1380**		133		ug/Kg		05/31/22 17:42	06/03/22 14:01	1
PCB-1254	ND		2220		ug/Kg		05/31/22 17:42	06/03/22 14:01	1
PCB-1260	ND		133		ug/Kg		05/31/22 17:42	06/03/22 14:01	1
PCB-1262	ND		133		ug/Kg		05/31/22 17:42	06/03/22 14:01	1
PCB-1268	ND		133		ug/Kg		05/31/22 17:42	06/03/22 14:01	1

Client Sample ID: 2A-Original Caulk
Lab Sample ID: 620-4732-3
Date Collected: 05/26/22 11:00
Matrix: Solid
Date Received: 05/26/22 13:53

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*53*		*30 - 150*	*05/31/22 17:42*	*06/03/22 14:01*	*1*
DCB Decachlorobiphenyl (Surr)	*71*		*30 - 150*	*05/31/22 17:42*	*06/03/22 14:01*	*1*

Client Sample ID: 2B-Original Caulk
Lab Sample ID: 620-4732-4
Date Collected: 05/26/22 11:10
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1
PCB-1221	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1
PCB-1232	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1
PCB-1242	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1
PCB-1248	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1
PCB-1254	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1
PCB-1260	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1
PCB-1262	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1
PCB-1268	ND		1160	ug/Kg		05/31/22 17:42	06/03/22 14:18	1

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*57*		*30 - 150*	*05/31/22 17:42*	*06/03/22 14:18*	*1*
DCB Decachlorobiphenyl (Surr)	*80*		*30 - 150*	*05/31/22 17:42*	*06/03/22 14:18*	*1*

Client Sample ID: 3A-Red Caulk
Lab Sample ID: 620-4732-5
Date Collected: 05/26/22 11:35
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1
PCB-1221	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1
PCB-1232	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1
PCB-1242	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1
PCB-1248	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1
PCB-1254	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1
PCB-1260	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1
PCB-1262	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1
PCB-1268	ND		231	ug/Kg		05/31/22 17:46	06/03/22 14:35	1

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*84*		*30 - 150*	*05/31/22 17:46*	*06/03/22 14:35*	*1*
DCB Decachlorobiphenyl (Surr)	*67*		*30 - 150*	*05/31/22 17:46*	*06/03/22 14:35*	*1*

Client Sample ID: 3B-Red Caulk
Lab Sample ID: 620-4732-6
Date Collected: 05/26/22 11:45
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL	Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		233	ug/Kg		05/31/22 17:46	06/03/22 14:52	1
PCB-1221	ND		233	ug/Kg		05/31/22 17:46	06/03/22 14:52	1
PCB-1232	ND		233	ug/Kg		05/31/22 17:46	06/03/22 14:52	1

Client Sample ID: 3B-Red Caulk
Lab Sample ID: 620-4732-6
Date Collected: 05/26/22 11:45
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography (Continued)

Analyte	Result	Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
PCB-1242	ND		233		ug/Kg		05/31/22 17:46	06/03/22 14:52	1
PCB-1248	ND		233		ug/Kg		05/31/22 17:46	06/03/22 14:52	1
PCB-1254	ND		233		ug/Kg		05/31/22 17:46	06/03/22 14:52	1
PCB-1260	ND		233		ug/Kg		05/31/22 17:46	06/03/22 14:52	1
PCB-1262	ND		233		ug/Kg		05/31/22 17:46	06/03/22 14:52	1
PCB-1268	ND		233		ug/Kg		05/31/22 17:46	06/03/22 14:52	1

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*58*		*30 - 150*	*05/31/22 17:46*	*06/03/22 14:52*	*1*
DCB Decachlorobiphenyl (Surr)	*71*		*30 - 150*	*05/31/22 17:46*	*06/03/22 14:52*	*1*

Client Sample ID: 4A-Grey Caulk
Lab Sample ID: 620-4732-7
Date Collected: 05/26/22 10:45
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1
PCB-1221	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1
PCB-1232	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1
PCB-1242	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1
PCB-1248	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1
PCB-1254	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1
PCB-1260	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1
PCB-1262	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1
PCB-1268	ND		434		ug/Kg		05/31/22 17:55	06/03/22 14:22	1

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*68*		*30 - 150*	*05/31/22 17:55*	*06/03/22 14:22*	*1*
DCB Decachlorobiphenyl (Surr)	*97*		*30 - 150*	*05/31/22 17:55*	*06/03/22 14:22*	*1*

Client Sample ID: 4B-Grey Caulk
Lab Sample ID: 620-4732-8
Date Collected: 05/26/22 10:55
Matrix: Solid
Date Received: 05/26/22 13:53

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Analyte	Result	Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1
PCB-1221	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1
PCB-1232	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1
PCB-1242	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1
PCB-1248	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1
PCB-1254	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1
PCB-1260	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1
PCB-1262	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1
PCB-1268	ND		487		ug/Kg		05/31/22 17:55	06/03/22 14:39	1

Surrogate	*%Recovery*	*Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*75*		*30 - 150*	*05/31/22 17:55*	*06/03/22 14:39*	*1*
DCB Decachlorobiphenyl (Surr)	*70*		*30 - 150*	*05/31/22 17:55*	*06/03/22 14:39*	*1*

Surrogate Summary

Client: AltTech Services
Project/Site: Former Tower Street School

Job ID: 620-4732-1

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Matrix: Solid

Prep Type: Total/NA

		Percent Surrogate Recovery (Acceptance Limits)											
		TCX1	DCB1										
Lab Sample ID	Client Sample ID	(30-150)	(30-150)										
620-4732-1	1A-Caulk Ass/Aluminum Windov	39	48										
620-4732-2	1B-Caulk Ass/Aluminum Windows	61	57										
620-4732-3	2A-Original Caulk	53	71										
620-4732-4	2B-Original Caulk	57	80										
620-4732-5	3A-Red Caulk	84	67										
620-4732-6	3B-Red Caulk	58	71										
620-4732-7	4A-Grey Caulk	68	97										
620-4732-8	4B-Grey Caulk	75	70										
LCS 620-11358/2-A	Lab Control Sample	83	75										
LCSD 620-11358/3-A	Lab Control Sample Dup	76	70										
MB 620-11358/1-A	Method Blank	82	63										

Surrogate Legend

TCX = Tetrachloro-m-xylene

DCB = DCB Decachlorobiphenyl (Surr)

Method: 8082A - Polychlorinated Biphenyls (PCBs) by Gas Chromatography

Lab Sample ID: MB 620-11358/1-A
Matrix: Solid
Analysis Batch: 11431

Client Sample ID: Method Blank
Prep Type: Total/NA
Prep Batch: 11358

Analyte	MB Result	MB Qualifier	RL		Unit	D	Prepared	Analyzed	Dil Fac
PCB-1016	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1
PCB-1221	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1
PCB-1232	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1
PCB-1242	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1
PCB-1248	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1
PCB-1254	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1
PCB-1260	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1
PCB-1262	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1
PCB-1268	ND		20.0		ug/Kg		05/31/22 17:42	06/02/22 17:59	1

Surrogate	*MB %Recovery*	*MB Qualifier*	*Limits*	*Prepared*	*Analyzed*	*Dil Fac*
Tetrachloro-m-xylene	*82*		*30 - 150*	*05/31/22 17:42*	*06/02/22 17:59*	*1*
DCB Decachlorobiphenyl (Surr)	*63*		*30 - 150*	*05/31/22 17:42*	*06/02/22 17:59*	*1*

Lab Sample ID: LCS 620-11358/2-A
Matrix: Solid
Analysis Batch: 11431

Client Sample ID: Lab Control Sample
Prep Type: Total/NA
Prep Batch: 11358

Analyte			Spike Added	LCS Result	LCS Qualifier	Unit	D	%Rec	%Rec Limits		
PCB-1016			167	147.8		ug/Kg		89	61 - 112		
PCB-1260			167	148.8		ug/Kg		89	63 - 105		

Surrogate	*LCS %Recovery*	*LCS Qualifier*	*Limits*
Tetrachloro-m-xylene	*83*		*30 - 150*
DCB Decachlorobiphenyl (Surr)	*75*		*30 - 150*

Lab Sample ID: LCSD 620-11358/3-A
Matrix: Solid
Analysis Batch: 11431

Client Sample ID: Lab Control Sample Dup
Prep Type: Total/NA
Prep Batch: 11358

Analyte			Spike Added	LCSD Result	LCSD Qualifier	Unit	D	%Rec	%Rec Limits	RPD	RPD Limit
PCB-1016			167	146.8		ug/Kg		88	61 - 112	1	30
PCB-1260			167	153.1		ug/Kg		92	63 - 105	3	30

Surrogate	*LCSD %Recovery*	*LCSD Qualifier*	*Limits*
Tetrachloro-m-xylene	*76*		*30 - 150*
DCB Decachlorobiphenyl (Surr)	*70*		*30 - 150*

QC Association Summary

Client: AltTech Services
Job ID: 620-4732-1
Project/Site: Former Tower Street School

GC Semi VOA

Prep Batch: 11358

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
620-4732-1	1A-Caulk Ass/Aluminum Windows	Total/NA	Solid	3540C	
620-4732-2	1B-Caulk Ass/Aluminum Windows	Total/NA	Solid	3540C	
620-4732-3	2A-Original Caulk	Total/NA	Solid	3540C	
620-4732-4	2B-Original Caulk	Total/NA	Solid	3540C	
620-4732-5	3A-Red Caulk	Total/NA	Solid	3540C	
620-4732-6	3B-Red Caulk	Total/NA	Solid	3540C	
620-4732-7	4A-Grey Caulk	Total/NA	Solid	3540C	
620-4732-8	4B-Grey Caulk	Total/NA	Solid	3540C	
MB 620-11358/1-A	Method Blank	Total/NA	Solid	3540C	
LCS 620-11358/2-A	Lab Control Sample	Total/NA	Solid	3540C	
LCSD 620-11358/3-A	Lab Control Sample Dup	Total/NA	Solid	3540C	

Analysis Batch: 11431

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
MB 620-11358/1-A	Method Blank	Total/NA	Solid	8082A	11358
LCS 620-11358/2-A	Lab Control Sample	Total/NA	Solid	8082A	11358
LCSD 620-11358/3-A	Lab Control Sample Dup	Total/NA	Solid	8082A	11358

Analysis Batch: 11486

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
620-4732-1	1A-Caulk Ass/Aluminum Windows	Total/NA	Solid	8082A	11358
620-4732-2	1B-Caulk Ass/Aluminum Windows	Total/NA	Solid	8082A	11358
620-4732-3	2A-Original Caulk	Total/NA	Solid	8082A	11358
620-4732-4	2B-Original Caulk	Total/NA	Solid	8082A	11358
620-4732-5	3A-Red Caulk	Total/NA	Solid	8082A	11358
620-4732-6	3B-Red Caulk	Total/NA	Solid	8082A	11358

Analysis Batch: 11491

Lab Sample ID	Client Sample ID	Prep Type	Matrix	Method	Prep Batch
620-4732-7	4A-Grey Caulk	Total/NA	Solid	8082A	11358
620-4732-8	4B-Grey Caulk	Total/NA	Solid	8082A	11358

Lab Chronicle

Client: AltTech Services
Project/Site: Former Tower Street School

Job ID: 620-4732-1

Client Sample ID: 1A-Caulk Ass/Aluminum Windows
Lab Sample ID: 620-4732-1
Date Collected: 05/26/22 11:50
Matrix: Solid
Date Received: 05/26/22 13:53

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3540C			11358	05/31/22 17:42	PRB	ENE
Total/NA	Analysis	8082A		1	11486	06/03/22 13:27	JS	ENE

Client Sample ID: 1B-Caulk Ass/Aluminum Windows
Lab Sample ID: 620-4732-2
Date Collected: 05/26/22 11:40
Matrix: Solid
Date Received: 05/26/22 13:53

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3540C			11358	05/31/22 17:42	PRB	ENE
Total/NA	Analysis	8082A		1	11486	06/03/22 13:44	JS	ENE

Client Sample ID: 2A-Original Caulk
Lab Sample ID: 620-4732-3
Date Collected: 05/26/22 11:00
Matrix: Solid
Date Received: 05/26/22 13:53

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3540C			11358	05/31/22 17:42	PRB	ENE
Total/NA	Analysis	8082A		1	11486	06/03/22 14:01	JS	ENE

Client Sample ID: 2B-Original Caulk
Lab Sample ID: 620-4732-4
Date Collected: 05/26/22 11:10
Matrix: Solid
Date Received: 05/26/22 13:53

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3540C			11358	05/31/22 17:42	PRB	ENE
Total/NA	Analysis	8082A		1	11486	06/03/22 14:18	JS	ENE

Client Sample ID: 3A-Red Caulk
Lab Sample ID: 620-4732-5
Date Collected: 05/26/22 11:35
Matrix: Solid
Date Received: 05/26/22 13:53

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3540C			11358	05/31/22 17:46	PRB	ENE
Total/NA	Analysis	8082A		1	11486	06/03/22 14:35	JS	ENE

Client Sample ID: 3B-Red Caulk
Lab Sample ID: 620-4732-6
Date Collected: 05/26/22 11:45
Matrix: Solid
Date Received: 05/26/22 13:53

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3540C			11358	05/31/22 17:46	PRB	ENE
Total/NA	Analysis	8082A		1	11486	06/03/22 14:52	JS	ENE

Lab Chronicle

Client: AltTech Services
Job ID: 620-4732-1
Project/Site: Former Tower Street School

Client Sample ID: 4A-Grey Caulk
Lab Sample ID: 620-4732-7
Date Collected: 05/26/22 10:45
Matrix: Solid
Date Received: 05/26/22 13:53

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3540C			11358	05/31/22 17:55	PRB	ENE
Total/NA	Analysis	8082A		1	11491	06/03/22 14:22	SFL	ENE

Client Sample ID: 4B-Grey Caulk
Lab Sample ID: 620-4732-8
Date Collected: 05/26/22 10:55
Matrix: Solid
Date Received: 05/26/22 13:53

Prep Type	Batch Type	Batch Method	Run	Dilution Factor	Batch Number	Prepared or Analyzed	Analyst	Lab
Total/NA	Prep	3540C			11358	05/31/22 17:55	PRB	ENE
Total/NA	Analysis	8082A		1	11491	06/03/22 14:39	SFL	ENE

Laboratory References:

ENE = Eurofins New England, 646 Camp Ave, North Kingstown, RI 02852, TEL (413)789-9018

Accreditation/Certification Summary

Client: AltTech Services
Job ID: 620-4732-1
Project/Site: Former Tower Street School

Laboratory: Eurofins New England

The accreditations/certifications listed below are applicable to this report.

Authority	Program	Identification Number	Expiration Date
New York	NELAP	11393	04-01-23
Rhode Island	State	LAI00368	12-30-22

The following analytes are included in this report, but the laboratory is not certified by the governing authority. This list may include analytes for which the agency does not offer certification.

Analysis Method	Prep Method	Matrix	Analyte
8082A	3540C	Solid	PCB-1016
8082A	3540C	Solid	PCB-1221
8082A	3540C	Solid	PCB-1232
8082A	3540C	Solid	PCB-1242
8082A	3540C	Solid	PCB-1248
8082A	3540C	Solid	PCB-1254
8082A	3540C	Solid	PCB-1260
8082A	3540C	Solid	PCB-1262
8082A	3540C	Solid	PCB-1268

Method Summary

Client: AltTech Services
Project/Site: Former Tower Street School

Job ID: 620-4732-1

Method	Method Description	Protocol	Laboratory
8082A	Polychlorinated Biphenyls (PCBs) by Gas Chromatography	SW846	ENE
3540C	Soxhlet Extraction	SW846	ENE

Protocol References:

SW846 = "Test Methods For Evaluating Solid Waste, Physical/Chemical Methods", Third Edition, November 1986 And Its Updates.

Laboratory References:

ENE = Eurofins New England, 646 Camp Ave, North Kingstown, RI 02852, TEL (413)789-9018

Sample Summary

Client: AltTech Services
Project/Site: Former Tower Street School

Job ID: 620-4732-1

Lab Sample ID	Client Sample ID	Matrix	Collected	Received
620-4732-1	1A-Caulk Ass/Aluminum Windows	Solid	05/26/22 11:50	05/26/22 13:53
620-4732-2	1B-Caulk Ass/Aluminum Windows	Solid	05/26/22 11:40	05/26/22 13:53
620-4732-3	2A-Original Caulk	Solid	05/26/22 11:00	05/26/22 13:53
620-4732-4	2B-Original Caulk	Solid	05/26/22 11:10	05/26/22 13:53
620-4732-5	3A-Red Caulk	Solid	05/26/22 11:35	05/26/22 13:53
620-4732-6	3B-Red Caulk	Solid	05/26/22 11:45	05/26/22 13:53
620-4732-7	4A-Grey Caulk	Solid	05/26/22 10:45	05/26/22 13:53
620-4732-8	4B-Grey Caulk	Solid	05/26/22 10:55	05/26/22 13:53

4732

620-4732 Chain of Custody

Page 1 of 1

CHAIN OF CUSTODY RECORD

Spectrum Analytical

☐ 11 Almgren Drive
Agawam, MA 01001
(413) 789-9018

☐ 646 Camp Avenue
N Kingstown, RI 02852
(401) 732-3400

Special Handling:

☐ TAT - Date Needed. Standard TAT

All TATs subject to laboratory approval
Min. 24-hr notification needed for rushes
Samples disposed after 30 days unless otherwise instructed.

Report To: AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

Telephone #: 401-556-2746
Project Mgr: Brian Piccolo

Invoice To: AltTech Services
44 Pole Bridge Road
North Scituate, RI 02857

P O No. 20220526 Quote #

Project No: 20220526
Site Name: Former Tower Street School
Location: 83 Tower Street, Westerly State: RI
Sampler(s): Brian Piccolo

F=Field Filtered 1=Na_2S2O_3 2=HCl 3=H_2SO_4 4=HNO_3 5=NaOH 6=Ascorbic Acid
7=CH3OH 8=$NaHSO_4$ 9=Deionized Water 10=H_3PO_4 11= None 12=

List Preservative Code below: 11

QA/QC Reporting Notes:

DW=Drinking Water GW=Groundwater SW=Surface Water WW=Waste Water
O=Oil SO=Soil SL=Sludge A=Indoor/Ambient Air SG=Soil Gas
X1= Caulk X2= X3=

G= Grab C=Compsite

QA/QC Reporting Level
☐ Level I ☐ Level II
☐ Level III ☐ Level IV
☐ Other
State-specific reporting standards.

Lab ID:	Sample ID:	Date:	Time:	Type	Matrix	# of VOA Vials	# of Amber Glass	# of Clear Glass	# of Plastic	PCBS 8082 with Soxhlet	Check if chlorinated
01	1A-Caulk Ass/Aluminum windows	5/26/22	11:50	G	X1				1	X	☐
02	1B-Caulk Ass/Aluminum windows		11:40	G	X1				1	X	☐
03	2A-Original Caulk		11:00	G	X1				1	X	☐
04	2B-Original Caulk		11:10	G	X1				1	X	☐
05	3A-Red Caulk		11:35	G	X1				1	X	☐
06	3B-Red Caulk		11:45	G	X1				1	X	☐
07	4A-Grey Caulk		10:45	G	X1				1	X	☐
08	4B-Grey Caulk	5/26/22	10:55	G	X1				1	X	☐
											☐
											☐

Relinquished by:	Received by:	Date:	Time:	Temp °C
[signature]	[signature]	5/26/22	13:53	Observed 1.6
				Correction Factor +0.2
				Corrected 1.8
				IR ID # 6

☐ EDD format.
☑ E-mail to bpiccolo@alttechri.com

Condition upon receipt: Custody Seals: ☐ Present ☐ Intact ☐ Broken
☐ Ambient ☑ Iced ☐ Refrigerated ☐ DI VOA Frozen ☐ Soil Jar Frozen

6/6/2022

Login Sample Receipt Checklist

Client: AltTech Services

Job Number: 620-4732-1
SDG Number:

Login Number: 4732
List Number: 1
Creator: Huntley, Agnes R

List Source: Eurofins New England

Question	Answer	Comment
Radioactivity wasn't checked or is </= background as measured by a survey meter.	N/A	
The cooler's custody seal, if present, is intact.	True	
Sample custody seals, if present, are intact.	True	
The cooler or samples do not appear to have been compromised or tampered with.	True	
Samples were received on ice.	True	
Cooler Temperature is acceptable.	True	
Cooler Temperature is recorded.	True	
COC is present.	True	
COC is filled out in ink and legible.	True	
COC is filled out with all pertinent information.	True	
Is the Field Sampler's name present on COC?	True	
There are no discrepancies between the containers received and the COC.	True	
Samples are received within Holding Time (excluding tests with immediate HTs)	True	
Sample containers have legible labels.	True	
Containers are not broken or leaking.	True	
Sample collection date/times are provided.	True	
Appropriate sample containers are used.	True	
Sample bottles are completely filled.	True	
Sample Preservation Verified.	True	
There is sufficient vol. for all requested analyses, incl. any requested MS/MSDs	True	
Containers requiring zero headspace have no headspace or bubble is <6mm (1/4").	True	
Multiphasic samples are not present.	True	
Samples do not require splitting or compositing.	True	
Residual Chlorine Checked.	N/A	

APPENDIX B

Figures and Photosheets



1 A1.4A FLOOR PLAN SECTION "A"
SCALE: 1/8" = 1'-0"

LEGEND:

- EXISTING WALL
- EXISTING TO BE REMOVED
- NEW WALL CONSTRUCTION (SOME MASONRY MAY NOT BE CROSS-HATCHED RE: WALL TYPES)
- PATCH EXISTING WALL
- W NEW WINDOW
- P NEW PANEL

GENERAL NOTES:

1. ALL NEW INTERIOR WALLS TYPE "S6" UNLESS NOTED OTHERWISE.
   ※ WALL INDICATED W/ASTERISK REFER TO SECTION FOR ADDITIONAL INFORMATION.
2. ALL NEW EXTERIOR WALLS TYPE "I" UNLESS NOTED OTHERWISE.
3. ALL EXTERIOR CORNERS & DOOR/JAMBS TO HAVE 1" R. BULLNOSE BLOCK, 1 UNIT.
4. PATCH AND/OR REPAIR EXISTING WALL AND/OR FLOOR SURFACES WHERE EXISTING ITEMS ARE REMOVED. FINISH TO MATCH ADJACENT SURFACES.
5. REFER TO D-DWGS FOR REMOVAL NOTES.
6. DIMENSIONS ARE TO FACE OF BLOCK, EXIST. FACE OF WALL, OR TO NEW FACE OF WALL.
7. PATCH ALL EXISTING FLOOR, WALL CEILING/ROOF PENETRATIONS AS REQUIRED.
8. BE FINISH/CONTOUR FOR EXTENT OF REPAINTING EXISTING SURFACES.
9. PROVIDE NEW HANDRAILS AT ALL RAMPS (BOTH SIDES) REFER TO DETAIL 34/A8.25
10. REFER TO SITE DWGS FOR EXTERIOR STAIRS & PLATFORMS AT EXTERIOR DOORS.

WORK NOTES:

- EXISTING WOOD WINDOWS TO REMAIN - SCRAP, SAND & REPAINT TYP.
- INFILL EXISTING OPENING WITH CONSTRUCTION AND FINISH TO MATCH ADJACENT SURFACES. ASSUME WALL TYPE TO BE F3 WITH VENEER PLASTER UNLESS NOTED OTHERWISE.

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certification

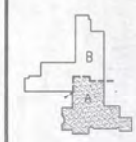
drawn by DD,LMS

checked by DSP

revised on

PREVIOUSLY ISSUED NOVEMBER 11, 1994

SK-7T 31 MARCH 1995 1 OF 3
CE#2029



RGB
The Robinson Green Beretta Corporation
architecture
engineering
interior design

50 Holden Street
Providence, Rhode Island 02908
401 272-1730

project

ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status

ISSUED FOR CONSTRUCTION

issued on

19 DECEMBER 1994

sheet contents

SECTION "A" FLOOR PLAN

job no. 4389

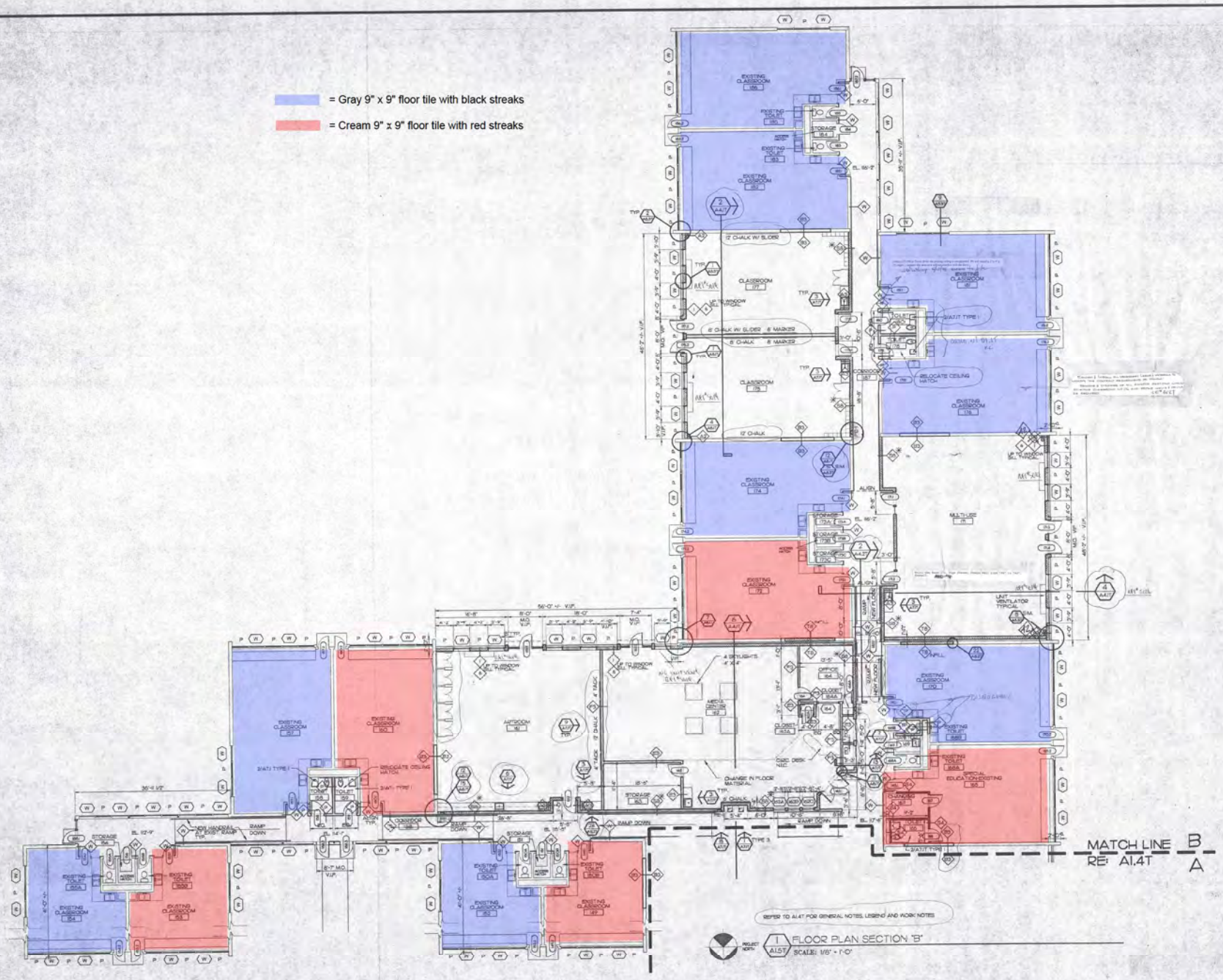
drawing no.

A1.4T REV.

sheet of

= Gray 9" x 9" floor tile with black streaks

= Cream 9" x 9" floor tile with red streaks



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ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status

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SECTION "B"
FLOOR
PLAN

RECEIVED
DEC 20 1994
CLEANS PLAN CO.

job no. 4389

drawing no.

A1.5T

sheet 8 of 24



Photo 1
View of typical TSI associated with pipping within the crawl Space area.



Photo 2
View of typical TSI associated with pipping above finished ceilings/walls.



Photo 3
View of typical TSI associated with pipping above finished ceilings/walls.



Photo 4

View of typical classroom with the gray 9” x 9” floor tile with black streaks.



Photo 5

View of typical classroom with the cream 9” x 9” floor tile with red streaks.



Photo 6

View of the white caulk associated with the original door and window frames of the building.

APPENDIX C

Positive ACM Table

Sample No.	Sample Description	Material Location	Estimated Square Foot/Linear Foot Cost for Abatement
18A – 18C	Air-Cell TSI	Various Areas Throughout Building	$30.00/lf - $33.00/lf – Crawl Space $16.00/lf - $18.00/lf – Wall Chases
19A – 19C	Layered Paper TSI	Various Areas Throughout Building	$30.00/lf - $33.00/lf – Crawl Space $16.00/lf - $18.00/lf – Wall Chases
22A – 22B	White Caulk	Original window/door frames	$30.00/lf - $33.00/lf
26A – 26B	Black Sink Coating	Various Classrooms Throughout Building	$150.00/sink
31A – 31C	Gray 9” x 9” Floor Tile w/ Black Streaks	Various Classrooms Throughout Building	$4.75/sf - $5.25/sf
32A – 32C	Cream 9” x 9” Floor Tile w/ Red Streaks	Various Classrooms Throughout Building and Cafeteria/Kitchen	$4.75/sf - $5.25/sf - Classrooms $7.00/sf - $7.50/sf - Classrooms
45A – 45B	Dark Gray 9” x 9” Floor Tile	Various Area Throughout Building	$4.75/sf - $5.25/sf
50A – 50B	Brown 9” x 9” Floor Tile	Various Area Throughout Building	$4.75/sf - $5.25/sf

*Please note that estimated square foot/linear foot cost for abatement is based on general industry standards and do not include any costs for select demolition that may be needed to access the asbestos containing materials prior to abatement.

CHERENZIA
& ASSOCIATES, LTD.

Civil Engineers • Land Surveyors
Land Use Planners • Environmental Consultants

Raymond F. Cherenzia, P.E., L.S., Founder
Sergio F. Cherenzia, P.E., President

June 12, 2023

RI Department of Environmental Management
Office of Water Resources
235 Promenade Street, Room 260
Providence, RI 02908-5767

Subject: Application for a Freshwater Wetlands Request to Verify Wetland Edges
Former Tower Street School Site
83 Tower Street (Plat 58 Lot 186)
Westerly, RI

To Whom It May Concern:

On behalf of Town of Westerly, Cherenzia & Associates, Ltd. is pleased to submit the following Request to Verify Wetland Edges Application materials to the RIDEM Office of Water Resources. The following items are submitted for your review:

1. Completed, Request to Verify Wetland Edges Application.
2. Filing fee of $1,000.00, in accordance with the Fee Assistance Tool found on the RIDEM Website, based on wetland edge length of 1,000ft+.
3. Three (3) copies of each of the following:
   a) Freshwater Wetlands Delineation Report prepared by Natural Resource Services Inc., dated March 8, 2023.
   b) Existing Conditions Plan (24"x36") prepared by Cherenzia & Associates. titled, "Comprehensive Boundary & Topographic Survey, Tower Street School," dated June 8, 2023.

Should you have any questions regarding this submittal, please contact Sergio Cherenzia at 401-596-7747.

Sincerely,

Sergio F. Cherenzia, P.E.
President

Office Location: 99 Mechanic St. • Pawcatuck, CT 06379 • Tel (860) 629-6500 • Fax (860) 599-6090
Mailing Address: P.O. Box 513 • Westerly, RI 02891 • Tel (401) 596-7747

RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT OFFICE OF WATER RESOURCES - Groundwater and Freshwater Wetlands Protection
FRESHWATER WETLANDS PROGRAM

235 Promenade Street, Providence, Rhode Island 02908
Telephone: 401-222-6820; Rhode Island Relay 711
www.dem.ri.gov/wetlands

Place Date Stamp Here

Application No.:

APPLICATION FOR A FRESHWATER WETLANDS DETERMINATION OR PERMIT

PART A - APPLICATION TYPE (See Tables 2, 3, and 4 in 250-RICR-150-15-3.8.9 for more information)

- ☐ Request to Determine the Presence of Jurisdictional Area [250-RICR-150-15-3.9.2] (JADETREC)
- ■ Request to Verify Wetland Edges [250-RICR-150-15-3.9.3] (WETEDGE)
- ☐ New Freshwater Wetlands Permit [250-RICR-150-15-3.11] (FWWAPPREC)
  - ☐ with Variance (VARREC) **OR**
  - ☐ with Joint On-Site Wastewater Treatment System (single-family lot only) (JOINTREC)
- ☐ Application for Significant Alteration [250-RICR-150-15-3.12] (SIGAPPREC)
- ☐ Permit Modification [250-RICR-150-15.3.14.3] (MODIFY)- Existing Permit #: _____

FEE INFORMATION:
To determine your project type and fee amount, use the Fee Assistant Tool.

Table 2 (2) (c)

Permit Fee Amount:
$1,000.00

Check No.:

PART B - APPLICANT INFORMATION AND CERTIFICATION (Note: The applicant must be the owner of the property or easement which is the subject of this application or must be the government agency or entity with power of condemnation over such property or easement):

Name of Applicant/Organization: Town of Westerly

RIDOT PTSID (if applicable)

Name and Title of Organization Representative (if applicable): Shawn Lacey, Town Manager

Applicant's Mailing Address: 45 Broad Street
Street Number and Name or P.O. Box

Westerly	RI	02891
City/Town	State	Zip Code

Applicant's Email Address: slacey@westerlyri.gov

Applicant's Phone Number: 401-348-2530
401-348-2625 (Assistant)

CERTIFICATION/AUTHORIZATION OF APPLICANT:
I hereby certify that I have requested and authorized the investigation, compilation, and submission of all of the information, in whatever form, contained in this Application; that I have personally examined and am familiar with the information submitted herein; and that such information is true, accurate, and complete to the best of my knowledge. I hereby authorize RIDEM personnel access to the property ("site") for purposes of observing conditions pertinent to this application and assessing compliance with any permit or determination resulting from this Application, including any sampling, monitoring, or surveying that may be deemed appropriate, consistent with the RIDEM Administrative Inspection Guidelines.

Applicant's Signature

6/8/2023
Date (mm/dd/yyyy)

If more than one property owner is applying, please use the Supplemental Document: Additional Applicant Information and Certification.

PART C - PROPERTY LOCATION SUBJECT TO THIS APPLICATION:

Primary City/Town: Westerly

Street Abutting Site, with Address (if applicable): 83 Tower Street

Nearest Intersecting Street: Narragansett Ave

Distance (in feet) and Direction to Property from nearest street intersection: 0

Tax Assessor's Plat(s) and Lot Number(s): 58/186

Closest Utility Pole Number: 84

Secondary City/Town (if applicable):

Secondary Tax Assessor's Plat(s) and Lot Number(s) (if applicable):

Has a Freshwater Wetlands application been previously submitted for this property? ■ No ☐ Yes _____
If yes, Previous Permit Application #

Have there been previous enforcement actions for this property? ■ No ☐ Yes _____
If yes, Previous Enforcement Action File #

PART D - PROJECT INFORMATION (Note: The Interactive GIS Map can provide helpful information for answering some of the below questions)

Project Name (*must be project specific*): Former Tower Street School Site

Project Type: School/Church (Developed) Project Size: 11.28 Unit: Acre(s)

Within which river buffer zone region is the site located? ☐ Urban Region ☐ Region 1 ☒ Region 2

Will the project alter Freshwater Wetlands? *If yes, provide amount to be altered.*	☒ No	☐ Yes	_____ sq. ft.
Will the project alter Buffer Zone? *If yes, provide amount to be altered.*	☒ No	☐ Yes	_____ sq. ft.
Will the project alter Watercourse? *If yes, provide amount to be altered.*	☒ No	☐ Yes	_____ linear ft.
Is the project located within a Drinking Water Supply Reservoir Watershed (DWSRW)?	☒ No	☐ Yes	
Is the project located within a Natural Heritage Area?	☒ No	☐ Yes	
Have rare wetland types or rare species been documented?	☒ No	☐ Yes	

If the project proposes any of the following, concurrently submit an *Application for Stormwater Construction Permit and Water Quality Certification*

New or increased impervious cover for property other than a single-family home?	☒ No	☐ Yes	
Disturbance of more than 10,000 sq. ft. of existing impervious cover?	☒ No	☐ Yes	
Fill in any amount of floodplain or alter storm flowage to a river, stream, or wetland on any lot?	☒ No	☐ Yes	
Does this project require a variance from the Freshwater Wetlands Standards?	☒ No	☐ Yes	
Has a variance from local zoning setbacks been sought? *If yes, submit documentation of outcome.*	☒ No	☐ Yes	
Have you participated in a pre-application meeting with RIDEM on this project? *If yes, provide meeting date.*	☒ No	☐ Yes	Provide Date:
Is municipal master plan approval required for this property? *If yes, submit a copy of the approval.*	☒ No	☐ Yes	

PART E - SITE WORK AFFIDAVIT

- Wetland flags are present on site and are correctly and legibly labeled
- The wetland flag numbers on site correspond to those depicted on the plans
- The wetland flags have been accurately surveyed and depicted on the plans
- The proposed Limit of Disturbance (LOD) and other proposed activities and features have been staked and labeled on site (see § 3.8.6).

I have inspected the subject property and its surroundings and do hereby attest that to the best of my knowledge, all site work performed above has been accurately completed and certified at the time of application submission and prior to RIDEM inspection, in accordance with the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act, 250-RICR-150-15-3.

PART F - PROFESSIONAL CERTIFICATION

I hereby certify that I have been authorized by the applicant to prepare documentation to be submitted in support of this Application; that such documentation is in accordance with the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act (250-RICR-150-15-3); and that such documentation is true, accurate, and complete to the best of my knowledge.

Note: The Project Manager / Primary Professional should enter their information first.

Name and Title: Sergio F. Cherenzia, P.E., President d/b/a: Cherenzia & Associates, Ltd.

Email Address: sergio@cherenzia.com Phone Number: 401-596-7747

Signature: _____ Date: 6/6/2023

☑ By checking this box, I attest that I have reviewed and certify the Site Work Affidavit in Part E. I last inspected the property on: 4/26/23

Name and Title: Scott P. Rabideau, PWS, Principal d/b/a: Natural Resource Services, Inc.

Email Address: scott@nrs.wetlands.com Phone Number: 401-568-7390

Signature: _____ Date: 6/6/2023

☐ By checking this box, I attest that I have reviewed and certify the Site Work Affidavit in Part E. I last inspected the property on: _____

Name and Title: _____ d/b/a: _____

Email Address: _____ Phone Number: _____

Signature: _____ Date: _____

☐ By checking this box, I attest that I have reviewed and certify the Site Work Affidavit in Part E. I last inspected the property on: _____

Natural Resource Services, Inc.

March 8, 2023

Mark Castellanos
Cherenzia & Associates
P.O. Box 513
Westerly, RI 02891

RE: Freshwater Wetland Delineation
83 Tower Street, A.P. 58, Lot 186
Westerly, Rhode Island

Dear Mr. Castellanos:

Natural Resource Services, Inc. (NRS) has completed the freshwater wetland delineation within the above referenced property. This fieldwork was performed by staff biologist Hannah Chace on March 7, 2023. The wetland delineation was established in accordance with the standards outlined in Section 3.21 of the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act (250 RICR 150-15-3). These land-use regulations are administered by the RI Department of Environmental Management (DEM), Office of Water Resources (OWR). It is important to note that in accordance with Section 3.9.3 (D) of these regulations, all delineations performed by wetland consultants are not considered to be accurate for state regulatory purposes until the work is reviewed and verified by the DEM, OWR.

As part of our work, a hand-held GPS unit was used to locate the established wetland flagging. While this location work should not be construed as a professional survey, the data obtained is valuable for preliminary planning purposes. An aerial photograph is attached to this letter. The GPS data has been added as an overlay on the photo to provide a visual representation of the established wetland delineation.

The property is located south of Narragansett Avenue. The site is the location of the old Tower Street School. The town tax assessor's database has the subject lot listed as approximately 11.28 acres in size with the existing building built in 1955.

The DEM freshwater wetland regulations establish a 200-foot jurisdictional area (JA) from all rivers and streams, and a 100-foot JA from all vegetated wetlands. The combined streams and vegetated wetland JA is depicted as a dashed blue line on the attached GIS graphic. Any land disturbing activities proposed within the JA require a permit from the DEM.

The rules regulate wetlands and assign buffer zones based on three (3) factors: 1) the river region in which the property is located; 2) the size of the wetland; and 3) the vegetational composition and classification of the wetland. This property falls in River Region 2. Two

intermittent streams are located within the swamp of the property. One of the streams begins at a culvert and the other begins from a groundwater seep area. Both streams should be located by survey to be accurately represented on any site plan to DEM. The streams are each subject to a 100-foot buffer zone.

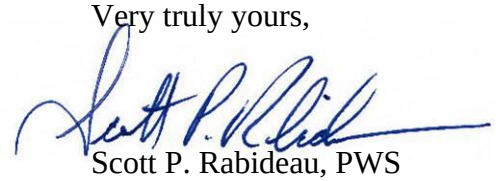
Flagging labeled A1 to A27 and B1 to B23 depicts a deciduous forested swamp. This swamp is between one (1) and ten (10) acres in size and is primarily encompassed within the property. Swamps of this size are subject to a 50-foot buffer zone. When a wetland subtype, in this case the intermittent streams, fall within 50 feet of the delineated wetland edge, the buffer zone is increased an additional 25 feet. Flagging from approximately A8-A27 and B1-B9 will receive a 75-foot buffer zone. Additionally, there is a small pond within the swamp. Flags B21 to B23 are within 50 feet of the pond as well. These areas can be more accurately assessed once the flags are surveyed, and flag, stream and pond locations are more accurately documented.

The wetland regulations recognize that developed areas which exist within the assigned buffer zone should be differentiated from areas which provide habitat value. The term buffer is used to identify an area of undeveloped vegetated land adjacent to a freshwater wetland that is to be retained in its natural undisturbed condition or an area of land that is to be created to resemble a naturally occurring vegetated area. Undeveloped vegetated land is an area of land that does not consist of buildings, impervious surfaces, bare gravel, lawn, or landscaped areas. The area of naturalized vegetation should be located by your surveyor and represented on the existing conditions plan prepared for the DEM application.

In the case of any new development, the wetlands will have setback standards in addition to the buffer zone standards outlined above. Any primary structure shall require an additional 20 feet of setback from the buffer, or existing vegetated land within the buffer zone, and 5 feet of setback for any secondary structures proposed.

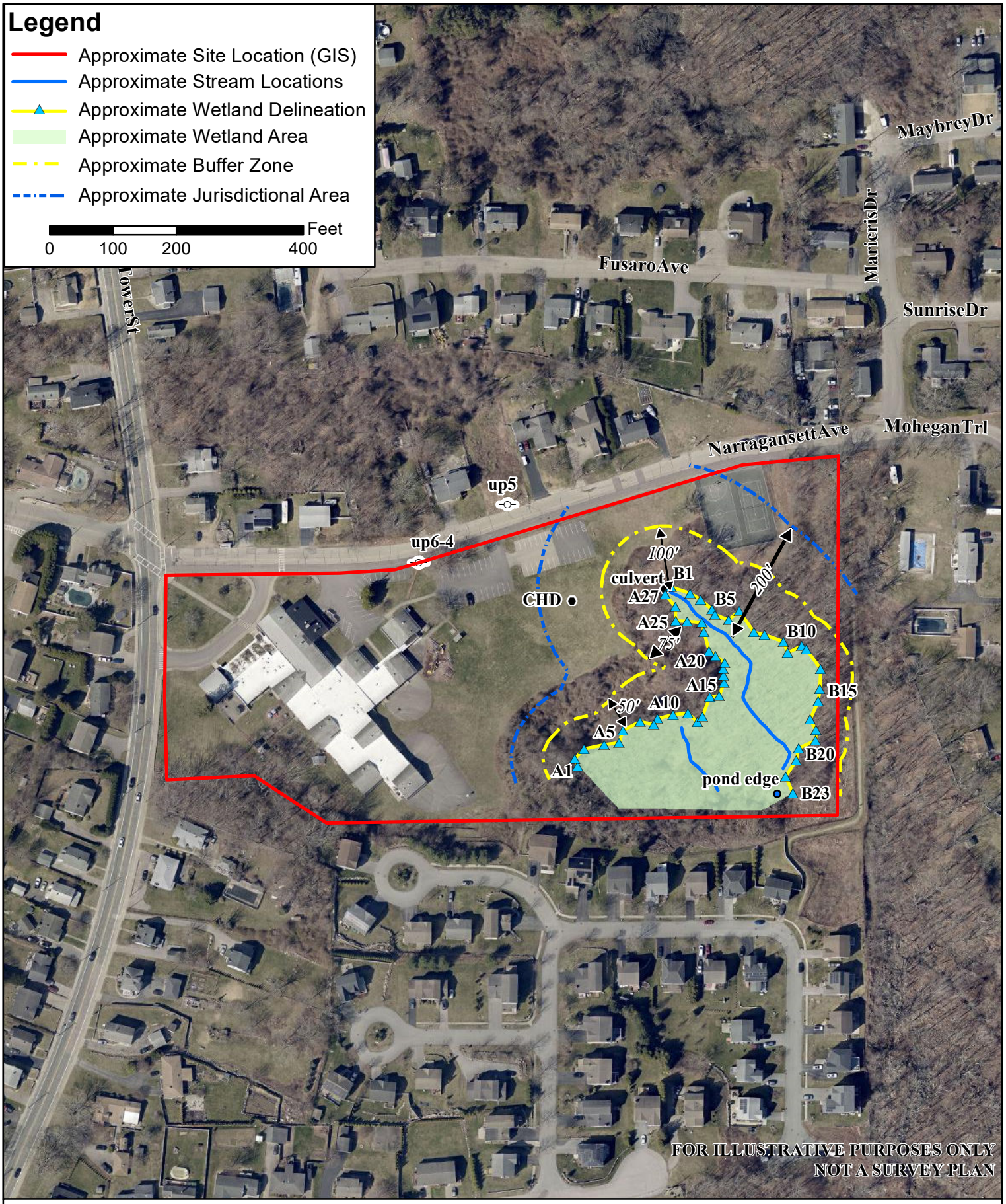
Please do not hesitate to contact me if you have any questions regarding the information presented in this letter of findings or require more guidance if a project is proposed.

Very truly yours,



Scott P. Rabideau, PWS
Principal

Enclosures



Site Sketch Depicting Approximate Wetland Delineation
83 Tower St
A.P. 58, Lot 186

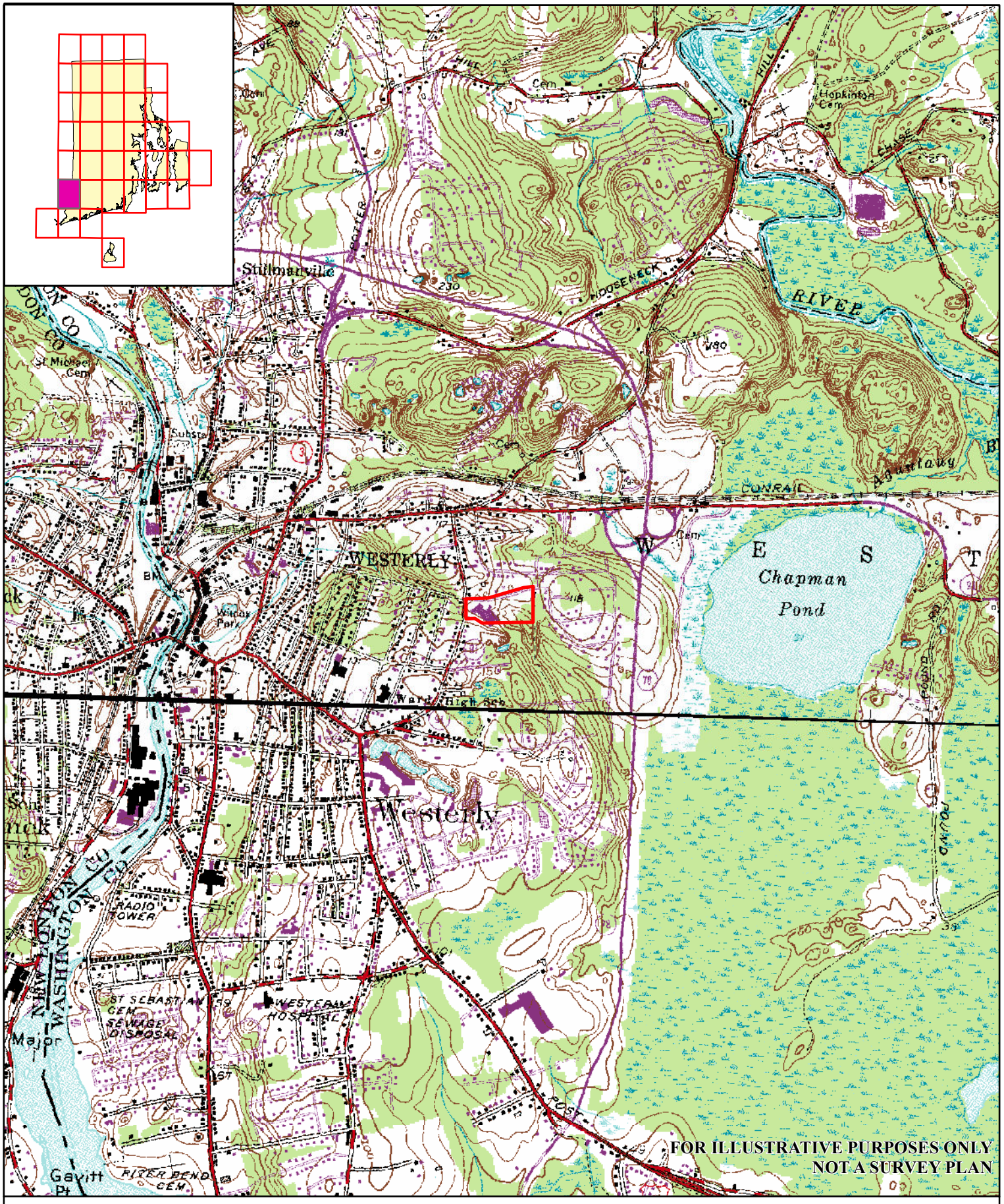
Westerly, RI

Performed by
Hannah Chace - 3/7/2023
Located using hand-held Trimble GeoXH

Spring 2022 aerial
RI DEM Mapping

Natural Resource Services, Inc.
PO Box 311
180 Tinkham Lane
Harrisville, RI 02830
p: (401) 568-7390

(c) RIGIS



USGS Topographic Map
83 Tower St
A.P. 58, Lot 186

Westerly, RI
Ashaway Quad Map

Approximate Site Location
USGS Topographic Series
Contour Interval 10 Feet
National Geodetic Vertical Datum of 1929

0 1,000 2,000 4,000 Feet

RIGIS
Natural Resource Services, Inc.
PO Box 311
180 Tinkham Lane
Harrisville, RI 02830
p: (401) 568-7390
(c) RIGIS

Wetland Edge Delineation Data Form (WETLAND)

Applicant: _____ Wetland No. _____

Project Name: 83 Tower Street, A.P. 58, Lot 186 Flag No. Sequence: A1-A27, B1-B23

City/Town: Westerly Delineation Date: 3/7/2023

Vegetation: List the three dominant species in each vegetative strata along with their NWI status:

Tree	Indicator Status	Herbs	Indicator Status
Acer rubrum	FAC	Symplocarpus foetidus	OBL

Saplings/Shrubs	Indicator Status	Woody Vines	Indicator Status
Rosa multiflora	FACU		
Lonicera morrowii	FACU		

List other vegetative species noted which may have affected determination of the wetland edge: _____

Soil: SCS Soil Survey Mapping Unit: SuB

On Hydric Soils List? ☐ YES ☒ NO

Soil Profile (Note wetland flag no. nearest soil test pit): A8

Horizon	Depth	Matrix Color	Mottling Description	Depth to Saturation	Depth to Free Water
Ap	0-8"	10YR 2/1	10YR 4/6		
Bg	8-10"	2.5Y 4/2	10YR 4/6		
Stony					

Other indicators exhibiting an absence of wetland hydrology (e.g. water marks, drainage patterns, root rhizospheres, etc.; see § 3.21.1 (D) of the Rules): Buttressed roots, Drainage patterns, sediment

Landscape position: Toeslope

Altered/atypical situation? (describe): _____

Comments: _____

Wetland Edge Delineation Data Form (UPLAND)

Applicant: _____ Wetland No. _____

Project Name: 83 Tower Street, A.P. 58, Lot 186 Flag No. Sequence: A1-A27, B1-B23

City/Town: Westerly Delineation Date: 3/7/2023

Vegetation: List the three dominant species in each vegetative strata along with their NWI status:

Tree	Indicator Status	Herbs	Indicator Status
Acer rubrum	FAC		

Saplings/Shrubs	Indicator Status	Woody Vines	Indicator Status
Lonicera morrowii	FACU	Celastrus orbiculatus	UPL
Rosa multiflora	FACU	Lonicera japonica	UPL
Ligustrum vulgare	FACU		

List other vegetative species noted which may have affected determination of the wetland edge: _____

Soil: SCS Soil Survey Mapping Unit: SuB

On Hydric Soils List? ☐ YES ☒ NO

Soil Profile (Note wetland flag no. nearest soil test pit): A8

Horizon	Depth	Matrix Color	Mottling Description	Depth to Saturation	Depth to Free Water
Ap	0-12"	10YR 2/2			
Bw	12-16"	2.5Y 4/4			
Stony	16"				

Other indicators exhibiting an absence of wetland hydrology (e.g. absence of water marks, lack of redoximorphic features, lack of oxidized rhizospheres, etc.): _____

Landscape position: Footslope

Altered/atypical situation? (describe): _____

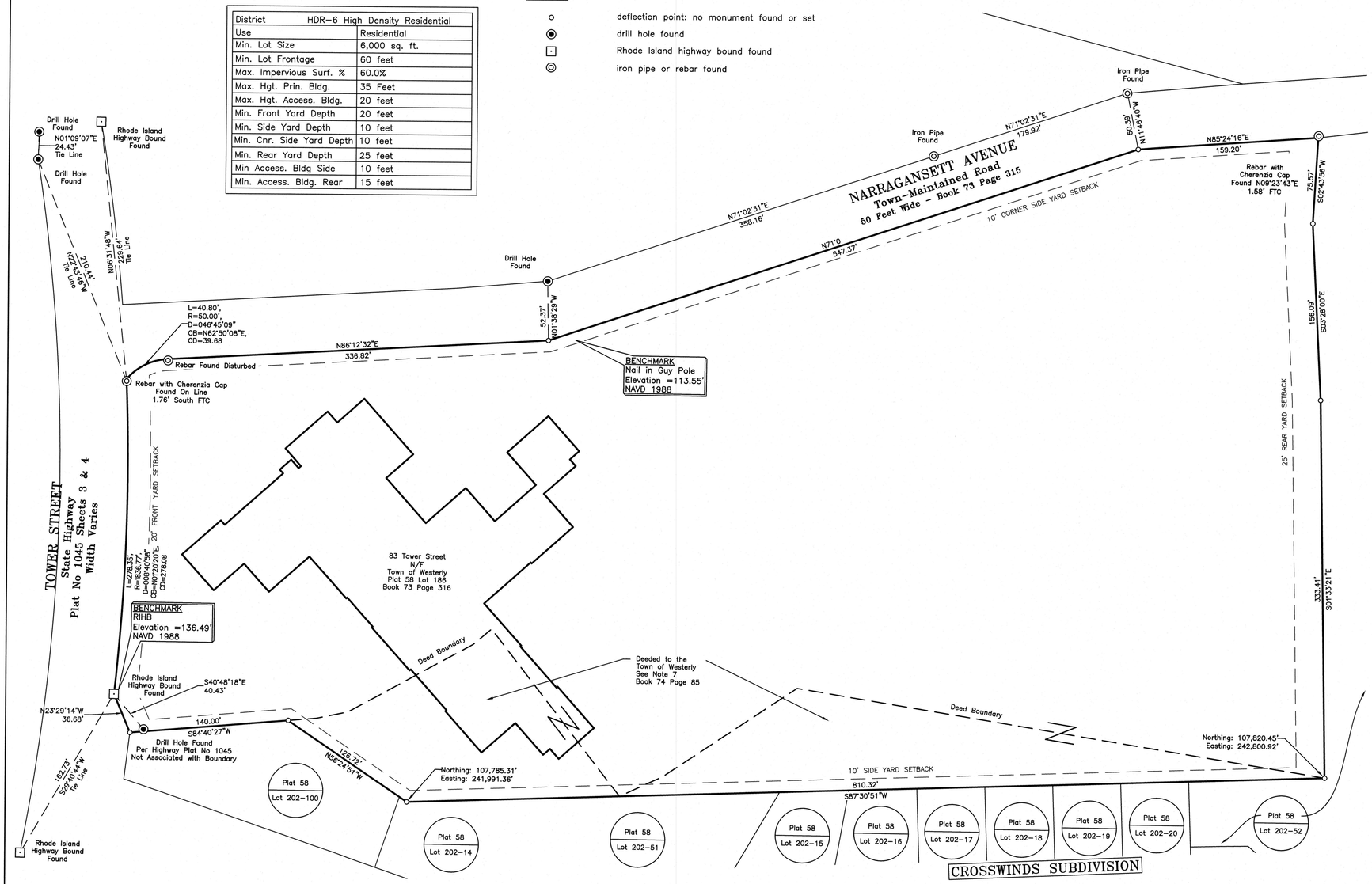
Comments: _____

DISTRICT DIMENSIONAL REGULATIONS

District	HDR–6 High Density Residential
Use	Residential
Min. Lot Size	6,000 sq. ft.
Min. Lot Frontage	60 feet
Max. Impervious Surf. %	60.0%
Max. Hgt. Prin. Bldg.	35 Feet
Max. Hgt. Access. Bldg.	20 feet
Min. Front Yard Depth	20 feet
Min. Side Yard Depth	10 feet
Min. Cnr. Side Yard Depth	10 feet
Min. Rear Yard Depth	25 feet
Min Access. Bldg Side	10 feet
Min. Access. Bldg. Rear	15 feet

LEGEND

- ○ deflection point: no monument found or set
- ◉ drill hole found
- ⊡ Rhode Island highway bound found
- ◎ iron pipe or rebar found



PARCEL IDENTIFICATION TABLE

PLAT & LOT	ADDRESS	N/F	BOOK & PAGE
Plat 58 Lot 202–100	Tower Street	Town of Westerly	Book 2021 Page 31104
Plat 58 Lot 202–14	5 Tailwinds Lane	Zachary D Wells	Book 2020 Page 11569
Plat 58 Lot 202–51	3 Tailwinds Lane	Town of Westerly	Book 2021 Page 31104
Plat 58 Lot 202–15	1 Tailwinds Lane	Bahaa Mahmoud	Book 2021 Page 5028
Plat 58 Lot 202–16	14 Coastwind Drive	Suzanne L Christofaro & Dehui Huang	Book 2016 Page 10636
Plat 58 Lot 202–17	16 Coastwind Drive	Derek R Travers	Book 2018 Page 6963
Plat 58 Lot 202–18	18 Coastwind Drive	Jack H & Mary S Archer	Book 1833 Page 328
Plat 58 Lot 202–19	20 Coastwind Drive	Vincent J & Annette M Delmore	Book 1842 Page 81
Plat 58 Lot 202–20	22 Coastwind Drive	Carmen Q Wu	Book 2018 Page 10904
Plat 58 Lot 202–52	26 Coastwind Drive	Town of Westerly	Book 2021 Page 31104

PLAN REFERENCES:

R1. Perimeter / Open Space Plan
Crosswinds
Assessor's Plat 58 Lot 202
Westerly, Rhode Island
Scale: 1" = 40'
April 2005
Final Revision September 3, 2009
DiPrete Engineering Associates, Inc

R2. Plan to Accompany
Special Use Permit Application
Prepared for Town of Westerly
Plat 58 Lot 186
Tower Street
Westerly, Rhode Island
Scale: 1" = 30'
April 23, 2009
Cherenzia & Associates, Ltd

R3. Existing Conditions Plan
Prepared for
Westerly School Building Committee
Tower Street Elementary School
Narragansett Avenue Extension
Map 58 lot 186
Westerly, Rhode Island
Scale: 1" = 20'
September 29, 1994

R4. Boundary Plan Prepared for Angelo, Gina & Fred DeGiacomo
Thompson Avenue
Assessor's Plat 58 lot 202
Westerly, Rhode Island
Scale: 1" = 50'
August 22, 1992
Cherenzia & Associates, Ltd

R5. Plat Showing Land in Westerly Taken in Fee Simple on Behalf of
The State of Rhode Island & Providence Plantations
By the Director of Public Works
May 14, 1958
Filed in the Office of the
Town Clerk of the Town of Westerly
May 22, 1958
Rhode Island Department of Public Works
Division of Roads and Bridges

R6. State of Rhode Island
Department of Public Roads
Division of Roads and Bridges
Plan, Profile and Sections of Proposed State Highway
Tower Street, Westerly, Washington County
Contract 5815
Sheets 9 & 20 of 56
Approved April 28, 1958

R7. Crosswinds – Picerne Real Estate Group
Water Line As–Built
Assessor's Plat 58 Lot 202
Scale: 1" = 30'
March 2007
Cherenzia Excavation

NOTES:

1. Bearings and North Arrow Orientation are referenced to the Rhode Island State Plane Coordinate System of 1983 (NAD–83).
2. Elevations are referenced to the North American Vertical Datum of 1988 (NAVD–88) as determined by a GNSS observation made by Cherenzia & Associates, March 9, 2023, using geoid model GEOID12B.
3. This parcel is situated entirely within FEMA Flood Hazard Zone Unshaded X, area of less than 0.2% chance annual flood hazard. As shown on Flood Insurance Rate Map Panels 44009C0139J and 44009C0139K, effective April 3, 2020.
4. Limits of Field Topography shown hereon represent information gathered from aerial survey mapping and Field Survey. Aerial survey was conducted by WSP USA in March of 2023. Field Survey was conducted by Cherenzia & Associates, LTD on March 23, 2023 and April 4, 12, 14, 17 & 26 2023.
5. Wetlands were delineated by Natural Resources Services, Inc, March 7 and April 26, 2023. Wetlands delineation flags, intermittent streams and the pond were located by Field Survey by Cherenzia & Associates March 23 and April 17 & 26 2023. Reference is made to a letter of findings dated March 8, 2023.
6. This parcel is situated in the Town of Westerly HDR–6 Zoning District and is subject to the restrictions thereof.
7. The present configuration of the subject parcel is the result of an apparent merger between the parcel described in the hereon noted deed and two gores later conveyed to the Town of Westerly by Albert J & Joseph P Romanella. Reference is made to a Warranty Deed of Albert J and Joseph P Romanella to the Town of Westerly, recorded April 7, 1955, in Book 74 at Page 85 in the Town of Westerly Land Evidence Records.
8. Underground utilities have been located using the best available evidence, including surface features, the herein noted plans, and information derived from other sources. Cherenzia & Associates does not warrant the accuracy of these depictions.
9. This plan was prepared without the benefit of a title report. Cherenzia & Associates is not responsible for any unknown or unrecorded easements that a title report would disclose.
10. Two catch basins located in Narragansett Avenue appear to be connected to the drainage system on the subject parcel. The drainage system outfall is located at a headwall within the limits of the delineated wetland. No easement deed has been found.
11. Catch basins in Tower Street appear to be connected to the drainage system on the subject parcel. No easement deed has been found. See R6.

TABLE OF MONUMENTS NOT DEPICTED

The following found monuments are associated with the southerly adjoiner, the Crosswinds Subdivision per R1.
GBDH Granite Bound Drill Hole

MONUMENT	NORTHING	EASTING
GBDH	107652.98'	242317.39'
GBDH	107603.96'	242404.28'
GBDH	107666.86'	242687.25'
GBDH	107617.08'	242689.48'

STREET INDEX
TOWER STREET
NARRAGANSETT AVE

50' 0' 50' 100' 150'
SCALE: 1" = 50'

CERTIFICATION:

This survey has been conducted and the plan has been prepared pursuant to 435–RICR–00–00–1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on November 25, 2015, as follows:

TYPE OF SURVEY:
COMPREHENSIVE BOUNDARY
DATA ACCUMULATION–PLANIMETRICS

MEASUREMENT SPECIFICATION:
CLASS I
CLASS III

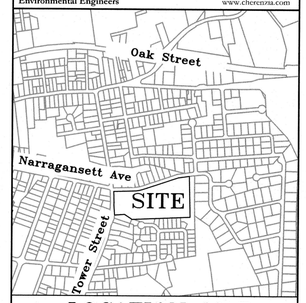
The purpose for the conduct of the survey and the preparation of the plan is to show existing conditions and delineated wetlands in support of an Edge Verification Application.

By: _____
PLS Signature

Mark A. Castellanos PLS #2511
Printed PLS Name & License No.

LS.000A133–COA

CHERENZIA & ASSOCIATES, LTD.
Civil Engineers
Land Surveyors
Land Use Planners
Environmental Engineers
99 Mechanic St.
Pawcatuck, CT 06379
Tel: 860.629.6500
Fax: 860.599.6090
P.O. Box 513
Westerly, RI 02891
Tel: 401.596.7747
www.cherenzia.com



LOCATION MAP

N

PLAN REVISIONS

REV. NO.	DATE	DESCRIPTION	DWN BY	CHK BY

SCALE: 1" = 50'
CA JOB # 223014
DATE JUNE 8, 2023

DRAWN BY: WDR
CHECK BY: MAC

COMPREHENSIVE BOUNDARY & TOPOGRAPHIC SURVEY

BOUNDARY SHEET

TOWER STREET SCHOOL
83 TOWER STREET
MAP 58 LOT 186
WESTERLY, RHODE ISLAND

PREPARED FOR
ROYCE FAMILY FUND, INC

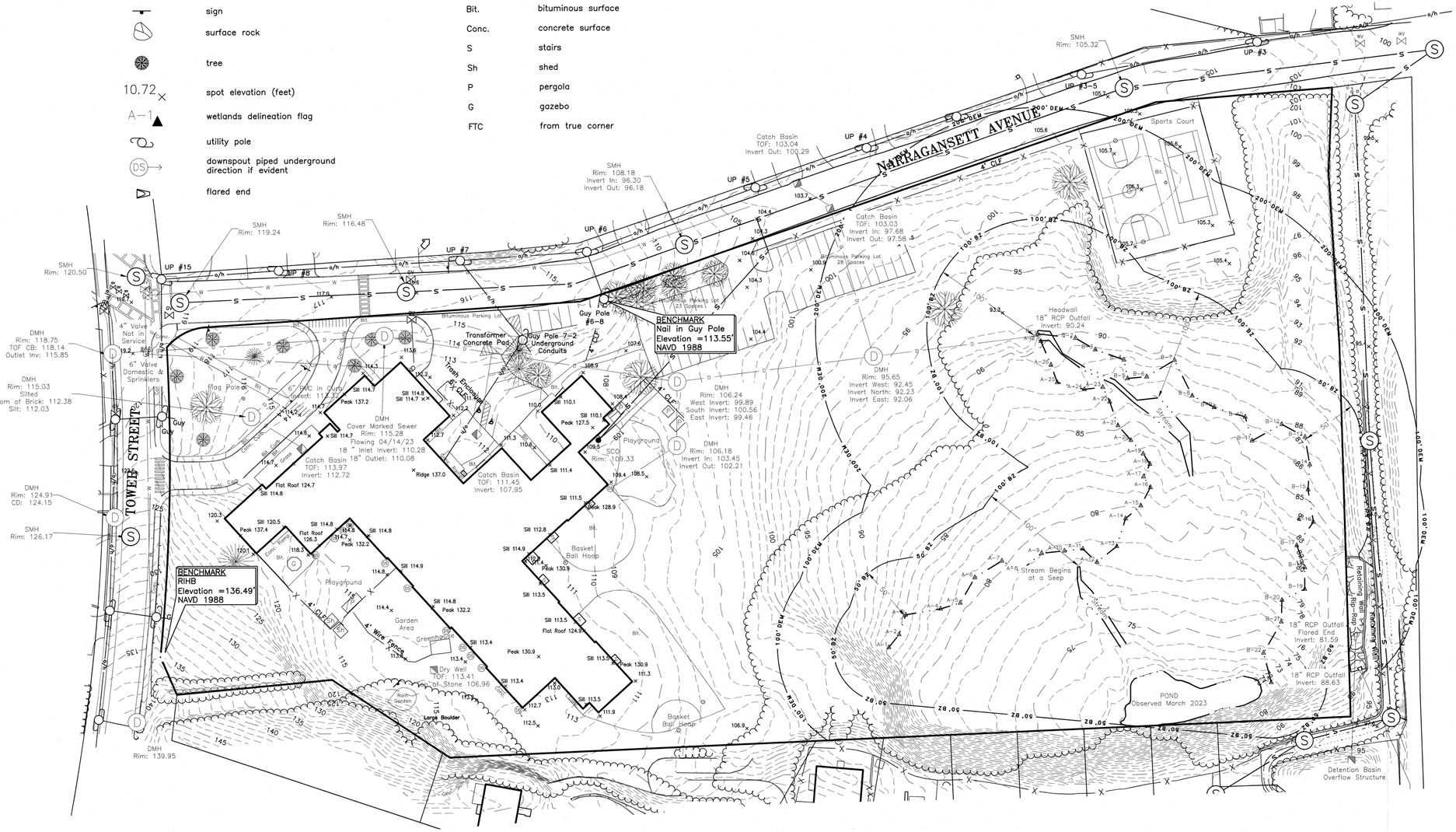
MARK A. CASTELLANOS
No. 2511
PROFESSIONAL LAND SURVEYOR

SV-1

LEGEND

○	deflection point: no monument found or set	TOF	top of frame
◉	drill hole found	SMH	sewer manhole
⊡	Rhode Island highway bound found	DMH	drainage manhole
◎	iron pipe or pin found	CB	catch basin
(D)	drainage manhole	CD	curb drain
(S)	sewer manhole	RCP	reinforced concrete pipe
WV	water shut-off	UP	utility pole
WV	water valve	SCO	sewer cleanout
GV	gas valve	N/F	now or formerly
	catch basin	FTC	from true corner
	sign	Bit.	bituminous surface
	surface rock	Conc.	concrete surface
	tree	S	stairs
10.72 ×	spot elevation (feet)	Sh	shed
A–1 ▲	wetlands delineation flag	P	pergola
	utility pole	G	gazebo
DS →	downspout piped underground direction if evident	FTC	from true corner
	flared end		

o/h	overhead wires
X	fence
D	drainage pipe
	extent of wetlands
	stream
100' DEM	100' DEM jurisdictional area
200' DEM	200' DEM jurisdictional area
	edge of vegetation
50' BZ	50' buffer zone
100' BZ	100' buffer zone



STREET INDEX

TOWER STREET

NARRAGANSETT AVE

50' 0' 50' 100' 150'

SCALE: 1" = 50'

CHERENZIA & ASSOCIATES, LTD.

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Land Surveyors
Land Use Planners
Environmental Engineers

99 Mechanic St.
Pawcatuck, CT 06379
Tel: 860.629.6500
Fax: 860.599.6090

P.O. Box 513
Westerly, RI 02891
Tel: 401.596.7747

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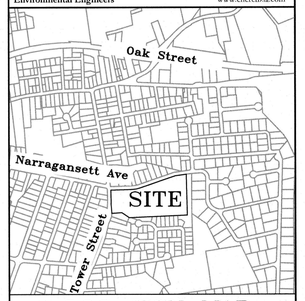

LOCATION MAP

N

PLAN REVISIONS

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CA JOB # 223014
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COMPREHENSIVE BOUNDARY & TOPOGRAPHIC SURVEY

EXISTING CONDITIONS

TOWER STREET SCHOOL
83 TOWER STREET
MAP 58 LOT 186
WESTERLY, RHODE ISLAND

PREPARED FOR
ROYCE FAMILY FUND, INC

MARK A. CASTELLANOS
STATE OF RHODE ISLAND
No. 2511
PROFESSIONAL LAND SURVEYOR

SV-2

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Schematic Design | 11.06.2023

TOWER STREET SCHOOL

Westerly Ocean Community | Westerly, RI



TOWER STREET SCHOOL

Westerly, RI

Schematic Design

Issued: 11.06.2023

COVER SHEET

A000

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GENERAL PROJECT NOTES:

The following narrative describes the design intent for the new construction of an approximatley 46,000 sf school & shared communinty building in Westerly, RI.

1. The building will be two levels and have a typical floor-to-floor height of 15'-0".
2. Floor at entry level is anticipated to be slab on grade, the second floor and roof will be concrete slab on steel decking.
3. Access to the first floor roof will be accessible from the second floor terrace.
4. The primary building structure will be a steel framed structure with non-load bearing walls. Secondary roof/floor framing members to be determined (long span steel deck, steel joists, and timber trusses should be considered as well as suitable alternates)
5. All interior partitions shall be impact resistant gypsum board on metal stud framing unless otherwise noted.
6. Refer to Room Finish Schedule for foor finishes throughtout.
7. Exposed painted structure is the default ceiling system throughout common areas and wellness floor unless otherwise noted (ACT ceilings or clouds as indicated on the Reflected Ceiling Plans.)
8. Typical Exterior Wall Construction:
   Exterior Rain Screen
   - Inteior gypsum board
   - Batt Insulation
   - Exterior Sheathing
   - Water/Vapor Barrier
   - Z-channel Furring Strips (2.5")
   - Rigid Insulation (2")
   - Fiber Cement Panel Rain Screen System (or Brick/Metal Panel where indicated)
9. Fiber Cement Panels / Siding basis of design: Nichiha Illumination, Nichiha VantageWood. Suitable alternates of similar quality considered. Refer to elevations for specifications.
10. All glazing systems shall be aluminum storefront unless otherwise noted.
11. HVAC is anticipated to be rooftop AHU on curbs with roof screens
12. Flat portions of roof will be fully adhered single ply membrane (TPO or equal) sloped 1/4" per foot minimum as indicated on roof plan
13. Site Work
    - provide +/- 201 parking spaces as indicated on preliminary site plans
    - grading to maintain fully accessible access from parking to building

DESIGN ALTERNATES:

Alternate 1:
Provide cost premiums to consider energy efficiency upgrades to various building systems including:
- Solar Hot Water
- Rooftop Photovoltaic Array
- Daylight Monitoring/Harvesting Sytems
- High Effcency HVAC Systems including geothermal
- Energy Efficient Pool Mechanical/Heat Recovery systems

REFER TO DESIGN CRITERIA (SEPARATE DOCUMENT) FOR FURTHER NARRATIVE

SHEET INDEX

Sheet #	Sheet Name
A000	COVER SHEET
A001	ABBREVIATIONS, SYMBOLS, & GENERAL NOTES
A011	EXISTING CONDITIONS & DEMOLITION PLANS
A100	SITE PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF PLAN
A151	REFLECTED CEILING PLAN - FIRST FLOOR
A152	REFLECTED CEILING PLAN - SECOND FLOOR
A200	EXTERIOR BUILDING ELEVATIONS
A201	EXTERIOR BUILDING ELEVATIONS
A250	BUILDING SECTIONS
A251	BUILDING SECTIONS
A300	TYPICAL EXTERIOR WALL, FLOOR, & ROOF ASSEMBLIES
A301	TYPICAL PARTITION TYPES & GENERAL NOTES
A501	VENUE DETAILS - GYMNASIUM GAMELINES
A502	VENUE DETAILS - GYMNASIUM GAMELINES
A503	VENUE DETAILS - GYMNASIUM GAMELINES
A550	INTERIOR DETAILS
A551	INTERIOR DETAILS
A600	FINISH SCHEDULE
A700	AREA PLANS
A810	MECHANICAL, ELECTRICAL, PLUMBING, & FIRE PROTECTION NOTES & CONCEPTUAL HVAC ZONING PLANS
A900	AERIAL VIEWS & PERSPECTIVE VIGNETTES

COLUMN LINE /GRID INDICATOR

BENCHMARK/FLOOR ELEVATION SYMBOL

NORTH ARROW

WALL/BUILDING ELEVATION SYMBOL

BUILDING SECTION SYMBOL

WALL SECTION/DETAIL SECTION SYMBOL

DETAIL REFERENCE SYMBOL

REVISION INDICATOR

TEXTNOTE SYMBOL

FLOOR SLAB ELEVATION

STAIR TAG

FLOOR TAG

SPOT ELEVATION SYMBOL

ROOM TAG SYMBOLS

PARTITION TYPE SYMBOL

DOOR SYMBOL

WINDOW SYMBOL

CURTAIN/SYSTEM PANEL SYMBOL

CEILING HEIGHT SYMBOL

FINISH TAG SYMBOL

LANDSCAPE TAG SYMBOL

FURNITURE TAG

FURNITURE SYSTEMS TAG

AREA TAG SYMBOLS

LIST OF ABBREVIATIONS

Directions		
	N	North
	S	South
	E	East
	W	West
	DN	Down
Vertical Elevations		
	AFF	Above Finish Floor
	T/S	Top of Slab
	T/FF	Top of Finished Floor
	T/B	Top of Beam
	HP	High Point
	LP	Low Point
	HT.	Height
	O.H.	Overhead
Materials		
	CMU	Concrete Masonry Unit
	CONC.	Concrete
	EPDM	Ethylene Propylene Diene Monomer
	EPJF	Expanded Polyethylene Joint Filler
	EIFS	Exterior Insulation and Finish System
	H.M.	Hollow Metal
	PVC	Polyvinyl Chloride
Finishes		
	ACT	Acoustic Ceiling Tile
	ACT-CL	Acoustic Ceiling Tile Cloud
	A.MTL	Architectural Metal
	CPT	Carpet
	C.T.	Ceramic Tile
	EXIST.	Existing to Remain
	EXP.	Exposed
	G.W.B.	Gypsum Wall Board
	L.V.T.	Luxury Vinyl Tile
	MIR.	Mirror
	P.LAM	Plastic Laminate
	P	Paint
	P.R.F.	Poured Rubber Flooring
	P.T.	Porcelain Tile
	R.A.F.	Rubber Athletic Flooring
	R.B.	Rubber Base
	R.B.-V	Rubber Base - Vented
	S.S.	Solid Surface
	S.CONC.	Sealed Concrete
	T.B.	Tile Base
	V.C.T.	Vinyl Composition Tile
	W.A.F.	Wood Athletic Flooring
	W.C.	Wall Covering
	WD	Wood
	W.T.	Wall Tile
Plumbing Fixtures		
	FD	Floor Drain
	WC	Water Closet
	UR	Urinal
	DF	Drinking Fountain
Openings		
	R.O.	Rough Opening
	M.O.	Masonry Opening
Disciplines		
	ARCH	Architectural
	STRUCT	Structural
	HVAC	Heating, Ventilating and Air Conditioning
Miscellaneous		
	ALT.	Alternate
	CLR	Clear
	N.A.	Not Applicable
	N.I.C	Not in Contract
	N.T.S.	Not To Scale
	U.O.N.	Unless otherwise Noted
	O.C.	On Center
	EQ.	Equal
	CTR.	Center
	MIN.	Minimum
	MAX.	Maximum
	MISC.	Miscellaneous
	S.F.	Square Feet
	TYP.	Typical
	V.I.F.	Verify In Field

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ABBREVIATIONS, SYMBOLS, & GENERAL NOTES

A001

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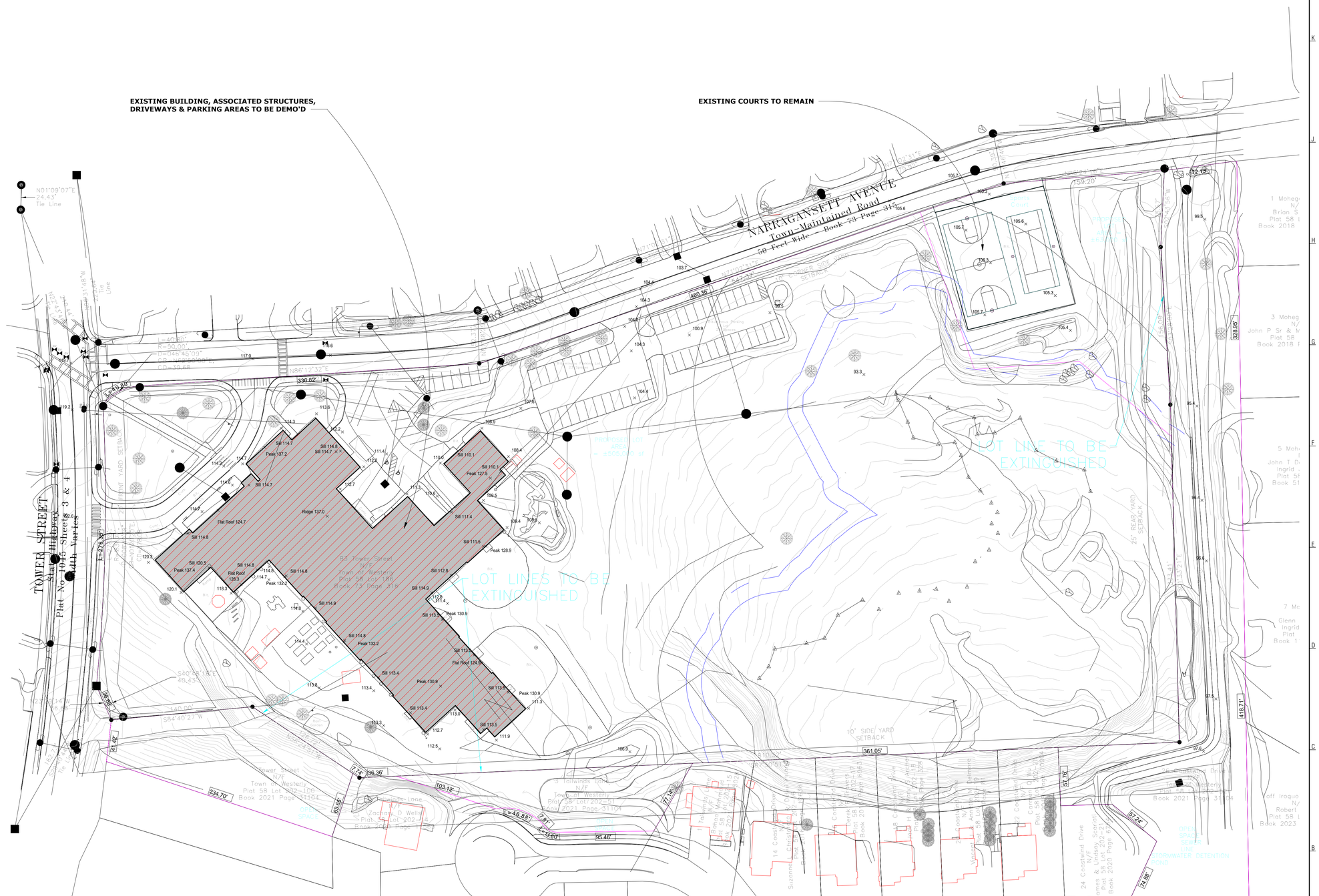
EXISTING BUILDING, ASSOCIATED STRUCTURES, DRIVEWAYS & PARKING AREAS TO BE DEMO'D
EXISTING COURTS TO REMAIN
NARRAGANSETT AVENUE
Town-Maintained Road
50 Feet Wide – Book 73 Page 315
TOWER STREET
Plat No. 1045 Sheets 3 & 4
Tower Street
Town of Westerly
Plat 58 Lot 202-109
Book 2021 Page 31104
83 Tower Street
N/F
Town of Westerly
Plat 58 Lot 126
Book 73 Page 318
LOT LINES TO BE EXTINGUISHED
LOT LINE TO BE EXTINGUISHED
Enclosure of Area = ±505,440 sf
OPEN SPACE
SEPTIC LINE
STORMWATER DETENTION POND
1 Moheg N/ Brian S Plat 58 I Book 2018
3 Moheg N/ John P Sr & V Plat 58 Book 2018 I
5 Moh I John T D Ingrid Plat 58 Book 51
7 Mc Glenn Ingrid Plat Book 1
Loft Iroquo N/ Robert Plat 58 I Book 2023
24 Cowtwind Drive N/ Plat 58 Lot 202-21 Book 2020 Page 47
460.38'
361.05'
328.95'
418.71'
234.70'
103.12'
95.46'
L=46.86'
R=50.00'
Ch=N72°31'19"E
Ch=46.86'
S40°28'13"E
46.43'
S64°40'27"W
140.00'
N86°12'33"E
336.82'
N01°09'07"E
24.43'
Tie Line
N88°50'53"W
24.41'
Tie Line
S40°28'13"E
46.43'
S64°40'27"W
140.00'
N86°12'33"E
336.82'
Ridge 137.0
Flat Roof 124.7
Peak 137.2
Peak 132.2
Peak 130.9
Peak 128.9
Peak 127.5
Sill 114.7
Sill 114.8
Sill 114.9
Sill 111.4
Sill 110.1
Sill 112.8
Sill 113.4
Sill 113.5
Sill 120.5
Peak 137.4
Flat Roof 126.3
Flat Roof 124.3
Flat Roof 124.7
25' REAR YARD SETBACK
10' SIDE YARD SETBACK
OPEN SPACE
Zachary D. Wetzel
Plat 58 Lot 202-114
Book 2021 Page 31104
Suzanne Beck & Jeffrey Cook
Plat 58 Lot 202-115
Book 2021 Page 31104
Vincent & Jennifer Bonnano
Plat 58 Lot 202-116
Book 2021 Page 31104
Jeffrey & Jennifer Cook
Plat 58 Lot 202-117
Book 2021 Page 31104
Plat 58 Lot 202-118
Book 2021 Page 31104
Plat 58 Lot 202-119
Book 2021 Page 31104
Plat 58 Lot 202-120
Book 2021 Page 31104
Plat 58 Lot 202-121
Book 2021 Page 31104
Plat 58 Lot



1 Site
1" = 40'-0"

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SITE PLAN

A100

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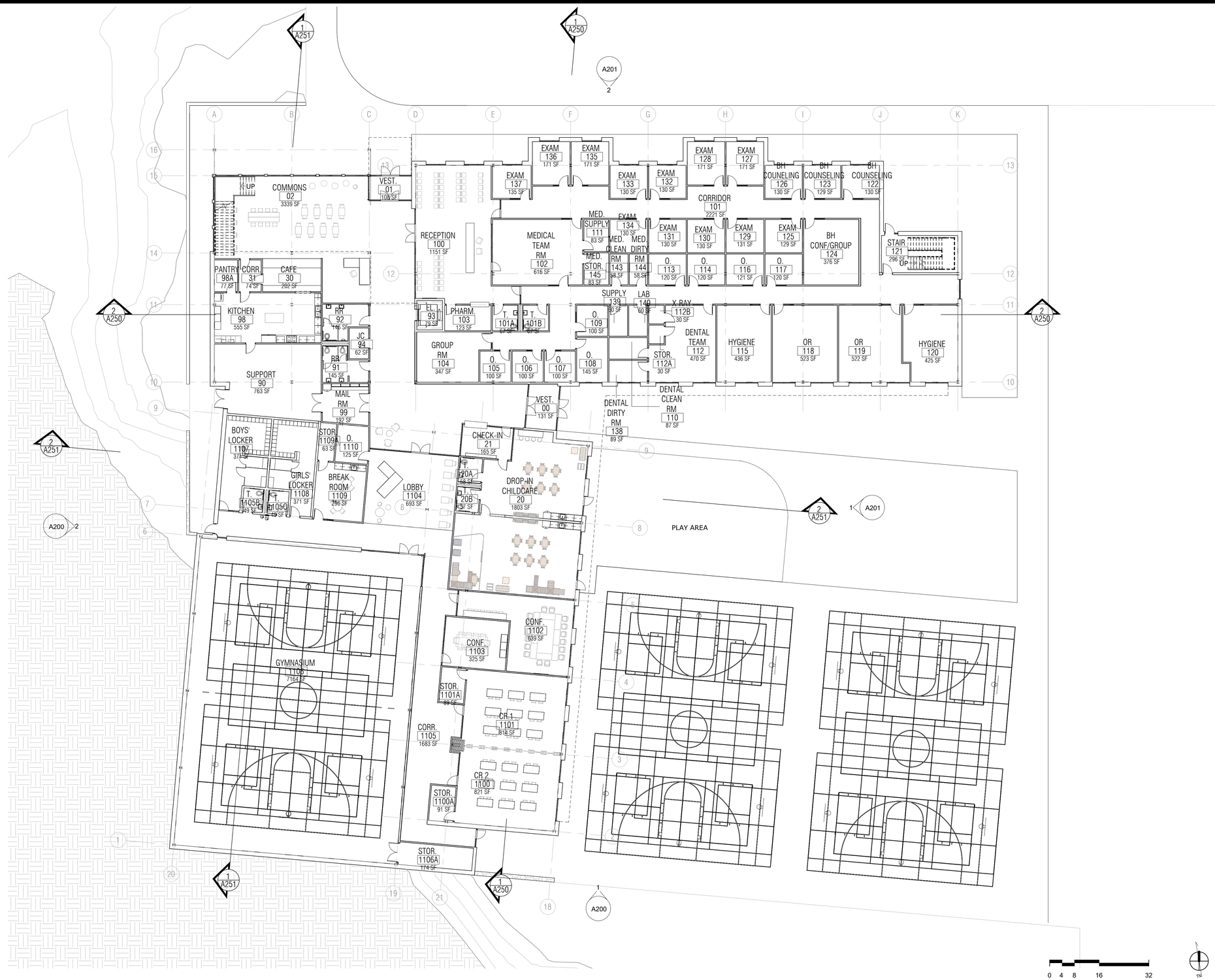

1 First Floor Plan
1/16" = 1'-0"

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FIRST FLOOR PLAN

A101

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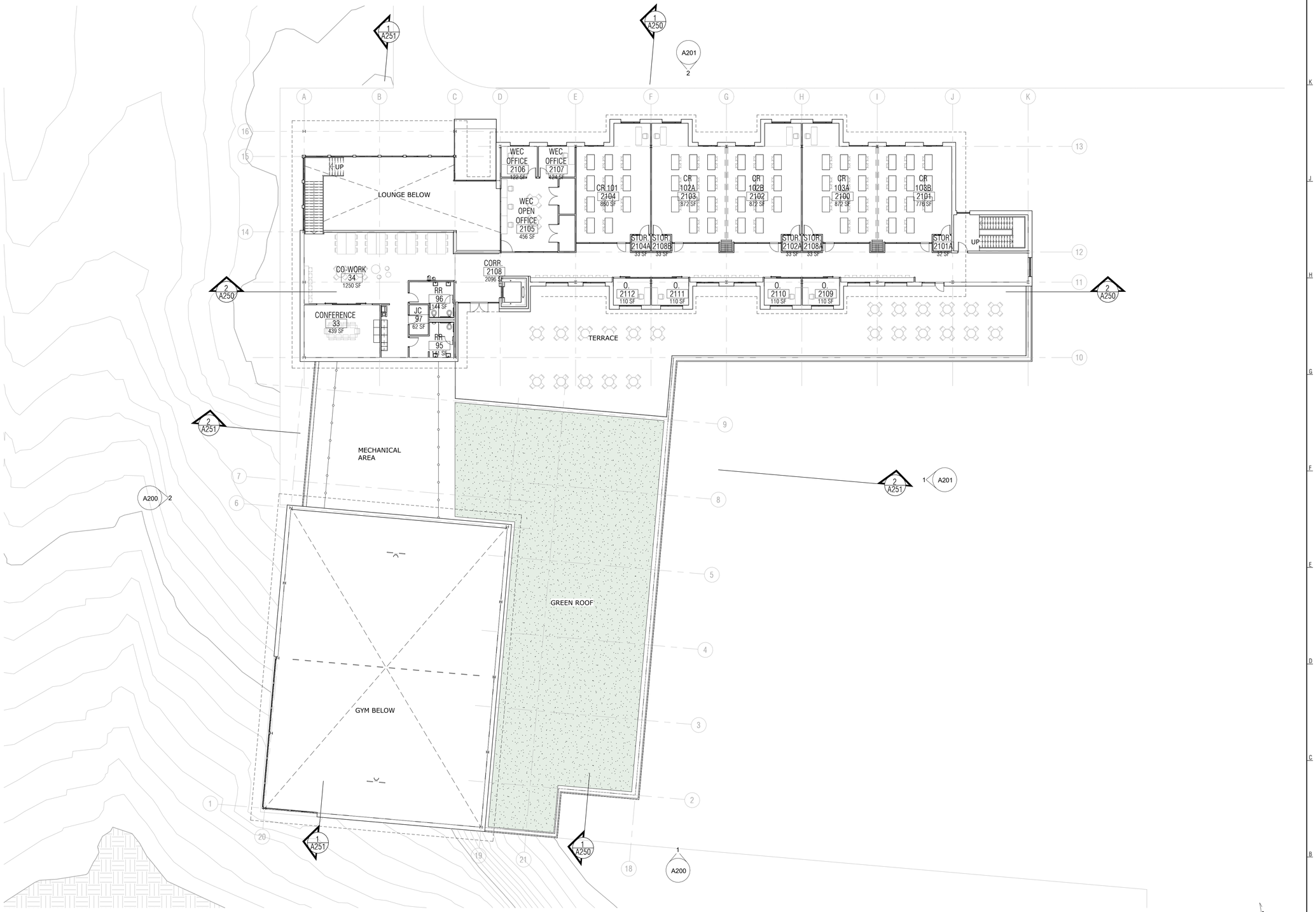

1 Second Floor Plan

1/16" = 1'-0"

0 4 8 16 32

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SECOND FLOOR PLAN

A102

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1 Roof Plan
1/16" = 1'-0"

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ROOF PLAN

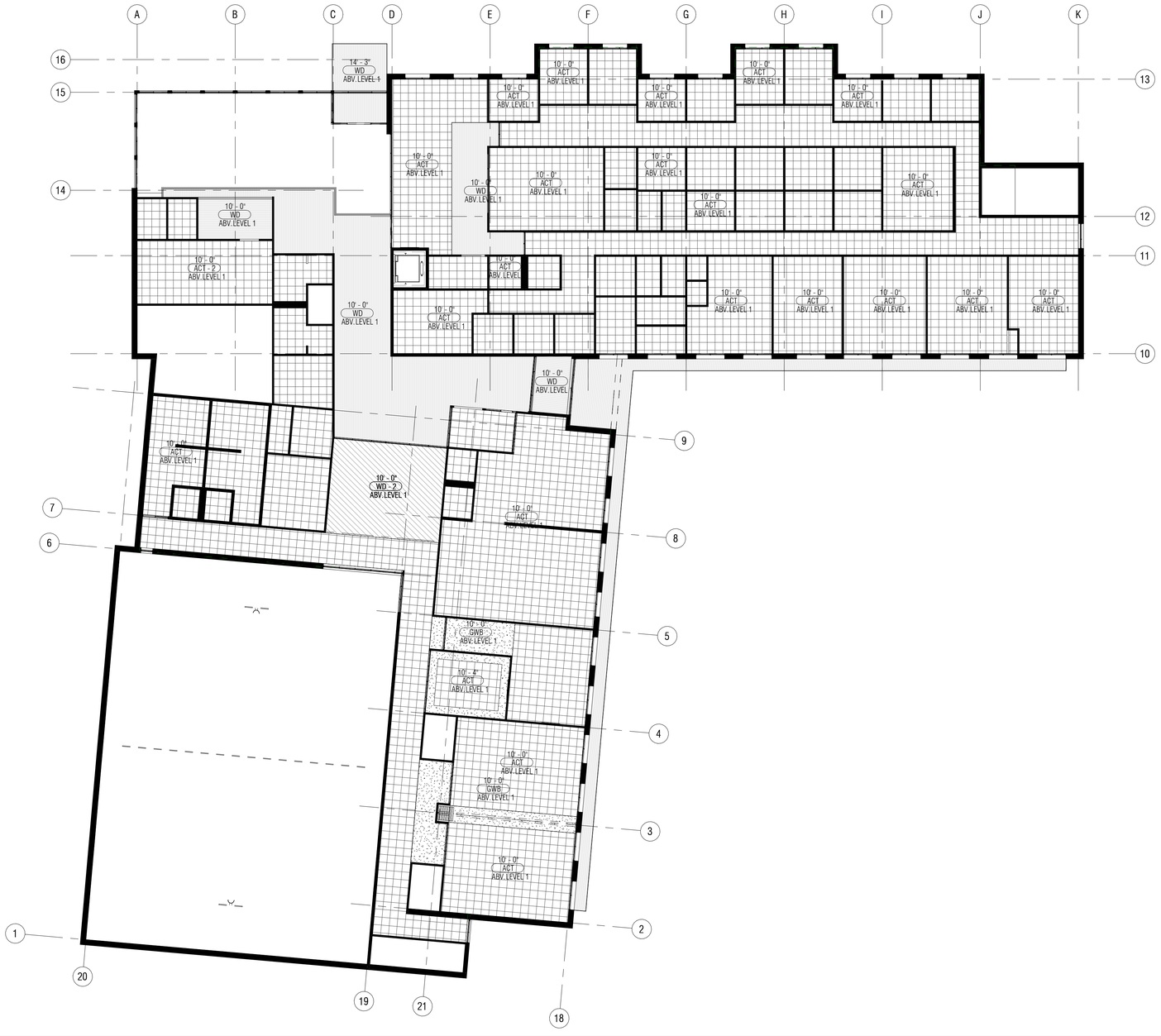
A103

11/10/2023 7:32:36 PM

REFLECTED CEILING PLAN NOTES:

1. ONLY DECORATIVE FIXTURES AT BUILDING SPINE ARE INDICATED TO CONVEY DESIGN INTENT (SECOND FLOOR)
2. THE FOLLOWING NARRATIVE PROVIDES AN INDICATION OF THE TYPES OF FIXTURES IN EACH SPACE:

CORRIDORS/COMMONS -	LINEAR PENDANT, DIRECT/INDIRECT LED, VERTICAL CYLINDAR PENDANTS
ADMIN/OFFICE -	2x2 OR 2x4 RECESS LAY-IN LED FOR ACT CEILINGS
CHILD WATCH/KIDS ADV -	LINEAR PENDANT, DIRECT/INDIRECT LED, VERTICAL CYLINDAR PENDANTS
MULTIPURPOSE/UPK/STEM -	LINEAR LED FOR ACT CEILINGS, VERTICAL CYLINDAR PENDANTS AT EXPOSED STRUCTURE
GYMNASIUM/UNDERSIDE OF TRACK -	VERTICAL LED CYLINDARS, CONSIDER PROTECTIVE CAGE
LOCKER ROOMS -	2x2 OR 2x4 RECESS LAY-IN LED FOR ACT CEILINGS, RECESSED FIXTURES AT MR GWB CEILINGS
	6" DIA NON-CONDUCTIVE SHOWER LIGHTS, UL RATED FOR WET LOCATIONS
MECHANICAL/STORAGE -	OSHA COMPLIANT UTILITY LIGHTING



1 First Floor Reflected Ceiling Plan
1/16" = 1'-0"

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REFLECTED CEILING PLAN - FIRST FLOOR

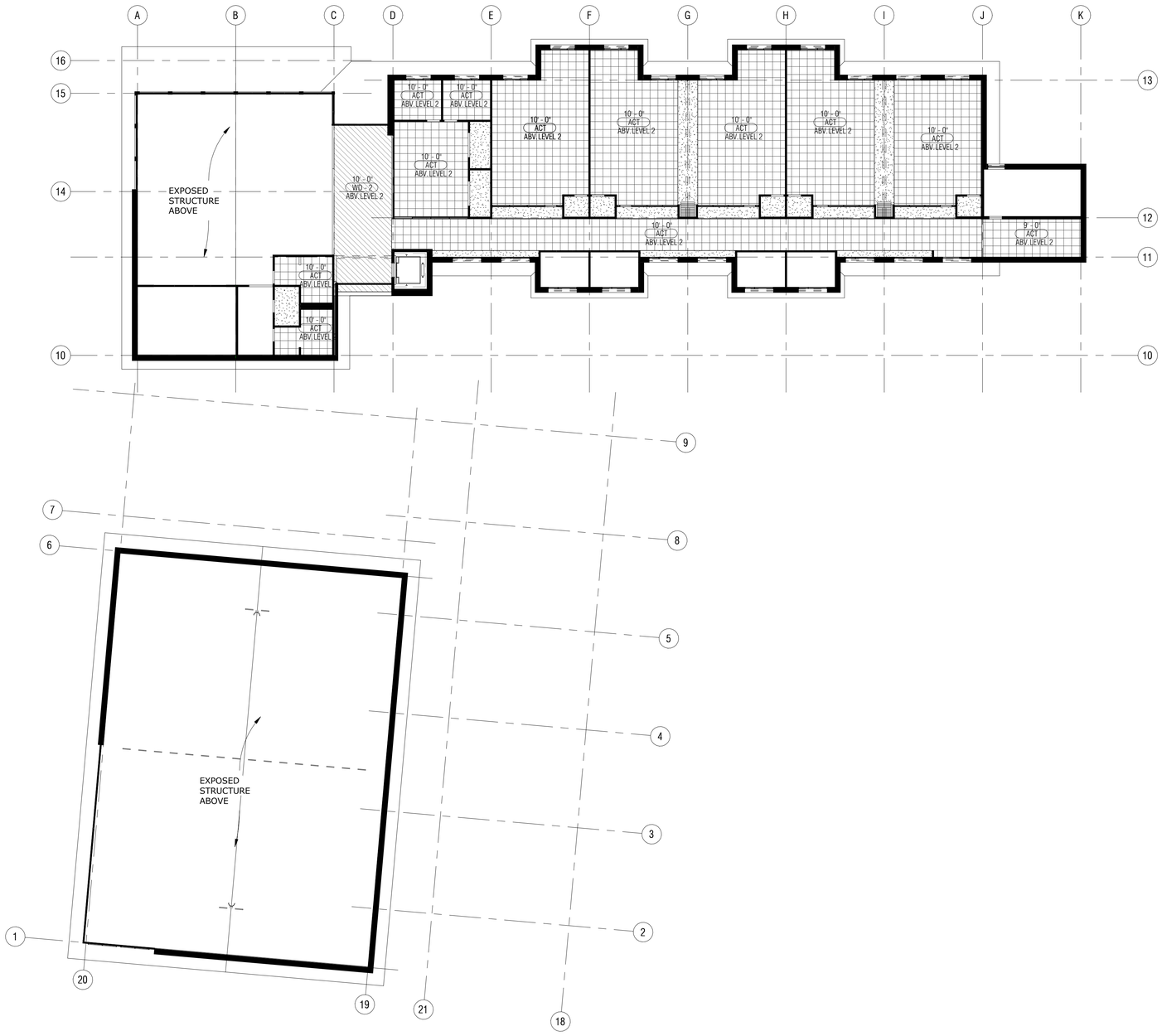
A151

11/10/2023 7:28:26 PM

REFLECTED CEILING PLAN NOTES:

1. ONLY DECORATIVE FIXTURES AT BUILDING SPINE ARE INDICATED TO CONVEY DESIGN INTENT
2. THE FOLLOWING NARRATIVE PROVIDES AN INDICATION OF THE TYPES OF FIXTURES IN EACH SPACE:

NATATORIUM -	LED RAIL SYSTEM RATED FOR POOL AREAS, SPI LIGHTRUSS OR EQUAL
GROUP EXERCISE STUDIOS -	LINEAR LED FOR ACT CEILINGS, VERTICAL CYLINDAR PENDANTS AT EXPOSED STRUCTURE
WELLNESS CENTER -	LINEAR PENDANT, DIRECT/INDIRECT LED, LUMEN WERX OR EQUAL
GYMNASIUM -	HIGH BAY LED, LITHONIA OR EQUAL



1 Second Floor Reflected Ceiling Plan
1/16" = 1'-0"

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REFLECTED CEILING PLAN - SECOND FLOOR

A152

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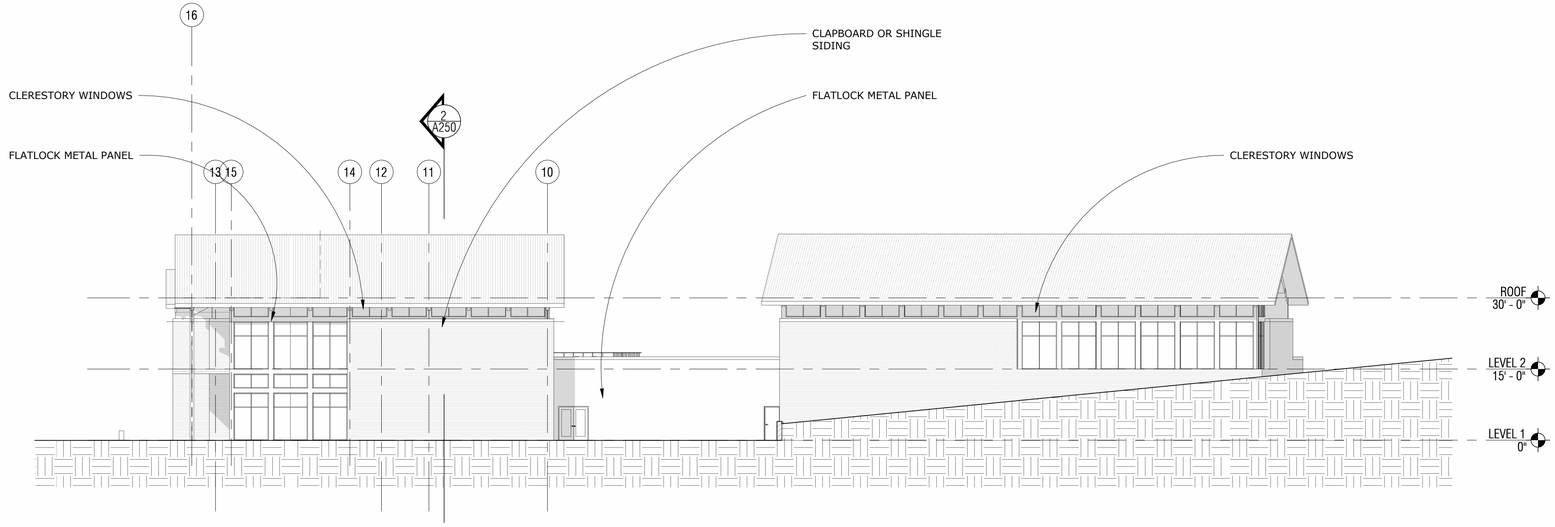
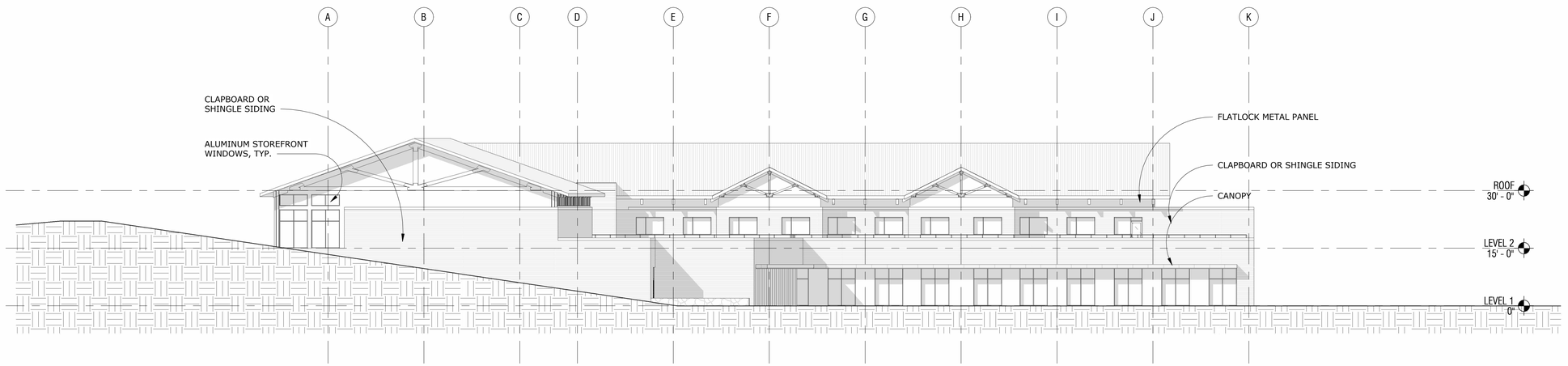


2 WEST

1/16" = 1'-0"



1 SOUTH

1/16" = 1'-0"

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EXTERIOR BUILDING ELEVATIONS

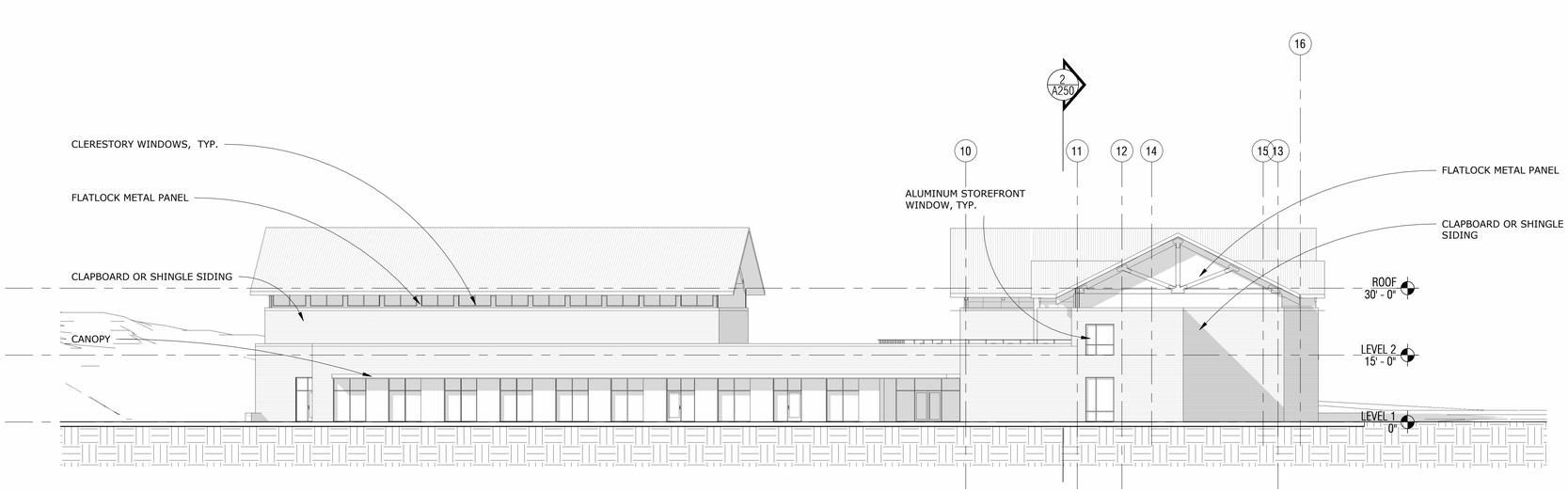
A200

11/10/2023 7:28:39 PM



2 NORTH

1/16" = 1'-0"



1 EAST

1/16" = 1'-0"

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Westerly, RI

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EXTERIOR BUILDING ELEVATIONS

A201

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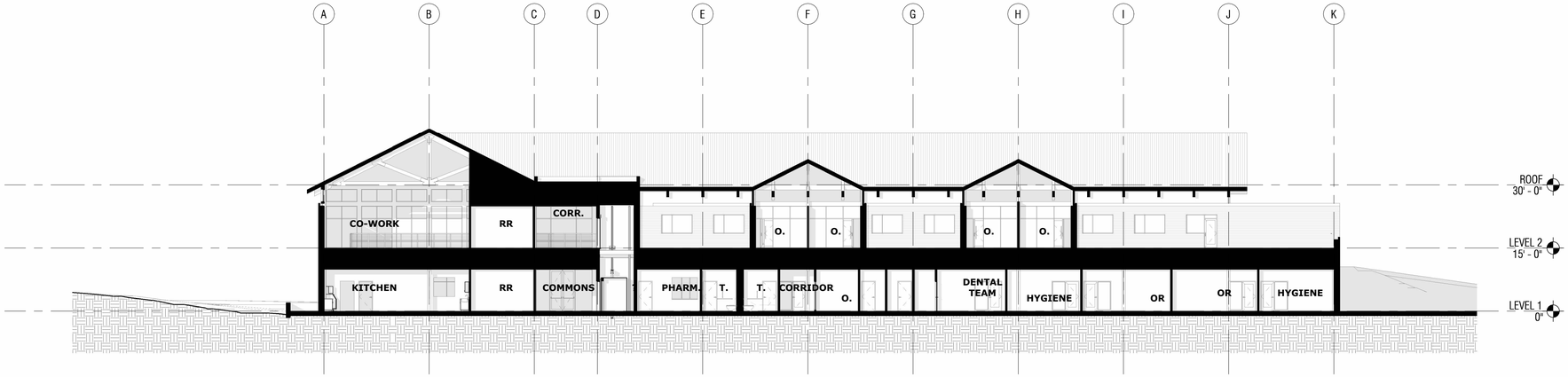
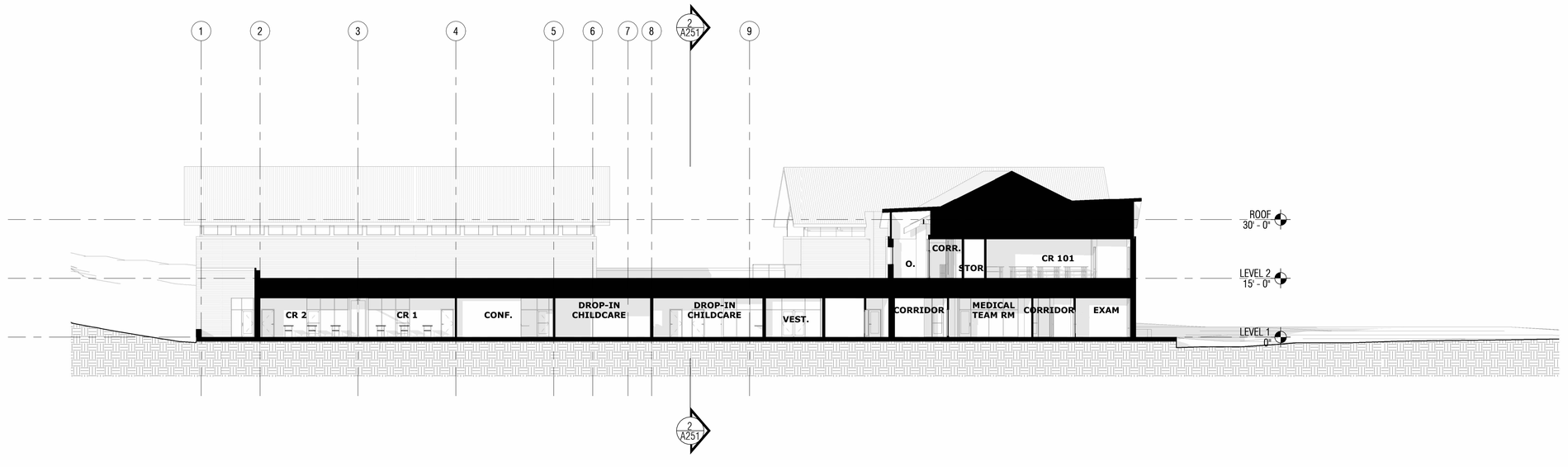


2 E/W SECTION 1

1/16" = 1'-0"



1 N/S SECTION 1

1/16" = 1'-0"

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Westerly, RI

Schematic Design

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BUILDING SECTIONS

A250

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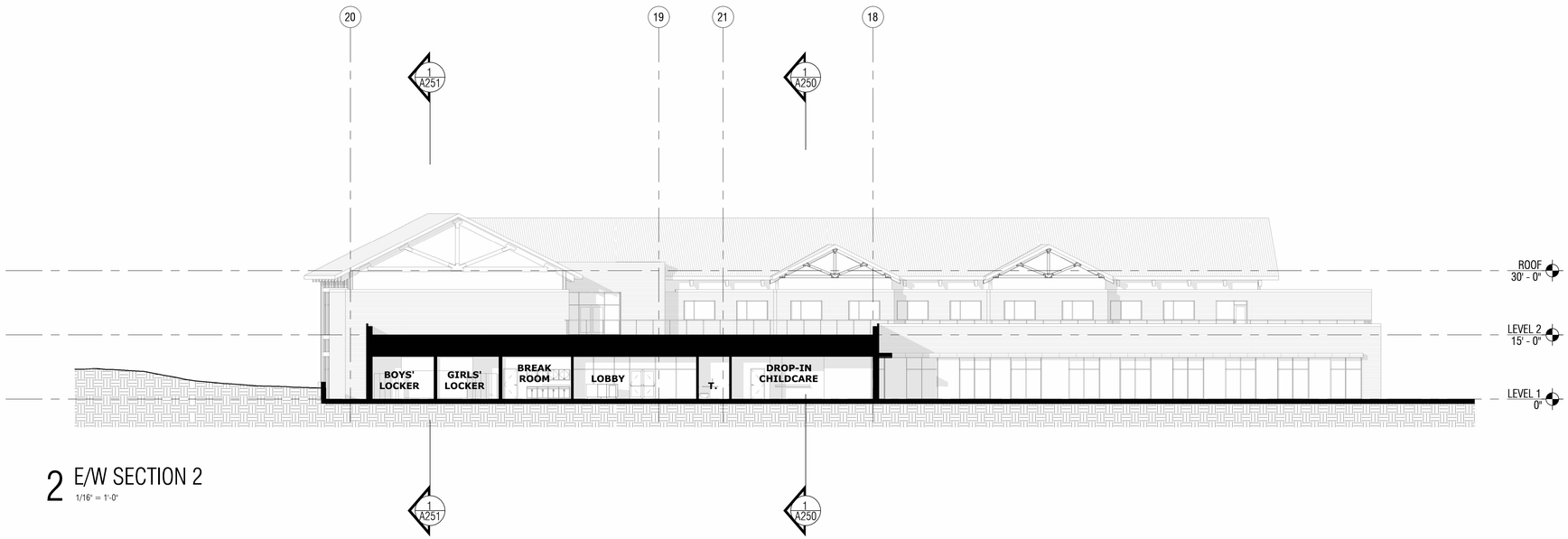
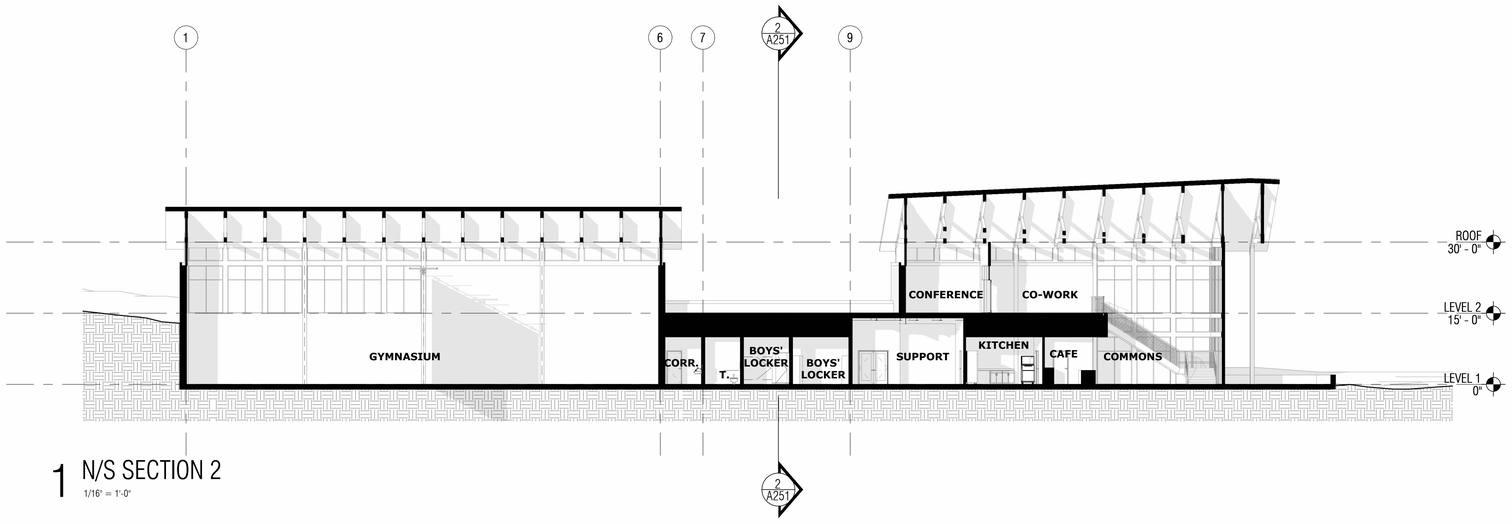


2 E/W SECTION 2

1/16" = 1'-0"



1 N/S SECTION 2

1/16" = 1'-0"

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BUILDING SECTIONS

A251

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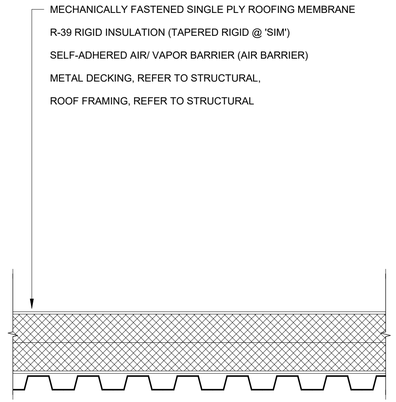
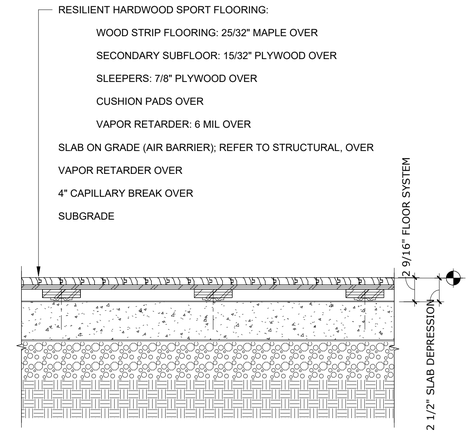
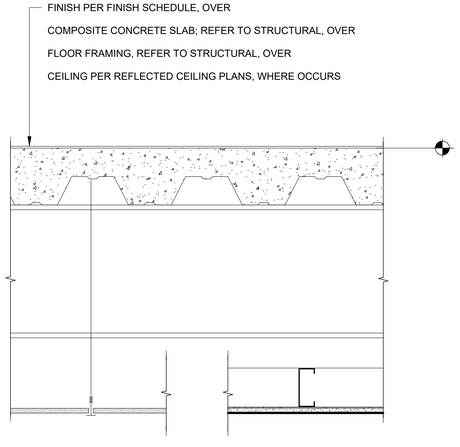


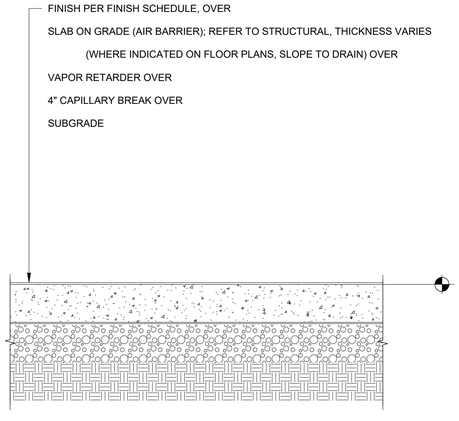
4 DTL - Roof Assembly - Single Ply
1 1/2" = 1'-0"



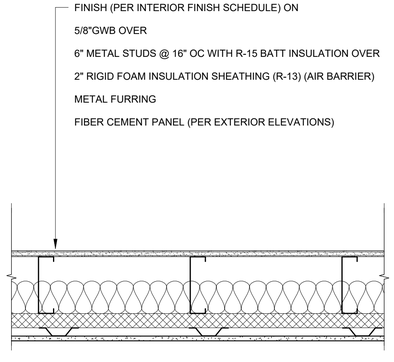
2 DTL - Floor Assembly - Gym Floor
1 1/2" = 1'-0"



5 DTL - Floor / Ceiling Assembly - Concrete
1 1/2" = 1'-0"



3 DTL - Floor Assembly - Slab on Grade
1 1/2" = 1'-0"



1 DTL - Exterior Wall Assembly - Mtl Stud (6") - Fiber Cement
1 1/2" = 1'-0"

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TYPICAL EXTERIOR WALL, FLOOR, & ROOF ASSEMBLIES

A300

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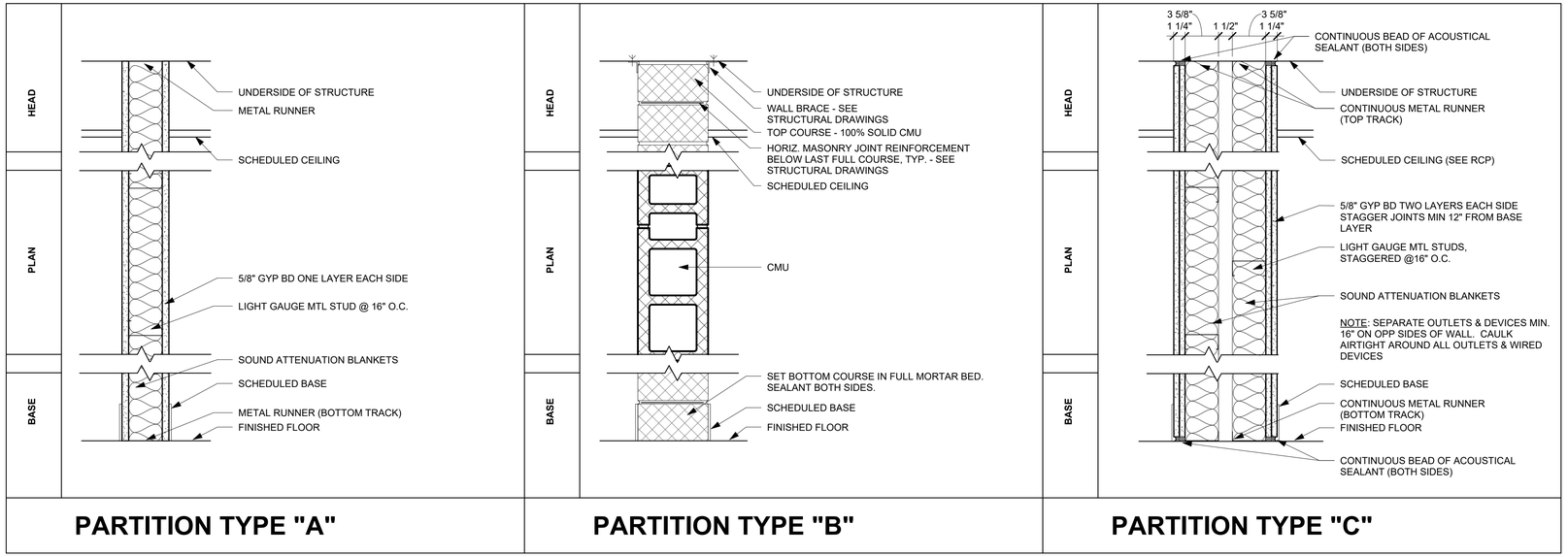


3 PARTITION TYPES
1 1/2" = 1'-0"

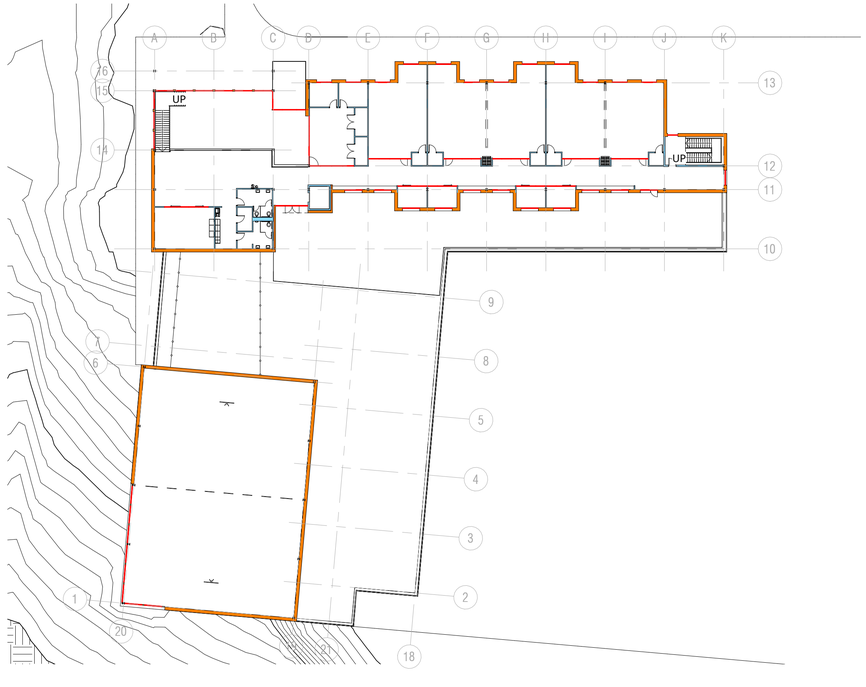
WALL TYPE LEGEND

COLOR	WALL TYPE	DESCRIPTION
	Type A	LIGHT GAUGE STEEL STUD WALL W/ GYPSUM SHEATHING
	Type B	8" or 12" (NOMIMAL) CMU WALL
	Type C	STAGGERED LIGHT GAUGE STEEL STUD ACOUSTIC WALL W/ GYPSUM SHEATHING
	Type X	-EXTERIOR WALL ASSEMBLY (SEE SHEET A300) -SEE BUILDING ELEVATIONS FOR EXT. FINISH
	Type S	-ALUMINUM STOREFRONT SYSTEM

NOTE: ALL WALLS TO RUN TO UNDERSIDE OF DECK UNLESS OTHERWISE NOTED

WALL TYPE NOTES

1. AT SOUND INSULATED WALLS PROVIDE ACOUSTICAL CAULKING AROUND ALL PERIMETERS EDGES AND PENETRATIONS. OFFSET ELECT. AND TELEPHONE OUTLETS 16" MIN (SEPARATE STUD CAVITIES)
2. WET WALLS IN TOILET ROOMS TO RECEIVE CERAMIC TILE SHALL USE WATER RESISTANT GYP. BOARD. IN PLACE OF GYP. BOARD.
3. CROSS BRACE ALL CHASE WALLS FROM STUD TO STUD AT 4'-0 O.C. MIN., VERTICAL AND PER MANUFACTURES RECOMMENDATION UNLESS NOTED OTHERWISE.
4. PROVIDE STEEL STUD GAUGES AND OR DIA. BRACING AT TOPS OF WALLS PER MANUFACTURES RECOMMENDATIONS FOR WALL TYPE, HEIGHT & USE.
5. ALL EXPOSED TO VIEW CORNERS & ENDS SHALL RECEIVE MTL. EDGE BEADS TREATED WITH DRYWALL COMPOUND TO A HEIGHT OF 6" ABOVE FINISHED CEILINGS.
6. PROVIDE CONTINUOUS HORIZONTAL BRIDGING FOR ALL STUD WALLS THAT EXTEND 10'-0" OR GREATER IN HEIGHT FROM FINISH FLOOR
7. PROVIDE ACOUSTICAL SEALANT (TOP AND BOTTOM) AT ALL NON RATED PARTITIONS, TYP. PROVIDE FIRE RATED SEALANT (TOP AND BOTTOM) AT ALL RATED PARTITIONS, TYP.



2 Second Floor Plan
1/32" = 1'-0"



1 First Floor Plan
1/32" = 1'-0"

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TYPICAL PARTITION TYPES & GENERAL NOTES

A301

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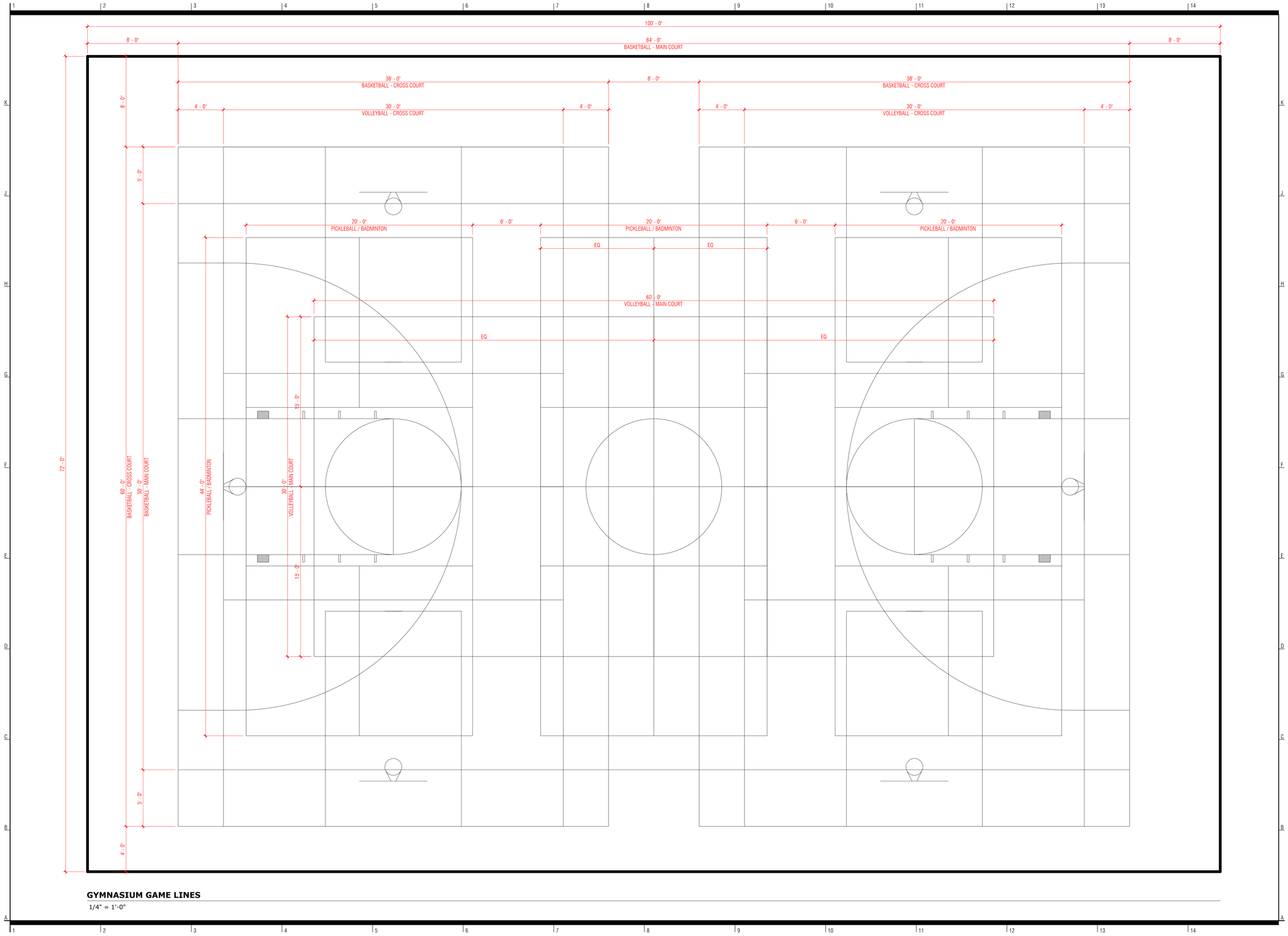

GYMNASIUM GAME LINES

1/4" = 1'-0"

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VENUE DETAILS - GYMNASIUM GAMELINES

A501

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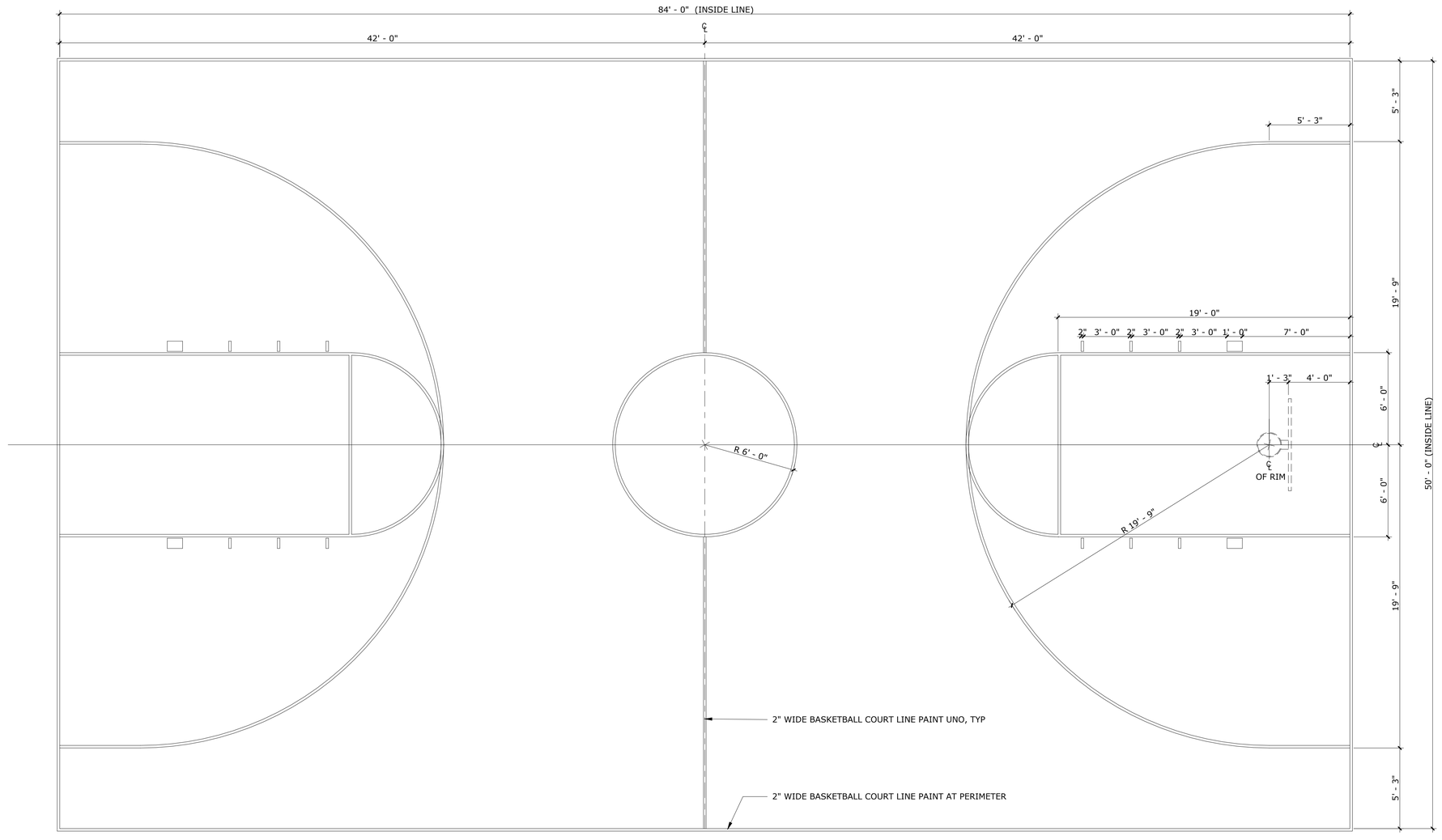

1 GAME LINES - BASKETBALL
1/4" = 1'-0"

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VENUE DETAILS - GYMNASIUM GAMELINES

A502

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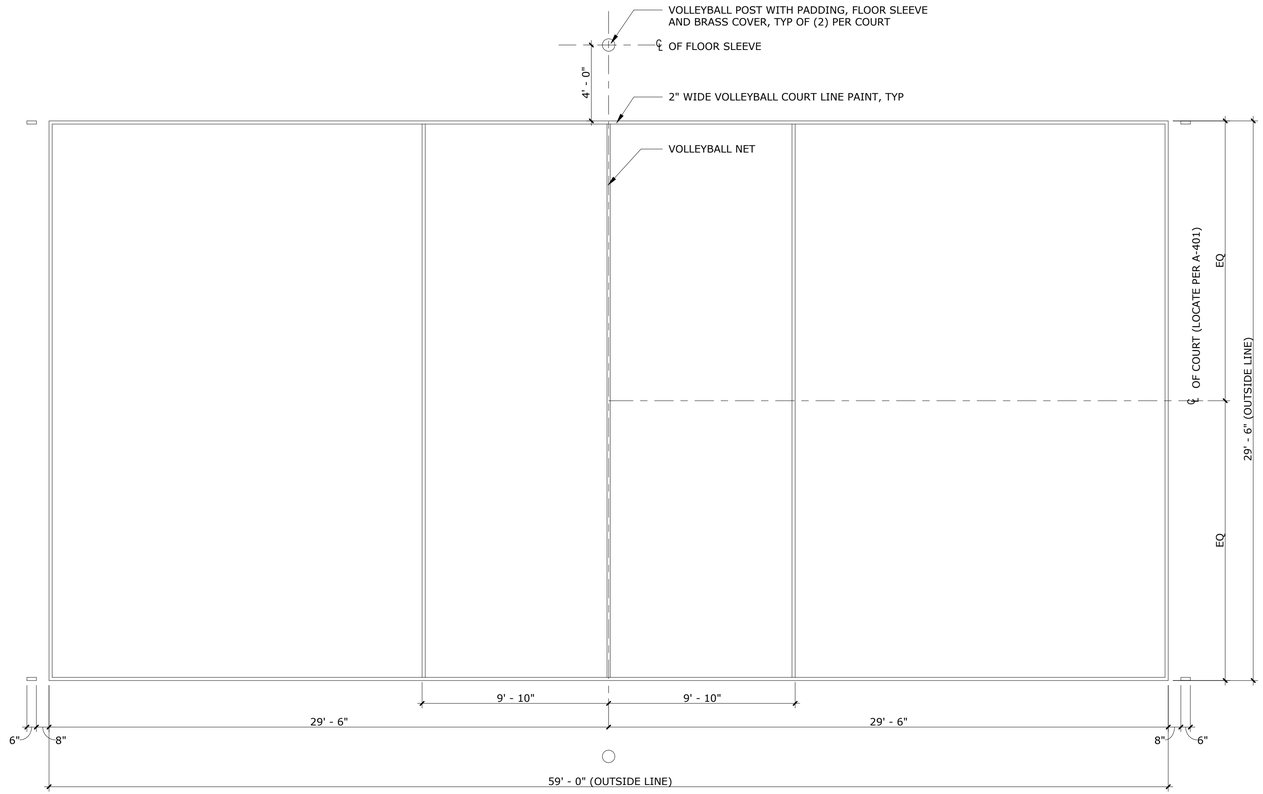
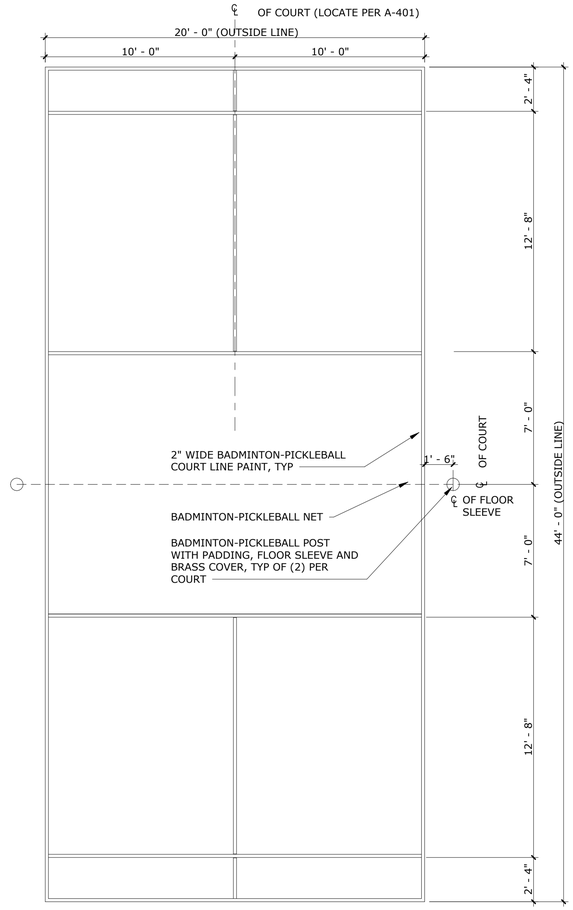


2 GAME LINES - VOLLEYBALL

1/4" = 1'-0"



1 GAME LINES - PICKLEBALL

1/4" = 1'-0"

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VENUE DETAILS - GYMNASIUM GAMELINES

A503

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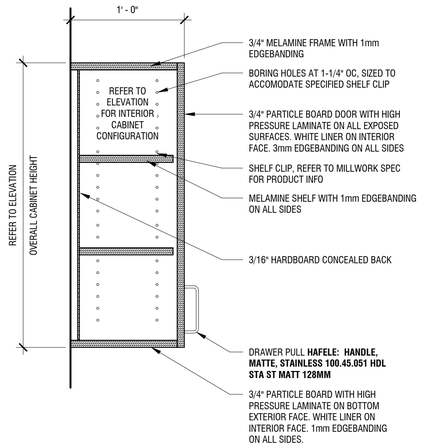
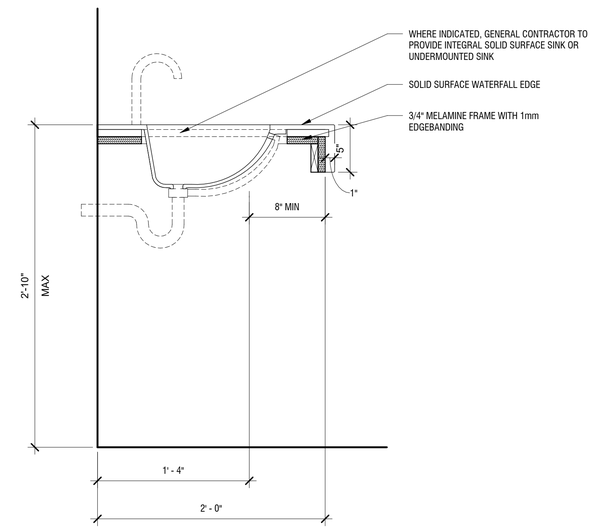


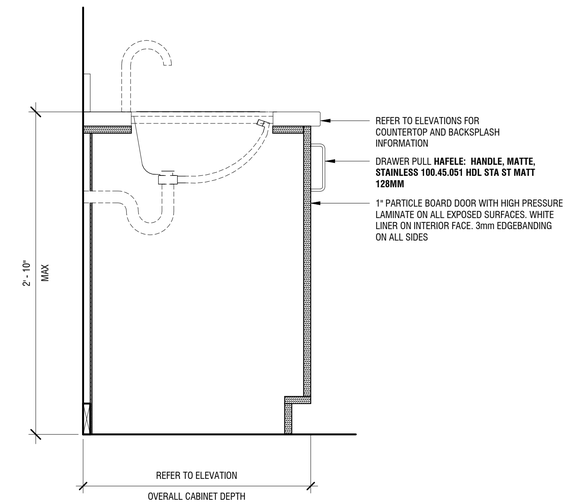
6 SECTION @ TYP. UPPER CABINET

1 1/2" = 1'-0"



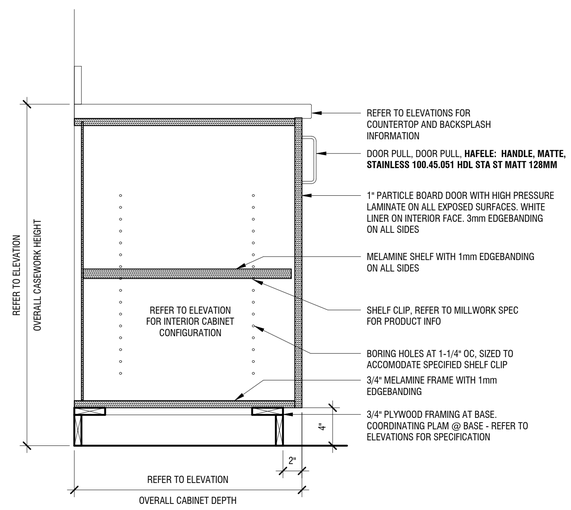
5 TYPICAL ADA SINK CASEWORK

1 1/2" = 1'-0"



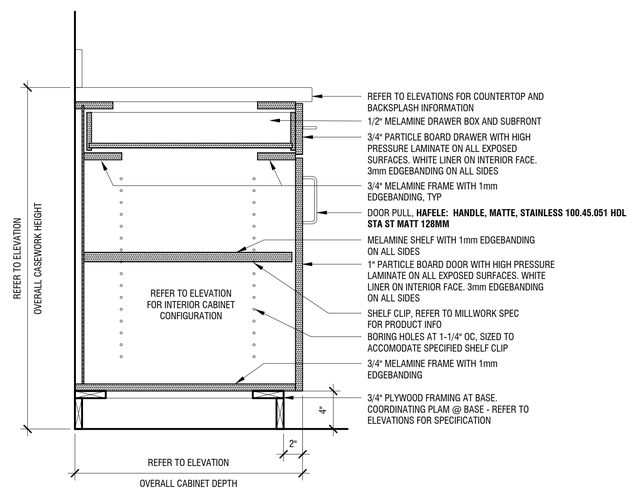
4 SECTION @ TYP. ADA SINK BASE CABINET

1 1/2" = 1'-0"



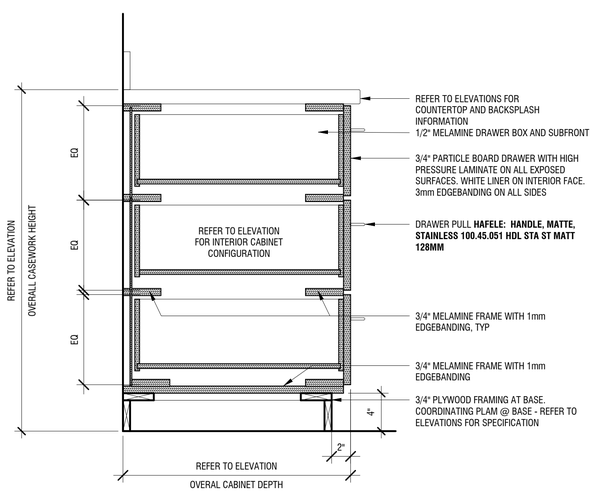
3 SECTION @ TYP. BASE CABINET

1 1/2" = 1'-0"



2 SECTION @ TYP. BASE CABINET W/ DRAWER

1 1/2" = 1'-0"



1 SECTION @ TYP. DRAWER BASE CABINET

1 1/2" = 1'-0"

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INTERIOR DETAILS

A550

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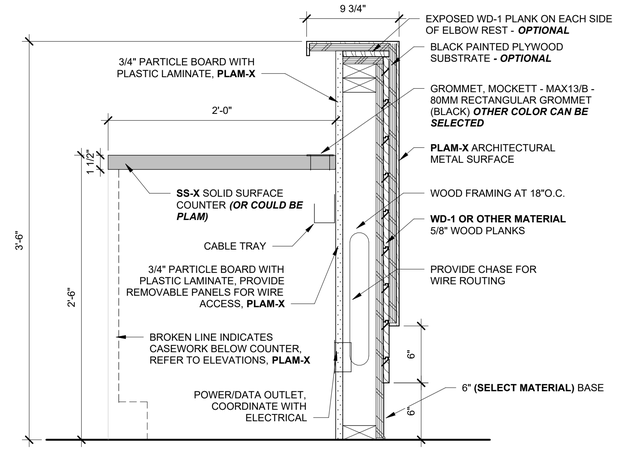
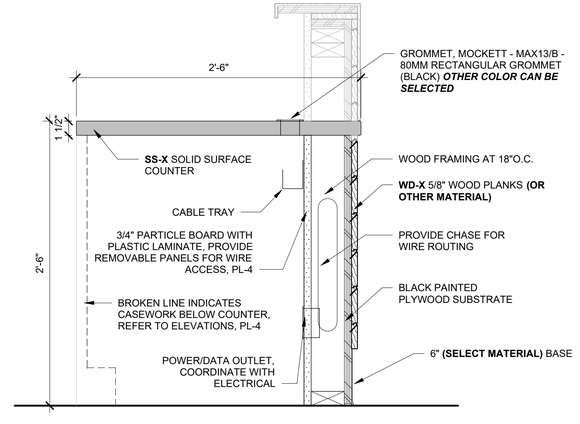


2 SECTION @ 42" COUNTER

1 1/2" = 1'-0"



1 SECTION @ 30" COUNTER

1 1/2" = 1'-0"

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INTERIOR DETAILS

A551

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Room Finish Schedule

Number	Name	Level	FINISHES				Comments
			Floor Finish	Base Finish	Wall Finish	Ceiling Finish	
0.0 LOBBY & COMMONS							
00	VEST.	LEVEL 1	PT	TB	P	WD	
01	VEST.	LEVEL 1	PT	TB	P	WD	
02	COMMONS	LEVEL 1	PT	TB	P	WD / EXP.	
2.0 YOUTH							
20	DROP-IN CHILDCARE	LEVEL 1	LVT	RB	P / WC	ACT	WC - Custom Wall Covering, Accent Wall
20A	T.	LEVEL 1	CT	RB	WT	ACT	
20B	T.	LEVEL 1	CT	RB	WT	ACT	
21	CHECK-IN	LEVEL 1	PT	TB	P	ACT	
3.0 COMMUNITY							
30	CAFE	LEVEL 1	LVT	RB	P	WD	
31	CORR.	LEVEL 1	PT	RB	P	-	
33	CONFERENCE	LEVEL 2	LVT	RB	P	ACT / GWB	
34	CO-WORK	LEVEL 2	LVT	RB	P	-	
9.0 SUPPORT							
90	SUPPORT	LEVEL 1	-	-	-	-	
91	RR	LEVEL 1	CT	RB	WT	ACT	
92	RR	LEVEL 1	CT	RB	WT	ACT	
93	EL.	LEVEL 1	PT	-	-	-	
94	JC	LEVEL 1	PT	RB	P	-	
95	RR	LEVEL 2	CT	RB	WT	ACT	
96	RR	LEVEL 2	CT	RB	WT	ACT	
97	JC	LEVEL 2	PT	RB	P	-	
98	KITCHEN	LEVEL 1	PT	TB	WT / P	ACT - 2	Wall Tile installed at backsplash above counter, Wipeable ACT
98A	PANTRY	LEVEL 1	PT	TB	P	-	
99	MAIL RM	LEVEL 1	PT	RB	P	ACT	
11.0 PARTNER							
100	RECEPTION	LEVEL 1	LVT	RB	P	WD / ACT	
101	CORRIDOR	LEVEL 1	LVT	RB	P	ACT	
101A	T.	LEVEL 1	CT	RB	WT	ACT	
101B	T.	LEVEL 1	CT	RB	WT	ACT	
102	MEDICAL TEAM RM	LEVEL 1	LVT	RB	P	ACT	
103	PHARM.	LEVEL 1	LVT	RB	P	ACT	
104	GROUP RM	LEVEL 1	LVT	RB	P	ACT	
105	O.	LEVEL 1	CPT	RB	P	ACT	
106	O.	LEVEL 1	CPT	RB	P	ACT	
107	O.	LEVEL 1	CPT	RB	P	ACT	
108	O.	LEVEL 1	CPT	RB	P	ACT	
109	O.	LEVEL 1	CPT	RB	P	ACT	
110	DENTAL CLEAN RM	LEVEL 1	LVT	RB	P	ACT	
111	MED. SUPPLY	LEVEL 1	LVT	RB	P	ACT	
112	DENTAL TEAM	LEVEL 1	LVT	RB	P	ACT	
112A	STOR.	LEVEL 1	LVT	RB	P	-	
112B	X-RAY	LEVEL 1	LVT	RB	P	ACT	
113	O.	LEVEL 1	CPT	RB	P	ACT	
114	O.	LEVEL 1	CPT	RB	P	ACT	
115	HYGIENE	LEVEL 1	LVT	RB	P	ACT	
116	O.	LEVEL 1	CPT	RB	P	ACT	

Room Finish Schedule

Number	Name	Level	FINISHES				Comments
			Floor Finish	Base Finish	Wall Finish	Ceiling Finish	
117	O.	LEVEL 1	CPT	RB	P	ACT	
118	OR	LEVEL 1	LVT	RB	P	ACT	
119	OR	LEVEL 1	LVT	RB	P	ACT	
120	HYGIENE	LEVEL 1	LVT	RB	P	ACT	
121	STAIR	LEVEL 1					
122	BH COUNSELING	LEVEL 1	CPT	RB	P	ACT	
123	BH COUNSELING	LEVEL 1	CPT	RB	P	ACT	
124	BH CONF/GROUP	LEVEL 1	LVT	RB	P	ACT	
125	EXAM	LEVEL 1	LVT	RB	P	ACT	
126	BH COUNELING	LEVEL 1	CPT	RB	P	ACT	
127	EXAM	LEVEL 1	LVT	RB	P	ACT	
128	EXAM	LEVEL 1	LVT	RB	P	ACT	
129	EXAM	LEVEL 1	LVT	RB	P	ACT	
130	EXAM	LEVEL 1	LVT	RB	P	ACT	
131	EXAM	LEVEL 1	LVT	RB	P	ACT	
132	EXAM	LEVEL 1	LVT	RB	P	ACT	
133	EXAM	LEVEL 1	LVT	RB	P	ACT	
134	EXAM	LEVEL 1	LVT	RB	P	ACT	
135	EXAM	LEVEL 1	LVT	RB	P	ACT	
136	EXAM	LEVEL 1	LVT	RB	P	ACT	
137	EXAM	LEVEL 1	LVT	RB	P	ACT	
138	DENTAL DIRTY RM	LEVEL 1	PT	TB	P	ACT	
139	SUPPLY	LEVEL 1	PT	TB	P	ACT	
140	LAB	LEVEL 1	PT	TB	P	ACT	
143	MED. CLEAN RM	LEVEL 1	PT	TB	P	ACT	
144	MED. DIRTY RM	LEVEL 1	PT	TB	P	ACT	
145	MED. STOR.	LEVEL 1	LVT	RB	P	-	
1100	CR 2	LEVEL 1	CPT	RB	P	ACT	
1100A	STOR.	LEVEL 1	CPT	RB	P	-	
1101	CR 1	LEVEL 1	CPT	RB	P	ACT	
1101A	STOR.	LEVEL 1	CPT	RB	P	-	
1102	CONF.	LEVEL 1	LVT	RB	P	ACT	
1103	CONF.	LEVEL 1	LVT	RB	P	ACT / GWB	
1104	LOBBY	LEVEL 1	LVT	RB	P	WD - 2	
1105	CORR.	LEVEL 1	LVT	RB	P	ACT	
1105B	T.	LEVEL 1	CT	RB	WT	ACT	
1105C	T.	LEVEL 1	CT	RB	WT	ACT	
1106	GYMNASIUM	LEVEL 1	WAF	RB-V	P	-	
1106A	STOR.	LEVEL 1	WAF	RB-V	P	-	
1107	BOYS' LOCKER	LEVEL 1	CT	TB	WT / P	ACT	
1108	GIRLS' LOCKER	LEVEL 1	CT	TB	WT / P	ACT	
1109	BREAK ROOM	LEVEL 1	LVT	RB	P	ACT	
1109A	STOR.	LEVEL 1	CPT	RB	P	-	
1110	O.	LEVEL 1	CPT	RB	P	ACT	
2100	CR 103A	LEVEL 2	CPT	RB	P	ACT	
2101	CR 1O3B	LEVEL 2	CPT	RB	P	ACT	
2101A	STOR.	LEVEL 2	CPT	RB	P	-	
2102	CR 102B	LEVEL 2	CPT	RB	P	ACT	
2102A	STOR.	LEVEL 2	CPT	RB	P	-	
2103	CR 102A	LEVEL 2	CPT	RB	P	ACT	
2104	CR 101	LEVEL 2	CPT	RB	P	ACT	
2104A	STOR.	LEVEL 2	CPT	RB	P	-	
2105	WEC OPEN OFFICE	LEVEL 2	CPT	RB	P	ACT	
2105A	STOR.	LEVEL 2	CPT	RB	P	-	
2105B	STOR.	LEVEL 2	CPT	RB	P	-	
2106	WEC OFFICE	LEVEL 2	CPT	RB	P	ACT	
2107	WEC OFFICE	LEVEL 2	CPT	RB	P	ACT	
2108	CORR.	LEVEL 2	LVT	RB	P	ACT/GWB	
2108A	STOR.	LEVEL 2	LVT	RB	P	-	
2108B	STOR.	LEVEL 2	LVT	RB	P	-	
2109	O.	LEVEL 2	CPT	RB	P	ACT	
2110	O.	LEVEL 2	CPT	RB	P	ACT	
2111	O.	LEVEL 2	CPT	RB	P	ACT	
2112	O.	LEVEL 2	CPT	RB	P	ACT	

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FINISH SCHEDULE

A600

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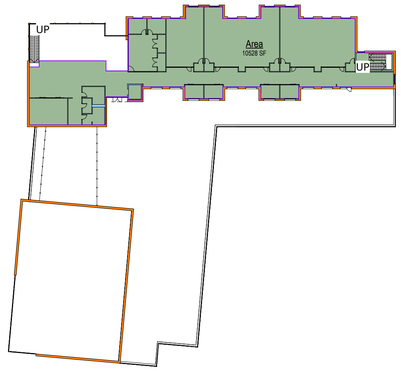
Name	Area Classification	Area	Level	Comments
TOWN OF WESTERLY	New	16398 SF	LEVEL 1	
WOOD RIVER HEALTH	New	11992 SF	LEVEL 1	
SHARED SPACE	New	5283 SF	LEVEL 1	
SUPPORT	New	786 SF	LEVEL 1	
SHARED SPACE	New	4796 SF	LEVEL 2	
WEC	New	5737 SF	LEVEL 2	
New		44992 SF		

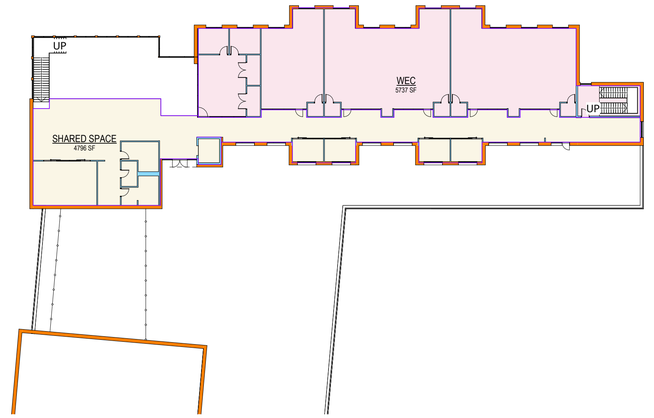
Area Schedule (Gross Building)			
Level	Area	Area Type	Comments
LEVEL 1	35684 SF	Gross Building Area	
LEVEL 2	10528 SF	Gross Building Area	
TOTAL	46212 SF		



2 LEVEL 2
1" = 50'-0"



1 LEVEL 1
1" = 50'-0"



4 LEVEL 2
1" = 30'-0"



3 LEVEL 1
1" = 30'-0"

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AREA PLANS

A700

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MECHANICAL, ELECTRICAL, PUMBING, & FIRE PROTECTION NOTES:

- All M/E/P/FP systems shall be designed in accordance with all applicable building codes and local authorities having jurisdiction.
- If applicable, Tenant space(s) should have the ability to be metered separately from the main building (i.e. gas, electric, plumbing, etc.)

Fire Suppression System:

- NFPA approved fire suppression system
- Wet sprinkler system throughout the building
- Standpipe system as required

Plumbing Systems:

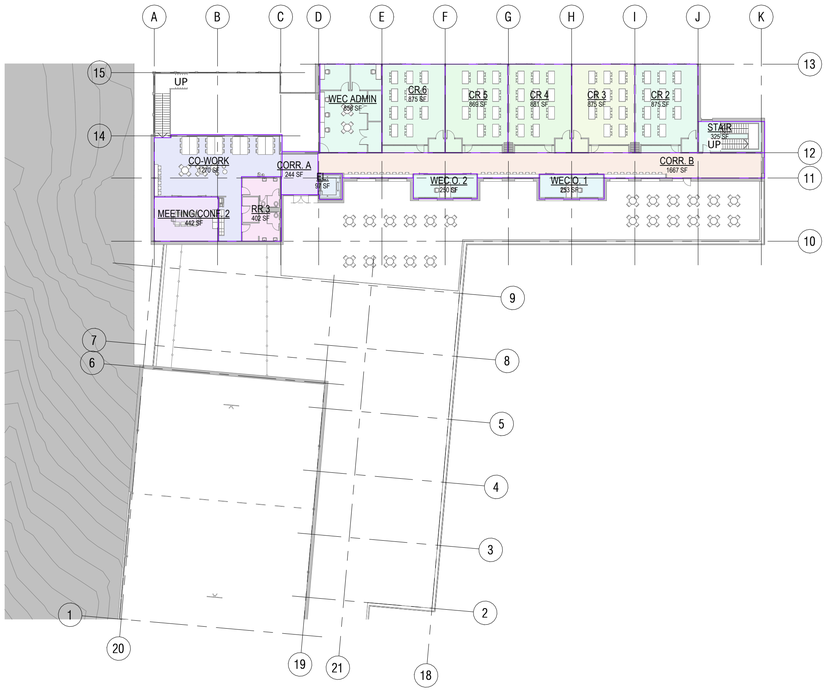
- New domestic water service
- Confirm ability to connect with city / municipality water main
- New natural gas piping system to supply HVAC boilers, domestic water heaters, pool water heaters and kitchen equipment. Total gas demand and pressure to be coordinated with local gas Utility.
- Floor drains shall be provided with automatic trap priming devices. Drains shall be provided in the following areas: Mechanical rooms, toilet rooms, pool decks and pool equipment rooms.
- Grease traps shall be provided as required

Electrical & Lighting Systems

- Panels and switchboard will be located in main electrical room on first level and sub-electrical room(s) as required on second floor
- Confirm need for any type of emergency generator
  - This is sometimes required if the building is to be designated as an emergency relief shelter
- Generally, all lighting is to be provided by LED using either recessed direct or suspended direct/indirect light fixtures. Refer to Design Criteria for additional information, sample fixture types, and footcandle levels for each venue.
- Provide pole and building mounted LED exterior lighting for parking lots and building entries and egress.
- All new addressable fire alarm system will be provided throughout the facility. Main control panel will be located in the main electrical room with a remote annunciator panel located within the main vestibule as approved by the fire department. Provide a voice system for communication to all occupants. Provide initiation devices and audio/visual notification devices installed in compliance with ADA regulations

HVAC Systems:

- Packaged rooftop mechanical units shall be provided for each of the following venues and sized accordingly (see diagram below):
  1. Lobby / Common Area
  2. Community / Multi-Purpose Rooms
  3. Classrooms
  4. Kitchen
  5. Child Watch & Kids Adventure
  6. Locker Rooms (consider the use of energy recovery units)
  7. Gymnasium (consider splitting into two separate zones)
  8. Building Support Space(s)



2 HVAC ZONING PLAN - LEVEL 2
1" = 30'-0"



1 HVAC ZONING PLAN - LEVEL 1
1" = 30'-0"

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MECHANICAL, ELECTRICAL, PLUMBING, & FIRE PROTECTION NOTES & CONCEPTUAL HVAC ZONING PLANS

A810

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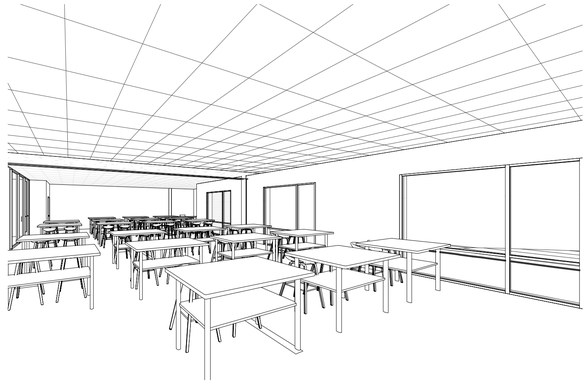
5 NORTH ENTRANCE



1 MAIN LOBBY



2 CLASSROOM



3 CO-WORK



6 VIEW FROM EAST

gro

GRO
www.gro-dev.com
p.336.577.0256
info@gro-dev.com

Design & Development Consultant

PRELIMINARY NOT FOR CONSTRUCTION

TOWER STREET SCHOOL

Westerly, RI

Schematic Design

Issued: 11.06.2023

AERIAL VIEWS & PERSPECTIVE VIGNETTES

A900

11/10/2023 7:30:08 PM

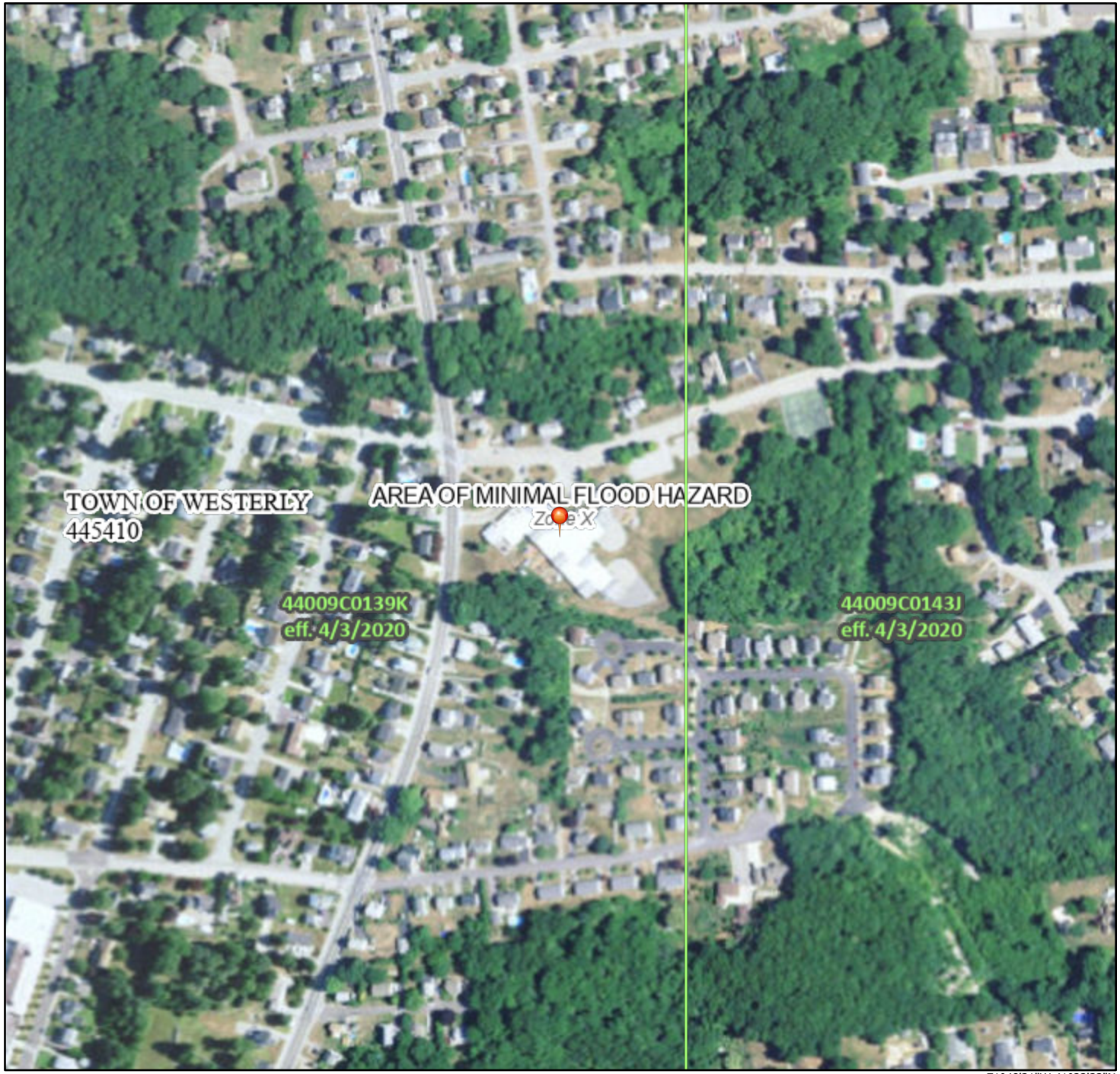
APPENDIX C

FEMA Flood Insurance Rate Map

National Flood Hazard Layer FIRMette

FEMA

71°49'8"W 41°22'59"N



71°48'31"W 41°22'32"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/31/2024 at 1:12 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX D

Municipal Records

Property Location 83 TOWER ST | Map ID 58/ 186/ / / | Bldg Name | State Use 9033
Vision ID 3900 | Account # 31000400 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 6/3/2024 12:42:39 PM

CURRENT OWNER

TOWER ST SCHOOL

83 TOWER ST

WESTERLY RI 02891

TOPO	UTILITIES	STRT / ROAD	LOCATION
1 Level	1 All Public	1 Paved	2 Suburban

SUPPLEMENTAL DATA

Alt Prcl ID 058-186	DATE REC
	OLD PLAT
FIRE DIST WFD	Exempt Ty
STATE CO 79	Exempt Bo
SEWER Y	MultiOwne 3900
DEED TYP	
GIS ID 58-186	Assoc Pid#

CURRENT ASSESSMENT

Description	Code	Appraised	Assessed
EXEMPT	7900	3,900,100	3,900,100
EXM LAND	7900	664,600	664,600
	Total	4,564,700	4,564,700

1401

WESTERLY, RI

VISION

RECORD OF OWNERSHIP

BK-VOL/PAGE		SALE DATE	Q/U	V/I	SALE PRICE	VC
73	315	09-08-1954	U	V	0	

TOWER ST SCHOOL

PREVIOUS ASSESSMENTS (HISTORY)

Year	Code	Assessed	Year	Code	Assessed	Year	Code	Assessed
2024	7900	3,900,100	2023	7900	3,900,100	2021	7900	3,900,100
	7900	664,600		7900	664,600		7900	664,600
	Total	4,564,700		Total	4,564,700		Total	4,564,700

EXEMPTIONS

Year	Code	Description	Amount
		Total	0.00

OTHER ASSESSMENTS

Code	Description	Book	Page	Comm Int

This signature acknowledges a visit by a Data Collector or Assessor

ASSESSING NEIGHBORHOOD

Nbhd	Nbhd Name	B	Tracing	Batch
0040				

NOTES

91 REPAIR TERMITE DAMAGE
FND ONLY SOME FRAMING IN
STRUCTURAL N/S 94
ADDITIONS IN TRAVERSE,
14,100 SF 95, ADDED CLASS
ROOMS,MUSIC RM MULT-USE
RM, 95
8/09 ADD 2 QUIET ROOMS AS PLAN
10/2010 INSTALL SIGN
7/15 STRIP & REROOF SECTION OF BLDG

APPRAISED VALUE SUMMARY

Appraised Bldg. Value (Card)	3,865,100
Appraised Xf (B) Value (Bldg)	0
Appraised Ob (B) Value (Bldg)	35,000
Appraised Land Value (Bldg)	664,600
Special Land Value	0
Total Appraised Parcel Value	4,564,700
Valuation Method	C
Total Appraised Parcel Value	4,564,700

BUILDING PERMIT RECORD

Permit Id	Issue Date	Type	Description	Amount	Insp Date	% Comp	Date Comp	Comments
23892	07-08-2015	CM	Commercial	9,056	08-26-2015	100	08-26-2015	STRIP & REROOF SECTION
19789	10-18-2010	RS	Residential	496	11-09-2010	100	11-09-2010	INSTALL SIGN
18820	08-11-2009	CM	Commercial	18,000	12-04-2009	100	12-04-2009	CONSTRUCT 2 QUIET ROO

VISIT / CHANGE HISTORY

Date	Id	Type	Is	Cd	Purpost/Result
03-18-2022	KR			40	No change
01-20-2022	KR			11	Field Reviewed
08-26-2015	DS			11	Field Reviewed
11-09-2010	DA			11	Field Reviewed
12-04-2009	DA			11	Field Reviewed
12-31-1995	CV				
12-31-1994	CV				

LAND LINE VALUATION SECTION

B	Use Code	Description	Zone	Land Type	Land Units		Unit Price	I. Factor	Site Index	Cond.	Nbhd.	Nhbd Adj	Notes	Location Adjustment		Adj Unit Pric	Land Value
1	9033	SCHOOL MDL-9	R6		5.000	AC	117,600	1.10000	2	1.00	0040	0.950			0	122,892	614,500
1	9033	SCHOOL MDL-9	R6		6.280	AC	12,000	1.00000	9	0.70	0040	0.950			0	7,980	50,100
				Total Card Land Units	11.28	AC	Parcel Total Land Area:		11.28							Total Land Value	664,600

Property Location 83 TOWER ST | Map ID 58/ 186/ / / | Bldg Name | State Use 9033
Vision ID 3900 | Account # 31000400 | Bldg # 1 | Sec # 1 of 1 | Card # 1 of 1 | Print Date 6/3/2024 12:42:39 PM

CONSTRUCTION DETAIL

Element	Cd	Description
Style:	83	Schools
Model	96	Ind/Comm
Grade	04	Average+
Stories:	1	
Occupancy	1.00	
Exterior Wall 1	20	Brick/Masonry
Exterior Wall 2		
Roof Structure	03	Gable/Hip
Roof Cover	04	T&G/Rubber
Interior Wall 1	01	Minimum
Interior Wall 2	05	Drywall/Sheet
Interior Floor 1	05	Vinyl
Interior Floor 2		
Heating Fuel	02	Oil
Heating Type	05	Hot Water
AC Type	01	None
Bldg Use	9033	SCHOOL MDL-96
Total Rooms		
Total Bedrms	00	
Total Baths	2	
Heat/AC	00	NONE
Frame Type	02	WOOD FRAME
Baths/Plumbing	02	AVERAGE
Ceiling/Wall	06	CEIL & WALLS
Rooms/Prtns	02	AVERAGE
Wall Height	10.00	
% Comn Wall	0.00	
1st Floor Use:	9033	

CONSTRUCTION DETAIL (CONTINUED)

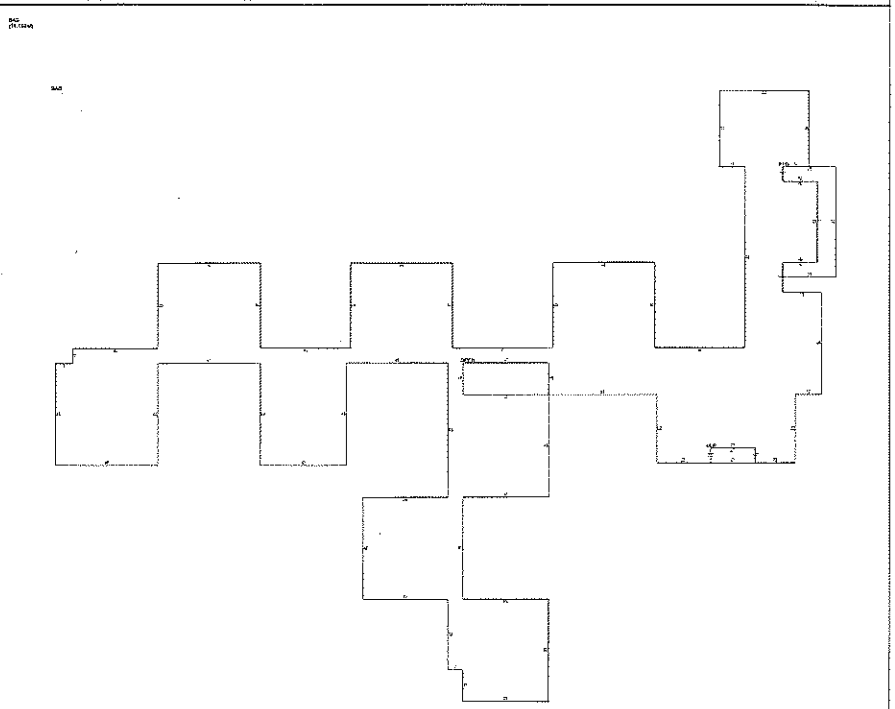
Element	Cd	Description

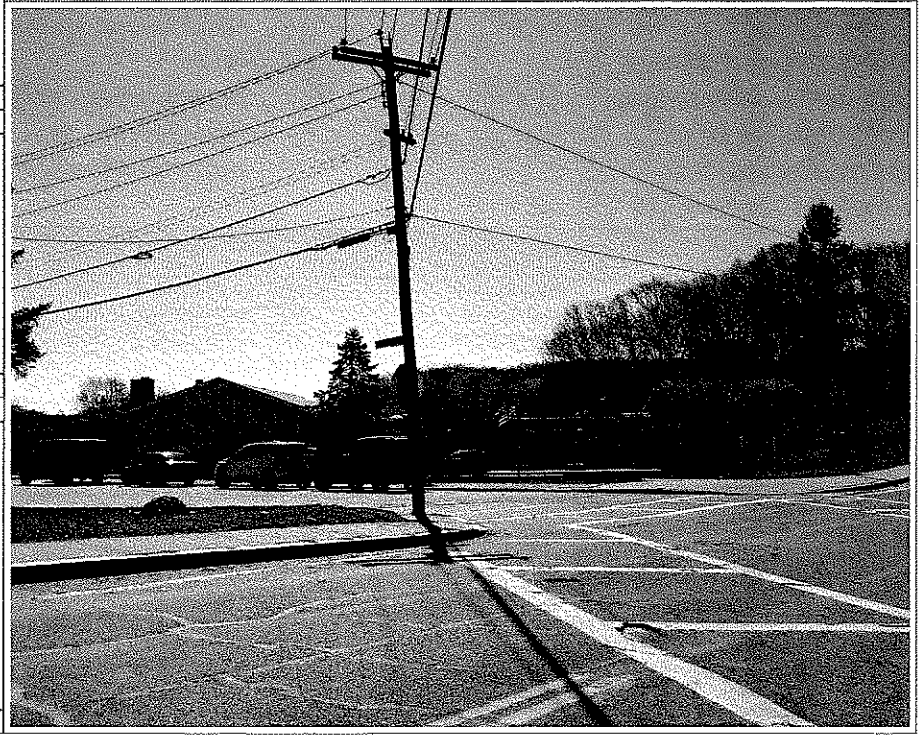
MIXED USE

Code	Description	Percentage
9033	SCHOOL MDL-96	100
		0
		0

COST / MARKET VALUATION

RCN	7,027,517
Year Built	1955
Effective Year Built	1976
Depreciation Code	
Remodel Rating	
Year Remodeled	
Depreciation %	45
Functional Obsol	
Economic Obsol	
Trend Factor	1
Condition	
Condition %	
Percent Good	55
RCNLD	3,865,100
Dep % Ovr	
Dep Ovr Comment	
Misc Imp Ovr	
Misc Imp Ovr Comment	
Cost to Cure Ovr	
Cost to Cure Ovr Comment	





OB - OUTBUILDING & YARD ITEMS(L) / XF - BUILDING EXTRA FEATURES(B)

Code	Description	L/B	Units	Unit Price	Yr Blt	Cond. Cd	% Good	Grade	Grade Adj	Appr. Value
MSC1	BSKT	L	6,500	5.75	1960		40		0.00	15,000
TEN	TENNIS COUR	L	7,200	2.50	1960		40		0.00	7,200
PAV1	PAVING-ASPH	L	5,000	0.90	1990		90		0.00	4,100
FN5	FENCE-10'CHA	L	480	13.00	2000		100		0.00	6,200
FN2	FENCE-5' CHAI	L	350	7.00	2000		100		0.00	2,500

BUILDING SUB-AREA SUMMARY SECTION

Code	Description	Living Area	Floor Area	Eff Area	Unit Cost	Undeprec Value
BAS	First Floor	41,290	41,290		169.80	7,010,877
PTO	Patio	0	692		16.93	11,716
ULP	Loading Platform, Unfinished	0	147		33.50	4,924
	Ttl Gross Liv / Lease Area	41,290	42,129			7,027,517

TOWER ST WESTERLY, RI 1 92139

0058 0186 0000 ACCOUNT NO. 31000400 SUBDIVISION PHOTO WFD GUENT NO. 5509 YEAR 79 PRECINCT Y PRINT DATE 02/05/93 058-1 86 CARD NO. 1 OF 1

TOWER ST

NAME AND ADDRESS	
1 OWNER NAME	TOWER ST SCHOOL
2 CO-OWNER NAME	
3 MAILING STREET ADDRESS	83 NARRAGANSETT AVENUE
4 MAILING CITY, STATE, ZIP	WESTERLY RI 02891
1 OWNER NAME	
2 CO-OWNER NAME	
3 MAILING STREET ADDRESS	
4 MAILING CITY, STATE, ZIP	

ADD		SALE	
CHANGE		DELETE	

PROPERTY FACTORS

TOPOGRAPHY		UTILITIES		STREET OR ROAD		LOCATION	
LEVEL	1	ALL PUBLIC	1 X	PAVED	1 X	URBAN	1
ABOVE STREET	2	PUBLIC WATER	2	SEMI-PAVED	2	SUBURBAN	2 X
BELOW STREET	3	PUBLIC SEWER	3	UNPAVED	3	RURAL	3
ROLLING	4	GAS	4	PROPOSED	4	BUS. DIST.	4
STEEP	5	WELL	5	CURB & GUTTER	5	INDUSTRIAL	5
LOW	6	SEPTIC	6	SIDEWALK	6	RECREATIONAL	6
SWAMPY	7			ALLEY	7	WATERFRONT	7
LEDGE	8			NONE	8	FLOOD PLAIN	8

HISTORY	YEAR	CODE	APPRAISED VALUE	ASSESSED VALUE
	1991			
XMPT BLD	79	B	613200	613200
XMPT LAN	79	L	669600	669600
TOTAL			1282800	1282800
YEAR				
TOTAL				

RECORD OF OWNERSHIP

OFFIC. RECORD BOOK	OFFIC. RECORD PAGE	DATE MO	DAY	YR	V/I	INDICATED SALES PRICE	VALID CODE

EXEMPTIONS

YEAR	TYPE	CODE	AMOUNT
		TOTAL	

BUILDING PERMIT RECORD

I.D.	DATE	TYPE	DESCRIPTION	APPR.	AMOUNT	DATE COMPLETE	COMMENTS
5953	042390	CM	COMMERCIAL	LR		123091	REPAIR TERMITE DM

OTHER ASSESSMENTS

CD	DESCR	NUMBER	AMOUNT	COMM INT.

MMC

VALUE SUMMARY

VALUATION BY	0
TOTAL APPRAISED BLDG VALUE	597,700
TOTAL APPRAISED XF VALUE	15,500
TOTAL APPRAISED OB VALUE	669,600
TOTAL APPRAISED LAND VALUE	
TOTAL LAND VALUE AGRICULTURAL	1,282,800
TOTAL APPRAISED VALUE	1,282,800
TOTAL ASSESSED VALUE	
NET TAXABLE VALUE	
TOTAL CLASSIFIED USE VALUE CARD	
TOTAL CLASSIFIED USE VALUE PARCEL	1,282,800
TOTAL VALUE: CARD	1,282,800
TOTAL VALUE: PARCEL	

VISIT HISTORY

DATE	R	I	S	
123091			X	LER

THIS SIGNATURE ONLY ACKNOWLEDGES A VISIT BY A DATA COLLECTOR.

COMPARABLE

Rating	MAP	BLOCK	LOT	MO	YR	ADJUSTED VALUE

LAND SECTION

USE CODE	LAND DESCRIPTION	ZONING	S	FRONTAGE	DEPTH	TOTAL LAND UNITS	UNIT TYPE	UNIT PRICE	INFLU FACTOR	S	COND FACTOR	NB HD	ADJ	NOTES AND OTHER ADJUST / SPECIAL LAND CALC	TOTAL ADJUST	ADJUSTED UNIT PRICE	LAND VALUE
7900	School	R6				6,000.00	SF	7.13	100	1	50	100			120	8.20	49200
7900	School	R6				11.14	AC	8000.00	100	1	70	100			70	5600.00	62400
7900	School	R6				1,550.00	FF	400.00	100	0	90	100			90	360.00	558000
						11.28	AC										669,600
	TOTAL AREA															LAND VALUE	

CONSTRUCTION DETAIL

ELEMENT	CODE	CHG	DESCRIPTION
STYLE	94		PUBLIC SCHOOLS
MODEL #	01		COMMERCIAL
GRADE			FAIR
STORIES			
OCCUPANCY			
EXT WALL 1	20		BR ON MASONRY
EXT WALL 2			
ROOF STRUCTURE	03		GABLE OR HIP
ROOF COVER	04		T+G/RUBBER
INT. WALL 1	1		MINIMUM/MASONR
INT. WALL 2	5		DRYWALL
INT. FLOOR 1	05		TILE VINYL OR
INT. FLOOR 2			
HEATING FUEL	02		OIL
HEATING TYPE	05		HOT WATER
AIR COND. TYPE	01		NONE
BEDROOMS			
BATHROOMS			
TOTAL ROOMS			
BATH STYLE			
KITCHEN STYLE			
COMMERCIAL ONLY	0		NONE
HEAT & AIR COND	02		WOOD FRAME
FRAME TYPE	02		RRM/PLM AVERAG
BATHS/PLUMBING	06		CEILING & WALL
CEIL/WALL FIN.	02		AVERAGE
ROOMS/PARTITIONS	00		NONE
% COMMON WALL	10		FEET
WALL HGHT			

CONDOMINIUMS/COOPS

FLOOR LEVEL	
UNIT LOCATION	
NO. OF LEVELS	
TOTAL UNITS	
% OWNERSHIP	

BUILDING PERMIT(S) AND COMMENT(S)

91 REPAIR TERMITE DAMAGE

COST APPROACH

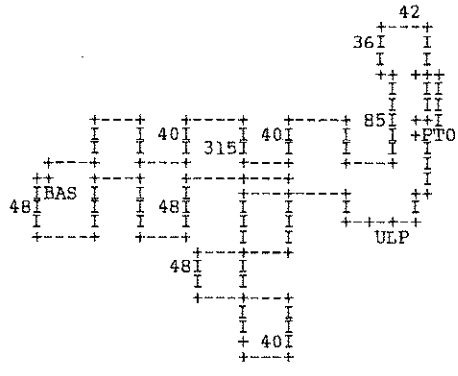
LA VAL	I	I	1375421
ADJUST *I	1.07	I	1471700
ADD ON +I	4150	I	1475850
GRADE *I	.90	I	1328265
COST	I	I	1328265

COST MARKET APPROACH

UNADJ. BASE RATE		
SIZE ADJ. FACTOR		
GRADE INDEX		
EFF. BASE RATE		
BLD. MKT/COST VALUE		1328265
YEAR BUILT	1955	
EFF. YEAR BLT.	1970	
NORM. DEPR.	40.00	
FUNC. OBS.	05	
ECON. OBS.	10	
SPEC. COND CODE	UC	
SPEC. COND %	45.00	
% CONDITION	45.00	
DEPR. BLDG. VAL.		597700

SKETCH

TOWER ST SCALE 1:1255



OUTBUILDINGS/EXTRA FEATURES

OB/XF CODE	DESCRIPTION	G.L. CODE	UNITS	UNIT PRICE	CMTP	U/B	ANNUAL DEPR RATE	ACT YEAR	OB/XF DEPR VALUE
BSKTBSKT CT			6000.00	2.25	01	L	0.00	040	13800
TEN1	TENNIS COU		720.00	2.50	60	L	0.00	040	700
PAV1	PAVING-ASP		5000.00	.90	90	L	0.00	090	4000
	TOTAL OB/XF VALUE								15500

Fair

Fence c 260 L/F

SUB AREA SUMMARY

AREA CODE	DESCRIPTION	GROSS AREA	EFFECTIVE AREA	UNIT COST	UNDEPRECIATED COST VALUE
BAS	FIRST FLOOR	2,748		97.60	1379421
ULP	LOAD PLATFORM, U	147		4.29	630
PTO	PATIO	692		5.09	3520
TOTALS					1379571

1	BAS=W42N40W48S40W42N40W48S40W40
2	S7W8S48E48N48E48S48E40N48E48S63W40S48E40S33
3	E7S15E40N48W40N48E40N48W40N15E40S15E51S32E25
4	ULP=N7E21S7W21SN7E21S7E19N32E12N48N18N14PTO=
5	S7E25N52W25S7E16S38W16$E16N38W16N7E12N36W42
6	S36E12S85$.
7	
8	
9	

SIDE: R CARD: 28

1982 PROPERTY RECORD CARD — TOWN OF WESTERLY, RHODE ISLAND

STREET #	MAP	LOT	STATE CODE	SEWER DIST.	FIRE DIST.
Tower Street	58	18.6	79	Yes	WFD
NAME	**ORIGINAL PLOT**		**ORIG. LOT NO.**	**ZONING**	**FLOOD PLAIN**
Tower Street Elementary School			—		

OWNER OF RECORD	MAILING ADDRESS	DATE	VOL.	PAGE	STAMPS
Tower Street Elementary School		9/8/54	73	315	

ASSESSMENT RECORD

	1982	19	19	19	19	19	19	19	19	19
DWELLING	877780									
GARAGE										
POOL										
TOTAL VALUE LAND	81520									
TOTAL VALUE BUILDINGS	877780									
TOTAL VALUE	959300									

INTERIOR INSPECTED:

DATE:

REMARKS:

L 541000
B 451200
T 505200

BUILDING PERMITS

PERMIT NO.	DATE	COST	WORK DONE

LOT COMPUTATIONS

FRONT	DEPTH	STREET PRICE	DEPTH %	FRONT FT. PRICE	TOTAL	DEPR.	COR. INF.	VALUE	EQ. FACT.	ASSESSMENT
390										
1170	Narragansett Elk D									

492663 R-3

LAND COMPUTATIONS

LAND TYPE	# OF ACRES	ADJUSTMENT FACTOR	PRICE	TOTAL	DEPR.	100% VALUE	EQ. FACT	ASSESSMENT
HOUSE LOT 390/0	.14		27000	10260		10260	✓	10260
USEABLE FRONT	6.00		12150	72900	15% OBS.	61970	✓	61970
REAR	5.16		2000	10320	10 topo	9290	✓	9290
WASTE FRONT								
REAR								
	11.30							81520

LAND FACTORS

HILLY		NO CITY SEWER	
ROUGH		NO CITY WATER	
HIGH		GRAVEL RD.	
LOW		DIRT RD.	
SWAMPY		NO RD.	
LEVEL		PAVED	

FOUNDATION	
CONCRETE WALLS	
CEMENT BLK. WALLS	
BRICK WALLS	✓
STONE WALLS	

* BASEMENT AREA			
¼	½	¾	FULL

EXTERIOR WALLS	
SOLID COM. BRICK	✓
COM. BR. ON C. B.	
FACE BR. ON COM. BR.	
FACE BR. ON C. B.	
FACE BR. VEN.	
CEMENT OR CINDER BLK	
REIN. CONCRETE	
CUT STONE FACING	
STONE OR T. C. TRIM	
STUCCO ON	
SIDING OR SHINGLES	
PARTY WALLS	
PLATE GLASS FRONT	

ROOFING Gable	
COMPOSITION OR T. & G.	✓
METAL	
WOOD DECK	
METAL DECK	

FLOORS	B	1ST	2ND	3RD
CONCRETE	✓			
EARTH				
PINE				
HARDWOOD				
SINGLE FL.				
ASPH. TILE				
TERRAZZO				
WOOD JOIST				
STEEL JOIST				
REIN. CONC.				

CEILINGS	
LATH & PLASTER	
COMPO. BOARD	
ACOUSTICAL	✓

INTERIOR FINISH	
LATH & PLASTER	✓
DRYWALL	✓
WALLBOARD	
UNFIN. INT.	

PARTITIONS		
LATH AND PLASTER		
DRYWALL	✓	
BRICK		
C. BLK.		

HEATING		
STEAM		
HOT WATER Forced, by air		✓
HOT AIR		
GAS		
OIL BURNER	2	✓
SOLAR		
ELECTRIC		
AIR COND.		
NO HEAT		

WIRING	
FLEXLUME OR EQUAL	
PIPE CONDUIT	✓

PLUMBING		
BATH ROOMS		Ø
TOILET ROOMS	15	✓
WATER CLOSET EXTRA	19	✓
LAVATORY EXTRA		
SINK EXTRA	18	✓
URINALS	1	✓
NO PLUMBING		

TILING	
BATH RM. FL. & WAINS.	
TOILET RM. FL. & WAINS.	5
BATH ROOM FLR	
TOILET ROOM FLR.	
wce flr+wain 19	✓

MISCELLANEOUS	
FIREPROOF CONSTR.	
MILL CONSTRUCTION.	
FIRE RESISTING	
STEEL FRAME	
STEEL BEAMS & COLS.	
TIMBER BEAMS & COLS.	
STEEL TRUSSES	
SPRINKLER SYST.	
PASSENGER ELEV.	
FREIGHT ELEV.	
INCINERATOR	
FIREPLACES	
CHIMNEYS	
STEEL FRAME SASH	
WOOD FRAME SASH	✓

BUILDING COMPUTATION		
1920 S. F.	30.40	58,370
1920 S. F.	30.40	58,370
1920 S. F.	30.40	58,370
1920 S. F.	30.40	58,370
1920 S. F.	30.40	58,370
1920 S. F.	30.40	58,370
1920 S. F.	30.40	58,370
1920 S. F.	30.40	58,370
4573	60.37	276,070
2205	26.80	59,090
144	26.80	3,860
595	26.80	15,950
2356	26.80	63,140
1512	30.15	45,590
576	7.60	4,380
182	7.60	1,380
182	7.60	1,380
		937800
	Factor	X 1.17
REPLACEMENT VALUE		1,097,230

RENTAL CAPITALIZATION	
LAND	
VACANCY	
HEATING	
WATER	
ELECTRICITY	
JANITOR	
MANAGEMENT	
TOTAL FLAT EXPENSES	
GROSS ANNUAL INCOME	
LESS FLAT EXPENSES	
BALANCE FOR CAP.	
CAP. RATE	
REFLECTED CAP. VALUE	

LOCATION		
GOOD	FAIR	POOR
LISTER	DATE	

WCE 19
TR 5
URN 1

2 Large Boilers } Controls
OIL } water
Hot Water
17 Hot Air Blowers
Cal + Gym

* Bsmt, just a sunken 20x20 area for furnace aprox
Audatouriam + Cafateiror
Gym

OCCUPANCY DETAIL & INCOME

School & PlayGround

	OCCUPANCY	CONSTRUCTION	SIZE	AREA	CLASS	AGE	REMOD.	COND.	REPL. VAL.	Phy. Dep.	PHYS. VALUE	Funct. Dep.	ACTUAL VAL.	Eq. Fact.	ASSESSMENT
1	School	1S Brk	SKCard			1960±		F	1097230	20	877780	—	877780	✓	877780
2															
3	Basketball	Asphalt						F							
4	Tennis Court	Asphalt						F							
5															
6															
7															
8															
													TOTAL		

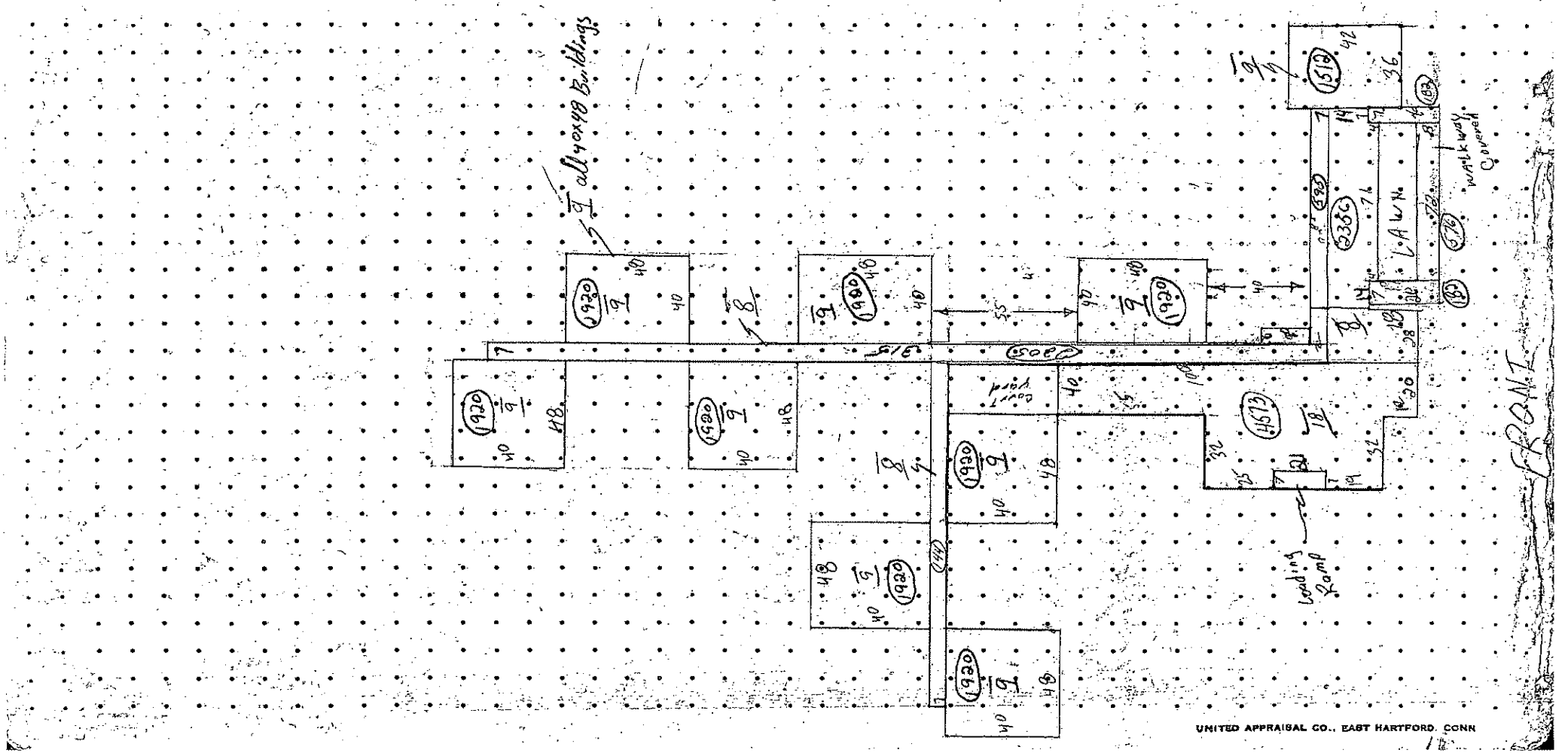
PROPERTY STREET CARD

SIDE	LOCATION	MAP	BLOCK	PARCEL	NO. OF CDS
					CD FOLLOWS

OWNER OF RECORD	OWNER OF RECORD

BUILDING DIAGRAM

Dots represent 12'



UNITED APPRAISAL CO., EAST HARTFORD, CONN

No. SS # 3749 Street 83 93 Tower St. Side

To the Board of Water Commissioners of the Town of Westerly:

Application is hereby made to connect the above premises with the public sewer in TOWER Street

agree to abide by all rules relative to plumbing or sewers and to waive all claims for damage in case of revocation of permit to connect.

Dated ..... 19 Gilbane Bldg Co Owner

(sign here) C. H. Gilbane Supt

School Dept.

Branch ..... ft. ..... of ..... M. H. .....

Depth at Main ..... ft; Curb ..... ft; Grade ..... ; Main to Property line .....

Laid ..... 19 ..... ; ..... ft; ..... Pipe; Cost $ .....

Plumb. App. No. ..... Drain App. No. .....

Plumber ..... Drain Layer .....

This service goes into M.H. at corner of Narragansett Ave & Tower Street.

JDK

83

No. SS # 3790 Street 93 Tower St. Side

To the Board of Water Commissioners of the Town of Westerly:

Application is hereby made to connect the above premises with the public sewer in TOWER Street agree to abide by all rules relative to plumbing or sewers and to waive all claims for damage in case of revocation of permit to connect.

Dated Oct. 27 1954 WESTERLY SCHOOL DEPT. Owner
(sign here) JDK.

New School

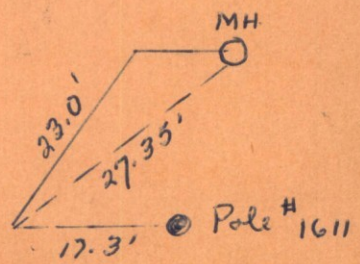
Branch 0+04.90 ft. of South M. H. @ Narra + Tower

Depth at Main 10 ft; Curb 9.0 ft; Grade ; Main to Property line 23.0'

Laid Nov 1954; ft; Pipe; Cost $

Plumb. App. No. Drain App. No.

Plumber 8" Tile pipe. Drain Layer



S. S. No. 3750

WESTERLY WATER DEPARTMENT.

The undersigned hereby make application for tapping water main at the following described premises:

Lot No. 93 situated on TOWER ST. SCHOOL St. # 93

(of which he/she is the owner) and hereby agrees to pay to the Westerly Water Dept. the established meter rate for said water, and to use the same hereafter in accordance with the Rules and Regulations of the Water Department of the Town of Westerly.

Gilbane Bldg Co.

Signed Carmine G. Gallatty Supt.

4" DOMESTIC

Dated 4-2-55

11-REMINGTON RAND INC.-13-5350-34329-1500-1-51

Service Stop No. 3750

Application Received April 2, 1955

Service put in April 7, 1955

Size of Service 4" C.I. St. Main to Curb Box 8"x4" Sl & Gate

Remarks

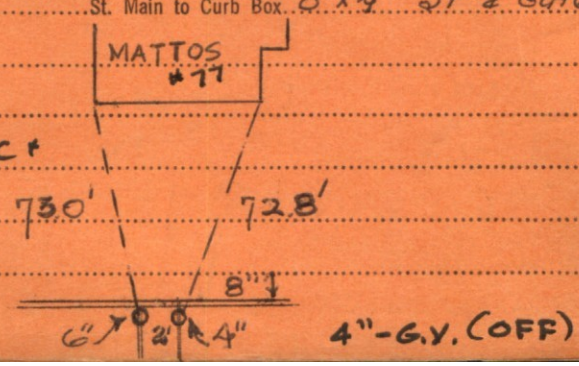
4" VALVE IS OFF

2005. - DOMESTIC +

SPRINKLER ARE BOTH

OFF 6" SPRINKLER

P.C.



SPRINKLER

0300
S. S. No. 374900

WESTERLY WATER DEPARTMENT,

The undersigned hereby make application for tapping water main at the following described premises:

Lot No. 93 situated on 93 TOWER ST. SCHOOL St.

(of which he/she is the owner) and hereby agrees to pay to the Westerly Water Dept. the established meter rate for said water, and to use the same hereafter in accordance with the Rules and Regulations of the Water Department of the Town of Westerly.

Town of Westerly School Dept.

Signed Gilbane Bldg Co.

C. F. Gallatin Supt

6" SPRINKLER

Dated April 2, 1955

11- REMINGTON RAND INC.-13-5350-34329-1500-1-51

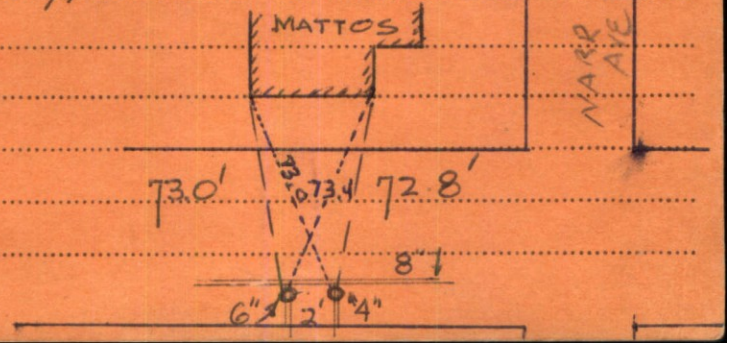
Service Stop No.

Application Received April 2, 1955

Service put in April 7, 1955

Size of Service ~~3/4" Copper~~ 6" Cast Iron St. Main to Curb Box 8"x6" Sl. & Gate

Remarks



No. Narragansett Ave Ext. Street – Avenue

DEPT. OF PUBLIC WORKS, WESTERLY, R. I.

SEWER DIVISION

Application is hereby made to connect the above premises with the public sewer in Narragansett Ave Ext. Street – Avenue.

The undersigned agrees to abide by all rules relative to plumbing and sewers and to waive all claims for damage in case of revocation of permit.

Signed Tower St. School
Agent – Owner

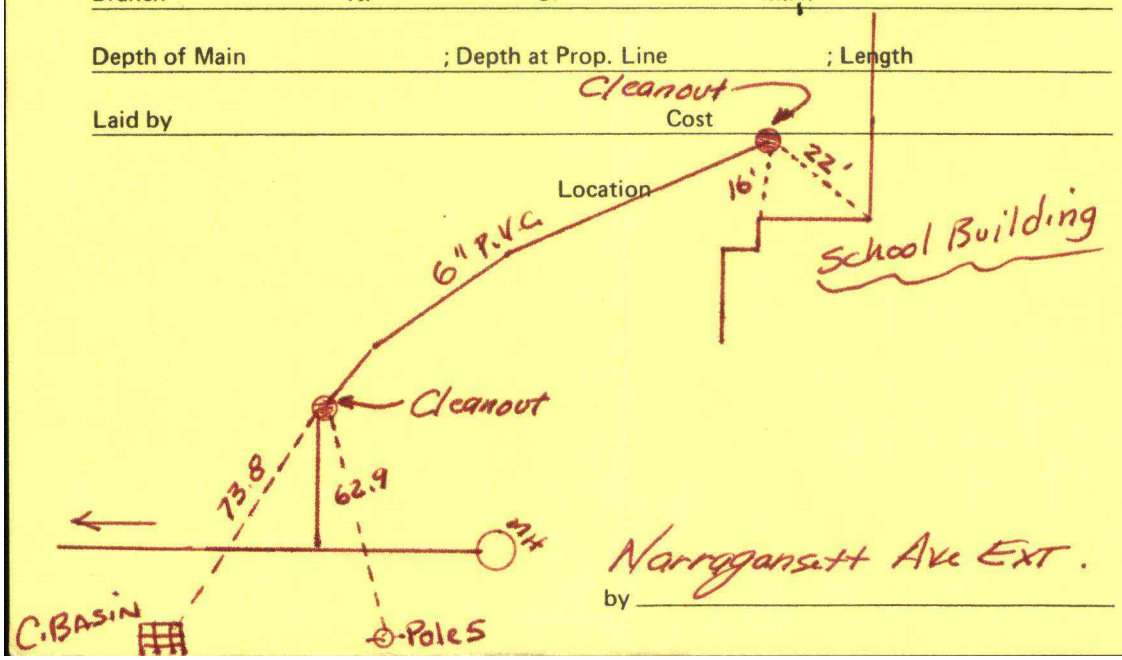
Date 8/15/89

Cleanout Locations

Branch ft. of M.H.

Depth of Main ; Depth at Prop. Line ; Length

Laid by Cost



Narragansett Ave Ext.

by

TOWER ST. SCHOOL

No. Narragansett Ave Ext Street – Avenue

DEPT. OF PUBLIC WORKS, WESTERLY, R. I.

SEWER DIVISION

Application is hereby made to connect the above premises with the public sewer in Narragansett Ave Ext- Street – Avenue.

The undersigned agrees to abide by all rules relative to plumbing and sewers and to waive all claims for damage in case of revocation of permit.

Signed Tower St. School
Agent – Owner

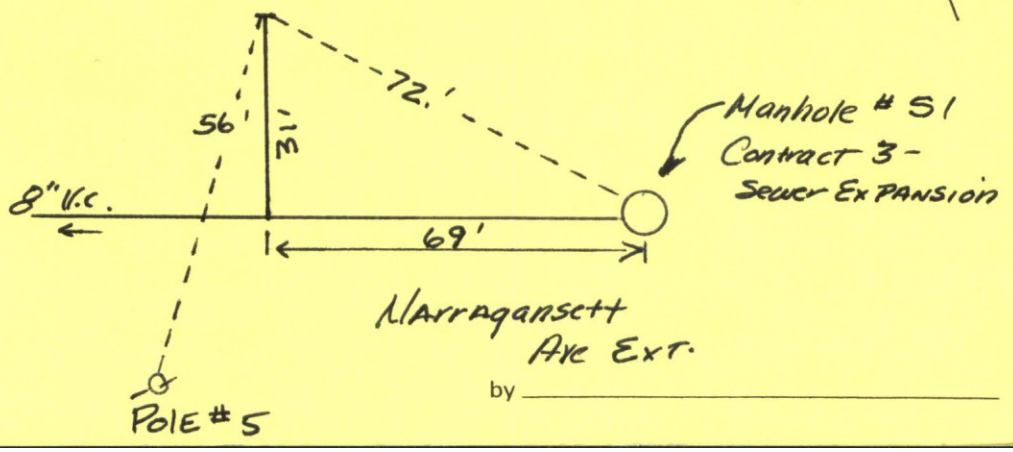
Date 8/15/89

Branch ft. of M.H.

Depth of Main 8.0' ; Depth at Prop. Line 5.0' ; Length 31'

Laid by A. Ferraro Cost

Location School Buildings



by

83 TOWER ST, Westerly, RI 02891

Records Details

Property Owner

TOWER ST SCHOOL

83 TOWER ST
WESTERLY, RI 02891

Records

Record #	Record Type	Status
85727	Electrical Permit	Active
93966	Electrical Permit	Active
78063	Building Permit	Active
82927	Electrical Permit	Active
87175	Electrical Permit	Active
89838	Electrical Permit	Active
92105	Electrical Permit	Active
89394	Electrical Permit	Active
67225	Building Permit	Active
84489	Electrical Permit	Active
99822	Mechanical Permit	Active
87532	Electrical Permit	Active
69775	Building Permit	Active
101384	Mechanical Permit	Complete
83655	Electrical Permit	Complete
88902	Electrical Permit	Complete
104538	Plumbing Permit	Complete
89494	Electrical Permit	Complete
97622	Mechanical Permit	Complete
76246	Building Permit	Complete
76251	Building Permit	Complete
76253	Building Permit	Complete
74158	Building Permit	Complete

Town of Westerly, RI

Your Profile

Your Records (/dashboard/records)

Resources

Search for Records (/search)

Claim a Record (/claimRecord)

Employee Login (https://westerlyri.workflow.opengov.com)

Portal powered by **OpenGov**

Decisions - Details

STATE OF RHODE ISLAND

FIRE SAFETY CODE - BOARD OF APPEAL AND REVIEW
560 Jefferson Boulevard
Suite 202
Warwick, RI 02886

(401) 889-5551 phone
(401) 889-5279 fax
711 TTY

DECISION

LOCATION OF PREMISES: 93 Tower Street, Westerly, RI **FILE NO.: 140144**
APPLICANT: Westerly Public Schools c/o Matthew Murphy 15 Highland Avenue Westerly, RI 02891
USE OR OCCUPANCY: Mixed
DATE OF DECISION: 2014-12-19

As indicated in the file, a hearing involving the above-captioned property was conducted on December 9, 2014 before the Fire Safety Code Board of Appeal and Review, pursuant to RI General Laws Section 23-28.3-5.

In attendance at the hearing were the following:

COMMISSIONERS: Chairman Newbrook and Commissioners Booth, Filippi, Jackson, Richard, Sylvester and Thornton.
EXECUTIVE DIRECTOR: W. Keith Burlingame, Esq.
AUTHORITY HAVING JURISDICTION: Chief Deputy State Fire Marshal James Gumbley of the State Fire Marshals Office.
APPLICANT: Matt Murphy.
TRAVEL OF THE CASE

1. This is an Application for Variance filed under Chapter 23-28.3, entitled the Fire Safety Code Board of Appeal and Review, and the Administrative Regulations promulgated thereunder.
2. The Application was filed by Matt Murphy (Facilities Director) of Westerly Public Schools / Tower, 15 Highland Avenue, Westerly, RI dated November 12, 2014.
3. The Application was received by the Board and File 140144 opened on November 20, 2014.
4. A hearing on the Application was conducted on December 9, 2014 at 1:00 PM before the Fire Safety Code Board of Appeal and Review.
5. After all evidence was presented at the hearing, a motion was made by Commissioner Thornton and seconded by Commissioner Richard to grant the Applicant relief as outlined herein. The motion passed on a 7 to 0 vote.

RECORD OF THE CASE

The following documents are part of the administrative record for Appeal 140144 and are pertinent to the decision rendered:

1. Variance Application 140144 dated November 12, 2014 and filed on November 20, 2014.

2. State Fire Marshals Office Inspection Report 14-920-IS dated September 29, 2014.
3. State Fire Marshal Building Description (Site 63).

EXHIBITS

The following documents were presented at the December 9, 2014 hearing as exhibits:

1. None.

FINDINGS OF FACT

Based on the testimony and evidence introduced at the hearing and a review of the administrative file, the Board makes the following Finding of Fact:

1. The numbers of the Decision below correspond with those of the September 29, 2014 inspection report compiled by the State Fire Marshals Office. The above report was utilized by the Board, the Applicant and the State Fire Marshals Office during the December 9, 2014 hearing on this matter. Accordingly, the Board hereby incorporates the September 29, 2014 inspection report as its initial findings of fact. Any modification of the Boards findings, such as correction of a deficiency by the Applicant, shall be noted herein.
2. The building is an existing 1-story mixed use (assembly, educational and business) occupancy.
3. The building is of Type II (000) construction and is provided with partial sprinkler protection and has a fire alarm system.
4. There is no objection by the Westerly (telephone call from Chief Mackay) or State Fire Marshals Offices to the granting of the relief outlined herein.

CONCLUSIONS OF LAW AND
DETERMINATIONS ON VARIANCE REQUESTS

1. [14-586-VN] The Board grants the Applicant a time variance of thirty (30) days from the date of the decision to comply with the provisions of RILSC section 9.6.2 by developing and submitting a plan of action for the installation of approved manual fire alarm boxes at all required exits in the facility. The Board further grants the Applicant an additional one hundred fifty (150) days in order to implement the above plan of action, at the direction and to the satisfaction of the State Fire Marshals Office.
2. [14-585-VN] The Board grants the Applicant the time variance outlined in item 1 above to comply with the provisions of RIFC section 50.4.3 by removing the commercial cooking equipment in the facility, at the direction and to the satisfaction of the State Fire Marshals Office.
3. [13-505-VN] This deficiency has been corrected.
4. [13-506-VN] This deficiency has been corrected.

Any deficiency understood by the Board to have been corrected, which is not so corrected, shall be immediately corrected by the Applicant. The term approved, as used herein, is understood to mean in accordance with the specific provisions related to the particular subject as are contained in this Code, or as approved in particular by the Authority Having Jurisdiction (State Fire Marshal, his or her designated Deputy State Fire Marshals and/or Assistant Deputy State Fire Marshals).

Finally, the Board hereby authorizes the State Fire Marshals Office to extend the above timeline for good faith efforts being demonstrated by the applicant.

STATUS OF DECISION AND APPEAL RIGHTS

1. This Decision represents a comprehensive, integrated plan of fire safety for the above-captioned facility under the above-cited use or occupancy. Accordingly, every variance granted is conditioned upon the Applicants timely and continued compliance with all of the directives of the Board. Every variance granted is further conditioned upon the continued use or occupancy of this facility under the above-cited classification reviewed by the Board. (See: Board Rules and Regulations, section 6-2-17).

2. Failure of the Applicant to initially comply with the full Decision of the Board, within the stated time frame, shall void all variances granted herein. (See: Board Rules and Regulations, section 6-2-18.) In the event of complete, timely and continued compliance with the full Decision of the Board, the above cited variances shall be deemed to have vested in the above-captioned facility. As long as this facility is in continued compliance with the full Decision of the Board, the above-cited variances shall remain with this facility in the absence of any change in use or occupancy mandating review under a separate classification of the Fire Code or a revision of the above-cited classification. (See: Board Rules and Regulations, section 6-2-19).

3. Such changes in use or occupancy of this facility, or failure to continually comply with the Boards Decision shall void all variances granted under the above-cited use or occupancy. If such change creates a new use or occupancy as outlined in R.I.G.L. 23-28.1-6, all variances granted under the original use or occupancy are void and this facility shall be reviewed under the newly created use or occupancy. (See: Board Rules and Regulations, section 6-2-20).

4. The Applicant may appeal the Boards Decision, within thirty (30) days of the mailing date of this Decision, by commencing an action against the State Fire Marshal in the Sixth Division of the District Court. Commencement of such an action does not operate as an automatic stay of this Decision [R.I.G.L. 42-35-15(c)].

Decisions - Details

STATE OF RHODE ISLAND

FIRE SAFETY CODE - BOARD OF APPEAL AND REVIEW
560 Jefferson Boulevard
Suite 202
Warwick, RI 02886

(401) 889-5551 phone
(401) 889-5279 fax
711 TTY

DECISION

LOCATION OF PREMISES: 93 Tower Street, Westerly, RI **FILE NO.: 160052**
APPLICANT: Matt Murphy c/o Westerly School Department 15 Highland Street Westerly, RI 02891
USE OR OCCUPANCY: Mixed
DATE OF DECISION: 2016-05-18

As indicated in the file, a hearing involving the above-captioned property was conducted on May 10, 2016 before the Fire Safety Code Board of Appeal and Review, pursuant to RI General Laws Section 23-28.3-5.

In attendance at the hearing were the following:
COMMISSIONERS: Chairman Newbrook and Commissioners Filippi, Walker, Jackson, Booth and Thornton.
AUTHORITY HAVING JURISDICTION: Deputy State Fire Marshal Robert Letourneau of the State Fire Marshals Office.
APPLICANT: Matt Murphy and Michael Turano.
EXECUTIVE DIRECTOR: W. Keith Burlingame, Esq.

TRAVEL OF THE CASE

1. This is an Application for Variance filed under R.I.G.L. Chapter 23-28.3, entitled Fire Safety Code Board of Appeal and Review, and the Administrative Regulations promulgated thereunder.
2. The Application was filed by Matt Murphy (authorized representative) of the Westerly School Department, 15 Highland Street, Westerly, RI dated March 7, 2016.
3. The Application was received by the Board and File 160052 opened on March 30, 2016.
4. The property was previously before the Board on December 9, 2014 at which time Decision 140144 was issued dated December 19, 2014
5. A hearing on the Application was conducted on May 10, 2016 at 1:00 PM before the Fire Safety Code Board of Appeal and Review.
6. After all evidence was presented at the hearing, a motion was made by Commissioner Thornton and seconded by Commissioner Walker to grant the Applicant the relief as outlined herein. The motion passed on a 6 to 0 vote.

RECORD OF THE CASE

The following documents are part of the administrative record for Appeal 160052

and are pertinent to the decision rendered:

1. Variance Application 160052 dated March 7, 2016 and filed on March 30, 2016.
2. State Fire Marshals Office Inspection Report dated January 13, 2016.
3. State Fire Marshals Office Building Description 504-63 dated March 4, 2016.
4. Letter of authorization for Matthew Murphy from Roy Seitsinger of the Westerly Public Schools dated March 28, 2016.
5. Decision 140144 dated December 19, 2014.

EXHIBITS

The following documents were presented at the May 10, 2016 hearing as exhibits:

1. None.

FINDINGS OF FACT

Based on the testimony and evidence introduced at the hearing and a review of the administrative file, the Board makes the following Finding of Fact:

1. The numbers of the Decision below correspond with those of the January 13, 2016 inspection report compiled by the State Fire Marshals Office. The above report was utilized by the Board, the Applicant and the State Fire Marshals Office during the May 10, 2016 hearing on this matter. Accordingly, the Board hereby incorporates the January 13, 2016 inspection report as its initial findings of fact. Any modification of the Boards findings, such as correction of a deficiency by the Applicant, shall be noted herein.
2. The building is an existing 1-story multiple/mixed use (assembly, educational, business and day care) occupancy.
3. The building is of Type II (000) construction and is provided with approved partial sprinkler protection and does not have a compliant fire alarm system.
4. The Board finds that the Applicant is holding a Town-wide referendum in November of this year to determine the sustainability and future use of this property, including repurposing or demolition.
5. There is no objection by the State Fire Marshals Office to the granting of the relief outlined herein.

CONCLUSIONS OF LAW AND
DETERMINATIONS ON VARIANCE REQUESTS

1. [16-48-VN] The Board grants the Applicant a time variance until December 13, 2016 to comply with the provisions of RILSC section 17.3.4.5 by developing and submitting a plan of action for the installation of an approved total (complete) coverage fire alarm system throughout the facility. The Board further directs the Applicant to return to the Board on December 13, 2016 with the State Fire Marshals Office to present this plan of action for further review and approval.

Any deficiency understood by the Board to have been corrected, which is not so corrected, shall be immediately corrected by the Applicant. The term approved, as used herein, is understood to mean in accordance with the specific provisions related to the particular subject as are contained in this Code, or as approved in particular by the Authority Having Jurisdiction (State Fire Marshal, his or her designated Deputy State Fire Marshals and/or Assistant Deputy State Fire Marshals).

STATUS OF DECISION AND APPEAL RIGHTS

1. This Decision represents a comprehensive, integrated plan of fire safety for the above-captioned facility under the above-cited use or occupancy. Accordingly, every variance granted is conditioned upon the Applicants timely and continued compliance with all of the directives of the Board. Every variance granted is further conditioned upon the continued use or occupancy of this facility under the above-cited classification reviewed by the Board. (See: Fire Safety Code, section 6-2-22).

2. Failure of the Applicant to initially comply with the full Decision of the Board, within the stated time frame, shall void all variances granted herein. (See: Fire Safety Code, section 6-2-23.) In the event of complete, timely and continued compliance with the full Decision of the Board, the above cited variances shall be deemed to have vested in the above-captioned facility. As long as this facility is in continued compliance with the full Decision of the Board, the above-cited variances shall remain with this facility in the absence of any change in use or occupancy mandating review under a separate classification of the Fire Code or a revision of the above-cited classification. (See: Fire Safety Code, section 6-2-24).

3. Such changes in use or occupancy of this facility, or failure to continually comply with the Boards Decision shall void all variances granted under the above-cited use or occupancy. If such change creates a new use or occupancy as outlined in R.I.G.L. 23-28.1-6, all variances granted under the original use or occupancy are void and this facility shall be reviewed under the newly created use or occupancy. (See: Fire Safety Code, section 6-2-25).

4. The Applicant may appeal the Boards Decision, within thirty (30) days of the mailing date of this Decision, by commencing an action against the State Fire Marshal in the Sixth Division of the District Court. (See: Fire Safety Code, section 6-2-18). Commencement of such an action does not operate as an automatic stay of this Decision [R.I.G.L. 42-35-15(c)].

Decisions - Details

STATE OF RHODE ISLAND

FIRE SAFETY CODE - BOARD OF APPEAL AND REVIEW
560 Jefferson Boulevard
Suite 202
Warwick, RI 02886

(401) 889-5551 phone
(401) 889-5279 fax
711 TTY

DECISION

LOCATION OF PREMISES: 93 Tower Street, Westerly, RI **FILE NO.: 160052A**
APPLICANT: Matt Murphy Westerly School Department 15 Highland Street Westerly, RI 02891
USE OR OCCUPANCY: Mixed
DATE OF DECISION: 2017-01-11

As indicated in the file, a hearing involving the above-captioned property was conducted on December 13, 2016 before the Fire Safety Code Board of Appeal and Review, pursuant to RI General Laws Section 23-28.3-5.

In attendance at the hearing were the following:
COMMISSIONERS: Vice-Chairman Blackburn and Commissioners Richard, Filippi, Pearson, Walker, Jackson, Booth and Thornton.
AUTHORITY HAVING JURISDICTION: Deputy State Fire Marshal Robert Letourneau of the State Fire Marshals Office.
APPLICANT: Michael Needleman and Michael Turano.
EXECUTIVE DIRECTOR: W. Keith Burlingame, Esq.

TRAVEL OF THE CASE

1. This is an Application for Variance filed under R.I.G.L. Chapter 23-28.3, entitled Fire Safety Code Board of Appeal and Review, and the Administrative Regulations promulgated thereunder.
2. The Application was filed by Matt Murphy (authorized representative) of the Westerly School Department, 15 Highland Street, Westerly, RI dated March 7, 2016.
3. The Application was received by the Board and File 160052 opened on March 30, 2016.
4. The property was previously before the Board on December 9, 2014 at which time Decision 140144 was issued dated December 19, 2014
5. This matter was most recently before the Board on May 10, 2016 at which time Decision 160052 was issued dated May 18, 2016 directing the Applicant to return on December 13, 2016 with an approved plan of action.
6. A subsequent hearing on the Application was conducted on December 13, 2016 at 1:00 PM before the Fire Safety Code Board of Appeal and Review.
7. After all evidence was presented at the hearing, a motion was made by Commissioner Richard and seconded by Commissioner Walker to grant the Applicant the relief as outlined herein. The motion passed on a 8 to 0 vote.

RECORD OF THE CASE

The following documents are part of the administrative record for Appeal 160052 and are pertinent to the decision rendered:

1. Variance Application 160052 dated March 7, 2016 and filed on March 30, 2016.
2. State Fire Marshals Office Inspection Report dated January 13, 2016.
3. State Fire Marshals Office Building Description 504-63 dated March 4, 2016.
4. Letter of authorization for Matthew Murphy from Roy Seitsinger of the Westerly Public Schools dated March 28, 2016.
5. Decision 140144 dated December 19, 2014.
6. Decision 160052 dated May 18, 2016.
7. Reschedule Notice dated October 20, 2016.

EXHIBITS

The following documents were presented at the December 13, 2016 hearing as exhibits:

1. Letter of authorization for Michael Needleman from Roy Seitsinger, Jr. dated September 7, 2016.
2. Encore Fire Protection proposal dated October 27, 2016.
3. Westerly Public Schools Purchase Order 20172016-00.

FINDINGS OF FACT

Based on the testimony and evidence introduced at the hearing and a review of the administrative file, the Board makes the following Finding of Fact:

1. The numbers of the Decision below correspond with those of the January 13, 2016 inspection report compiled by the State Fire Marshals Office and Decision 160052 dated May 18, 2016. The above report and Decision were utilized by the Board, the Applicant and the State Fire Marshals Office during the December 13, 2016 hearing on this matter. Accordingly, the Board hereby incorporates the January 13, 2016 inspection report and Decision 160052 as its initial findings of fact. Any modification of the Boards findings, such as correction of a deficiency by the Applicant, shall be noted herein.
2. The building is an existing 1-story multiple/mixed use (assembly, educational, business and day care) occupancy.
3. The building is of Type II (000) construction and is provided with approved partial sprinkler protection and does not have a compliant fire alarm system.
4. There is no objection by the State Fire Marshals Office to the granting of the relief outlined herein.

CONCLUSIONS OF LAW AND
DETERMINATIONS ON VARIANCE REQUESTS

1. [16-48-VN] The Board grants the Applicant a time variance until the commencement of the 2017/2018 school year to comply with the provisions of RILSC section 17.3.4.5 by installing an approved total (complete) coverage fire alarm system throughout the facility, at the direction and to the satisfaction of the State Fire Marshal's Office.

Any deficiency understood by the Board to have been corrected, which is not so corrected, shall be immediately corrected by the Applicant. The term approved, as

used herein, is understood to mean in accordance with the specific provisions related to the particular subject as are contained in this Code, or as approved in particular by the Authority Having Jurisdiction (State Fire Marshal, his or her designated Deputy State Fire Marshals and/or Assistant Deputy State Fire Marshals).

STATUS OF DECISION AND APPEAL RIGHTS

1. This Decision constitutes a final order of the Fire Safety Code Board of Appeal and Review as set forth in R.I.G.L. section 42-35-12 and represents a comprehensive, integrated plan of fire safety for the above-captioned facility under the above-cited use or occupancy. Accordingly, every variance granted is conditioned upon the Applicants timely and continued compliance with all of the directives of the Board. Every variance granted is further conditioned upon the continued use or occupancy of this facility under the above-cited classification reviewed by the Board. (See: Fire Safety Code, section 6-2-22).
2. Failure of the Applicant to initially comply with the full Decision of the Board, within the stated time frame, shall void all variances granted herein. (See: Fire Safety Code, section 6-2-23.) In the event of complete, timely and continued compliance with the full Decision of the Board, the above cited variances shall be deemed to have vested in the above-captioned facility. As long as this facility is in continued compliance with the full Decision of the Board, the above-cited variances shall remain with this facility in the absence of any change in use or occupancy mandating review under a separate classification of the Fire Code or a revision of the above-cited classification. (See: Fire Safety Code, section 6-2-24).
3. Such changes in use or occupancy of this facility, or failure to continually comply with the Boards Decision shall void all variances granted under the above-cited use or occupancy. If such change creates a new use or occupancy as outlined in R.I.G.L. 23-28.1-6, all variances granted under the original use or occupancy are void and this facility shall be reviewed under the newly created use or occupancy. (See: Fire Safety Code, section 6-2-25).
4. The Applicant may appeal the Boards Decision, within thirty (30) days of the mailing date of this Decision, by commencing an action against the State Fire Marshal in the Sixth Division of the District Court. (See: Fire Safety Code, section 6-2-18). Commencement of such an action does not operate as an automatic stay of this Decision [R.I.G.L. 42-35-15(c)].

Additions & Renovations

WESTERLY SCHOOLS

TOWER STREET ELEMENTARY SCHOOL

Westerly, Rhode Island

RGB

The Robinson Green Beretta Corporation

architecture engineering interior design

50 Holden Street **Providence, Rhode Island**

GILBANE BUILDING CO. **Construction Manager**

THE RGB CORP. SITE

THE RGB CORP. STRUCTURAL

THE RGB CORP. PLUMBING

WILKINSON ASSOCIATES INC. MECHANICAL

GASKELL ASSOCIATES LTD. ELECTRICAL

LIST OF DRAWINGS

CIVIL

C1.1T	SURVEY
C2.1T	SITE & LAYOUT PLAN
C2.2T	SITE & LAYOUT PLAN (ALTERNATE #1T)
C3.1T	GRADING & DRAINAGE PLAN
C3.2T	GRADING & DRAINAGE PLAN (ALT. #1)
C4.1T	DETAILS
C4.2T	DETAILS (ALTERNATE #1)

ARCHITECTURAL

D1.1T	DEMOLITION / REMOVAL PLAN
D4.1T	WALL SECTIONS
A0.1T	ABBREVIATION SHEET
A1.1T	EXISTING FLOOR PLAN
A1.2T	FLOOR PLAN
A1.3T	ROOF PLAN
A1.4T	SECTION "A" PLAN
A1.5T	SECTION "B" PLAN
A2.1T	ELEVATIONS
A3.0T	WALL TYPES
A4.1T	BUILDING SECTIONS
A4.2T	BUILDING SECTIONS
A5.1T	EXTERIOR DETAILS
A5.2T	ROOF DETAILS
A5.3T	WINDOW DETAILS
A5.4T	WINDOW DETAILS
A6.1T	CEILING PLAN SECTION "A"
A6.2T	CEILING PLAN SECTION "B"
A7.1T	INTERIOR ELEVATIONS
A8.1T	INTERIOR DETAILS
A8.2T	INTERIOR DETAILS
A9.1T	FINISH SCHEDULE
A9.2T	DOOR SCHEDULE
A9.3T	DOOR DETAILS / FRAME TYPES

STRUCTURAL

S1.1T	FOUNDATION PLAN
S1.2T	PARTIAL FOUNDATION PLAN
S1.3T	PARTIAL FOUNDATION PLAN
S1.4T	GENERAL NOTES & DETAILS
S2.1T	ROOF FRAMING
S2.2T	ROOF FRAMING
S2.3T	ROOF FRAMING
S2.4T	FRAMING SECTIONS / DETAILS

PLUMBING

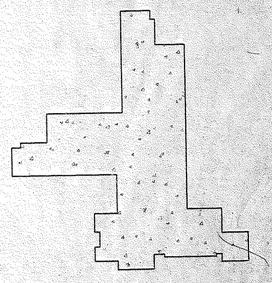
P1.4T	SECTION "A" PLAN - WASTE & GAS
P1.4AT	SECTION "A" PLAN - WATER
P1.5T	SECTION "B" PLAN - WASTE
P1.5AT	SECTION "B" PLAN - WATER

MECHANICAL

M-1T	MECHANICAL "A" FLOOR PLAN
M-2T	MECHANICAL "B" FLOOR PLAN
M-3T	MECHANICAL PARTIAL PLAN & DETAILS
M-4T	MECHANICAL SCHEDULES & SECTIONS
M-5T	MECHANICAL TYPICAL DETAILS
M-6T	MECHANICAL TYPICAL DETAILS

ELECTRICAL

E1.T	ELECTRICAL DEMOLITION PLAN
E2.T	ELECTRICAL FLOOR PLAN LIGHTING
E3.T	ELECTRICAL FLOOR PLAN POWER
E4.T	ELECTRICAL SYSTEMS PLAN
E5.T	ELECTRICAL FLOOR PLAN LIGHTING
E6.T	ELECTRICAL FLOOR PLAN POWER
E7.T	ELECTRICAL FLOOR PLAN SYSTEMS
E8.T	ELECTRICAL SCHEMATICS
E9.T	ELECTRICAL NOTES AND SCHEDULES



RECEIVED
DEC 20 1994
GILBANE BLDG. CO.

TOWER STREET ELEMENTARY SCHOOL

STATUS: ISSUED FOR CONSTRUCTION

DATE: 19 DECEMBER 1994

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certification

GERHARD E. KNAUF
No. 7889
REGISTERED PROFESSIONAL ENGINEER

drawn by JND

checked by RJF

revised on

NARRAGANSETT AVE. EXTENSION

TOWER STREET

BENCHMARK
Spike w/ cap in Pole #16-S
Elev. 122.51 (NGVD)

BENCHMARK
Spike w/cap in Pole #2
Elev. 113.53 (NGVD)

BENCHMARK
Top of Ledge Outcrop
Elev. 109.03 (NGVD)

Rebar w/cap set

Rebar Set

D.H. Set

Δ=47°30'24"
R=30.00
L=41.5765
Ch=40.39
Ch=N 62°41'02" E

L=52°01'16"
R=1615.77
L=223.93
Ch=213.82
Ch=S 21°00'49" W

S 77°06'39" E 326.82

S 90°00'00" E 547.37

N 72°26'36" W 140.03

N 20°39'47" W 332.99

S 77°06'27" E 810.05

50'

154'

90'

20'

25'

18'

9'

24'

37' TYP.

7 SPACES @ 9' x 63'
PAINTED PARKING LINES (TYPICAL)
12 SPACES @ 9' x 108'

HAY BALE EROSION CHECK - TYPE 'B' (1/2.4)

BITUMINOUS CONCRETE PAVEMENT (1A/2.1)

R&D BITUMINOUS CONCRETE PVMT.

SAW CUT & MATCH PVMT.

BITUMINOUS CONCRETE WALK (1C/2.1)

PRECAST BUMPER (TYPICAL) (9/2.1)

H.C. SYMBOL (8/2.1)

BITUMINOUS CONC. PAVEMENT (1A/2.1)

PROVIDE NEW CHAIN LINK SINGLE SWING GATE TO MATCH EXISTING FENCE

LOAM & SEED

CONCRETE PLATFORM (5/2.1)

H.C. SIGN (7/2.1)

SIDEWALK TO REMAIN

WHEELCHAIR RAMP (10/2.1)

CONCRETE WALK (6/2.1)

CONCRETE STAIRS / 4 RAILINGS - 4 RISERS @ 6½" (11/2.1)

CONC. STAIRS & RAILINGS - 3 RISERS @ 6" (11/2.1)

ADDITION
F.F. EL. 115.49

ADDITION
F.F. EL. 113.31

ADDITION
F.F. EL. 115.41

ADDITION
F.F. EL. 114.08

ADDITION
F.F. EL. 114.03

CONC. STAIRS & RAILINGS - 6 RISERS @ 6" (11/2.1)

CONC. STAIRS & RAILINGS - 4 RISERS @ 6" (11/2.1)

CONC. STAIRS & RAILINGS - 3 RISERS @ 6" (11/2.1)

R&D BASKET BALL HOOP

HAY BALE EROSION CHECK - TYPE 'A' (1/2.3)

Setback Line

Swamp

Stone Corn

N/F
Angelo & Gina L. DeGiacomo
&
Fred & Gina L. DeGiacomo
Bk. 370 Pg. 600

LEGEND
R&D REMOVE & DISPOSE OF

NORTH MAGNETIC
NORTH GEOGRAPHIC
14.5°

SCALE: 1" = 20'

SOIL EROSION AND CONTROL NOTES

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACT LIMIT LINES SHALL BE ESTABLISHED IN THE FIELD. BALED HAY EROSION CHECKS SHALL THEN BE PLACED, LOCATIONS AS SHOWN ON THE PLANS.
2. BALED HAY EROSION CHECKS SHALL BE ROUTINELY INSPECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, UNTIL VEGETATIVE COVER HAS BEEN ESTABLISHED ON FINISH SLOPES. HAY BALES SHALL BE REPLACED IF NECESSARY.
3. SEDIMENT BUILD-UP ALONG THE BALED HAY EROSION CHECKS SHALL BE REMOVED AND DISPOSED OF WHEN THE SEDIMENT DEPTH EXCEEDS 6 INCHES.
4. ALL DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AND THE EMBANKMENTS STABILIZED AS SOON AS POSSIBLE AFTER CONSTRUCTION COMMENCES.
5. PROVIDE BALED HAY EROSION CHECKS AT ALL CATCH BASINS DURING THE CONSTRUCTION.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD AS NECESSARY.
7. STOCKPILES OF TOPSOIL SHALL ALSO HAVE HAY BALE EROSION CHECKS AROUND THE LOWER PERIPHETER.
8. ANY STRIPPED OR EXPOSED AREAS THAT ARE NOT IN CONTINUOUS USE SHALL BE MULCHED.
9. REMOVE AND DISPOSE OF ALL EROSION AND SEDIMENT CONTROLS ONLY AFTER PERMANENT VEGETATIVE COVER IS ESTABLISHED AND ACCEPTED BY THE OWNER AND THE ENGINEER.
10. ALL AREAS DISTURBED BY CONSTRUCTION AND NOT INDICATED TO RECEIVE ANY OTHER FORM OF SURFACE TREATMENT SHALL BE LOAMED AND SEEDED.

RGB
The Robinson Green Beretta Corporation
architecture
engineering
interior design

50 Holden Street
Providence, Rhode Island 02908
401 272-1730

project

ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
ISSUED FOR CONSTRUCTION
issued on 7 DECEMBER 1994

sheet contents
SITE & LAYOUT PLAN

job no. 4389

drawing no.
C2.1T

sheet 2 of 7

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NARRAGANSETT AVE. EXTENSION

TOWER STREET

ADDITION
F.F. EL. 115.48

ADDITION
F.F. EL. 115.41

ADDITION
F.F. EL. 113.31

ADDITION
F.F. EL. 114.08

ADDITION
F.F. EL. 114.03

BENCHMARK
Spike w/ccs in Pole #16-5
Elev. 122.51 (NGVD)

BENCHMARK
Spike w/ccs in Pole #2
Elev. 113.53 (NGVD)

BENCHMARK
Top of Ledge Outcrop
Elev. 109.03 (NGVD)

ALTERNATE # IT

SAME AS BASE BID

LEGEND
R&D REMOVE & DISPOSE OF

N/F
Angelo & Gina L. DeGiacomo
&
Fred & Cindi L. DeGiacomo
Bk. 370 Pg. 600

SOIL EROSION AND CONTROL NOTES

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10. ALL AREAS DISTURBED BY CONSTRUCTION AND NOT INDICATED TO RECEIVE ANY OTHER FORM OF SURFACE TREATMENT SHALL BE LOAMED AND SEEDED.

SCALE: 1" = 20'

certification

drawn by JND

checked by RJF

revised on

RGB

The Robinson Green Beretta Corporation
architecture
engineering
interior design

50 Holden Street
Providence, Rhode Island 02908
401 272-1730

project

ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
ISSUED FOR CONSTRUCTION
issued on
7 DECEMBER 1994

sheet contents

SITE & LAYOUT PLAN
ALTERNATE # IT

job no. 4389

drawing no.

C2.2T

sheet 3 of 7

GENERAL NOTES:

1. BEFORE BEGINNING ANY EXCAVATION OR DEMOLITION, GIVE A MINIMUM OF SEVENTY-TWO (72) HOUR NOTICE EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS, TO ALL UTILITY COMPANIES WITHIN THE AREA. ALSO, CALL "DIG SAFE" AT 1-800-225-4977 IN MAINE, NEW HAMPSHIRE, VERMONT AND RHODE ISLAND, OR 1-800-322-4844 IN MASSACHUSETTS, TO NOTIFY MEMBER UTILITIES. CONTRACTOR SHALL ALSO CONFORM TO CHAPTER 39-1.2 OF THE GENERAL LAWS OF THE STATE OF RHODE ISLAND, ENTITLED "EXCAVATION NEAR UNDERGROUND UTILITY FACILITIES".
2. LOCATION AND DEPTHS OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. CHECK AND VERIFY LOCATION AND DEPTHS OF ALL UTILITIES, BOTH UNDERGROUND AND OVERHEAD BEFORE BEGINNING ANY EXCAVATING. REPAIR AND PAY FOR ANY DAMAGE TO EXISTING UTILITIES.
3. PATCHING OF STREETS AND SIDEWALKS SHALL CONFORM TO THE TOWN OF WESTERLY AND/OR RIDOT SPECIFICATIONS AND STANDARDS. EXTENT AND WIDTH OF PATCHING SHALL BE AS REQUIRED BY THE LOCAL JURISDICTION.
4. ALL AREAS DISTURBED BY CONSTRUCTION AND NOT INDICATED TO RECEIVE ANY OTHER FORM OF SURFACE TREATMENT SHALL BE LOAMED AND SEEDED.
5. COORDINATE WITH LOCAL GAS COMPANY FOR INSTALLATION OF NEW GAS SERVICES, METERS AND PAY ALL COSTS INCURRED.

NARRAGANSETT AVE. EXTENSION
Town Road
TOWER STREET
State Road

BENCHMARK
Spike w/ cap in Pole #16-5
Elev. 122.51 (NGVD)
Pole #5-16

BENCHMARK
Spike w/cap in Pole #2
Elev. 113.53 (NGVD)
Date w/ trans. & light (Not visible to office)

BENCHMARK
Top of Ledge Outcrop
Elev. 109.03 (NGVD)

ADDITION
F.F. EL. 115.48
ADDITION
F.F. EL. 115.41
ADDITION
F.F. EL. 114.08
ADDITION
F.F. EL. 113.31
ADDITION
F.F. EL. 114.03

RED OIL TANKS & PIPING
GOOD N.E. THIS ITEM
TO BE REMOVED

VERIFY GAS ROUTING W/ GAS COMPANY

PROVIDE CONC. GAS METER PAD AS REQ'D BY GAS COMPANY

MITER ENDS OF 6" PIPE TO CONFORM WITH SLOPES

DRY WELL #1 RIM 112.5 INV. IN 110.0

DRY WELL #2 RIM 114.9 INV. IN 111.5

DRY WELL #3 RIM 114.2 INV. IN 110.5

HAY BALE EROSION CHECK - TYPE 'A'

HAY BALE EROSION CHECK - TYPE 'B'

SPLASH BLOCK

Actual location of Sanitary Manhole unknown

Location of water service to building is unknown

Connection Unknown

Outlet Connection Unknown

School Sign

Flag Pole

Dumpster Enclosure

Area Drain T.F. = 114.62 Connection Unknown

Concrete Slab

Ledge Outcrop

Bituminous Pavement

Grass

Rebar Set

Rebar w/cap set

N/F
Angelo & Gina L. DeGiacomo
&
Fred & Cindi L. DeGiacomo
Bk. 379 Pg. 600

LEGEND

C.L.F.	CHAIN LINK FENCE
S	SANITARY SEWER
O/H	OVERHEAD UTILITY LINE
U/G	UNDERGROUND UTILITY LINE
100	EXISTING CONTOUR
W	WATER LINE
G	GAS LINE
100.0	SPOT GRADE
	POWER POLE
	WATER VALVE
	FIRE HYDRANT

LEGEND

(+100.0)	EXISTING SPOT GRADE TO REMAIN
+102.5	PROPOSED SPOT GRADE
102	PROPOSED CONTOUR
ND	NEW DRAIN LINE
	PROPOSED SWALE
NG	NEW GAS LINE

SCALE: 1" = 20'

NORTH MAGNETIC
NORTH GEOGRAPHIC
14.5°

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certification

GERHARD J. STAAF
No. 2704
REGISTERED PROFESSIONAL ENGINEER

drawn by JND

checked by RJF

revised on

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The Robinson Green Beretta Corporation
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interior design
50 Holden Street
Providence, Rhode Island 02908
401 272-1730

project

ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
ISSUED FOR CONSTRUCTION
issued on
7 DECEMBER 1994

sheet contents
GRADING & DRAINAGE PLAN

RECEIVED
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job no. 4389

drawing no.
C3.1T

sheet 4 of 7

GENERAL NOTES:

1. BEFORE BEGINNING ANY EXCAVATION OR DEMOLITION, GIVE A MINIMUM OF SEVENTY-TWO (72) HOUR NOTICE EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS, TO ALL UTILITY COMPANIES WITHIN THE AREA. ALSO, CALL "DIG SAFE" AT 1-800-225-4977 IN MAINE, NEW HAMPSHIRE, VERMONT AND RHODE ISLAND, OR 1-800-322-4844 IN MASSACHUSETTS, TO NOTIFY MEMBER UTILITIES. CONTRACTOR SHALL ALSO CONFORM TO CHAPTER 39-1.2 OF THE GENERAL LAWS OF THE STATE OF RHODE ISLAND, ENTITLED "EXCAVATION NEAR UNDERGROUND UTILITY FACILITIES".
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5. COORDINATE WITH LOCAL GAS COMPANY FOR INSTALLATION OF NEW GAS SERVICES, METERS AND PAY ALL COSTS INCURRED.

NARRAGANSETT AVE. EXTENSION
Town Road

TOWER STREET
State Road

VERIFY INVERT OF EXISTING DRAIN LINE BEFORE BEGINNING CONSTRUCTION. NOTIFY ARCHITECT IF INVERT IS GREATER THAN 111.0. MANHOLE WILL BE MOVED DOWN UNTIL ELEV. 111.0 IS OBTAINED.

VERIFY INVERT OF EXISTING DRAIN LINE BEFORE BEGINNING CONSTRUCTION. NOTIFY ARCHITECT IF INVERT IS GREATER THAN 105.1

RAISE CLEANOUT TO GRADE

ALTERNATE # IT

SAME AS BASE BID

ADDITION
F.F. EL. 115.48

ADDITION
F.F. EL. 113.31

ADDITION
F.F. EL. 115.41

ADDITION
F.F. EL. 114.08

ADDITION
F.F. EL. 114.03

LEGEND

C.L.F.	CHAIN LINK FENCE
S	SANITARY SEWER
O/H	OVERHEAD UTILITY LINE
U/G	UNDERGROUND UTILITY LINE
100	EXISTING CONTOUR
W	WATER LINE
G	GAS LINE
100.0	SPOT GRADE
	POWER POLE
	WATER VALVE
	FIRE HYDRANT

LEGEND

(114.0)	EXISTING SPOT GRADE TO REMAIN
x 102.8	PROPOSED SPOT GRADE
102	PROPOSED CONTOUR
ND	NEW DRAIN LINE
NS	PROPOSED SWALE
DS	NEW DOWN SPOUT
NG	NEW GAS LINE

SCALE: 1" = 20'

BENCHMARK
Top of Ledge Outcrop
Elev. 109.03 (NGVD)

N/F
Angelo & Gina L. DeGiacomo
&
Fred & Cindi L. DeGiacomo
Bk. 370 Pg. 600

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certification

GERHARD H. URAF
12904
REGISTERED PROFESSIONAL ENGINEER

drawn by JND

checked by RJF

revised on

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The Robinson Green Beretta Corporation
architecture
engineering
interior design

50 Holden Street
Providence, Rhode Island 02908
401 272-1730

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ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

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GRADING & DRAINAGE PLAN ALTERNATE # IT

job no. 4389

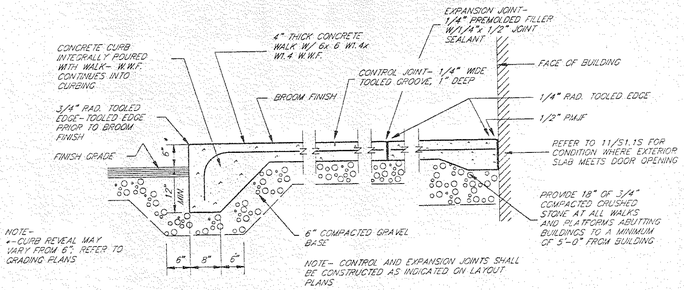
drawing no.
C3.2T

sheet 5 of 7

1/C4.1 SCHEDULE OF SURFACE FINISHES

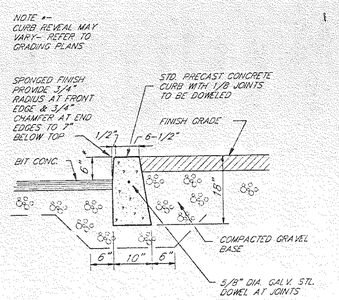
ALL COURSE THICKNESSES AFTER FINAL COMPACTION

A	BITUMINOUS CONCRETE	1" TOP COURSE - TYPE I-1 1½" BINDER COURSE 8" COMPACTED GRAVEL COMPACTED SUBGRADE	DRIVES & PARKING
B	CONCRETE	FINE BROOM FINISH 4" CONCRETE 6X6 WI.4 X WI.4 W.W.F. 6" GRAVEL BASE COMPACTED SUBGRADE	WALKS
C	BITUMINOUS CONCRETE	2" BITUMINOUS CONCRETE - TYPE I-2 6" GRAVEL BASE COMPACTED SUBGRADE	WALKS



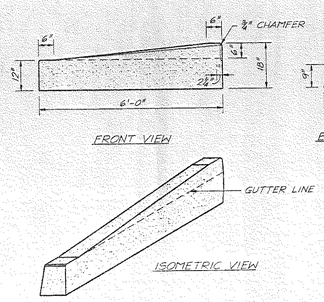
5/C4.1 Concrete Walks And Platforms

NOT TO SCALE



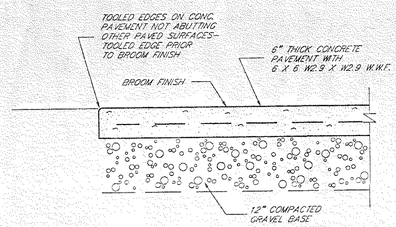
2/C4.1 Precast Concrete Curb

NOT TO SCALE



3/C4.1 Precast Concrete Transition Curb

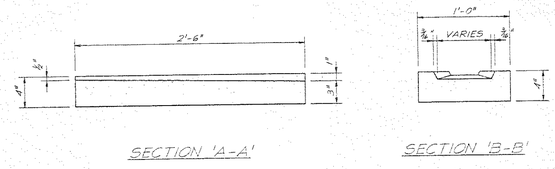
NOT TO SCALE



NOTE:
REFER TO CONCRETE WALK DETAIL 2/C4.1 FOR CONTROL & EXPANSION JOINTS.

4/C4.1 Dumpster Pad

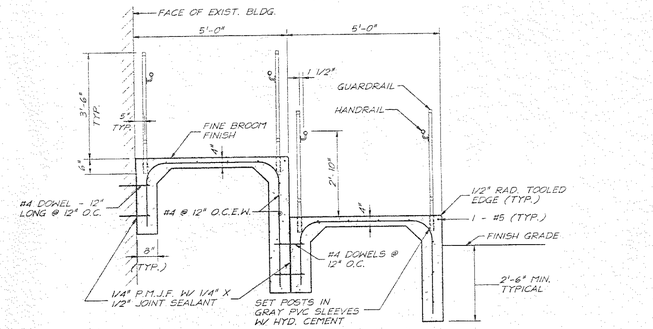
NOT TO SCALE



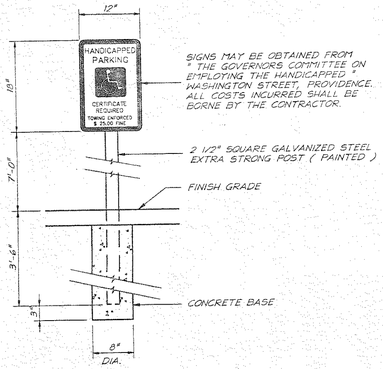
NOTE:
PROVIDE SPLASH BLOCKS AT ALL DOWNSPOUTS THAT AREN'T TIED INTO A DRAINAGE SYSTEM.

6/C4.1 Precast Concrete Splash Block

NOT TO SCALE

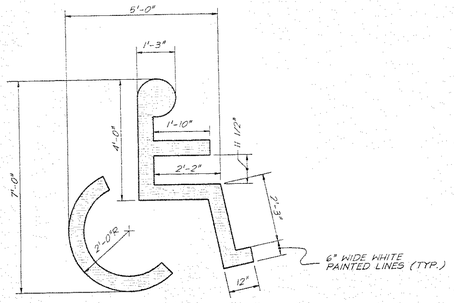


SECTION 'A-A'



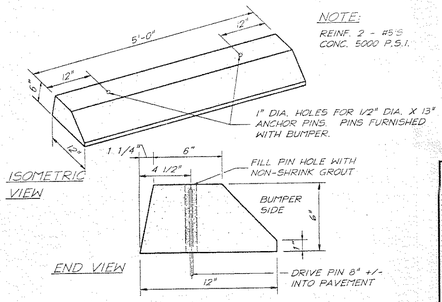
7/C4.1 Handicapped Parking Sign

NOT TO SCALE



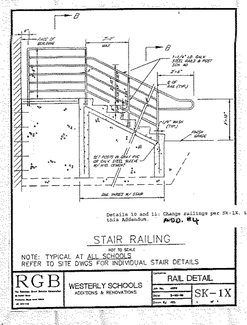
8/C4.1 Handicapped Symbol

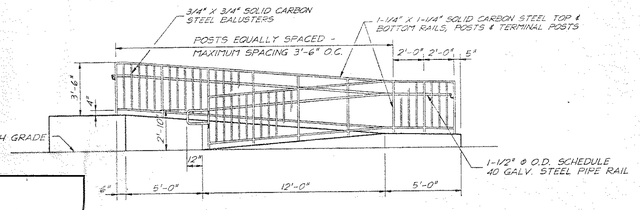
NOT TO SCALE



9/C4.1 Precast Concrete Bumper

NOT TO SCALE

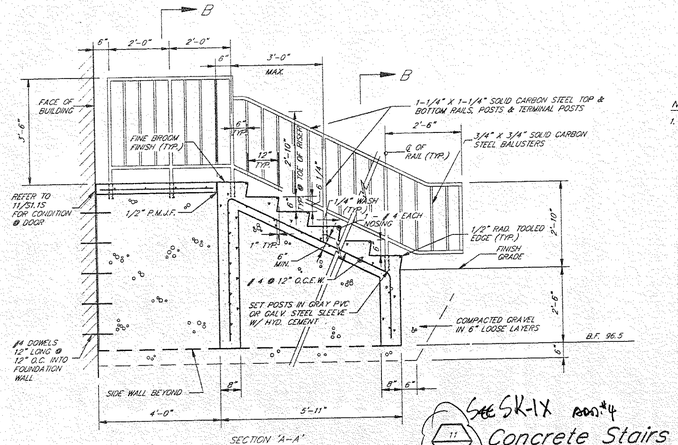




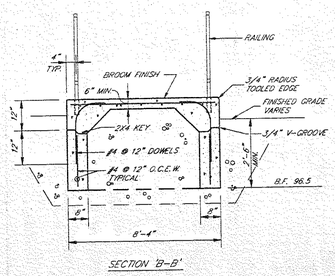
ELEVATION

10/C4.1 Wheelchair Ramp

See SK-1X ADD. #4



NOTE:
1. RAILINGS TO BE PAINTED PER SPECIFICATIONS.

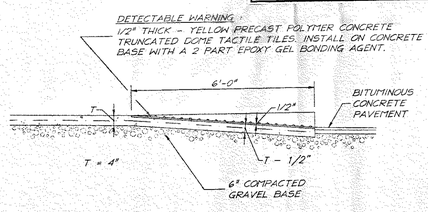


See SK-1X ADD. #4

11/C4.1 Concrete Stairs

NOT TO SCALE

DETECTABLE WARNING :
1/2" THICK - YELLOW PRECAST POLYMER CONCRETE TRUNCATED DOME TACTILE TILES. INSTALL ON CONCRETE BASE WITH A 2 PART EPOXY GEL BONDING AGENT.

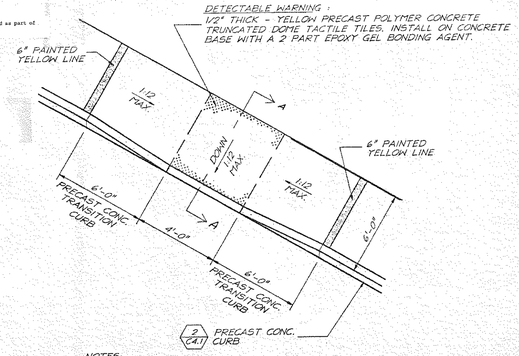


SECTION 'A-A' @ WHEELCHAIR ACCESS RAMPS

112/C4.1 Detectable Warning

NOT TO SCALE

DETECTABLE WARNING :
1/2" THICK - YELLOW PRECAST POLYMER CONCRETE TRUNCATED DOME TACTILE TILES. INSTALL ON CONCRETE BASE WITH A 2 PART EPOXY GEL BONDING AGENT.



2/C4.1 PRECAST CONC. CURB

NOTES:
1. WHEN ANY OBSTRUCTION IN THE SIDEWALK AREA FALLS WITHIN A CROSSWALK AREA, THE OBSTRUCTION SHALL BE PLACED OUTSIDE THE RAMP.

13/C4.1 Wheelchair Access Ramp

NOT TO SCALE

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GERHARD H. RIEF
No. 3904
REGISTERED PROFESSIONAL ENGINEER

drawn by JND

checked by RJF

revised on

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The Robinson Green Beretta Corporation
architecture
engineering
interior design
50 Holden Street
Providence, Rhode Island 02903
401 272-1730

project

ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

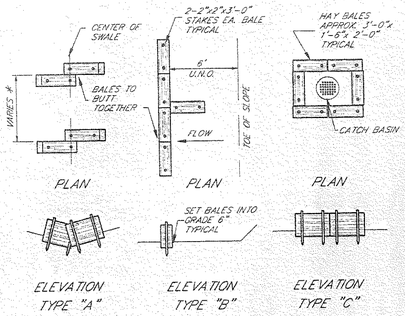
drawing status
ISSUED FOR CONSTRUCTION
issued on 7 DECEMBER 1994

sheet contents
DETAILS

job no. 4389

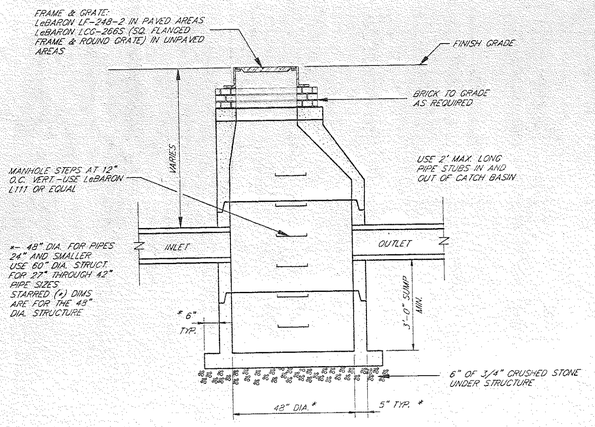
drawing no.
C4.1T

sheet 6 of 7



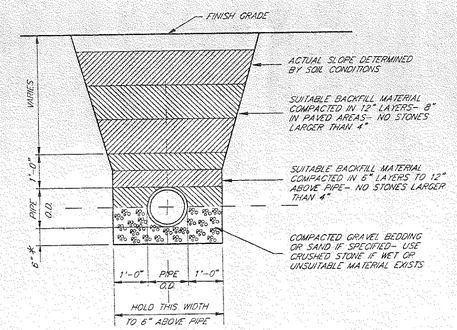
NOTES-
1. TYPE "A" SHALL BE PLACED IN LOCATIONS WHERE THE GRADE CHANGES CREATE A SWALE, OR IN AN EXISTING SWALE.
2. TYPE "B" SHALL BE PLACED AT THE TOE OF SLOPES OR AS INDICATED ON GRADING PLANS. AT APPROX. 200 FOOT INTERVALS. A BALE OF HAY SHALL BUTT PERPENDICULARLY.
3. TYPE "C" SHALL BE PLACED AT ALL CATCH BASINS DURING CONSTRUCTION.
4. # - VARIES DEPENDING ON HEIGHT OF SLOPE AND STEEPNESS OF GRADE.

1 / C4.2 **Hay Bale Erosion Check**
NOT TO SCALE



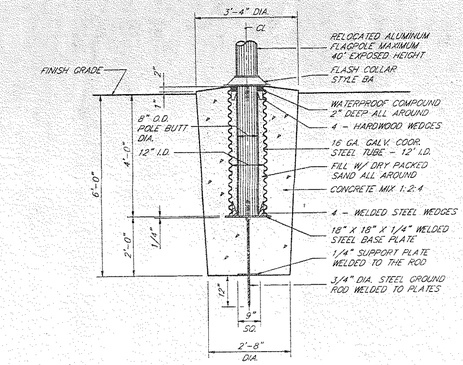
NOTES-
1. PRECAST STRUCTURE SHALL BE DESIGNED FOR AASHTO HS-20 LOADS
2. PRECAST STRUCTURE SHALL BE AS MANUFACTURED BY HYDRO CONDUIT CORPORATION OR EQUAL

2 / C4.2 **Precast Catch Basin**
NOT TO SCALE

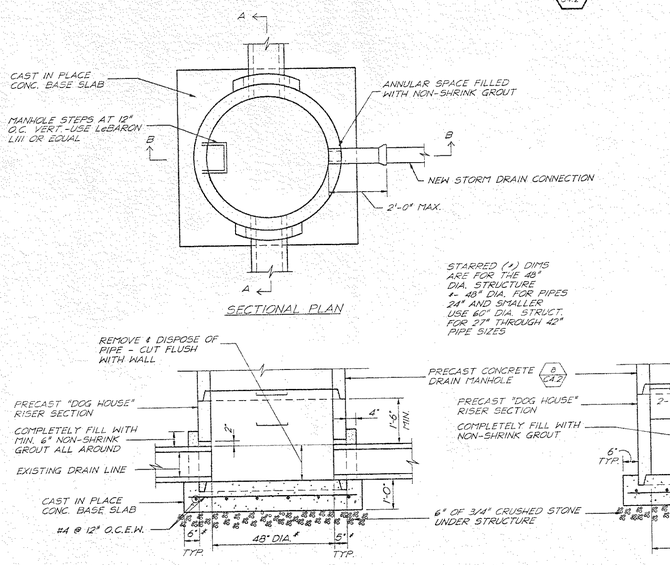


NOTES-
1. WATER LINES SHALL HAVE A MINIMUM OF 5'-0" COVER OVER THE TOP OF THE PIPE.
2. W - THIS DIMENSION SHALL BE 12" IN ROCK, WET OR UNSUITABLE MATERIAL.
3. COMPACTION OF LIFTS SHALL ACHIEVE A MINIMUM OF 90% OF THE MAXIMUM SOIL DENSITY AS PER ASTM D1557 METHOD C.
4. SHORING AND BRACING MAY BE REQUIRED TO ACHIEVE NEAR VERTICAL SIDESLOPES.

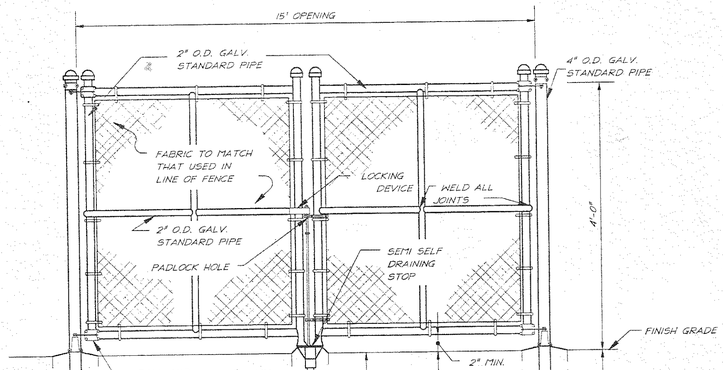
3 / C4.2 **Pipe Trench and Backfill**
NOT TO SCALE



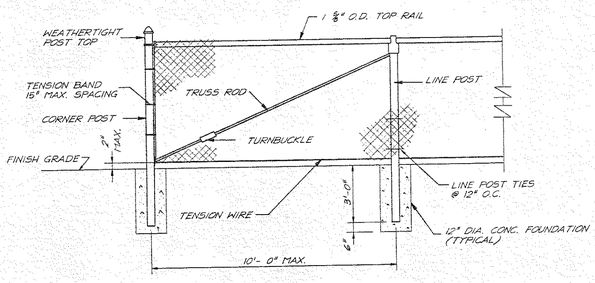
4 / C4.2 **Aluminum Flagpole Base**
NOT TO SCALE



5 / C4.2 **"Dog House" Drain Manhole**
NOT TO SCALE

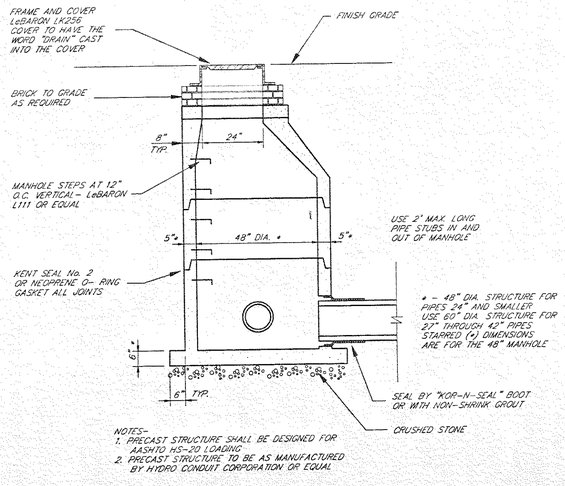


6 / C4.2 **Double Swing Gate**
NOT TO SCALE



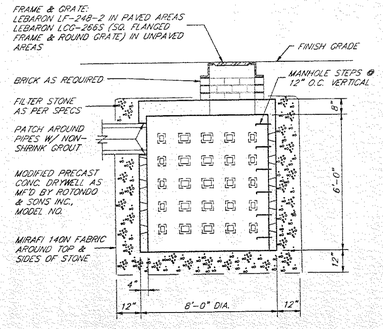
NOTES-
1. FENCING HEIGHT SHALL BE 4'-0"
2. CORNER POSTS- 2 1/2" O.D., LINE POSTS- 2" O.D.
3. FABRIC- # 9 GAUGE, 2" MESH, GALVANIZED TOP SELAVGE BARBED AND TWISTED, BOTTOM SELVAGE KNUCKLED.
4. ALL STEEL PARTS TO BE HOT-DIPPED GALVANIZED PER ASTM SPECIFICATIONS.
5. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION.

7 / C4.2 **Chain Link Fence**
NOT TO SCALE



NOTES-
1. PRECAST STRUCTURE SHALL BE DESIGNED FOR AASHTO HS-20 LOADING
2. PRECAST STRUCTURE TO BE AS MANUFACTURED BY HYDRO CONDUIT CORPORATION OR EQUAL

8 / C4.2 **Drain Manhole**
NOT TO SCALE



9 / C4.2 **Precast Dry Well**
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GERHARD R. STAFF
No. 6984
REGISTERED PROFESSIONAL ENGINEER

drawn by JND

checked by RJF

revised on

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The Robinson Green Beretta Corporation
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engineering
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project

ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
ISSUED FOR CONSTRUCTION
issued on 7 DECEMBER 1994

sheet contents
DETAILS

job no. 4389

drawing no.
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sheet 7 of 7

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ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
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21 DECEMBER 1994

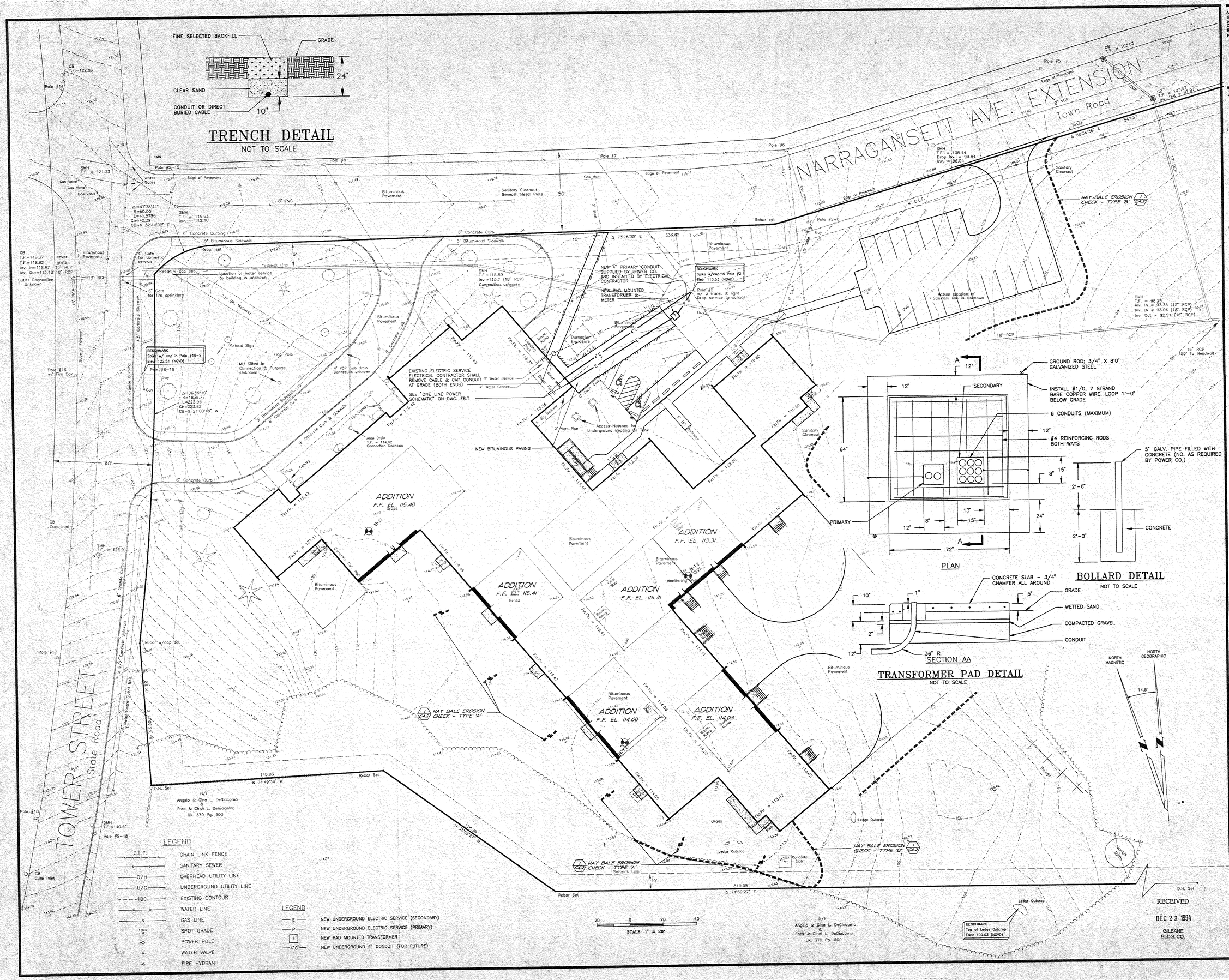
sheet contents
SITE ELECTRICAL PLAN

Received Dec 23 1994

job no. 4389

drawing no.
C5.1T

sheet of



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TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

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sheet contents
SITE ELECTRICAL PLAN
ALTERNATE # IT

job no. 4389

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C5.2T

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NOTE:
REFER TO DRAWING C5.1T FOR DETAILS.

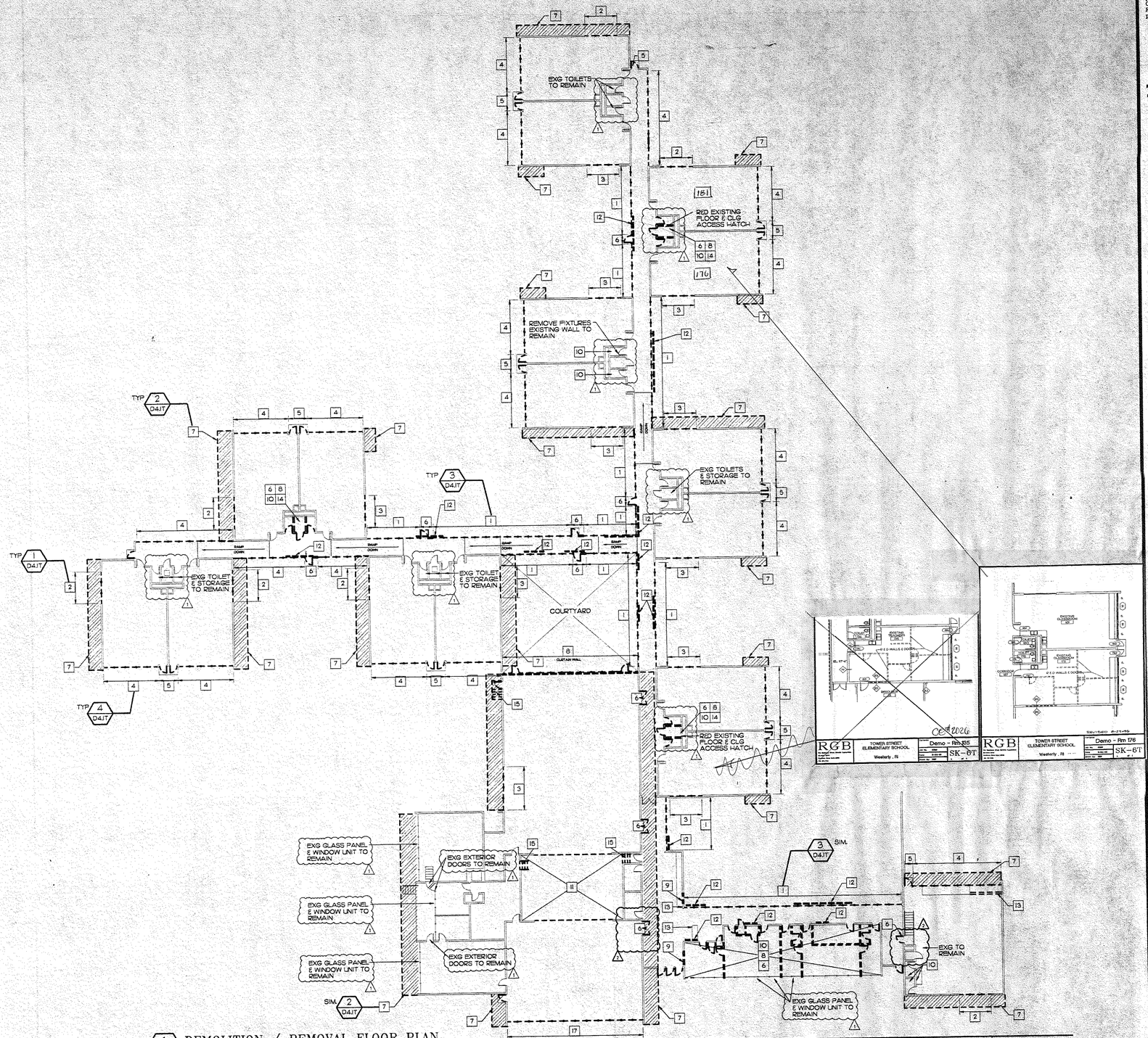
LEGEND

C.L.F.	CHAIN LINK FENCE
S	SANITARY SEWER
O/H	OVERHEAD UTILITY LINE
U/G	UNDERGROUND UTILITY LINE
100	EXISTING CONTOUR
W	WATER LINE
G	GAS LINE
100.0	SPOT GRADE
	POWER POLE
	WATER VALVE
	FIRE HYDRANT

LEGEND

E	NEW UNDERGROUND ELECTRIC SERVICE (SECONDARY)
P	NEW UNDERGROUND ELECTRIC SERVICE (PRIMARY)
T	NEW PAD MOUNTED TRANSFORMER
4"C	NEW UNDERGROUND 4" CONDUIT (FOR FUTURE)

SCALE: 1" = 20'



1 D1.1T DEMOLITION / REMOVAL FLOOR PLAN
SCALE: 1/16" = 1'-0"

GENERAL NOTES:

1. RED ALL EXTERIOR DOORS U.N.O.
2. -
3. -
4. -

LEGEND:

- EXISTING BUILDING
- EXISTING TO BE REMOVED (WALLS, DOORS, GLASS ETC.)
- RED OVERHANG & SOFFIT

REMOVAL NOTES

RED (REMOVE & DISPOSE) RES (REMOVE & SALVAGE)

1	RED WINDOW FRAMES, GLASS, WOOD TRIM, WOOD BLOCKING & INTERIOR HANDRAIL. SAW CUT WOOD ROOF DECK.	9	RED WALL AT NEW OPENINGS. RE: S-DWG'S & A-DWGS FOR LOCATIONS.
2	RED WINDOW FRAMES, GLASS & WOOD TRIM. (NOTE: NEW WINDOW UNITS TO BE INSTALLED)	10	RED PLUMBING FIXTURES (SINKS, LAVS, TOILETS, PARTITIONS ETC.. RE: P-DWG'S FOR ADDITIONAL ITEMS TO BE RED
3	RED WINDOW FRAMES, GLASS & WOOD TRIM. (NOTE: NEW WALL TO BE INSTALLED)	11	RED STAIGE STRUCTURE ETC..RES CURTAINS & OVERHEAD SCREEN
4	RED WINDOW FRAMES & GLASS. (NOTE: NEW WINDOW UNITS TO BE INSTALLED)	12	RED MASONRY WALL BELOW WINDOWS. COORDINATE LOCATION WITH A-DWG'S.
5	RED DOOR(S)	13	RED BUILT-IN CABINETS, SHELVING.
6	RED DOOR(S) & FRAMES.	14	RED EXISTING CRAWL SPACE & ATTIC HATCH. RED FOUNDATION, SLAB & CLG REQD FOR NEW ACCESS HATCH.
7	RED ROOF OVERHANG & SOFFIT. PROVIDE TEMPORARY FLASHING.	15	RED STAIRS.
8	RED WALL(S)	16	RED ENTIRE STRUCTURE INCL. FOOTING & UNDERGROUND PIPING.
		17	RED GLASS & PANELS (EXISTING FRAME TO REMAIN.

* REFER TO FUTURE SITE, PLUMBING, MECHANICAL, ELECTRICAL DRAWINGS & SPECIFICATIONS FOR ADDITIONAL NOTES AND DEMOLITION ITEMS. (IE. LIGHT FIXTURES)

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drawn by DD

checked by DRP

revised on

1 GENERAL REVISIONS 05 DECEMBER 1994

1 GENERAL REVISIONS 19 DECEMBER 1994

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Providence, Rhode Island 02908
401 272-1730

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ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status

ISSUED FOR CONSTRUCTION

issued on

14 OCTOBER 1994

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DEMOLITION / REMOVAL FLOOR PLANS

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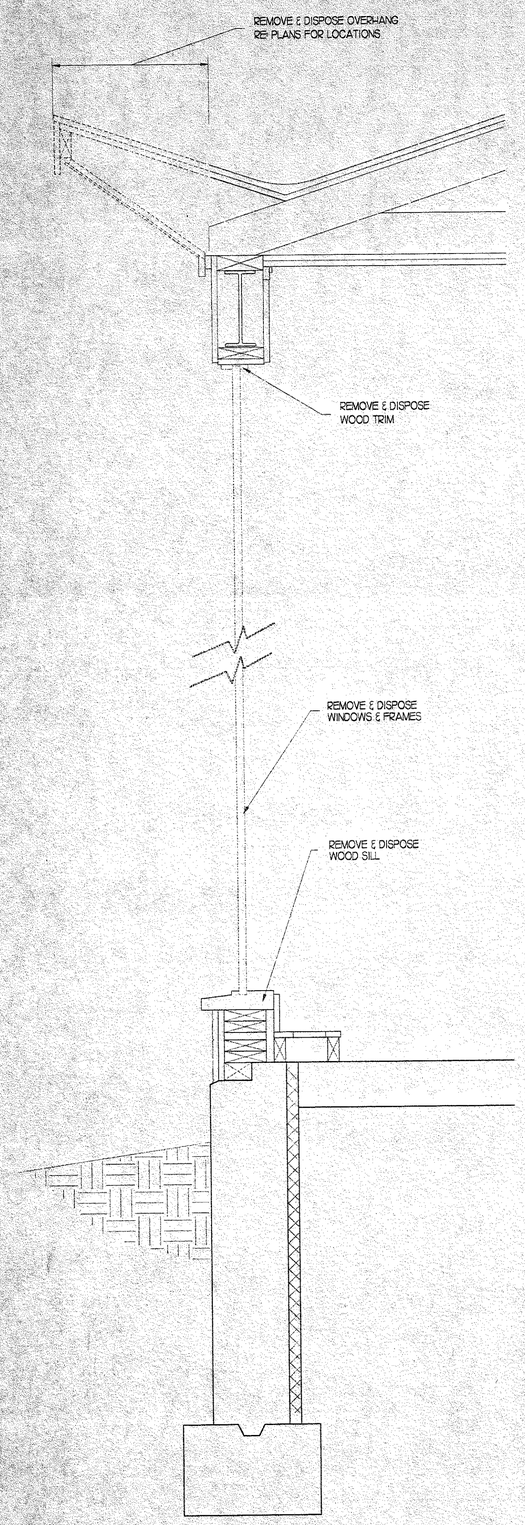
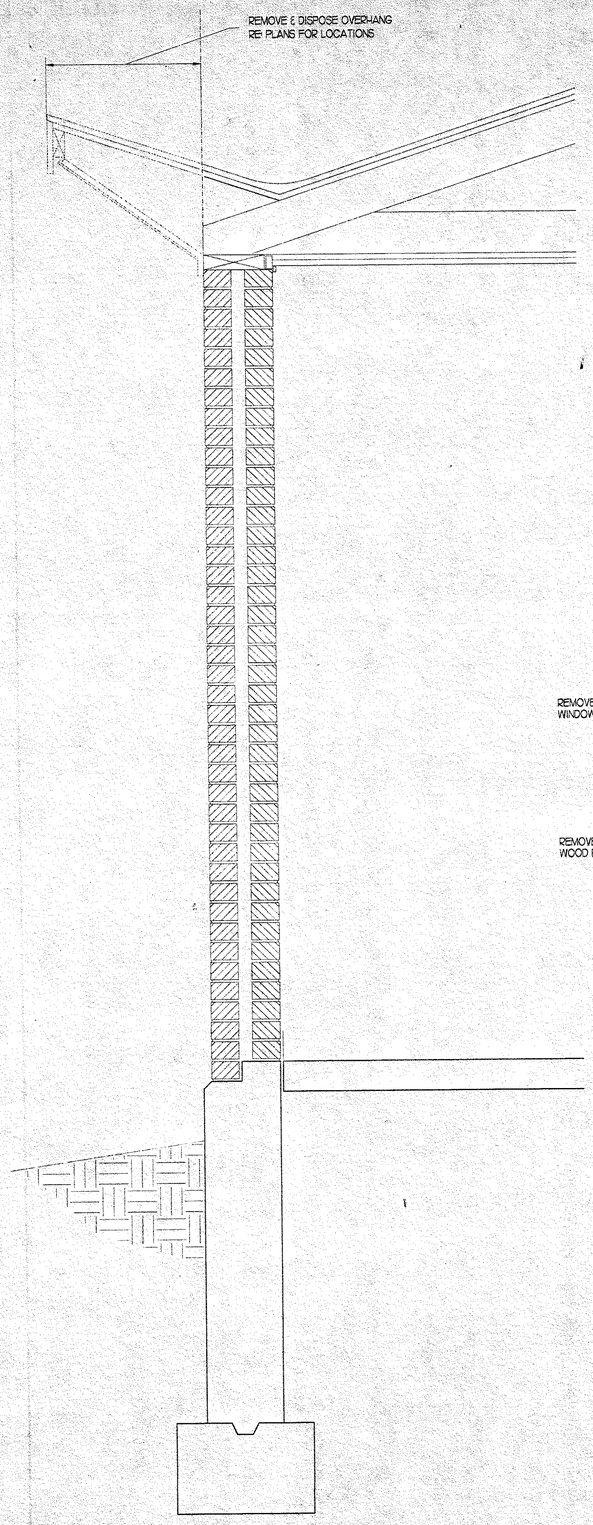
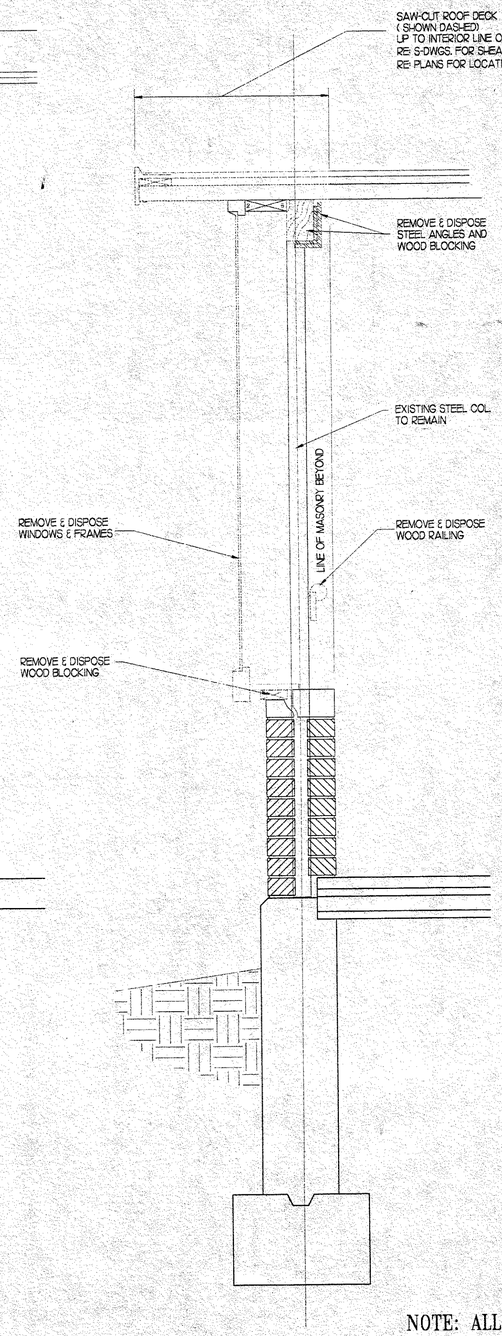


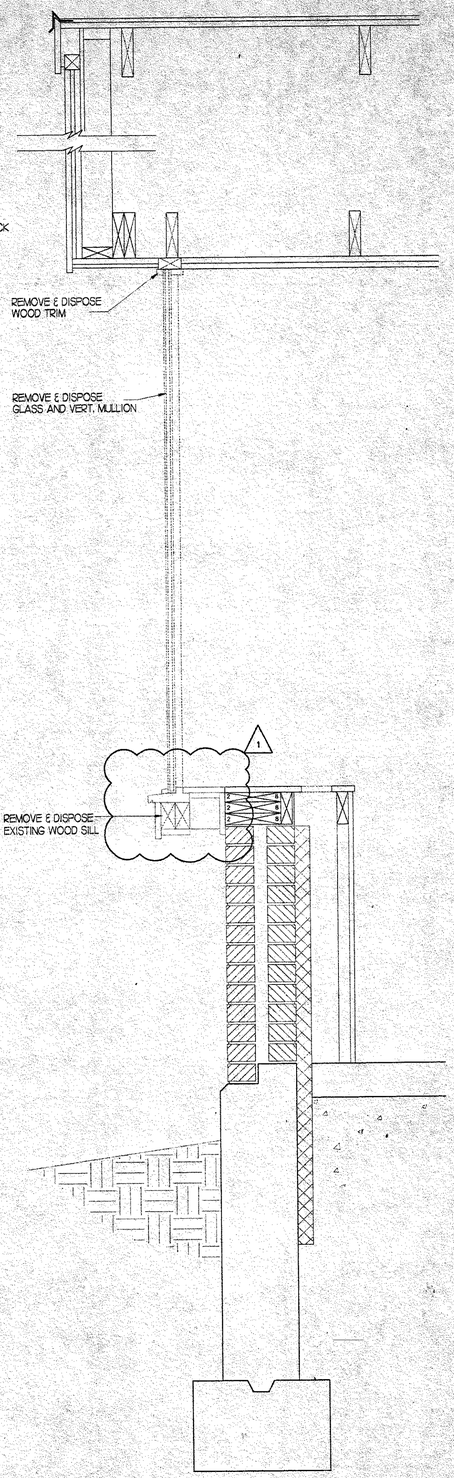
1 D4.1S WALL SECTION
SCALE: 1 1/2"=1'-0"



2 D4.1S WALL SECTION
SCALE: 1 1/2"=1'-0"



3 D4.1S WALL SECTION
SCALE: 1 1/2"=1'-0"



4 D4.1S WALL SECTION
SCALE: 1 1/2"=1'-0"

NOTE: ALL MATERIALS
NOT MENTIONED ARE EXISTING
TO REMAIN.

certification

THOMAS ROBERT GILBANE No. 543 REGISTERED ARCHITECT

drawn by DJD/JHL

checked by DRP

revised on

1 GENERAL REVISIONS 05 DECEMBER 1994

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401 272-1730

project

ADDITIONS & RENOVATIONS

Tower
~~STATE~~ STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
FOR CONSTRUCTION
issued on
14 OCTOBER 1994

sheet contents
DEMOLITION SECTIONS

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sheet 2 of 24

ABBREVIATIONS

AFF	ABOVE FINISHED FLOOR
AF	ABOVE FLOOR
ACP	ACCESS PANEL
ACC	ACCESSORY, ACCESSORIES
AR	ACID RESISTANT
ASK	ACID SINK
AVT	ACID VENT
AW	ACID WASTE
ACOUS	ACOUSTICAL
ACT	ACOUSTIC TILE
A	ACRE
ADD	ADDENDUM
ADH	ADHESIVE
ADJ	ADJUSTABLE
AGG	AGGREGATE (S)
ACH	AIR CHAMBER
AIC	AIR CONDITIONING
ALM	ALARM (SYSTEM)
AC	ALTERNATING CURRENT
ALT	ALTERNATE
ALUM	ALUMINUM
AT	ALUMINUM THRESH-OLD
AMP	AMPERE (S)
AMPL	AMPLIFIER
ANC	ANCHOR (S) ANCHORAGE (S)
AB	ANCHOR BOLTS
L or ∠	ANGLE
ANOD	ANODIZED
ANT	ANTENNA (E)
APT	APARTMENT
APP	APPROVED, APPROVAL
APPROX	APPROXIMATE
AD	AREA DRAIN
ASB	ASBESTOS
AS	ASPHALT
@	AT
ATM	ATMOSPHERE (S)
ATT	ATTACH, ATTACHMENT
AUD	AUTOMATIC LOUVER DAMPER
AVE	AVENUE
AVG	AVERAGE
BTB	BACK TO BACK
BB	BALL BEARING
BSMT	BASEMENT
BATT	BATTERY
BM	BEAM
BMK	BENCH MARK
BG	BEARING
BPL	BEARING PLATE
BE	BELL END
BPL	BELL AND FLANGE
BSP	BELL AND SPIGOT
BIT	BITUMINOUS
BC	BOTTOM OF CURB
BLK	BLOCK
BLKG	BLOCKING
BD	BOARD
BF	BOTTOM OF FOOTING
BO	BOTTOM OF
BFC	BOARD-FORMED CONCRETE
BS	BOTH SIDES
BW	BOTH WAYS
BOT	BOTTOM
BKT	BRACKET
BR	BRANCH
BK	BRICK
BRG	BRIDGING, BRIDGE (D)
BTU	BRITISH THERMAL UNIT
BLDG	BUILDING
BUR	BUILT-UP ROOFING
BBD	BULLETIN BOARD
BYP	BYPASS
BWV	BACKWATER VALVE
CST, CAB	CABINET
CK	CHALK, CHALKING
CPT	CARPET
CI	CAST IRON
CB	CATCH BASIN
CLG	CEILING
CD	CEILING DIFFUSER
CGR	CEILING GRILLE
CRE	CEILING REGISTER
CEM	CEMENT
CA	CEMENT-ASBESTOS
CTR	CENTER
C.L. or ℄	CENTERLINE
CTC	CENTER TO CENTER
C	CENTIGRADE (CELSIUS)
CT	CERAMIC TILE
CLF	CHAIN-LINK FENCE
CB	CHALKBOARD
CH.	CHANNEL
CV	CHECK VALVE
CHR	CHILLED WATER RETURN
CHS	CHILLED WATER SUPPLY
CKT	CIRCUIT
CBR	CIRCUIT BREAKER
CO	CLEANOUT
CLR	CLEAR, CLEARANCES
CLO	CLOSET
CLS	CLOSURE
COAX	COAXIAL CABLE
CW	COLD WATER
COL.	COLUMN
COMP	COMPRESS (ED),(ION),(IBLE)
CONC	CONCRETE (PORTLAND CEMENT)
CMU	CONCRETE MASONRY UNITS
COND	CONDUIT
CX	CONNECTION
CONT	CONTINUOUS
CL	CONTRACT LIMIT LINE
CONTR	CONTRACTOR
	CONTROL JOINT
COO	COOLING COIL
CPL	COUNTERFLASHING (S)
CS	COUNTERSINK, COUNTERSUNK
CPM	CRITICAL PATH METHOD
CU	CUBIC
CU	COPPER
CC	CUBIC CENTIMETER
CFM	CUBIC FEET PER MINUTE
CFS	CUBIC FEET PER SECOND
CF	CUBIC FEET
CU IN	CUBIC INCH
CY	CUBIC YARD
CYL	CYLINDER, CYLINDRICAL
DPR	DAMPER
DP	DAMPPROOF (ED),(ING)
DL	DEAD LOAD
DB	DECIBEL
DEG	DEGREE
DEM	DEMOLISH, DEMOLITION
DMT	DEMOUNTABLE
DEPT	DEPARTMENT
DEP	DEPRESSED
DET	DETAIL
DET	DETECTOR(S)
DIA. OR ?	DIAMETER
DIAG	DIAGONAL
DIM	DIMENSION
DC	DIRECT CURRENT
DIR	DIRECTOR
DCX	DISCONNECT (ION)
DPN	DISPENSER
DPL	DISPOSAL, DISPOSABLE
DO	DITTO
DOO	DRAW OFF
DOC	DOCUMENT (S)
DR	DOOR
DBL	DOUBLE, DUPLEX
DH	DOUBLE-HUNG
DPDT	DOUBLE-POLE, DOUBLE THROW
DPST	DOUBLE-POLE, SINGLE THROW
DSA	DOUBLE STRENGTH A QUALITY
DSB	DOUBLE STRENGHT B QUALITY
DTA	DOVETAIL ANCHOR
DTS	DOVETAIL ANCHOR SLOT
DN	DOWN
DS	DOWNSPOUT
D	DRAIN, DRAINAGE LINE
DI	DRAIN INLET
DT	DRAIN TILE
DWG.DRWG	DRAWING (S)
DF	DRINKING FOUNTIAN
DMH	DROP MAN-OLE
DW	DUMBWAITER
EA	EACH
EFF	EFFICIENCY
EJE	EJECTOR
ELL	ELBOW FITTING
E. ELECT.	ELECTRIC, ELECTRICAL
EP	ELECTRIC PANEL
EWC	ELECTRIC WATER COOLER
EL. ELEV	ELEVATION
ENL	ENAMEL
ENC	ENCLOSE, ENCLOSURE
EQ. =	EQUAL (TO)
EQP, EQUIP	EQUIPMENT
ES	ESCALATOR
EXCPT	EXCEPT
EXH	EXHAUST
ED	EXHAUST DUCT
EF	EXHAUST FAN
EH	EXHAUST HOOD
EXG, EXIST.	EXISTING
EX	EXIT
EXP	EXPANSION
EXP	EXPOSED
EB	EXPANSION BOLT
EJ	EXPANSION JOINT
ET	EXTENDED, EXTENSION
EPS	EXTRUDED POLYSTYRENE INSULATION
FAB	FABRICATE
FAC	FACILITY (IES)
FF	FACTORY FINISH
F	FAHRENHEIT
FS, FCS	FACE OF STUD
FAS	FASTEN, FASTENER
FDR	FEEDER (CIRCUIT)
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FND	FEMININE NAPKIN DISPENSER
FNDU	FEMININE NAPKIN DISPOSAL UNIT
FBD	FIBERBOARD
FGL	FIBERGLASS
FIG	FIGURE
FIL	FILLER (S)
FIN	FINISH
FFE	FINISH FLOOR ELEVATION
FFL	FINISH FLOOR LINE
FTR	FINNED TUBE RADIATION
FA	FIRE ALARM (STATION)
FDC	FIRE DEPARTMENT CONNECTION
FDE	FIRE DETECTOR
FE	FIRE EXTINGUIS-ER
FEC, FXC	FIRE EXTINGUISH-ER CABINET
FHC	FIRE HOSE CABINET
FHR	FIRE HOSE RACK
FH	FIRE HYDRANT
FMN	FIRE MAIN
FP	FIREPROOF (ING)
FR	FIRE RESISTANT
FRC	FIRE-RESISTANT COATING
FRT	FIRE-RETARDANT TREATMENT
FSP	FIRE STANDPIPE
FX	FIXED
FXT	FIXTURE
FU	FIXTURE UNIT
FLG	FLASHING
FHCS	FLAT HEAD COUNTERSUNK SCREW
FHWS	FLAT HEAD WOOD SCREW
FLX	FLEXIBLE
FLT	FLOODLIGHT (S),(ING)
FLR	FLOOR, FLOORING
FD	FLOOR DRAIN
FRGR	FLOOR GRILLE
FRE	FLOOR REGISTER
FLU	FLUORESCENT
FL	FLOW LINE
FL	FUSIBLE LINK
FO	FACE OF
FT	FOOT, FEET
FC	FOOTCANDLES
FTG	FOOTING
FWC	FORMWORK
FND, FDW	FOUNDATION
FR	FRAME (D),(ING)
FBO	FURNISHED BY OTHERS
F & I	FURNISH & INSTALL
FURR	FURRING
FLC	FUSIBLE LINK CLOSURE
FLD	FUSIBLE LINK DAMPER
FUT	FUTURE
GAL	GALLON (S)
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
GPS	GALLONS PER SECOND
GALV	GALVANIZED
GI	GALVANIZED IRON
GST	GALVANIZED STEEL
G	GAS
GSKT	GASKET (ED)
GAV	GATE VALVE
GA	GAUGE
GL	GLASS, GLAZING
GLB	GLASS BLOCK
GFR	GLASS FIBER (S)
GCU	GLAZED MASONRY UNITS
GB	GRAB BARS
GRD	GRADE, GRADING
GRT	GRANITE
GVL	GRAVEL
GR	GRILLE
GT	GROUT (ED)
GS	GUSSET
GYP BD.	GYPSUM WALLBOARD
GW; GWB	GYPSUM WALLBOARD
GYL	GYPSUM LATH
GPL	GYPSUM PLASTER
H	H-PILE
HH	HAND HOLD
HA	HANGER
HBD	HARDBOARD
HC	HANDICAPPED)
HDN	HARDENER (ED)
HDW	HARDWARE
HWD	HARDWOOD
HD	HEAD
HDR	HEADER
HTE	HEAT DETECTOR
HTG	HEATING
HAC	HEATING & AIR CONDITIONING
HVAC	HEATING & VENTILATING
HVAC	HEATING, VENTILATING & AIR CONDITIONING
HVC	HEATING, VENTILATING, COOLING
HZ	HERTZ (CYCLES PER SECOND)
HPL	HIGH PRESSURE LAMINATE
HV	HIGH VOLTAGE
HWY	HIGHWAY
HO	HOLD OPEN
HOL	HOLLOW
HCWD	HOLLOW CORE WOOD
HM	HOLLOW METAL
HMD	HOLLOW METAL DOOR
HMF	HOLLOW METAL FRAME
HK	HOOK (S)
HR	HOUR
HOR, HORZ.	HORIZONTAL
HP	HORSEPOWER
HB	HOSE BIBB
HDG	HOT DIP GALVANIZED (ING)
HW	HOT WATER
HWR	HOT WATER RETURN
HWC	HOT WATER, CIRCULATION
HWF	HOT WATER FAUCET
HWH	HOT WATER HEATING
HWT	HOT WATER TANK
HSG	HOUSING
HYD	HYDRANT
IN	INCH
INCL.	INCLUDING (ED),(SIVE)
INFO	INFORMATION
ID	INSIDE DIAMETER
INS	INSULATE (D),(ATION)
IB	INSULATION BOARD
IMC	INSULATED METAL CLAD
INST	INSTRUMENT (S),(ACTION)
IC	INTERCONNECTED, INTERCONNECTING
INT	INTERIOR, INTERNAL
IL	INTERLOCK (ING)
INTR	INTERSECTION
INV	INVERT
EL	INVERT ELEVATION
IPS	IRON PIPE SIZE
JAN	JANITOR
JT	JOINT
JF	JOINT FILLER
JS	JOINT SEALER
J	JOIST
JCT	JUNCTION
JB	JUNCTION BOX
KHZ	KILOCYCLES-KILOHERTZ
KV	KILOVOLT
KVA	KILOVOLT-AMPERE
KW	KILOWATT
KWH	KILOWATT-HOUR
K	KIP
KD	KNOCK DOWN
LBL	LABEL
LAB	LABORATORY
LAD	LADDER
LB	LAG BOLT
LAM	LAMINATE (D)
LAT	LATERAL
LAV	LAVATORY
LC	LEAD COATED
LDR	LEADER
LH	LEFT-HAND
LWOD	LESS WIDTH OF DOOR
LT	LIGHT, LIGHTING
LP	LIGHT PROOF
LW	LIGHT WEIGHT
LWA, LWC	LIGHTWEIGHT AGGREGATE (CONC)
LP	LOW PRESSURE
LS	LIMESTONE
LIN	LINEN
LTL	LINTEL
LL	LIVE LOAD
LOC	LOCATION
LKR	LOCKER
LS	LONG, STRENGTH
LON	LONGITUDINAL
LSJ or LH	LONG SPAN STEEL JOIST
LVR	LOUVER
LV	LOW VOLTAGE
LB	POUND
MB	MACHINE BOLT
MI	MALLEABLE
MH	MAN-HOLE
MFD,MFRD	MANUFACTURED
MFD	METAL FLOOR DECKING
MFR	MANUFACTURER
MFG	MANUFACTURING
MBL	MARBLE
MK	MARK
MAS	MASONRY
MCJ	MASONRY CONTROL JOINT
MJ	MASONRY JOINT
MO	MASONRY OPENING
MTL	MATERIAL (S)
MAX	MAXIMUM
MC	MEDICINE CABINETS
MED	MEDIUM
MBR	MEMBER
MMB, MEMB	MEMBRANE
MV	MERCURY VAPOR (LIGHTING)
MET	METAL
METC	METAL CLAD
ME	METAL EDGE
MRE	METAL ROOF DECKING)
M	METER (S)
MEZZ	MEZZANINE
MIC	MICROPHONE
MM	MILLIMETER
MWK	MILLWORK
MIN	MINIMUM
MIR	MIRROR
MIS	MISCELLANEOUS
MX	MIXER (S)
MXV	MIXING VALVE
MOF	MODIFY, (IED)
MOD	MODULAR
MLD	MOLDING
MOP	MOP RECEPTOR
MT	MOUNT (ED), (ING)
MHT	MOUNTING HEIGHT
MUL	MULLION
NL	NAILABLE
NAT	NATURAL (FINISH)
NI	NICKEL
NRC	NOISE-REDUCTION CO-EFFICIENT
NOM	NOMINAL
NCR	NON-CORROSIVE
NIC	NOT IN THIS CONTRACT
NTS	NOT TO SCALE
NO.#	NUMBER
OG	OBSCURE GLASS
OC	ON-CENTER
OP	OPAQUE
OJ	OPEN-WEB JOIST
KJ-SERIES	OPEN-WEB STEEL JOIST
OPNG	OPENING
OPR	OPERATOR
OPP	OPPOSITE
OPP.HD	OPPOSITE HAND
OPT	OPTIMUM
ORN	ORNAMENT (ED),(AL)
OZ	OUNCE (S)
OB	OUTLET BOX)
OD	OUTSIDE DIAMETER
OHMS	OVAL HEAD MACHINE SCREW
OHS	OVAL HEAD SCREW
OV	OVEN (S)
OVBL	OVERALL
OH	OVERHEAD
OHB	OVER-HEAD BRACED
OHD	OVERHEAD DOOR
OFCI	OWNER FURNISH-CONTRACTOR INSTALL
OFOI	OWNER FURNISH-OWNER INSTALL
OX	OXYGEN
PT	"P" TRAP
PNT	PAINT, PAINTED
PR	PAIR
PNL	PANEL
PAR. //	PARALLEL
PK	PARKING
PBD	PARTICLE BOARD
PTN	PARTITION
PV	PAVED, PAVING
PCT OR %	PERCENT (AGE)
PF	PERFORATED (D)
PERIM	PERIMETER
PERP. ⊥	PERPENDICULAR
P	PHASE
PS	PIPE SPACE
PLAS	PLASTER
PL	PLATE
PGL	PLATE GLASS
PRM	PLATFORM
PLUMB	PLUMBING
PWD, PLYWD	PLYWOOD
PNU	PNEUMATIC
POL	POLISH (ED)
PE	PORCELAIN ENAMEL
PTC	POST-TENSION CONCRETE
PCF	POUNDS PER CUBIC FOOT
PLF	POUNDS PER LINEAR FOOT
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PIC	POURED INPLACE CONCRETE
PDF	POWER DRIVEN FASTENER (ING)
PCC	PRECAST CONCRETE
PREFAB	PREFABRICATED
PRFN	PREFINISH (ED)
PDF	PREFORMED
PM	PREMOLDED
PM	PRESSED METAL
PG	PRESSURE GAUGE
PSC	PRESTRESSED CONCRETE
PVT	PRIVATE
PROJ	PROJECT
PL ℄	PROPERTY LINE
PUB	PUBLIC
PA	PUBLIC ADDRESS SYSTEM
PB	PULL BOX
PC	PULL, PULL CHAIN
PU	PUMP
PD	PUMP DISCHARGE
PVC	PLASTIC PIPE
QT	QUARRY TILE
RW	RACEWAY
RAD	RADIATOR, RADIATION
R, R	RADIUS
RISR	RISER
RL	RAIL RAILING
RR	RAILROAD
RECP	RECEPTACLE
REF	REFERENCE
RFL	REFLECTIVE (OR)
REI	REFER
REG	REGISTER
RFC	REINFORCE (D) (ING)
RC	REINFORCED CONCRETE
REQ	REQUIRE(D), REQUIREMENTS
R & S	REMOVE AND STOCKPILE
R & D	REMOVE AND DISPOSE
R & R	REMOVE AND RELOCATE
RESIL	RESILIENT
RTN	RETAIN (ED) (ER) (ING)
REVS, REV	REVERSE (SIDE)
REV	REVISE (ED), REVISION
RPM	REVOLUTIONS PER MINUTE
RPS	REVOLUTIONS PER SECOND
RH	RIGHT HAND
ROW	RIGHT-OF-WAY
RVT	RIVET, (ED)
RD	ROOF DRAIN
RFG	ROOFING
RM	ROOM
RO	ROUGH OPENING
R-S	ROUND-HEAD SCREW
R-WS	ROUND-HEAD WOOD SCREW
RU	RUBBER
RP	RUSTPROOF (ING)
SDL	SADDLE
SA	SANITARY (SEWER)
SCN	SCREEN
SLT	SEALANT
SLD	SEALED
STG	SEATING
SEC	SECTION
SEL	SELECT (OR)
SPT	SEPTIC TANK
SVC	SERVICE
SNK	SERVICE SINK
SH	SHEATHING
SHT	SHEET
SH	SHELF, SHELVING
SHR	SHOWER RECEPTOR
SIM	SIMILAR (TO)
SK	SINK
SKL	SKYLIGHT
SL	SLEEVE
SDE, SD	SMOKE DETECTOR
SMV	SMOKE-VENTING HATCH
SCWD	SOLID CORE WOOD
SP	SOUNDPROOF
SPK	SPEAKER
SPL	SPECIAL
SPEC	SPECIFICATIONS
SPD	SPECIFIED
SPR	SPRINKLER
SQ. ☐	SQUARE
SF	SQUARE FOOT (FEET)
SY	SQUARE YARD
STAG	STAGGER
SS	STAINLESS STEEL
STD	STANDARD
ST	STEEL
STIFF	STIFFENER
STN	STONE
STO	STORAGE
ST	STREET
S	STRUCTURAL
SUP	SUPPORT
SUSP	SUSPENDED
SUSP CEIL	SUSPENDED CEILING
SW	SWITCH
SYM	SYMMETRY (ICAL)
SYS	SYSTEM
TB	TACKBOARD
T	TEE BAR, TEE FITTING
TEL	TELEPHONE
TV	TELEVISION
TVA	TELEVISION ANTENNA (E)
TVO	TELEVISION OUTLET
TMP	TEMPER (ED)
TGL, TEMP	TEMPERED GLASS
TCV	TEMPERATURE CONTROL
TT	TEST PIT
TC	TOP OF CURB
TP	TURNING POINT
TZ	TERRAZZO
THM	THERMOMETER
THS	THERMOSTAT
TH	THICK, THICKNESS,
TH-RES	THRESH-OLD
TCL	TIME CLOCK
TOL	TOLERANCE
TG, T & G	TONGUE AND GROOVE
TO	TOP OF
TD	TOP OF DECK
TF	TOP OF FRAME
TGR	TOP OF GRILLE
TRE	TOP OF REGISTER
TOS	TOP OF STEEL
TW	TOP OF WALL
TRG	TRANFER GRILLE
TRANS	TRANSFORMER
TR	TRANSOM
TYP	TYPICAL
U-HF	ULTRAHIGH FREQUENCY
UC	UPERCUT OR UNDERCUT
UF	UNDERFLOOR (DUCT)
UG	UNDERGROUND
UL	UNDERWRITERS' LABORATORY
UNF	UNFINISHED
UNO	UNLESS NOTED OTHERWISE
UAC	UNIT AIR CONDITIONING
UH	UNIT HEATER
UK	UNIT KITCHEN
UV	UNIT VENTILATOR
UAS	UPWARD ACTING SECTIONAL
US	UTILITY SHELVES
V	V-JOINTED
VA	VACUUM
VAB	VACUUM BREAKER
VB	VAPOR BARRIER
VP	VAPORPROOF
VNR	VENEER
VE	VENT
VR, VTR	VENT THROUGH ROOF
VTR	VENTILATOR
VER	VERTICAL
V-HF	VERY HIGH FREQUENCY
V-LF	VERY LOW FREQUENCY
VI	VIBRATION ISOLATOR
VNL	VINYL
VCT	VINYL COMPOSITION TILE
VB	VINYL BASE
VF	VINYL FABRIC
VS	VINYL SHEET
VT	VINYL TILE
WT	VITEOLUS
VC	VITRIFIED CLAY
V	VOLT (AGE)
VWC	VINYL WALLCOVERING
WN	WAINSCOT
W-H	WALL-HUNG
WH	WALL HYDRANT
WTW	WALL TO WALL
W	WASTE
WA	WASTE LINE
WR	WASTE RECEPTACLES
WCR	WATER-CEMENT RATIO
WC	WATER CLOSET
WP	WATERPROOF (ED), (ING)
WST	WEATHERSTRIPPING
WE	WEEPHOLE
WWF	WELDED WIRE FABRIC
W-B	WHEEL BUMPER
W-G	WHEEL GUARD
WID	WIDE, WIDTH
WF, WF LF	WIDE-FLANGED BEAM
WG	WIRE GLASS
WM	WIRE MESH
W, W/	WITH
WO, W/O	WITH-OUT
WD	WOOD
WB	WOOD BASE
WBM	WOOD BEAM
WBO	WORK BY OTHERS
WBO	WORK BY OWNER
WBT	WORK BY TENANT
WK	WORK
WKRM	WORKROOM
WI	WROUGHT IRON
XR	X-RAY
Y	WYE FITTING
Z	ZONE
ZC	ZINC COATED
ZS	ZEE STUD

SYMBOL LEGEND

FLOOR, ROOF, WALL CONSTRUCTION TYPE

A — IF LETTER, INTERIOR WALL RE: DRWG A3.0

5 — IF # RE: FLOOR PLAN & OR SECTION FOR REQUIRED CONSTRUCTION

ROOM SYMBOL

ROOM NAME / 101 — FOR FINISH SCHEDULE RE: DRWG A9.1S

DOOR SYMBOL

FOR SCHEDULE RE: DRWG A9.1S

FIRST 3 DIGITS DENOTE ROOM NUMBER WHERE DOOR IS LOCATED

WINDOW SYMBOL

A — IF LETTER, IN EXTERIOR WALL RE: A-DRAWINGS

IF NUMBER, IN INTERIOR WALL RE: A-DRAWINGS

WORKING NOTES

2 — FOR LIST RE: DRAWING WHERE SHOWN

HANDICAP ACCESSIBLE

DETAIL PLAN

2 / A8.1 — DETAIL NUMBER; DRWG WHERE DETAIL IS DRAWN

SECTION KEY

5 / A5.3 — SECTION NUMBER; DRWG WHERE SECTION IS SHOWN

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certification

THOMAS ROBERT [illegible] No. 543 REGISTERED ARCHITECT

drawn by DD

checked by DRP

revised on

RGB
The Robinson Green Beretta Corporation
architecture
engineering
interior design

50 Holden Street
Providence, Rhode Island 02906
401 272-1730

project
ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
ISSUED FOR CONSTRUCTION
issued on 19 DECEMBER 1994

sheet contents
SYMBOLS / ABBREVIATIONS

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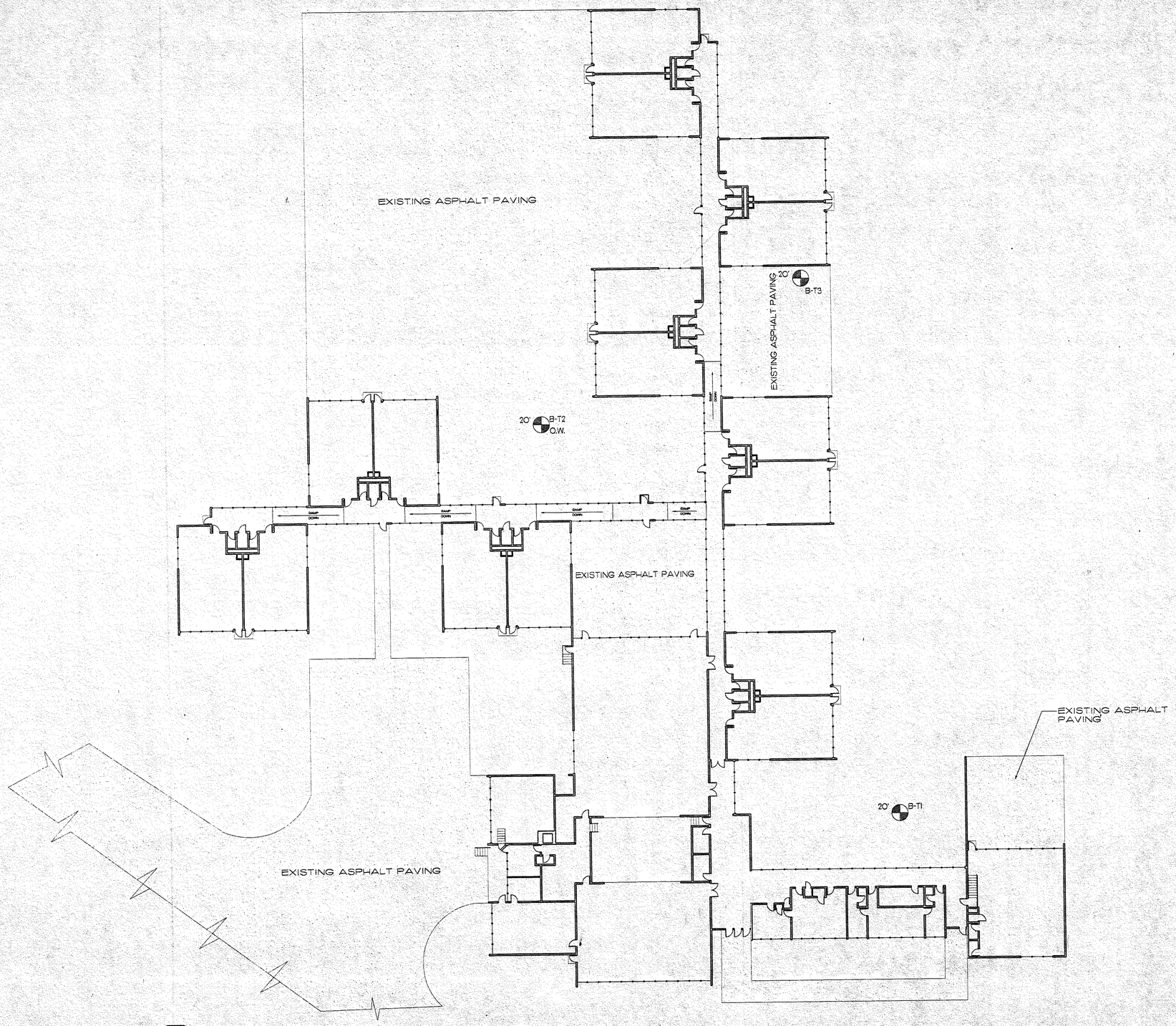

1 A1.1T EXISTING FLOOR PLAN
SCALE: 1/16" = 1'-0"

NOTE:
THIS DRAWING IS FOR REFERENCE ONLY.

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architecture
engineering
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50 Holden Street
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401 272-1730

project

ADDITIONS & RENOVATIONS

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EXISTING FLOOR PLAN

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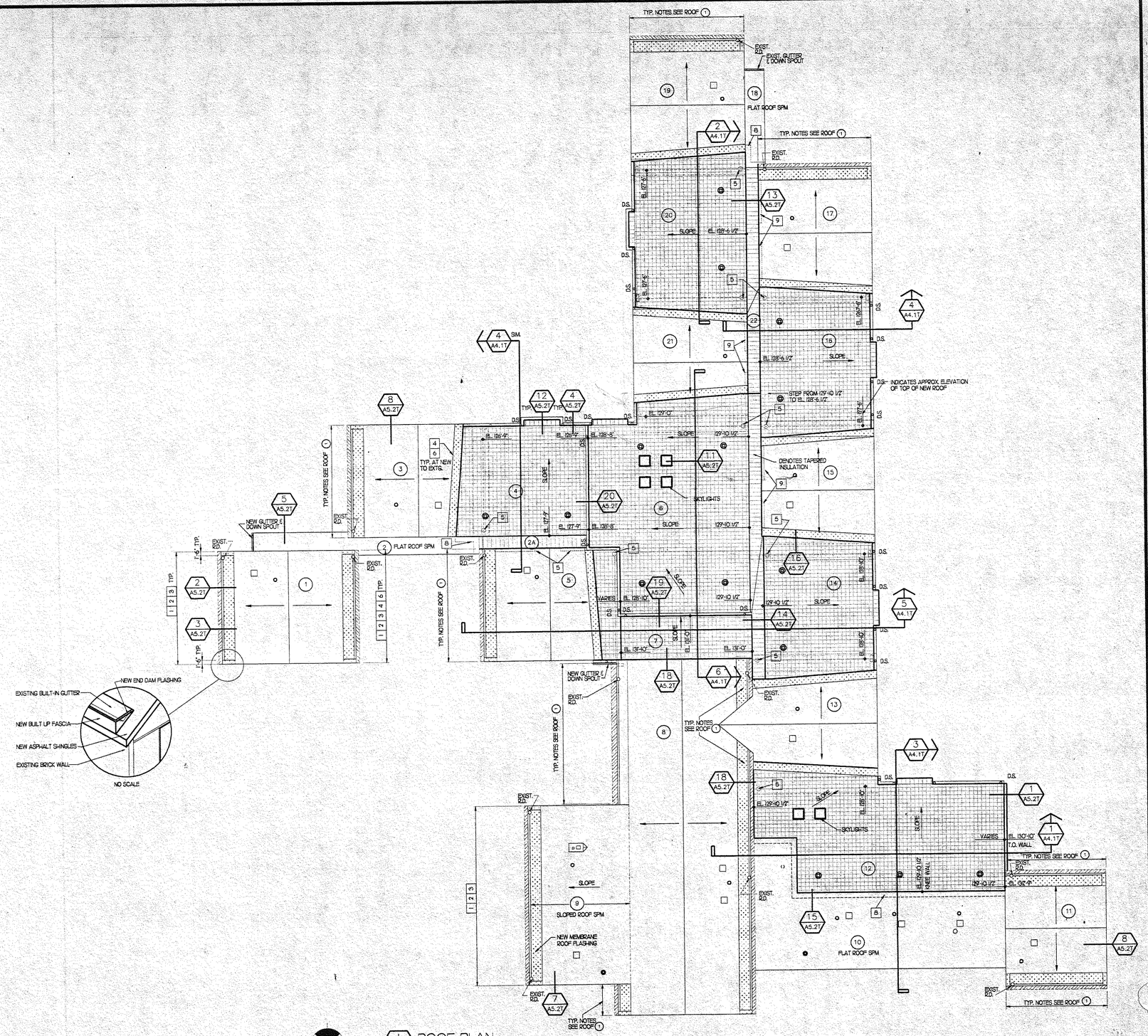

1 A1.3T ROOF PLAN
SCALE: 1/16" = 1'-0"

GENERAL NOTES

	R&D (REMOVE & DISPOSE)
1	R&D BLOCKING AND FLASHING
2	R&D ROOF OVERHANG, SOFFIT AND FLASHING (HATCH INDICATES AREA TO BE REMOVED) REFER TO PREVIOUSLY ISSUED DEMO. FOR ADDITIONAL INFORMATION.
3	EXISTING ROOF DRAIN, PROVIDE NEW CAP & PATCH EXISTING BUILT IN GUTTERS. RE: P-DWGS FOR ADDITONAL NOTES
4	NEW ROOF SHINGLES (MATCH EXISTING) IN HATCHED AREA
5	CAP AND SEAL EXISTING ROOF DRAIN BELOW NEW ROOF STRUCTURE.
6	3' WIDE STRIP ICE BARRIER (SELF-ADHERING, WATERPROOFING MEMBRANE.
7	NEW FLASHING AT EXISTING ROOF CURB.
8	NEW MEMBRANE ROOF FLASHING MATCH EXISTING EXISTING ROOF MATERIAL.
9	NEW ALUMINUM STEP FLASHING AT EXISTING ROOF SHINGLES. REMOVE & REPLACE SHINGLES AS REQUIRED.

LEGEND:

- EXISTING ROOF ASPHALT SHINGLES UNO
- SPM - (SINLE PLY MEMBRANE)
- NEW ROOF STURCTURE SLOPE 1/4" PER FT. +/- SINGLE PLY MEMBRANE UNO
- EXIST. MEMBRANE ROOFING AT EXIST. BUILT-IN GUTTERS. NEW 3' WIDE STRIP ICE BARRIER AT NEW TO EXISTING ROOFS.
- R&D OVERHANG & SOFFIT AT INTERSECTION OF NEW & EXIST. ROOF NOTE: 2
- NEW FLAT ROOF SINGLE PLY MEMBRANE ON TAPERED INSULATION
- D.S. NEW DOWN SPOUT
- SECTION OF ROOF
- NEW ALUM. RELIEF VENT 12X12 (THROAT AREA) ON 8'MIN. PRE-FAB. METAL "CARNES" OR EQUAL
- RD ROOF DRAIN
- RV ROOF VENTILATOR
- SC SCUPPER
- V VENT

ALL ITEMS EXISTING UNO.

REFER TO STRUCTURAL AND FUTURE PLUMBING, MECHANICAL, ELECTRICAL DRAWINGS & SPECIFICATIONS FOR ADDITIONAL NOTES.

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THOMAS ROBERT TITO
NO. 543
REGISTERED ARCHITECT

drawn by DD JHL

checked by DRP

revised on

PREVIOUSLY ISSUED
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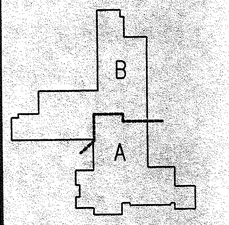

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architecture
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project

ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

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ROOF PLAN

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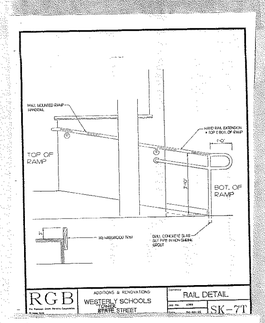

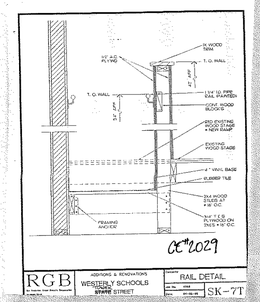

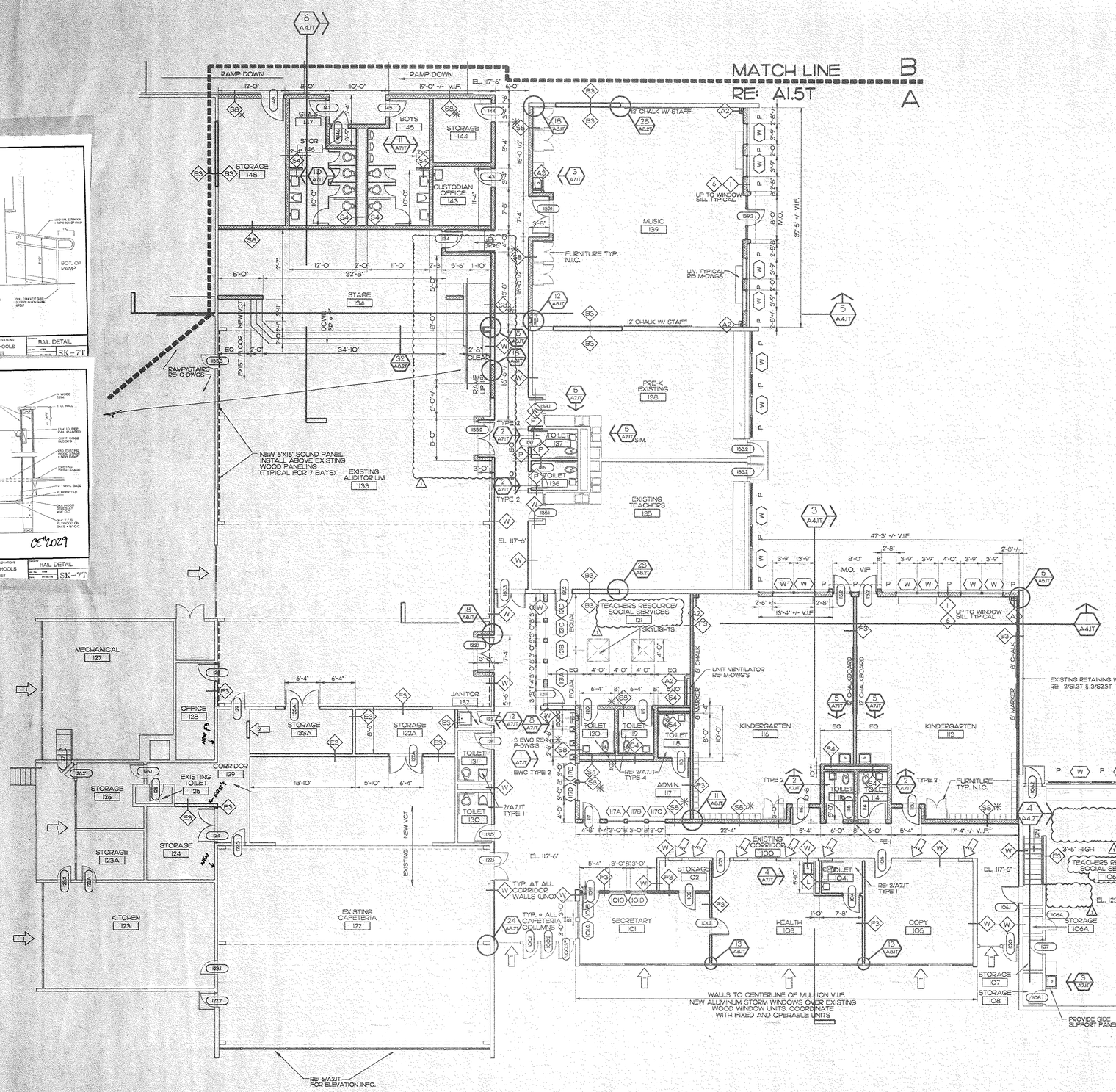

PROJECT NORTH

1 / A1.4A FLOOR PLAN SECTION "A"

SCALE: 1/8" = 1'-0"

LEGEND:

- EXISTING WALL
- EXISTING TO BE REMOVED
- NEW WALL CONSTRUCTION (SOME MASONRY MAY NOT BE CROSS-HATCHED RE: WALL TYPES)
- PATCH EXISTING WALL
- W — NEW WINDOW
- P — NEW PANEL

GENERAL NOTES:

1. ALL NEW INTERIOR WALLS TYPE "S6" UNLESS NOTED OTHERWISE.
   * WALL INDICATED W/ASTERISK REFER TO SECTION FOR ADDITIONAL INFORMATION.
2. ALL NEW EXTERIOR WALLS TYPE "1" UNLESS NOTED OTHERWISE.
3. ALL EXTERIOR CORNERS & DOOR/JAMBS TO HAVE 1" R. BULLNOSE BLOCK. (U.N.O.)
4. PATCH AND/OR REPAIR EXISTING WALL AND/OR FLOOR SURFACES WHERE EXISTING ITEMS ARE REMOVED. FINISH TO MATCH ADJACENT SURFACES
5. REFER TO D-DWGS FOR REMOVAL NOTES
6. DIMENSIONS ARE TO FACE OF BLOCK, EXIST. FACE OF WALL OR TO NEW FACE OF WALL
7. PATCH ALL EXISTING FLOOR, WALL CEILING/ROOF PENETRATIONS AS REQUIRED.
8. RE: FINISH SCHEDULE FOR EXTENT OF REPAINTING EXISTING SURFACES.
9. PROVIDE NEW HANDRAILS AR ALL RAMPS (BOTH SIDES) REFER TO DETAIL 24/A8.2S
10. REFER TO SITE DWGS FOR EXTERIOR STAIRS & PLATFORMS AT EXTERIOR DOORS.

WORK NOTES:

- EXISTING WOOD WINDOWS TO REMAIN - SCRAP, SAND & REPAINT TYP.
- INFILL EXISTING OPENING WITH CONSTRUCTION AND FINISH TO MATCH ADJACENT SURFACES. ASSUME WALL TYPE TO BE P3 WITH VENEER PLASTER UNLESS NOTED OTHERWISE.

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revised on

PREVIOUSLY ISSUED NOVEMBER 11, 1994

△ SK-7T 31 MARCH 1995

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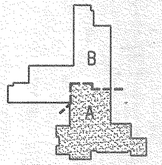


RGB
The Robinson Green Beretta Corporation
architecture
engineering
interior design
50 Holden Street
Providence, Rhode Island 02908
401 272-1730

project

ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status

ISSUED FOR CONSTRUCTION

issued on 19 DECEMBER 1994

sheet contents

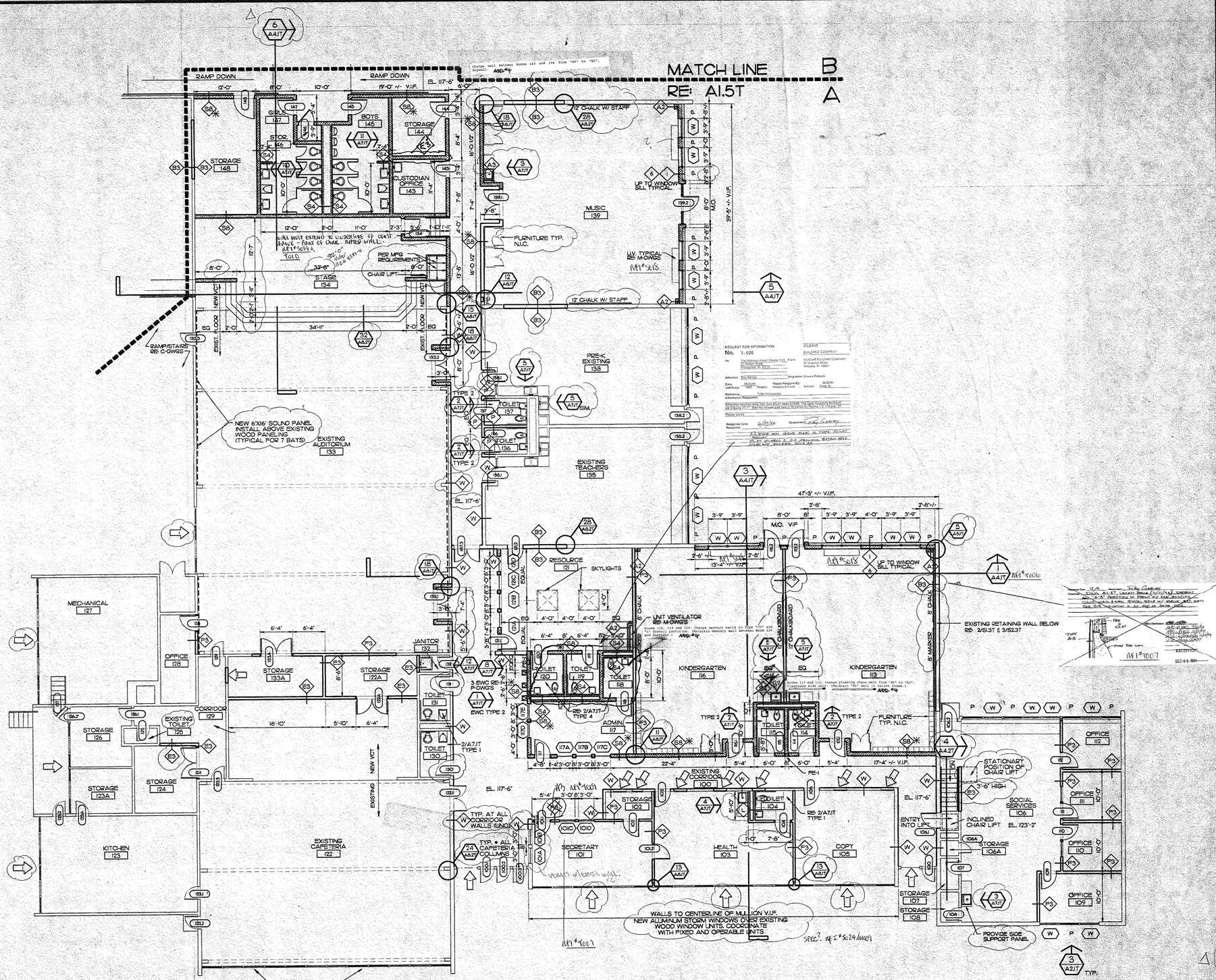
SECTION "A" FLOOR PLAN

RECEIVED APR 05 BUILDING OFFICIAL

job no. 4389

drawing no. A1.4T REV.

sheet of



PROJECT NORTH

1 / A1.4A FLOOR PLAN SECTION "A"

SCALE: 1/8" = 1'-0"

LEGEND:

- EXISTING WALL
- EXISTING TO BE REMOVED
- NEW WALL CONSTRUCTION (SOME MASONRY MAY NOT BE CROSS-HATCHED RE: WALL TYPES)
- PATCH EXISTING WALL
- W — NEW WINDOW
- P — NEW PANEL

GENERAL NOTES:

1. ALL NEW INTERIOR WALLS TYPE "S8" UNLESS NOTED OTHERWISE.
   * WALL INDICATED W/ASTERISK REFER TO SECTION FOR ADDITIONAL INFORMATION.
2. ALL NEW EXTERIOR WALLS TYPE "I" UNLESS NOTED OTHERWISE.
3. ALL EXTERIOR CORNERS & DOOR/JAMBS TO HAVE 1" R. BULLNOSE BLOCK. (UNO.)
4. PATCH AND/OR REPAIR EXISTING WALL AND/OR FLOOR SURFACES WHERE EXISTING ITEMS ARE REMOVED. FINISH TO MATCH ADJACENT SURFACES
5. REFER TO D-DWGS FOR REMOVAL NOTES.
6. DIMENSIONS ARE TO FACE OF BLOCK, EXIST. FACE OF WALL OR TO NEW FACE OF WALL.
7. PATCH ALL EXISTING FLOOR, WALL CEILING/ROOF PENETRATIONS AS REQUIRED.
8. RE: FINISH SCHEDULE FOR EXTENT OF REPAINTING EXISTING SURFACES.
9. PROVIDE NEW HANDRAILS AT ALL RAMPS (BOTH SIDES) REFER TO DETAIL 24/A8.2S
10. REFER TO SITE DWGS FOR EXTERIOR STAIRS & PLATFORMS AT EXTERIOR DOORS.

WORK NOTES:

1. EXISTING WOOD WINDOWS TO REMAIN - SCRAP, SAND & REPAINT TYP.
2. INFILL EXISTING OPENING WITH CONSTRUCTION AND FINISH TO MATCH ADJACENT SURFACES. ASSUME WALL TYPE TO BE P3 WITH VENEER PLASTER UNLESS NOTED OTHERWISE.

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certification

THOMAS RODNEY HICKS No. 543 REGISTERED ARCHITECT

drawn by DD/LML

checked by DRP

revised on

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The Robinson Green Beretta Corporation
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50 Holden Street
Providence, Rhode Island 02906
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project

ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status

ISSUED FOR CONSTRUCTION

issued on 19 DECEMBER 1994

sheet contents

SECTION "A" FLOOR PLAN

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drawing no. A1.4T

sheet 7 of 24

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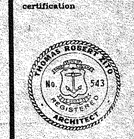
certification



drawn by DD, LML

checked by DRP

revised on

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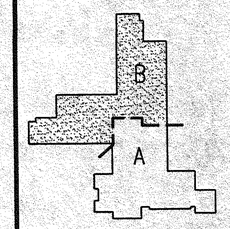
NOVEMBER 11, 1994



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ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status

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sheet contents

SECTION "B"
FLOOR
PLAN

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drawing no.

A1.5T

sheet 8 of 27

MATCH LINE B
RE: A1.4T
A

REFER TO A1.4T FOR GENERAL NOTES, LEGEND AND WORK NOTES

PROJECT NORTH

1 / A1.5T FLOOR PLAN SECTION "B"
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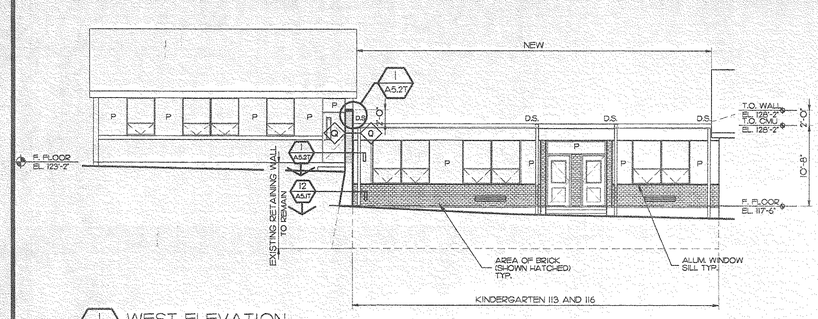
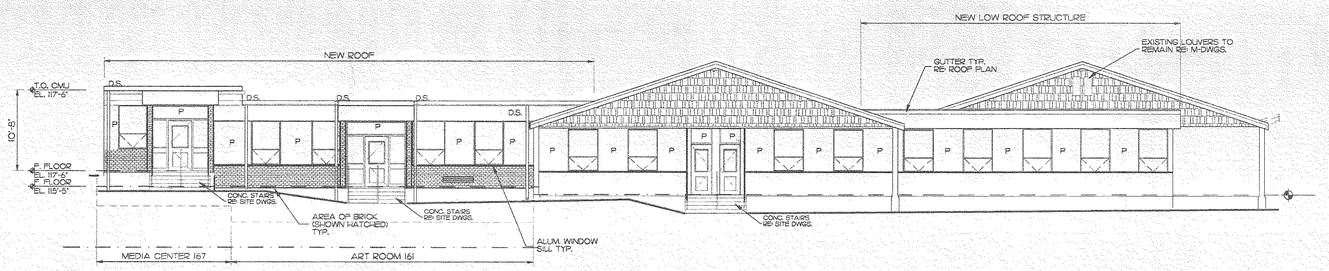
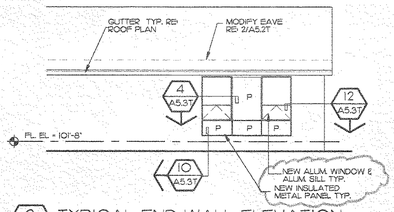


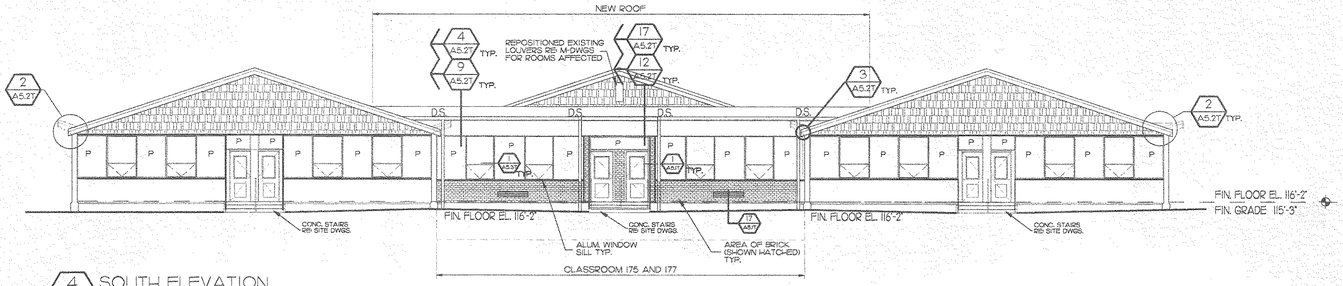
1 A2.1T WEST ELEVATION
SCALE: 1/8" = 1'-0"



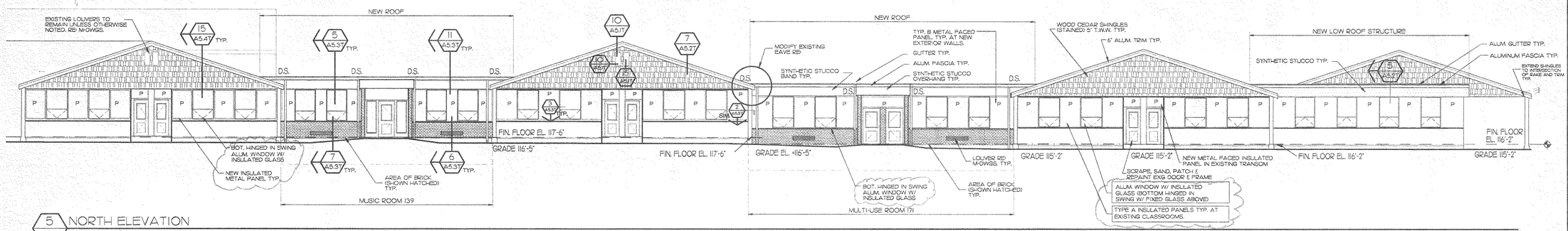
2 A2.1T WEST ELEVATION
SCALE: 1/8" = 1'-0"



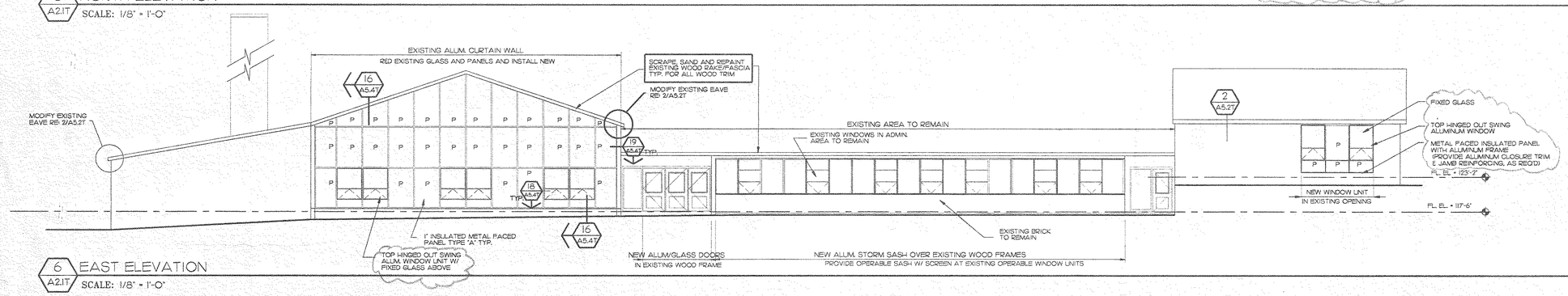
3 A2.1T TYPICAL END WALL ELEVATION
SCALE: 1/8" = 1'-0"



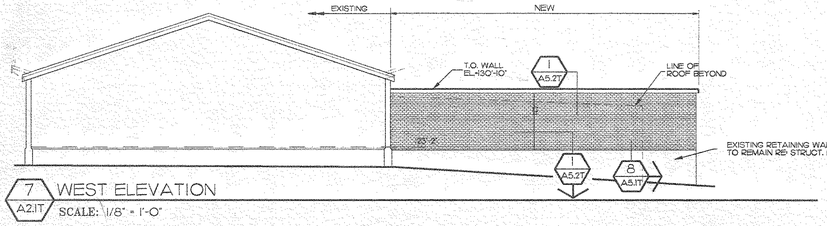
4 A2.1T SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



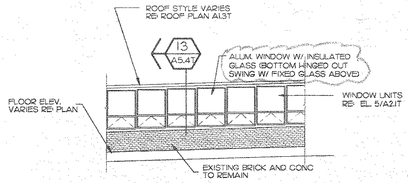
5 A2.1T NORTH ELEVATION
SCALE: 1/8" = 1'-0"



6 A2.1T EAST ELEVATION
SCALE: 1/8" = 1'-0"



7 A2.1T WEST ELEVATION
SCALE: 1/8" = 1'-0"



8 A2.1T PARTIAL EXTERIOR CORR. ELEVATION
SCALE: 1/8" = 1'-0"

NOTES:

1. EXISTING BRICK - INCLUDE IN BASE BID REPOINTING OF 1000 SF OF BRICK. PROVIDE UNIT COST FOR REDUCTION OR INCREASE IN AREA, BASED ON FIELD VERIFICATION.
2. ALL WINDOW UNITS, TRANSOMS, FIXED FRAMES TO BE ALUM. W/ INSULATED GLASS UNLESS NOTED OTHERWISE.
   - WINDOW UNITS AND TRANSOM TO BE A MFG. STANDARD UNIT UNO. PROVIDE TRIM, CLOSURE PIECES AS REQUIRED
   - FIXED FRAMES TO BE CUSTOM SIZES.
   - REFER TO ELEVATIONS FOR LOCATIONS OF BOTTOM HINGED IN SWING AND TOP HINGED OUT WINDOW UNITS
3. ALL NOTES LISTED ON NORTH ELEVATION ARE TYPICAL UNLESS OTHERWISE NOTED.

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drawn by DLD JHL

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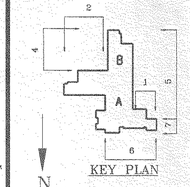

KEY PLAN

RGB
The Robinson Green Beretta Corporation
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interior design

50 Holden Street
Providence, Rhode Island 02908
401 272-1730

project

ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
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19 DECEMBER 1994

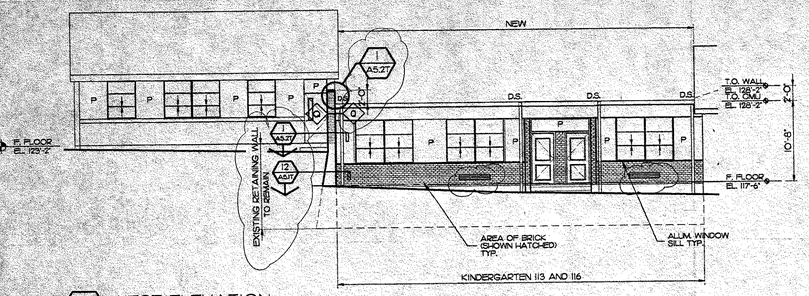
sheet contents

ELEVATIONS

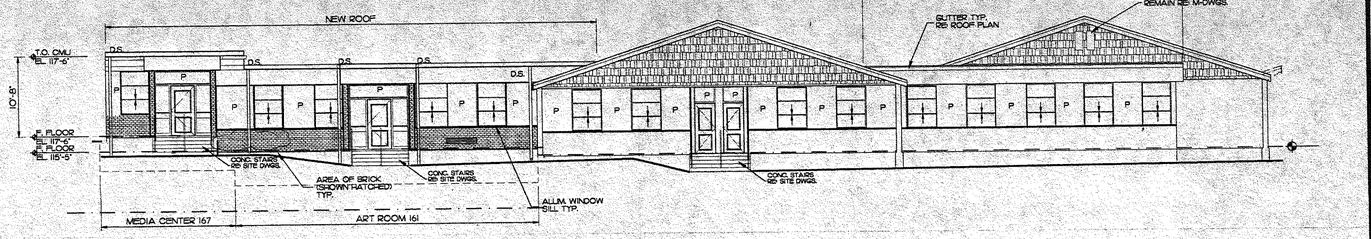
job no. 4389

drawing no.
A2.1T REVISED

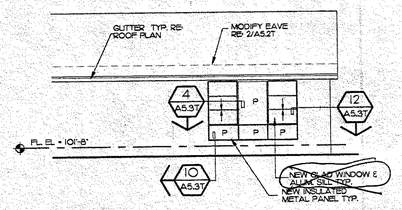
sheet 9 of 14



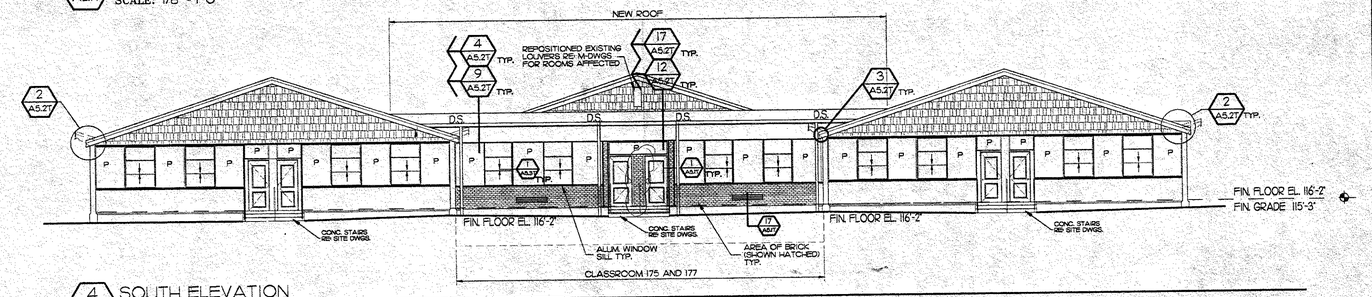
1 A2.1T WEST ELEVATION
SCALE: 1/8" = 1'-0"



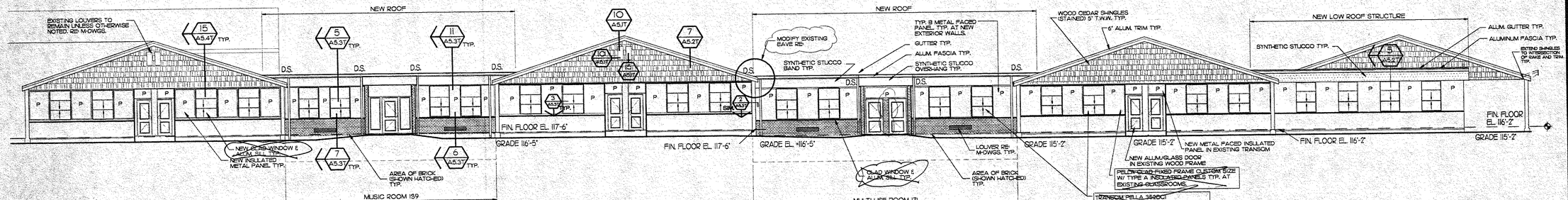
2 A2.1T WEST ELEVATION
SCALE: 1/8" = 1'-0"



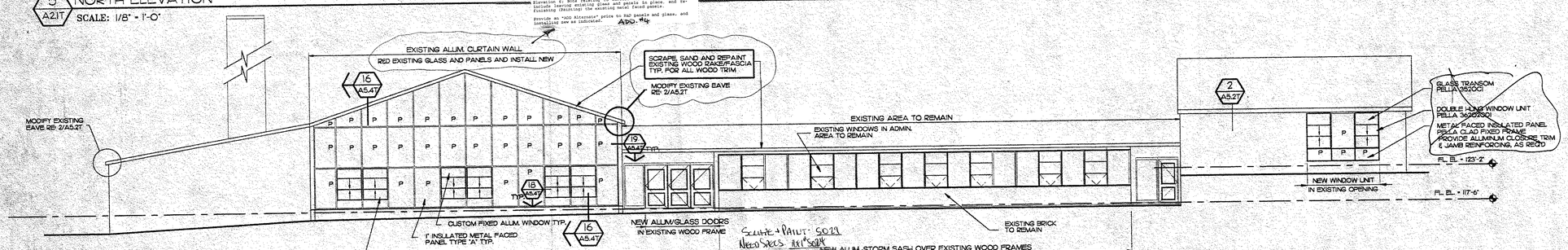
3 A2.1T TYPICAL END WALL ELEVATION
SCALE: 1/8" = 1'-0"



4 A2.1T SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



5 A2.1T NORTH ELEVATION
SCALE: 1/8" = 1'-0"



6 A2.1T EAST ELEVATION
SCALE: 1/8" = 1'-0"

Storm Windows: Provide combination storm/screen windows, manufactured by Lockwood Aluminum Window Corp., or approved equal.

General: Triple track, combination storm/screen window shall be designed to meet or exceed the requirements set for the performance requirements for HR-C1 casement windows as outlined by AAMA.

Windows shall be designed to permit top and bottom glass sashes and screen insert to slide the full height of the master frame.

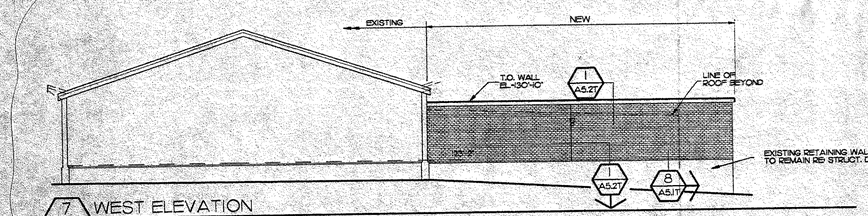
Glass: Single Strength, "B" quality.

Screen: 18 x 14 mesh aluminum, charcoal black.

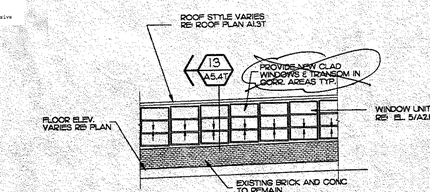
Finish: Electrostatic, heat hardened, white.

Fasteners: Aluminum, stainless steel or other non-corrosive material compatible with aluminum.

ADD. #4



7 A2.1T WEST ELEVATION
SCALE: 1/8" = 1'-0"

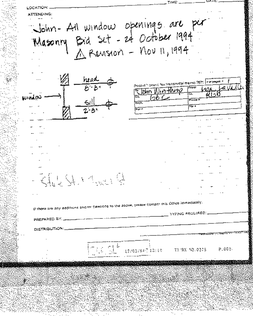


8 A2.1T PARTIAL EXTERIOR CORR. ELEVATION
SCALE: 1/8" = 1'-0"

NOTES:

1. EXISTING BRICK - INCLUDE IN BASE BID REPOINTING OF 1000 SF OF BRICK. PROVIDE UNIT COST FOR REDUCTION OR INCREASE IN AREA, BASED ON FIELD VERIFICATION.
2. ALL WINDOW UNITS, TRANSOMS, FIXED FRAMES TO BE BY PELLA OR EQUAL UNLESS NOTED OTHERWISE.
   - WINDOW UNITS AND TRANSOM TO BE A MFG. STANDARD UNIT LNO. PROVIDE TRIM, CLOSURE PIECES AS REQUIRED
   - FIXED FRAMES TO BE CUSTOM SIZES.
3. ALL NOTES LISTED ON NORTH ELEVATION ARE TYPICAL UNLESS OTHERWISE NOTED.

Change "Aluminum Clad Double Hung Windows" to "Extruded Aluminum Window - Style 2000" as manufactured by Fenestralin, Inc., Warwick, RI, or approved equal. Refer to Spec. Issued as part of this Addendum, for Layout. ADD. #4



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certification

STEPHEN ROBERT KLEIS No. 543 REGISTERED ARCHITECT

drawn by DJD JHL

checked by

revised on

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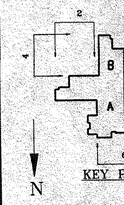

KEY PLAN

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50 Holden Street
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401 272-1730

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ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

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ELEVATIONS

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job no. 4389

drawing no. A2.1T

sheet 9 of 24

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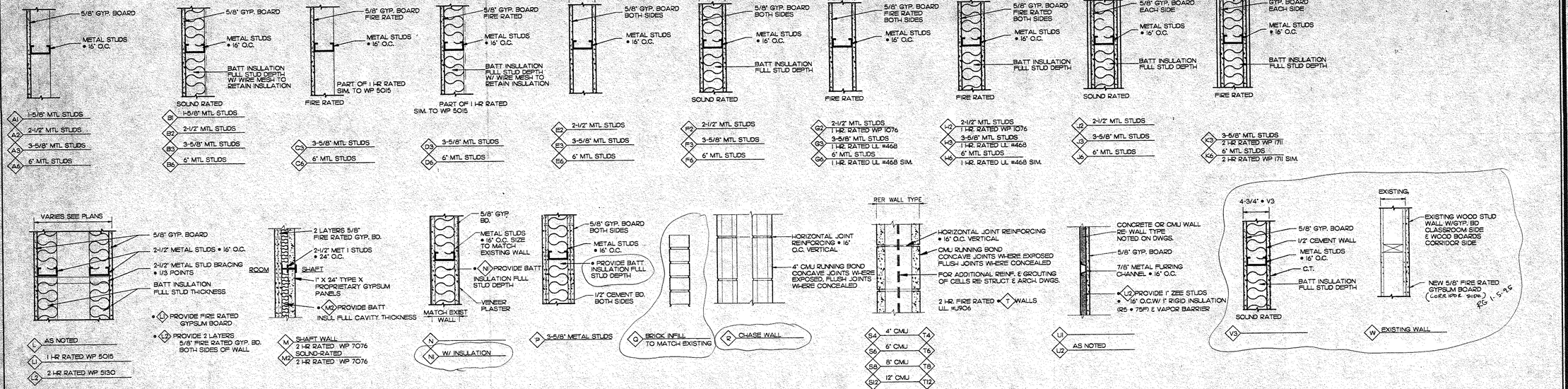
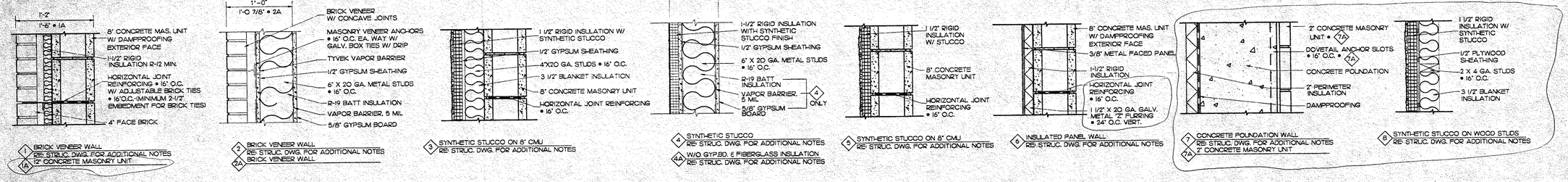


INTERIOR WALL CONSTRUCTION TYPES

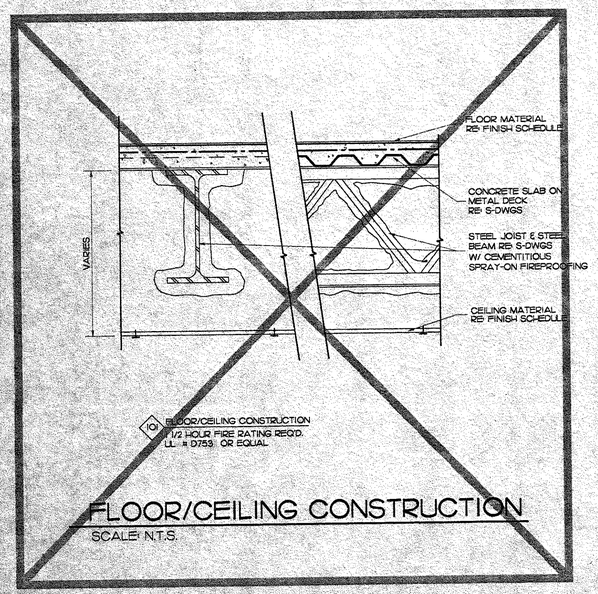
SCALE: N.T.S.

NOTE: THESE ARE STANDARD INTERIOR WALL TYPES SOME ITEMS MAY NOT APPLY TO THIS PROJECT.



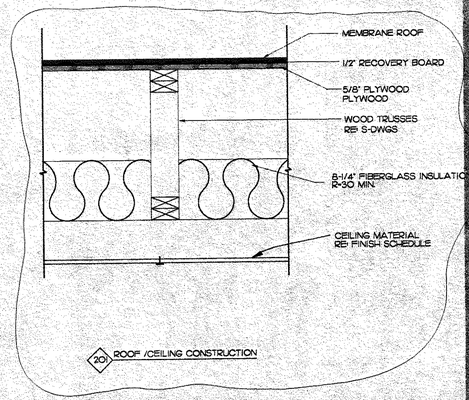
EXTERIOR WALL CONSTRUCTION TYPES

SCALE: N.T.S. REFER TO EXTERIOR ELEVATIONS DWGS. A2.1 & A2.2 FOR CHANGE IN MATERIALS.



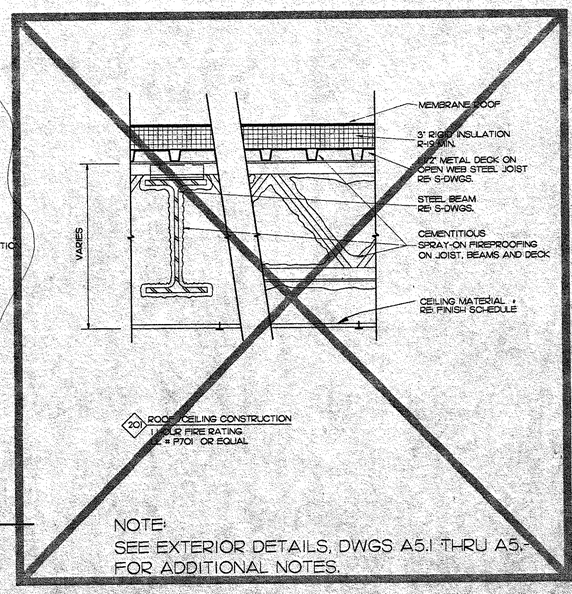
FLOOR/CEILING CONSTRUCTION

SCALE: N.T.S.



ROOF/CEILING CONSTRUCTION

SCALE: N.T.S.



NOTE:
SEE EXTERIOR DETAILS, DWGS A5.1 THRU A5.- FOR ADDITIONAL NOTES.

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Providence, Rhode Island 02908
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ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

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WALL TYPES
CEILING TYPES

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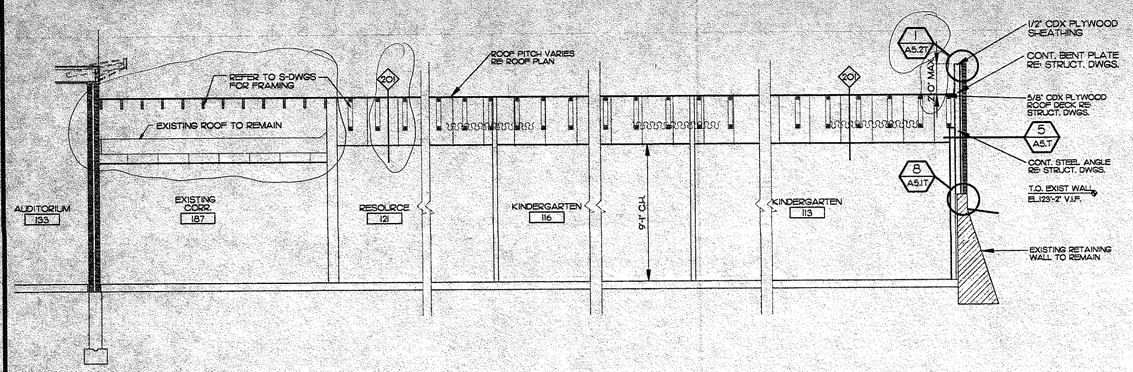
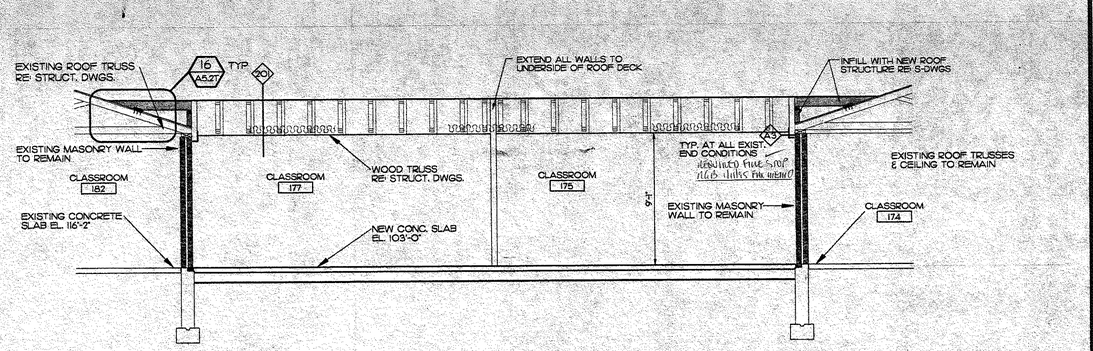
job no. 4389

drawing no.
A3.0T

sheet 10 of 24



1 SECTION
A4.1T SCALE: 1/4"=1'-0"



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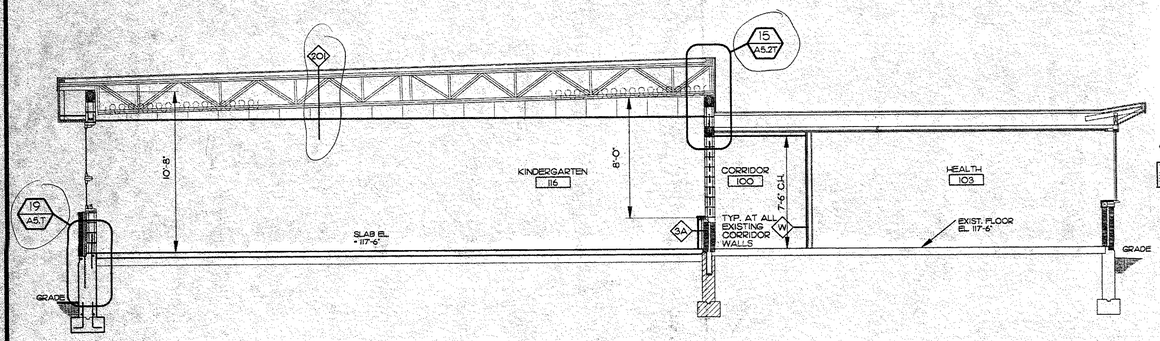
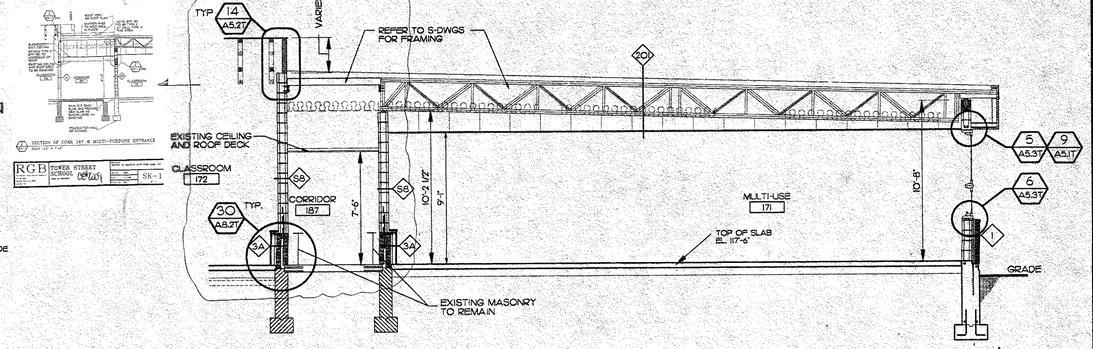
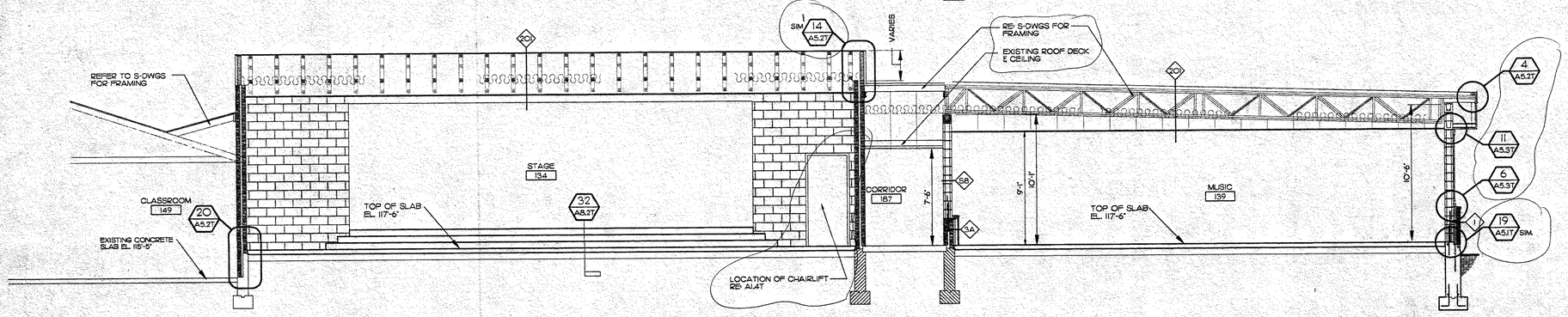


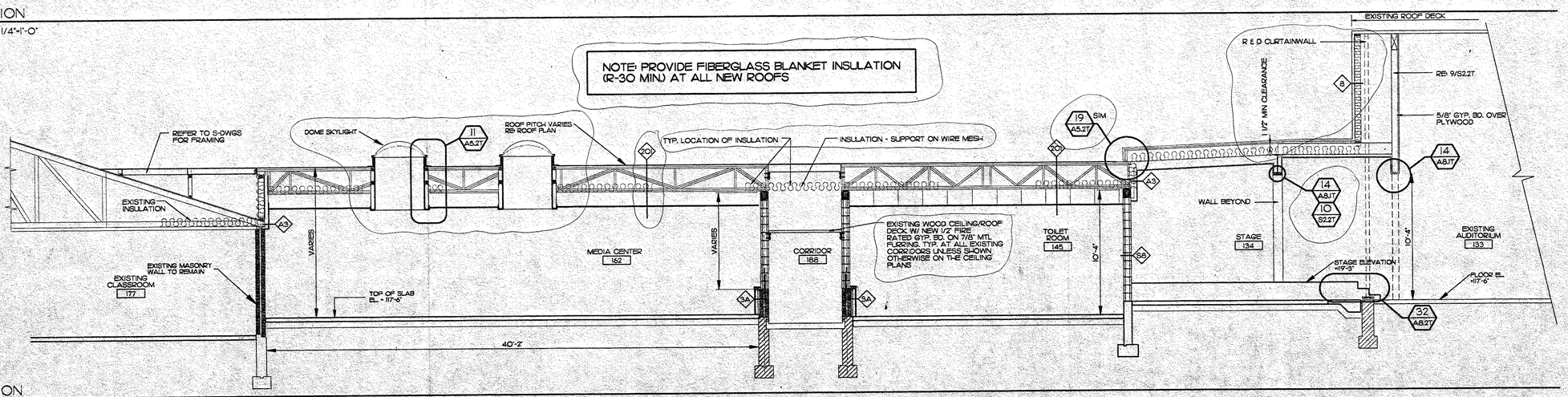
3 SECTION
A4.1T SCALE: 1/4"=1'-0"



4 SECTION
A4.1T SCALE: 1/4"=1'-0"



5 SECTION
A4.1T SCALE: 1/4"=1'-0"



6 SECTION
A4.1T SCALE: 1/4"=1'-0"

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checked by DRP

revised on

PREVIOUSLY ISSUED NOVEMBER 11, 1994

RGB
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architecture
engineering
interior design

50 Holden Street
Providence, Rhode Island 02908
401 272-1730

project

ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
ISSUED FOR CONSTRUCTION
issued on
19 DECEMBER 1994

sheet contents
BUILDING SECTIONS

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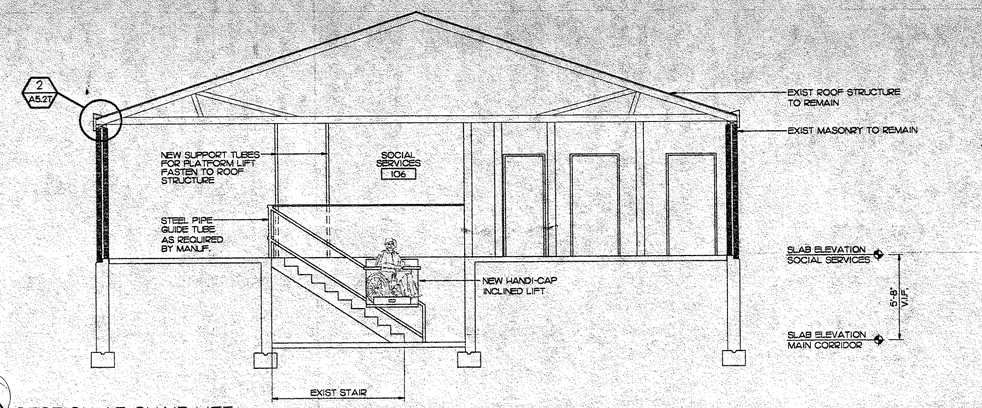
job no. 4389

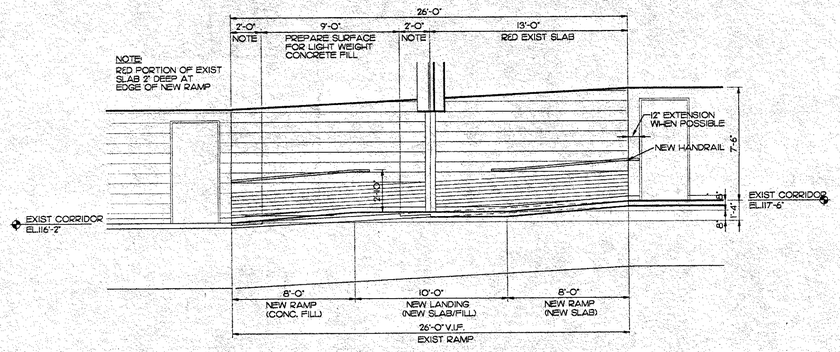
drawing no.
A4.1T

sheet 11 of 24



1 A4.2T SECTION AT CHAIR LIFT

SCALE: 1/4"=1'-0"



2 A4.2T SECTION OF RAMP AT FIRE WALL

SCALE: 1/4"=1'-0"

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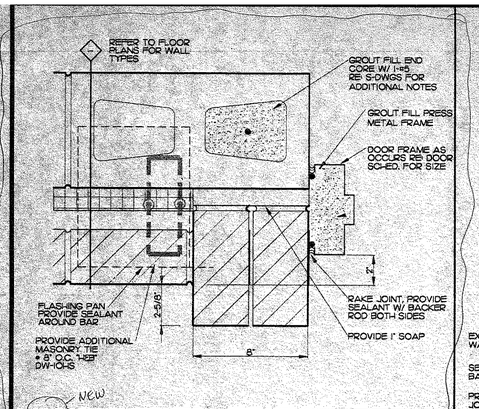
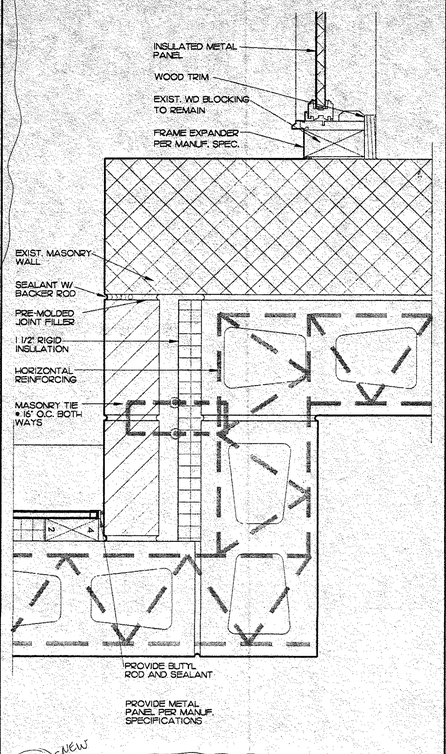


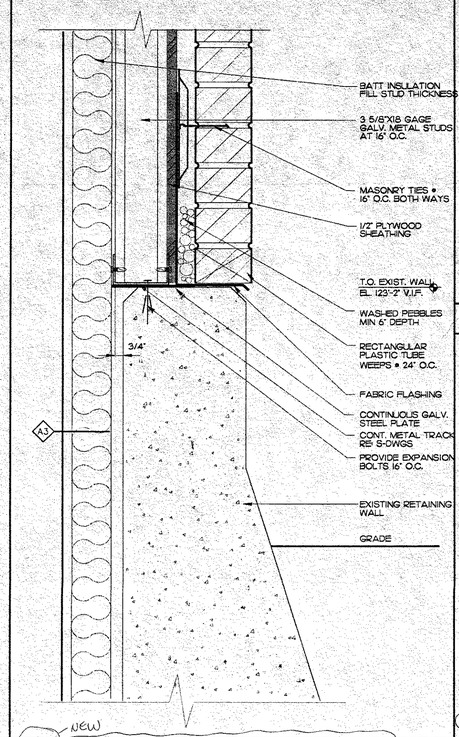
NEW

1 JAMB @ TYP. C.R. DOOR



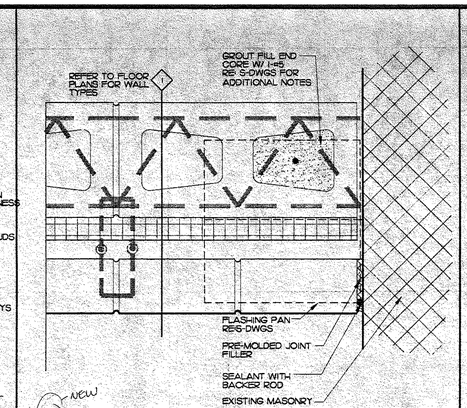
NEW

7 PLAN DETAIL 3"=1'-0"



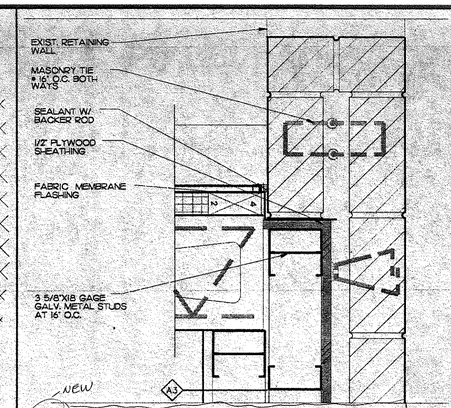
NEW

8 DETAIL @ RETAINING WALL 3"=1'-0"



NEW

4 EXIST. WALL CONDITION 3"=1'-0"



NEW

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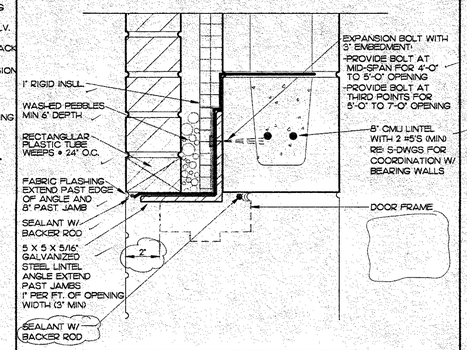
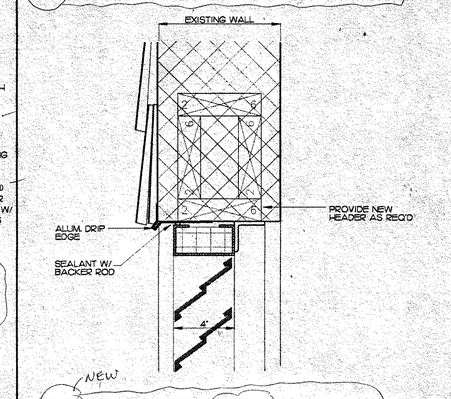


9 TYPICAL HEAD DETAIL 3"=1'-0"

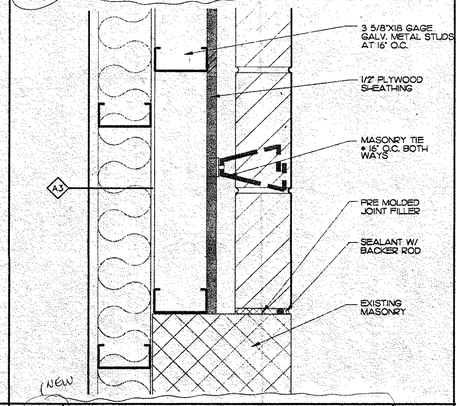


NEW

10 LOUVER HEAD DETAIL 3"=1'0"

DELETED

11 — —



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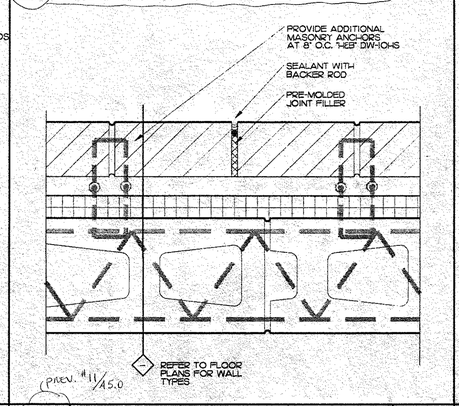
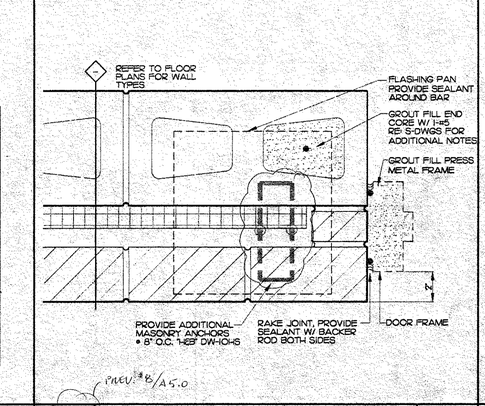
12 PLAN DETAIL @ RETAINING WALL 3"=1'-0"



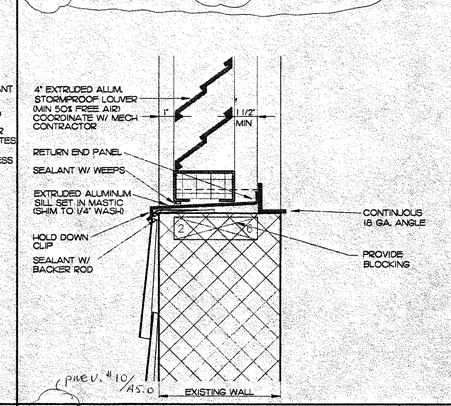
PREV. #11/A5.0

13 CONTROL JOINT 3"=1'-0"



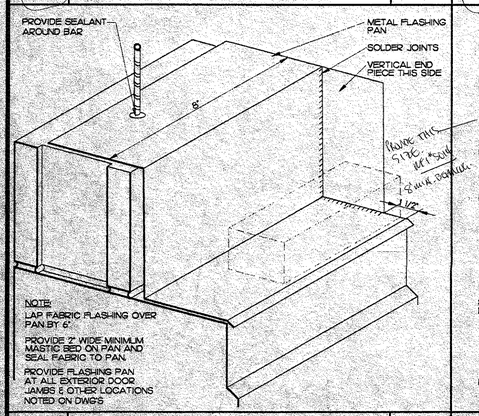
PREV. #8/A5.0

14 TYPICAL JAMB DETAIL 3"=1'-0"



PREV. #10/A5.0

15 LOUVER SILL DETAIL 3"=1'0"



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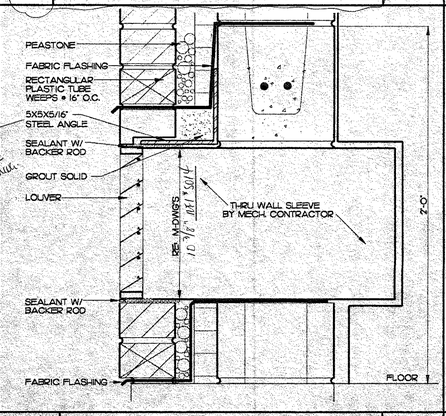
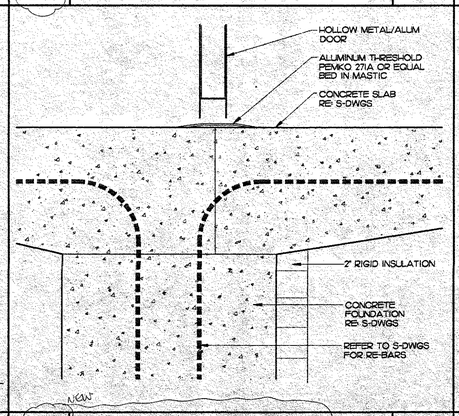
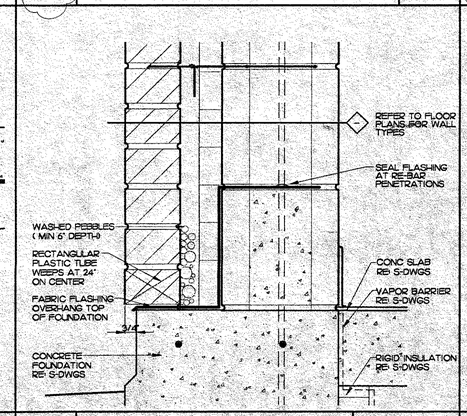


17 LOUVER @ VENTILATOR 3"=1'0"

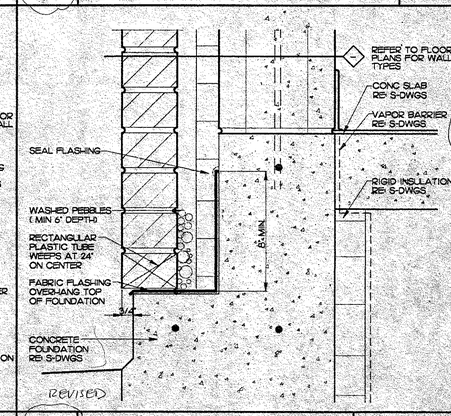


NEW

18 DOOR THRESHOLD 3"=1'0"



19 FOUNDATION DETAIL 3"=1'0"



REVISED

20 FOUNDATION DETAIL 3"=1'0"

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TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status

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EXTERIOR DETAILS MASONRY

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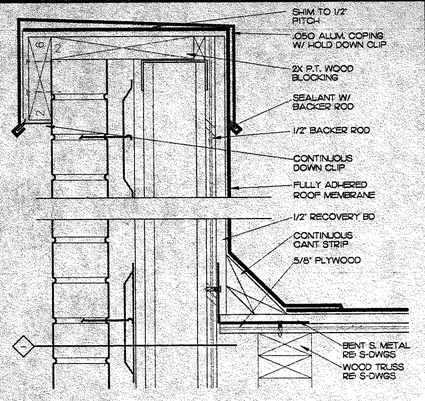
A5.1T

sheet 13 of 24



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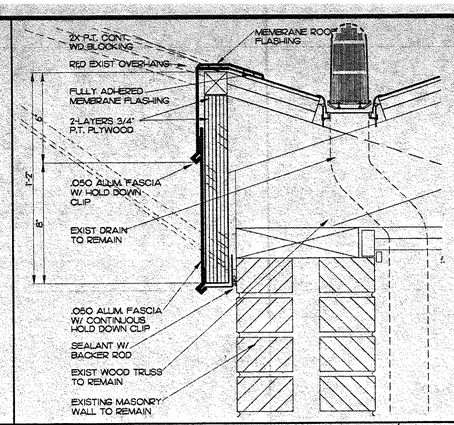

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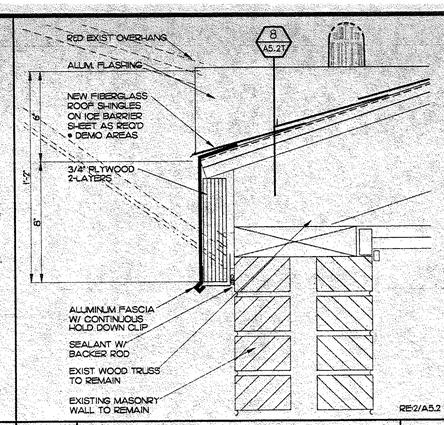

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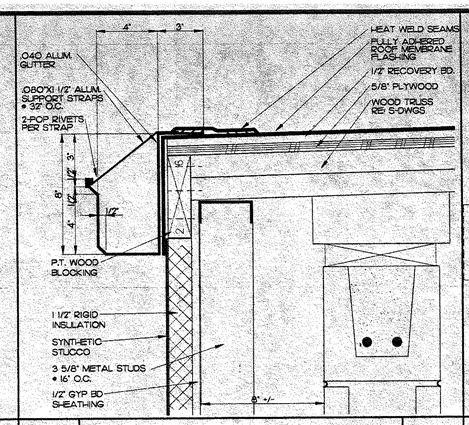

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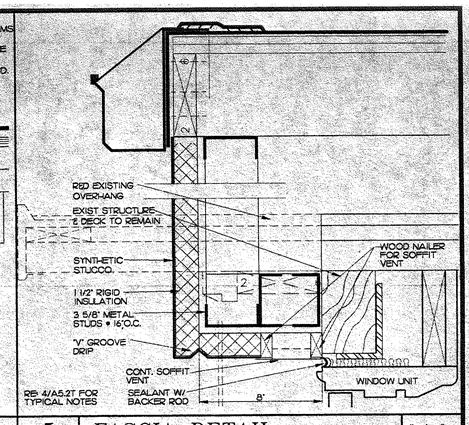

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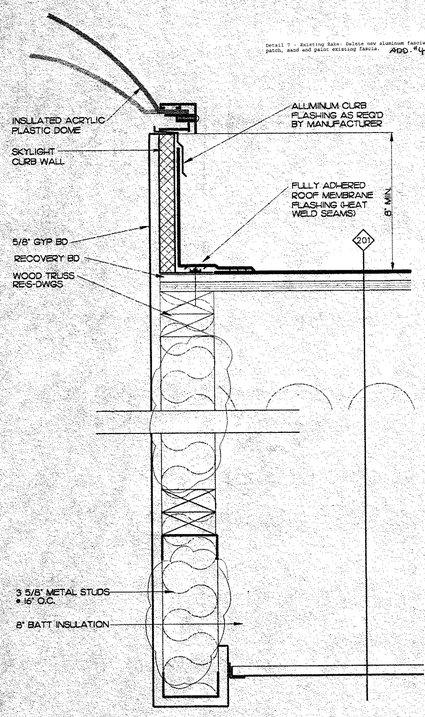
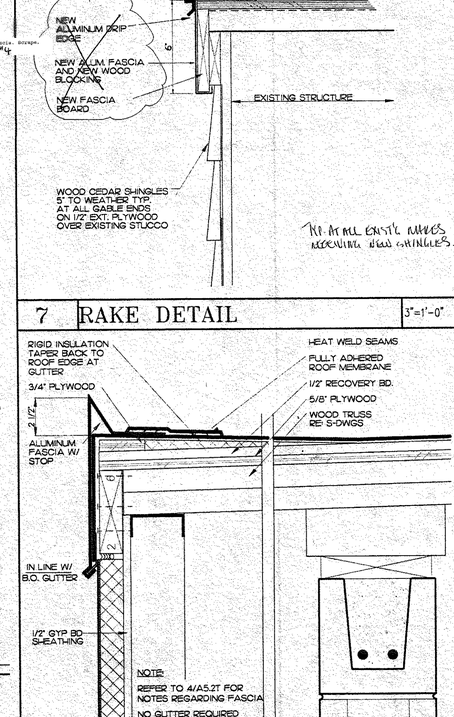
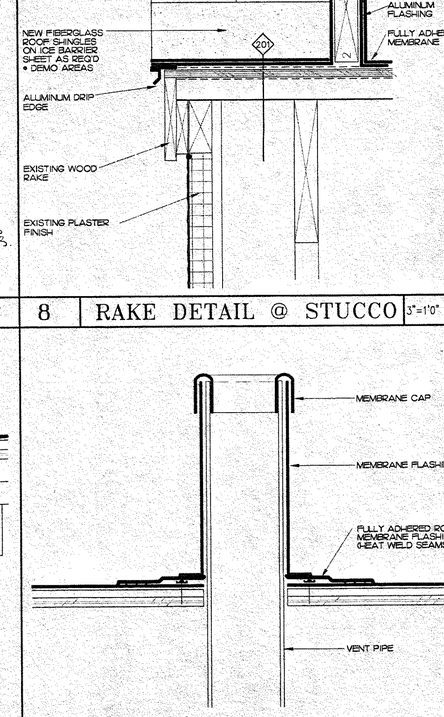


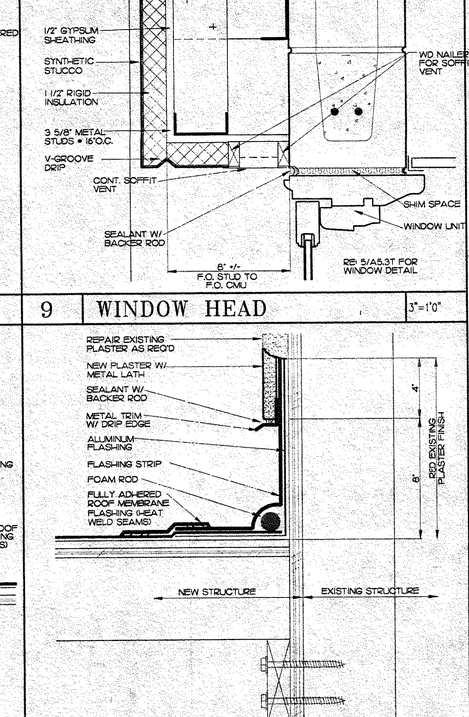
11 SKYLIGHT 3"=1'0"



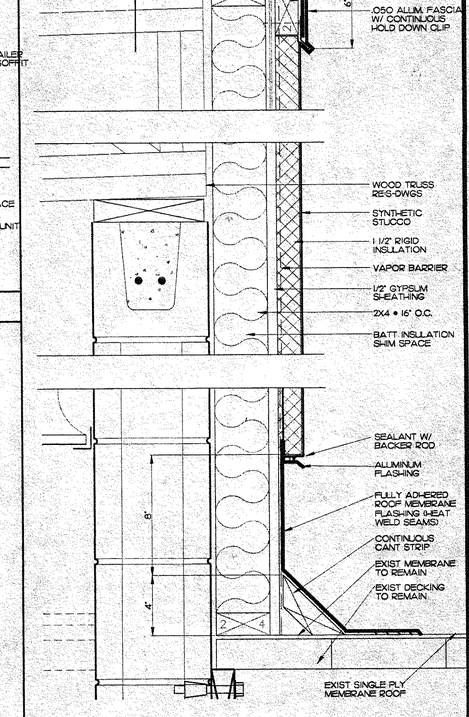
12 CLASSROOM ENTRY FASCIA 3"=1'0"



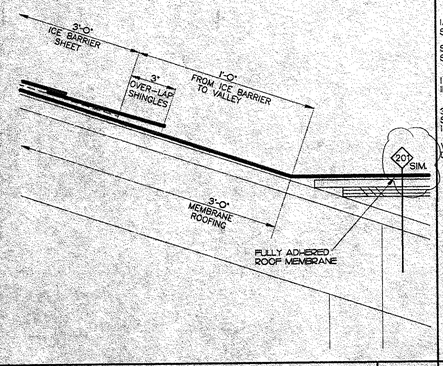
13 VENT PIPE DETAIL 3"=1'0"



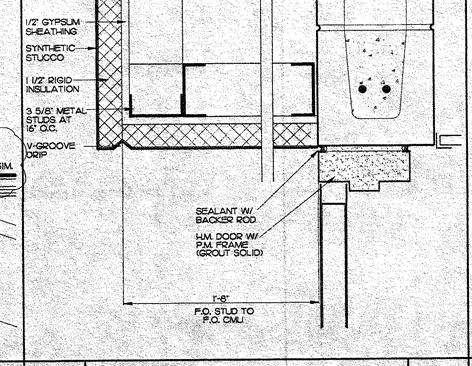
14 JOINT @ EXIST STUCCO 3"=1'0"



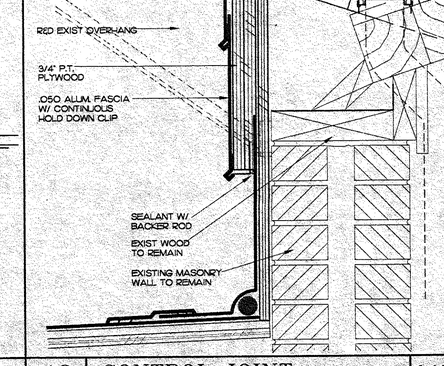
15 KNEE WALL DETAIL 3"=1'0"



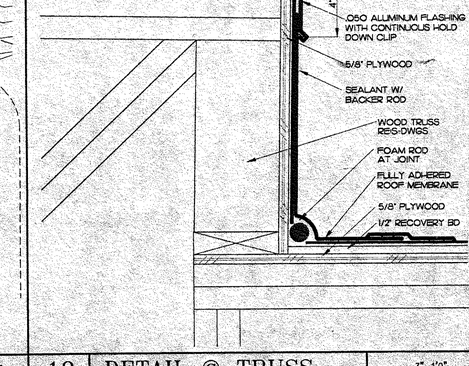
16 VALLEY DETAIL N.T.S.



17 HEAD DETAIL @ DOOR 3"=1'0"



18 CONTROL JOINT 3"=1'0"



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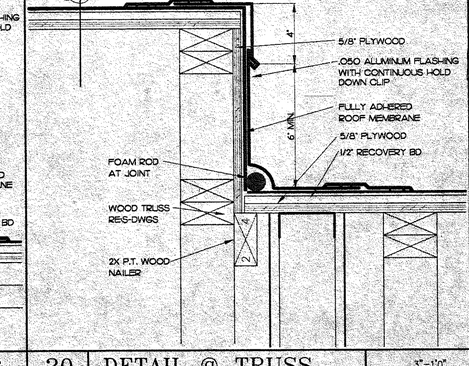

20 DETAIL @ TRUSS 3"=1'0"

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THOMAS ROBERT RYAN No. 5431 REGISTERED ARCHITECT

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checked by DRP

revised on

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architecture
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interior design

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project

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ROOF DETAILS

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sheet 14 of 24

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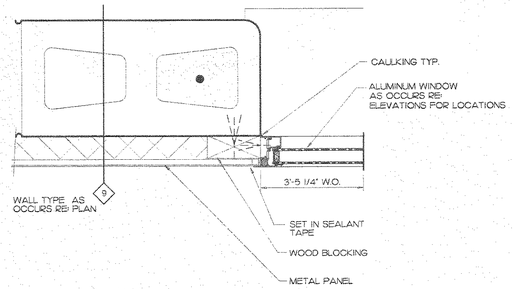
drawn by DLD

checked by DRP

revised on

△SK-4 20 MARCH 1995

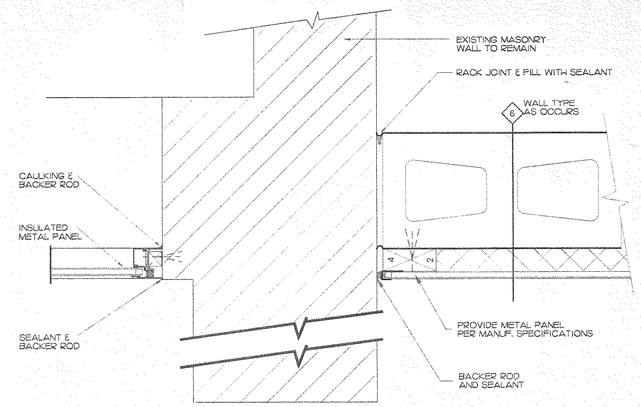
1 OF 1



WOOD TRIM TO BE PAINTED UNLESS OTHERWISE NOTED

5

1 | DETAIL @ PANEL/WINDOW CONNECTION | 3"=1'0"

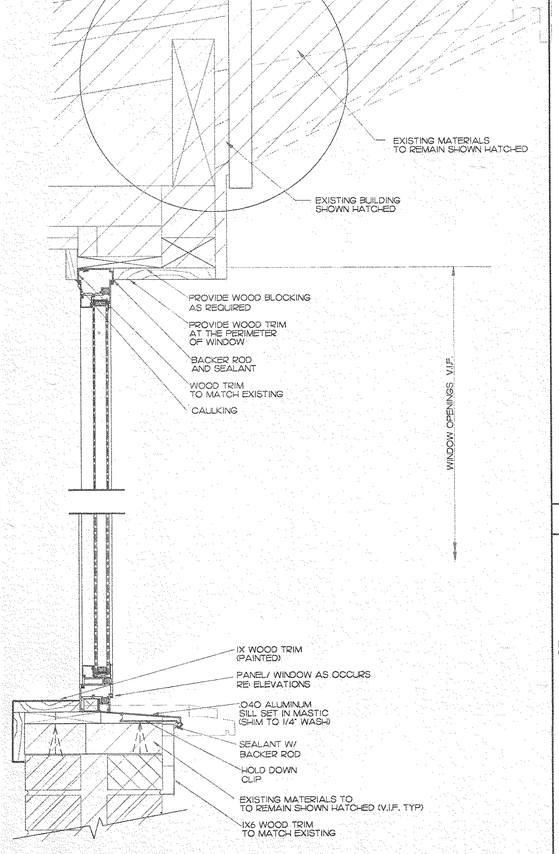


RE: 1/A5.3T FOR TYPICAL NOTES UNLESS OTHERWISE NOTED

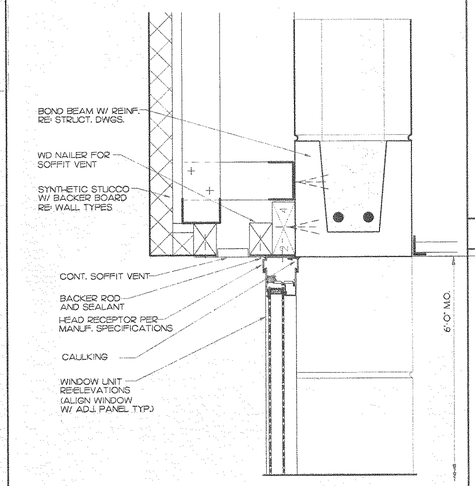
2 | DETAIL OF PANEL/EXIST WALL CONNECTION | 3"=1'0"

3 | - | 3"=1'0"

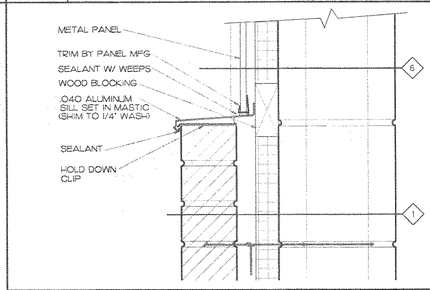
4 | - | 3"=1'0"



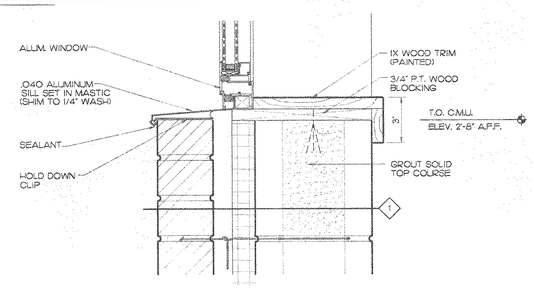
9 | DETAIL OF SILL @ EXISTING WINDOW | 3"=1'-0"



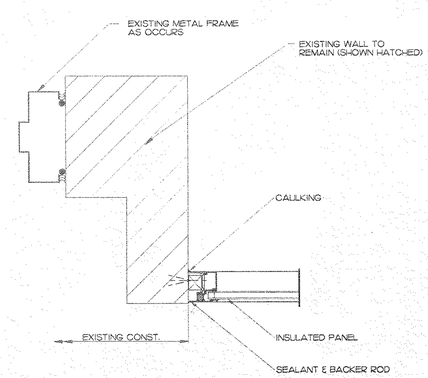
5 | DETAIL OF NEW WINDOW @ NEW ADDITION | 3"=1'-0"



6 | PANEL SILL DETAIL | 3"=1'0"

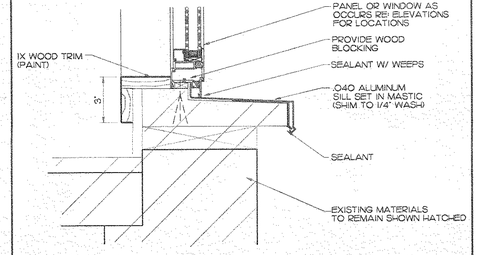


7 | WINDOW SILL DETAIL | 3"=1'0"

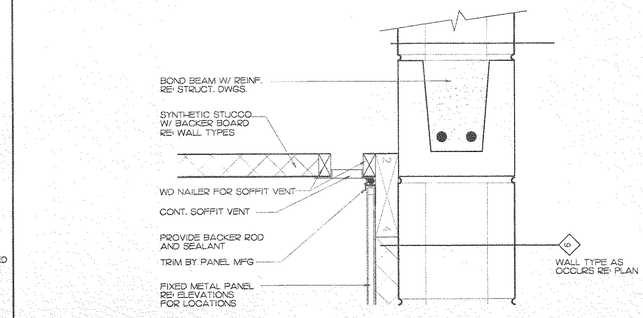


NOTE: SHIM ALL FRAMES AS REQUIRED

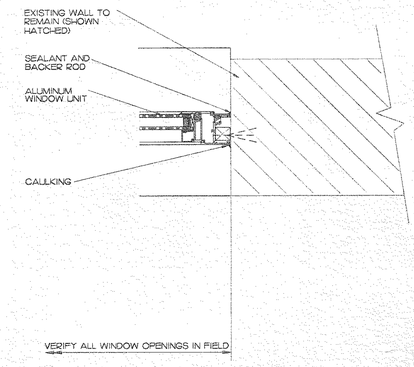
8 | DETAIL OF PANEL @ EXISTING WALL CONNECTION | 3"=1'-0"



10 | DETAIL OF SILL @ LOW WINDOW | 3"=1'-0"



11 | HEAD DETAIL @ METAL PANEL @ NEW ADDITION | 3"=1'-0"



12 | JAMB @ LOW END WINDOW | 3"=1'-0"

RGB
The Robinson Green Beretta Corporation
architecture
engineering
interior design

50 Holden Street
Providence, Rhode Island 02908
401 272-1730

project

ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status

ISSUED FOR CONSTRUCTION

issued on

19 DECEMBER 1994

sheet contents

WINDOW DETAILS

job no. 4389

drawing no.

A5.3T REV.

sheet 15 of 24

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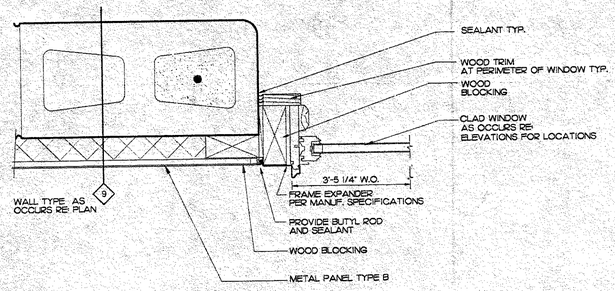
certification

THOMAS ROBERT GREEN No. 5435 REGISTERED ARCHITECT

drawn by DLD

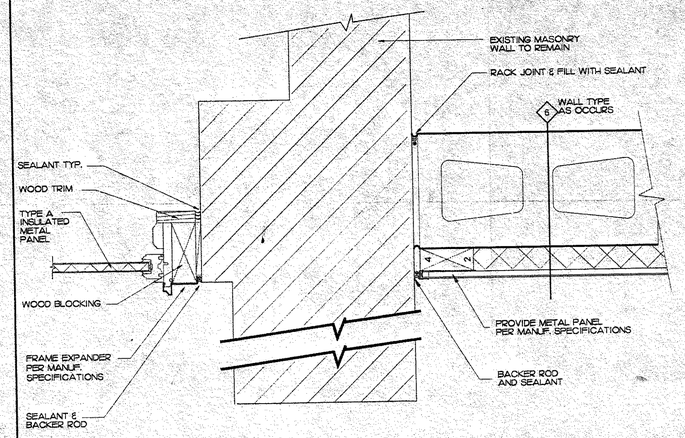
checked by DRP

revised on



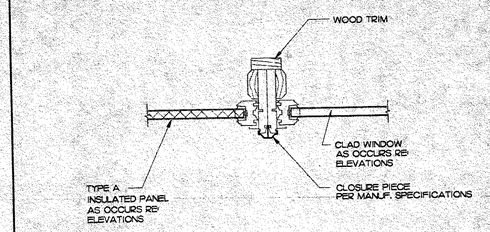
WOOD TRIM TO BE PAINTED UNLESS OTHERWISE NOTED

1 DETAIL @ PANEL/WINDOW CONNECTION 3"=1'0"

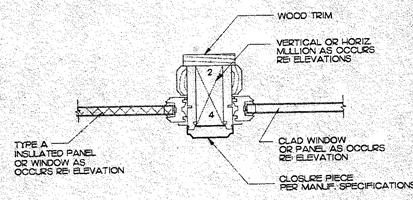


RE: 1/A5.3T FOR TYPICAL NOTES UNLESS OTHERWISE NOTED

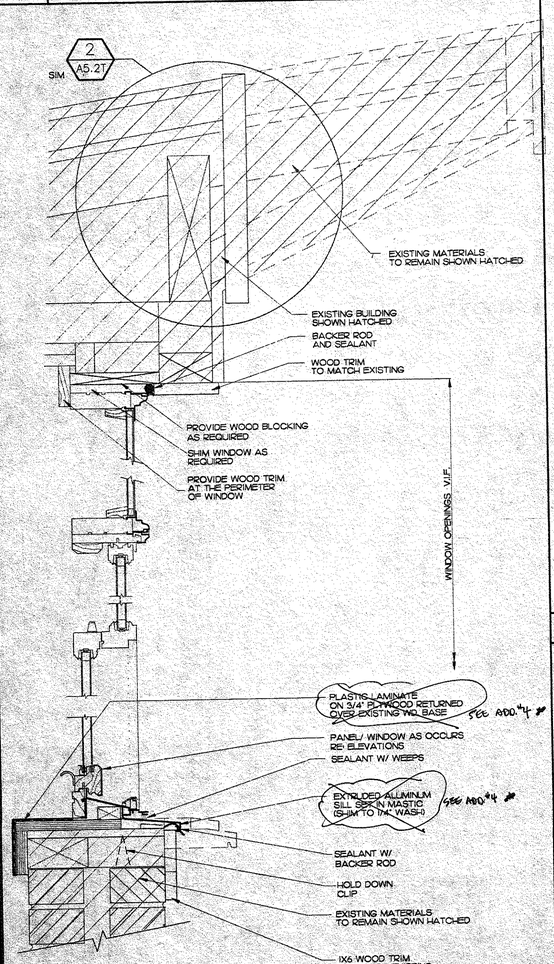
2 DETAIL OF PANEL/EXIST WALL CONNECTION 3"=1'0"



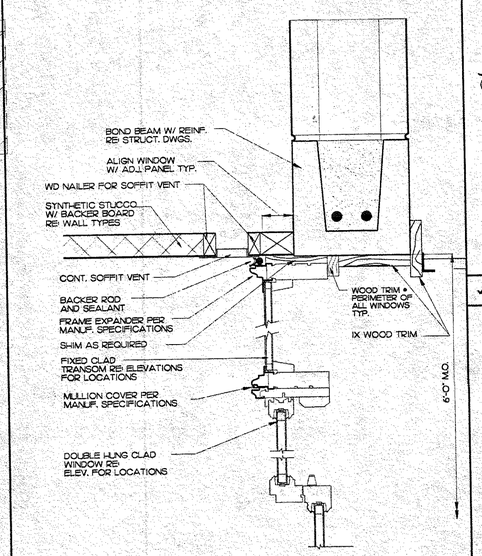
3 DETAIL OF WINDOW/PANEL CONNECTION @ EXISTING BUILDING 3"=1'0"



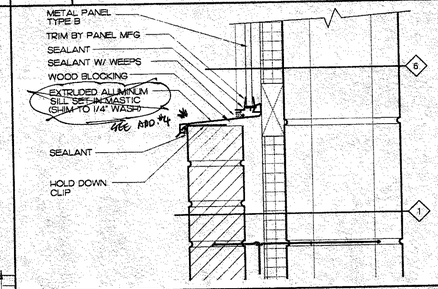
4 DETAIL OF WINDOW/PANEL CONNECTION @ EXISTING BUILDING LOW WINDOW 3"=1'0"



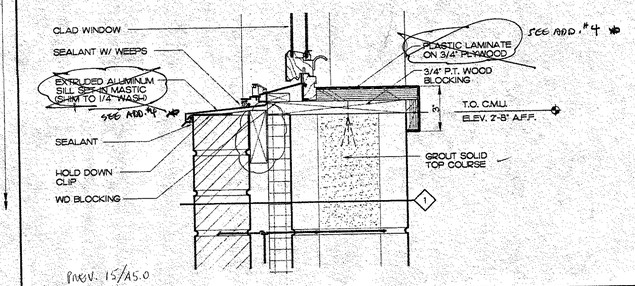
9 DETAIL OF SILL @ EXISTING WINDOW 3"=1'-0"



5 DETAIL OF NEW WINDOW @ NEW ADDITION 3"=1'-0"

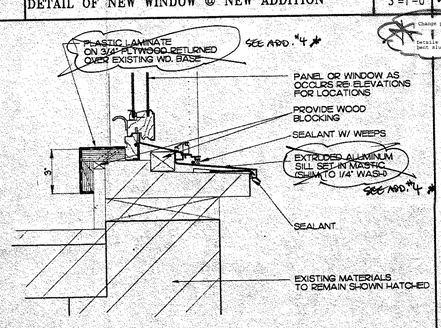


✓6 PANEL SILL DETAIL 3"=1'0"

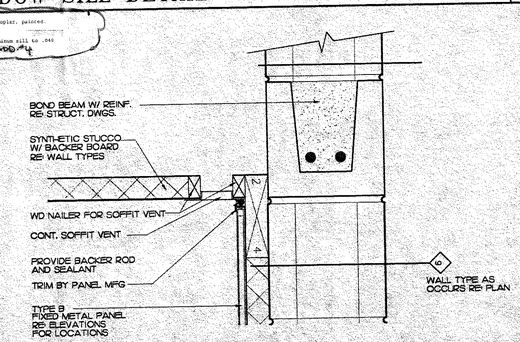


PREV. 15/A5.0

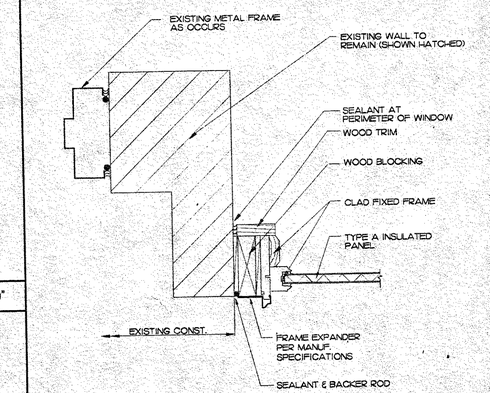
✓7 WINDOW SILL DETAIL 3"=1'0"



10 DETAIL OF SILL @ LOW WINDOW 3"=1'-0"

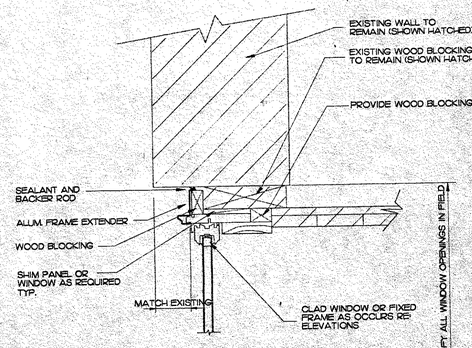


11 HEAD DETAIL @ METAL PANEL @ NEW ADDITION 3"=1'-0"



NOTE: SHIM ALL FRAMES AS REQUIRED

8 DETAIL OF PANEL @ EXISTING WALL CONNECTION 3"=1'-0"



12 JAMB @ LOW END WINDOW 3"=1'-0"

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job no. 4389

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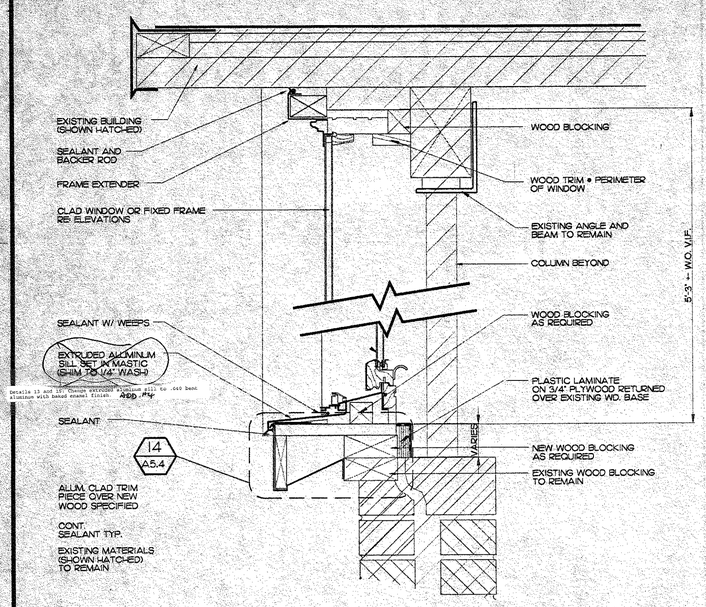
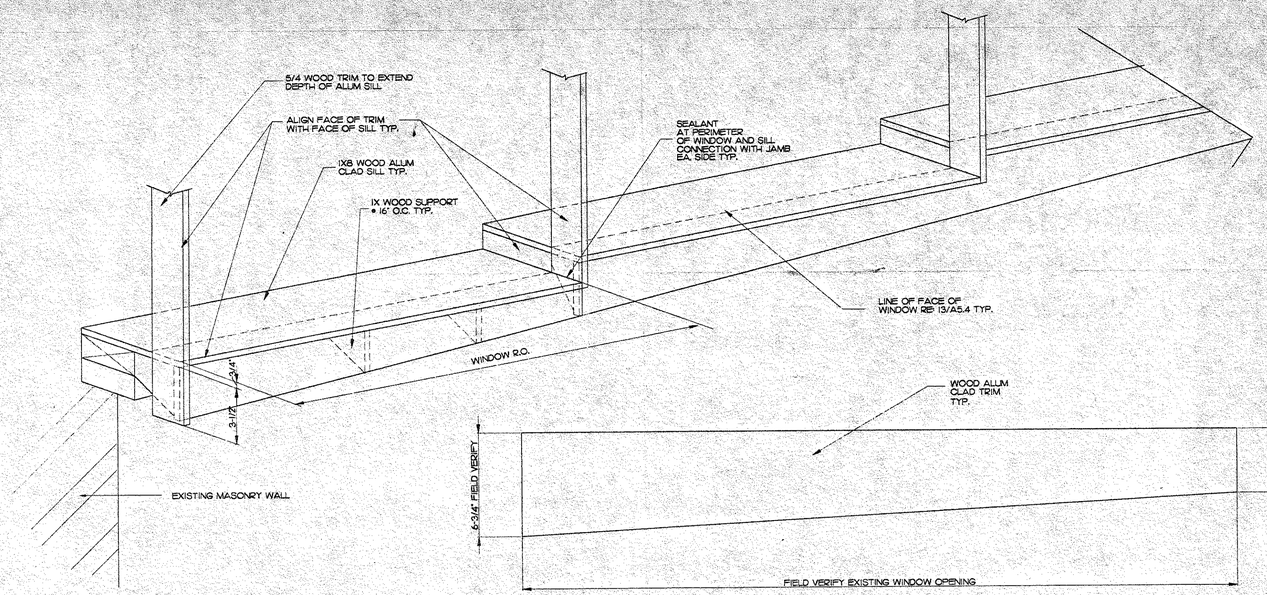
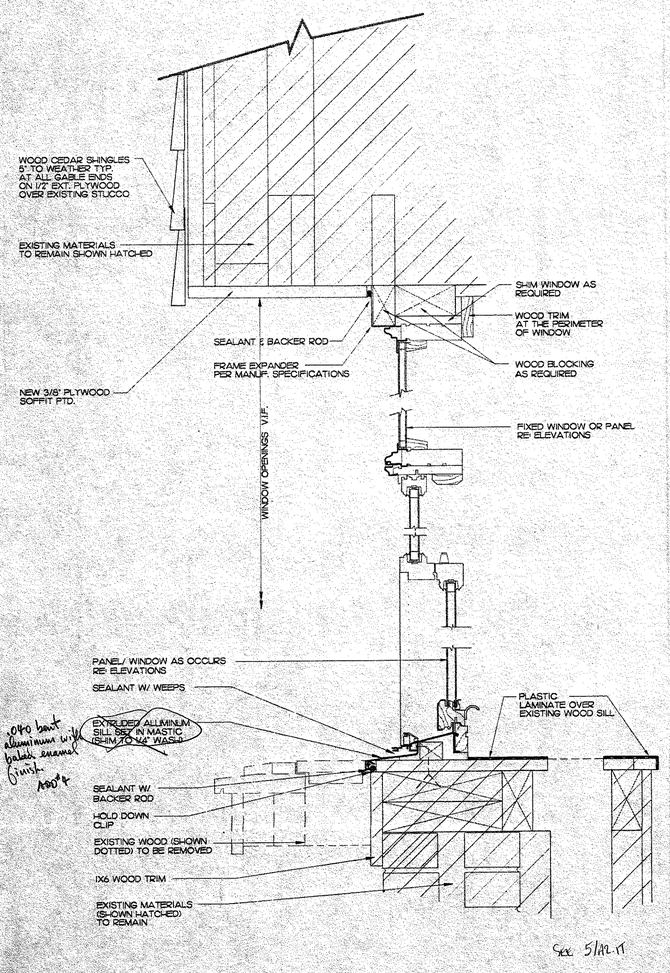


13 | DETAIL OF HEAD @ CORRIDOR WINDOW | 3"=1'-0"



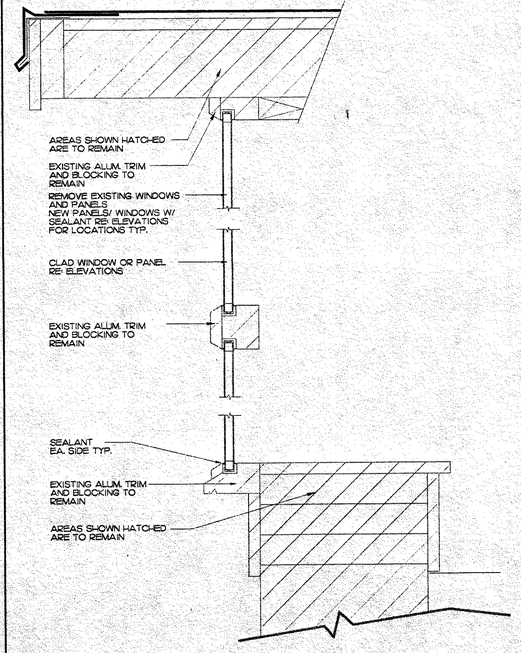
ELEVATION OF ALUM CLAD TRIM
SCALE 3"=1'-0"

14 | DETAIL OF WOOD SILL PLATE AT EXISTING CORRIDOR WINDOWS | N.T.S.

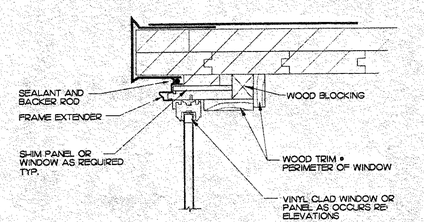


Rev. 5/12.11

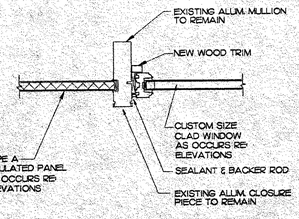
15 | DETAIL OF SILL @ EXISTING WINDOW | 3"=1'-0"



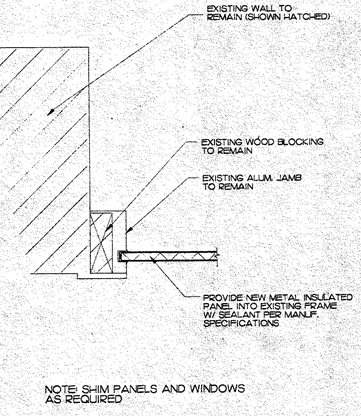
16 | DETAIL OF WINDOW @ CAFETERIA | 3"=1'-0"



17 | DETAIL OF HEAD @ LOW WINDOW | 3"=1'0"



18 | TYP. WINDOW/PANEL MULLION AT CAFETERIA | 3"=1'-0"



19 | DETAIL OF JAMB OF CAFET. PANEL/WALL | 3"=1'0"

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certification

THOMAS ROBERT GILMAN No. 5431 REGISTERED ARCHITECT

drawn by DLD

checked by DRP

revised on

RGB
The Robinson Green Beretta Corporation
architecture
engineering
interior design
50 Holden Street
Providence, Rhode Island 02906
401 272-1730

project

ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

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WINDOW DETAILS

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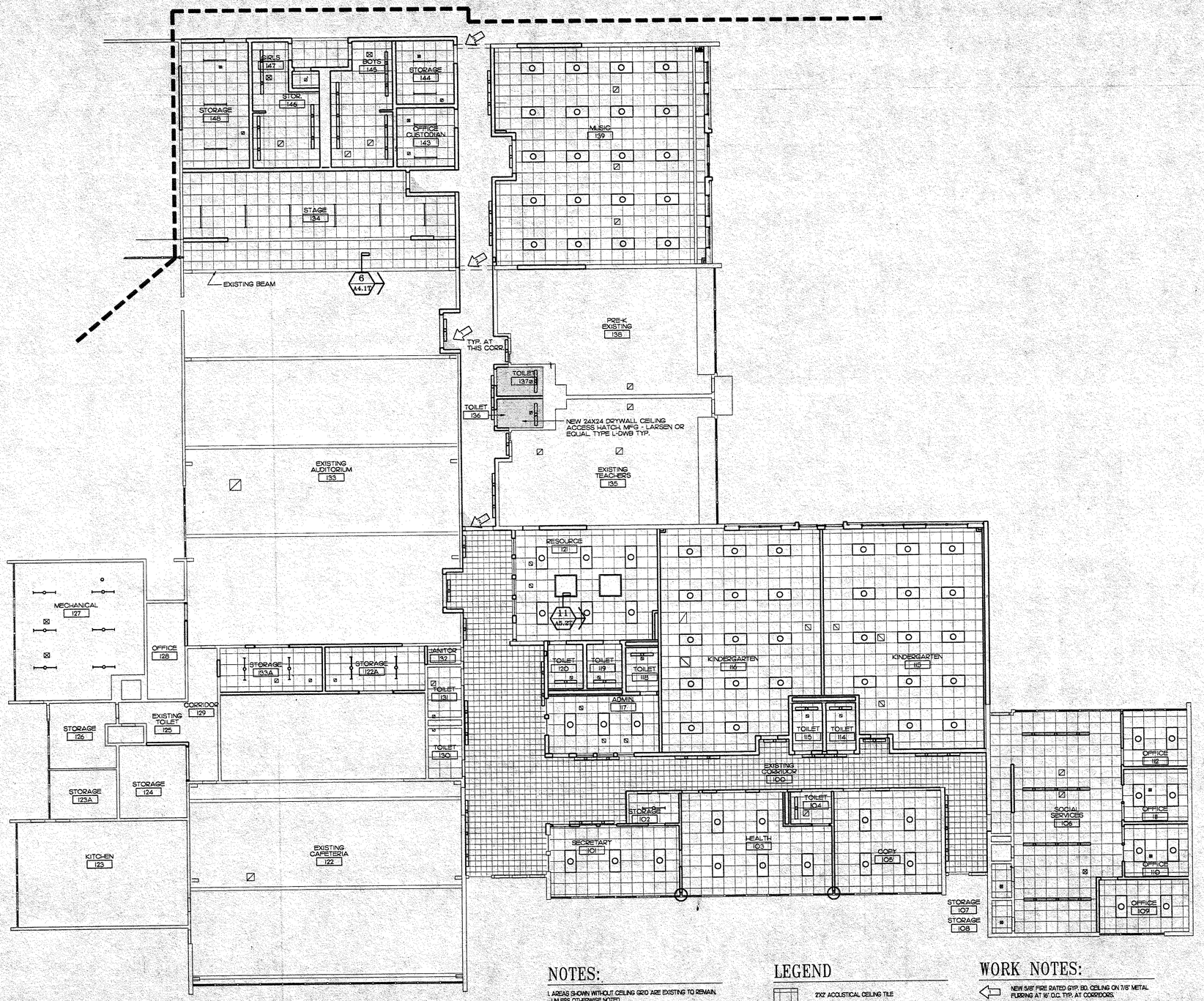
sheet 16 of 24



1 A6.1T REFLECTED CEILING PLAN
SCALE: 1/8"=1'-0"

NOTES:

1. AREAS SHOWN WITHOUT CEILING GRID ARE EXISTING TO REMAIN, UNLESS OTHERWISE NOTED.
2. RE: PLUMBING, ELECTRICAL, AND MECHANICAL DRAWINGS FOR ADDITIONAL INFORMATION.
3. PLASTER/PATCH EXISTING CEILINGS AS REQUIRED TO MATCH EXISTING. RE: A9.1 FOR CEILING FINISHES.
4. RE: A9.1 FOR CEILING HEIGHTS.

LEGEND

- 2X2' ACOUSTICAL CEILING TILE
- 1X1' GLUE-ON ACOUSTICAL CEILING TILE
- GYPSUM BOARD CEILING
- DIFFUSER/REGISTER RE: M-DWGS.
- LIGHT FIXTURES RE: E-DWGS.
- EXIT SIGN RE: E-DWGS.
- SMOKE DETECTOR RE: E-DWGS.

WORK NOTES:

1. NEW 5/8" FIRE RATED GYP. BD. CEILING ON 7/8" METAL FURRING AT 16" O.C. TYP. AT CORRIDORS.
2. DRAFTSTOPPING - INSTALL WALL TYPE A2 BETWEEN EXISTING AND NEW ROOF ABOVE CEILING

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certification

THOMAS ROBERT ZITO No. 543 REGISTERED ARCHITECT

drawn by DLD, TAS

checked by DRP

revised on

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The Robinson Green Beretta Corporation
architecture
engineering
interior design

50 Holden Street
Providence, Rhode Island 02908
401 272-1730

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TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

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sheet contents
SECTION "A" CEILING PLAN

job no. 4389

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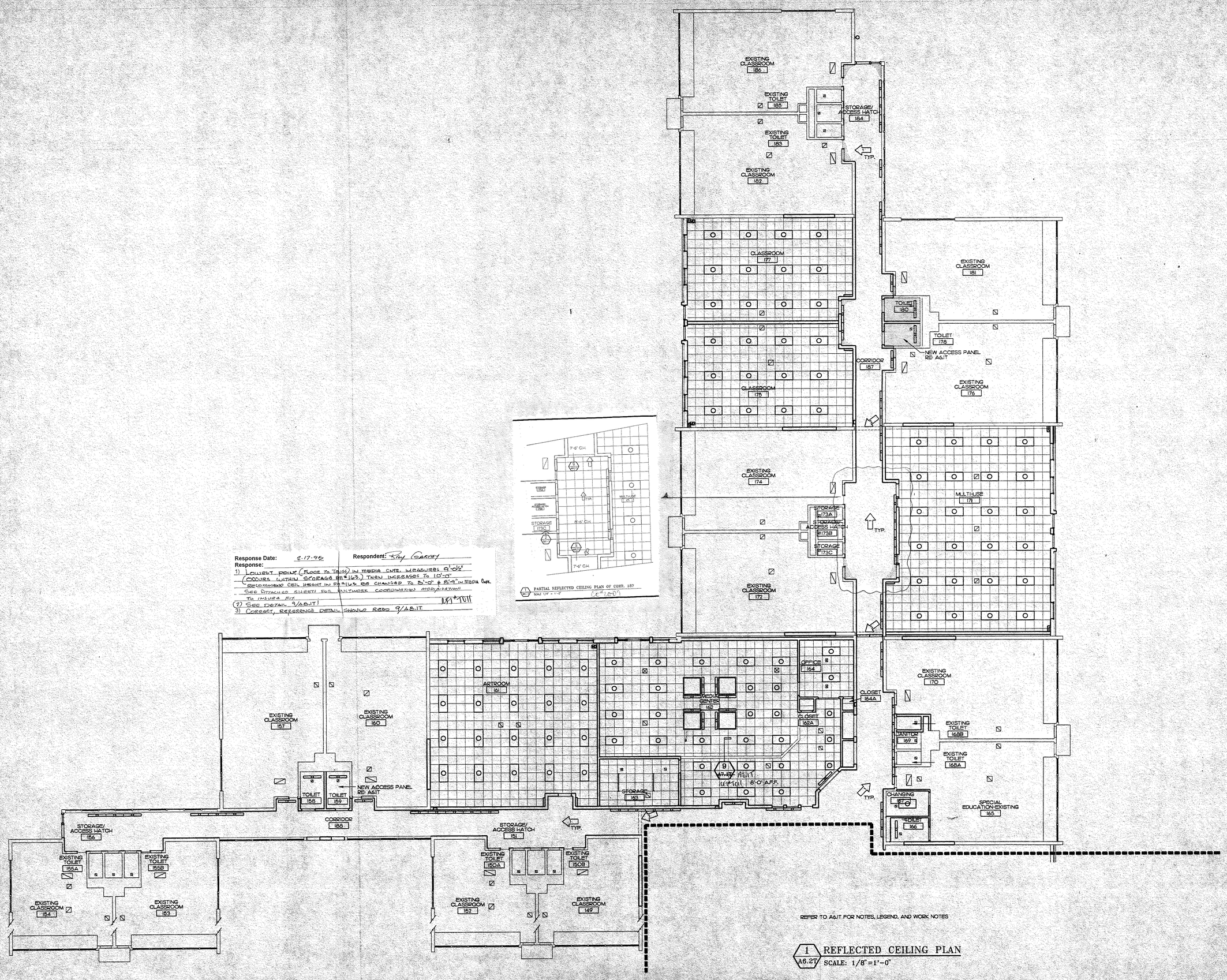
drawing no.
A6.1T

sheet 17 of 24



Response Date: 2-17-95 Respondent: Ray Garvey

Response:

1) LOWEST POINT (FLOOR TO TRUSS) IN MEDIA CNTR. MEASURES 9'-0½" (OCCURS WITHIN STORAGE RM #163.) THEN INCREASES TO 10'-0" RECOMMEND CEIL HEIGHT IN RM #163 BE CHANGED TO 8'-0" & 8'-9" IN MEDIA CNTR. SEE ATTACHED SHEETS FOR PUSTWORK COORDINATION MODIFICATIONS TO INSURE FIT.

2) SEE DETAIL 9/A6.1T!

3) CORRECT, REFERENCE DETAIL SHOULD READ 9/A6.1T.

1 A6.2T REFLECTED CEILING PLAN
SCALE: 1/8"=1'-0"

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drawn by DD, TAS

checked by DRP

revised on

RGB

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SECTION "B" CEILING PLAN

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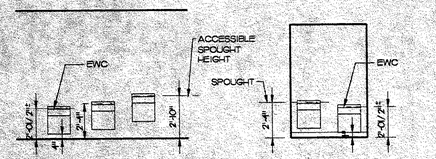
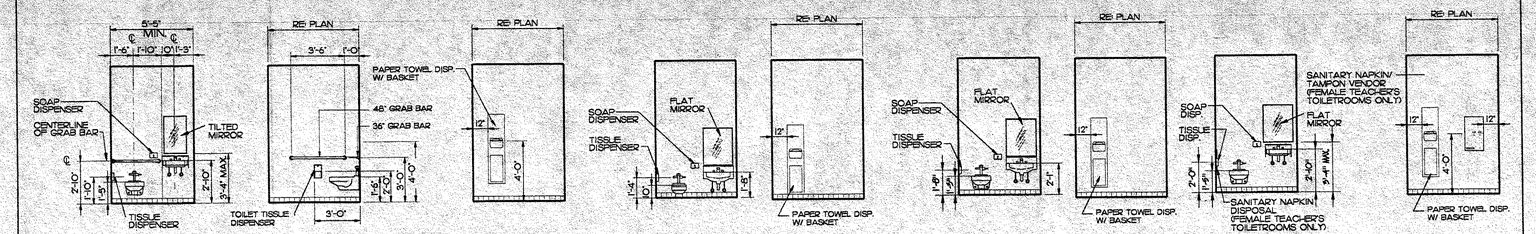
drawing no.

A6.2T

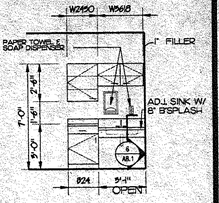
sheet 18 of 24



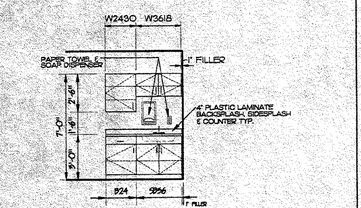
1 TYPICAL ELECTRIC WATER COOLER TYPES



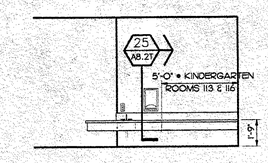
2 TOILET ELEVATIONS TYPICAL



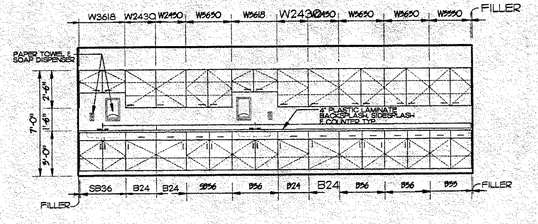
3 TYP. CLASSRM.-COUNT. & CAB.



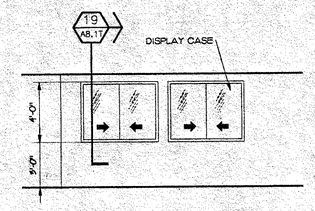
4 HEALTH 103- COUNTER & CABINETS



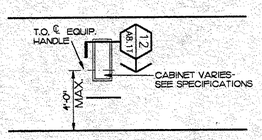
5 KINDERGARTEN- SINK COUNTER



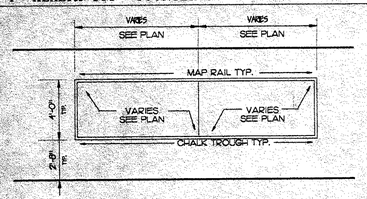
6 ARTROOM 161- COUNTER & CABINETS NORTH



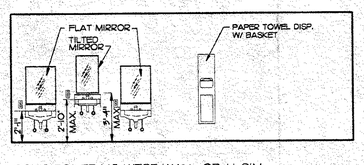
7 DISPLAY CASES



8 TYPICAL FIRE EXTINGUISHER CABINET

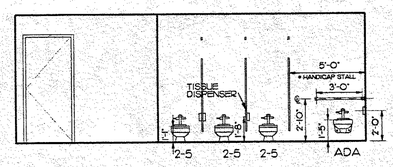


9 TYPICAL CLASSROOM BOARD HEIGHT

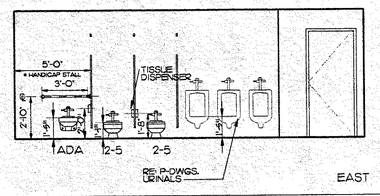


BOY'S TOILET 145 WEST WALL- OP. H. SIM.

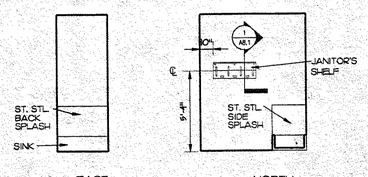
10 GIRL'S TOILET #147 EAST



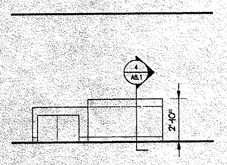
WEST 11



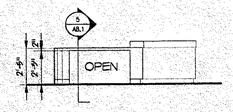
BOY'S TOILET #145 SEE 10/A8.1 FOR BOY'S TOILET WEST WALL- SIMILAR.



12 JANITOR CLOSET #132



SOUTH



SOUTHWEST

13 MEDIA CENTER 162- COUNTER

TOILET ACCESSORY SCHEDULE

ROOM NO.	ITEM	TOILET TISSUE DISPENSER	SOAP DISPENSER	MIRROR	TILT MIRROR	PAPER TOWEL DISPENSER	PAPER TWL. DISP. W/ BASKET	FEMININE NAPKIN DISPENSER	FEMININE NAPKIN DISPOSAL	GRAB BAR
	MODEL #	B-272	B-112	B-165 (2436)	B-293 (1830)	B-262	B-38032	B-3500	B-353	B-550
104		1	1	-	1	-	1	-	-	1 (30") 1 (48")
114		1	1	1	-	-	1	-	-	-
115		1	1	1	-	-	1	-	-	-
118		1	1	1	-	-	1	-	-	-
119		1	1	1	-	-	1	1	1	-
120		1	1	1	-	-	1	-	-	-
130		1	1	-	1	-	-	-	-	1 (30") 1 (48")
131		1	1	-	1	-	1	-	-	1 (30") 1 (48")
136		1	1	-	1	-	1	-	-	-
137		1	1	-	1	-	1	-	-	-
145		3	3	2	1	-	1	-	-	1 (30") 1 (48")
147		4	3	2	1	-	1	-	-	1 (30") 1 (48")
158		1	1	-	1	-	1	-	-	1 (30") 1 (48")
159		1	1	-	1	-	1	-	-	1 (30") 1 (48")
166		1	1	-	1	-	1	-	-	1 (30") 1 (48")
178		1	1	-	1	-	1	-	-	1 (30") 1 (48")
180		1	1	-	1	-	1	-	-	1 (30") 1 (48")
103		-	1	-	-	1	-	-	-	-
161		-	2	-	-	2	-	-	-	-

NOTES

1. SCALE 1/4" = 1' ALL ELEVATIONS THIS SHEET
2. REFER TO FLOOR PLANS FOR CHALK/MARKER/TACK BOARD TYPES & LOCATIONS.
3. SEE COLOR SCHEDULE FOR WALL COLOR FINISHES.
4. TOILET ACCESSORIES _____" BOBRICK WASHROOM EQUIPMENT" UNLESS OTHERWISE NOTED.
5. TOILET ACCESSORIES NOT SHOWN OR DIMENSIONED ON INTERIOR ELEVATIONS OR FLOOR PLANS TO BE CO-ORDINATED IN FIELD, TYPICALLY
6. ALL CLASSROOMS TO HAVE A PAPER TOWEL (B-262) AND SOAP DISPENSER (B-2112) TYP. REPLANS.

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certification

THOMAS ROBERT REID No. 5543 REGISTERED ARCHITECT

drawn by CM
AutoCAD 12
checked by DRP

revised on

RGB
The Robinson Green Beretta Corporation
architecture
engineering
interior design
50 Holden Street
Providence, Rhode Island 02908
401 272-1730

project

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
ISSUED FOR CONSTRUCTION
issued on
19 DECEMBER 1994

sheet contents
INTERIOR ELEVATIONS

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job no. 4389

drawing no.
A7.1T

sheet 19 of 29

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ADDITIONS & RENOVATIONS

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INTERIOR DETAILS

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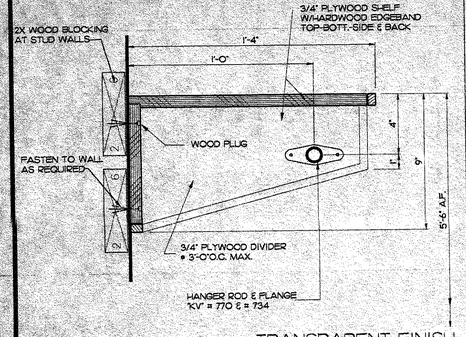
A8.1T

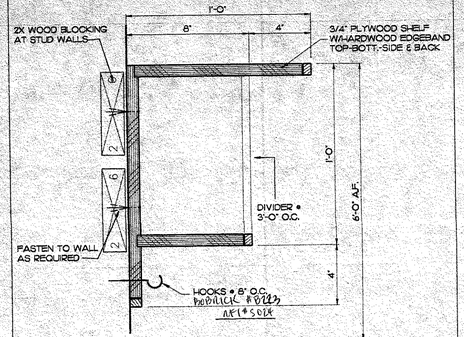
sheet 20 of 24



TRANSPARENT FINISH

INSTALL AT ALL CLOSETS. REFER TO FLOOR PLANS FOR LOCATIONS.

1 TYPICAL CLOSET SHELF — SCALE: 1-1/2"=1'-0"



TRANSPARENT FINISH

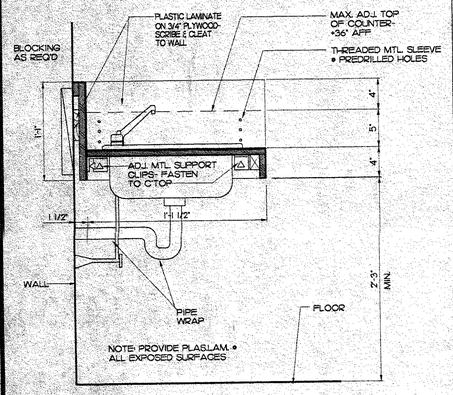
INSTALL AT ALL JANITORS CLOSETS. REFER TO FLOOR PLANS FOR LOCATIONS.

2 JANITOR SHELF — SCALE: 1-1/2"=1'-0"

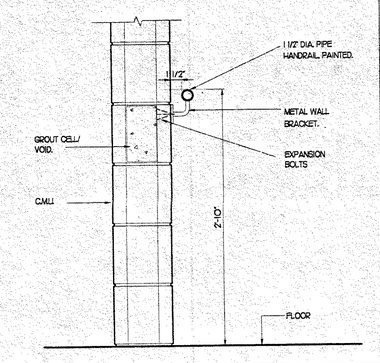
3 — SCALE: 3/8"=1'-0"

4 — SCALE: 1-1/2"=1'-0"

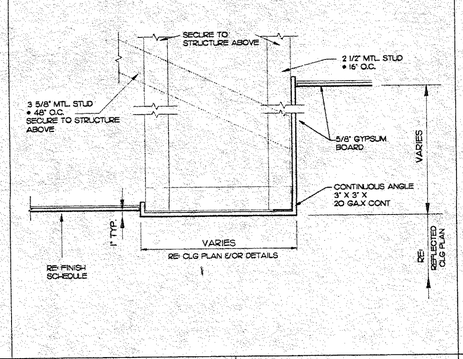
5 UPPER COUNTER SECTION — SCALE: 1-1/2"=1'-0"



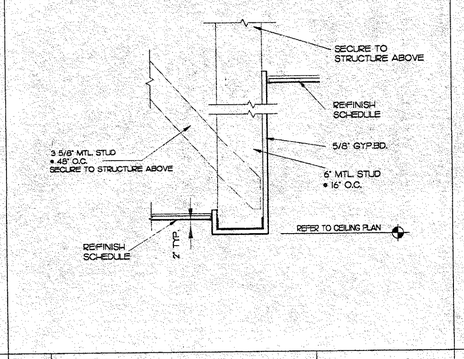
6 ADJUSTABLE SINK COUNTERTOP — SCALE: 1-1/2"=1'-0"



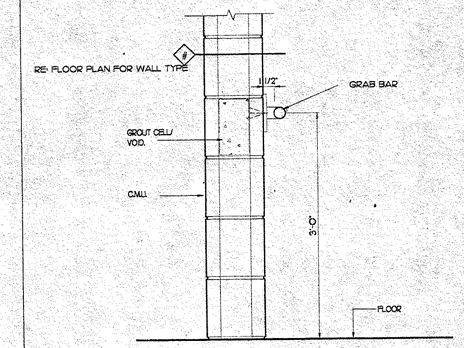
7 HAND RAIL — SCALE: 1-1/2"=1'-0"



8 SOFFIT — SCALE: 1-1/2"=1'-0"

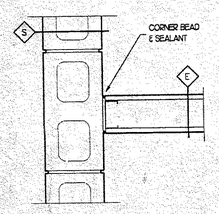


9 SOFFIT — SCALE: 1-1/2"=1'-0"

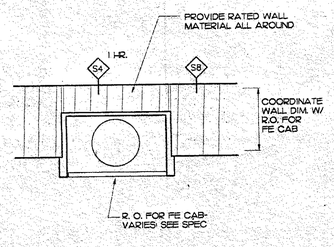


10 GRAB BAR — SCALE: 1-1/2"=1'-0"

Note: Door width and steel are #1 #S024

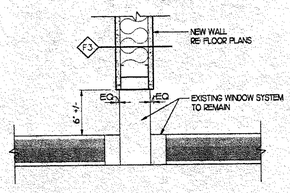


PLAN

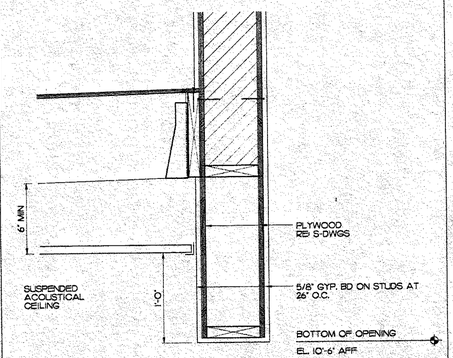


PLAN

TOP OF OPENING 4'-0" PATTERN " " 1'-9 7/8" AF#S025



PLAN

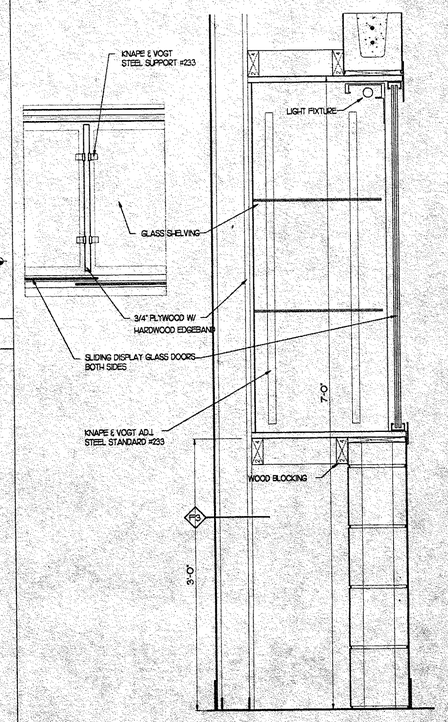


RE: 9/S2.2T FOR ADDITIONAL INFORMATION

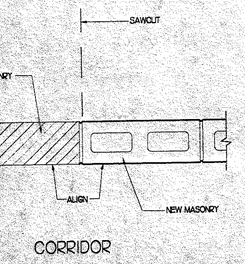
11 GYP. BD TO C.M.U. WALL INTERSECTION — SCALE: 1-1/2"=1'

12 FIRE EXTINGUISHER CABINET — SCALE: 1"=1'

13 WALL WINDOW DETAIL — SCALE: 1-1/2"=1'

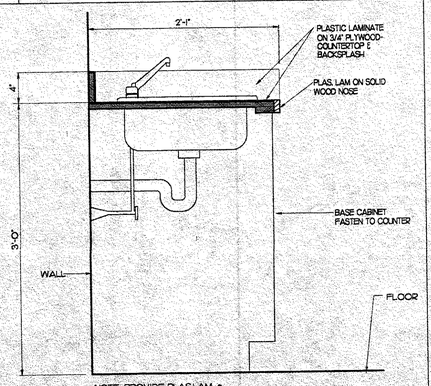


14 SOFFIT AT STAGE — SCALE: 1-1/2"=1'-0"



CORRIDOR

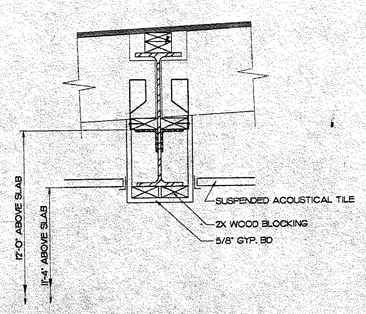
PLAN



NOTE: PROVIDE PLASLAM. @ ALL EXPOSED SURFACES.

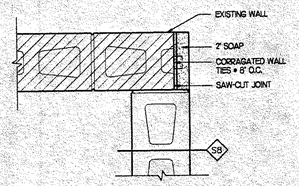
15 WALL ALIGNMENT DETAIL — SCALE: 3"=1'-0"

16 FIXED SINK COUNTER — SCALE: 3"=1'-0"



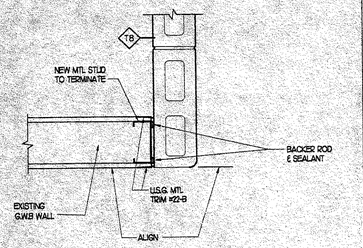
REFER TO 10/S2.2T FOR ADDITIONAL INFORMATION

17 BEAM ENCLOSURE AT STAGE — SCALE: 1-1/2"=1'-0"



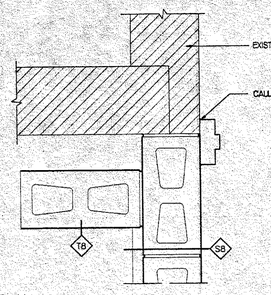
18 WALL INTERSECTION DETAIL — SCALE: 1-1/2"=1'-0"

19 CORRIDOR DISPLAY UNIT — SCALE: 1-1/2"=1'-0"



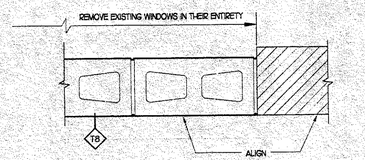
PLAN

21 | WALL DETAIL | SCALE: 1-1/2"=1'-0"



PLAN

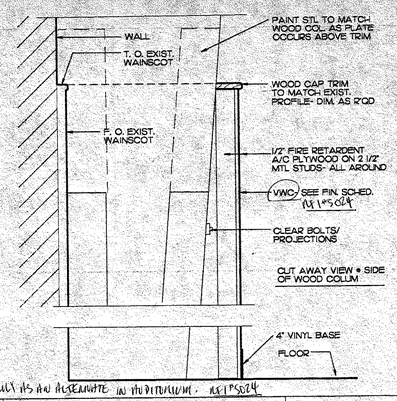
22 | WALL DETAIL | SCALE: 1-1/2"=1'-0"



ROOM SIDE

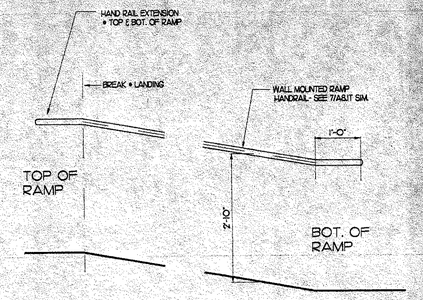
PLAN

23 | WALL INFILL DETAIL | SCALE: 1 1/2"=1'-0"



CANCEL AS AN ALTERNATE IN ADDITION/ ALT #5 ADD

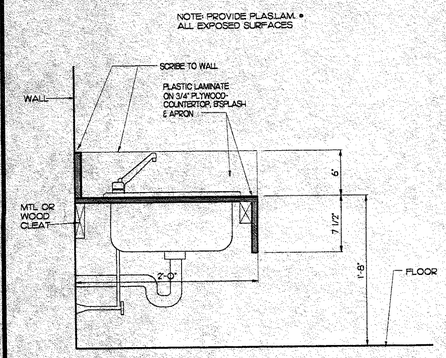
24 | COLUMN WAINSCOT ENCLOSURE | SCALE: 1-1/2"=1'-0"



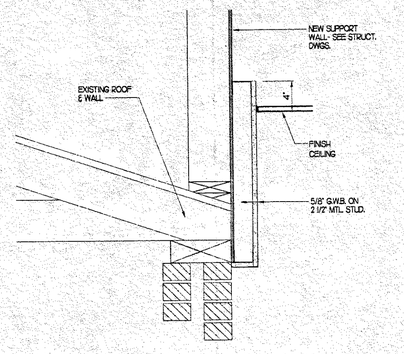
NOTE: OMIT RAIL PROJECTION WHERE NOT PERMITTED BY CONDITIONS SHOWN IN PLAN.

New rails are steel. ALT #5 ADD

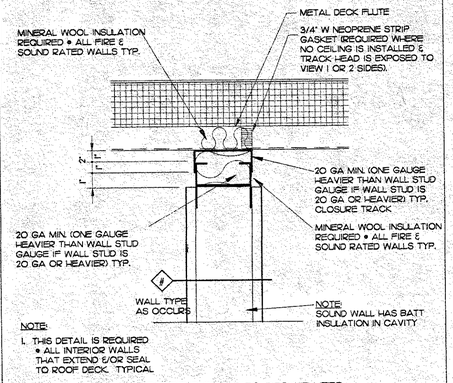
25 | RAMP RAILING EXTENSION | SCALE: 3/4"=1'-0"



26 | KINDERGARTEN SINK COUNTER | SCALE: 1-1/2"=1'-0"



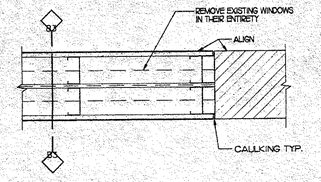
27 | TOP OF WALL INFILL DETAIL | SCALE: 1-1/2"=1'-0"



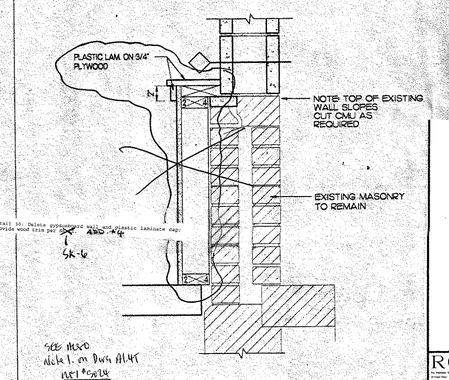
NOTE:
1. THIS DETAIL IS REQUIRED • ALL INTERIOR WALLS THAT EXTEND 6/OR SEAL TO ROOF DECK. TYPICAL

PERPENDICULAR TO DECK FLUTES

28 | INTERIOR WALL • ROOF | 1-1/2"=1'0"



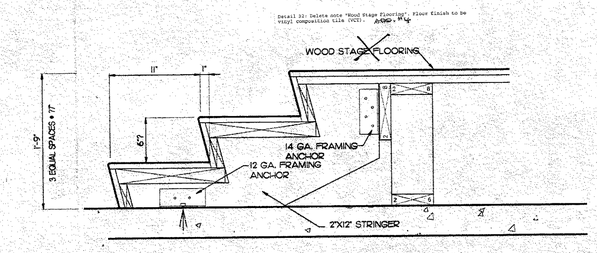
29 | WINDOW DETAIL, TYP. | SCALE: 1-1/2"=1'-0"



Detail 33: Delete pressboard sill and plastic laminate cap; provide wood trim per ADD. #4

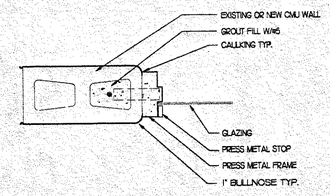
See Note 1. on Door Alt #5 ADD. #4

30 | WALL SHELF | SCALE: 1-1/2"=1'-0"



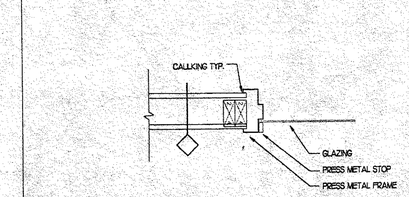
ALL WOOD FRAMING BELOW STAGE FLOORING - FIRE RETARDANT

32 | NEW STAIR AT STAGE | SCALE: 1-1/2"=1'-0"



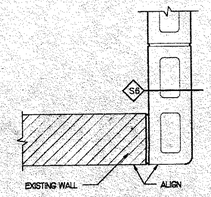
HEAD AND SILL SIM.

34 | WINDOW JAMB • BORROWED LITE | SCALE: 1-1/2"=1'-0"

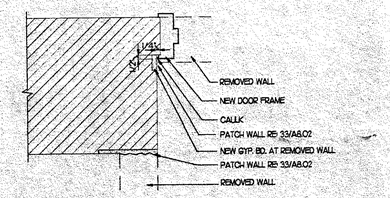


HEAD AND SILL SIM.

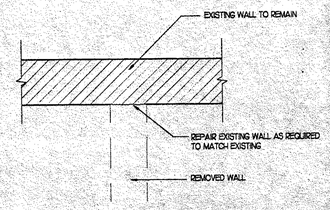
35 | WINDOW JAMB • BORROWED LITE | SCALE: 1-1/2"=1'



38 | WALL DETAIL, TYP. | SCALE: 1-1/2"=1'



39 | WALL DETAIL, TYP | SCALE: 1-1/2"=1'-0"



40 | TYP. WALL PATCH DETAIL | SCALE: 1-1/2"=1'

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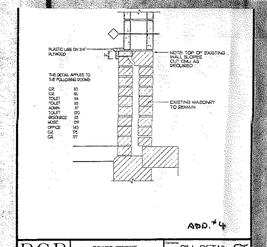
certification



drawn by TAS/CM
AutoCAD 12

checked by DRP

revised on



RGB | TOWER STREET ELEMENTARY SCHOOL, Westerly, RI | SILL DETAIL | SK-26

RGB

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sheet 21 of 24

ROOM FINISH SCHEDULE

AREA	MARK	NAME	FLOOR	BASE	WALLS	CEILINGS MATERIAL	CEILINGS HEIGHT	REMARKS	MARK
SECTION "A"	100	CORRIDOR - EXISTING	14 15	25 38	43A 45 46	61D	7'-6"	80 82 ~~84~~	100
	101	SECRETARY	9B	25	42B 42C	61A	9'-1"		101
	102	STORAGE ROOM	5	25	42B 42C	61A	9'-1"		102
	103	HEALTH ROOM	5	25	42B 42C	61A	9'-1"		103
	104	TOILET ROOM	1	21	43A	62B	8'-0"		104
	105	COPY ROOM	5	25	42A 42B 42C	61A	9'-1"		105
	106	SOCIAL SERVICES	9B	25	42B 42C	61A	9'-1"		106
	106A	STORAGE	EXISTING TO REMAIN						106A
	107	STORAGE - EXISTING	EXISTING TO REMAIN						107
	108	STORAGE - EXISTING	EXISTING TO REMAIN						108
	109	OFFICE	9B	25	42B	61A	9'-1"		109
	110	OFFICE	9B	25	42B	61A	9'-1"		110
	111	OFFICE	9B	25	42B	61A	9'-1"		111
	112	OFFICE	9B	25	42B	61A	9'-1"		112
	113	KINDERGARTEN	5	25	42A 42C 45	61A	9'-1"	80 82	113
	114	TOILET ROOM	1	21	43A	61A	8'-0"		114
	115	TOILET ROOM	1	21	43A	61A	8'-0"		115
	116	KINDERGARTEN	5	25	42A 42C 45	61A	9'-1"	80 82	116
	117	ADMINISTRATION	9B	25	42A 42B	61A	9'-1"		117
	118	TOILET ROOM	1	21	43A	61A	EXISTING	81	118
	119	TOILET ROOM	1	21	43A	61A	EXISTING		119
	120	TOILET ROOM	1	21	43A	61A	8'-0"		120
	121	RESOURCE ROOM	5	25	42C 45	61A	9'-1"	80 82	121
	122	CAFETERIA - EXISTING	5 15	25	42A 43A 46	60	EXISTING	80 ~~84~~ 88 93	122
	122A	STORAGE	5	25	42A 42B	61A	9'-1"		122A
	123	KITCHEN - EXISTING	EXISTING TO REMAIN						123
	123A	STORAGE - EXISTING	EXISTING TO REMAIN						123A
	124	STORAGE - EXISTING	15	25 35	42A 42B	62A	EXISTING	80	124
	125	TOILET - EXISTING	EXISTING TO REMAIN						125
	126	STORAGE - EXISTING	EXISTING TO REMAIN						126
	127	MECHANICAL ROOM - EXISTING	EXISTING TO REMAIN						127
	128	OFFICE - EXISTING	EXISTING TO REMAIN						128
	129	CORRIDOR - EXISTING	15	25 35	42A 42B	62A	EXISTING	80 82	129
	130	TOILET-EXISTING	~~X~~ (Tile to remain)	~~X~~ (Tile to remain)	~~X~~ Repaint	61A	8'-0"	90 91	130
	131	TOILET-EXISTING	~~X~~ (Tile to remain)	~~X~~ (Tile to remain)	~~X~~ Repaint	61A	8'-0"	90 91	131
	132	JANITOR CLOSET	~~X~~	~~X~~	~~X~~ 42B	61A	9'-1"	81	132
	133	AUDITORIUM - EXISTING	5	25	43A 45 46	60	EXISTING	80 86 88 93	133
	133A	STORAGE	5	25	42A 42B	61A	9'-4"		133A
	134	STAGE	5	25	43A ~~X~~ (AFI #MISC#)	61A	9'-9"	80 85 ~~84~~	134
	135	TEACHER'S ROOM	9A	25 35 37	42A 45 47	62A	9'-1"	82	135
	136	TOILET ROOM	1	21	43B	62B	8'-0"		136
	137	TOILET ROOM	1	21	43B	62B	8'-0"		137
	138	PRE-K - EXISTING	15	25 35 37	42A 45 47	62A	EXISTING	80 82	138
	139	MUSIC ROOM	~~X~~ 5	25 37	42A 45 47	61A 62B	9'-1"	80 82 ~~84~~	139
	140	NOT USED							140
	141	NOT USED							141
	142	NOT USED							142
	143	CUSTODIAL OFFICE	5	25	42C	61A	8'-0"		143
	144	STORAGE	5	25	42C	61A	9'-1"		144
	145	BOY'S TOILET ROOM	1	21	43A	61A	9'-1"		145
	146	STORAGE	5	25	42C	61A	9'-1"		146
	147	GIRL'S TOILET ROOM	1	21	43A	61A	9'-1"		147
	148	STORAGE	5	25	42C	61A	9'-1"		148
	149	CLASSROOM - EXISTING	15	25 35 37	42A 45 47	62A	EXISTING	80 82	149
	150A	TOILET ROOM - EXISTING	15	35	42A	62A	EXISTING		150A
	150B	TOILET ROOM - EXISTING	15	35	42A	62A	EXISTING		150B
	151	STORAGE - EXISTING	EXISTING TO REMAIN						151
	152	CLASSROOM - EXISTING	15	25 35 37	42A 45 47	62A	EXISTING	80 82	152
	153	CLASSROOM - EXISTING	15	25 35 37	42A 45 47	62A	EXISTING	80 82	153
	154	CLASSROOM - EXISTING	15	25 35 37	42A 45 47	62A	EXISTING	80 82	154
	155A	TOILET ROOM - EXISTING	15	35	42A	62A	EXISTING		155A
	155B	TOILET ROOM - EXISTING	15	35	42A	62A	EXISTING		155B
	156	STORAGE - EXISTING	EXISTING TO REMAIN						156
	157	CLASSROOM - EXISTING	15	25 35 37	42A 45 47	62A	EXISTING	80 82	157
	158	TOILET ROOM	1	21	43A	62B	8'-0"		158
	159	TOILET ROOM	1	21	43A	62B	8'-0"		159
	160	CLASSROOM - EXISTING	15	25 35 37	42A 45 47	62A	EXISTING	80 82	160
	161	ART ROOM	5	25	42C 45 47	61A	9'-1"	80 82	161
	162	MEDIA CENTER	5 9A	25	42B 42C	61B 62A	VARIES 9'-1"		162
	162A	CLOSET	5	25	42B	61A	9'-1"		162A
	163	STORAGE	5	25	42B 42C	61A	7'-6" 8'-0"		163
	164	OFFICE	9B	25	42B 42C	61B	9'-1"		164
	164A	CLOSET	9B	25	42B 42C	61B	9'-1"		164A
	165	SPECIAL EDUCATION - EXIST.	15	25 35 37	42A 45 47	61A	9'-1"	80 82	165
	166	TOILET ROOM	1	21	43A	62B	8'-0"		166
	167	CHANGING ROOM	5	25	42C	62B	8'-0"		167
	168A	TOILET ROOM - EXISTING	15	35	42A	62A	EXISTING		168A
	168B	TOILET ROOM - EXISTING	15	35	42A	62A	EXISTING		168B
	169	JANITOR CLOSET - EXISTING	EXISTING TO REMAIN						169
	170	CLASSROOM - EXISTING	15	25 35 37	42A 45 47	62A	EXISTING	80 82	170
	171	MULTI-USE ROOM	5	25	43A 45 47	61B	9'-1"	80 82	171
	172	CLASSROOM - EXISTING	15	25 35 37	42A 45 47	62A	EXISTING	80 82	172
	173A	STORAGE	~~X~~ 15	~~X~~ 35	~~X~~ 42A 51	62A	EXISTING	Repaint Walls Above Tile	173A
	173B	STORAGE - EXISTING	EXISTING TO REMAIN						173B
	173C	STORAGE	~~X~~ 15	~~X~~ 35	~~X~~ 42A 51	62A	EXISTING	88 89 Repaint walls above tile	173C
	174	CLASSROOM - EXISTING	15	25 35 37	42A 45 47	62A	EXISTING	80 82	174
	175	CLASSROOM	5	25	42C 45 47	61A	9'-1"	80 82	175
	176	CLASSROOM - EXISTING	15	25 35	42A 45 47	62A	EXISTING	80 82	176
	177	CLASSROOM	5	25	42C 45 47	61A	9'-1"	80 82	177
	178	TOILET ROOM	1	21	43A	62B	8'-0"		178
	179	NOT USED							179
	180	TOILET ROOM	1	21	43A	62B	8'-0"		180
	181	CLASSROOM - EXISTING	15	25 35 37	42A 45 47	62A	EXISTING	80 82	181
	182	CLASSROOM - EXISTING	15	25 35 37	42A 45 47	62A	EXISTING	80 82	182
	183	TOILET - EXISTING	15	35	42A	62A	EXISTING	88 89	183
	184	STORAGE - EXISTING	EXISTING TO REMAIN						184
	185	TOILET - EXISTING	15	35	42A	62A	EXISTING	88 89	185
	186	CLASSROOM - EXISTING	15	25 35 37	42A 45 47	62A	EXISTING	80 82	186
	187	CORRIDOR - EXISTING	15	25 35 38	43A 45 48	62B	7'-6"	80 82	187
	188	CORRIDOR - EXISTING	15	25 35 38	43A 45 48	62B	7'-6"	80 81	188

Corridor 100: Delete entrance mat. A50/P4

Rooms 130, 131 and 133: Delete CT walls, re-paint existing walls. Delete CT floor and base, existing floor and base to remain. A50/P4

Stage 124 and Music 139: Delete sound panels. A50/P4

6-10'x2' tracks installed 6" below ceiling. AFI #MISC

Music 139: Change floor finish from "carpet" to "VCT". A08/P4

Room 173A and [illegible] 1996 to remain, re-paint walls above tile. A50/P4

VWC AFI #5018

AFI #5018

Future Rec. AFI #5018

AFI #5011

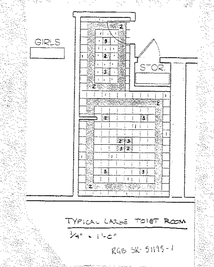
AFI #5011

No Used. AFI #5018

Future Rec. AFI #5018

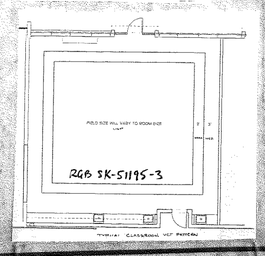
"Remarks": Delete item 80. A08/P4

SECTION "B"



TYPICAL LARGE TOILET ROOM
3/4" = 1'-0"
RGB SK-51195-1

TYPICAL SMALL TOILET ROOM
3/4" = 1'-0"
RGB SK-51195-2



TYPICAL CLASSROOM HVAC PATCHES

MATERIALS

FLOOR

1	CERAMIC TILE	(09300)
2	------	(---)
3	------	(---)
4	HARDWOOD	(09550)
5	VINYL COMPOSITION TILE	(09650)
6	SHEET VINYL	(09650)
7	RUBBER TILE	(09650)
8	------	(---)
9A	CARPET TYPE-A GEN AREA	(09680)
9B	CARPET TYPE B-DOT-LOSS	(09680)
10	------ Carpet Type "9B" in Schedule, change to Type "9A". A08/P4	(---)
11	------	(---)
12	PAINTED CONCRETE	(09900)
13	SEAL CONCRETE	(03010)
14	ENTRANCE MAT	(12670)
15	EXISTING TO REMAIN	
16	------	(---)
17	------	(---)
18	------	(---)
19	------	(---)

BASE

20	NONE REQUIRED	
21	CERAMIC TILE	(09300)
22	------	(09300)
23	------	(---)
24A	------	(---)
24B	WOOD-PAINTED	(06400)
25	4" VINYL BASE	(09650)
26	------	(---)
27	4" RUBBER	(09650)
28	------	(---)
29	------	(---)
30	------	(---)
31	------	(---)
32A	PAINT-CMU/CONCRETE	(09900)
32B	GLAZED PAINT-CMU/CONC	(09900)
33	------	(---)
34	------	(---)
35	EXISTING TO REMAIN	
36	------	(---)
37	BRICK	(04200)
38	BRICK-GLAZED PAINT	(09900)
39	----	(---)

WALLS

40	------	(---)
41	CERAMIC TILE	(09300)
42A	PAINT EXISTING WALL	(09900)
42B	PAINT - GYP. BD.	(09900)
42C	PAINT - CMU/CONC.	(09900)
43A	GLAZED PAINT-CMU/CONC.	(09900)
43B	GLAZED PAINT-GYP. BD.	(09900)
44	WOOD WAINSCOT	(06400)
45	VINYL WALLCOVERING	(09950)
46	SOUND PANEL	(09520)
47	BRICK	(04200)
48	BRICK-GLAZED PAINT	(09900)
49	CMU/CONC. UNFINISHED	
50	EXISTING MASONRY	
51	EXISTING TO REMAIN	
52	----	(---)

CEILINGS

60	EXISTING TO REMAIN	
61A	SAT TYPE A - GEN AREA 2 X 2	(09510)
61B	SAT TYPE B - UPGRADE 2 X 2	(09510)
61D	SAT TYPE D - GLUE ON 1 X 1	(09510)
62A	PAINT - EXISTING	(09900)
62B	PAINT - GYPSUM BOARD	(09900)
63	------	(---)
64	------	(---)
65	------	(---)
66	------	(---)
67	------	(---)
68	------	(---)
69	------	(---)
70	------	(---)
71	------	(---)
72	------	(---)
73	------	(---)

REMARKS

80 - VINYL BASE AT GYPSUM BOARD AND NEW CONSTRUCTION.
81 - CERAMIC TILE AT 4'-0" ABOVE FINISHED FLOOR.
82 - VINYL WALLCOVERING AT GYPSUM BOARD ONLY.
83 - SEE FLOOR PLAN FOR FLOOR FINISH CHANGE.
84 - ~~PROVIDE WOOD WAINSCOT TO ENCASE STEEL REINFORCEMENTS AT COLUMNS.~~
85 - PROVIDE NEW STAGE CURTAIN AND HARDWARE. (FABRIC $40.00 PER YARD NET COST).
~~86~~ PROVIDE NEW PROTECTION PADS FOR WALLS AND COLUMN WRAP TO TOP OF WAINSCOT.
87 - PROVIDE SOUND PANELS AS SPECIFIED AND DETAILED.
88 - REPAIR FLOOR TO MATCH EXISTING AS NECESSARY.
89 - PATCH CERAMIC WALL TILE AS NECESSARY TO MATCH EXISTING.
90 - PROVIDE THREE COLOR CERAMIC FLOOR TILE PATTERN AS SPECIFIED.
91 - PROVIDE THREE COLOR CERAMIC WALL TILE BORDER PATTERN AS SPECIFIED.
92 - ENTRANCE MATS - 1 @ 12' X 8', 1 @ 6' X 4' AFI #MISC - Future Rec.
93 - VINYL WALLCOVERING WITH LINER OR GYP. UNDERLAYMENT AT WOOD PANELING & COLUMNS.
94
95
96
97
98
99

GENERAL NOTES

ALT. 5T - INTERIOR PAINTING - PAINT EXISTING CLASSROOMS WALLS, CEILING, TRIM ETC.
ALT. 6T - VINYL WALLCOVERING AT GYPSUM BOARD IN CORRIDORS.

REQUEST FOR INFORMATION
No. S-027

To: The Robinson Green Beretta Corp. 50 Holden Street Providence, RI 02908
From: GILBANE BUILDING COMPANY 28 Chestnut Street Westerly, RI 02891

Attention: Ray Garvey
Originator: Angelo Petrocelli

Date: 01/30/95
Job/Subjo: 1860
Project: Westerly Schools
Please Respond By: 01/31/95
School: State Tower/Babcock

Reference: Spec. Section 06400, 09900, 15540

Information Requested:
Please clarify extent of pre-finishing and field painting required.

1. For existing construction, we will provide only one finish (no prime coat) per Spec. 09900, page 1, lines 24-31. Please confirm. SEC. 09900 PAGE 6 "SURFACE PREPARATION" & PAGE 7 "APPLICATION" ALL
2. Spec. 09900, page 1, lines 43-51 requires painting of pre-finished items. Is this really the intent? Check one: YES, PRE FINISHED CAN NEVER BEING PAINTED.

Primed/field paint OR prefinish w/std. mfgr color by RGB

a) door lite stops, mouldings, astragals	FACTORY PRIMED, FIELD PAINTED
b) fire extinguisher cabinets	FACTORY FINISH, COLOR AS SELECTED
c) elevator doors and frames	FACTORY PRIMED, ELECTROSTATICALLY FIELD PAINTED
d) radiation covers	FACTORY PRIMED, ELECTROSTATICALLY FIELD PAINTED
e) classroom unit ventilators	FACTORY FINISH, COLOR AS SELECTED
f) cabinet unit heater covers	FACTORY FINISH, COLOR AS SELECTED
g) other "primed" mechanical items	FACTORY PRIMED, FIELD PAINTED.

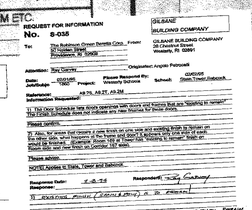
3. Same question. Spec. 09900, page 8, ~~lines 52-52~~. Check one: LINES 13 TO 38

h) fan housings	
i) exhaust hoods	IF EXPOSED TO VIEW, FIELD PAINTED
j) fan covers	ROOFTOP EQUIP. NEED NOT BE PAINTED UNLESS VISIBLE
k) vent stacks	FROM THE STREET.
l) vent covers	
m) grilles	
n) ductwork	
o) insulation	

I know the Specs indicate painting is not required if factory finished (Spec. 09900, page 2, line 1-2, but without a color schedule you need to confirm that you will select the manufacturer's standard colors for those items listed above. YES, WE WILL!

3. We intend to prime woodwork to be painted in the field by the Painting Trade Contractor in lieu of in the shop by the Finish Carpentry Trade Contractor which deviates from Spec. Section 09900, page 6, lines 51-53. OK AS LONG AS PRIMER COVERS ALL SURFACES.
4. Reference Spec. 06400, lines 47-52. Does this include exterior trim and red cedar shingles? It is our intent to install the trim and red cedar shingles unprimed/unfinished by the General Carpentry Trade Contractor and stain same by the Painting Trade Contractor. Will this be a clear stain as you have specified aired cedar and not white cedar shingle? — OK! — SEMI TRANSPARENT!

Response Date: 2.1.95 Respondent: Ray GARVEY



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certification



drawn by KAB

checked by TRZ

revised on

RGB
The Robinson Green Beretta Corporation
architecture
engineering
interior design

50 Holden Street
Providence, Rhode Island 02908
401 272-1730

project

ADDITIONS & RENOVATIONS

[illegible] STREET [illegible] TARY [illegible], RI

CONSTRUCTION issued on 19 DECEMBER 1994

sheet contents

FINISH SCHEDULE

job no. 4389

RECEIVED DEC 20 1994 GILBANE BLDG. CO.

drawing no.

A9.1T

sheet 22 of 24

PROPOSAL REQUEST
AIA Document G709

(Instructions on reverse side)

OWNER ☐
ARCHITECT ☐
CONSULTANT ☐
CONTRACTOR ☐
FIELD ☐
OTHER ☐

PROJECT: (Name and address) Westerly Schools
State & Tower St. Schools
Westerly, RI

PROPOSAL REQUEST NO.: 45/2T

DATE OF ISSUANCE: 9 February 1995

CONTRACT FOR: Construction Management

OWNER: (Name and address) Town of Westerly
Westerly School Facilities Bldg. Committee
28 Chestnut St.
Westerly, RI 02891

CONTRACT DATED: 7 Sept. 1994

ARCHITECT'S PROJECT NO.: 4389-6

TO CONTRACTOR: (Name and address) Gilbane Building Co.
7 Jackson Walkway
Providence, RI
02940

ARCHITECT: (Name and address) The Robinson Green Beretta Corp.
50 Holden Street
Providence, RI 02908

Please submit an itemized proposal for changes in the Contract Sum and Contract Time for proposed modifications to the Contract Documents described herein. Submit proposal within days, or notify the Architect in writing of the date on which you anticipate submitting your proposal.

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATIONS.

Description:
(Insert a written description of the Work.)

Furnish and install all necessary labor and materials to modify the contract requirements as follows:

Modify the requirements at the classroom exterior exit doors for State & Tower Sts. Schools as follows:

1. Delete all references to Aluminum Doors.
2. Provide flush insulated hollow metal doors per the following schedule:
   Exist. classrooms 2'-8"VIF x 6'-8"VIF w/ 2 pr. hinges
   New classrooms 3'-0" x 7'-0" w/ 1 1/2pr. hinges
3. Hardware, per leaf, as specified by Section 08700 shall be as follows:

   Hinges FBB191-NRP-4 1/2 x 4 1/2-612 Stanley
   1 Closer 4111-CUSH LCN
   1 Threshold 2005S-D Pemko
   1 Weatherstripping 290S-D Pemko
   1 Rain Drip 346-D Pemko
   1 Rain Drip 345-D Pemko
   1 Lockset H32-SR-612 Arrow for State Street
   1 Lockset CL3472-Newport-612 Corbin for Tower Street

SEE ADD #4

DOOR FRAME & HDWARE SCHEDULE

SECTION A

AREA	MARK	SIZE W	SIZE H	SIZE TH	DOOR W	DOOR MATERIAL	FRAME TYPE	FRAME MAT	FRAME D	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	HDW	LBL	REMARKS	MARK
	100	2'-8"V.I.F.	6'-8"V.I.F.	1-3/4"	G	ALUM. MATCHING EXIST.	EXIST.	WD	-	EXISTING	EXISTING	EXISTING	46	-		100
	100.1	2'-8"V.I.F.	6'-8"V.I.F.	1-3/4"	G	ALUM. MATCHING EXIST.	EXIST.	WD	-	EXISTING	EXISTING	EXISTING	46	-		100.1
	100.2	2'-8"V.I.F.	6'-8"V.I.F.	1-3/4"	G	ALUM. MATCHING EXIST.	EXIST.	WD	-	EXISTING	EXISTING	EXISTING	46	-		100.2
	100.3	2'-8"V.I.F.	6'-8"V.I.F.	1-3/4"	G	ALUM. MATCHING EXIST.	EXIST.	WD	-	EXISTING	EXISTING	EXISTING	46	-		100.3
	101.1	3'-0"	7'-0"	1-3/4"	D	WSC	1	PM	6"	H4	J4	T2	48	C		101.1
	101.2	3'-0"	7'-0"	1-3/4"	A	WSC	1	PM	6"	H4	J4	T2	51	-		101.2
	102	3'-0"	7'-0"	1-3/4"	A	WSC	1	PM	6"	H4	J4	T1	52	-		102
	103	3'-0"	7'-0"	1-3/4"	A	WSC	1	PM	6"	H4	J4	T1	47	C		103
	104	3'-0"	7'-0"	1-3/4"	A	WSC	1	PM	6"	H4	J4	T3	53	-		104
	105	3'-0"	7'-0"	1-3/4"	D	WSC	1	PM	6"	H4	J4	T1	48	C		105
	106.1	3'-0"	7'-0"	1 3/4"	D	WSC	1A	PM	5-5/8"	H1	J1	T2	48	C		106.1
	106.2	3'-0"V.I.F.	6'-8"V.I.F.	1-3/4"	X DEL	ALUM. MATCHING EXIST.	EXIST.	WD	-	EXISTING	EXISTING	EXISTING	46	-	See Add. #4	106.2
	107	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	-	-		107
	108	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		108
	109	3'-0"	7'-0"	1-3/4"	D	WSC	1	PM	6"	H4	J4	T1	51	-		109
	110	3'-0"	7'-0"	1-3/4"	D	WSC	4	PM	6"	H4	J4	T1	51	-		110
	111	3'-0"	7'-0"	1-3/4"	D	WSC	4	PM	6"	H4	J4	T1	51	-		111
	112	3'-0"	7'-0"	1-3/4"	D	WSC	4	PM	6"	H4	J4	T1	51	-		112
	113.1	3'-0"	7'-0"	1-3/4"	D	WSC	1A	PM	5-5/8"	H1	J1	T1	47	C		113.1
	113.2	3'-0"	7'-0"	1-3/4"	G	ALUM. MATCHING EXIST.	1	PM	5-3/4"	17/A5.2T	1/A5.1T	18/A5.1T	46	-		113.2
	114	3'-0"	7'-0"	1-3/4"	A	WSC	1A	PM	5-5/8"	H1	J1	T3	50	C		114
	115	3'-0"	7'-0"	1-3/4"	A	WSC	1A	PM	5-5/8"	H1	J1	T3	50	C		115
	116.1	3'-0"	7'-0"	1-3/4"	D	WSC	1A	PM	5-5/8"	H1	J1	T1	47	C		116.1
	116.2	3'-0"	7'-0"	1-3/4"	G	ALUM. MATCHING EXIST.	1	PM	5-3/4"	17/A5.2T	1/A5.1T	18/A5.1T	46	-		116.2
	117	3'-0"	7'-0"	1-3/4"	D	WSC	1A	PM	5-5/8"	H1	J1	T2	48	C		117
	118	3'-0"	7'-0"	1-3/4"	A	WSC	1A	PM	5-5/8"	H1	J1	T3	53	-		118
	119	3'-0"	7'-0"	1-3/4"	A	WSC	1A	PM	5-5/8"	H1	J1	T3	53	-		119
	120	3'-0"	7'-0"	1-3/4"	A	WSC	1A	PM	5-5/8"	H1	J1	T3	53	-		120
	121.1	3'-0"	7'-0"	1-3/4"	D	WSC	1A	PM	5-5/8"	H1	J1	T1	48	C		121.1
	121.2	3'-0"	7'-0"	1-3/4"	A	WSC	1A	PM	5-5/8"	H1	J1	T1	51	-		121.2
	122.1	PR2'6"V.I.F.	6'-8"V.I.F.	1-3/4"	D	WSC	1	PM	5-5/8"	H1	J1	T1	56	C		122.1
	122.2	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		122.2
	122.3	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		122.3
	122A	PR 3'-0"	7'-0"	1-3/4"	A	WSC	1	PM	6"	H4	J4	T1	55	-		122A
	123.1	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		123.1
	123.2	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		123.2
	123A	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		123A
	124	PR 3'-0"	7'-0"	1 3/4"	A	WSC	1	PM	6"	H4	J4	T1	55	-		124
	125	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		125
	126.1	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		126.1
	126.2	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		126.2
	127	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		127
	128	3'-0"	7'-0"	1 3/4"	A	WSC	1	PM	6"	H4	J4	T2	51	-		128
	129	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		129
	130	3'-0"	7'-0"	1-3/4"	A	WSC	1	PM	6" VIF	H4 VIF	J4 VIF	T3	50	C		130
	131	3'-0"	7'-0"	1-3/4"	A	WSC	1	PM	6" VIF	H4 VIF	J4 VIF	T3	50	C		131
	132	2'-8" VIF	6'-8" VIF	1-3/4"	A	WSC	1	PM	6" VIF	H4 VIF	J4 VIF	T3	49	C		132
	133.1	PR 3'-0"	7'-0"	1-3/4"	D	WSC	1A	PM	5-5/8"	H1	J1	T2	57	C		133.1
	133.2	PR 3'-0"	7'-0"	1-3/4"	D	WSC	1A	PM	5 5/8"	H1	J1	T2	57	C		133.2
	133.3	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		133.3
	133A	PR 3'-0"	7'-0"	1-3/4"	A	WSC	1	PM	6"	H4	J4	T2	15	-		133A
	134	3'-0"	7'-0"	1-3/4"	A	WSC	1	PM	5-5/8"	H1	J1	T2	48	C		134
	135.1	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-	1	135.1
	135.2	2'-8" VIF	6'-8" VIF	1-3/4	X DEL	ALUM. MATCHING EXIST.	EXISTING WD FRAME TO REMAIN			-	-	-	46	-	See Add. #4	135.2
	136	3'-0"	7'-0"	1-3/4"	A	WSC	1	PM	6-3/4"	H4	J4	T3	50	C		136
	137	3'-0"	7'-0"	1-3/4"	A	WSC	1	PM	6-3/4"	H4	J4	T3	50	C		137
	138.1	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-	1	138.1
	138.2	2'-8" VIF	6'-8" VIF	1-3/4"	X DEL	ALUM. MATCHING EXIST.	EXISTING WD FRAME TO REMAIN			-	-	-	46	-	See Add. #4	138.2
	139.1	PR 3'-0"	7'-0"	1-3/4"	D	WSC	1A	PM	5-5/8"	H1	J1	T1	58	C		139.1
	139.2	3'-0"	7'-0"	1-3/4"	G	ALUM. MATCHING EXIST.	7	PM	5-3/4"	17/A5.2T	J6	18/A5.1T	46	-	See Add. #4	139.2
	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
	143	3'-0"	7'-0"	1-3/4"	A	WSC	1A	PM	5-5/8"	H1	J1	T1	49	C		143
	144	3'-0"	7'-0"	1-3/4"	A	WSC	1A	PM	5-5/8"	H1	J1	T1	49	C		144
	145	3'-0"	7'-0"	1-3/4"	A	WSC	1A	PM	5-5/8"	H1	J1	T3	62	C		145
	146	3'-0"	7'-0"	1-3/4"	A	WSC	1A	PM	5-5/8"	H1	J1	T1	49	C		146
	147	3'-0"	7'-0"	1-3/4"	A	WSC	1A	PM	5-5/8"	H1	J1	T3	62	C		147
	148	4'-0"	7'-0"	1-3/4"	A	WSC	1A	PM	5-5/8"	H1	J1	T1	49	C		148
	-	-	-	-	-	-	-	-	-	-	-	-	-	-		-
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DOOR FRAME & HDWARE SCHEDULE

SECTION B

AREA	MARK	SIZE W	SIZE H	SIZE TH	DOOR W	DOOR MATERIAL	FRAME TYPE	FRAME MAT	FRAME D	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	HDW	LBL	REMARKS	MARK
	149.1	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-	1	149.1
	149.2	2'-8" VIF	6'-8" VIF	1-3/4"	X DEL	ALUM. MATCHING EXIST.	EXISTING WD FRAME TO REMAIN			-	-	-	46	-	See Add. #4	149.2
	150.A	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		150A
	150.B	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		150B
	151	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		151
	152.1	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-	1	152.1
	152.2	2'-8" VIF	6'-8" VIF	1-3/4"	X DEL	ALUM. MATCHING EXIST.	EXISTING WD FRAME TO REMAIN			-	-	-	46	-	See Add. #4	152.2
	153.1	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-	1	153.1
	153.2	2'-8" VIF	6'-8" VIF	1-3/4	X DEL	ALUM. MATCHING EXIST.	EXISTING WD FRAME TO REMAIN			-	-	-	46	-	See Add. #4	153.2
	154.1	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-	1	154.1
	154.2	2'-8" VIF	6'-8" VIF	1-3/4"	X DEL	ALUM. MATCHING EXIST.	EXISTING WD FRAME TO REMAIN			-	-	-	46	-	See Add. #4	154.2
	155.A	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		155A
	155.B	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		155B
	156	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		156
	157.1	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-	1	157.1
	157.2	2'-8" VIF	6'-8" VIF	1-3/4	X DEL	ALUM. MATCHING EXIST.	EXISTING WD. FRAME TO REMAIN			-	-	-	46	-	See Add. #4	157.2
	158	3'-0"	7'-0"	1-3/4"	A	WSC	1	PM	6-3/4"	H4	J4	T3	50	C		158
	159	3'-0"	7'-0"	1-3/4"	A	WSC	1A	PM	6-3/4"	H4	J4	T3	50	C		159
	160.1	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-	1	160.1
	160.2	2'-8" VIF	6'-8" VIF	1-3/4	X DEL	ALUM. MATCHING EXIST.	EXISTING WD FRAME TO REMAIN			-	-	-	46	-	See Add. #4	160.2
	161.1	3'-0"	7'-0"	1-3/4"	D	WSC	1A	PM	5-5/8"	H1	J1	T1	47	C		161.1
	161.2	3'-0"	7'-0"	1-3/4"	G	ALUM. MATCHING EXIST.	7	PM	5-3/4"	17/A5.2T	J6	18/A5.1T	46	-		161.2
	162.1	PR 3'-0"	7'-0"	1-3/4"	D	H-M	1A	PM	5-5/8"	H1	J1	T1	57	C		162.1
	162.2	3'-0"	7'-0"	1-3/4"	G	ALUM. MATCHING EXIST.	7	PM	5-3/4"	17/A5.2T	J6	18/A5.1T	46	-		162.2
	162A	2'-6"	7'-0"	1-3/4"	A	WSC	1	PM	6"	H4	J4	T1	54	-		162A
	163	3'-0"	7'-0"	1-3/4"	A	WSC	1	PM	6"	H4	J4	T1	51	-		163
	164	3'-0"	7'-0"	1-3/4"	D	WSC	1	PM	6"	H4	J4	T2	51	-		164
	164A	2'-0"	7'-0"	1-3/4"	A	WSC	1	PM	6"	H4	J4	T1	54	-		164A
	165.1	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		165.1
	165.2	2'-8" VIF	6'-8" VIF	1-3/4	X DEL	ALUM. MATCHING EXIST.	EXISTING WD FRAME TO REMAIN			-	-	-	46	-	See Add. #4	165.2
	166	3'-0"	7'-0"	1-3/4"	A	WSC	1A	PM	4-3/4"	H2	J2	T3	53	-		166
	167	3'-0"	7'-0"	1-3/4"	A	WSC	1A	PM	4-3/4"	H2	J2	T3	53	-		167
	168.A	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		168A
	168.B	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		168B
	169	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		169
	170.1	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-	1	170.1
	170.2	2'-8" VIF	6'-8" VIF	1-3/4	X DEL	ALUM. MATCHING EXIST.	EXISTING WD FRAME TO REMAIN			-	-	-	46	-	See Add. #4	170.2
	171.1	3'-0"	7'-0"	1-3/4"	D	WSC	5A	PM	5-5/8"	H1	J1	T1	47	C		171.1
	171.2	3'-0"	7'-0"	1-3/4"	D	WSC	5A	PM	5-5/8"	H1	J1	T1	47	C	1	171.2
	171.3	3'-0"	7'-0"	1-3/4"	G	ALUM. MATCHING EXIST.?	1	PM	5-3/4"	17/A5.2T	J6	18/A5.1T	46	-		171.3
	171.4	3'-0"	7'-0"	1-3/4"	G	ALUM. MATCHING EXIST.?	1	PM	5-3/4"	17/A5.2T	J6	18/A5.1T	46	-		171.4
	172.1	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		172.1
	172.2	2'-8" VIF	6'-8" VIF	1-3/4	X DEL	ALUM. MATCHING EXIST.	EXISTING WD FRAME TO REMAIN			-	-	-	46	-	See Add. #4	172.2
	173.A	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	61	-		173A
	173.B	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		173B
	173.C	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	61	-		173C
	174.1	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-	1	174.1
	174.2	2'-8" VIF	6'-8" VIF	1-3/4	X DEL	ALUM. MATCHING EXIST.	EXISTING WD FRAME TO REMAIN			-	-	-	46	-	See Add. #4	174.2
	175.1	3'-0"	7'-0"	1-3/4"	D	WSC	1A	PM	5-5/8"	H1	J1	T1	47	C		175.1
	175.2	3'-0"	7'-0"	1-3/4"	G	ALUM. MATCHING EXIST.?	1	PM	5-3/4"	17/A5.2T	J6	18/A5.1T	46	-		175.2
	176.1	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-	1	176.1
	176.2	2'-8" VIF	6'-8" VIF	1-3/4	X DEL	ALUM. MATCHING EXIST.	EXISTING WD FRAME TO REMAIN			-	-	-	46	-	See Add. #4	176.2
	177.1	3'-0"	7'-0"	1-3/4"	D	WSC	1A	PM	5-5/8"	H1	J1	T1	47	C		177.1
	177.2	3'-0"	7'-0"	1-3/4"	G	ALUM. MATCHING EXIST.?	1	PM	5-3/4"	17/A5.2T	J6	18/A5.1T	46	-		177.2
	178	3'-0"	7'-0"	1-3/4"	A	H-M	1	PM	6-3/4"	H4	J4	T3	50	C		178
	179	NOT USED			-	-	-	-	-	-	-	-	-	-		179
	180	3'-0"	7'-0"	1-3/4"	A	H-M	1	PM	6-3/4"	H4	J4	T3	50	C		180
	181.1	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		181.1
	181.2	2'-8" VIF	6'-8" VIF	1-3/4	X DEL	ALUM. MATCHING EXIST.	EXISTING WD FRAME TO REMAIN			-	-	-	46	-	See Add. #4	181.2
	182.1	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-	1	182.1
	182.2	2'-8" VIF	6'-8" VIF	1-3/4	X DEL	ALUM. MATCHING EXIST.	EXISTING WD FRAME TO REMAIN			-	-	-	46	-	See Add. #4	182.2
	183	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		183
	184	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		184
	185	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-		185
	186.1	EXISTING TO REMAIN			-	-	-	-	-	-	-	-	26	-	1	186.1
	186.2	2'-8" VIF	6'-8" VIF	1-3/4	X DEL	ALUM. MATCHING EXIST.	EXISTING WD FRAME TO REMAIN			-	-	-	46	-	See Add. #4	186.2
	187.1	PR 3'-0"	7'-0"	1-3/4"	B	WSC	3A	PM	5-5/8"	H1	J1	T1	59	B		187.1
	187.2	3'-0"	7'-0"	1-3/4"	G	ALUM. MATCHING EXIST.	EXISTING WD FRAME TO REMAIN			-	-	-	46	-		187.2
	187.3	PR 3'-0"	7'-0"	1-3/4"	B	WSC	3A	PM	5-5/8"	H1	J1	T1	60	B		187.3
	188.1	-	-	-	-	ALUM. MATCHING EXIST.	-	-	-	-	-	-	26	-		188.1
	188.2	-	-	-	-	ALUM. MATCHING EXIST.	-	-	-	-	-	-	26	-		188.2
	188.3	-	-	-	-	ALUM. MATCHING EXIST.	-	-	-	-	-	-	26	-		188.3
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BORROWED LIGHT SCHEDULE

REMARKS	AREA	MARK	SIZE W	SIZE H	SIZE -	WINDOW TYPE	WINDOW MAT.	FRAME TYPE	FRAME MAT.	FRAME DEPTH	DETAILS HEAD	DETAILS JAMB	DETAILS SILL	-	LABEL	REMARKS	MARK
		101A	3'-0"	4'-0"	-	-	-	20A	PM.	5-5/8"	-	J-1	-	-	C		101
		101B	3'-0"	4'-0"	-	-	-	20A	PM.	5-5/8"	-	J-1	-	-	C	1	101
		101C	3'-0"	4'-0"	-	-	-	20A	PM.	5-5/8"	-	J-1	-	-	C		101
		101D	3'-0"	4'-0"	-	-	-	20A	PM.	5-5/8"	-	J-1	-	-	C		101
		117A	3'-0"	4'-0"	-	-	-	20A	PM.	5 5/8"	-	J-1	-	-	C		117A
		117B	3'-0"	4'-0"	-	-	-	20A	PM.	5 5/8"	-	J-1	-	-	C		117B
		117C	3'-0"	4'-0"	-	-	-	20A	PM.	5 5/8"	-	J-1	-	-	C		117C
		117D	3'-0"	4'-0"	-	-	-	20A	PM.	5 5/8"	-	J-1	-	-	C		117D
		117E	3'-0"	4'-0"	-	-	-	20A	PM.	5 5/8"	-	J-1	-	-	C		117E
		121A	3'-0"	4'-0"	-	-	-	20A	PM.	5 5/8"	-	J-1	-	-	C		121A
		121B	3'-0"	4'-0"	-	-	-	20A	PM.	5 5/8"	-	J-1	-	-	C		122B
		121C	3'-0"	4'-0"	-	-	-	20A	PM.	5 5/8"	-	J-1	-	-	C		122C
		121D	3'-0"	4'-0"	-	-	-	20A	PM.	5 5/8"	-	J-1	-	-	C		122D
		162A	2'-8"	4'-0"	-	-	-	20A	PM.	5 5/8"	-	J-1	-	-	C		162A
		162B	2'-8"	4'-0"	-	-	-	20A	PM.	5 5/8"	-	J-1	-	-	C		162B
		162C	2'-8"	4'-0"	-	-	-	20A	PM.	5 5/8"	-	J-1	-	-	C		162C
		164	4'-8"	3'-10"	-	-	-	20	PM.	6"	-	J-4	-	-	C		164

REMARK
1. ALT. #2T - REPLACE EXISTING INTERIOR CLASSROOM DOOR/SIDELIGHT & FRAME WITH FRAME TYPE 4 (SIM.) AND DOOR TYPE D, LABEL C.

Note: ref. to ALT #5019 : Phase I mill finishes 5¾" frame depth. Centerline is 8" CMU. 5¾" " " 4" " 5¾" " " 2" in. from face of brick & concrete wall.

Note: Alum. doors in existing wd frames. Modify hinges to suit new doors. ref. #5024

Note: Alum. vs. HM vs. Exist's ref. #5043

ADD #4
1. Change the following doors from "new Aluminum/Glass" to "existing Wood/Glass, to remain" Scrape, patch, sand, and re-finish existing wood doors. Doors: 102.1, 103.1, 104.1, 154.1, 157.1, 160.1, 162.1 and 164.1.
ADD. #4
2. Change the following doors from "aluminum" or "hollow Metal" to "insulated Steel" with insulated glass, similar to BRAND Steel doors. Doors: 106.2, 113.2, 116.2, 139.2, 149.2, 152.2, 153.2, 154.2, 157.2, 160.2, 165.2, 170.2, 171.3, 171.4, 172.2, 175.2, 176.2, 181.2, 182.2 and 186.2.
ADD. #4
Same as Jamb and Head Doors.
113.2, 116.2, 139.2, 161.2, 162.2, 171.3, 171.4, 172.2, 175.2
ref. #5012

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certification

NICHOLAS ROBERT GILL No. 543 REGISTERED ARCHITECT

drawn by JHL

checked by

revised on

PREVIOUSLY ISSUED NOVEMBER 11, 1994

RGB
The Robinson Green Beretta Corporation
architecture
engineering
interior design
50 Holden Street
Providence, Rhode Island 02908
401 272-1730

project

ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
ISSUED FOR CONSTRUCTION
issued on
19 DECEMBER, 1994

sheet contents

DOOR SCHEDULE

RECEIVED
DEC 20 1994
GILBANE BLDG. CO.

job no. 4389

drawing no.

A9.2T

sheet 23 of 24

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certification

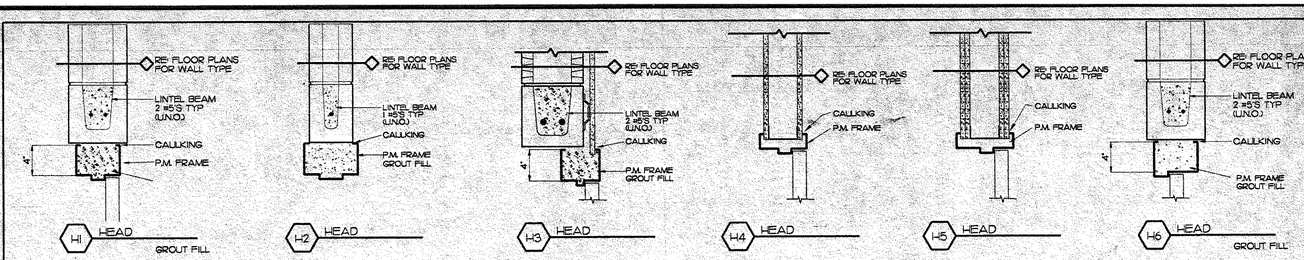


drawn by LML

checked by DRF

revised on

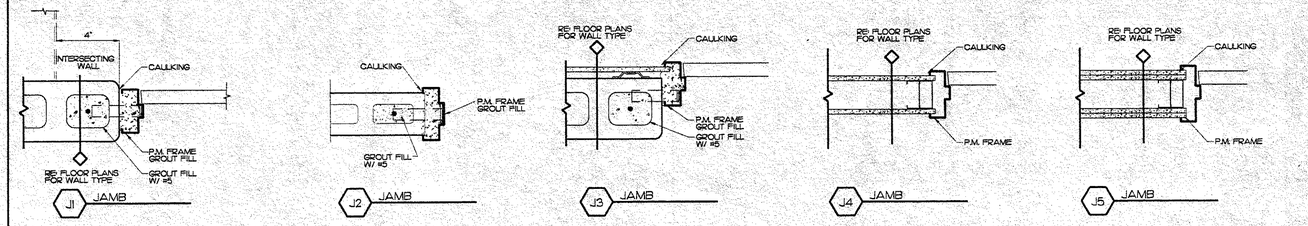
PREVIOUSLY ISSUED
OCTOBER 24, 1994



HEAD DETAILS

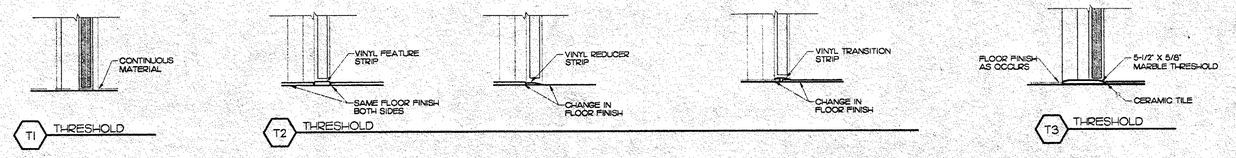
NO SCALE

NOTE: MASONRY CONTRACTOR'S OPTION TO USE BACK TO BACK STEEL ANGLES IN LIEU OF CMU LINTEL BLOCK.



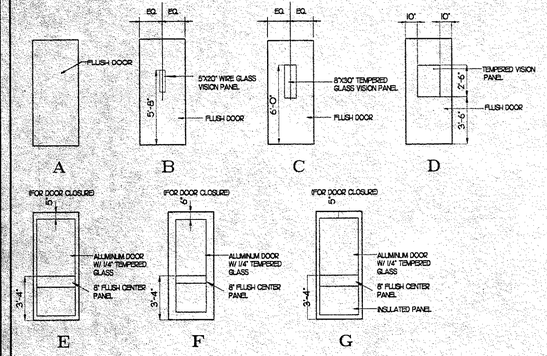
JAMB DETAILS

NO SCALE



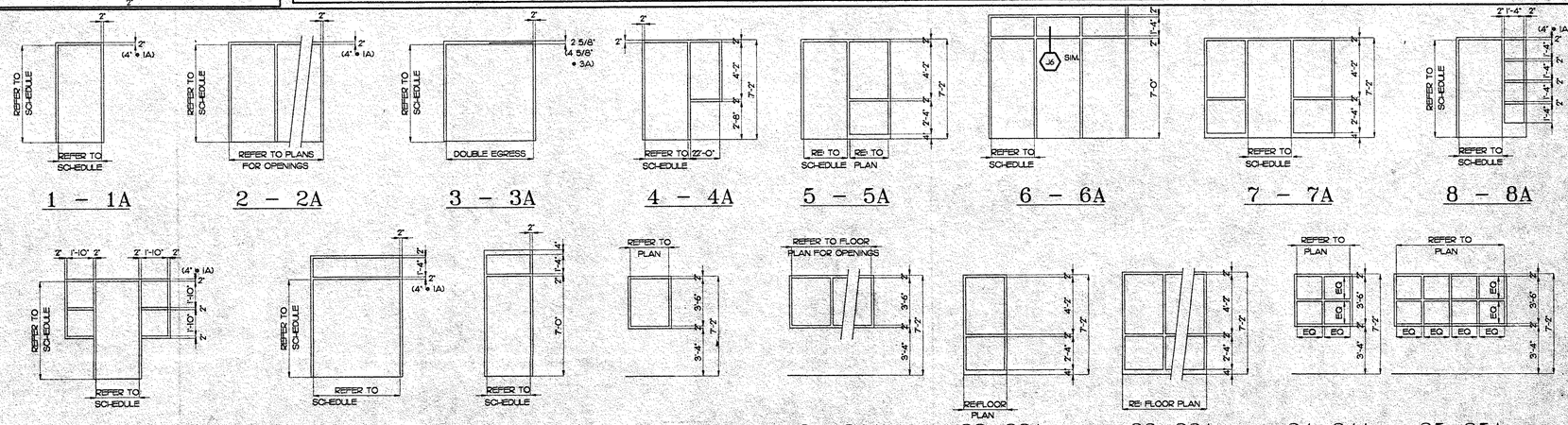
THRESHOLDS

NO SCALE



DOOR TYPES

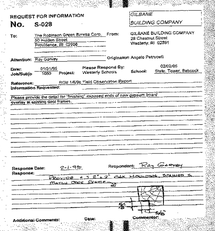
NO SCALE



FRAME TYPES

NO SCALE

ALL FRAMES INDICATED ARE PRESS METAL
ALL TYPE "A" FRAMES HAVE A 4" HEAD



RGB

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Providence, Rhode Island 02906
401 272-1730

project

ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
ISSUED FOR CONSTRUCTION
issued on
19 DECEMBER 1994

sheet contents

FRAME TYPES/ DOOR DETAILS

job no. 4389

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A9.3T

sheet 24 of 24

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certification



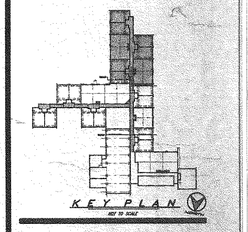
drawn by KF

checked by

revised on

- 18 AUGUST 1994 GENERAL REVISIONS
- 26 SEPTEMBER 1994 -CMU WALL LOCATIONS (THICKENED SLABS) REVISED 4/S1.1T -SLAB TO BE PLACED @ LATER DATE-7/S1.1T
- 30 SEPTEMBER 1994 -CMU BEARING WALL -NEW SECTION 8/S1.1T
- 19 OCTOBER 1994 -REVISED SLAB PLACEMENT FOR PLUMBING PIPING

OEM1003



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ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
CONSTRUCTION

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sheet contents
PARTIAL FOUNDATION PLAN
FOUNDATION PLAN

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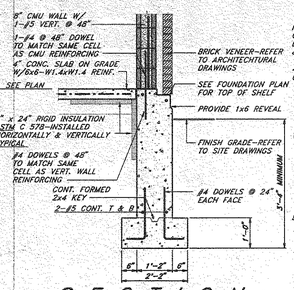
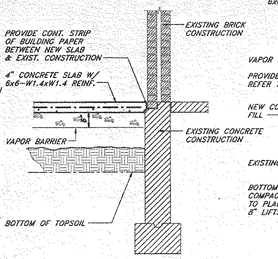
drawing no.
S1.1T

sheet 2 of 5



SECTION 1 S1.1T
T4389C01 1/2"=1'-0"



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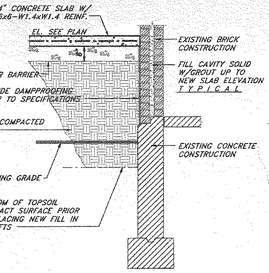
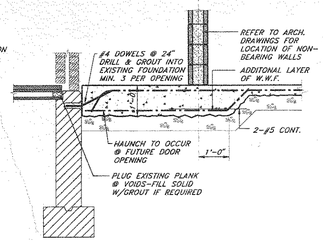
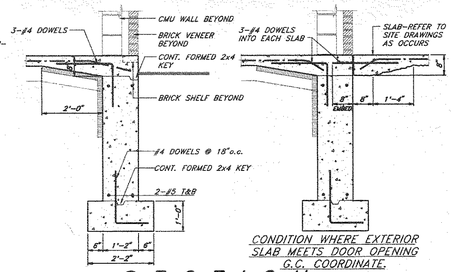
T4389C05 1/2"=1'-0"



SECTION 3 S1.1T
T4389C06 1/2"=1'-0"

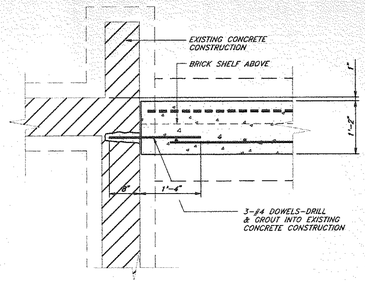


SECTION 4 S1.1T
T4389C07 1/2"=1'-0"

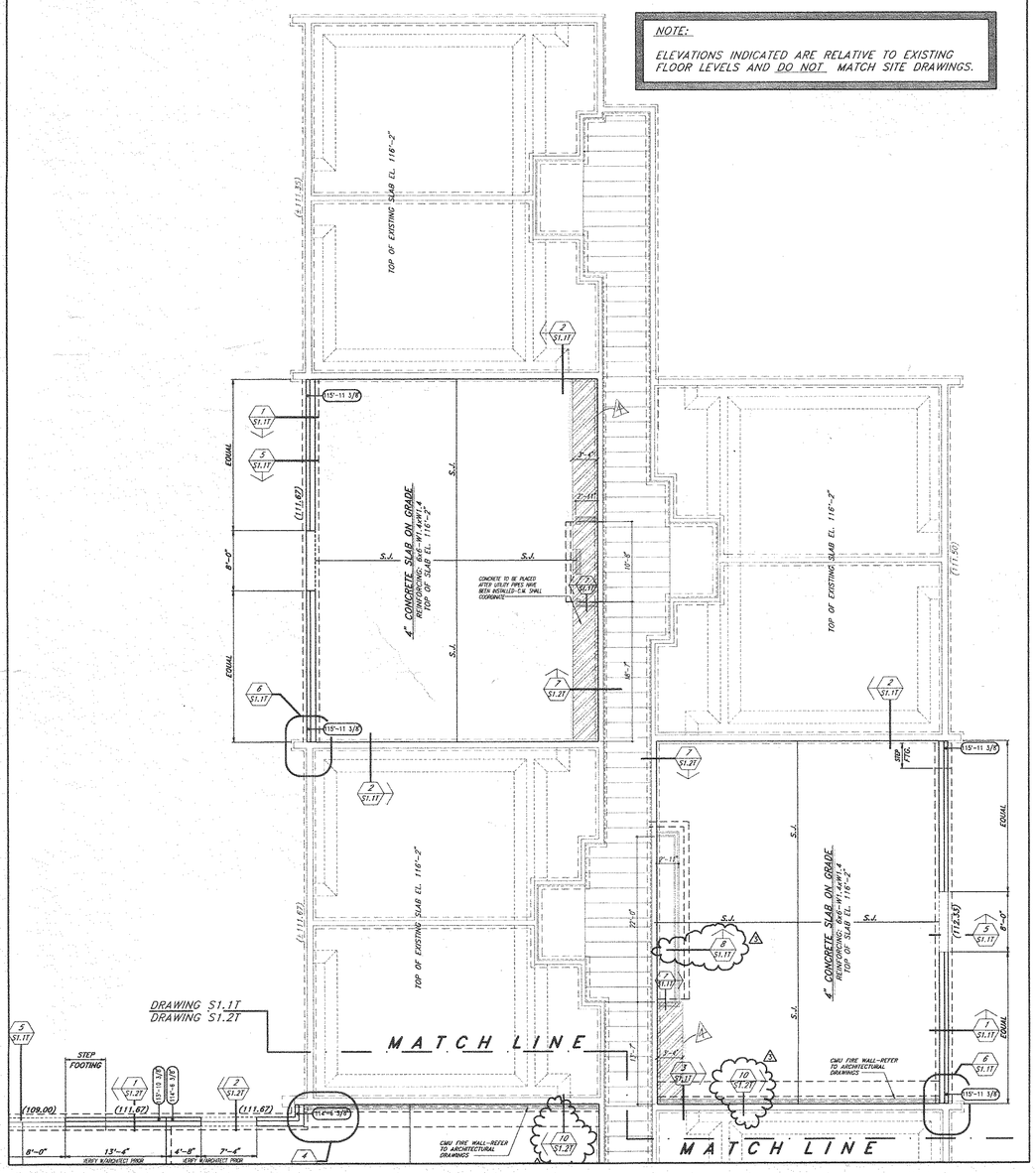


CONDITION WHERE EXTERIOR SLAB MEETS DOOR OPENING O.C. COORDINATE.

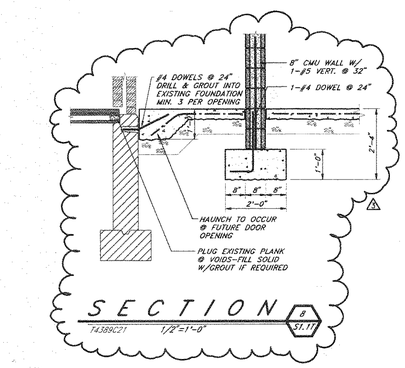
SECTION 5 S1.1T
T4389C08 1/2"=1'-0"



PLAN DETAIL 6 S1.1T
T4389C09 3/4"=1'-0"



PARTIAL FOUNDATION
1/8" = 1'-0"



SECTION 8 S1.1T
T4389C21 1/2"=1'-0"



@ HAUNCH



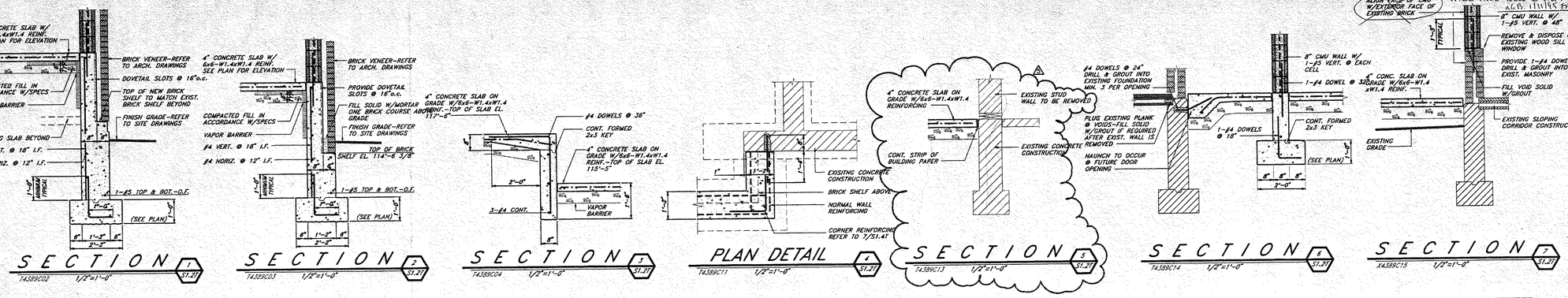
@ TYPICAL SLAB

SECTION 7 S1.1T
T4389C18 1/2"=1'-0"

DENOTES CONCRETE SLAB TO BE PLACED @ LATER DATE-CONSTRUCTION MANAGER COORDINATE.

NOTES:

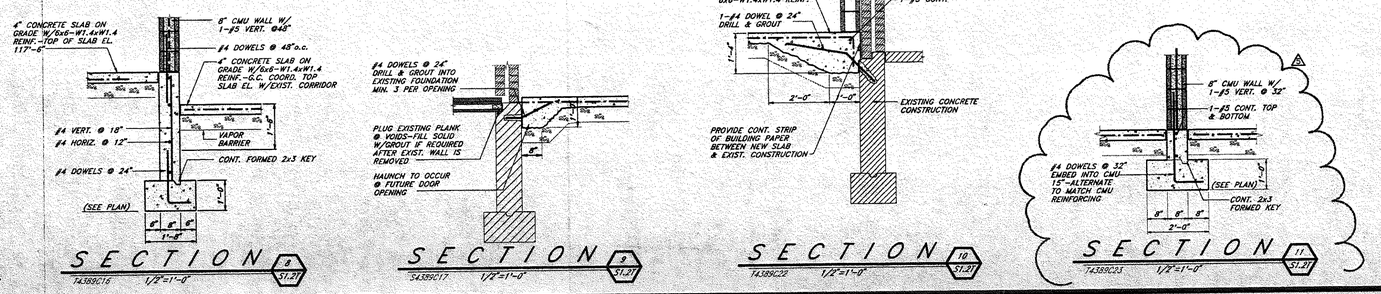
1. REFER TO DRAWING S1.4T FOR GENERAL NOTES & TYPICAL DETAILS.
2. (XXX-XX) - DENOTES TOP OF BRICK SHELF ELEVATION.
3. GENERAL CONCTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO EXECUTION OF WORK.
4. COORDINATE LOCATIONS OF CONCRETE OPENING DEPRESSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO PLACEMENT OF CONCRETE.
5. a. REMOVE ASPHALT-TOPSOIL-SUBSOIL OR ANY OTHER UNSUITABLE MATERIAL A MINIMUM OF 1'-0". b. COMPACT SURFACE OF EXISTING MATERIAL. c. PLACE COMPACTED FILL IN 8" LOOSE LAYERS IN ACCORDANCE WITH SPECIFICATIONS.
6. VERIFY DOOR & WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO PLACING FOUNDATION WALLS-TYPICAL.



PARTIAL FOUNDATION PLAN

1/8" = 1'-0"

DENOTES CONCRETE SLAB TO BE PLACED @ LATER DATE-CONSTRUCTION MANAGER COORDINATE.



NOTES:

1. REFER TO DRAWING S1.4T FOR GENERAL NOTES & TYPICAL DETAILS.
2. (XXX'-XX") - DENOTES TOP OF BRICK SHELF ELEVATION.
3. GENERAL CONCTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO EXECUTION OF WORK.
4. COORDINATE LOCATIONS OF CONCRETE OPENING DEPRESSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO PLACEMENT OF CONCRETE.
5. a. REMOVE ASPHALT-TOPSOIL-SUBSOIL OR ANY OTHER UNSUITABLE MATERIAL A MINIMUM OF 1'-0".
   b. COMPACT SURFACE OF EXISTING MATERIAL.
   c. PLACE COMPACTED FILL IN 8" LOOSE LAYERS IN ACCORDANCE WITH SPECIFICATIONS.
6. VERIFY DOOR & WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO PLACING FOUNDATION WALLS-TYPICAL.

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certification

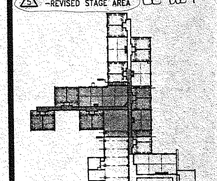
GERHARD H. GRAF
REGISTERED
No. 2904
REGISTERED PROFESSIONAL ENGINEER

drawn by KP

checked by

revised on

- 19 AUGUST 1994 GENERAL REVISIONS
- 26 SEPTEMBER 1994 -CMU WALL LOCATIONS (THICKENED SLABS) -REVISED 4/S1.1T -SLAB TO BE PLACED @ LATER DATE-7/S1.1T
- 30 SEPTEMBER 1994 -CMU FIRE WALL -SECTION 10/S1.2T
- 19 OCTOBER 1994 -REVISED SLAB PLACEMENT FOR PLUMBING PIPING
- 15 NOVEMBER 1994 -REVISED STAGE AREA



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ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

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PARTIAL: FOUNDATION PLAN

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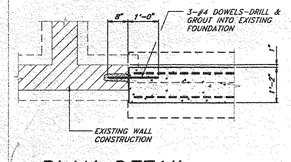
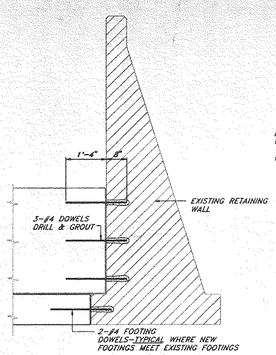
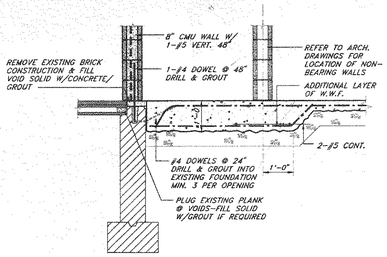


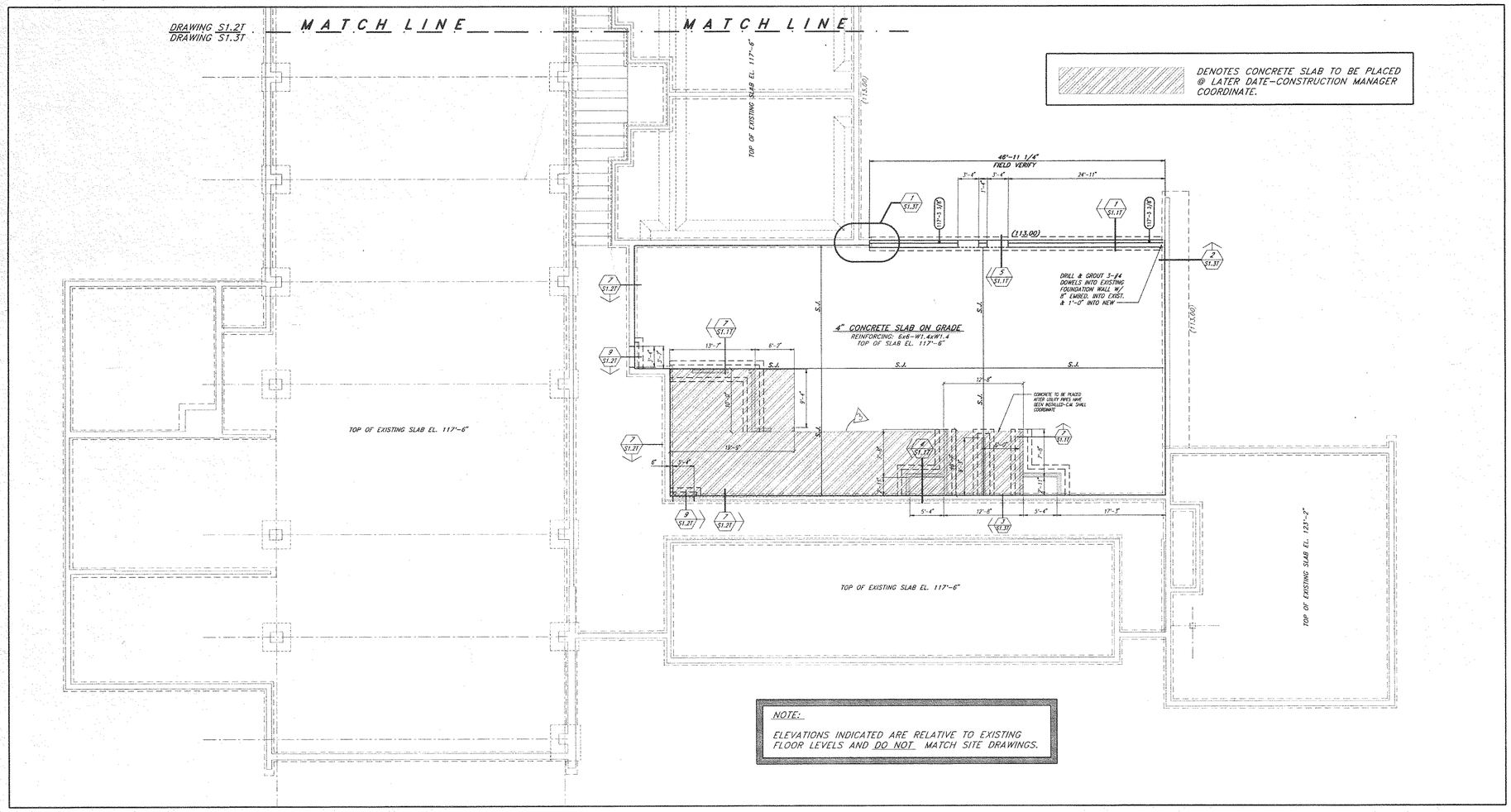
PLAN DETAIL 1 S1.3T
T4389C10 3/4"=1'-0"



SECTION 2 S1.3T
T4389C12 1/2"=1'-0"



SECTION 3 S1.3T
T4389C19 1/2"=1'-0"



PARTIAL FOUNDATION PLAN
1/8" = 1' - 0"

NOTES:

1 REFER TO DRAWING S1.4T FOR GENERAL NOTES & TYPICAL DETAILS.

2 —(XXX'-XX) – DENOTES TOP OF BRICK SHELF ELEVATION.

3 GENERAL CONCTRACTOR SHALL FIELD VERIFY EXISTING CONDITIONS PRIOR TO EXECUTION OF WORK.

4 COORDINATE LOCATIONS OF CONCRETE OPENING DEPRESSIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO PLACEMENT OF CONCRETE.
No DEPRESSIONS REF #1003

5 a. REMOVE ASPHALT-TOPSOIL-SUBSOIL OR ANY OTHER UNSUITABLE MATERIAL A MINIMUM OF 1'-0".
b. COMPACT SURFACE OF EXISTING MATERIAL.
c. PLACE COMPACTED FILL IN 8" LOOSE LAYERS IN ACCORDANCE WITH SPECIFICATIONS.

6 VERIFY DOOR & WINDOW LOCATIONS WITH ARCHITECTURAL DRAWINGS PRIOR TO PLACING FOUNDATION WALLS-TYPICAL.

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certification

GERHARD H. GRAF
No. 2904
REGISTERED PROFESSIONAL ENGINEER

drawn by KF

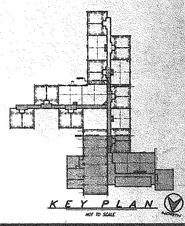
checked by

revised on

1 20 SEPTEMBER 1994
-CMU WALL LOCATIONS (THICKENED SLABS)

2 26 SEPTEMBER 1994
-CMU WALL LOCATIONS (THICKENED SLABS)
-REVISED 4/S1.1T
-SLAB TO BE PLACED @ LATER DATE-7/S1.1T
-SECTION 3/S1.3T

3 19 OCTOBER 1994
-REVISED SLAB PLACEMENT FOR PLUMBING PIPING



KEY PLAN
NOT TO SCALE

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ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
CONSTRUCTION

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29 JULY 1994

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PARTIAL FOUNDATION PLAN

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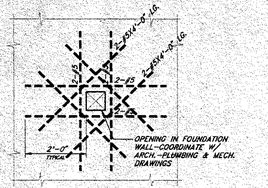
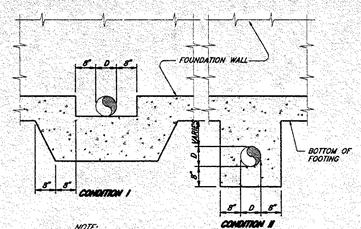


TYPICAL REINF. @ OPN'G THRU FOUNDATION WALL

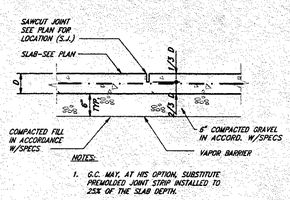
T4389FDP 1/2"=1'-0" — 1 S1.4T



NOTE:
SEE SITE AND PLUMBING DRAWINGS FOR PIPE SIZE AND LOCATION.

TYPICAL PIPE THRU THRU FOUNDATION

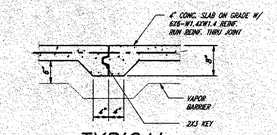
T4389PTH 1/2"=1'-0" — 2 S1.4T



NOTES:
1. G.C. MAY, AT HIS OPTION, SUBSTITUTE PREMOLDED JOINT STRIP INSTALLED TO 25% OF THE SLAB DEPTH.
2. ALL JOINTS SHALL BE STRAIGHT.

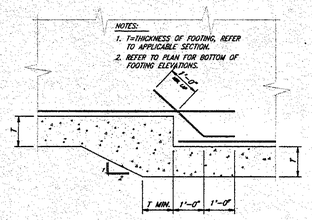
SAWCUT JOINT

T4389SJT 3/4"=1'-0" — 3 S1.4T



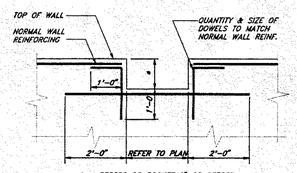
TYPICAL CONSTRUCTION JOINT

T4389JT4 3/4"=1'-0" — 4 S1.4T



STEP FOOTING

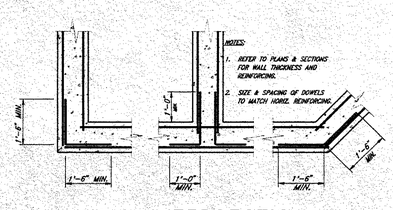
T4389STP 1/2"=1'-0" — 5 S1.4T



* = RECESS OR POCKET 2" OR DEEPER.

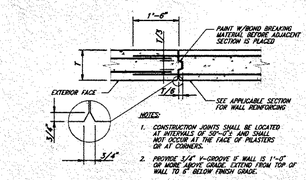
REINFORCING @ WALL DEPRESSION

T4389WDP 1/2"=1'-0" — 6 S1.4T



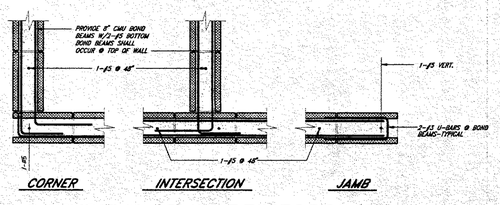
WALL INTERSECTION

T4389INT 1/2"=1'-0" — 7 S1.4T



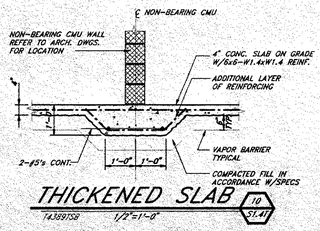
WALL CONSTRUCTION JOINT

T4389WJT 1/2"=1'-0" — 8 S1.4T



TYPICAL CMU REINFORCING

T4389CMU 3/4"=1'-0" — 9 S1.4T



THICKENED SLAB

T4389TS2 1/2"=1'-0" — 10 S1.4T

GENERAL NOTES

DESIGNED IN ACCORDANCE WITH THE RHODE ISLAND STATE BUILDING CODE.

SUBGRADE

1 FROM BOTTOM OF FOOTING TO UNDERSIDE OF SLAB, FILL SHALL BE PLACED IN 8" LOOSE LAYERS AND COMPACTED TO 95% MAXIMUM DENSITY PER AASHTO T-180.

2 FROM STRIPLINE TO BOTTOM OF FOOTING, FILL SHALL BE PLACED IN 8" LOOSE LAYERS AND COMPACTED TO 95% MAXIMUM DENSITY PER AASHTO T-180.

3 FOUNDATIONS ARE DESIGNED FOR A SOIL BEARING VALUE OF 4000 P.S.F.

4 ELEVATIONS INDICATED ON PLAN (00) ARE TO THE BOTTOM OF FOOTING.

5 SEE SPECIFICATIONS FOR REQUIREMENTS FOR CONSTRUCTION ON COMPACTED FILL. ALL BACKFILL WITHIN THE BUILDING AREA, INCLUDING THAT FOR PLUMBING AND OTHER MECHANICAL WORK, SHALL BE COMPACTED IN LAYERS NOT EXCEEDING 6" LOOSE THICKNESS, WITH APPROVED MECHANICAL EQUIPMENT, AND IN ACCORDANCE WITH SPECIFICATIONS FOR COMPACTED FILL.

CONCRETE

1 CONCRETE SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH f'c OF 3000 P.S.I. IN 28 DAYS.

2 ALL REINFORCED CONCRETE CONSTRUCTION SHALL CONFORM TO ACI 318-89 AND SHALL BE DETAILED IN ACCORDANCE WITH ACI SP66(88).

3 COORDINATE LOCATIONS OF FOUNDATION WALL DEPRESSIONS AND OPENINGS WITH ARCHITECTURAL FLOOR PLANS AND DETAILS.

4 REINFORCING STEEL SHALL BE GRADE 40 NEW BILLET STEEL CONFORMING TO ASTM 615.

5 ALL FOUNDATION WALLS SHALL HAVE A MINIMUM OF 2 (TWO) - #5'S TOP AND BOTTOM.

6 PROVIDE CORNER BARS FOR ALL REINFORCING AT WALL INTERSECTIONS.

7 AT OPENINGS IN FOUNDATION WALLS LARGER THAN 18 INCHES SQUARE, PROVIDE 2 (TWO) ⇒ #5'S OVER AND UNDER OPENING AND 2 (TWO) - #5'S DIAGONALLY AT EACH CORNER -2-#5 VERTICAL @ OPENING SIDES.

8 ALL SLABS ON GRADE SHALL BE REINFORCED WITH 6x6-W1.4xW1.4 W.W.F. AT MIDPOINT CONFORMING TO ASTM A-185.

9 SLABS ON GRADE SHALL BE CAST IN ALTERNATE PATTERNS OR SAW CUT INTO AREAS NOT EXCEEDING 900 S.F. UNLESS SHOWN OTHERWISE ON PLAN.

10 FINISH SLABS TO RECEIVE SEPARATE "FINISH" MATERIALS AS FOLLOWS:
CARPET - FLOATED FINISH.
THINSET CERAMIC TILE-QUARRY TILE-TERRAZZO - FLOATED FINISH.
BONDED CERAMIC TILE-QUARRY TILE-TERRAZZO - RAKED OR BROOMED FINISH AFTER THE SLAB HAS BEEN STRUCK OFF, BUT PRIOR TO RECEIVING A FLOATED FINISH.
WOOD-RAISED WOOD - FLOATED FINISH.
SLATE OR FLAGSTONE FINISH - RAKED OR BROOMED FINISH AFTER THE SLAB HAS BEEN STRUCK-OFF, BUT PRIOR TO RECEIVING A FLOATED FINISH.
EXTERIOR STEPS-PLATFORMS-RAMPS-APRONS - FLOATED OR BROOMED FINISH. TEXTURE AS SELECTED FROM SAMPLE PANELS.
TROWEL ALL OTHER INTERIOR SLABS, AFTER RECEIVING A FLOATED FINISH, AT LEAST TWICE, TO A SMOOTH DENSE FINISH.

11 A VERY CLOSE TOLERANCE IS 1/8" (3MM) MEASURED AS THE DEPARTURE FROM THE TESTING EDGE OF AN APPROVED 10'-0" (3-M) STRAIGHTEDGE HELD PARALLEL TO AND IN CONTACT WITH THE SURFACE.

MASONRY

1 CONCRETE MASONRY UNITS SHALL CONFORM TO ASTM C-90, GRADE N-I WITH MINIMUM COMPRESSIVE STRENGTH OF 1000 P.S.I. ON GROSS AREA.

2 GROUT SHALL CONFORM TO ASTM C476 AND HAVE A MINIMUM COMPRESSIVE STRENGTH OF 2000 P.S.I. AT 28 DAYS.

3 MORTAR SHALL CONFORM TO ASTM C270 TYPE S WITH A MINIMUM COPRESSIVE STRENGTH OF 1800 P.S.I. AT 28 DAYS.

4 THE CONCRETE MASONRY CONSTRUCTION SHALL YIELD A PRISM STRENGTH (f'm) 1500 P.S.I. AT 28 DAYS.

5 CONCRETE MASONRY UNIT STRENGTHS, GROUT AND MORTAR MIXES SHALL BE SUBMITTED FOR APPROVAL WITH TRIAL MIX TEST RESULTS CONFIRMING STRENGTHS PRIOR TO CONSTRUCTION.

STRUCTURAL STEEL

1 STRUCTURAL STEEL BEAMS, ETC., SHALL CONFORM TO ASTM A-36. STEEL SHALL BE FABRICATED AND DETAILED ACCORDING TO AISC 9TH EDITION.

2 TUBULAR STEEL COLUMNS SHALL CONFORM TO ASTM A-500 GRADE B (FY = 46 KSI).

3 CONNECTION DETAILS ARE BASED ON ASTM A-325 BOLTS EXCEPT WHERE NOTED.

4 WELDING SHALL BE PERFORMED USING E 70XX ELECTRODES BY QUALIFIED WELDERS AS PER A.W.S. REQUIREMENTS.

5 ALL EXPOSED STEEL SHALL BE GALVANIZED.

6 ALL STEEL SHAPES DESIGNATED ARE IN ACCORDANCE WITH ASTM A6-77B. SUBSTITUTION WITH SHAPES FROM PREVIOUS STANDARDS SHALL ONLY BE DONE WITH EXPRESS CONSENT OF THE ENGINEER RESPONSIBLE.

WOOD FRAMING

1 WOOD FRAMING MEMBERS SHALL HAVE A MINIMUM Fb = P.S.I. (SINGLE MEMBER USE) AND MINIMUM M.O.E. = P.S.I. UNLESS NOTED OTHERWISE.

ROOF TRUSSES

1 WEB CONFIGURATIONS OTHER THAN THOSE SHOWN ARE ACCEPTABLE, BUT MINIMUM SIZES AND GRADES FOR THE CONFIGURATIONS SHOWN SHALL BE AS SHOWN.

2 FABRICATOR SHALL SUBMIT FOR APPROVAL PRIOR TO FABRICATION, SHOP DRAWINGS AND TRUSS LOCATION PLAN, BEARING THE SEAL AND SIGNATURE OF A PROFESSIONAL ENGINEER REGISTERED WITH THE STATE OF RHODE ISLAND. SHOP DRAWINGS SUBMITTED WITHOUT SAID SEAL WILL BE REJECTED. FABRICATED SHALL ALSO SUBMIT COPIES OF BOCA CONNECTOR APPROVAL AND COPIES OF FHA CONNECTOR BULLETIN.

3 TRUSSES SHALL BE DESIGNED IN ACCORDANCE WITH FHA CIRCULAR 4950.2, "DESIGN CRITERIA FOR TRUSSED RAFTERS".

4 PROVIDE 1" x 4" CONTINUOUS BRACING FOR WEB MEMBERS WITH "X" BRACING AT INTERVALS NOT EXCEEDING 20'-0" AND AT END BAYS.

DESIGN LIVE LOADS

1 ROOF LIVE LOAD
a. 25 p.s.f.
b. Surcharge where applies

2 WIND LOAD
a. Zone III
P= 18 p.s.f.

MISCELLANEOUS

1 CONTRACTOR SHALL SHORE, BRACE OR OTHERWISE SUPPORT THE STRUCTURE AS REQUIRED IN ORDER TO MAINTAIN STRUCTURAL INTEGRITY.

2 CONTRACTOR SHALL FIELD VERIFY DIMENSIONS RELATING TO EXISTING CONDITIONS PRIOR TO FABRICATION OF STRUCTURAL STEEL, PRECAST CONCRETE OR TRUSSES.

DAMP PROOFING

1 PROVIDE SEMI-FIBRATED TYPE SEMI-MASTIC EMULSION, CONFORMING TO ASTM D 1227 - TYPE IV OR SEMI-MASTIC COMPOUND CONFORMING TO ASTM D 2823 AT EXTERIOR STRUCTURE AND WALL SURFACES BELOW GRADE.

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certification

GERHARD H. GRAF
REGISTERED
No. 2904
PROFESSIONAL ENGINEER

drawn by KF

checked by

revised on

1 19 AUGUST 1994
GENERAL REVISIONS

RGB
The Robinson Green Beretta Corporation
architecture
engineering
interior design

50 Holden Street
Providence, Rhode Island 02908
401 272-1730

project

ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
CONSTRUCTION

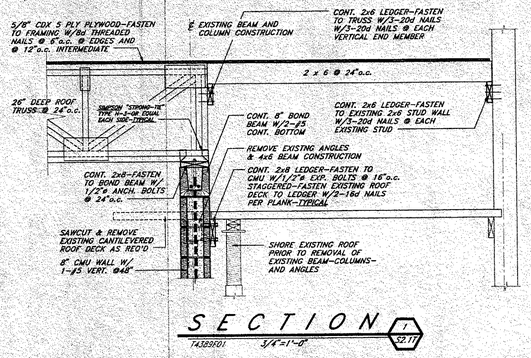
issued on
28 JULY 1994

sheet contents
GENERAL NOTES + TYPICAL DETAILS

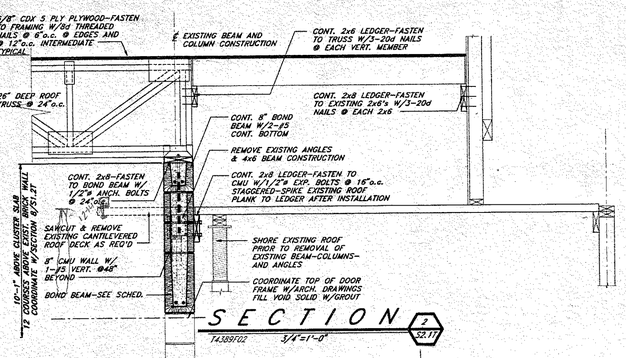
job no. 4389

drawing no.
S1.4T

sheet 5 of 5



S E C T I O N 1 S2.11
T4389101 3/4"=1'-0"



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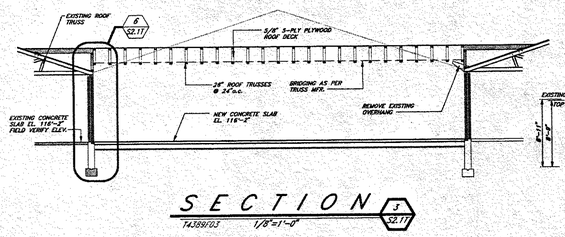

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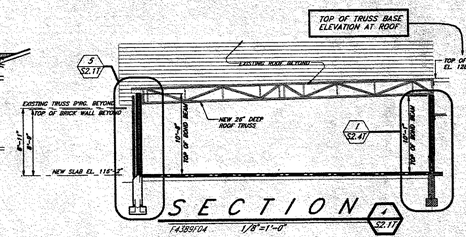

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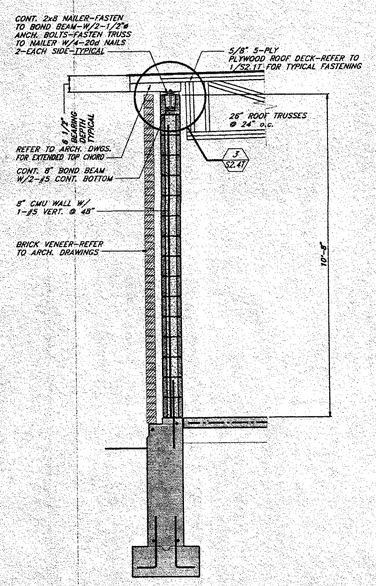

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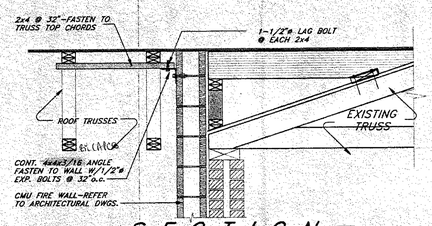

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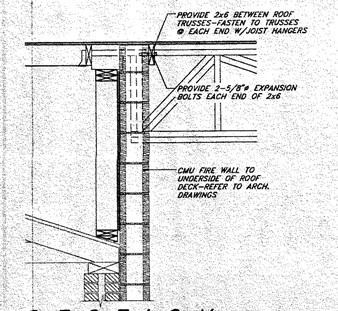

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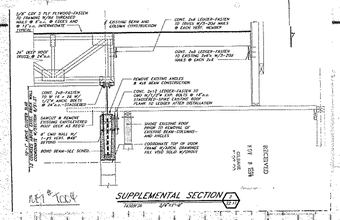
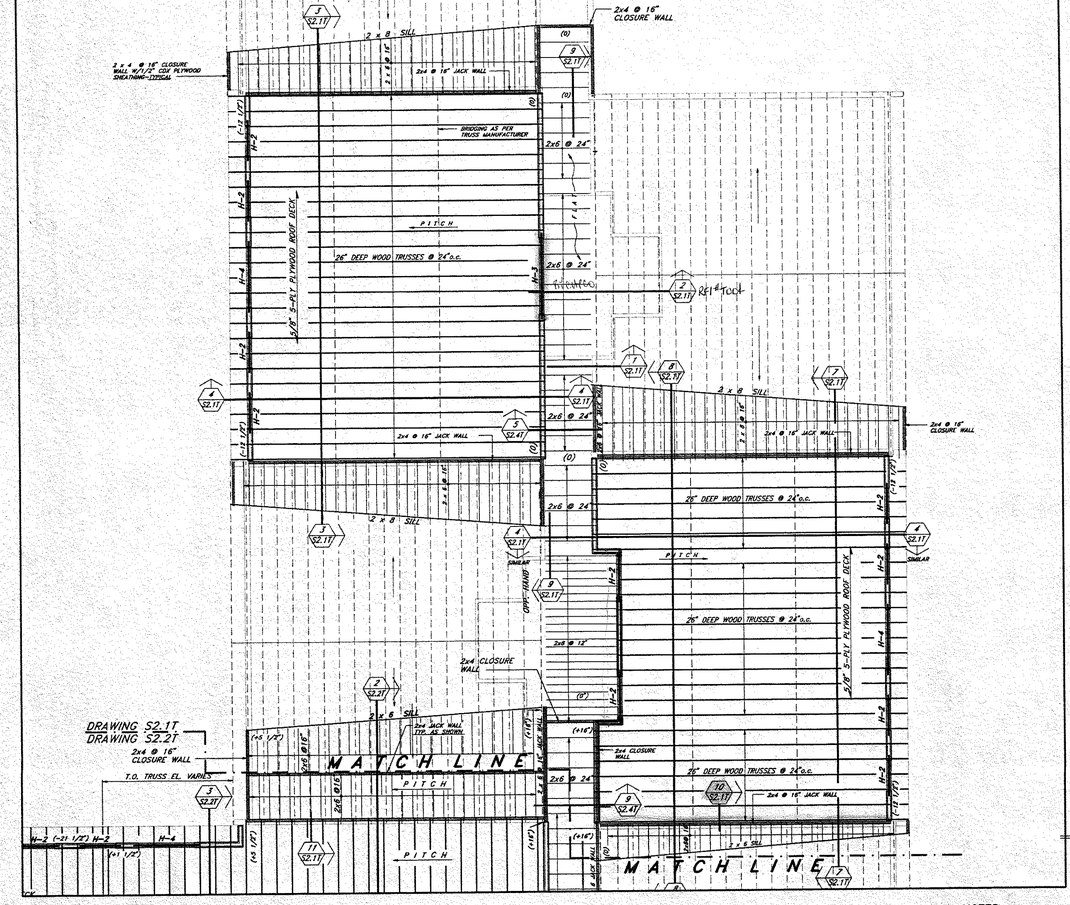
T4389135 3/4"=1'-0"



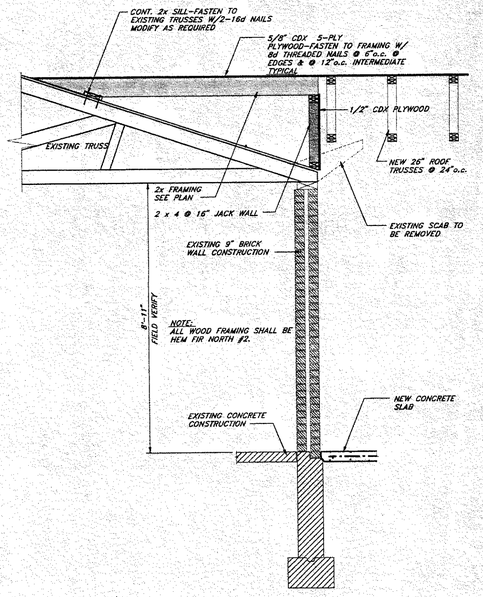
HEADER SCHEDULE	
MARK	DESCRIPTION
H - 1	8" x 8" BOND BEAM W/2-#5 BOTTOM
H - 2	TWO(2) 8"x8" BOND BEAMS W/2-#5 BOTTOM EACH
H - 3	W 18 x 26
H - 4	8"x16" BOND BEAM W/2-#6 BOTTOM



P A R T I A L R O O F F R A M I N G P L A N
1/8" = 1'-0"

TOP OF FRAMING MEMBER (JOIST/TRUSS) AT BEARING = ELEVATION 128'-6 1/2" UNLESS NOTED (±). REFER TO 4/S2.1T.

NOTES:
1 ALL NEW FRAMING TO BE "NORTH #2 HEM-FIR".
2 MAXIMUM ROOF DECK SPAN IS 2'-0".



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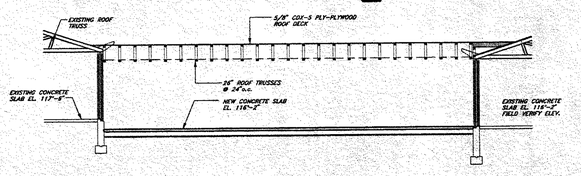

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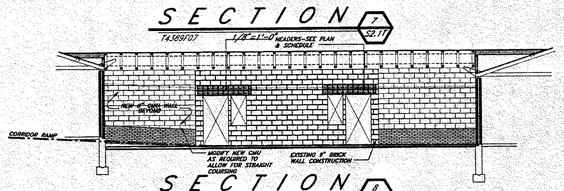

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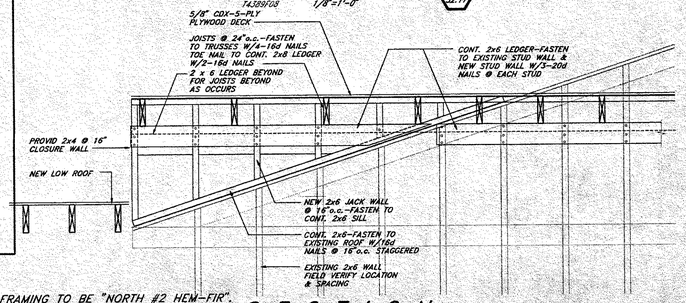

S E C T I O N 9 S2.11
T4389118 3/4"=1'-0"

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certification

drawn by KF

checked by HAB

revised on

KEY PLAN

RGB
The Robinson Green Beretta Corporation
architecture
engineering
interior design
50 Holden Street
Providence, Rhode Island 02908
401 272-1730

project
ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
CONSTRUCTION

issued on
7 OCTOBER 1994

sheet contents
ROOF FRAMING: PARTIAL PLAN SECTIONS + DETAILS

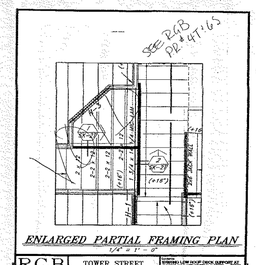
job no. 4389

drawing no.
S2.1T

sheet of

2

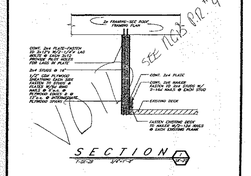
6229 10-7-94



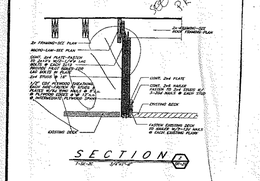
ENLARGED PARTIAL FRAMING PLAN

1/4" = 1'-0"

RGB | TOWER STREET ELEMENTARY SCHOOL Westerly, RI | CONTROLLED LOW ROOF DECK OPENING AS SHOWN ON FRAMING PLANS | SK-2T



RGB | TOWER STREET ELEMENTARY SCHOOL Westerly, RI | CONTROLLED LOW ROOF DECK OPENING AS SHOWN ON FRAMING PLANS | SK-2T



RGB | TOWER STREET ELEMENTARY SCHOOL Westerly, RI | CONTROLLED LOW ROOF DECK OPENING AS SHOWN ON FRAMING PLANS | SK-2T

CE#1035+2017

PROPOSAL REQUEST

ARCHITECT
CONSULTANT
CONTRACTOR
FIELD
OTHER

PROJECT: WESTERLY SCHOOLS — TOWER & STATE ST. GRADE — PROPOSAL REQUEST NO. AT & GO

OWNER: WESTERLY SCHOOL BUILDING COMMITTEE — 10 CASIMIR ST. WESTERLY, RI 02891 — CONTRACT FOR: CONSTRUCTION MANAGEMENT

CONTRACT DATED:

ARCHITECT'S PROJECT NO. 2015.4

TO CONTRACTOR: GILMORE BARDOS CO. — 100 MAIDEN LANE PAWTUCKET, RI 02860 — ARCHITECT: THE KENNISON GROUP/EDWARDS AND ANGELL — 100 WESTMINSTER STREET PROVIDENCE, RI 02903

Please submit an itemized proposal for changes in the Contract Sum and Contract Time for proposed modifications as described below. Submittal of this Proposal Request does not authorize the proposed change or any resulting change in the Contract Sum or Contract Time nor does it request the Architect to issue a Change Directive.

THIS IS NOT A CHANGE ORDER, A CONSTRUCTION CHANGE DIRECTIVE OR A DIRECTION TO PROCEED WITH THE WORK DESCRIBED IN THE PROPOSED MODIFICATION.

Date Issued:
Issued by (if not Architect):

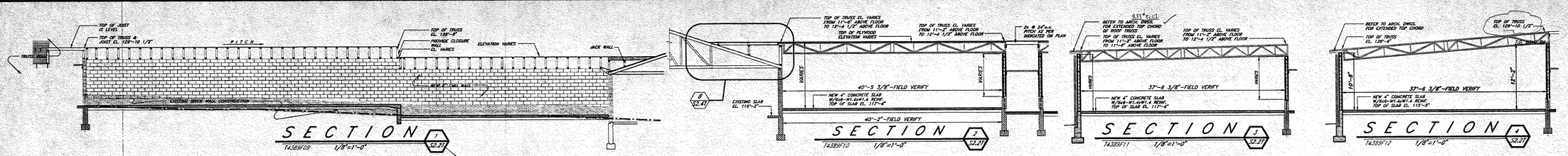
PURCHASE & INSTALL ALL UNNECESSARY LABORS & MATERIALS TO MEET THE CONTRACT REQUIREMENTS AS FOLLOWS:

REMOVE & DISPOSE OF EXISTING T & G ROOF DECK AT MAIN CANOPY, SUPPLY & PROVIDE & INSTALL NEW CONTROLLED OPENING TO SUPPORT THE NEWLY INSTALLED MECHANICAL EQUIPMENT.

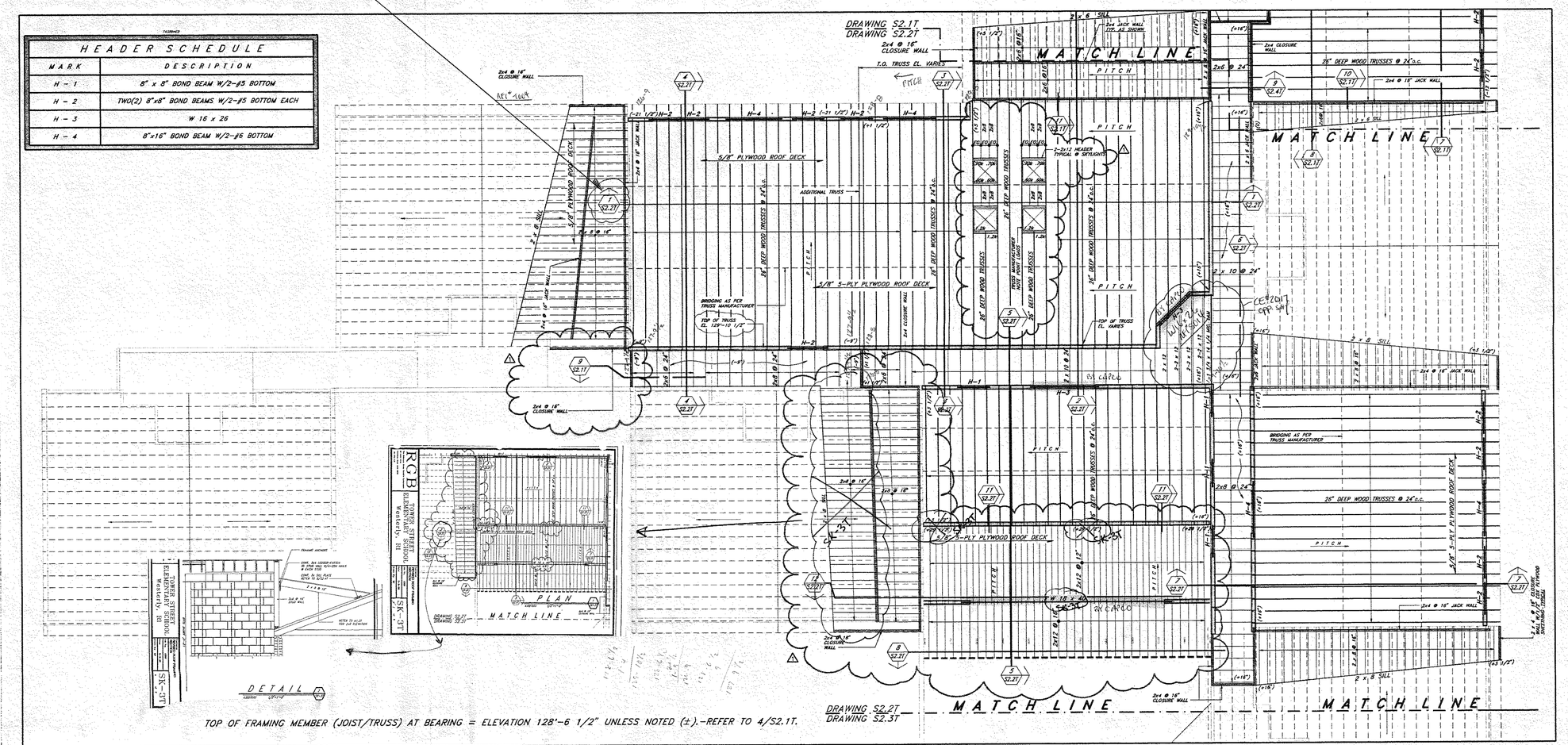
NOTE: SEE RFI #RFI-0165/RESPONSE/ PROPOSAL REQUEST NO. 041 TO SEE ADDITIONAL DETAILS ON ST

Attachments:
(List supporting documentation for proposed change.)

Tower St - Intersection of Cont. 187'+/-
Some St " " " 184'+/-



HEADER SCHEDULE	
MARK	DESCRIPTION
H - 1	8" x 8" BOND BEAM W/2-#5 BOTTOM
H - 2	TWO(2) 8"x8" BOND BEAMS W/2-#5 BOTTOM EACH
H - 3	W 16 x 26
H - 4	8"x16" BOND BEAM W/2-#6 BOTTOM



NOTES:
1 ALL NEW WOOD FRAMING TO BE "NORTH #2 HEM-FIR".
2 MAXIMUM ROOF DECK SPAN IS 2'-0".

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certification

drawn by KF

checked by HAB

revised on

15 NOVEMBER 1994
-REVISED STAGE AREA
-SKYLIGHT FRAMING
-NEW ROOF NOT REQUIRED

KEY PLAN

RGB
The Robinson Green Beretta Corporation
architecture
engineering
interior design

50 Holden Street
Providence, Rhode Island 02908
401 272-1730

project

ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
CONSTRUCTION

issued on
7 OCTOBER 1994

sheet contents
ROOF FRAMING: PARTIAL PLAN SECTIONS + DETAILS

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job no. 4368

drawing no.
S2.2T

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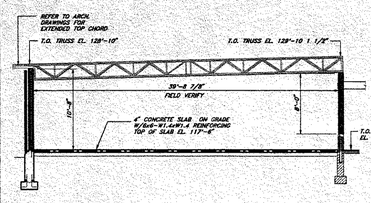

SECTION 1 S2.3T
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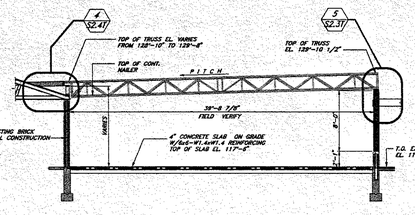

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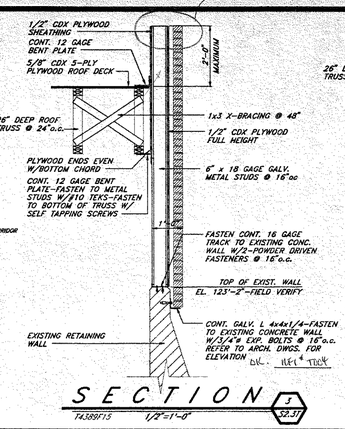

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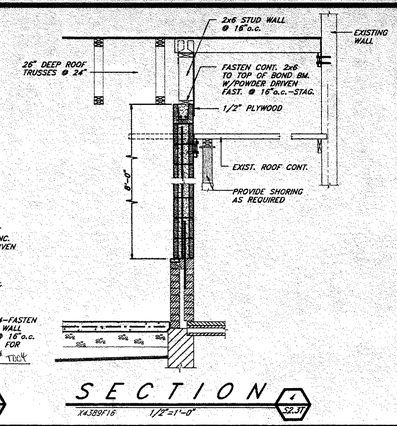
T4389F15 1/2"=1'-0"



SECTION 4 S2.3T
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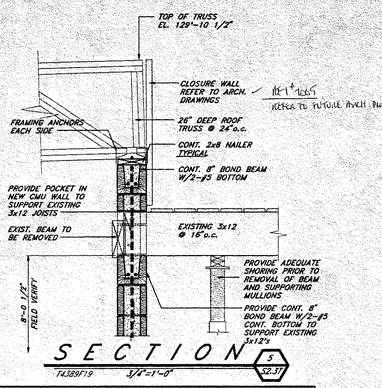
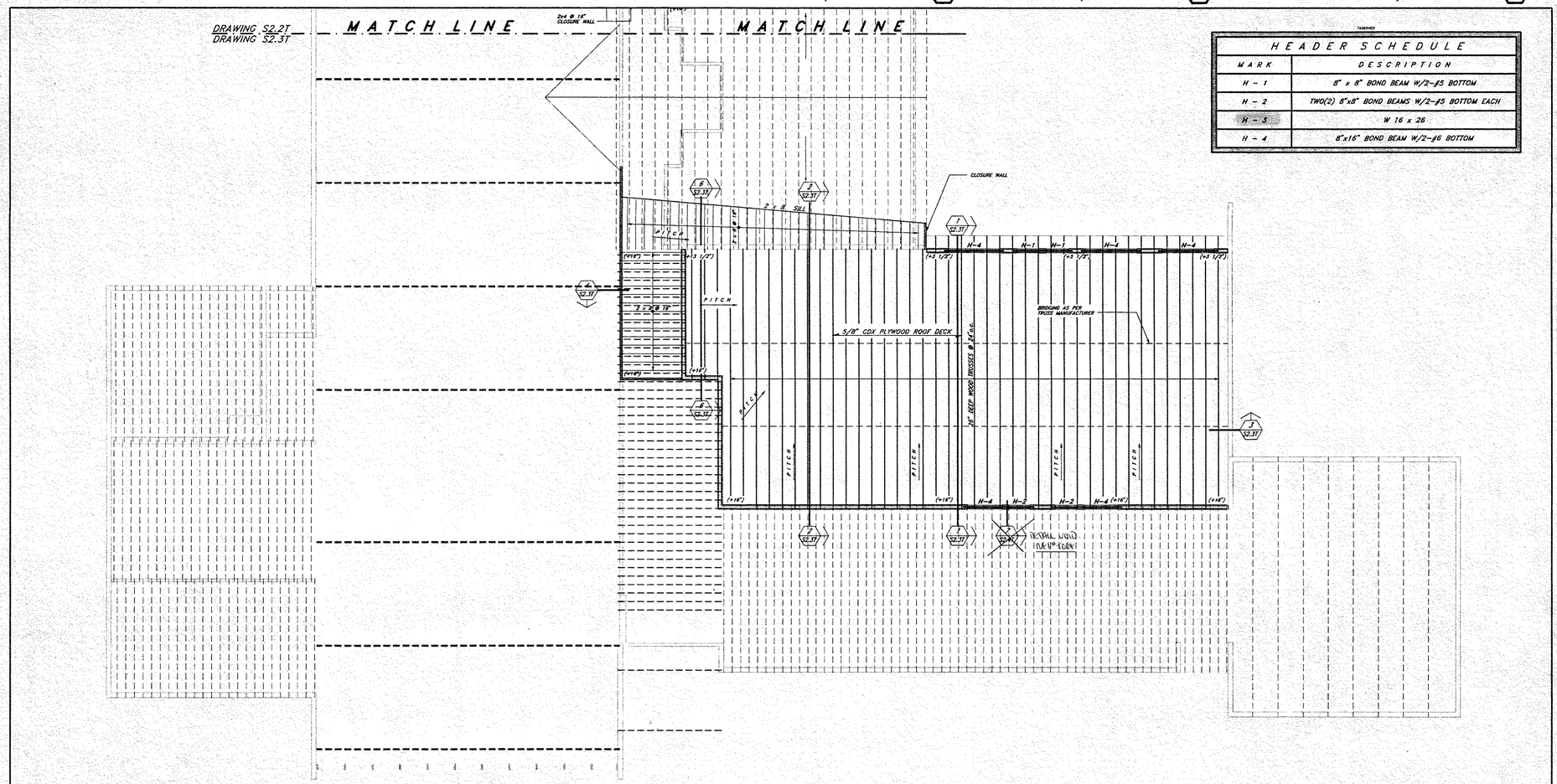


SECTION 5 S2.3T
T4389F19 3/4"=1'-0"

DRAWING S2.2T
DRAWING S2.3T

MATCH LINE — MATCH LINE



HEADER SCHEDULE	
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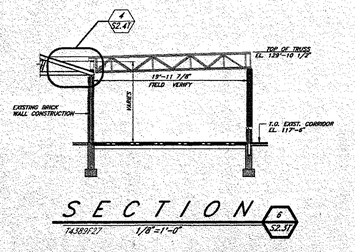
H - 3	W 16 x 26
H - 4	8"x16" BOND BEAM W/2-#6 BOTTOM

PARTIAL ROOF FRAMING PLAN
1/8" = 1' - 0"

NORTH

TOP OF FRAMING MEMBER (JOIST/TRUSS) AT BEARING = ELEVATION 128'-6 1/2" UNLESS NOTED (±). REFER TO SECTION 4/S2.1T.



SECTION 6 S2.3T
T4389F27 1/8"=1'-0"

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certification

drawn by KF

checked by HAB

revised on

KEY PLAN

RGB
The Robinson Green Beretta Corporation
architecture
engineering
interior design

50 Holden Street
Providence, Rhode Island 02908
401 272-1730

project

ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
CONSTRUCTION

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7 OCTOBER 1994

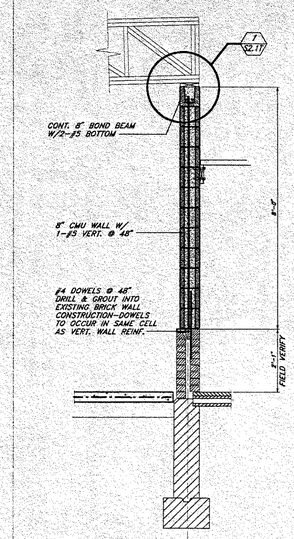
sheet contents
ROOF FRAMING: PARTIAL PLAN SECTIONS + DETAILS

job no. 4389

drawing no.
S2.3T

sheet of

RECD 10 7 94



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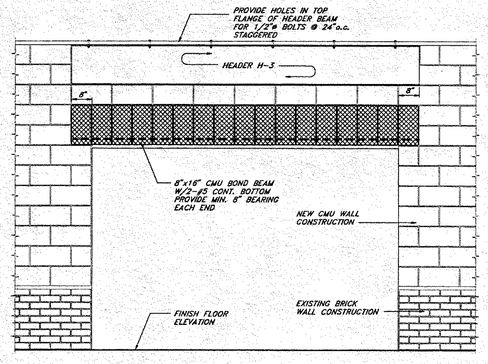
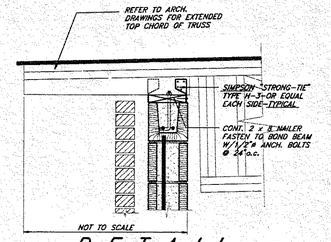


ELEVATION 2 S2.4T
T4389F23 1/2"=1'-0"

WHEREVER H-3 OCCURS ON FRAMING PLAN. REF 1 TO 4



DETAIL 3 S2.4T
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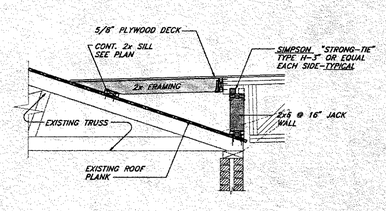

DETAIL 4 S2.4T
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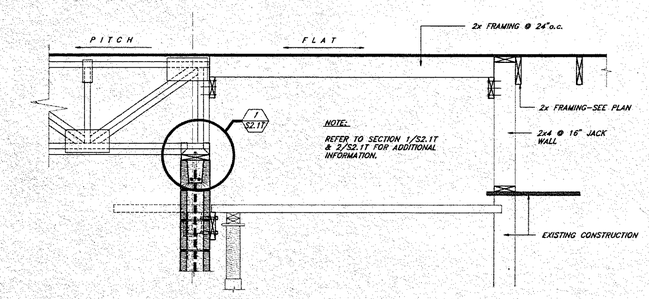

SECTION 5 S2.4T
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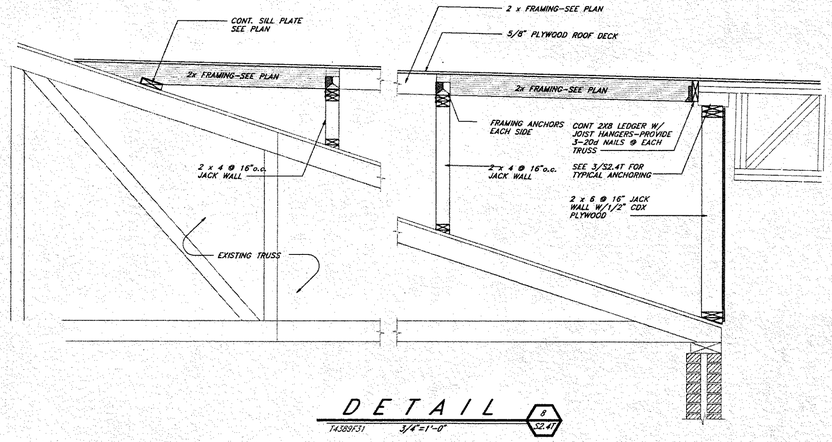
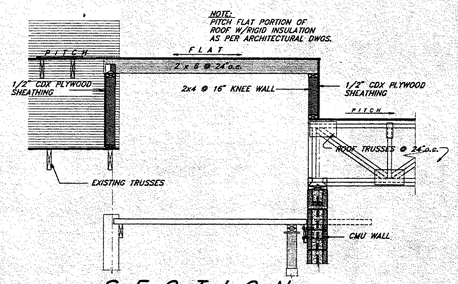


DETAIL 8 S2.4T
T4389F31 3/4"=1'-0"



SECTION 9 S2.4T
T4389F32 1/2"=1'-0"

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ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
CONSTRUCTION

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sheet contents
ROOF FRAMING: SECTIONS + DETAILS

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drawing no.
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No. 2904
REGISTERED PROFESSIONAL ENGINEER

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SECTION "A" FLOOR PLAN WASTE AND GAS

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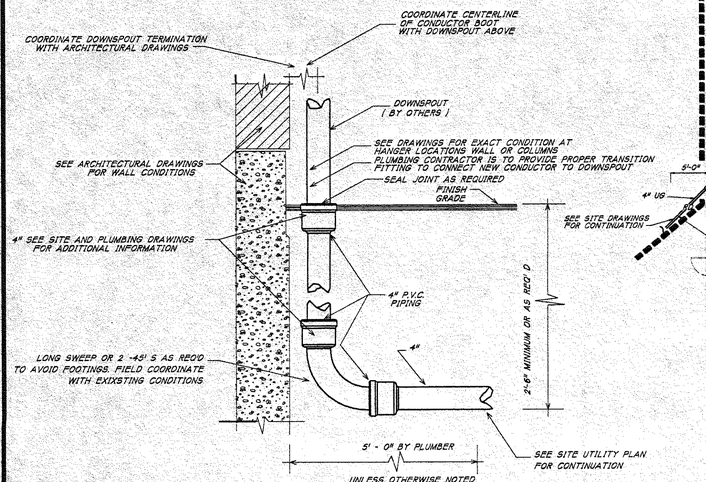
job no. 4389

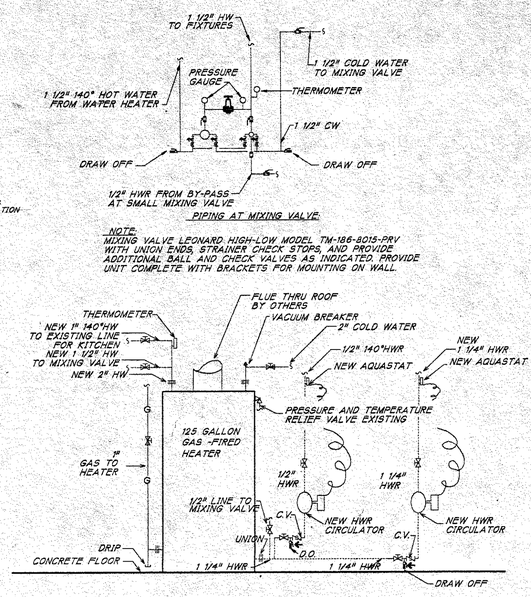
drawing no. P1.4T

sheet 1 of 19



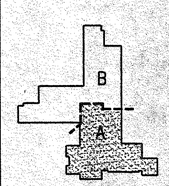
TYPICAL DETAIL OF CONDUCTOR BOOT

NO SCALE



DETAIL GAS-FIRED WATER HEATER

NO SCALE



PROJECT NORTH

P1.4T

FLOOR PLAN SECTION "A" WASTE AND GAS

SCALE: 1/8" = 1'-0"

COORDINATE MOUNTING HEIGHTS OF ALL FIXTURES WITH ARCHITECTURAL ELEVATIONS

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No. 6914
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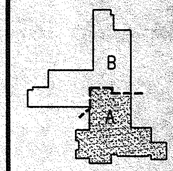

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SECTION "A" FLOOR PLAN WATER

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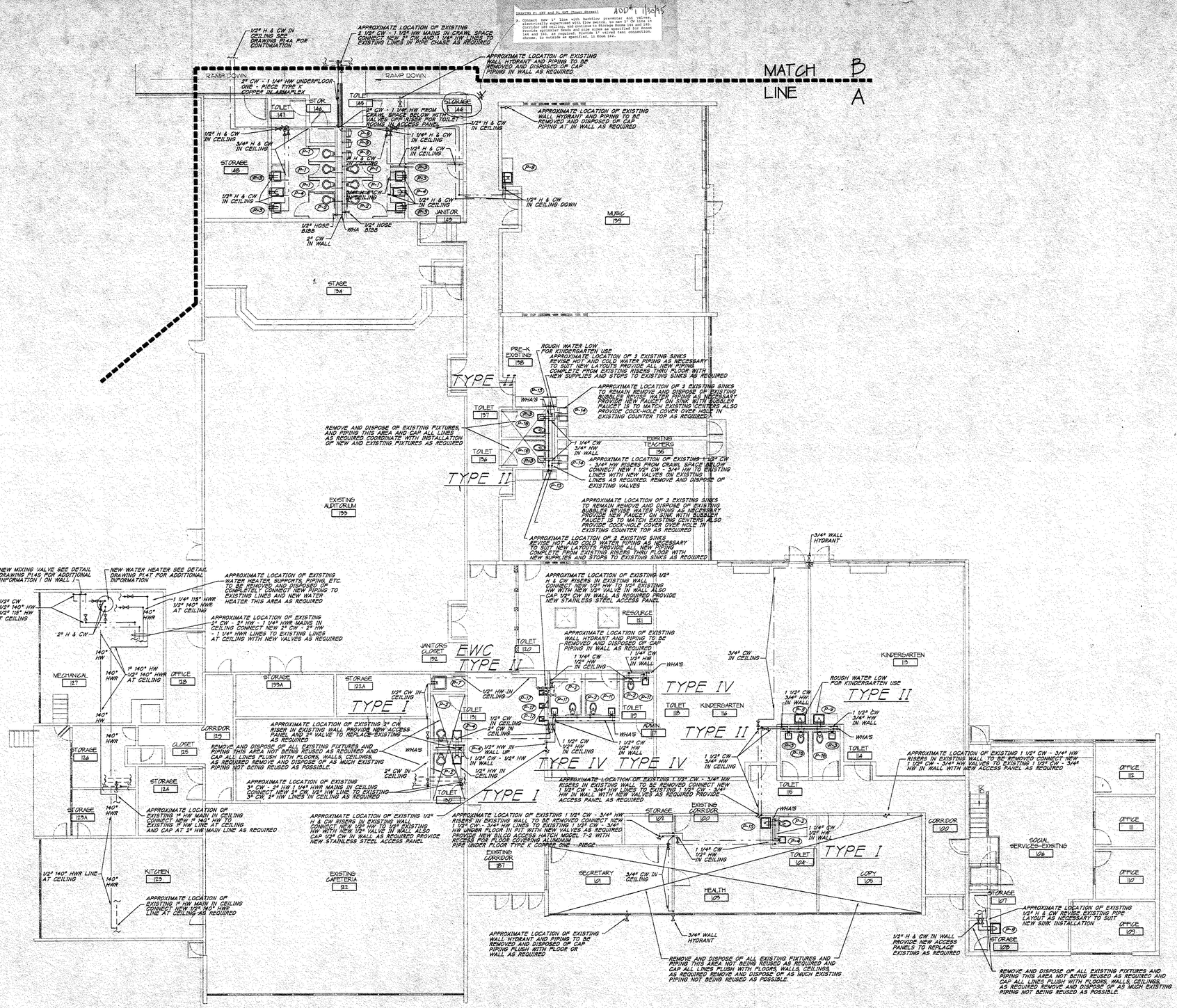
sheet 2 of 19

DRAWING #1.4AT and #1.5AT (Tower Street) ADD# 1 12-19-94

A. Connect new 1" line with backflow preventer and valves, to existing 1" water service, to new 2" CW line in corridor 128 ceiling, and continue to Storage Room 148 as per Detail #1 on P1.4AT. Provide sprinkler heads and pipe sizes as specified for Storage Room 148 and Corridor 128 per Fire Marshal inspection. Coordinate with Fire Marshal and Sprinkler Contractor, to provide as specified, in Room 148.



PROJECT NORTH

1 / P1.4AT FLOOR PLAN SECTION "A" WATER

SCALE: 1/8" = 1'-0"

COORDINATE MOUNTING HEIGHTS OF ALL FIXTURES WITH ARCHITECTURAL ELEVATIONS

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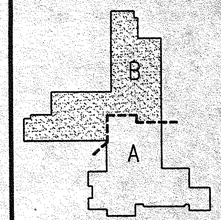

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ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

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SECTION "B" FLOOR PLAN WASTE

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P1.5T

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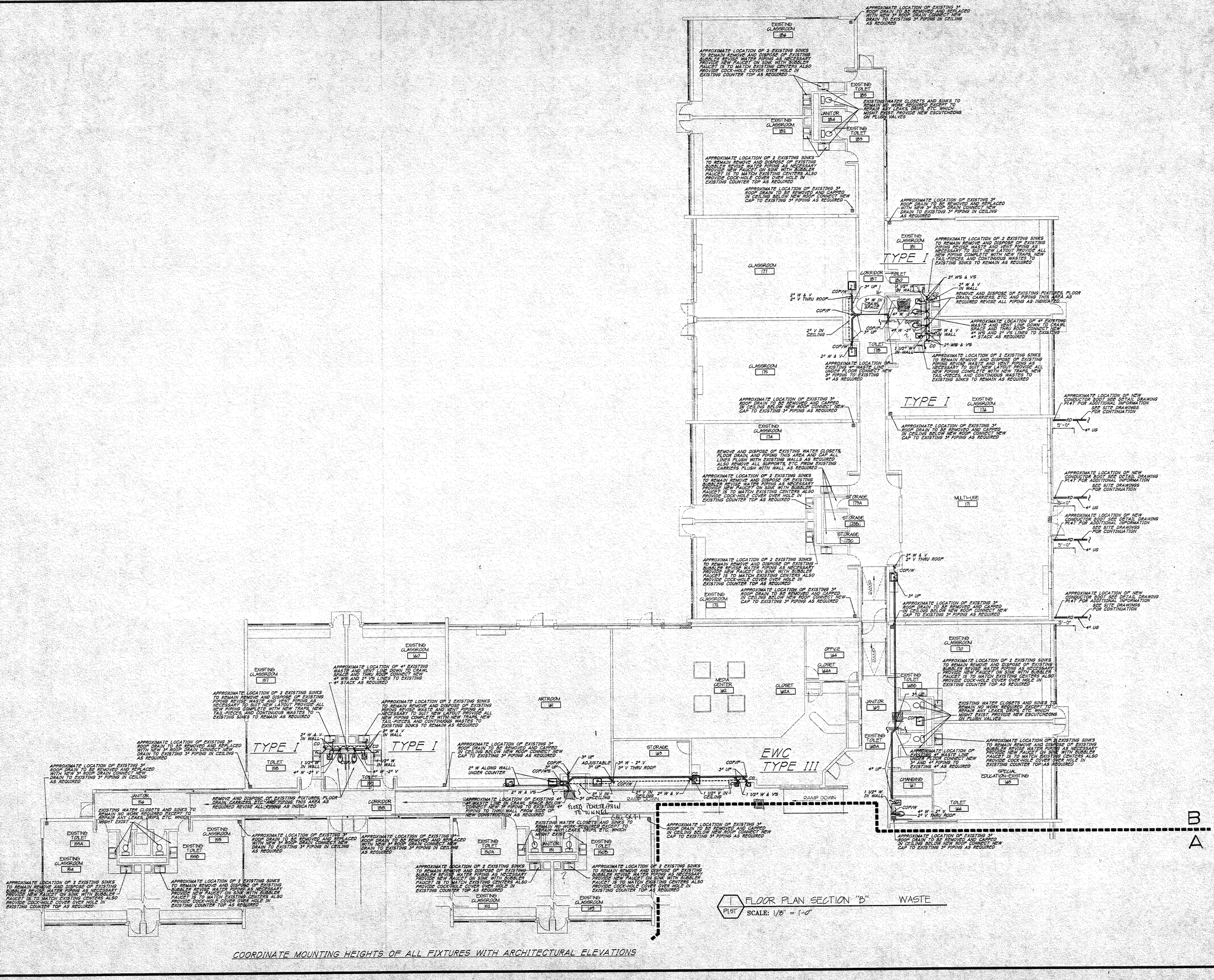


PLUMBING FIXTURE SCHEDULE

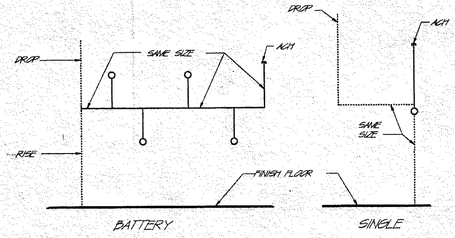
P - NOS	PLUMBING FIXTURES		WASTE	VENT	COLD WATER	HOT WATER	OTHER	MOUNTING HEIGHT
P - 1	WATER CLOSET	WALL MOUNTED	4"	4" OR 2"	1"			15"
P - 2	WATER CLOSET	WALL MTD HANDICAPPED	4"	4" OR 2"	1"			17"
P - 3	LAVATORY	WALL-HUNG	1 1/2"	1 1/2"	1/2"	1/2"		VARIES
P - 4	LAVATORY	WALL-HUNG HANDICAPPED	1 1/2"	1 1/2"	1/2"	1/2"		STANDARD
P - 5	URINAL		2"	2"	3/4"			17"
P - 6	URINAL	HANDICAPPED	2"	2"	3/4"			17"
P - 7	MOP SINK		3"	2"	1/2"	1/2"		FLOOR MOUNTED
P - 8	ELECTRIC WATER COOLER	HANDICAPPED	1 1/2"	1 1/2"	1/2"			STANDARD
P - 9	CLASSROOM SINK		2"	1 1/2"	1/2"	1/2"		COUNTER / ADJUSTABLE
P - 10	CLASSROOM ART SINK		2"	1 1/2"	1/2"	1/2"	PLASTER TRAP	COUNTER / ADJUSTABLE
P - 11	LAVATORY	HANDICAPPED	1 1/2"	1 1/2"	1/2"	1/2"		STANDARD
P - 12	KITCHEN SINK		2"	2"	1/2"	1/2"		COUNTER
P - 13	EXISTING SINK TO BE RECONDITIONED		EXISTING/NEW	EXISTING/NEW	EXISTING/NEW	EXISTING/NEW		VARIES
P - 14	EXISTING SINK REMOVE AND DISPOSE BUBBLER		EXISTING/NEW	EXISTING/NEW	EXISTING/NEW	EXISTING/NEW		VARIES
P - 15	STAINLESS STEEL SINK		2"	2"	1/2"	1/2"		COUNTER
P - 16	LOW WATER CLOSET		4"	2"	1"			10"
P - 17	ELECTRIC WATER COOLER		1 1/2"	1 1/2"	1/2"			VARIES

LEGEND AND ABBREVIATIONS

	W	WASTE (ABOVE FLOOR)	INV	INVERT
	W	WASTE (UNDERFLOOR)	SPEC'S	SPECIFICATIONS
	CW	COLD WATER	FLR	FLOOR
	HW	HOT WATER RETURN	AGV	AIR GRAVITY
	HWR	HOT WATER	CONT	CONTINUATION
	GV	GATE OR BALL VALVE	CEIL	CEILING
	CV	CHECK VALVE	INFO	INFORMATION
	FD	FLOOR DRAIN	DWG	DRAWING
	V	VENT	REQ'D	REQUIRED
	CLEANOUT/FLUSH	CLEANOUT FLUSH WITH WALL FLOOR	W/	WITH
	BWV	BACKWATER VALVE	EQUIP	EQUIPMENT
	IW	INDIRECT WASTE	HORIZ	HORIZONTAL
	APPROX	APPROXIMATE	@	AT
	R & D	REMOVE AND DISPOSE	MIN	MINIMUM
	EXIST	EXISTING	△	FLOOR DRAIN TYPE
COND	COND	CONDENSATE WASTE	⊣⊢	UNION
G	G	GAS	ELEV	ELEVATION
HW HW	HW HW	HW HOT WATER	TYP	TYPICAL
HWR HWR	HWR HWR	HW HOT WATER RETURN	DWN	DOWN
	R & S	REMOVE AND SALVAGE	⬭	FIXTURE NUMBER
	WHA	WATER HAMMER ARRESTOR	AFF	ABOVE FINISH FLOOR

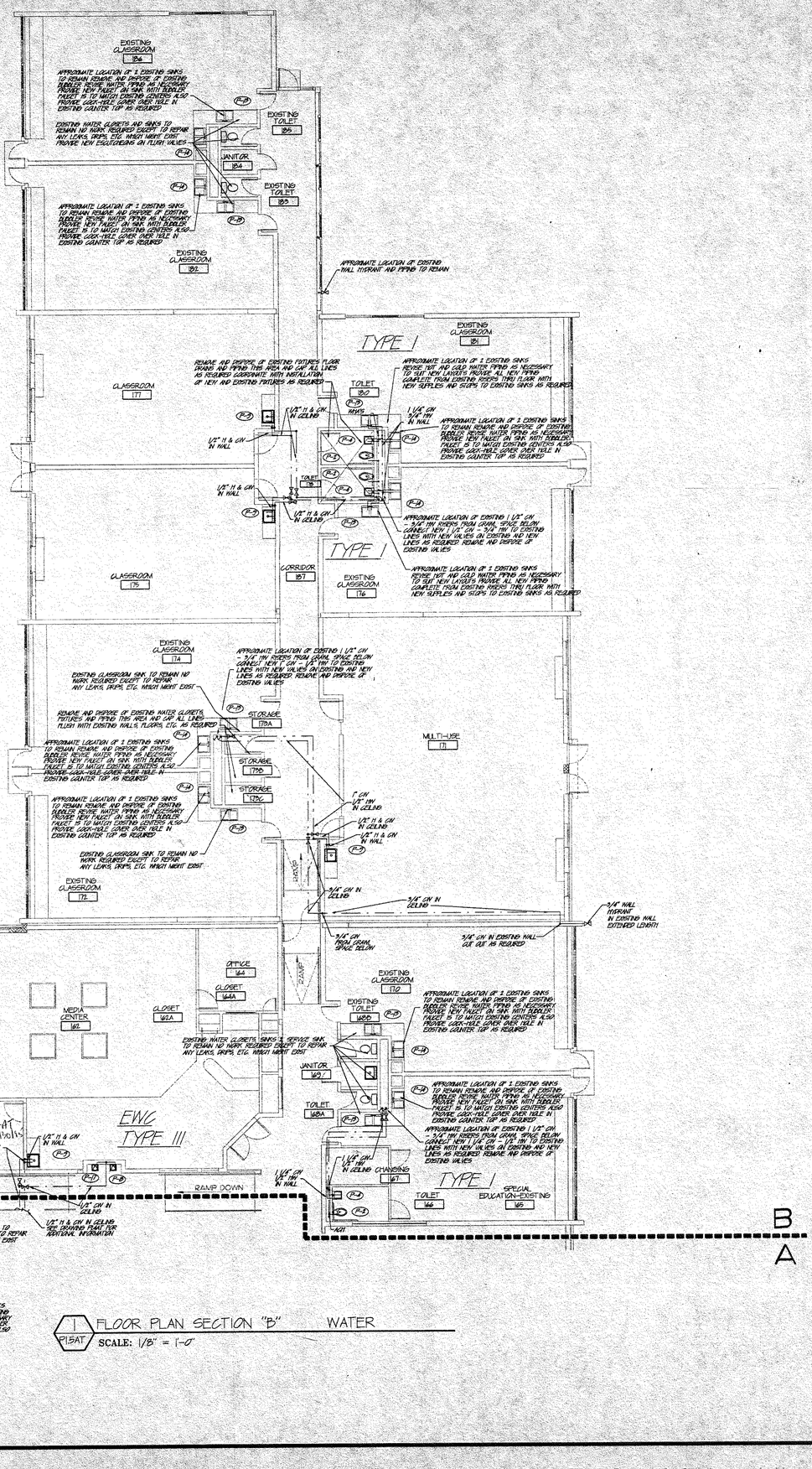
GENERAL NOTES:

1. PIPING IS SHOWN DIAGRAMMATICALLY AND IS TO BE LOCATED TO CLEAR ALL DUCTWORK, PIPING, ELECTRICAL PIPING AND FIXTURES AND ALL OTHER PIPING AND OBSTRUCTIONS. COORDINATE ALL WORK WITH ALL OTHER TRADE CONTRACTORS.
2. THIS CONTRACTOR IS TO PROVIDE AND OR INSTALL ALL ACCESS PANELS NECESSARY TO GET AT ALL VALVES, TRAPS, CLEANOUTS, ETC. (PROVIDE RATED PANELS IN RATED WALLS AND VANDALPROOF WHERE REQ'D.)
3. PLUMBING CONTRACTOR IS TO COORDINATE ALL CUTOUTS IN FLOORS, WALLS AND CEILINGS, ETC. WITH GENERAL CONTRACTOR.
4. FIXTURE HEIGHTS ARE STANDARD UNLESS OTHERWISE NOTED.
5. BRANCHES ARE OFF TOP OF MAIN UNLESS OTHERWISE NOTED.
6. COORDINATE ALL HANDICAPPED REQUIREMENTS WITH ARCHITECTURAL DRAWINGS.
7. COORDINATE ALL EQUIPMENT REQUIREMENTS AND ROUGH-INS WITH MANUFACTURER'S (APPROVED) CATALOG CUTS.
8. REMOVE AND DISPOSE OF ALL EXISTING PIPING, FIXTURES, ETC. NOT BEING RELOCATED. CAP ALL LINES FLUSH WITH WALLS, FLOORS, CEILINGS, ETC.



TYPICAL WATER RISER DIAGRAMS

NO SCALE



1 / P1.5AT FLOOR PLAN SECTION "B" WATER

SCALE: 1/8" = 1'-0"

COORDINATE MOUNTING HEIGHTS OF ALL FIXTURES WITH ARCHITECTURAL ELEVATIONS

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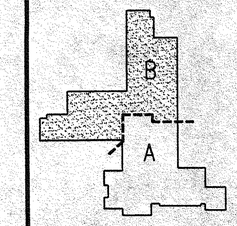
No. 2904
REGISTERED PROFESSIONAL ENGINEER

drawn by BH

checked by WFH

revised on



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TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
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SECTION "B" FLOOR PLAN WATER

job no. 4389

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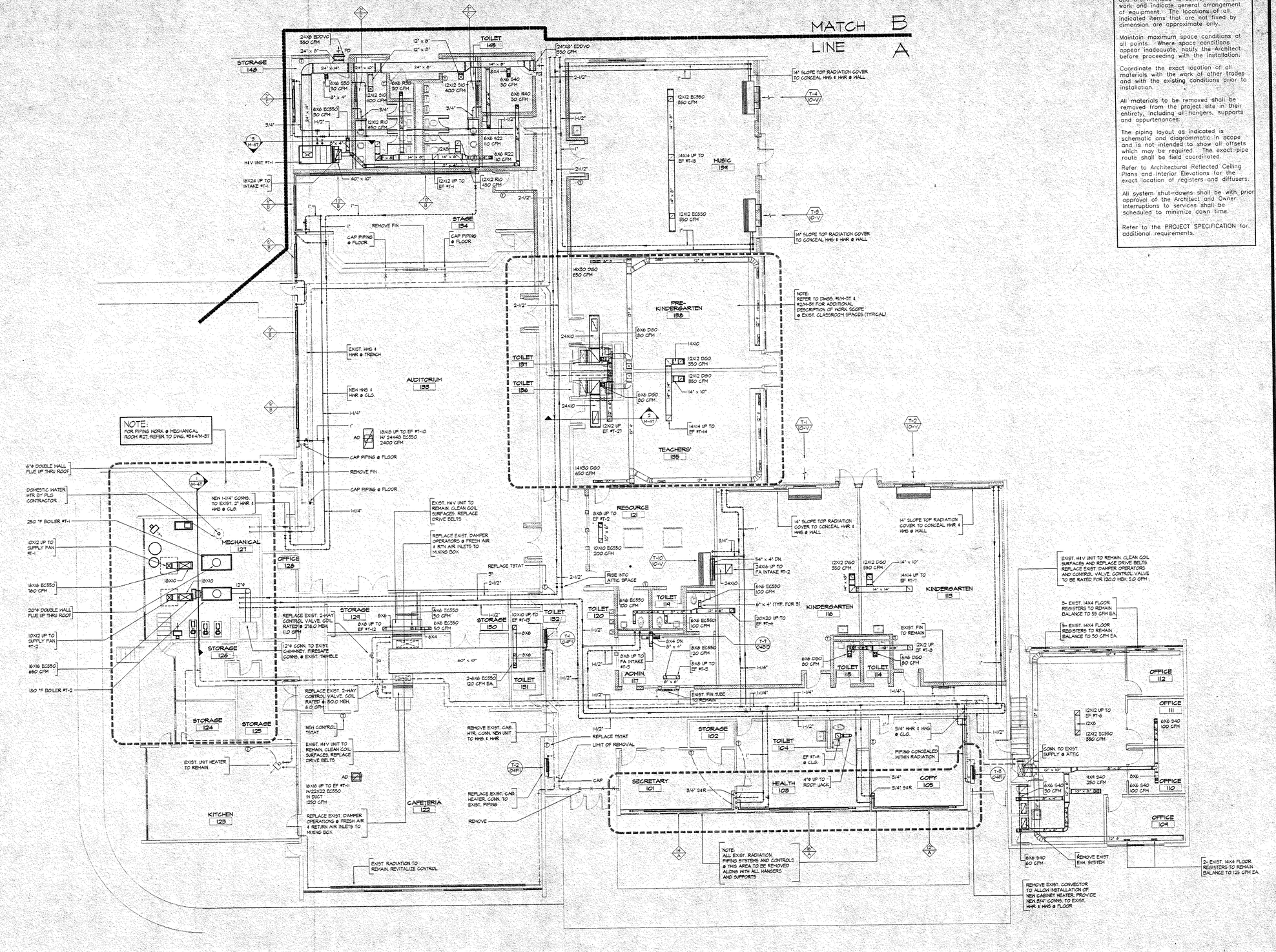
MATCH LINE B
MATCH LINE A
STORAGE 148
TOILET 145
STAGE 134
MUSIC 154
PRE-KINDERGARTEN 158
TOILET 157
TOILET 156
AUDITORIUM 133
RESOURCE 121
TEACHERS' 155
KINDERGARTEN 116
KINDERGARTEN 113
TOILET 120
TOILET 119
ADMIN 117
TOILET 115
TOILET 114
STORAGE 102
TOILET 104
SECRETARY 101
HEALTH 108
COPY 105
MECHANICAL 127
OFFICE 126
STORAGE 129
STORAGE 128
STORAGE 124
STORAGE 125
KITCHEN 123
CAFETERIA 122
STORAGE 150
TOILET 152
TOILET 151
OFFICE 112
OFFICE 111
OFFICE 110
OFFICE 109
NOTE: FOR PIPING WORK @ MECHANICAL ROOM #121, REFER TO DWG. #M4/M-3T
NOTE: REFER TO DWGS. #1/M-3T & #2/M-3T FOR ADDITIONAL DESCRIPTION OF WORK SCOPE @ EXIST. CLASSROOM SPACES (TYPICAL)
NOTE: ALL EXIST. RADIATION, PIPING SYSTEMS AND CONTROLS @ THIS AREA TO BE REMOVED ALONG WITH ALL HANGERS AND SUPPORTS
REMOVE EXIST. CONVECTOR TO ALLOW INSTALLATION OF NEW CABINET HEATER. PROVIDE NEW 3/4" CONNS. TO EXIST. HWR & HWS @ FLOOR.
EXIST. H&V UNIT TO REMAIN. CLEAN COIL SURFACES AND REPLACE DRIVE BELTS. REPLACE EXIST. DAMPER OPERATORS AND CONTROL VALVE. CONTROL VALVE TO BE RATED FOR 120.0 MBH, 5.0 GPM.
2- EXIST. 14X4 FLOOR REGISTERS TO REMAIN. BALANCE TO 125 CFM EA.
REMOVE EXIST. EQUIPMENT
EXIST. UNIT HEATER TO REMAIN
EXIST. RADIATION TO REMAIN. REVITALIZE CONTROL.
EXIST. FIN TUBE TO REMAIN
REMOVE FIN
CAP PIPING @ FLOOR
EXIST. HWS & HWR @ TRENCH
NEW HWS & HWR @ CLG.
NEW 1-1/4" CONNS. TO EXIST. 2" HWR & HWS @ CLG.
REPLACE EXIST. DAMPER OPERATORS @ FRESH AIR & RETURN AIR INLETS TO MIXING BOX
REPLACE TSTAT
RISE INTO ATTIC SPACE
REPLACE EXIST. 2-WAY CONTROL VALVE, COIL RATED @ 218.0 MBH, 11.0 GPM
NEW CONTROL TSTAT
REMOVE EXIST. CAB. HTR. CONN. NEW UNIT TO HWS & HWR
REPLACE EXIST. CAB. HEATER, CONN. TO EXIST. PIPING
REMOVE
REPLACE TSTAT LIMIT OF REMOVAL
CAP
PIPING CONCEALED WITHIN RADIATION
4"ø UP TO ROOF JACK
EXIST. H&V UNIT TO REMAIN. CLEAN COIL SURFACES. REPLACE DRIVE BELTS
REPLACE EXIST. DAMPER OPERATORS @ FRESH AIR & RETURN AIR INLETS TO MIXING BOX
EXIST. FIN TO REMAIN
REMOVE EXIST. EQ'U. SYSTEM
GONN. TO EXIST. SUPPLY @ ATTIC
6"ø DOUBLE WALL FLUE UP THRU ROOF
DOMESTIC WATER HTR BY PLG CONTRACTOR
250 °F BOILER #T-1
10X12 UP TO SUPPLY FAN #T-1
16X16 EC550 760 CFM
20"ø DOUBLE WALL FLUE UP THRU ROOF
10X12 UP TO SUPPLY FAN #T-2
16X16 EC550 650 CFM
180 °F BOILER #T-2
16X24 UP TO INTAKE #T-1
HEV UNIT #T-1
24X8 EDDVO 550 CFM
12X12 EC550 550 CFM
14X14 UP TO EF #T-15
12X12 EC550 550 CFM
14" SLOPE TOP RADIATION COVER TO CONCEAL HWR & HWS @ WALL
14X30 DSO 650 CFM
6X6 DSO 50 CFM
24X10
14X10
12X12 DSO 350 CFM
12X12 DSO 350 CFM
14" x 10"
6X6 DSO 50 CFM
24X10
12X12 UP EF #T-21
14X14 UP TO EF #T-14
18X18 UP TO EF #T-10 W/ 24X48 EC550 2400 CFM
AD
CAP PIPING @ FLOOR
REMOVE FIN
CAP PIPING @ FLOOR
1-1/4"
8X8 UP TO EF #T-2
10X10 EC550 200 CFM
54" x 4" DN.
24X18 UP TO FA INTAKE #T-2
6X6 EC550 100 CFM
6" x 4" (TYP. FOR 3)
20X20 UP TO EF #T-4
8X8 EC550 120 CFM
8X8 UP TO FA INTAKE #T-3
8X8 UP TO EF #T-5
2X4 DN 6" x 4"
6X6 DSO 50 CFM
6X6 DSO 50 CFM
12X12 UP TO EF #T-6
12X8
12X12 EC550 550 CFM
9X6 540 250 CFM
6X6 540 100 CFM
8X6
6X6 540 100 CFM
6X6 540 50 CFM
8X8 UP TO EF #T-12
6X6 EC550 50 CFM
6X6 EC550 50 CFM
10X10 UP TO EF #T-13
6X6
5X8
2-6X6 EC550 120 CFM EA.
60" x 10"
12"ø CONN. TO EXIST. CHIMNEY. FIRESAFE CONNS. @ EXIST. THIMBLE
REPLACE EXIST. 2-WAY CONTROL VALVE, COIL RATED @ 218.0 MBH 11.0 GPM
8X8 UP TO EF #T-12
6X6 EC550 50 CFM
6X4
10X10 UP TO EF #T-13
6X6
5X8
2-6X6 EC550 120 CFM EA.
60" x 10"
16X16 UP TO EF #T-11 W/12X12 EC550 IN DUCT. 1250 CFM
AD
6X6 S22 90 CFM
6X6 R22 90 CFM
12X12 R10 450 CFM
12X12 UP TO EF #T-1
40" x 10"
6X6 S40 90 CFM
6X6 R40 90 CFM
12X12 R10 250 CFM
12X12 S10 400 CFM
6X6 S50 90 CFM
12X12 S10 400 CFM
6X6 EC550 50 CFM
6X4
6X6 S50 90 CFM
24" x 8"
24" x 10"
24" x 8"
12" x 8"
12" x 8"
14" x 8"
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24" x 8"
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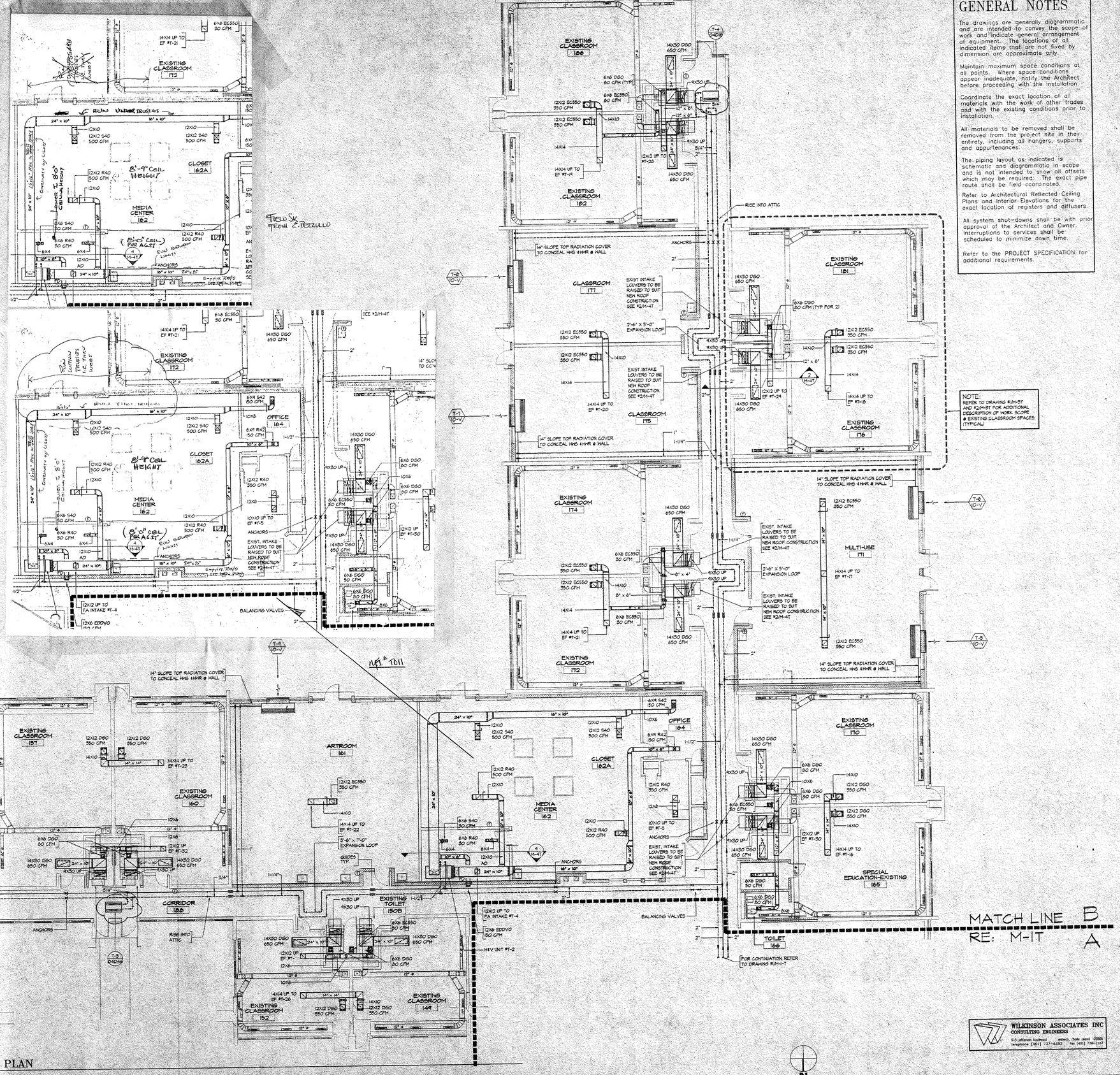

1 M2T MECHANICAL: SECTION "B" FLOOR PLAN

SCALE: 1/8" = 1'-0"

GENERAL NOTES

The drawings are generally diagrammatic and are intended to convey the scope of work and indicate general arrangement of equipment. The locations of all indicated items that are not fixed by dimension are approximate only.

Maintain maximum space conditions at all points. Where space conditions appear inadequate, notify the Architect before proceeding with the installation.

Coordinate the exact location of all materials with the work of other trades and with the existing conditions prior to installation.

All materials to be removed shall be removed from the project site in their entirety, including all hangers, supports and appurtenances.

The piping layout as indicated is schematic and diagrammatic in scope and is not intended to show all offsets which may be required. The exact pipe route shall be field coordinated.

Refer to Architectural Reflected Ceiling Plans and Interior Elevations for the exact location of registers and diffusers.

All system shut-downs shall be with prior approval of the Architect and Owner. Interruptions to services shall be scheduled to minimize down time.

Refer to the PROJECT SPECIFICATION for additional requirements.

NOTE: REFER TO DRAWING #/M-3T AND #2/M-3T FOR ADDITIONAL DESCRIPTION OF WORK SCOPE @ EXISTING CLASSROOM SPACES. (TYPICAL)

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certification

ROBERT S. WILKINSON
STATE OF RHODE ISLAND
No. 4589
REGISTERED PROFESSIONAL ENGINEER

drawn by MDE/MJG

checked by RSW

revised on

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A

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The Robinson Green Beretta Corporation
architecture
engineering
interior design
50 Holden Street
Providence, Rhode Island 02908
401 272-1730

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MECHANICAL: SECTION "B" FLOOR PLAN

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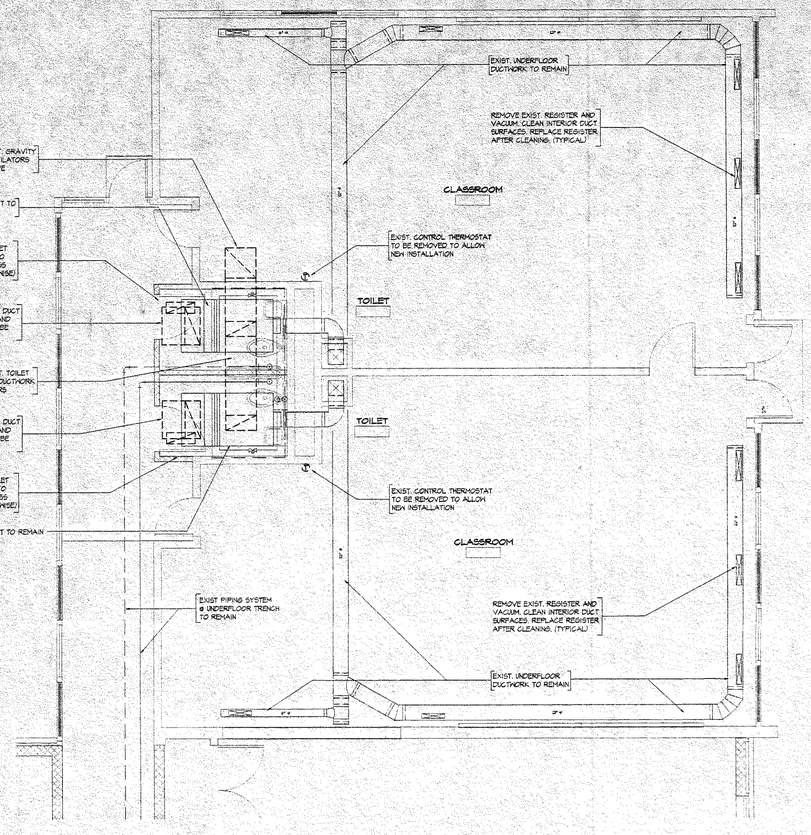
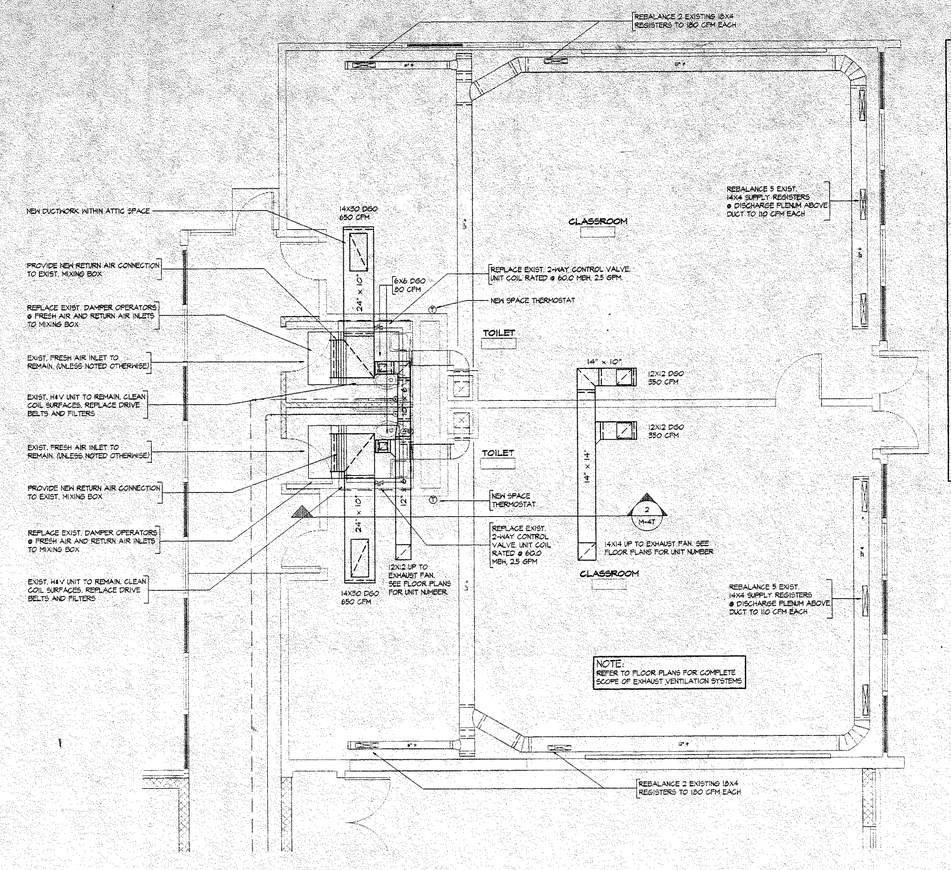
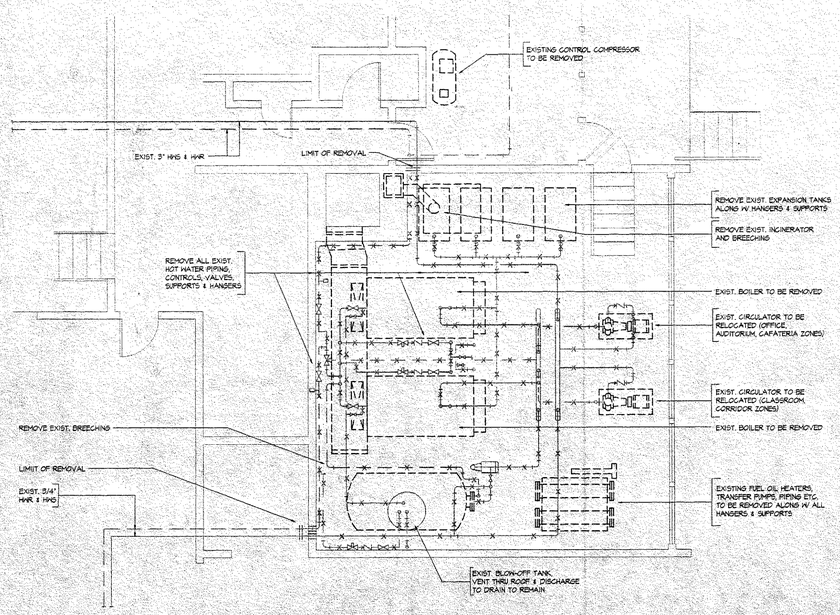
CONSULTING ENGINEERS
510 jefferson boulevard warwick, rhode island 02886
telephone (401) 737-6332 fax (401) 736-2167



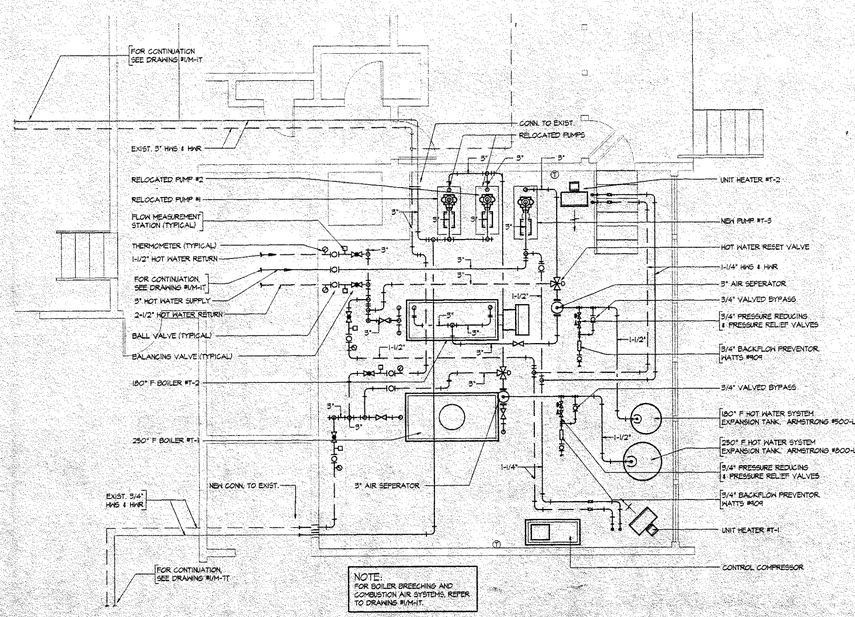
1 M3T MECHANICAL: TYPICAL EXISTING CLASSROOMS; DEMOLITION
SCALE: 1/4" = 1'-0"



2 M3T MECHANICAL: TYPICAL EXISTING CLASSROOMS; NEW WORK
SCALE: 1/4" = 1'-0"



3 M3T MECHANICAL: BOILER ROOM; DEMOLITION
SCALE: 1/4" = 1'-0"



4 M3T MECHANICAL: BOILER ROOM; NEW WORK
SCALE: 1/4" = 1'-0"

GENERAL NOTES

The drawings are generally diagrammatic and are intended to convey the scope of work and indicate general arrangement of equipment. The locations of all indicated items that are not fixed by dimension are approximate only.

Maintain maximum space conditions at all points. Where space conditions appear inadequate, notify the Architect before proceeding with the installation.

Coordinate the exact location of all materials with the work of other trades and with the existing conditions prior to installation.

All materials to be removed shall be removed from the project site in their entirety, including all hangers, supports and appurtenances.

The piping layout as indicated is schematic and diagrammatic in scope and is not intended to show all offsets which may be required. The exact pipe route shall be field coordinated.

Refer to Architectural Reflected Ceiling Plans and Interior Elevations for the exact location of registers and diffusers.

All system shut-downs shall be with prior approval of the Architect and Owner. Interruptions to services shall be scheduled to minimize down time.

Refer to the PROJECT SPECIFICATION for additional requirements.

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certification

ROBERT S. WILKINSON
REGISTERED PROFESSIONAL ENGINEER
STATE OF RHODE ISLAND
No. 4589

drawn by MJG

checked by RSW

revised on

RGB
The Robinson Green Beretta Corporation
architecture
engineering
interior design
50 Holden Street
Providence, Rhode Island 02908
401 272-1730

project
ADDITIONS & RENOVATIONS

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Westerly, RI

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sheet contents
MECHANICAL: PART PLANS AND DETAILS

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CONSULTING ENGINEERS
615 Jefferson Boulevard warwick, rhode island 02886
telephone (401) 737-4380 fax (401) 736-2167

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EXHAUST FAN SCHEDULE

UNIT NO	SERVICE	TYPE	CFM	S.P.	HP	RPM	DRIVE	ELECTRICAL	MODEL
T-1	TOILETS 146, 147	ROOF	1040	1/4	1/4	900	BELT	120V, 1Ø	GB-130-4
T-2	RESOURCE 121	ROOF	200	1/4	1/50	1550	DIRECT	120V, 1Ø	G-700
T-3	ADMIN. 117	ROOF	120	1/4	1/60	1500*	DIRECT	120V, 1Ø	G-65-0
T-4	TOILETS 118, 119, 120	ROOF	300	1/4	1/30	1500	DIRECT	120V, 1Ø	G-65-0
T-5	MEDIA CTR. 162	ROOF	550	1/4	1/4	990	BELT	120V, 1Ø	GB-80-4
T-6	SOCIAL SERVICES 108	ROOF	550	1/4	1/4	990	BELT	120V, 1Ø	GB-80-4
T-7	CLASS 115, 116	ROOF	700	1/4	1/4	820	BELT	120V, 1Ø	GB-120-4
T-8	TOILETS 114/15	ROOF	160	1/4	1/30	1500	DIRECT	120V, 1Ø	G-75-5
T-9	TOILET 1124	CLG.	80	1/8	40W	-	DIRECT	120V, 1Ø	SP-6
T-10	AUDITORIUM 133	ROOF	2400	1/8	1/4	685	BELT	120V, 1Ø	GB-180-4
T-11	CAFETERIA 122	ROOF	1250	1/8	1/4	545	BELT	120V, 1Ø	GB-180-4
T-12	STORAGE 129, 130	ROOF	100	1/4	1/60	1300	DIRECT	120V, 1Ø	G-65-0
T-13	TOILET 131, 132	ROOF	240	1/4	1/30	1300	DIRECT	120V, 1Ø	G-80-5
T-14	CLASS 135, 136	ROOF	700	1/4	1/4	820	BELT	120V, 1Ø	GB-120-4
T-15	MUSIC 138	ROOF	700	1/4	1/4	820	BELT	120V, 1Ø	GB-120-4
T-16	CLASS 165, 170	ROOF	700	1/4	1/4	820	BELT	120V, 1Ø	GB-120-4
T-17	MULTIUSE 171	ROOF	700	1/4	1/4	820	BELT	120V, 1Ø	GB-120-4
T-18	CLASSROOM 176, 181	ROOF	700	1/4	1/4	820	BELT	120V, 1Ø	GB-120-4
T-19	CLASSROOM 182, 186	ROOF	750	1/4	1/4	850	BELT	120V, 1Ø	GB-120-4
T-20	CLASSROOM 175/177	ROOF	700	1/4	1/4	820	BELT	120V, 1Ø	GB-120-4
T-21	CLASSROOM 172, 174	ROOF	790	1/4	1/4	840	BELT	120V, 1Ø	GB-120-4
T-22	ART ROOM 161	ROOF	550	1/4	1/4	990	BELT	120V, 1Ø	GB-80-4
T-23	CLASSROOM 157, 160	ROOF	700	1/4	1/4	820	BELT	120V, 1Ø	GB-120-4
T-24	CLASSROOM 153, 154	ROOF	700	1/4	1/4	820	BELT	120V, 1Ø	GB-120-4
T-25	TOILET 155, 156	ROOF	210	1/4	1/25	1550	DIRECT	120V, 1Ø	G-70-5
T-26	CLASS 149, 152	ROOF	700	1/4	1/4	850	BELT	120V, 1Ø	GB-120-4
T-27	TOILET 136, 137	ROOF	160	1/4	1/30	1300	DIRECT	120V, 1Ø	G-75-5
T-28	TOILET 183, 185	ROOF	160	1/4	1/30	1300	DIRECT	120V, 1Ø	G-75-5
T-29	TOILET 178, 180	ROOF	160	1/4	1/30	1300	DIRECT	120V, 1Ø	G-75-5
T-30	TOILET 166, 168, 1666	ROOF	340	1/4	1/30	990	BELT	120V, 1Ø	GB-80-4
T-31	TOILET 1500, 1509	ROOF	210	1/4	1/25	1550	DIRECT	120V, 1Ø	G-70-5
T-32	TOILET 158, 159	ROOF	160	1/4	1/30	1300	DIRECT	120V, 1Ø	G-75-5

FIN TUBE RADIATION SCHEDULE

SYMBOL	BTU/FT	EWT	DT	FIN SIZE	FIN/FT	COVER TYPE	COVER SIZE	MODEL	NOTES
A	1270	180º	20º	4.25 x 3.65	30	SLOPE	14	JVA-514	C 514-425
B	2180	215º	20º	4.25 x 3.65	30	SLOPE	20	JVB-520	C 425
C	1270	180º	20º	4.25 x 3.65	30	SLOPE	14	JVA-514	C 3/4-425 (INVERTED)*

*MOUNT @ 6'-0" AFF

PUMP SCHEDULE

UNIT NO	SERVICE	GPM	HD	HP	RPM	TYPE	MODEL	REMARKS
T-5	NEW SPACES	11.4	58'	1.800	-	BASE MTD	5X2X8	ARMSTRONG

DESIGN CONDITIONS DATA SCHEDULE

OUTDOOR DESIGN WINTER DB	OUTDOOR DESIGN SUMMER DB	OUTDOOR DESIGN SUMMER WB	HEATING INDOOR DB	COOLING INDOOR DB	COOLING INDOOR WB	WATER TEMPERATURE HEATING EWT*	WATER TEMPERATURE HEATING DT*	WATER TEMPERATURE COOLING EWT	WATER TEMPERATURE COOLING DT	NOTE
4ºF	-	-	72ºF	N/A	N/A	180ºF / 250ºF	20ºF	N/A	N/A	RHODE ISLAND

*REFER TO EQUIPMENT SCHEDULE FOR SPECIFIC TEMPERATURE DROPS.

H & V UNIT SCHEDULE

UNIT NO	CFM TA	CFM OA	SP	ELECTRIC HP	ELECTRIC VOLT	HEATING MBH	HEATING GPM	HEATING PD	HEATING ROW	HEATING SERIES	WHEEL SIZE	REMARKS
T-1	1710	1710	1.25	5/4	208V, 3Ø	170	17	-	-	-	10-1/2"	TRANE GLCH 6B (TOILET/CORRIDOR)
T-2	1180	350	1.25	1/2	208V, 3Ø	86.4	8.6	-	-	-	9-1/2"	TRANE GLCH 5 (MEDIA CTR.)

COILS TO BE RATED FOR 180º EWT, 20º TEMPERATURE DROP, UNIT #T-1 TO BE WITH INTERNAL FACE AND BYPASS DAMPER SECTION

CLASSROOM TYPE UNIT VENTILATOR SCHEDULE

UNIT NO	CFM TA	CFM OA	GPM	PD	HEATING MBH	HEATING EWT	HEATING ΔT	COOLING TOT	COOLING SENS	COOLING EWT	COOLING ΔT	ELECTRICAL HP	ELECTRICAL VOLT	MODEL	REMARK
T-1	1000	350	5.8	2.5	78.0	180º	41º	N/A	N/A	N/A	N/A	1/6	120V/1Ø	THAIOAD11	TRANE VERTICAL W/ FALSE BACK
T-2	1000	350	4.3	3.4	84.0	180º	34º	N/A	N/A	N/A	N/A	1/6	120V/1Ø	THAIOAD11	TRANE VERTICAL W/ FALSE BACK
T-3	1000	350	5.8	2.5	78.0	180º	41º	N/A	N/A	N/A	N/A	1/6	120V/1Ø	THAIOAD11	TRANE VERTICAL W/ FALSE BACK
T-4	1000	350	5.8	2.5	78.0	180º	41º	N/A	N/A	N/A	N/A	1/6	120V/1Ø	THAIOAD11	TRANE VERTICAL W/ FALSE BACK
T-5	1000	350	5.8	2.5	78.0	180º	41º	N/A	N/A	N/A	N/A	1/6	120V/1Ø	THAIOAD11	TRANE VERTICAL W/ FALSE BACK
T-6	1000	350	5.8	2.5	78.0	180º	41º	N/A	N/A	N/A	N/A	1/6	120V/1Ø	THAIOAD11	TRANE VERTICAL W/ FALSE BACK
T-7	1000	350	5.8	2.5	78.0	180º	41º	N/A	N/A	N/A	N/A	1/6	120V/1Ø	THAIOAD11	TRANE VERTICAL W/ FALSE BACK
T-8	1000	350	5.8	2.5	78.0	180º	41º	N/A	N/A	N/A	N/A	1/6	120V/1Ø	THAIOAD11	TRANE VERTICAL W/ FALSE BACK
T-9	1000	350	4.3	3.4	84.0	180º	34º	N/A	N/A	N/A	N/A	1/6	120V/1Ø	THAIOAD11	TRANE VERTICAL W/ FALSE BACK
T-10	1000	350	5.8	2.5	78.0	180º	41º	N/A	N/A	N/A	N/A	1/6	120V/1Ø	THAIOAD11	TRANE VERTICAL W/ FALSE BACK

CABINET HEATER SCHEDULE

UNIT NO	CFM	MBH	GPM	EWT	DIFF T	HP	MODEL	REMARKS
T-1	400	28.9	.15	250º	34º	1/30	04F11	TRANE VERTICAL
T-2	400	28.9	.15	250º	34º	1/30	04F11	TRANE VERTICAL
T-3	400	28.9	.15	180/250	34º	1/30	04F11	TRANE VERTICAL
T-4	400	28.9	.15	180º	34º	1/30	04D16	TRANE HORIZONTAL SURFACE MOUNTED
T-5	400	28.9	.15	180º	34º	1/30	04D46	TRANE HORIZONTAL SURFACE MOUNTED
T-6	400	28.9	.15	180º	34º	1/30	04D16	TRANE HORIZONTAL SURFACE MOUNTED
T-7	400	28.9	.15	180º	34º	1/30	04B12	TRANE VERTICAL

UNIT HEATER SCHEDULE

UNIT NO	SERVICE	HP	VOLTAGE	MBH	CFM	GPM	EWT	DT	PD	MODEL	REMARKS
T-1	MECHANICAL 121	1/8	120V, 1Ø	45.5	2251	4.84	180º	20º	2.98	168-5	TRANE
T-2	MECHANICAL 121	1/8	120V, 1Ø	45.5	2251	4.84	180º	20º	2.98	168-5	TRANE

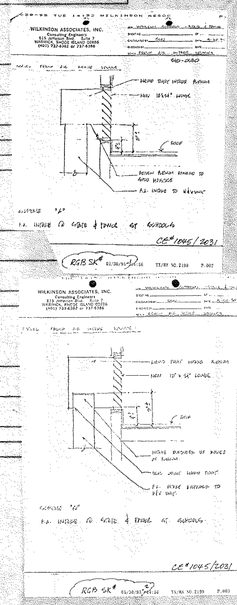
ROOF SUPPLY FAN SCHEDULE

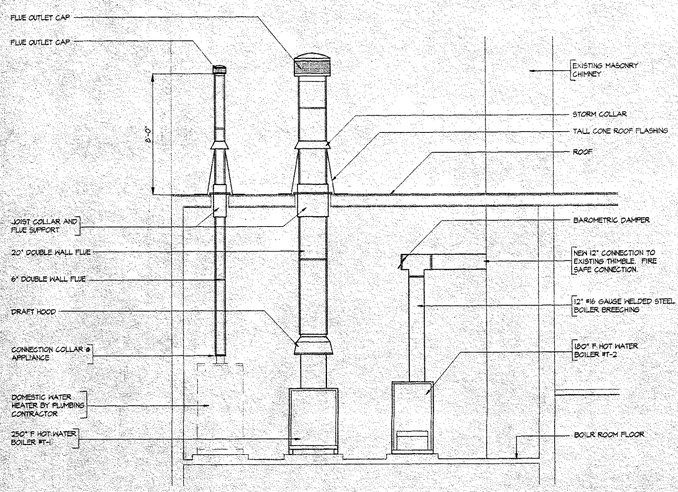
UNIT NO	SERVICE	TYPE	CFM	S.P.	HP	RPM	DRIVE	ELECTRICAL	MODEL
T-1	COMB. AIR BOILER 1	ROOF	650	1/4"	1/4	564	BELT	120V/1Ø	GREENHECK RSF-40
T-2	COMB. AIR BOILER 2	ROOF	760	1/4"	1/4	585	BELT	120V/1Ø	GREENHECK RSF-40

INTAKE VENTILATOR SCHEDULE

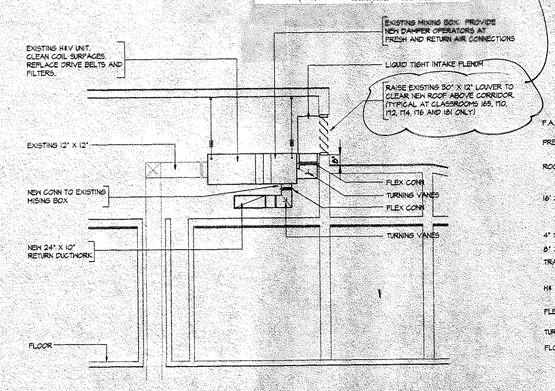
UNIT NO	CFM	THROAT SIZE	FREE AREA	TIERS	REMARKS
T-1	1930	24X06	2.67	1	FABRA 6X24 (TLT/CORRIDOR)
T-2	1000	24X12	2.00	1	FABRA 12X24 (RESOURCE)
T-3	120	6*6	1.50	1	GRS-6 (ADMINISTRATION)
T-4	350	12X12	1.00	1	FABRA 12X12 (MEDIA CTR.)

ALL UNITS TO HAVE PRE-FAB CURBS





1 M4T SECTION THRU MECHANICAL ROOM 127
SCALE: 1/4" = 1'-0"



2 M4T TYPICAL SECTION @ EXIST. H&V UNIT
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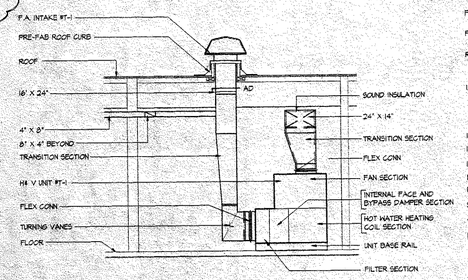
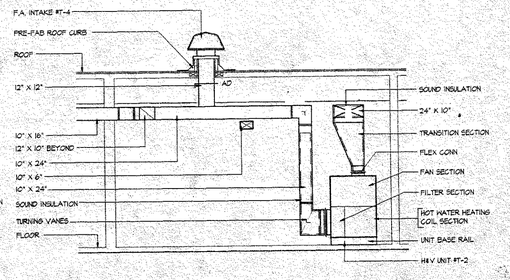


3 M4T SECTION @ H&V UNIT #T-1
SCALE: 1/4" = 1'-0"



4 M4T SECTION @ H&V UNIT #T-2
SCALE: 1/4" = 1'-0"

WILKINSON ASSOCIATES INC
CONSULTING ENGINEERS
615 jefferson boulevard warwick, rhode island 02886
telephone (401) 737-6262 fax (401) 738-2161

certification

ROBERT S. WILKINSON
STATE OF RHODE ISLAND
No. 4589
REGISTERED PROFESSIONAL ENGINEER

drawn by MDE

checked by RSW

revised on

RGB

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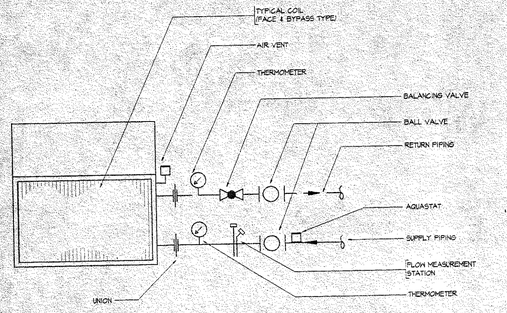
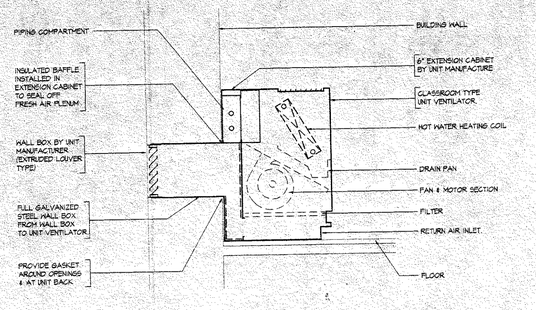
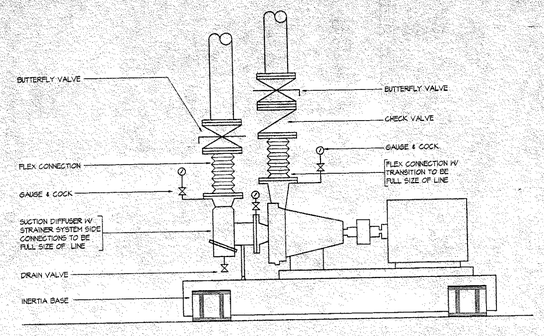


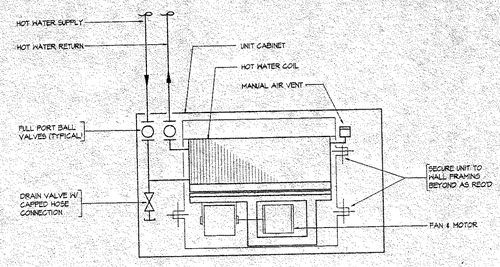
1 M5T TYPICAL COIL CONNECTION: (FACE & BYPASS)
SCALE: NONE



2 M5T TYPICAL UNIT VENTILATOR DETAIL: (CLASSROOM TYPE)
SCALE: NONE



3 M5T TYPICAL END SUCTION PUMP DETAIL
SCALE: NONE



4 M5T TYPICAL CABINET HEATER DETAIL
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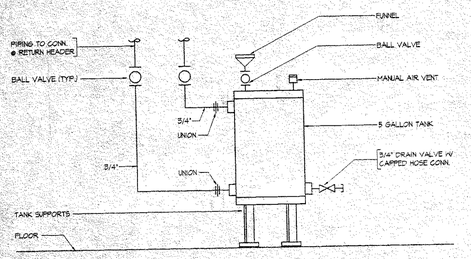

5 M5T TYPICAL CHEMICAL FEED DETAIL
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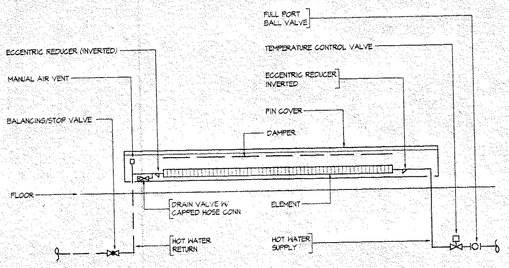

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6 M5T TYPICAL HOT WATER FIN TUBE PIPING DETAIL:
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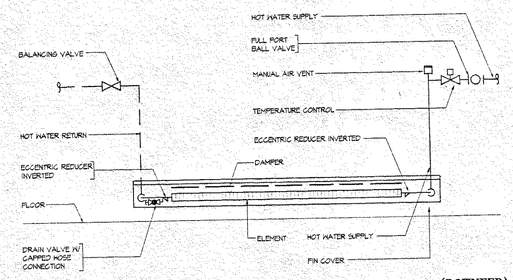

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7 M5T TYPICAL HOT WATER FIN TUBE PIPING DETAIL:
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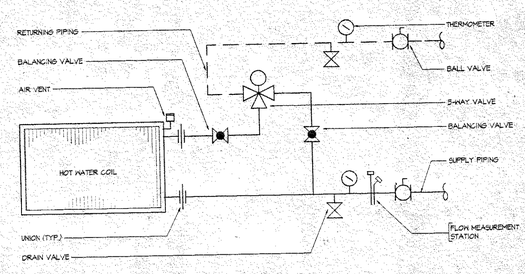

8 M5T TYPICAL COIL CONNECTIONS (3-WAY VALVE CONTROL)
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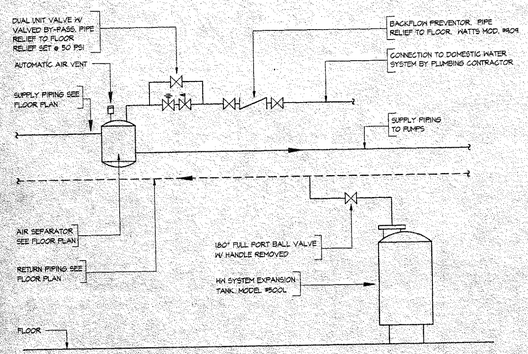

9 M5T SCHEMATIC AIR SEPARATOR DETAIL
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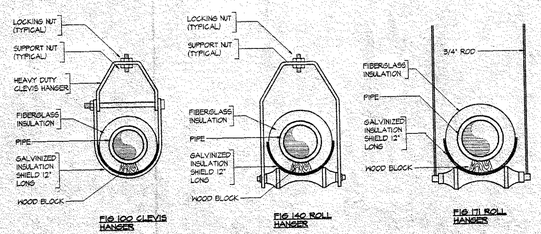

10 M5T TYPICAL PIPE HANGER DETAILS
SCALE: NONE

WILKINSON ASSOCIATES INC
CONSULTING ENGINEERS
815 jefferson boulevard warwick, rhode island 02886
telephone [401] 737-6362 fax [401] 736-2147

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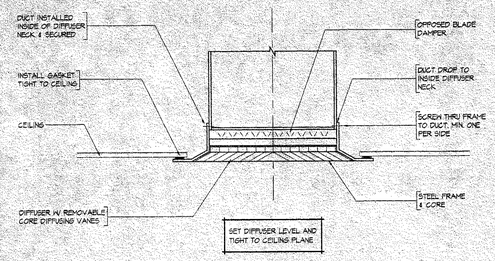
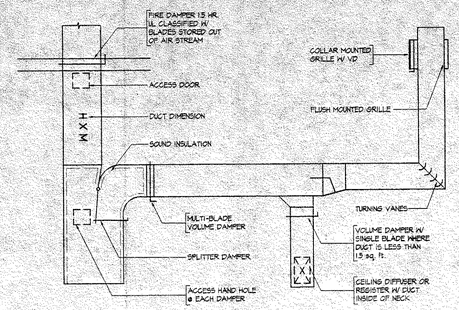


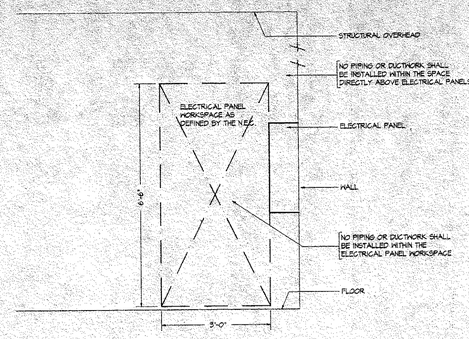
1 M6T TYPICAL DIFFUSER DETAIL

SCALE: NONE



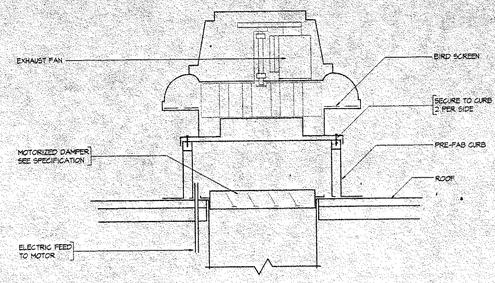
2 M6T TYPICAL DUCT DETAIL

SCALE: NONE



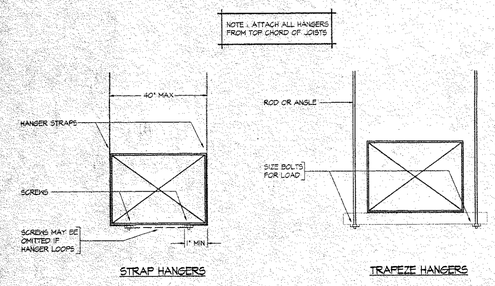
3 M6T ELECTRICAL SYSTEMS COORDINATION DETAIL

SCALE: NONE



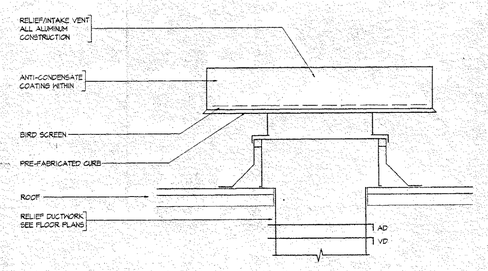
4 M6T TYPICAL ROOF EXHAUST FAN DETAIL

SCALE: NONE



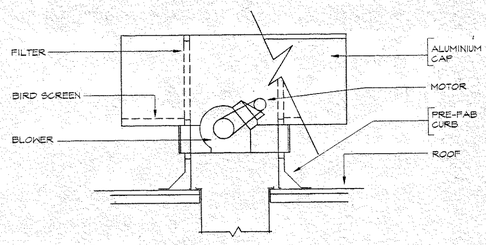
5 M6T TYPICAL DUCT HANGER DETAIL

SCALE: NONE



6 M6T TYPICAL ROOF RELIEF/INTAKE VENTILATOR DETAIL

SCALE: NONE



7 M6T FILTERED ROOF SUPPLY FAN DETAIL

SCALE: NONE

SYMBOLS & ABBREVIATIONS

	EXISTING HOT WATER SUPPLY	HW	HOT WATER
	EXISTING HOT WATER RETURN	EAT	ENTERING AIR TEMPERATURE
	NEW HOT WATER SUPPLY	LAT	LEAVING AIR TEMPERATURE
	NEW HOT WATER RETURN	EWT	ENTERING WATER TEMPERATURE
	GATE VALVE	LWT	LEAVING WATER TEMPERATURE
	CHECK VALVE	FPF	FINS PER FOOT
	BALL VALVE	ESP	EXTERNAL STATIC PRESSURE
	BUTTERFLY VALVE	VD	VOLUME DAMPER
	BALANCING VALVE	BDD	BACKDRAFT GRAVITY DAMPER
	UNION	AD	AUTOMATIC DAMPER (OPERATOR DRIVEN)
	FLEXIBLE CONNECTION	FD	FIRE DAMPER
	STRAINER W/ BLOW-OFF		SUPPLY
	INCREASER/REDUCER		RETURN
	2-WAY CONTROL VALVE		EXHAUST FAN
	3-WAY CONTROL VALVE		
	CAP		SECTION NUMBER
	THERMOMETER		SECTION DESIGNATION
	PRESSURE GAUGE		SHEET NUMBER
T	THERMOSTAT		UNIT NUMBER
S	SPEED SWITCH		CABINET HEATER UNIT DESIGNATION
FS	FLOW MEASUREMENT SWITCH		UNIT SIZE
	PIPE ANCHOR		UNIT NUMBER
	PIPE GUIDE		CLASSROOM UNIT VENTILATOR DESIGNATION
			UNIT TYPE
			ELEMENT LENGTH
			FIN TUBE RADIATION DESIGNATION
			ELEMENT TYPE

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STATE OF RHODE ISLAND
No. 4589
REGISTERED PROFESSIONAL ENGINEER

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TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
Bid Set

issued on
8 DECEMBER, 1994

sheet contents
MECHANICAL: TYPICAL DETAILS

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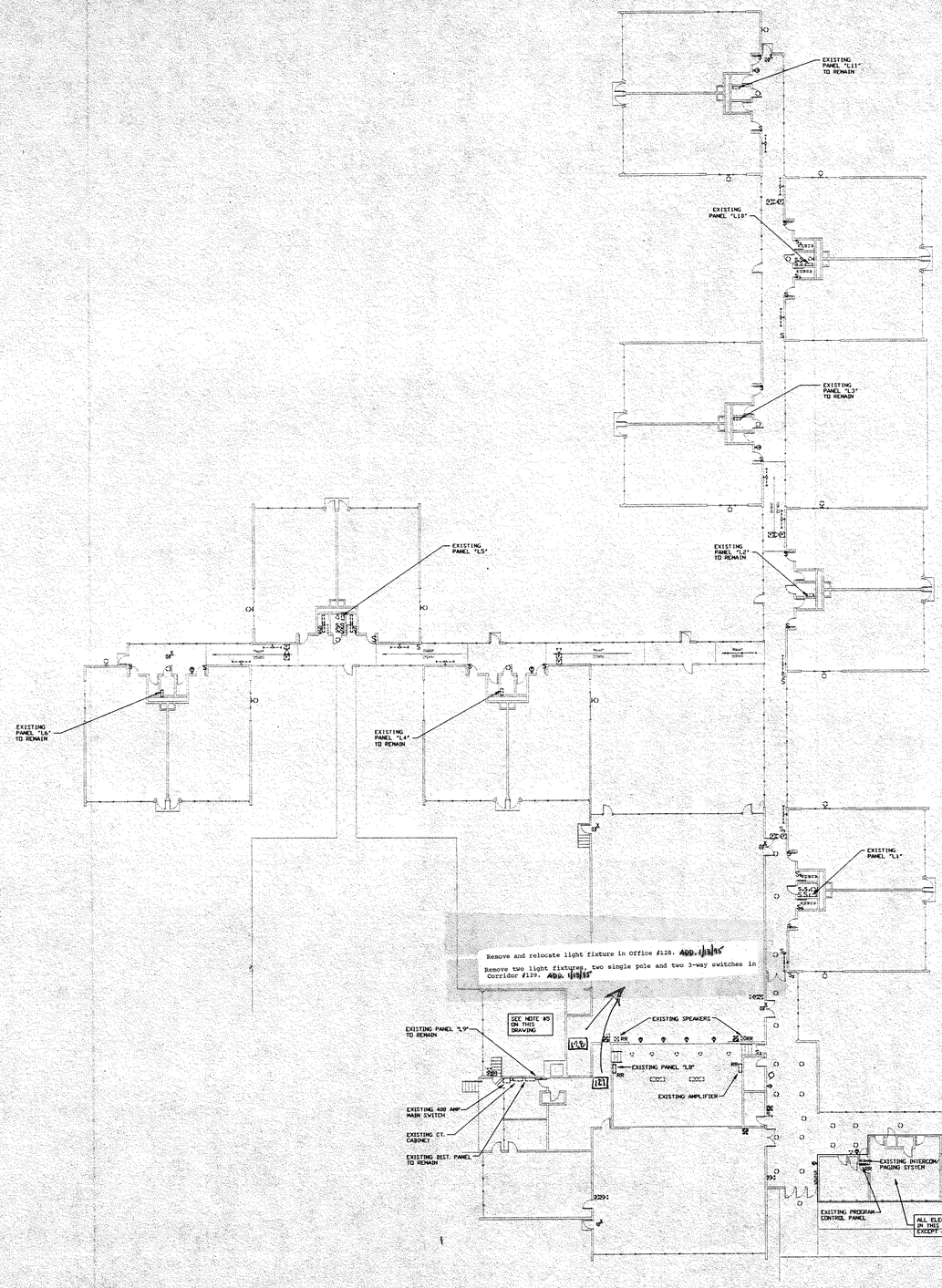
telephone (401) 737-0262 · fax (401) 738-1167



1 EXISTING FLOOR PLAN
A1.1T SCALE: 1/16" = 1'-0"

EXISTING ITEMS

1. UNLESS OTHERWISE INDICATED, SYMBOLS SHOWN DASHED WITHOUT A SUBLETTER ARE EXISTING ITEMS TO BE REMOVED,EXCEPT AS NOTED.
2. SYMBOLS SHOWN DASHED WITH THE FOLLOWING SUBLETTERS ARE EXISTING ITEMS:
   R ... TO BE REMOVED COMPLETELY
   RR ... TO BE REMOVED AND RELOCATED
   RN ... SHOWN IN NEW RELOCATED POSITION
3. SEE SPECIFICATION SECTION: "REMOVALS AND RELOCATIONS".
4. SEE GENERAL NOTE #15 ON DRAWING E9.T.
5. DISCONNECT EXISTING MECHANICAL EQUIPMENT THAT IS TO BE REMOVED. SEE HVAC & PLUMBING DRAWINGS.

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ADDITIONS & RENOVATIONS

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ELECTRICAL DEMOLITION PLAN

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LEGEND

- Motion Detector
- 2X4 Standard Fluor Fixt. & Outlet
- 1X4 Standard Fluor Fixt. & Outlet
- 1X8 Standard Fluor Fixt. & Outlet
- Clg Mounted Fluor Strip & Outlet
- Clg Incan Fixt U1=Fixt Type U2=Ckt #
- Wall Incan. Fix U1=Fixt Type U2=ckt #
- Panelboard – Surf. Mount (U1=Pnl Name)
- S — Single Pole Switch Mtd 48" AFF
- S_3 — Three Way Switch Mtd 48" AFF
- S_S — User Annotated Switch – Type 1

FAN CONTROL-REED SWITCH 48" AFF & 1&1*5014

CIRCUIT TO EXISTING SPARE C.B. IN PANEL L-8.

Relocate three existing 1'X 4' fluorescent fixtures to office #128. Provide new switch and connect to existing circuit. ADD. 1/13/95

Relocate four existing 1'X 4' fluorescent fixtures to Corridor #129. Provide a 4-way switch at door #126.1 and a 3-way switch at doors #129 and #122.3 to control these lights and connect to existing circuit.

Provide one light fixture type "F" and single pole switch in Janitor #132 and connect to existing circuit.

EXISTING PANEL L-8

WIRE ALL EXISTING ELECTRICAL DEVICES IN THIS AREA THAT ARE TO REMAIN TO NEW PANEL "A".

CEILING MOUNTED

1 FLOOR PLAN SECTION "A"
A1.4A SCALE: 1/8" = 1'-0"

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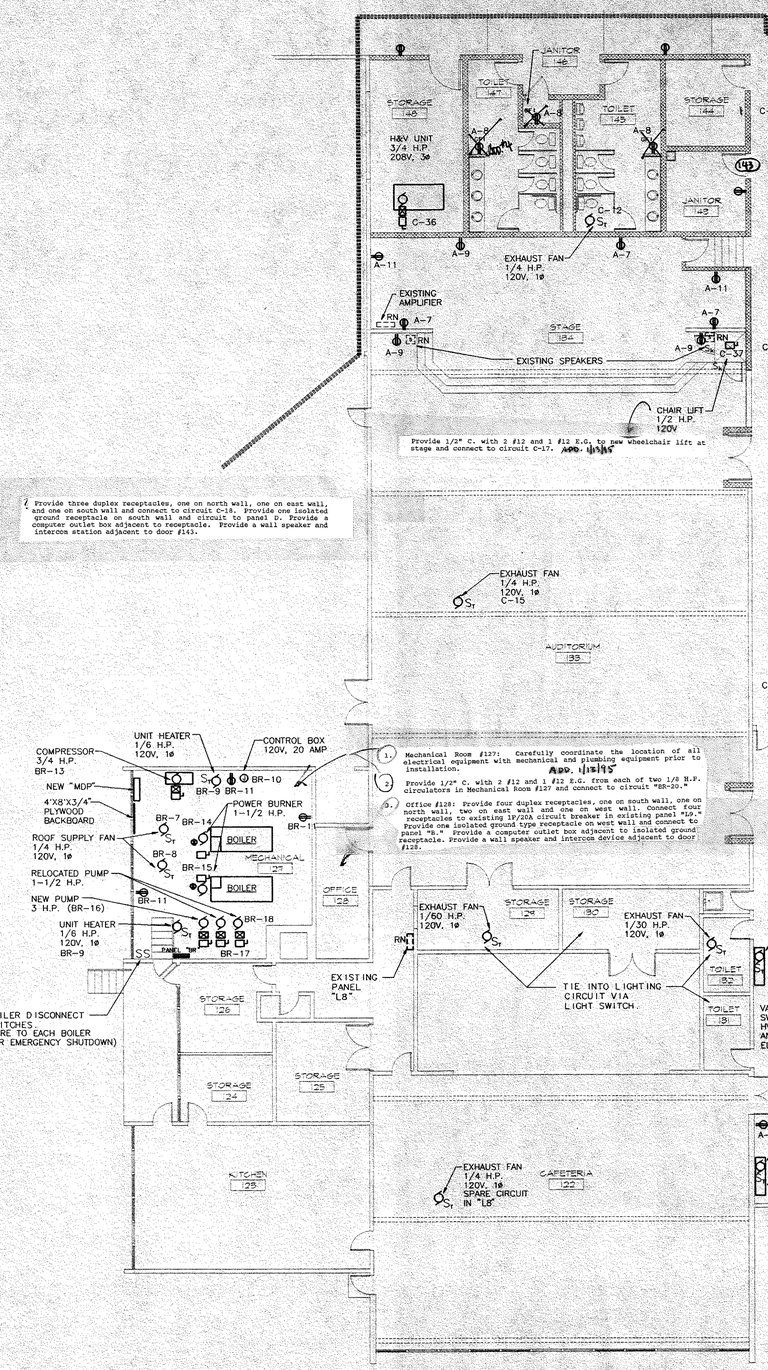

FLOOR PLAN SECTION "A"
A1.AA SCALE: 1/8" = 1'-0"

LEGEND

- Wall Speaker
- Intercom Outlet
- CTV Cable TV Outlet
- Wall Data Outlet Mounted 18" AFF
- U1 Exit Light W/ Or W/O Arrows–Univ. Mtd
- Motor Controller
- 60 J Disconnect Switch – Fused
- Motor
- Junction Box – Ceiling Mount
- U1 Panelboard – Surf. Mount (U1=Pnl Name)
- U1 Panelboard – Flush Mount (U1=Pnl Name)
- U1 Wall Duplex Recep. U1=Ckt # Mtd 18" AF
- C U1 Wall Duplex Recep. – 6" Above Cntr Ht
- U2 U1 Wall Special Purp U1=ckt # U2=Mtg Ht
- GF U1 Wall Duplex Recept. – Grd Fault 18" AF
- IG Wall Duplex Recept. – Isol Grd 18" AF
- WC U1 Wall Mtd Single Recept. Water Cooler
- S Single Pole Switch Mtd 48" AFF
- S_K Key Operated Switch
- S_T Time Switch

VARIABLE SPEED SWITCH 48" AFF NE1*5024

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TOWER STREET ELEMENTARY SCHOOL

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ELECTRICAL FLOOR PLAN POWER

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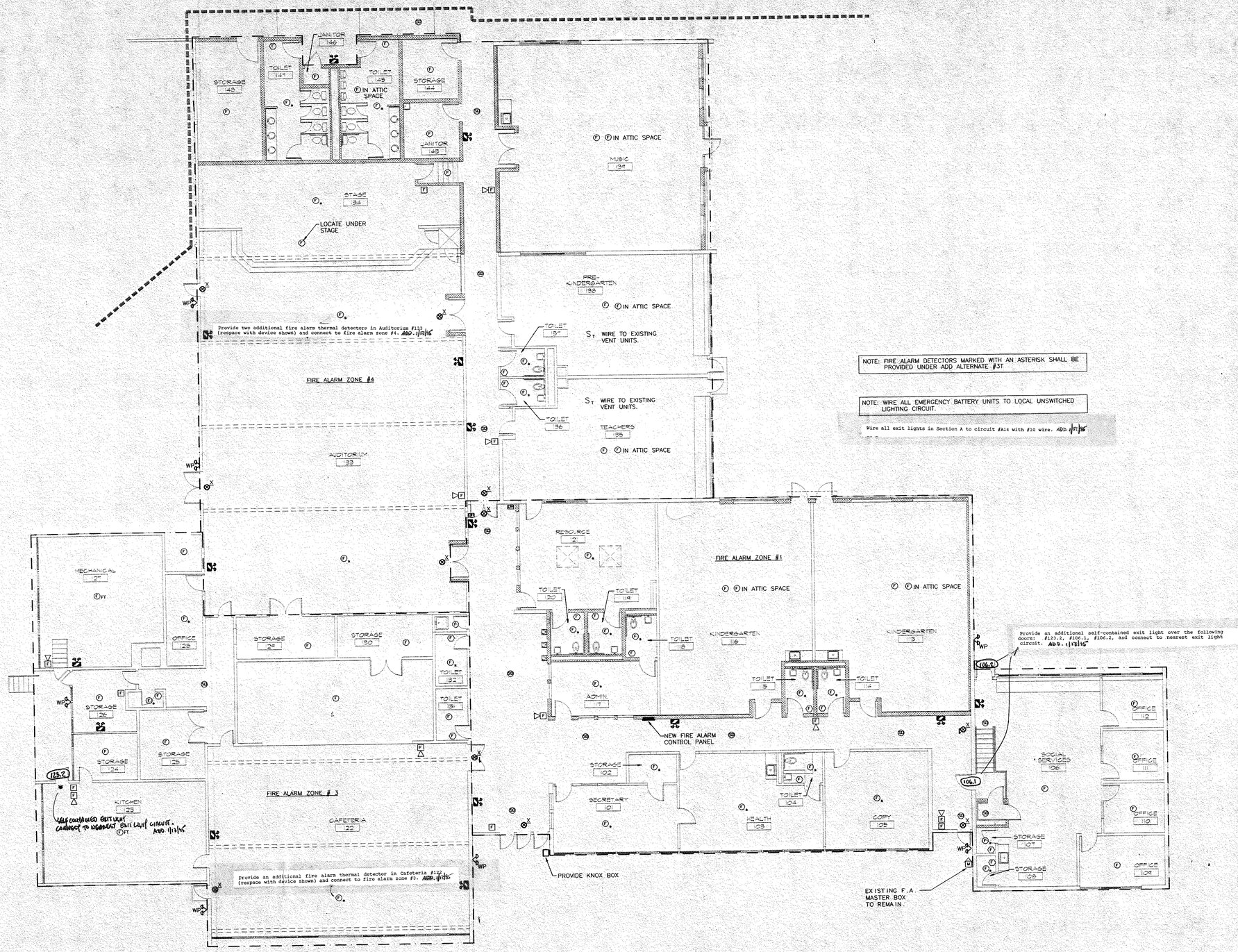
LEGEND

- Fire Alarm Smoke Detector
- Fire Alarm Heat Detector
- FA Mini Horn/Lt Combo. Mtd 6'-8" AFF
- F.A. Horn/Lt Mtd Even W/ Top Of Door
- Fire Alarm Master Box
- Exit Light W/ Or W/O Arrows-Univ. Mtd
- Exit Direction Arrow, One Face Units
- Emergency Light – Remote Head
- Emergency Light – With Dual Heads
- Panelboard – Flush Mount (U1=Pnl Name)



NOTE: FIRE ALARM DETECTORS MARKED WITH AN ASTERISK SHALL BE PROVIDED UNDER ADD ALTERNATE #3T

NOTE: WIRE ALL EMERGENCY BATTERY UNITS TO LOCAL UNSWITCHED LIGHTING CIRCUIT.

Wire all exit lights in Section A to circuit #A14 with #10 wire. Add. 1/13/95

1 FLOOR PLAN SECTION "A"
A1.4A SCALE: 1/8" = 1'-0"

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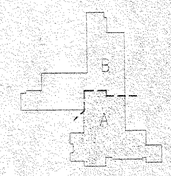

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TOWER STREET ELEMENTARY SCHOOL

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ELECTRICAL FLOOR PLAN SYSTEMS

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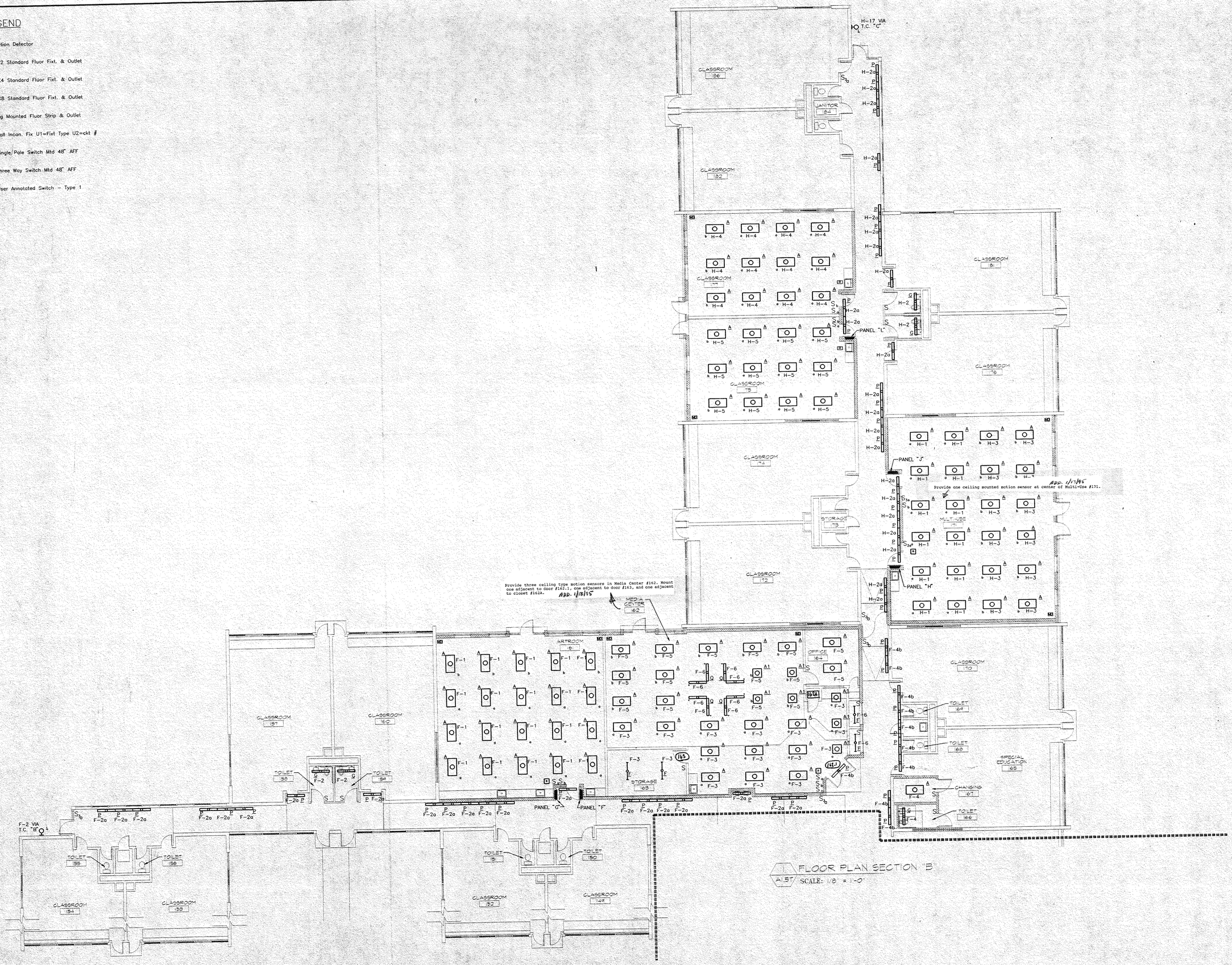
sheet - 14 of - 19

LEGEND

- Motion Detector
- U1 — 2X2 Standard Fluor Fixt. & Outlet
- U2 — 2X4 Standard Fluor Fixt. & Outlet
- 1XB Standard Fluor Fixt. & Outlet
- Clg Mounted Fluor Strip & Outlet
- U2 / U1 — Wall Incan. Fix U1=Fixt Type U2=ckt #
- S — Single Pole Switch Mtd 48" AFF
- S_3 — Three Way Switch Mtd 48" AFF
- S_E — User Annotated Switch – Type 1



FLOOR PLAN SECTION "B"
A1.5T SCALE: 1/8" = 1'-0"

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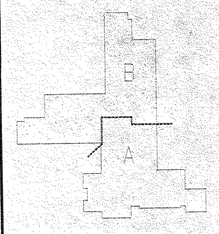

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ELECTRICAL FLOOR PLAN LIGHTING

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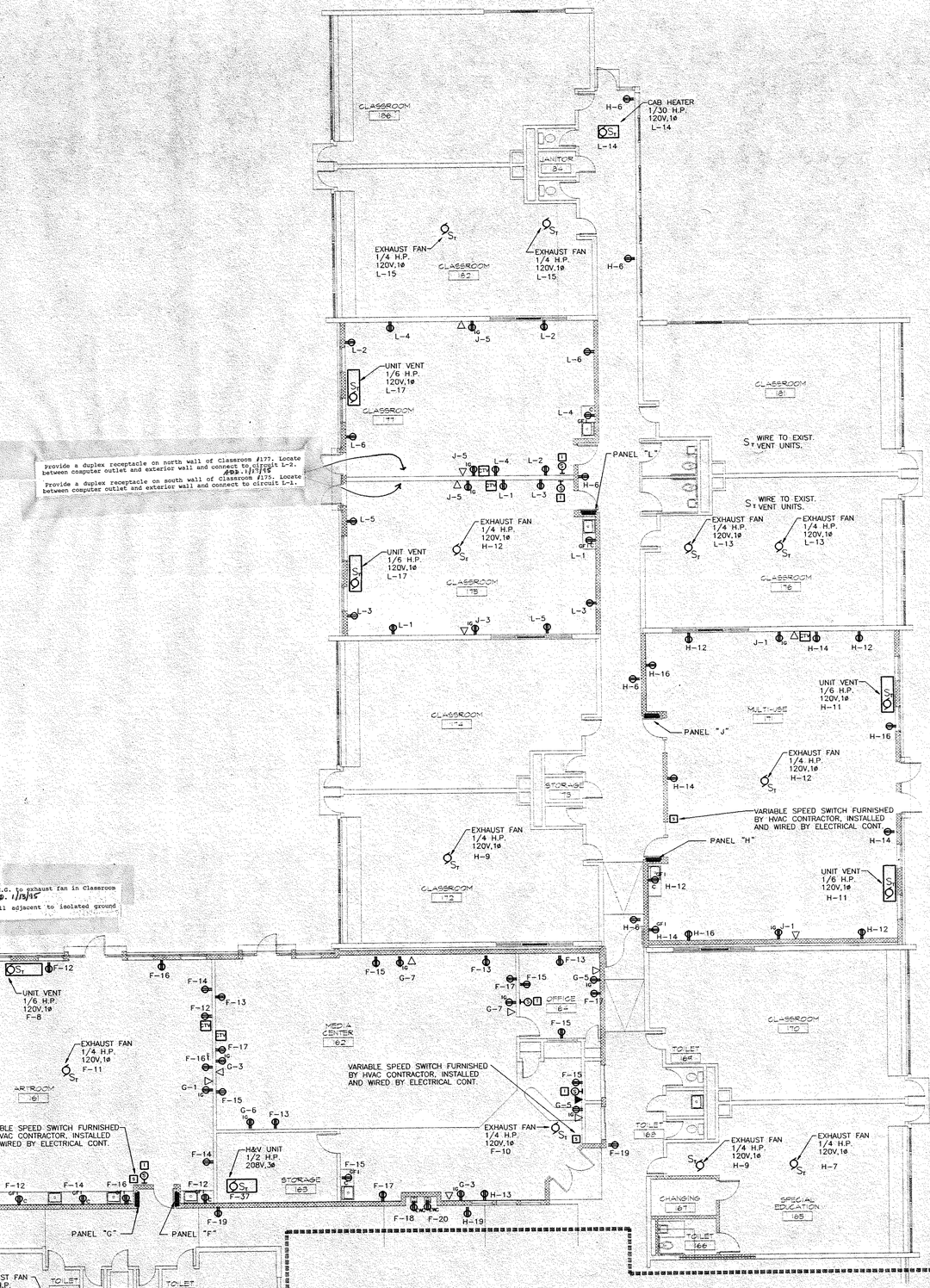
LEGEND

- Wall Speaker
- Intercom Outlet
- Cable TV Outlet
- Wall Data Outlet Mounted 18" AFF
- Motor
- Panelboard – Flush Mount (U1=Pnl Name)
- Wall Duplex Recep. U1=Ckt # Mtd 18" AF
- Wall Duplex Recept. – Grd Fault 18" AF
- Wall Duplex Recept. – Isol Grd 18" AF
- Wall Mtd Single Recept. Water Cooler
- Time Switch



1 A1.ST FLOOR PLAN SECTION "B"
SCALE: 1/8" = 1'-0"

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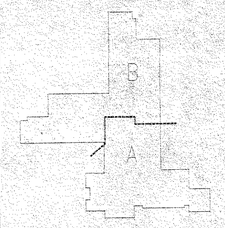

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ELECTRICAL FLOOR PLAN POWER

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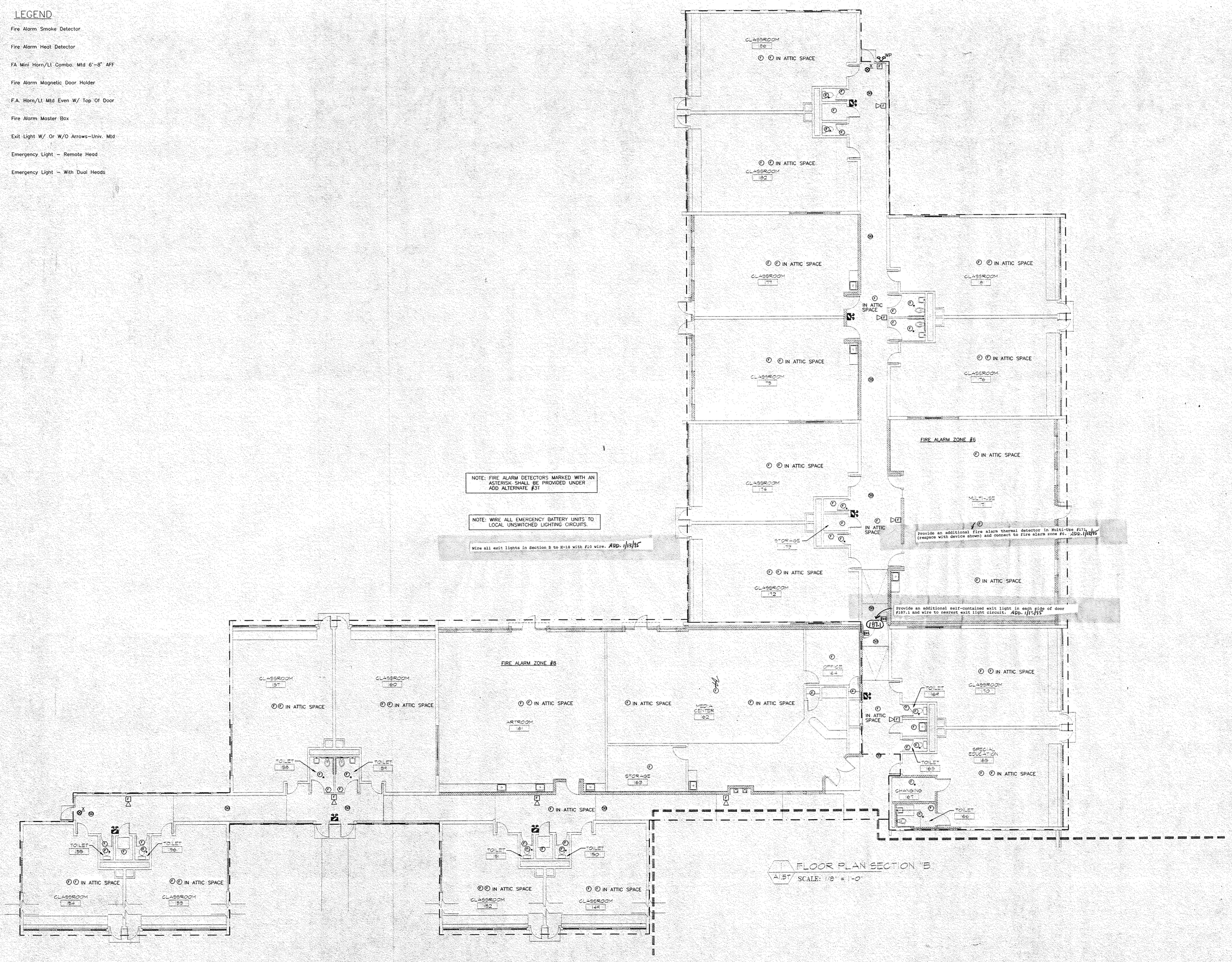
LEGEND

- Fire Alarm Smoke Detector
- Fire Alarm Heat Detector
- FA Mini Horn/Lt Combo. Mtd 6'-8" AFF
- Fire Alarm Magnetic Door Holder
- F.A. Horn/Lt Mtd Even W/ Top Of Door
- Fire Alarm Master Box
- U1 Exit Light W/ Or W/O Arrows–Univ. Mtd
- Emergency Light – Remote Head
- U1 Emergency Light – With Dual Heads

NOTE: FIRE ALARM DETECTORS MARKED WITH AN ASTERISK SHALL BE PROVIDED UNDER ADD ALTERNATE #3T

NOTE: WIRE ALL EMERGENCY BATTERY UNITS TO LOCAL UNSWITCHED LIGHTING CIRCUITS.

Wire all exit lights in Section B to N-18 with #10 wire. ADD. 1/13/95



A1.5T FLOOR PLAN SECTION "B"
SCALE: 1/8" = 1'-0"

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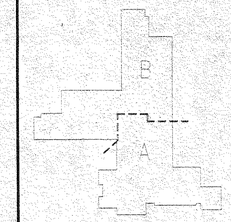

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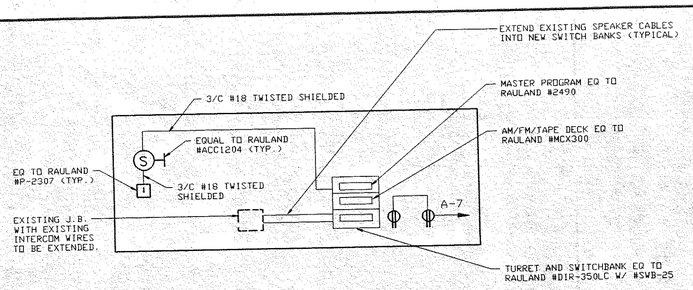

INTERCOM/PAGING SYSTEM SCHEMATIC
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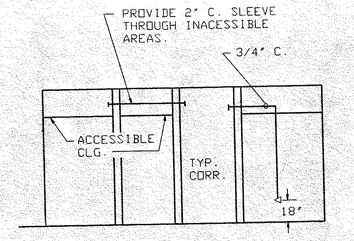

DATA RACEWAY SCHEMATIC
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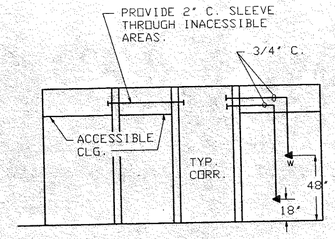

TELEPHONE RACEWAY SCHEMATIC
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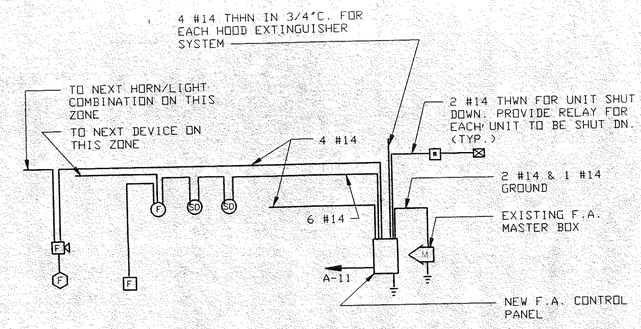
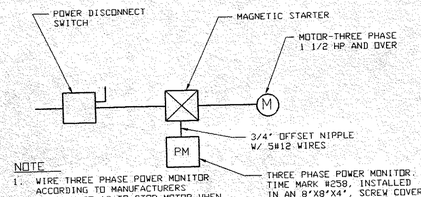


NOTE
ALL F.A. WIRING SHALL BE 4 #14 THHN IN CONDUIT EXCEPT AS OTHERWISE NOTED.

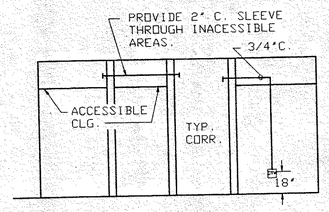
Fire Alarm System Schematic: Units to be shutdown shall be: Unit Heater T-1, Unit Heater T-2, exhaust fan T-10 and existing H&V unit over stage (2400cfm). ADD. 1/13/95

FIRE ALARM SYSTEM SCHEMATIC
NOT TO SCALE



NOTE
1. WIRE THREE PHASE POWER MONITOR ACCORDING TO MANUFACTURERS DIAGRAM SO AS TO STOP MOTOR WHEN ONE PHASE IS LOST, LOW VOLTAGE IS DETECTED, OR WHEN PHASE REVERSAL IS DETECTED.
2. POWER MONITOR SHALL BE WIRED IN SERIES WITH ANY OTHER CONTROLS.

POWER MONITOR CONTROL SCHEMATIC
NOT TO SCALE



CABLE TV RACEWAY SCHEMATIC
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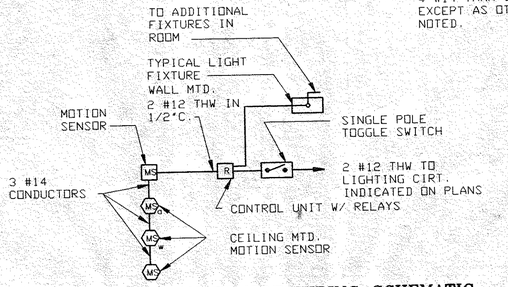

TYPICAL MOTION SENSOR WIRING SCHEMATIC
NOT TO SCALE

Typical Motion Sensor Wiring Schematic:
Clarification: Wall mounted motion sensor shall be equal to "Sensor Switch #WI600-CU." Ceiling mounted motion sensor shall be equal to "Sensor Switch #CM600." Control unit with relays shall be equal to "Sensor Switch #CH-20-R.F." ADD. 1/13/95

FIRE ALARM ZONES

ZONE #1 - ADMINESTRATION AREA
ZONE #2 - ADMINESTRATION AREA (ATTIC SPACE)
ZONE #3 - KITCHEN/CAFETERIA
ZONE #4 - AUDITORIUM/CLASSROOM
ZONE #5 - AUDITORIUM/CLASSROOM (ATTIC SPACE)
ZONE #6 - CLASSROOM - SOUTH
ZONE #7 - CLASSROOM - SOUTH (ATTIC SPACE)
ZONE #8 - CLASSROOM - EAST
ZONE #9 - CLASSROOM - EAST (ATTIC SPACE)
ZONE #10 - SPARE

Feeder Schedule:
Clarification: Feeder #2 shall have 1 #8 E.G. in 2" conduit. Feeder #4 shall have 1 #6 E.G. in 3" conduit. Feeder #7 shall have 1 #6 E.G. in 1½" conduit. Feeder #8 shall have #3 E.G. Feeder #10 shall be 4 #3 and 1 #8 E.G. in 2" conduit. ADD. 1/13/95

FEEDER SCHEDULE

Feeder Number	Total Quantity Of Wires	Cond. Qty.	Cond. Size
1	8 #600 MCM THW	2	4"
2	4 #1 THW, 1 #8 E.G. IN 2"C	1	1 1/2"
3	3#2 THW, 1#4/0 NEUT, 1#2 IG	1	1 1/2"
4	4 #250 MCM THW, 1 #6 E.G. IN 3"C	1	2 1/2"
5	3#1/0 THW, 1#350 NEUT, 1#1/0 IG	1	2"
6	3#1 THW, 1#300 NEUT, 1#1 IG	1	2"
7	4 #2/0 THW, 1 #8 E.G. IN 1½"C	1	2"
8	4 #600 MCM THW	1	4"
9	1 # 10 PULL WIRE	2	4"

ONE LINE POWER SCHEMATIC
NOT TO SCALE

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certification

JOHN D. GASKELL — No. 3156 — REGISTERED PROFESSIONAL ENGINEER

drawn by COMPUTER GENERATED R.P. AutoCAD

checked by J.D.G.

revised on

RGB

The Robinson Green Beretta Corporation
architecture
engineering
interior design

50 Holden Street
Providence, Rhode Island 02908
401 272-1730

project

ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
ISSUED FOR CONSTRUCTION
issued on
12/8/1994

sheet contents
ELECTRICAL SCHEMATICS

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job no. 4889 GILBANE BLDG. CO.

drawing no.
E8.T

sheet -19 of -19

PANEL SCHEDULE

MARK	CIRCUIT NUMBER	CIRCUIT SIZE	CIRCUIT WIRE	CIRCUIT DUTY	DESCRIPTION
MDP	1	3P-125A	1	PANEL A	120/208V, 3Ø, 4 WIRE, 800 A MAIN CIRCUIT BREAKER SWITCHBOARD.
	2	3P-100A	2	PANEL B	
	3	3P-100A	2	PANEL BR	
	4	3P-150A	1	PANEL C	
	5	3P-100A	1	PANEL D	
	6	3P-225A	250	PANEL F	
	7	3P-100A	1/0	PANEL G	
	8	3P-100A	1	PANEL H	
	9	3P-100A	1	PANEL J	
	10	3P-100A	2/0	PANEL L	
	11	3P-100A	--	SPARE	
	12	3P-100A	--	SPARE	
	13	3P-100A	--	SPARE	
	14	3P-400A	600	EXISTING DIST. PANEL	
A	1 TO 6,8,10	1P-20A	12	LIGHTING	120/208V, 3Ø, 4 WIRE, 225 A MAIN LUGS ONLY. FLUSH MOUNTED
	7	1P-20A	12	SOUND/INTERCOM	
	9,19 TO 30	1P-20A	12	RECEPTACLES	
	11	1P-20A	12	FIRE ALARM	
	12 TO 18	1P-20A	--	SPARE	
	31,33,35	1P-20A	12	WATER COOLER	CKT #10 - TO BE #10 WIRE VIA TIMECLOCK A
	32,34	1P-20A	12	RECEPTACLES	
	36,38	1P-20A	12	UNIT VENTS	
	37	1P-20A	12	CABINET HTRS	
	39	1P-20A	12	EXHAUST FANS	
	40	1P-20A	12	CHAIR LIFT	
B	1 TO 7, 9	1P-20A	12	LIGHTING	120/208V, 3Ø, 4 WIRE, 100 A MAIN LUGS ONLY, ISOLATED GROUND PANEL. FLUSH MOUNTED
	8, 10 TO 24	1P-20A	--	SPARE	
BR	1	1P-20A	12	LIGHTING	120/208V, 3Ø, 4 WIRE, 100 A MAIN LUGS ONLY. SURFACE MOUNTED
	2	1P-20A	12	BOILER CONTROL	
	3 TO 6, 12	1P-20A	--	SPARE	
	7,8	1P-20A	12	ROOF SUPPLY FAN	
	9	1P-20A	12	UNIT VENTILATOR	
	10	1P-20A	12	CONTROLS	
	11	1P-20A	12	RECEPTACLES	
	13	1P-20A	12	COMPRESSOR	
	14	1P-20A	12	BOILER	
	15	3P-30A	--	SPARE	
	16 TO 18	3P-20A	12	PUMPS	
	19	1P-20A	12	HW CIRCULATOR	
	20 TO 24	1P-20A	12	SPARE	
C	1,3,5	1P-20A	12	LIGHTING	120/208V, 3Ø, 4 WIRE, 225 A MAIN LUGS ONLY. FLUSH MOUNTED
	2,4,6 TO 11	1P-20A	12	RECEPTACLES	
	12,14,15	1P-20A	12	EXHAUST FAN	
	13	1P-20A	12	UNIT VENTILATOR	
	16 TO 20	1P-20A	--	SPARE	
	21 TO 34	1P-20A	--	EXISTING CIRCUITS	
	36	3P-20A	12	H & V UNIT	
	37	1P-20A	12	CHAIR LIFT	
	35	2P-30A	10	EXHAUST FAN	
D	1	1P-20A	12	LIGHTING	120/208V, 3Ø, 4 WIRE, 100 A MAIN LUGS ONLY, ISOLATED GROUND. FLUSH MOUNTED
	2 TO 24	1P-20A	--	SPARE	
F	1 TO 6	1P-20A	12	LIGHTING	120/208V, 3Ø, 4 WIRE, 225 A MAIN LUGS ONLY. FLUSH MOUNTED
	7	1P-20A	12	CABINET HEATER	
	8	1P-20A	12	UNIT VENTILATOR	
	9 TO 11	1P-20A	12	EXHAUST FAN	
	12 TO 17, 19	1P-20A	12	RECEPTACLES	
	18, 20	1P-20A	12	WATER COOLER	
	21, 23	3P-20A	12	EXHAUST FAN	
	22, 24 TO 34	1P-20A	--	EXISTING CIRCUIT	
	37	1P-20A	12	H & V UNIT	
	35	2P-20A	--	EXISTING CIRCUIT	
	36	3P-20A	--	EXISTING CIRCUIT	
G	1,3,5,6,7	1P-20A	12	RECEPTACLE	120/208V, 3Ø, 4 WIRE, 100 A MAIN LUGS ONLY, ISOLATED GROUND. FLUSH MOUNTED
	2,4, 8 TO 24	1P-20A	--	SPARE	
H	1 TO 5, 17	1P-20A	12	LIGHTING	120/208V, 3Ø, 4 WIRE, 100 A MAIN LUGS ONLY. FLUSH MOUNTED
	6,12,14,16	1P-20A	12	RECEPTACLE	
	7,9	1P-20A	12	EXHAUST FAN	
	8,10,13,15,18	1P-20A	--	SPARE	
	11	1P-20A	12	UNIT VENTILATOR	CKT #17 - TO BE VIA TIMECLOCK C
	19 TO 32	1P-20A	--	EXISTING CIRCUIT	
	33, 34	2P-20A	--	EXISTING CIRCUIT	
	35, 36	3P-20A	--	EXISTING CIRCUIT	
J	1,3,5	1P-20A	12	RECEPTACLE	120/208V, 3Ø, 4 WIRE, 100 A MAIN LUGS ONLY, ISOLATED GROUND. FLUSH MOUNTED
	2,4,6 TO 24	1P-20A	--	SPARE	
L	1 TO 6	1P-20A	12	RECEPTACLE	120/208V, 3Ø, 4 WIRE, 100 A MAIN LUGS ONLY. FLUSH MOUNTED
	7 TO 12,16,18	1P-20A	--	SPARE	
	13 TO 15	1P-20A	12	EXHAUST FAN	
	17	1P-20A	12	UNIT VENTILATOR	
	19 TO 32	1P-20A	--	EXISTING CIRCUIT	
	33, 34	2P-20A	--	EXISTING CIRCUIT	
	35, 36	3P-20A	--	EXISTING CIRCUIT	

LIGHTING FIXTURE SCHEDULE

TYPE	MANUFACTURER	LAMP	DESCRIPTION
	PROVIDE ENERGY SAVING LAMPS & ELECTRONIC BALLASTS FOR ALL FLUORESCENT FIXTURES.		
A	LUMAX LG33224-CO1FARS DAY-O-LITE PRS-RM9-332-24-EL NATIONAL RFPA24-332T8-ETEL	3-32W T8	RECESSED 2'X 4' FLUORESCENT FIXTURE WITH FLAT ACRYLIC PRISMATIC LENS.
A1	LUMAX RG34T22-CO1-FARS DAY-O-LITE NATIONAL	F40BX 3 BIAX	RECESSED 2X2 FLUORESCENT FIXTURE WITH FLAT ACRYLIC LENS
F	LUMAX CS23248-EO1U	2-32W T8	4' FLUORESCENT STRIP.
G	STERLING 5500/GD-232-CB-EL	2-32W T8	4'X 6' WIDE FLUORESCENT FIXTURE WITH CROSS BAFFLE.
G1	STERLING 5500/GD-432-CB-EL	4-32W T8	SAME AS TYPE 'G' EXCEPT 8' LONG.
L	BIEBER TITAN-70HP-DB-PR	1-70W HPS	WALL MOUNTED HPS LIGHT FIXTURE WITH PHOTO CELL.
N	TERON EE13	1-13W PL13	SURFACE MTD FLUORESCENT DRUM
P	LUMAX # FJ-23248-E01-SAW	2-T8	WALL MOUNTED FLUORESCENT FIXTURE MOUNTED AT CEILING
Q	STERLING # 5500/GD232-CB-EL-SPE	T-8	RECESSED 6' WIDE FLUORESCENT FIXTURE WITH MITER CORNER.
X	SILTRON APL-SP-1R-WIC	2 WATT LED	EXIT LIGHT WITH UNIVERSAL MOUNTING AND EMERGENCY PACK - SINGLE FACE AND LED LAMPS.
X1	SILTRON APL-SP-2R-WIC	2 WATT LED	SAME AS TYPE 'X' EXCEPT DOUBLE FACE.
X2	SILTRON APL-SP-1R-WIC-WG	2-WATT LED	SAME AS TYPE 'X' EXCEPT WITH WIRE GUARD.

Lighting Fixture Schedule: Add a third manufacturer for type "A1" as follows, "Metalux F2GM83X40A125-120-UBI." APP. 1/13/95

GENERAL NOTES

1. LOCATIONS SHOWN FOR CONNECTIONS TO EQUIPMENT ARE DIAGRAMMATIC. INSTALL FOR EASE OF MAINTENANCE AND TO SUIT EQUIPMENT.
2. PROVIDE ALL REQUIRED PULL BOXES, JUNCTION BOXES, AND DISCONNECT SWITCHES.
3. DO NOT INSTALL OUTLET BOXES BACK TO BACK.
4. COLOR CODE ALL WIRING.
5. PROVIDE CONDUIT SLEEVES AS REQUIRED. THROUGH FIRE RATED SEPARATIONS, SEAL AFTER WIRING IS COMPLETE.
6. SUPPORT EACH LIGHTING FIXTURE INDEPENDENTLY OF THE SUSPENDED CEILING SYSTEM AT A MINIMUM OF TWO OPPOSITE CORNERS AND COORDINATE ITS LOCATIONS PRIOR TO INSTALLATION TO AVOID CONFLICTS WITH OTHER EQUIPMENT.
7. VERIFY ALL CEILING TYPES AND MATERIALS BEFORE ORDERING ANY LIGHTING FIXTURES.
8. COORDINATE THE LOCATIONS OF CEILING MOUNTED EQUIPMENT WITH THE REFLECTED CEILING PLAN.
9. PROVIDE A NYLON PULL CORD IN ALL EMPTY CONDUITS.
10. THE LOCATIONS OF HVAC EQUIPMENT SHOWN ON THESE DRAWINGS ARE APPROXIMATE. FOR EXACT LOCATIONS REFER TO HVAC AND SHOP DRAWINGS.
11. CONCEAL ALL WIRING UNLESS OTHERWISE NOTED.
12. PROVIDE ALL GROUNDING AS REQUIRED BY CODE. GROUND BUILDING SERVICE TO STREET SIDE OF WATER METER AND TO APPROVED GROUND ROD.
13. IT IS THE CONTRACTORS RESPONSIBILITY TO INSTALL ALL REQUIRED WIRING, CONDUIT, GROUNDING, ETC. PER NATIONAL ELECTRIC CODE TO PROPERLY ENERGIZE THE ELECTRICAL SYSTEM. ALL WIRING SHALL BE RUN IN A NEAT AND ORDERLY MANNER. WHERE CIRCUIT DESIGNATION IS INDICATED, WIRING MUST CONNECT TO DESIGNATED CIRCUIT.
14. ALL WIRING, SUCH AS BUT NOT LIMITED TO, TYPE MC CABLE, THAT IS RUN ABOVE SUSPENDED CEILINGS SHALL BE BUNDLED AND SUPPORTED FROM BUILDING STRUCTURE UTILIZING EQUIPMENT FOR THE PURPOSE,SUCH AS A UNISTRUT TRAPEZE OR CADDY CLAMP TYPE WMX-6. IN NO CASE SHALL WIRING BE LAID ON OR ATTACHED TO THE SUSPENDED CEILING OR ITS ASSOCIATED SUPPORT WIRES. ALL CABLES SHALL BE RUN PARALLEL OR PERPENDICULAR TO WALLS. DO NOT RUN CABLES DIAGONALLY THROUGH ANY SPACE.
15. THE ELECTRICAL REMOVAL (DEMOLITION) DRAWINGS SHOW THE GENERAL EXTENT OF REMOVALS. HOWEVER IT IS IMPRACTICAL TO SHOW EVERY ITEM; SOME OF WHICH MAY BE CONCEALED AT THE TIME OF THE SURVEY. THEREFORE, ASSUME THAT YOU WILL BE REQUIRED TO PERFORM AN ADDITIONAL 10% OF REMOVAL WORK, WITHOUT ADDITIONAL COMPENSATION, ITEMS NOT SHOWN TO BE REMOVED OR TO REMAIN SHALL BE REVIEWED WITH THE ENGINEER PRIOR TO REMOVAL.

All AIC ratings for panels & switchboards shall be 22,000. APP. 1/3/95

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certification

JOHN D. GASKELL
No. 3156
REGISTERED PROFESSIONAL ENGINEER

drawn by COMPUTER GENERATED R.P. AutoCAD

checked by J.D.G.

revised on

RGB
The Robinson Green Beretta Corporation
architecture
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interior design

50 Holden Street
Providence, Rhode Island 02908
401 272-1730

project

ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
ISSUED FOR CONSTRUCTION
issued on
12/8/1994

sheet contents
ELECTRICAL NOTES & SCHEDULES

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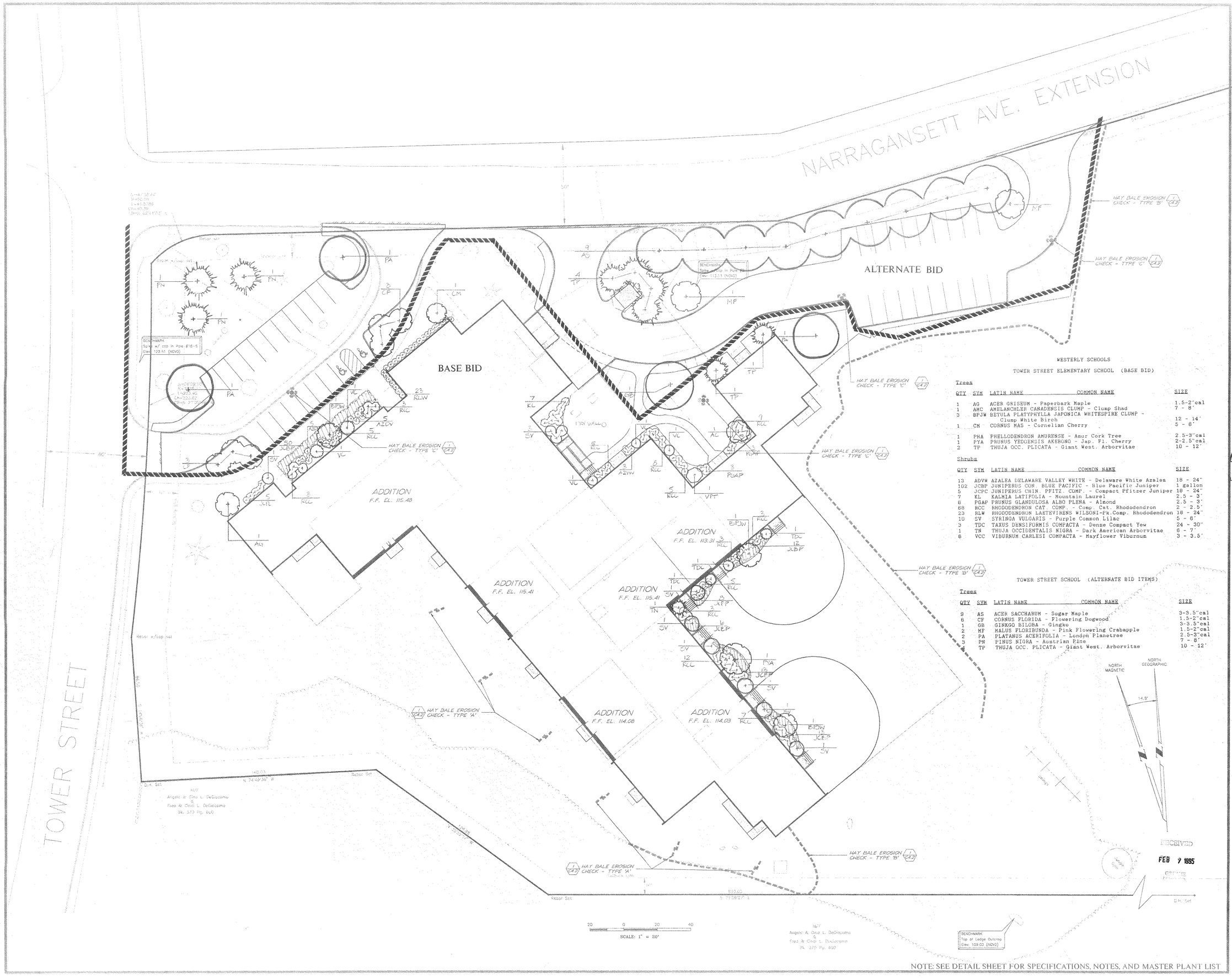
sheet - 19 of - 19



WESTERLY SCHOOLS

TOWER STREET ELEMENTARY SCHOOL (BASE BID)

Trees

QTY	SYM	LATIN NAME	COMMON NAME	SIZE
1	AG	ACER GRISEUM	Paperbark Maple	1.5-2"cal
1	AMC	AMELANCHLER CANADENSIS CLUMP	Clump Shad	7 - 8'
3	BPJW	BETULA PLATYPHYLLA JAPONICA WHITESPIRE CLUMP	Clump White Birch	12 - 14'
1	CM	CORNUS MAS	Cornelian Cherry	5 - 6'
1	PHA	PHELLODENDRON AMURENSE	Amur Cork Tree	2.5-3"cal
1	PYA	PRUNUS YEDOENSIS AKEBONO	Jap. Fl. Cherry	2-2.5"cal
2	TP	THUJA OCC. PLICATA	Giant West. Arborvitae	10 - 12'

Shrubs

QTY	SYM	LATIN NAME	COMMON NAME	SIZE
13	ADVW	AZALEA DELAWARE VALLEY WHITE	Delaware White Azalea	18 - 24"
102	JCBP	JUNIPERUS CON. BLUE PACIFIC	Blue Pacific Juniper	1 gallon
5	JCPC	JUNIPERUS CHIN. PFITZ. COMP.	Compact Pfitzer Juniper	18 - 24"
7	KL	KALMIA LATIFOLIA	Mountain Laurel	2.5 - 3'
6	PGAP	PRUNUS GLANDULOSA ALBO PLENA	Almond	2.5 - 3'
68	RCC	RHODODENDRON CAT. COMP.	Comp. Cat. Rhododendron	2 - 2.5'
23	RLW	RHODODENDRON LAETEVIRENS WILSONI	Pk.Comp. Rhododendron	18 - 24"
10	SV	SYRINGA VULGARIS	Purple Common Lilac	5 - 6'
3	TDC	TAXUS DENSIFORMIS COMPACTA	Dense Compact Yew	24 - 30"
1	TN	THUJA OCCIDENTALIS NIGRA	Dark American Arborvitae	6 - 7'
8	VCC	VIBURNUM CARLESI COMPACTA	Mayflower Viburnum	3 - 3.5'

TOWER STREET SCHOOL (ALTERNATE BID ITEMS)

Trees

QTY	SYM	LATIN NAME	COMMON NAME	SIZE
9	AS	ACER SACCHARUM	Sugar Maple	3-3.5"cal
6	CF	CORNUS FLORIDA	Flowering Dogwood	1.5-2"cal
1	GB	GINKGO BILOBA	Gingko	3-3.5"cal
2	MF	MALUS FLORIBUNDA	Pink Flowering Crabapple	1.5-2"cal
2	PA	PLATANUS ACERIFOLIA	London Planetree	2.5-3"cal
3	PN	PINUS NIGRA	Austrian Pine	7 - 8'
4	TP	THUJA OCC. PLICATA	Giant West. Arborvitae	10 - 12'

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NOTE: SEE DETAIL SHEET FOR SPECIFICATIONS, NOTES, AND MASTER PLANT LIST

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certification

drawn by SEM

checked by MJW

revised on

BECKMAN · WEREMAY LTD.
Land Planning · Landscape Architecture · Garden Design
23 Brown Street, Unit 206 · Wickford, RI 02852
(401) 294-1684

RGB
The Robinson Green Beretta Corporation
architecture
engineering
interior design

50 Holden Street
Providence, Rhode Island 02908
401 272-1730

project

ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status

issued on

sheet contents

LANDSCAPE PLAN

job no. 4389

FEBRUARY 6, 1995

drawing no. 6

sheet 6 of 8

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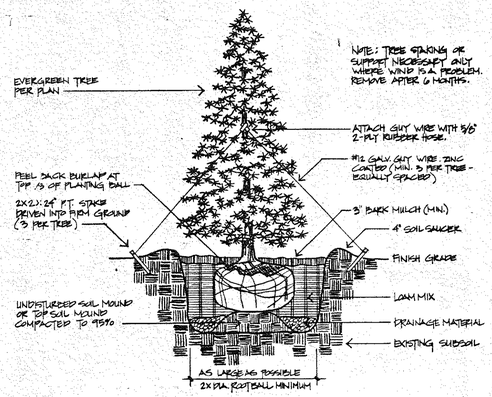
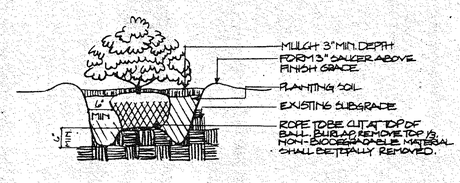
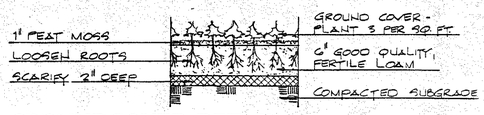


A EVERGREEN TREE PLANTING DETAIL
NOT TO SCALE



D SHRUB PLANTING DETAIL



E GROUNDCOVER DETAIL
SCALE 1"=1'-0"

WESTERLY SCHOOLS

MASTER PLANT LIST

Trees

QTY	SYM	LATIN NAME	COMMON NAME	SIZE
8	AC	ABIES CONCOLOR - White Fir		7 - 8'
8	AF	ABIES FRASIERI - Balsam Fir		7 - 8'
3	AG	ACER GRISEUM - Paperbark Maple		1.5-2"cal
4	AMC	AMELANCHIER CANADENSIS CLUMP - Clump Shad		7 - 8'
5	AR	ACER RUBRUM - Swamp Red Maple		3-3.5"cal
28	AS	ACER SACCHARUM - Sugar Maple		3-3.5"cal
11	BPJW	BETULA PLATYPHYLLA JAPONICA WHITESPIRE CLUMP - Clump White Birch		12 - 14'
1	CAC	CORYLUS AVELLANA CONTORTA- Harry Lauder's Walking Stk.		
14	CF	CORNUS FLORIDA - Flowering Dogwood		1.5-2"cal
5	CH	CORNUS MAS - Cornelian Cherry		5 - 6'
7	FPS	FRAXINUS PENNSYLVANICA SUMMIT - Summit Ash		2.5-3"cal
2	FS	FAGUS SYLVATICA - European Beech		3-3.5"cal
1	GB	GINKGO BILOBA - Gingko		3-3.5"cal
4	JVK	JUNIPERUS VIRG. KETLEERI - Ketleeri Juniper		7 - 8'
7	MF	MALUS FLORIBUNDA - Pink Flowering Crabapple		1.5-2"cal
1	MG	METASEQUOIA GLIPTOSTROBOIDES - Dawn Redwood		6 - 8'
6	MS	MALUS SARGENTI - Sargent Crab		1.5-2"cal
2	PA	PLATANUS ACERIFOLIA - London Planetree		2.5-3"cal
7	PCB	PYRUS CALLERYANA BRADFORD - Bradford Pear		2-2.5"cal
1	PG	PICEA GLAUCA - White Spruce		7 - 8'
1	PHA	PHELLODENDRON AMURENSE - Amur Cork Tree		2.5-3"cal
29	PN	PINUS NIGRA - Austrian Pine		7 - 8'
7	PPGH	PICEA PURGENS GLAUCA HOUPSI - Hoopsi Blue Spruce		7 - 8'
14	PS	PINUS STROBUS - White pine		7 - 8'
42	PYA	PRUNUS YEDOENSIS AKEBONO - Jap. Fl. Cherry		2-2.5"cal
18	TP	THUJA OCC. PLICATA - Giant West. Arborvitae		10 - 12'

Shrubs

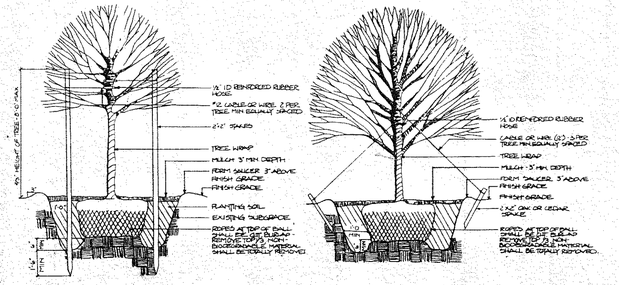
QTY	SYM	LATIN NAME	COMMON NAME	SIZE
13	ADVW	AZALEA DELAWARE VALLEY WHITE - Delaware White Azalea		18 - 24"
15	BVV	BUXUS VARDAR VALLEY - Vardar Valley Boxwood		18 - 24"
30	CD	COTONEASTER DAMMERI - Bearberry Cotonesster		2 gallon
23	EAC	EUONYNUS ALATUS COMPACTA - Dwarf Burning Bush		2-2.5'
44	IGC	ILEX GLABRA COMPACTA - Compact Inkberry		2-2.5'
142	JCBP	JUNIPERUS CON. BLUE PACIFIC - Blue Pacific Jun.		1 gallon
18	JCPC	JUNIPERUS CHIN. PFITZ. COMP. - Compact Pfitzer Juniper		18 - 24"
37	JCS	JUNIPERUS CHIN. SARGENTII - Grn. Sargent Juniper		2 gallon
6	KL	KALMIA LATIFOLIA - Mountain Laurel		2.5-3'
6	PGAP	PRUNUS GLANDULOSA ALBO. PLENA - Almond		2.5 - 3'
7	PJ	PIERIS JAPONICA - Japanese Andromeda		3-3.5'
6	PM	PINUS MUGO MUGHUS - Mugho Pine		24 - 30"
481	RCC	RHODODENDRON CAT. COMP. - Comp.Cat. Rhododendron		2 - 2.5'
23	RLW	RHODODENDRON LAETEVIRENS WILSONI-Comp.Pink Rhododendron		13 - 24'
6	SMP	SYRINGA MEYERI PALABIN - Dwarf Korean Lilac		2.5 - 3'
10	SV	SYRINGA VULGARIS - Purple Common Lilac		5 - 6'
20	TBR	TAXUS BACCATA REPANDENS - Weeping English Yew		2 - 2.5'
61	TDC	TAXUS DENSIFORMIS COMPACTA - Dense Compact Yew		2 - 2.5'
3	TN	THUJA OCCIDENTALIS NIGRA - Dark Amer. Arborvitae		6 - 7'
23	VCC	VIBURNUN CARLESI COMPACTA - Mayflower Viburnum		3 - 3.5'
9	VPT	VIBURNUM PLIC. TOMENTOSUM - Doublefile Viburnum		3 - 4'

Groundcover

QTY	SYM	LATIN NAME	COMMON NAME	SIZE
1130	HH	HEDERA HELIX - English Ivy		3" pots
3	PAC	POLYSTICHUM ACROSTICHOIDES - Christmas Fern		1 gallon

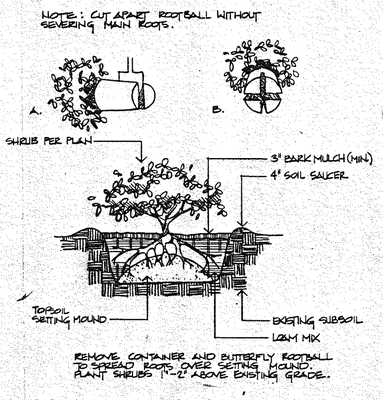
Wetland Planting per RIDEM Plan

QTY	SYM	LATIN NAME	COMMON NAME	SIZE
32	AR	ACER RUBRUM - Swamp Red Maple		4 - 5'
23	FP	FRAXINUS PENNSYLVANICA - Green Ash		4 - 5'
50	PS	PINUS STROBUS - White Pine		4 - 5'



B TREE PLANTING DETAIL- LESS THAN 3" CALIPER
NO SCALE

TREE PLANTING DETAIL - 3" CALIPER & LARGER
NO SCALE



C CONTAINER GROWN SHRUB PLANTING DETAIL
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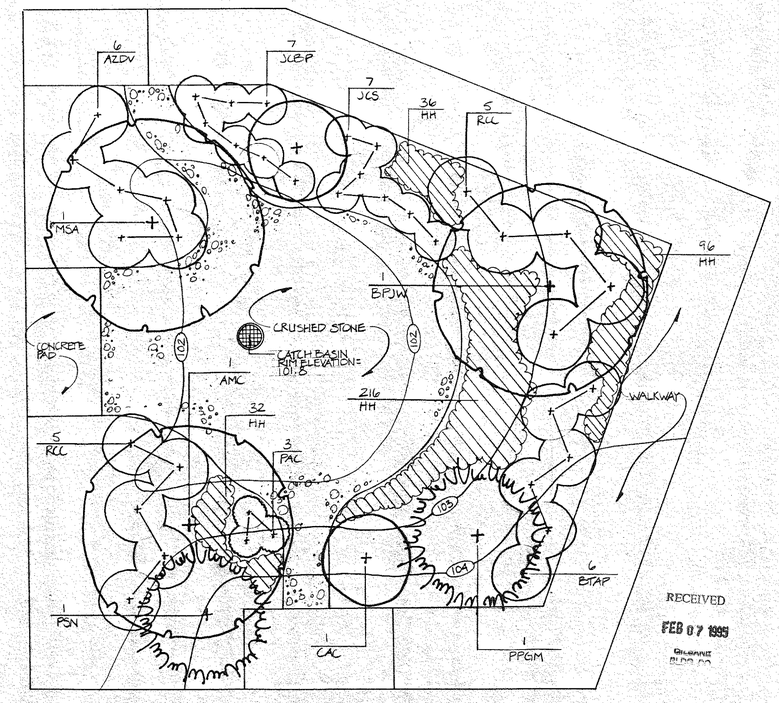

F COURTYARD PLANTING PLAN
SCALE: 1/4" = 1' - 0"

SEE SHEET 5 OF 8

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PLANNING BOARD

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certification

drawn by SEM

checked by MJW

revised on

BECKMAN · WEREMAY LTD.
Land Planning · Landscape Architecture · Garden Design
23 Brown Street, Unit 206 · Wickford, RI 02852
(401) 294-1684

RGB
The Robinson Green Beretta Corporation
architecture
engineering
interior design
50 Holden Street
Providence, Rhode Island 02908
401 272-1730

project

WESTERLY SCHOOLS
WESTERLY, RI

- NORTH END
- HIGH SCHOOL & ADMINISTRATION BUILDING
- BRADFORD
- DUNN'S CORNER
- STATE STREET
- TOWER STREET
- MIDDLE SCHOOL

drawing status

issued on

sheet contents

DETAILS

SCALE: AS SHOWN

job no.

FEBRUARY 6, 1995

drawing no. 8

sheet 8 of 8

#321

audit overlay date

job no.

sheet no.

FED. ROAD DIV. NO.	STATE	FED. AID PROJ. NO.	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
1	R.I.	S-0245(12)	1958 WAR	9	56

RHODE ISLAND
DEPARTMENT OF PUBLIC WORKS
DIVISION OF ROADS & BRIDGES
SECTION OF ROADS

CURVE DATA	
ANGLE	155°02'00"
TAN	400'
ARC	787.30'
RAD	1/1806.77'
CURVE	3°17'
S.E.	1/2" per ft.

Horizontal Scale 20 Feet per inch
Vertical Scale 4 Feet per inch

56 Sheets Sheet No. 9

WESTERLY
TOWER STREET
From: OAK STREET
To: GRANITE STREET

KEUFFEL & ESSER CO.
NEW YORK

TRADE STANDARD MARK
REG. U.S. PAT. OFF.
PROFILE PLATE A 4 X 20
100% RAG PAPER
MADE IN U.S.A.

FED. ROAD DIV. NO.	STATE	PROJ. NO.	FISCAL YEAR	SHEET NO.	TOTAL SHEETS
1	R. I.	S-0245(12)	1972	9	56

RHODE ISLAND
DEPARTMENT OF PUBLIC WORKS
DIVISION OF ROADS & BRIDGES
SECTION OF ROADS

CURVE DATA	
ANGLE	153°02'00"
TAN	400'
ARC	787.30'
RAD	1,806.77'
CURVE	3 1/2°
S.E.	1/2"/FT.

HORIZONTAL SCALE 20 FEET PER INCH
VERTICAL SCALE 4 FEET PER INCH

56 SHEETS SHEET NO. 9

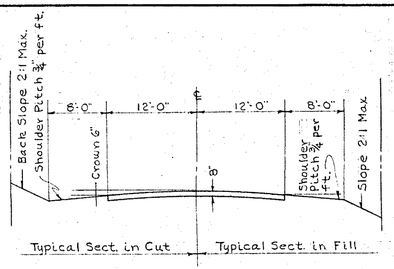
WESTERLY
TOWER STREET
From: OAK STREET
To: GRANITE STREET

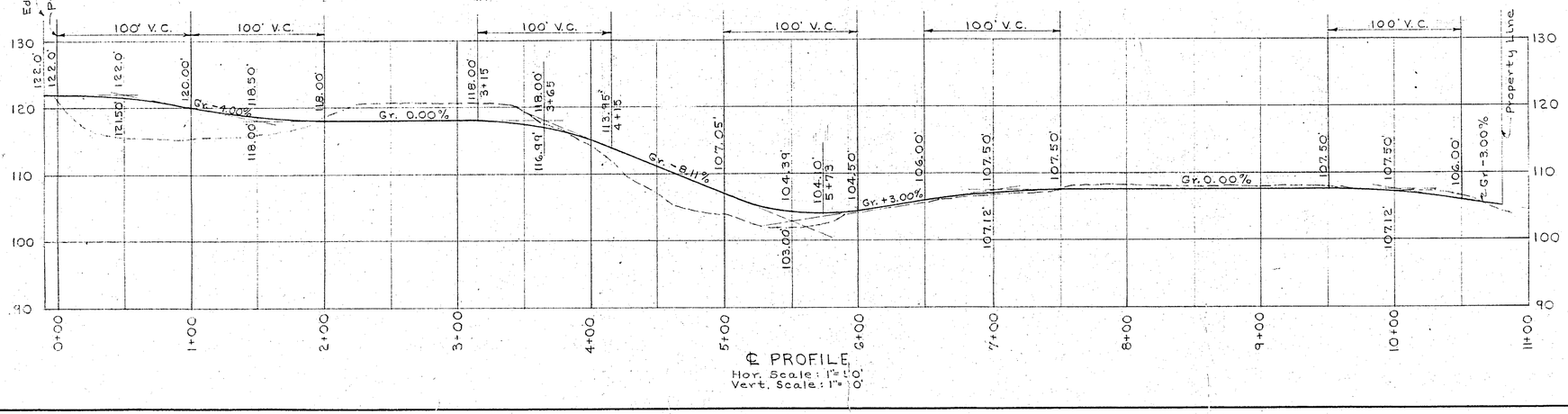
KEUFFEL & ESSER CO.
NEW YORK

YORK STANDARD MADE
REG. U.S. PAT. OFF.
PROFILE PLATE A 4 X 20
100% RAG PAPER
MADE IN U.S.A.

7

NO.	DATE	REVISION DESCRIPTION





℄ PROFILE
Hor. Scale: 1"= 100'
Vert. Scale: 1"= 10'

Note - Details of headwalls involving approx. 20 cy of reinforced concrete, and of field stone walls for spring and involving approximately 12 cy of stone will follow.

TOWER ST. ACCESS ROAD
7/28/54

COR. TOWER ST. & NARRAGANSETT AVE. EXT.

D. P. W.
CASE 1 WATER 1
DRAWER 4 SEWER
PLAN 17 HIGHWAY

DRAWN BY	HARRIMAN, WILLIS & HAYDEN	SCALE
DESIGNED	ARCHITECTS - ENGINEERS	REVISION NO.
CHECKED	AUBURN. MAINE BOSTON. MASS.	DRAWING NO.
APPROVED		
DATE		

Cluster 5

Cluster 6

Cluster 4

4'

19'

New Bituminous Walkway

Existing Chainlink Fence

16' Swinging Gate

Relocated Chainlink Fence

Fuel Tank

Utility Pole

10 Stalls 9' Wide @ 90°

20'

11 Stalls 9' Wide @ 60°

60°

55'6"

N

Service Wing

Administration Area

Narragansett Avenue

Existing Paved Driveway

D. P. W.

CASE 1 WATER

PAPER 4 SEWER

PLAN 16 HIGHWAY ✓

Town of Westerly, R.I.
Tower Street School

SCALE: 1"=20' APPROVED BY: DRAWN BY JRP

DATE: 7-28-89 REVISED

Revised Parking Lot Plan

Arthur F. Leiper, P.E. Town Engineer DRAWING NUMBER

110.0

110.8

N

Pole

113.9

113.0

115.1

116.6

116.7

Narragansett

Avenue

Main School Building

Driveway

Paved

D. P. W.

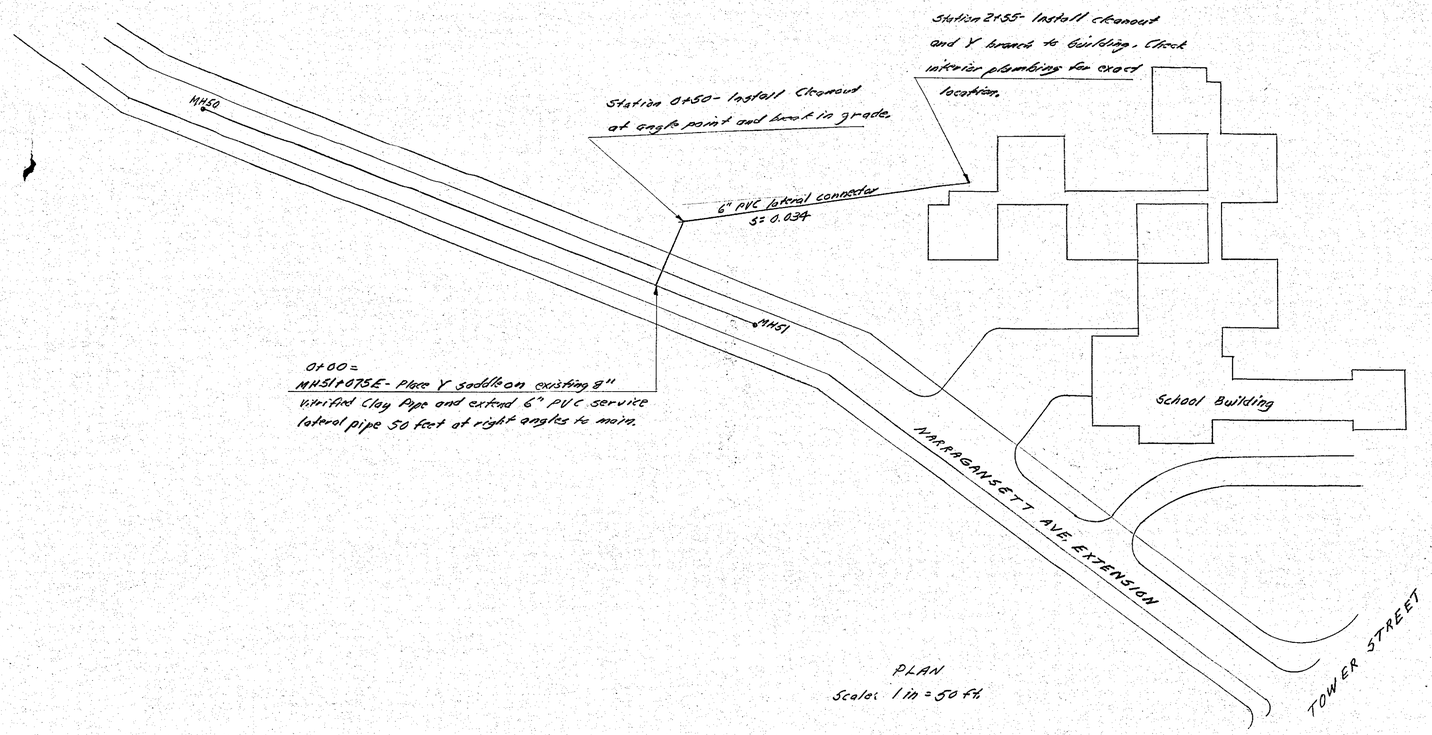
CASE 1 WATER

DRAWER 4 SEWER

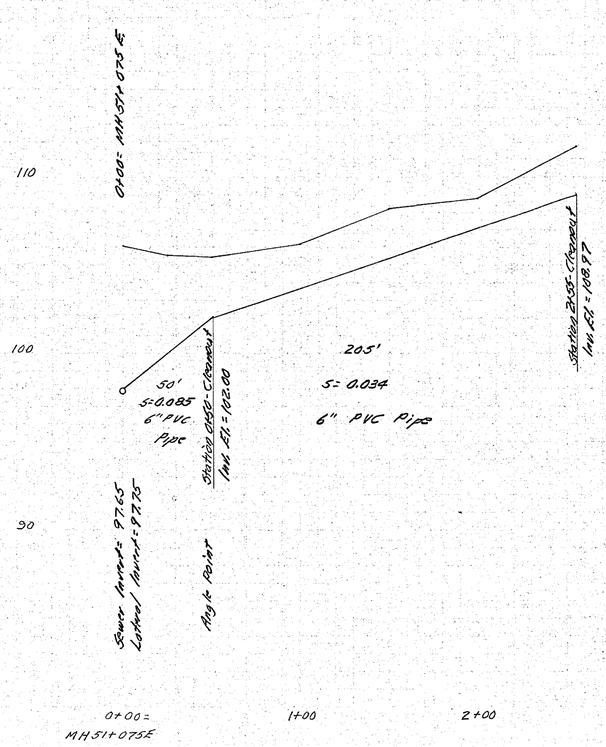
PLAN 16 HIGHWAY

Town of Westerly, Rhode Island
Tower Street School
Site Plan

SCALE: 1" = 20'	APPROVED BY: Arthur F. Leiper, P.E. Town Engineer	DRAWN BY JRP
DATE: April 4, 1989		REVISED
		DRAWING NUMBER



PLAN
Scale: 1 in = 50 ft.



SPECIFICATIONS

Pipe shall be PVC meeting the requirements of ASTM Specification D3034 for SDR 35, suitable for use as a gravity sewer conduit.

Trench bottom shall be excavated by hand to present a firm bedding for the pipe.

No stones shall be used in backfill within 18 inches of the top of the pipe.

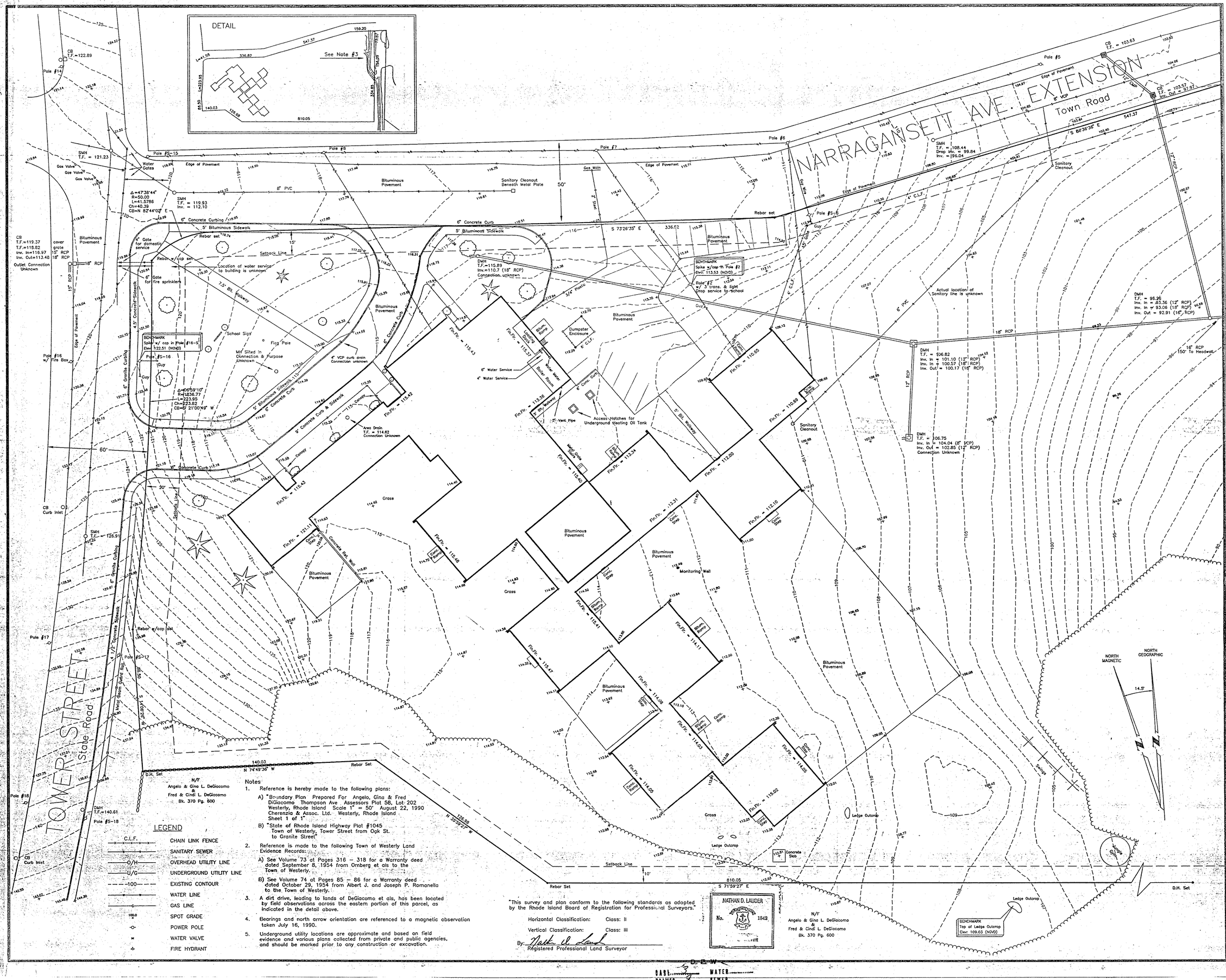
Pipe shall be laid true to line and grade with watertight joints.

Refill shall be placed in 12-inch layers and compacted. Pavement restoration on Narragansett Avenue shall be level with existing pavement, 2½ inches of plant mix bituminous concrete compacted to 2 inches. All unpaved disturbed areas shall be loamed and seeded. Any disturbance of the chain link fence shall be repaired.

Town of Westerly
TOWER STREET SCHOOL
Relocation of Sewer Service Connection
September 15, 1989

D. P. W.
CASE 1 WATER
DRAWER 4 SEWER K
PLAN 16 HIGHWAY

109
163



LEGEND

C.L.F.	CHAIN LINK FENCE
S	SANITARY SEWER
O/H	OVERHEAD UTILITY LINE
U/G	UNDERGROUND UTILITY LINE
100	EXISTING CONTOUR
W	WATER LINE
G	GAS LINE
100.0	SPOT GRADE
	POWER POLE
	WATER VALVE
	FIRE HYDRANT

Notes

1. Reference is hereby made to the following plans:
   - A) "Boundary Plan Prepared For Angelo, Gina & Fred DiGiacomo Thompson Ave Assessors Plat 58, Lot 202 Westerly, Rhode Island Scale 1" = 50' August 22, 1990 Cherenzia & Assoc. Ltd. Westerly, Rhode Island Sheet 1 of 1"
   - B) "State of Rhode Island Highway Plat #1045 Town of Westerly, Tower Street from Oak St. to Granite Street"
2. Reference is made to the following Town of Westerly Land Evidence Records:
   - A) See Volume 73 at Pages 316 – 318 for a Warranty deed dated September 8, 1954 from Ormberg et als to the Town of Westerly.
   - B) See Volume 74 at Pages 85 – 86 for a Warranty deed dated October 29, 1954 from Albert J. and Joseph P. Romanella to the Town of Westerly.
3. A dirt drive, leading to lands of DeGiacomo et als, has been located by field observations across the eastern portion of this parcel, as indicated in the detail above.
4. Bearings and north arrow orientation are referenced to a magnetic observation taken July 16, 1990.
5. Underground utility locations are approximate and based on field evidence and various plans collected from private and public agencies, and should be marked prior to any construction or excavation.

"This survey and plan conform to the following standards as adopted by the Rhode Island Board of Registration for Professional Surveyors."

Horizontal Classification: Class: II

Vertical Classification: Class: III

By: Nathan D. Lauder
Registered Professional Land Surveyor

NATHAN D. LAUDER No. 1842 REGISTERED LAND SURVEYOR

CAD..... WATER.....
DRAWER..... SEWER.....
PLAN..... BIGHWAY.....

certification

CHERENZIA & ASSOCIATES, LTD.
Raymond F. Cherenzia, P.E., L.S.
P.O. Box 513
25 Ledward Avenue
Westerly, RI 02891
(401) 596-7747 FAX (401) 596-3610

drawn by TWS

checked by NDL

revised on

project

EXISTING CONDITIONS PLAN
PREPARED FOR
WESTERLY SCHOOL BUILDING COMMITEE
TOWER STREET ELEMENTARY SCHOOL
NARRAGANSETT AVENUE EXTENSION
MAP 58, LOT 165
WESTERLY, RHODE ISLAND
SCALE: 1" = 20' SEPTEMBER 29, 1994

20 0 20 40

drawing status
ISSUED FOR CONSTRUCTION
issued on 7 DECEMBER 1994

sheet contents
SURVEY GBCo Received 12-7-94

job no. 4389

drawing no.
C1.1T

sheet 1 of 7

GENERAL NOTES:

1. BEFORE BEGINNING ANY EXCAVATION OR DEMOLITION, GIVE A MINIMUM OF SEVENTY-TWO (72) HOUR NOTICE EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS, TO ALL UTILITY COMPANIES WITHIN THE AREA. ALSO, CALL "DIG SAFE" AT 1-800-225-4977 IN MAINE, NEW HAMPSHIRE, VERMONT AND RHODE ISLAND, OR 1-800-322-4844 IN MASSACHUSETTS, TO NOTIFY MEMBER UTILITIES. CONTRACTOR SHALL ALSO CONFORM TO CHAPTER 39-1.2 OF THE GENERAL LAWS OF THE STATE OF RHODE ISLAND, ENTITLED "EXCAVATION NEAR UNDERGROUND UTILITY FACILITIES".
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4. ALL AREAS DISTURBED BY CONSTRUCTION AND NOT INDICATED TO RECEIVE ANY OTHER FORM OF SURFACE TREATMENT SHALL BE LOAMED AND SEEDED.
5. COORDINATE WITH LOCAL GAS COMPANY FOR INSTALLATION OF NEW GAS SERVICES, METERS AND PAY ALL COSTS INCURRED.

NARRAGANSETT AVE. EXTENSION
Town Road

TOWER STREET
State Road

ADDITION
F.F. EL. 115.48
Gross

ADDITION
F.F. EL. 115.41
Grass

ADDITION
F.F. EL. 114.08

ADDITION
F.F. EL. 113.31

ADDITION
F.F. EL. 114.03

VERIFY GAS ROUTING W/ GAS COMPANY

PROVIDE CONC. GAS METER PAD AS REQD. BY GAS COMPANY

RED OIL TANKS & PIPING
6,000 V.C. TANK 17'DIA. 11'6" HIGH 5 FT.6" WIDE

DRY WELL #1
RIM 112.5
INV. IN 110.0

DRY WELL #2
RIM 114.9
INV. IN 111.5

DRY WELL #3
RIM 114.2
INV. IN 110.5

HAY BALE EROSION CHECK - TYPE 'A'

HAY BALE EROSION CHECK - TYPE 'B'

SPLASH BLOCK

MITER ENDS OF 6" PIPE TO CONFORM WITH SLOPES

BENCHMARK
Spike w/cap in Pole #16-S
Elev. 122.51 (NGVD)

BENCHMARK
Spike w/cap-in Pole #2
Elev. 113.53 (NGVD)

BENCHMARK
Top of Ledge Outcrop
Elev. 109.03 (NGVD)

Pole #14 · Pole #15 · Pole #16 · Pole #17 · Pole #18 · Pole #5 · Pole #6 · Pole #7 · Pole #8 · Pole #8-S · Pole #8-S-2 · Pole #S-15 · Pole #S-16 · Pole #S-17 · Pole #S-18

CB T.F.=122.89 · CB T.F.=119.37 · CB T.F.=118.82 · CB T.F.=103.63 · CB T.F.=103.57 · CB Curb Inlet

DMH T.F. = 121.23 · DMH T.F.=115.89 · DMH T.F. = 96.78 · DMH T.F. = 106.75 · DMH T.F.=140.81 · SMH T.F. = 121.91 · SMH T.F. = 119.93 · SMH T.F. = 108.44

Water Gates · Gas Valve · Gas Valve · Gas Valve · Gas Main · Rebar set · Rebar w/cap set · Rebar w/cap set · Rebar set · Rebar Set · D.H. Set · D.H. Set · Rebar e/cap set

Edge of Pavement · Bituminous Pavement · 8" PVC · 6" Concrete Curbing · 5' Bituminous Sidewalk · 6" Concrete Curb · 4.5' Concrete Sidewalk · 6" Granite Curbing · 9' Concrete Curb & Sidewalk · Canopy · Area Drain T.F. = 114.62 Connection Unknown · 4" VCP curb drain Connection unknown · Sanitary Cleanout Beneath Metal Plate · Sanitary Cleanout · 4" CLF · 15" RCP · 18" RCP · 12" RCP · 8" Water Service · 4" Water Service · Water Room · Boiler Room · Dumpster Enclosure · Fire Pole · School Sign · Mail Slot in Connection & Purpose Unknown · Flag Pole · Guy · Utility Pole · Location of water service to building is unknown · 6" Gate for fire sprinklers · 4" Gate for domestic service · Outlet Connection Unknown · cover grate 15" RCP Inv. Out=113.48 18" RCP · Bituminous Pavement · Concrete Pad · Ramp · Vent Pipe · Access Hatches for heating oil Tank · Ledge Outcrop · Concrete Slab · Swamp · Rear e/cap inlet · Metal Beam Guard Rail · 15" RCP 150' To Headwall · Actual location of Sanitary line is unknown

Δ=47°38'44" R=50.00 L=41.5786 Ch=40.39 CB=N 52°44'02" E

Δ=20°59'10" R=180.77 L=225.93 Ch=224.82 CB=S 21°00'49" W

N 74°49'38" W 140.03

N 30°58'07" W 172.58

S 73°26'38" E 136.82

S 86°36'38" E 547.37

S 71°59'21" E 810.05

Inv. In = 109.62 · Inv. In = 101.10 (12" RCP) · Inv. In = 100.57 (15" RCP) · Inv. Out = 100.17 (15" RCP)

Inv. In = 92.06 (18" RCP) · Inv. Out = 92.91 (15" RCP)

Inv. In = 104.04 (8" VCP) · Inv. Out = 102.85 (12" RCP) · Connection Unknown

Drop Inv. = 99.84 · Inv. = 96.04

Inv. In = 112.10 · Inv. Out = 111.93

Inv. = 110.7 (18" RCP) · Connection Unknown

Inv. = 110.5 · Inv. = 112.5 · Inv. = 112.1 · Inv. = 111.5 · Inv. = 111.25

Invert = 113.31

Finish = 112.00

Fin.Flr. = 115.43 · Fin.Flr. = 115.42 · Fin.Flr. = 115.48 · Fin.Flr. = 115.41 · Fin.Flr. = 114.08 · Fin.Flr. = 113.31 · Fin.Flr. = 114.03 · Fin.Flr. = 115.02

Finish Floor Elevation

Bituminous Pavement · Grass · Ledge Outcrop · Concrete Slab · Swamp · Monitoring Well

Sediment Trap · Silt Fence · Construction Limit Line · Silt Sack Line

NORTH MAGNETIC · NORTH GEOGRAPHIC · 14.5°

LEGEND

C.L.F.	CHAIN LINK FENCE
S	SANITARY SEWER
O/H	OVERHEAD UTILITY LINE
U/G	UNDERGROUND UTILITY LINE
100	EXISTING CONTOUR
W	WATER LINE
G	GAS LINE
100.0	SPOT GRADE
	POWER POLE
	WATER VALVE
	FIRE HYDRANT

LEGEND

(+100.0)	EXISTING SPOT GRADE TO REMAIN
+ 100.0	PROPOSED SPOT GRADE
102	PROPOSED CONTOUR
ND	NEW DRAIN LINE
NS	PROPOSED SWALE
NG	NEW GAS LINE

SCALE: 1" = 20'

N/F
Angelo & Gina L. DeGiacomo
&
Fred & Cindi L. DeGiacomo
Bk. 370 Pg. 600

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certification

GERHARD F. GRAF 2904 REGISTERED PROFESSIONAL ENGINEER

drawn by JND

checked by RJF

revised on

RGB
The Robinson Green Beretta Corporation
architecture
engineering
interior design

50 Holden Street
Providence, Rhode Island 02903
401 272-1730

project

ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
ISSUED FOR CONSTRUCTION
issued on
7 DECEMBER 1994

sheet contents
GRADING & DRAINAGE PLAN
GBCo Received 12-7-94

job no. 4389

drawing no.
C3.1T

sheet 4 of 7

GENERAL NOTES:

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NARRAGANSETT AVE. EXTENSION

Town Road

TOWER STREET

State Road

VERIFY INVERT OF EXISTING DRAIN LINE BEFORE BEGINNING CONSTRUCTION. NOTIFY ARCHITECT IF INVERT IS GREATER THAN 111.0 (MANHOLE WILL BE MOVED DOWN UNTIL ELEV. 111.0 IS OBTAINED.

VERIFY INVERT OF EXISTING DRAIN LINE BEFORE BEGINNING CONSTRUCTION. NOTIFY ARCHITECT IF INVERT IS GREATER THAN 105.1

RAISE CLEANOUT TO GRADE

ALTERNATE # IT

SAME AS BASE BID

LOWER RIM TO GRADE

ADDITION F.F. EL. 115.48 Grass

ADDITION F.F. EL. 115.41 Grass

ADDITION F.F. EL. 114.08

ADDITION F.F. EL. 113.31

ADDITION F.F. EL. 114.03

PROVIDE CONC. GAS METER PAD AS REQ'D. BY GAS COMPANY

VERIFY GAS ROUTING W/ GAS COMPANY

CLEAN & ROD CATCH BASIN & PIPE

DOGHOUSE-MANHOLE RIM 118.0 INV.-IN 111.0

DOGHOUSE MANHOLE RIM 109.9 INV. IN 105.6

DOGHOUSE MANHOLE RIM 101.1 INV. IN 97.25

DOGHOUSE MANHOLE RIM 108.4 INV IN 103.0

C.B. #1 RIM 111.34 INV. 111.84

C.B. #2 RIM 104.6 INV.IN 104.5 INV.OUT 106.2

C.B. #3 RIM 104.10 INV. 100.10

C.B. #4 RIM 107.75 INV. 103.75

DRY WELL #2 RIM 114.9 INV. IN 111.5

DRY WELL #3 RIM 114.2 INV. IN 110.5

HAY BALE EROSION CHECK - TYPE 'A'

HAY BALE EROSION CHECK - TYPE 'B'

HAY BALE EROSION CHECK - TYPE 'C'

SPLASH BLOCK

TYP.

Access Hatches for Underground Heating Oil Tanks

2" Vent Pipe

Actual location of Sanitary line is unknown

Connection Unknown

Bituminous Pavement

Concrete Slab

Ledge Outcrop

Swamp

Rebar Set

Rebar w/cap set

D.H. Set

N/F Angelo & Gina L. DeGiacomo & Fred & Cindi L. DeGiacomo Bk. 370 Pg. 600

BENCHMARK Spike w/ cap in Pole #16-S Elev. 122.51 (NGVD)

BENCHMARK Top of Ledge Outcrop Elev. 109.03 (NGVD)

NORTH MAGNETIC

NORTH GEOGRAPHIC

14.5°

LEGEND

C.L.F.	CHAIN LINK FENCE
S	SANITARY SEWER
O/H	OVERHEAD UTILITY LINE
U/G	UNDERGROUND UTILITY LINE
100	EXISTING CONTOUR
W	WATER LINE
G	GAS LINE
100.0	SPOT GRADE
	POWER POLE
	WATER VALVE
	FIRE HYDRANT

LEGEND

(114.0)	EXISTING SPOT GRADE TO REMAIN
x 102.5	PROPOSED SPOT GRADE
102	PROPOSED CONTOUR
ND	NEW DRAIN LINE
SH	PROPOSED SHALE
DS	NEW DOWN SPOUT
NG	NEW GAS LINE

SCALE: 1" = 20'

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GERHARD H. GRAF — 12904 — REGISTERED PROFESSIONAL ENGINEER

drawn by JND

checked by RJF

revised on

RGB

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ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

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ISSUED FOR CONSTRUCTION

issued on 7 DECEMBER 1994

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GRADING & DRAINAGE PLAN ALTERNATE # IT

CBC Received 12-7-94

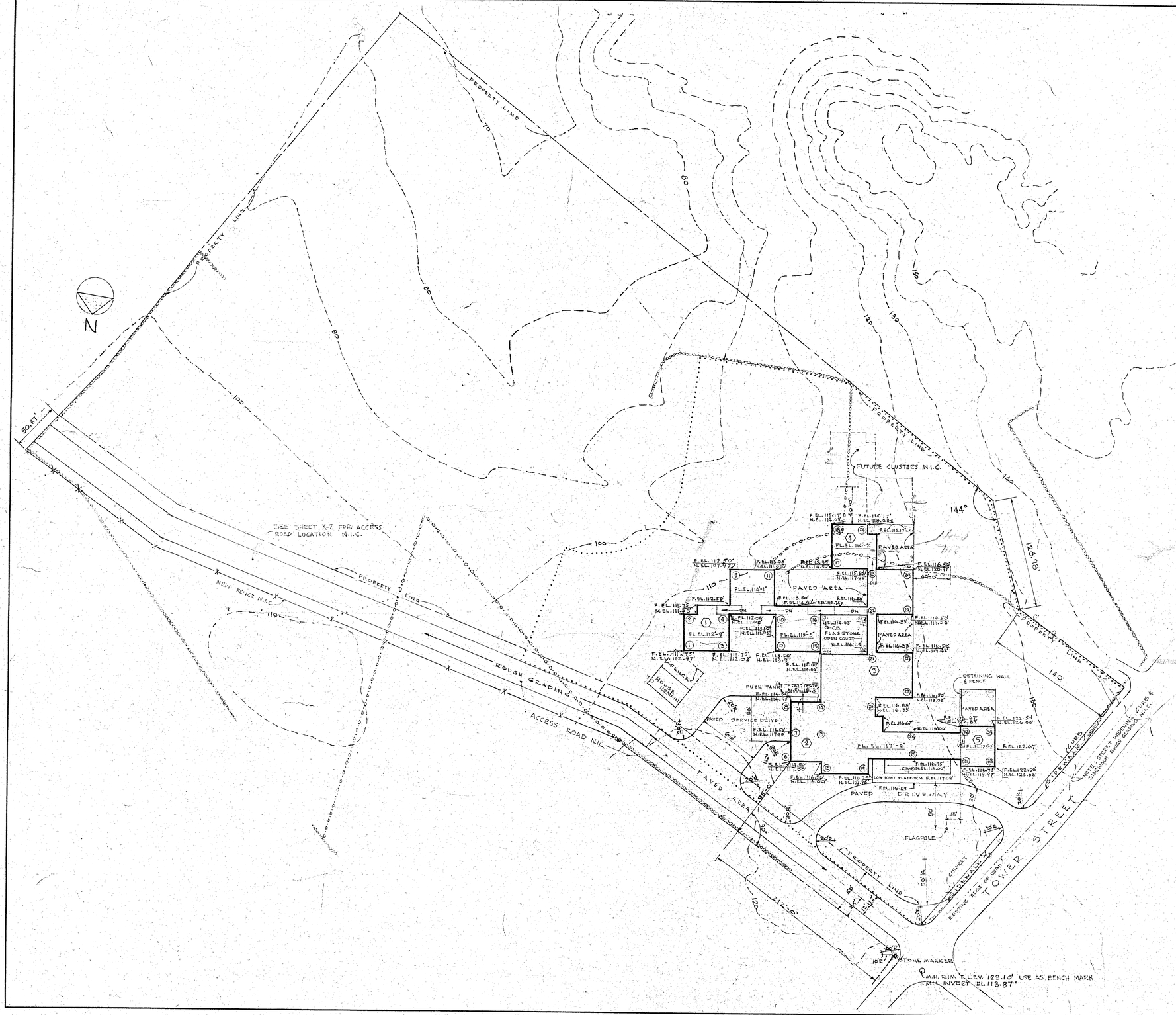
job no. 4389

drawing no.

C3.2T

sheet 5 of 7

NO.	DATE	REVISION DESCRIPTION



NOTE

1. ROUGH GRADE PAVED AREAS, DRIVEWAY, SERVICE DRIVE & OPEN COURT
2. OWNER TO CLEAR SITE OF BRUSH & TREES TO 6" ABOVE NATURAL GRADE WITHIN THE LIMITS OF GRADING
3. ACCESS ROAD GRADING & CONSTRUCTION N.I.C.
4. FINISHED BITUMINOUS PAVING & FLAGSTONE BY OTHERS
5. LANDSCAPING N.I.C.

(00) LOCATION OF SOUNDINGS
(00) LOCATION OF TEST PITS
"SEE" SOUNDING & TEST PIT DATA IN SPECIFICATIONS

LEGEND:-

- EXISTING GRADE
- PROPERTY LINE
- NEW FENCE
- LIMITS OF GRADING
- STONE WALL
- STONE WALL TO BE REMOVED
- F.EL. 00.0' FINISH ELEVATION
- N.EL. 00.0' NATURAL ELEVATION
- N.I.C. NOT IN CONTRACT

TOWER STREET SCHOOL
WESTERLY RHODE ISLAND

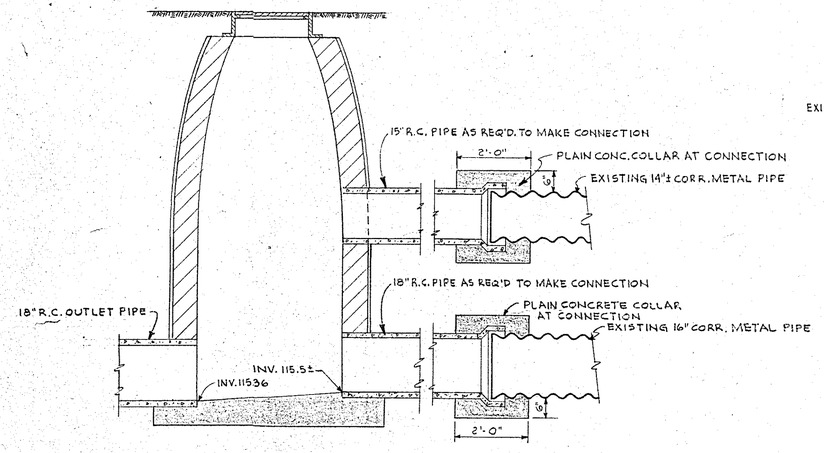
PLOT PLAN

DRAWN BY	M.Z.
DESIGNED	
CHECKED	✓
APPROVED	WG
DATE	24 AUG 54

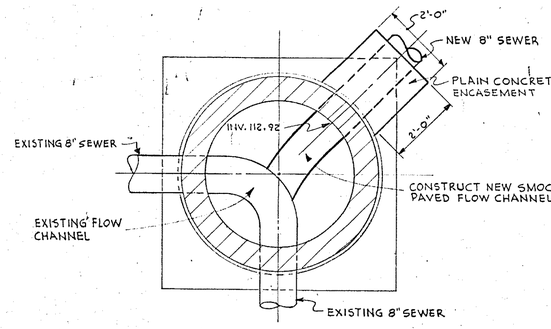
HARRIMAN, WILLIS & HAYDEN
ARCHITECTS - ENGINEERS
AUBURN, MAINE BOSTON, MASS.

SCALE 1" = 50'
REVISION NO.
DRAWING NO. 1
101-A 54

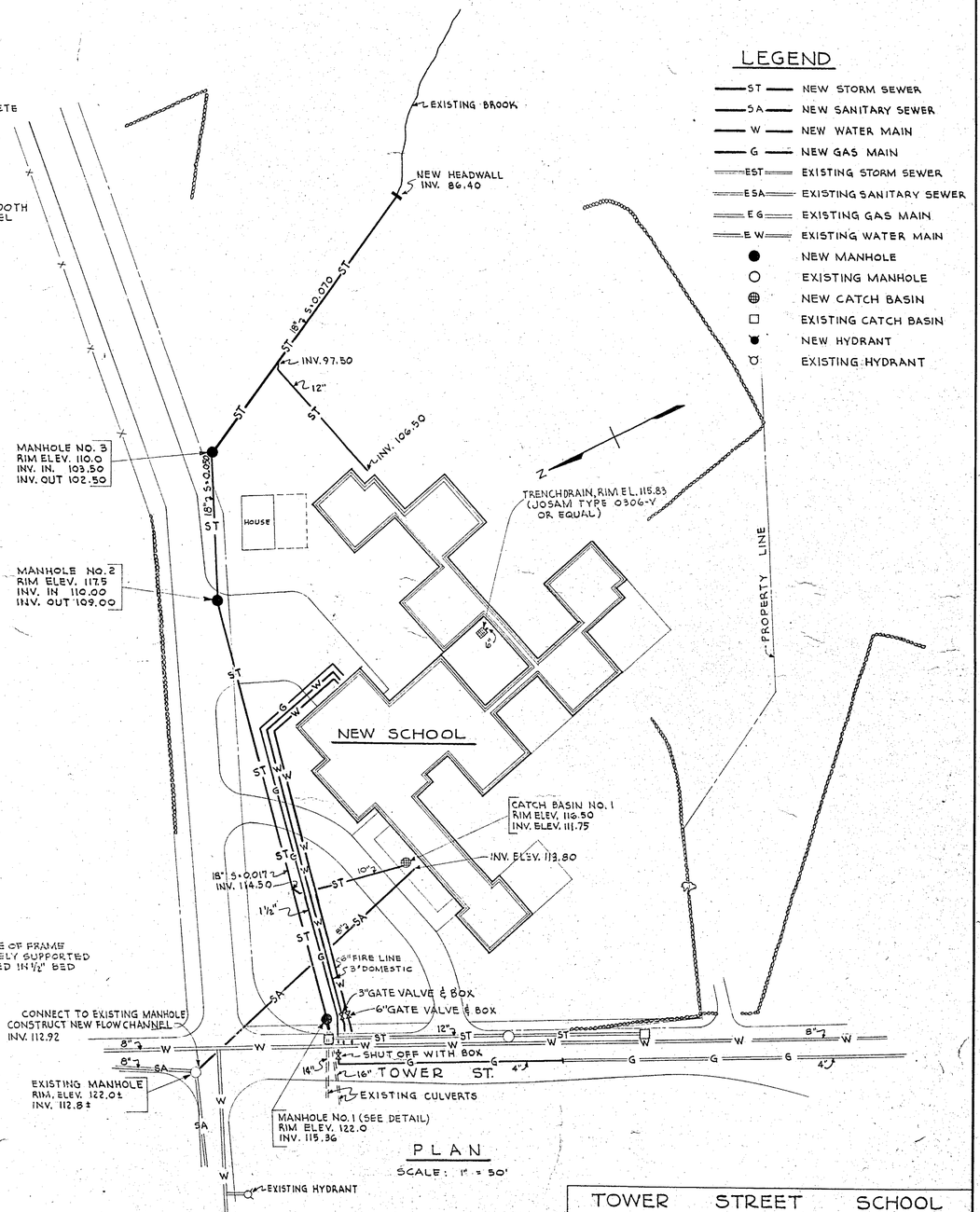
NO.	DATE	REVISION DESCRIPTION



ELEVATION
MANHOLE NO. 1



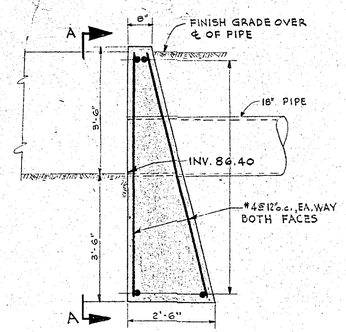
PLAN
CONNECTION TO EXISTING SANITARY MANHOLE



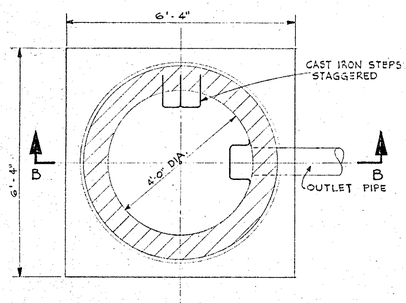
PLAN
SCALE: 1" = 50'

LEGEND

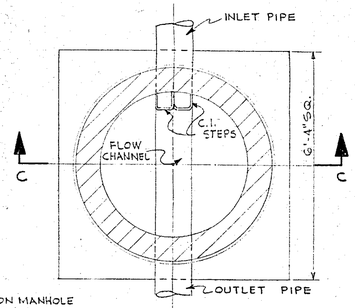
- ST — NEW STORM SEWER
- SA — NEW SANITARY SEWER
- W — NEW WATER MAIN
- G — NEW GAS MAIN
- EST — EXISTING STORM SEWER
- ESA — EXISTING SANITARY SEWER
- EG — EXISTING GAS MAIN
- EW — EXISTING WATER MAIN
- NEW MANHOLE
- EXISTING MANHOLE
- NEW CATCH BASIN
- EXISTING CATCH BASIN
- NEW HYDRANT
- EXISTING HYDRANT



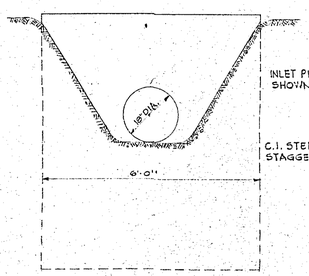
CROSS SECTION NEW HEADWALL



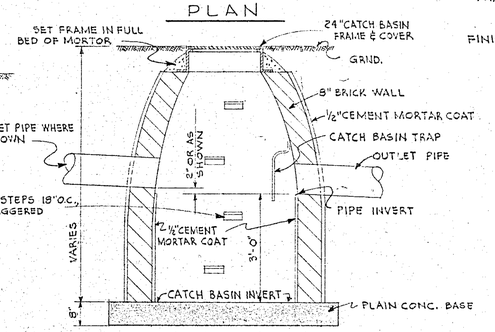
PLAN



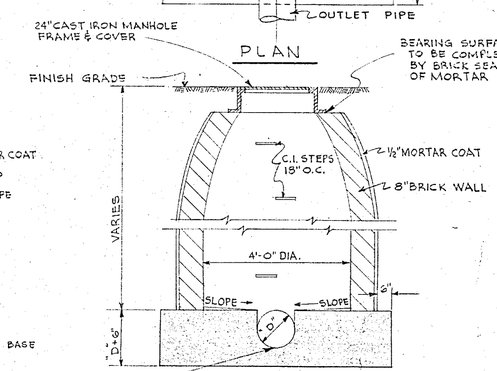
PLAN



ELEVATION A-A
HEADWALL DETAILS
SCALE: ½" = 1'-0"



SECTION B-B
TYPICAL CATCH BASIN
SCALE: ½" = 1'-0"



SECTION C-C
DETAIL OF TYPICAL MANHOLE
SCALE: ½" = 1'-0"

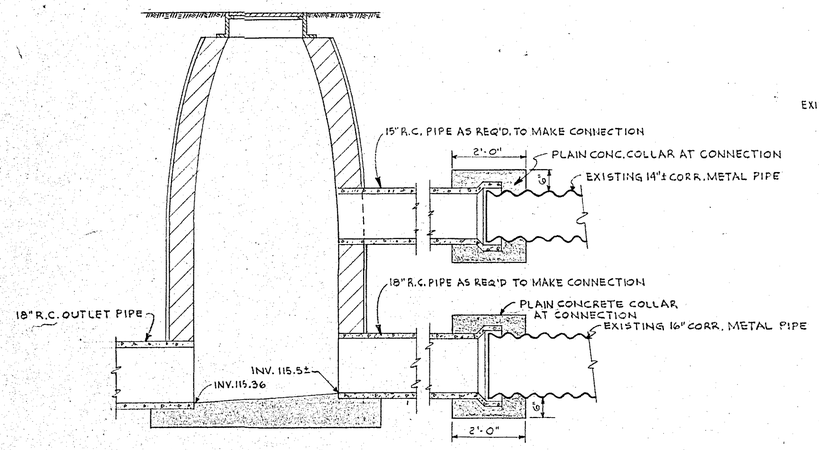
TOWER STREET SCHOOL
WESTERLY RHODE ISLAND

OUTSIDE UTILITIES
SEWERS, WATER AND GAS

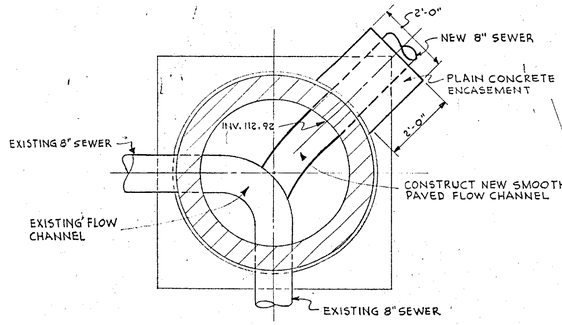
DRAWN BY F	HARRIMAN, WILLIS & HAYDEN
DESIGNED WHD	ARCHITECTS - ENGINEERS
CHECKED WHD	AUBURN, MAINE — BOSTON, MASS.
APPROVED	
DATE 24 Aug. '54	

SCALE As Shown
REVISION NO.
DRAWING NO. U-1
101 A-54

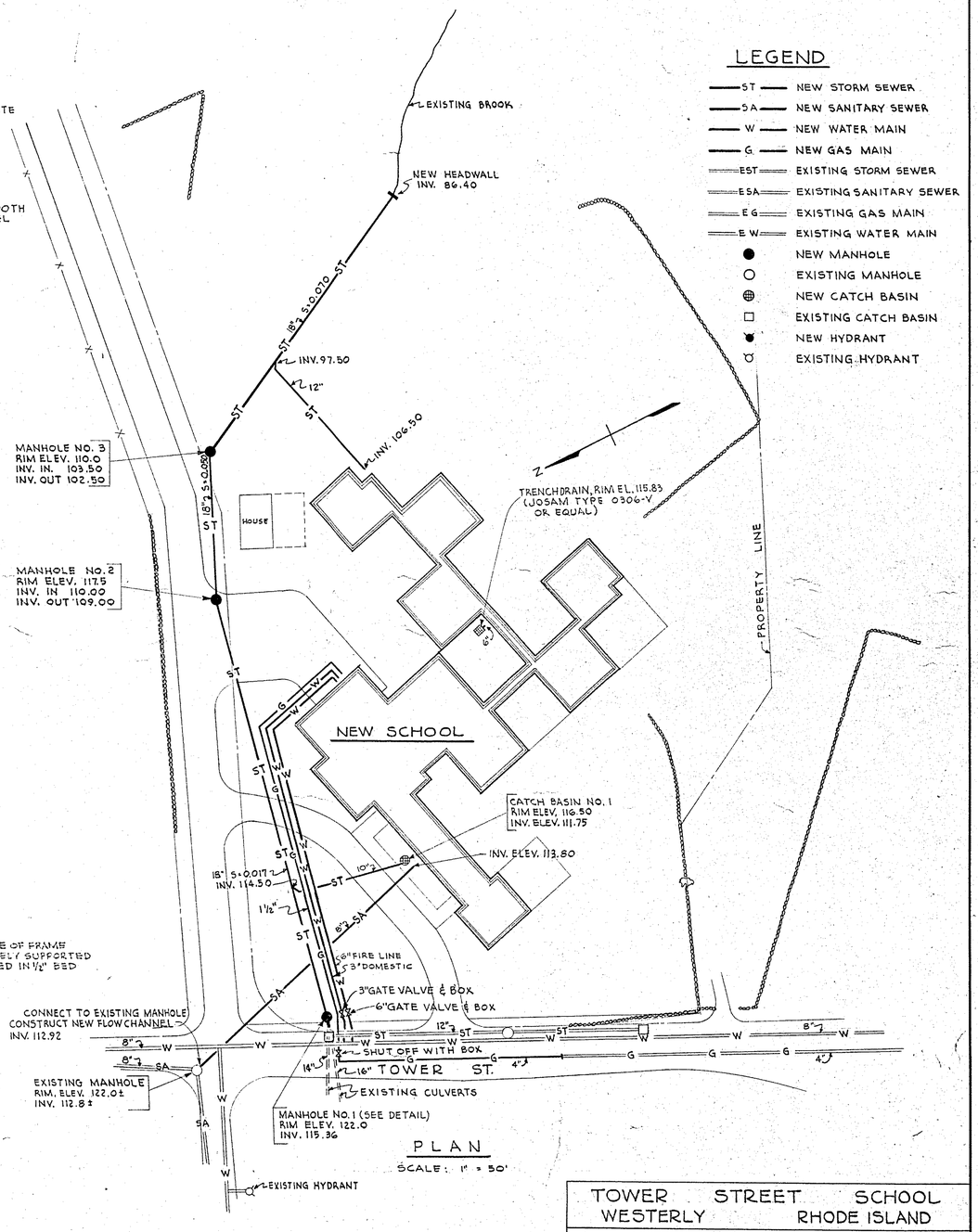
NO.	DATE	REVISION DESCRIPTION



ELEVATION
MANHOLE NO. 1



PLAN
CONNECTION TO EXISTING SANITARY MANHOLE



PLAN
SCALE: 1" = 50'

LEGEND

- ST — NEW STORM SEWER
- SA — NEW SANITARY SEWER
- W — NEW WATER MAIN
- G — NEW GAS MAIN
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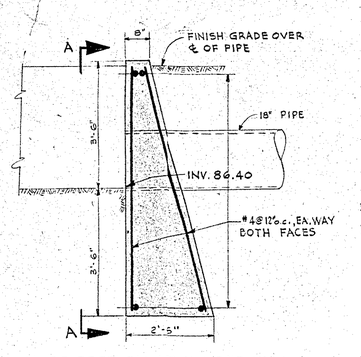
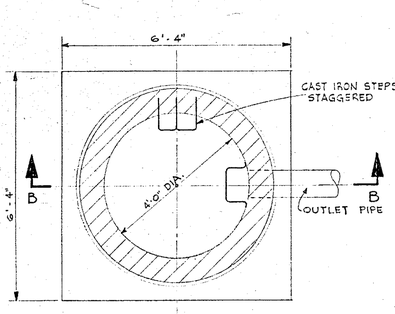
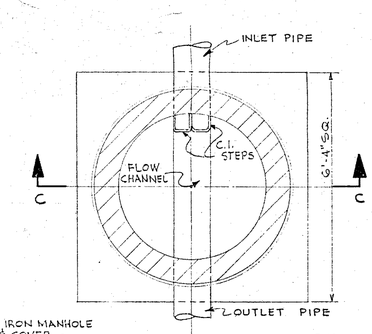


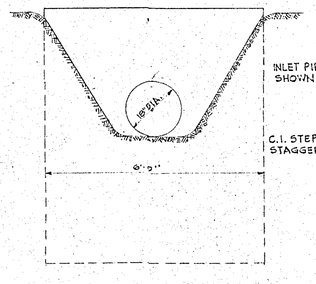
CROSS SECTION NEW HEADWALL



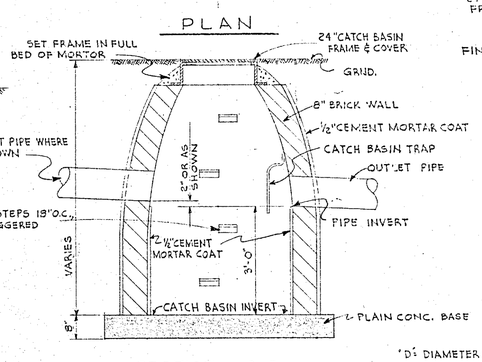
PLAN



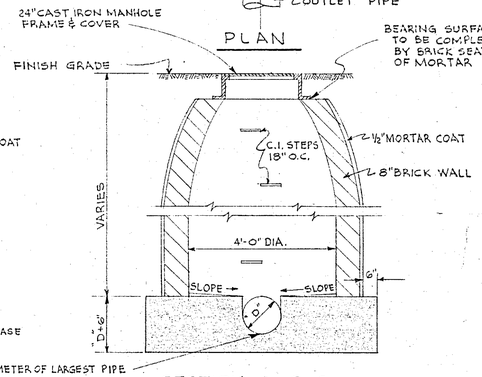
PLAN



ELEVATION A-A
HEADWALL DETAILS
SCALE: ½" = 1'-0"



SECTION B-B
TYPICAL CATCH BASIN
SCALE: ½" = 1'-0"



SECTION C-C
DETAIL OF TYPICAL MANHOLE
SCALE: ½" = 1'-0"

TOWER STREET SCHOOL
WESTERLY RHODE ISLAND

OUTSIDE UTILITIES
SEWERS, WATER AND GAS

DRAWN BY F	HARRIMAN, WILLIS & HAYDEN
DESIGNED WHO	ARCHITECTS - ENGINEERS
CHECKED WHO	AUBURN, MAINE — BOSTON, MASS.
APPROVED	
DATE 24 Aug. '54	SCALE As Shown
	REVISION NO.
	DRAWING NO. U-1
	101 A.-54

Legend

EXISTING TREELINE
ABUTTING PROPERTY LINE
SOIL DIVISION LINE
PROPERTY LINE WITH HATCH
EXISTING BUILDING
EXISTING ROCK WALL
EXISTING RETAINING WALL
EXISTING MANHOLE
EXISTING CATCHBASIN
EXISTING DRAIN PIPES

TWO FOOT CONTOUR
TEN FOOT CONTOUR
A6 A7 A8 A9 FLAGGED WETLAND LINE
50 FOOT PERIMETER WETLAND LINE
UTILITY POLE
DRAINAGE FLOW ARROW (TYPICAL)
EXISTING STREAM
TP TESTPITS
EXISTING GRAVEL PATHS
PROPOSED WATER VALVE
PROPOSED THRUST BLOCK
EXISTING SEWER PIPES

PROPOSED CONTOUR
PROPOSED STONE RETAINING WALL
PROPOSED HYDRANT
PROPOSED ENDCAP AND BLOWOFF ASSEMBLY
PROPOSED DOUBLE GRATE CATCH BASIN
PROPOSED DRAINAGE MANHOLE
PROPOSED DRAIN LINE
PROPOSED SEWER LINE
PROPOSED WATER LINE
S S PROPOSED SEWER SERVICE
W W PROPOSED WATER SERVICE

Narragansett Avenue
Match to Right
Match to Left
North
Tower Street School
AP 58 Lot 186 n/f TOWER STREET SCHOOL
APPROXIMATE LOCATION OF EXISTING SCHOOL PLAY AREA
Tower Street (RHP #1045) (Variable Width Right-of-Way)
Thompson Avenue (Variable Width Right-of-Way)
50' PERIMETER WETLAND
WOODED SWAMP WETLAND
EXISTING GRAVEL PATH
EXISTING STONE WALL
EXISTING 12" OUTLET
APPROX. STONE CULVERT LOCATION
Existing Stone Retaining Wall
Existing Gravel Roadway
Site
AP 58 Lot 202
Area = 12.03 ac.±
Zoned HDR-6
Cc
CeC
CaC
SuB
UD
ChB
ChC
Rf
AP 58 Lot 59 n/f LEONARD P. CAPIZZANO
AP 58 Lot 185 n/f BRIAN S. MOORE
AP 58 Lot 184 n/f JOHN F. WILFORST, IV. & TRACY M.
AP 58 Lot 183 n/f JOHN T. DONAHUE JR. & PEGRID ERICKSON
AP 58 Lot 182 n/f PEGRID DONAHUE JR. & GLENN C. ERICKSON
AP 58 Lot 181 n/f JOSEPH, TRACY LEE & MARY JO TOSKANOVA
AP 58 Lot 111 n/f GEORGE DIMENTO
AP 58 Lot 8 n/f DAVID FURCOLO
AP 58 Lot 9 n/f MICHAEL SOUZA
AP 58 Lot 8 n/f MARYANNE FILIPPAZZO ET. AL.
AP 58 Lot 189 n/f STEPHEN A. & THERESA FAIRLY
AP 58 Lot 190 n/f STEPHEN A. & THERESA FAIRLY
AP 58 Lot 192 n/f
AP 58 Lot 191 n/f JOSEPH MARINELLO
AP 58 Lot 193 n/f JOHN ADAM BISTAIRE & FRANK DANIEL
AP 58 Lot 194 n/f
AP 58 Lot 195 n/f RELEASE OF L.E.
AP 58 Lot 196 n/f
AP 58 Lot 197 n/f ANTHONY F. JR. & PATRICIA A. SOUZA ET. AL. & MARIA MAYNARD
AP 58 Lot 198 n/f THOMAS & JOANN MORRIS
AP 58 Lot 199 n/f JOHN DIMARCO
AP 58 Lot 200 n/f ROBERT F. & SUZANNE C. BLUM
AP 58 Lot 201 n/f GEORGE J. SILVA
AP 58 Lot 202A n/f PAUL A. & DORIE J. WILLIAMS
AP 58 Lot 195 n/f FEDERICO & GEORGINA LUZZI
AP 58 Lot 203A n/f MICHAEL & LISA PARDE
AP 58 Lot 158A n/f ROBERT A. CELICO
AP 58 Lot 204 n/f ANGELO & DINA L. DECICCHIS
AP 58 Lot 204A n/f ANGELO & DINA L. DECICCHIS
AP 58 Lot 204B n/f ANGELO & DINA L. DECICCHIS
AP 58 Lot 205 n/f ANGELO & DINA L. DECICCHIS
AP 58 Lot 206 n/f ANTONY & MARIA ROSARIO
AP 58 Lot 62 n/f SU JIN YING & SU YU CHAN
AP 58 Lot 63 n/f SALVATORE SCAVELLO
AP 58 Lot 60 n/f RICHARD & XIANG M. BARON
AP 58 Lot 61 n/f THOMAS L. DONAHUE SR. & THERESA M. HORNE
AP 58 Lot 124 n/f CHRISTOPHER P. TATE
AP 58 Lot 144 81 n/f FRANK A. THOMAS
AP 58 Lot 59 n/f LEONARD P. CAPIZZANO
AP 58 Lot 185 n/f BRIAN S. MOORE
EX. SMH RIM=108.44 8" DROP INV=99.84 8" INV=96.04
EX. SMH RIM=105.32 INV=94.28
140'±
285'±
235'±
220.65'
330.31'
120'±
222'±
85.89'
81'±
320'±
810'±
506'±
556'±
933'±
72'±
SCALE: 1"=60'
0 30' 60' 120'

General Notes

1. SITE IS LOCATED ON ASSESSOR'S PLAT 58 LOT 202 IN THE TOWN OF WESTERLY. THE APPLICANT IS W.F.D. ASSOCIATES, L.P. c/o THE PICERNE REAL ESTATE GROUP, 75 LAMBERT LIND HIGHWAY, WARWICK, R.I. 02886.
2. THE OWNERS OF THE SITE ARE ANGELO & GINA DEGIACOMO. THE AREA OF THE SITE IS 12.03 AC.
3. WETLAND DELINEATION BY NATURAL RESOURCES SERVICES, INC., DECEMBER, 2003. FLAGS LOCATED BY DIPRETE ENGINEERING ASSOCIATES, INC. RIDEM VERIFIED DELINEATION IN APPLICATION NO. 04-0081.
4. SOIL MAPPING OBTAINED FROM "SOIL SURVEY OF RHODE ISLAND", PREPARED BY U.S. DEPARTMENT OF AGRICULTURE SOIL CONSERVATION SERVICE.
5. TOPOGRAPHY FROM AERIAL PHOTOGAMMETRY BY COL-EAST, INC. VERTICAL DATUM IS NAVD 88. HORIZONTAL DATUM IS RI STATE PLANE NAD 83.
6. THERE IS NO 100-YEAR FLOOD PLAIN LOCATED ON-SITE. REFERENCE FEMA FLOOD INSURANCE RATE MAP 445410-0010 C, MAP REVISED FEBRUARY 5, 1986.
7. PRELIMINARY PROPERTY LINE OBTAINED FROM PLANS OF RECORD AND IS TO BE CONSIDERED APPROXIMATE AT THIS TIME.
8. THE SITE IS NOT WITHIN A NATURAL HERITAGE AREA (RIDEM), SPECIAL AREA MANAGEMENT PLAN (CRMC), OR OVERLAY DISTRICT (TOWN).
9. ZONING OF THIS PROPERTY IS HIGH DENSITY RESIDENTIAL, HDR-6.

Soil Descriptions

(REFERENCE: SOIL SURVEY OF RHODE ISLAND, U.S.D.A. SOIL CONSERVATION SERVICE)

CeC – CANTON AND CHARLTON FINE SANDY LOAMS, VERY ROCKY, 3 TO 15 PERCENT SLOPES. THESE GENTLY SLOPING TO SLOPING, WELL DRAINED SOILS ARE ON SIDE SLOPES AND CRESTS OF GLACIAL UPLAND HILLS AND RIDGES. THE PERMEABILITY OF THE CANTON SOILS IS MODERATELY RAPID IN THE SURFACE LAYER AND SUBSOIL AND RAPID IN THE SUBSTRATUM. THE PERMEABILITY OF THE CHARLTON SOILS IS MODERATE TO MODERATELY RAPID. THESE SOILS ARE SUITABLE FOR COMMUNITY DEVELOPMENT.

ChB – CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 3 TO 8 PERCENT SLOPES – THESE GENTLY SLOPING, WELL DRAINED SOILS ARE ON SIDE SLOPES AND CRESTS OF GLACIAL UPLAND HILLS AND RIDGES. THE PERMEABILITY OF THE CANTON SOILS IS MODERATELY RAPID IN THE SURFACE LAYER AND SUBSOIL AND RAPID IN THE SUBSTRATUM. THESE SOILS ARE SUITABLE FOR COMMUNITY DEVELOPMENT.

ChC – CANTON AND CHARLTON VERY STONY FINE SANDY LOAMS, 8 TO 15 PERCENT SLOPES. THESE SLOPING, WELL DRAINED SOILS AREA ON SIDE SLOPES OF GLACIAL UPLAND HILLS AND RIDGES. THE PERMEABILITY OF THE CANTON SOILS IS MODERATELY RAPID IN THE SURFACE LAYER AND SUBSOIL AND RAPID IN THE SUBSTRATUM. THE PERMEABILITY OF THE CHARLTON SOILS IS MODERATE TO MODERATELY RAPID. THESE SOILS ARE SUITABLE FOR COMMUNITY DEVELOPMENT.

Rf – RIDGEBURY, WHITMAN, AND LEICESTER EXTREMELY STONY FINE SANDY LOAMS – THESE NEARLY LEVEL, POORLY DRAINED AND VERY POORLY DRAINED SOILS ARE ALONG DRAINAGEWAYS AND IN DEPRESSIONS IN GLACIAL TILL UPLANDS. THE PERMEABILITY OF THE RIDGEBURY AND WHITMAN SOILS IS MODERATE OR MODERATELY RAPID IN THE SURFACE LAYER AND SUBSOIL AND SLOW OR VERY SLOW IN THE SUBSTRATUM. THE PERMEABILITY OF THE LEICESTER SOILS IS MODERATE OR MODERATELY RAPID IN THE SURFACE LAYER AND SUBSOIL AND MODERATE TO RAPID IN THE SUBSTRATUM. THIS SOIL IS NOT SUITABLE FOR COMMUNITY DEVELOPMENT.

SuB – SUTTON VERY STONY FINE SANDY LOAM, 0 TO 8 PERCENT SLOPES. THIS NEARLY LEVEL TO GENTLY SLOPING, MODERATELY WELL DRAINED SOIL IS IN SMALL DEPRESSIONS AND ON LOWER SIDE SLOPES OF THE UPLANDS. THE PERMEABILITY OF THIS SOIL IS MODERATE OR MODERATELY RAPID. THIS SOIL IS SUITABLE FOR COMMUNITY DEVELOPMENT.

UD – UDORTHENTS-URBAN LAND COMPLEX. THIS COMPLEX CONSISTS OF MODERATELY WELL DRAINED TO EXCESSIVELY DRAINED SOILS THAT HAVE BEEN DISTURBED BY CUTTING OR FILLING AND AREAS THAT ARE COVERED BY BUILDINGS AND PAVEMENT. THE PERMEABILITY AND STABILITY OF THIS UNIT ARE VARIABLE

CERTIFICATIONS:

1. ALL PLANS AND IMPROVEMENTS CONFORM TO THE EXISTING AND AMENDED STANDARDS OF THE STATE OF RHODE ISLAND, BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS & BOARD OF REGISTRATION OF LAND SURVEYORS.

Preliminary Submission

JOHN L. LAMBERT No. 1966 PROFESSIONAL LAND SURVEYOR

CERTIFICATION:
THIS PLAN CONFORMS TO A CLASS III STANDARD AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS.
REGISTERED PROFESSIONAL LAND SURVEYOR

NO.	DATE	DESCRIPTION	BY
2	12-16-04	WETLAND SUBMISSION	A.M.P.

EXISTING CONDITIONS PLAN

Crosswinds

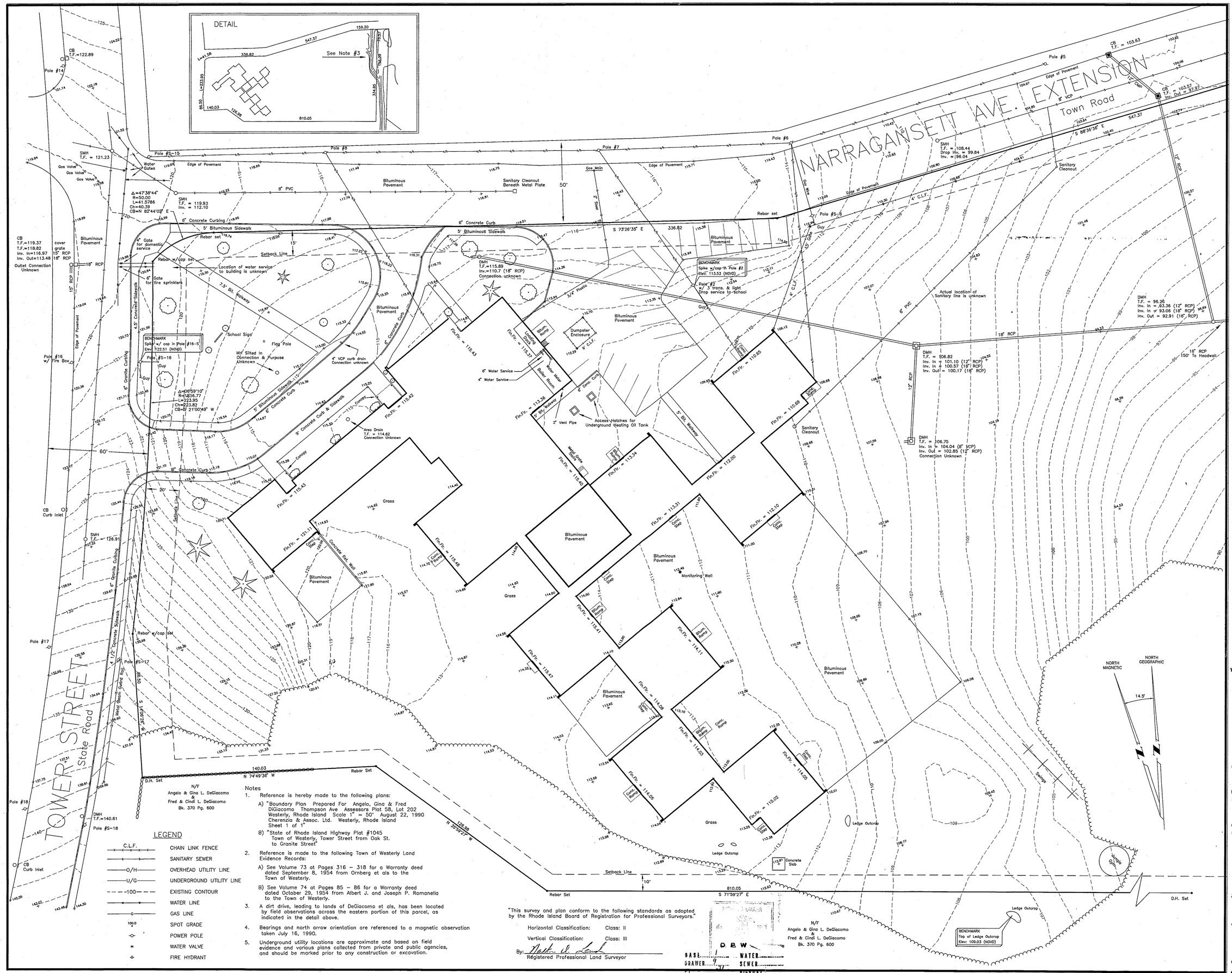
ASSESSOR'S PLAT 58 LOT 202
WESTERLY, RHODE ISLAND

PREPARED BY
DiPrete Engineering Associates, Inc.
ENGINEERING, SURVEYING AND PLANNING CONSULTANTS
TWO STAFFORD COURT
CRANSTON, R.I. 02920
(401) 943-1000 FAX: (401) 464-6006
PREPARED FOR
W.F.D. Associates, L.P.
c/o: The Picerne Real Estate Group
75 LAMBERT LIND HIGHWAY
WARWICK, R.I. 02886
(401) 732-3700

DECEMBER, 2004
DWN. BY: A.M.P.

COPYRIGHT 2004 BY DIPRETE ENGINEERING ASSOC., INC.

C:\Adams Transfers\0161-188 Crosswinds\Dwg\0161-188 Preliminary A+P.dwg, 3 Existing, 12/21/2004 1:56:42 PM



N/F
Angelo & Gina L. DeGiacomo
&
Fred & Cindi L. DeGiacomo
Bk. 370 Pg. 600

N/F
Angelo & Gina L. DeGiacomo
&
Fred & Cindi L. DeGiacomo
Bk. 370 Pg. 600

BENCHMARK
Top of Ledge Outcrop
Elev. 109.03 (NGVD)

LEGEND

C.L.F.	CHAIN LINK FENCE
S	SANITARY SEWER
O/H	OVERHEAD UTILITY LINE
U/G	UNDERGROUND UTILITY LINE
100	EXISTING CONTOUR
W	WATER LINE
G	GAS LINE
100.0	SPOT GRADE
	POWER POLE
	WATER VALVE
	FIRE HYDRANT

Notes

1. Reference is hereby made to the following plans:
   A) "Boundary Plan Prepared For Angelo, Gina & Fred DiGiacomo Thompson Ave Assessors Plat 58, Lot 202 Westerly, Rhode Island Scale 1" = 50' August 22, 1990 Cherenzia & Assoc. Ltd. Westerly, Rhode Island Sheet 1 of 1"
   B) "State of Rhode Island Highway Plat #1045 Town of Westerly, Tower Street from Oak St. to Granite Street"
2. Reference is made to the following Town of Westerly Land Evidence Records:
   A) See Volume 73 at Pages 316 – 318 for a Warranty deed dated September 8, 1954 from Ornberg et als to the Town of Westerly.
   B) See Volume 74 at Pages 85 – 86 for a Warranty deed dated October 29, 1954 from Albert J. and Joseph P. Romanella to the Town of Westerly.
3. A dirt drive, leading to lands of DeGiacomo et als, has been located by field observations across the eastern portion of this parcel, as indicated in the detail above.
4. Bearings and north arrow orientation are referenced to a magnetic observation taken July 16, 1990.
5. Underground utility locations are approximate and based on field evidence and various plans collected from private and public agencies, and should be marked prior to any construction or excavation.

"This survey and plan conform to the following standards as adopted by the Rhode Island Board of Registration for Professional Surveyors."

Horizontal Classification: Class: II

Vertical Classification: Class: III

By: _____
Registered Professional Land Surveyor

D B W
BASE..... WATER.....
DRAWER..... SEWER.....
DIGRAM

certification

CHERENZIA & ASSOCIATES, LTD.
Raymond F. Cherenzio, P.E., L.S.
P.O. Box 513
25 Ledward Avenue
Westerly, RI 02891
(401) 596-7747 FAX (401) 596-3610

drawn by TWS

checked by NDL

revised on

project

EXISTING CONDITIONS PLAN
PREPARED FOR
WESTERLY SCHOOL BUILDING COMMITEE
TOWER STREET ELEMENTARY SCHOOL

NARRAGANSETT AVENUE EXTENSION
MAP 58, LOT 186
WESTERLY, RHODE ISLAND
SCALE: 1" = 20' SEPTEMBER 29, 1994

20 0 20 40

drawing status
ISSUED FOR CONSTRUCTION
issued on
7 DECEMBER 1994

sheet contents
SURVEY

job no. 4389

drawing no.
C1.1T

sheet 1 of 7

1 OF 60

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NARRAGANSETT AVE. EXTENSION

TOWER STREET

Setback Line

Rebar set

Rebar w/cap set

Rebar found

50'

15'

60'

20'

Δ=47°38'44"
R=50.00
L=41.5786
Ch=40.39
CB=N 82°44'02" E

S 73°26'35" E 336.82

S 85°30'36" E 547.37

154'

90'

20'

25'

16'

9'

3'-6" TYP.

18'

BENCHMARK
Spike w/cap in Pole #2
Elev. 113.53 (NGVD)

BENCHMARK
Spike w/cap in Pole #18-S
Elev. 122.51 (NGVD)

Δ=106°59'10"
R=1635.77
L=3223.95
Ch=223.62
CB=S 21°00'49" W

7 SPACES @ 9' = 63'
PAINTED PARKING LINES (TYPICAL)
12 SPACES @ 9' = 108'

HAY BALE EROSION CHECK - TYPE 'B' (1/CA2)

BITUMINOUS CONCRETE PAVEMENT (1A/CA1)

R&D BITUMINOUS CONCRETE PVM'T.

SAW CUT & MATCH PVM'T.

BITUMINOUS CONCRETE WALK (1C/CA1)

PRECAST BUMPER (TYPICAL) (9/CA1)

BITUMINOUS CONC. PAVEMENT (1A/CA1)

H.C. SYMBOL (8/CA1)

PROVIDE NEW CHAIN LINK SINGLE SHING GATE TO MATCH EXISTING FENCE

LOAM & SEED

CONCRETE PLATFORM (5/CA1)

H.C. SIGN (7/CA1)

SIDEWALK TO REMAIN

WHEELCHAIR RAMP (10/CA1)

CONCRETE WALK (6/CA1)

CONCRETE STAIRS & RAILINGS - 4 RISERS @ 6.5" (1/CA1)

CONC. STAIRS & RAILINGS - 3 RISERS @ 6" (11/CA1)

CONC. STAIRS & RAILINGS - 6 RISERS @ 6" (11/CA1)

CONC. STAIRS & RAILINGS - 4 RISERS @ 6" (11/CA1)

ADDITION
F.F. EL. 115.48

ADDITION
F.F. EL. 115.41

ADDITION
F.F. EL. 113.31

ADDITION
F.F. EL. 114.08

ADDITION
F.F. EL. 114.03

HAY BALE EROSION CHECK - TYPE 'A' (2/CA2)

R&D BITUMINOUS PAVEMENT

R&D BASKET BALL HOOP

351'

351'

351'

351'

60'

Setback Line

S 88°55'53" W 140.03

N 74°49'36" W

140.03

D.H. Set

N/F
Angelo & Gina L. DeGiacomo
&
Fred & Cindi L. DeGiacomo
Bk. 370 Pg. 600

S 71°59'27" E 810.05

Swings

Jungle Gym

NORTH MAGNETIC

NORTH GEOGRAPHIC

14.5°

LEGEND

R&D REMOVE & DISPOSE OF

SOIL EROSION AND CONTROL NOTES

1. PRIOR TO ANY CONSTRUCTION, THE CONTRACT LIMIT LINES SHALL BE ESTABLISHED IN THE FIELD. BALED HAY EROSION CHECKS SHALL THEN BE PLACED, LOCATIONS AS SHOWN ON THE PLANS.
2. BALED HAY EROSION CHECKS SHALL BE ROUTINELY INSPECTED AND MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD, UNTIL VEGETATIVE COVER HAS BEEN ESTABLISHED ON FINISH SLOPES. HAY BALES SHALL BE REPLACED IF NECESSARY.
3. SEDIMENT BUILD-UP ALONG THE BALED HAY EROSION CHECKS SHALL BE REMOVED AND DISPOSED OF WHEN THE SEDIMENT DEPTH EXCEEDS 8 INCHES.
4. ALL DRAINAGE STRUCTURES ARE TO BE CONSTRUCTED AND THE EMBANKMENTS STABILIZED AS SOON AS POSSIBLE AFTER CONSTRUCTION COMMENCES.
5. PROVIDE BALED HAY EROSION CHECKS AT ALL CATCH BASINS DURING THE CONSTRUCTION.
6. ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE INSTALLED DURING THE CONSTRUCTION PERIOD AS NECESSARY.
7. STOCKPILES OF TOPSOIL SHALL ALSO HAVE HAY BALE EROSION CHECKS AROUND THE LOWER PERIMETER.
8. ANY STRIPPED OR EXPOSED AREAS THAT ARE NOT IN CONTINUOUS USE SHALL BE MULCHED.
9. REMOVE AND DISPOSE OF ALL EROSION AND SEDIMENT CONTROLS ONLY AFTER PERMANENT VEGETATIVE COVER IS ESTABLISHED AND ACCEPTED BY THE OWNER AND THE ENGINEER.
10. ALL AREAS DISTURBED BY CONSTRUCTION AND NOT INDICATED TO RECEIVE ANY OTHER FORM OF SURFACE TREATMENT SHALL BE LOAMED AND SEEDED.

20 0 20 40
SCALE: 1" = 20'

N/F
Angelo & Gina L. DeGiacomo
&
Fred & Cindi L. DeGiacomo
Bk. 370 Pg. 600

BENCHMARK
Top of Ledge Outcrop
Elev. 109.03 (NGVD)

certification

GERHARD H. GUTH
No. 2904
REGISTERED PROFESSIONAL ENGINEER

drawn by JND

checked by RJF

revised on

RGB
The Robinson Green Beretta Corporation
architecture
engineering
interior design
50 Holden Street
Providence, Rhode Island 02908
401: 272-1730

project

ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
ISSUED FOR CONSTRUCTION
issued on
7 DECEMBER 1994

sheet contents
SITE & LAYOUT PLAN

job no. 4389

drawing no.
C2.1T

sheet 2 of 7

GENERAL NOTES:

1. BEFORE BEGINNING ANY EXCAVATION OR DEMOLITION, GIVE A MINIMUM OF SEVENTY-TWO (72) HOUR NOTICE, EXCLUDING SATURDAYS, SUNDAYS, AND HOLIDAYS, TO ALL UTILITY COMPANIES WITHIN THE AREA. ALSO, CALL "DIG SAFE" AT 1-800-225-4977 IN MAINE, NEW HAMPSHIRE, VERMONT AND RHODE ISLAND, OR 1-800-322-4844 IN MASSACHUSETTS, TO NOTIFY MEMBER UTILITIES. CONTRACTOR SHALL ALSO CONFORM TO CHAPTER 39-1.2 OF THE GENERAL LAWS OF THE STATE OF RHODE ISLAND, ENTITLED "EXCAVATION NEAR UNDERGROUND UTILITY FACILITIES".
2. LOCATION AND DEPTHS OF EXISTING UTILITIES ARE APPROXIMATE AND HAVE BEEN PLOTTED FROM THE BEST AVAILABLE INFORMATION. CHECK AND VERIFY LOCATION AND DEPTHS OF ALL UTILITIES, BOTH UNDERGROUND AND OVERHEAD BEFORE BEGINNING ANY EXCAVATING. REPAIR AND PAY FOR ANY DAMAGE TO EXISTING UTILITIES.
3. PATCHING OF STREETS AND SIDEWALKS SHALL CONFORM TO THE TOWN OF WESTERLY AND/OR RIDOT SPECIFICATIONS AND STANDARDS. EXTENT AND WIDTH OF PATCHING SHALL BE AS REQUIRED BY THE LOCAL JURISDICTION.
4. ALL AREAS DISTURBED BY CONSTRUCTION AND NOT INDICATED TO RECEIVE ANY OTHER FORM OF SURFACE TREATMENT SHALL BE LOAMED AND SEEDED.
5. COORDINATE WITH LOCAL GAS COMPANY FOR INSTALLATION OF NEW GAS SERVICES, METERS AND PAY ALL COSTS INCURRED.

NARRAGANSETT AVE. EXTENSION

Town Road

TOWER STREET

State Road

VERIFY INVERT OF EXISTING DRAIN LINE BEFORE BEGINNING CONSTRUCTION. NOTIFY ARCHITECT IF INVERT IS GREATER THAN 111.0 MANHOLE WILL BE MOVED DOWN UNTIL ELEV. 111.0 IS OBTAINED.

VERIFY INVERT OF EXISTING DRAIN LINE BEFORE BEGINNING CONSTRUCTION. NOTIFY ARCHITECT IF INVERT IS GREATER THAN 105.1

RAISE CLEANOUT TO GRADE

DOGHOUSE MANHOLE RIM 113.0 INV. IN 111.0

DOGHOUSE MANHOLE RIM 109.9 INV. IN 105.6

DOGHOUSE MANHOLE RIM 101.1 INV. IN 97.25

DOGHOUSE MANHOLE RIM 108.4 INV IN 103.0

C.B. #1 RIM 114.34 INV. 111.84

C.B. #2 RIM 107.75 INV. 103.75

C.B. #3 RIM 104.10 INV. 100.10

C.B. #4 RIM 109.6 INV.IN 106.5 INV.OUT 106.2

DMH T.F. = 115.89 Inv. = 110.7 (18" RCP) Connection Unknown VERIFY SIZE W/ GAS COMPANY

DMH T.F. = 95.26 Inv. In = 93.38 (12" RCP) Inv. In = 93.06 (18" RCP) Inv. Out = 92.91 (18" RCP)

DMH T.F. = 106.82 Inv. In = 101.10 (12" RCP) Inv. In = 100.57 (18" RCP) Inv. Out = 100.17 (18" RCP)

DMH T.F. = 108.75 Inv. In = 104.04 (8" VCP) Inv. Out = 102.85 (12" RCP) Connection Unknown

SMH T.F. = 108.44 Drop Inv. = 99.84 Inv. = 196.04

SMH T.F. = 103.57 Inv. Out = 87.87

SMH T.F. = 115.93 Inv. = 112.13 IF INVERT IS GREATER THAN 111.0 MANHOLE WILL BE MOVED DOWN UNTIL ELEV. 111.0 IS OBTAINED.

SMH T.F. = 121.23

SMH T.F. = 126.91

BENCHMARK Spike w/ cap in Pole #16-S Elev. 122.51 (NGVD)

BENCHMARK Spike w/cap on Pole #1 Elev. 113.85 (NGVD)

BENCHMARK Top of Ledge Outcrop Elev. 109.03 (NGVD)

ADDITION F.F. EL. 115.48 Gross

ADDITION F.F. EL. 115.41 Gross

ADDITION F.F. EL. 114.08

ADDITION F.F. EL. 113.31

ADDITION F.F. EL. 115.41

ADDITION F.F. EL. 114.03

SAME AS BASE BID

ALTERNATE # IT

HAY BALE EROSION CHECK - TYPE 'A'

HAY BALE EROSION CHECK - TYPE 'B'

HAY BALE EROSION CHECK - TYPE 'C'

SPLASH BLOCK

DRY WELL #2 RIM 114.9 INV. IN 111.5

DRY WELL #3 RIM 114.2 INV. IN 110.5

CLEAN & ROD CATCH BASIN & PIPE

PROVIDE CONC. GAS METER PAD AS REQ'D. BY GAS COMPANY

Actual location of Sanitary line is unknown

Location of water service to building is unknown

Connection Unknown

Area Drain T.F. = 114.62 Connection Unknown

Rebar set

Rebar w/cap set

Selbach Line

Setback Line

Bituminous Pavement

Edge of Pavement

Sanitary Cleanout

Gas Main

Water Gates

Gas Valve

Fire Hydrant

Pole #5-15

Pole #5

Pole #6

Pole #7

Pole #8

Pole #16 w/ Fire Box

Pole #17

Pole #18

Pole #5-17

Pole #5-18

Guy

Utility Pole

Light

Flag Pole

School Sign

Bollard

Bench

Dumpster Enclosure

Access Hatches for Underground Heating Oil Tank

2" Vent Pipe

6" Water Service

4" Water Service

Meter

Monitoring Well

Concrete Slab

Ledge Outcrop

Swamp

Grass

Rebar w/cap (illegible)

Rebar w/cap

Rebar Set

D.H. Set

Concrete Curb

Concrete Sidewalk

Granite Curbing

Bituminous Sidewalk

Gate for domestic service

Gate for fire sprinklers

Cover grate

Outlet Connection Unknown

Curb Inlet

CB T.F.=119.37 I.F.=118.82 Inv. In=116.92 Inv. Out=113.48

CB T.F.=122.89

CB T.F.=103.63

DMH T.F.=140.61

Water Main

Water Valve

Underground Electric

Overhead Wires

Fence

Stone Wall

Wood Stone Guard Rail

Swale

Top of Bank

Toe of Slope

Contour

Spot Grade

Rock Outcrop

Tree

Shrub

Bush

Brush

Hedge

Sign

Mail Box

Flood Light

Transformer

Pad Mount Transformer

Telephone Pedestal

Cable TV Pedestal

Electric Manhole

Electric Meter

Gas Meter

Gas Line Marker

Underground Telephone

Underground Cable TV

Underground Gas

Underground Electric

Overhead Utility

Chain Link Fence

Sanitary Sewer

Water Line

Power Pole

Water Valve

Fire Hydrant

Existing Spot Grade To Remain

Proposed Spot Grade

Proposed Contour

New Drain Line

Proposed Shale

New Down Spout

New Gas Line

Existing Contour

Underground Utility Line

Overhead Utility Line

Gas Line

Spot Grade

N/F Angelo & Gina L. DeGiacomo & Fred & Cindi L. DeGiacomo Bk. 370 Pg. 600

N 74°49'36" W 140.03

N 25°59'27" E 126.09

S 71°59'27" E 810.05

Δ=47°38'46" R=50.00 L=41.5786 Ch=40.36 CB=N 82°44'03" E

Δ=108°10'00" R=165.00 L=225.83 Ch=193.83 CB=N 70°01'36" E

SCALE: 1" = 20'

NORTH MAGNETIC

NORTH GEOGRAPHIC

14.5°

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certification

GERHARD H. GRUF 12904 REGISTERED PROFESSIONAL ENGINEER

drawn by JND

checked by RJF

revised on

RGB
The Robinson Green Beretta Corporation
architecture
engineering
interior design
50 Holden Street
Providence, Rhode Island 02908
401-272-1730

project

ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status

ISSUED FOR CONSTRUCTION

issued on

7 DECEMBER 1994

sheet contents

GRADING & DRAINAGE PLAN ALTERNATE # IT

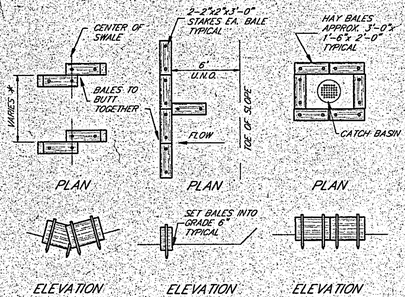
job no. 4389

drawing no.

C3.2T

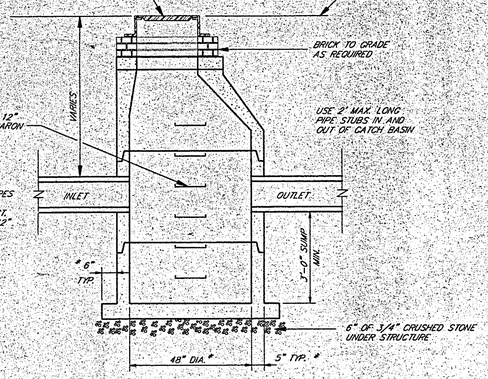
sheet 5 of 7

5 of 60



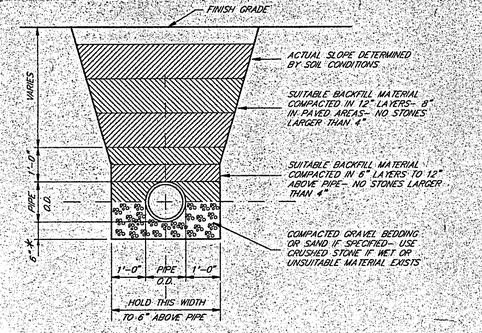
NOTES-
1. TYPE "A" SHALL BE PLACED IN LOCATIONS WHERE THE GRADE CHANGES CREATE A SWALE, OR IN AN EXISTING SWALE.
2. TYPE "B" SHALL BE PLACED AT THE TOE OF SLOPES OR AS INDICATED ON GRADING PLANS. AT APPROX. 200 FOOT INTERVALS, A BALE OF HAY SHALL BUTT PERPENDICULARLY.
3. TYPE "C" SHALL BE PLACED AT ALL CATCH BASINS DURING CONSTRUCTION.
4. #- VARIES DEPENDING ON HEIGHT OF SLOPE AND STEEPNESS OF GRADE.

1 / C4.2 **Hay Bale Erosion Check**
NOT TO SCALE



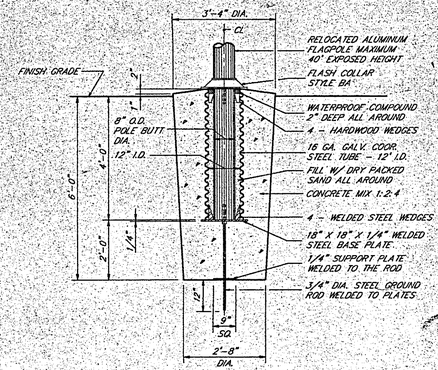
NOTES-
1. PRECAST STRUCTURE SHALL BE DESIGNED FOR AASHTO HS-20 LOADS
2. PRECAST STRUCTURE SHALL BE AS MANUFACTURED BY HYDRO CONDUIT CORPORATION OR EQUAL

2 / C4.2 **Precast Catch Basin**
NOT TO SCALE

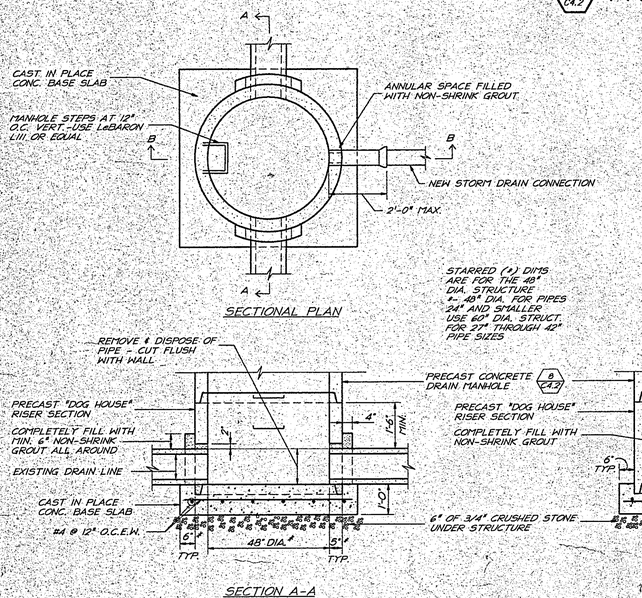


NOTES-
1. WATER LINES SHALL HAVE A MINIMUM OF 5'-0" COVER OVER THE TOP OF THE PIPE.
2. #- THIS DIMENSION SHALL BE 12" IN ROCK, WET OR UNSUITABLE MATERIAL.
3. COMPACTION OF LIFTS SHALL ACHIEVE A MINIMUM OF 90% OF THE MAXIMUM SOIL DENSITY AS PER ASTM D1557 METHOD C.
4. SHORING AND BRACING MAY BE REQUIRED TO ACHIEVE NEAR VERTICAL SIDESLOPES.

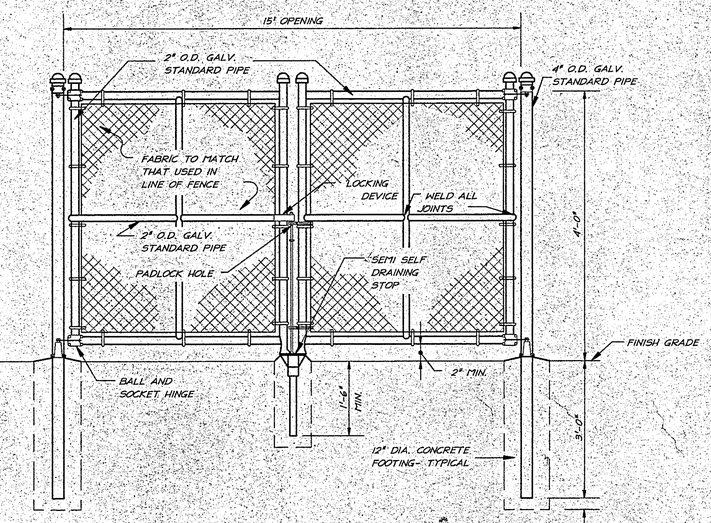
3 / C4.2 **Pipe Trench and Backfill**
NOT TO SCALE



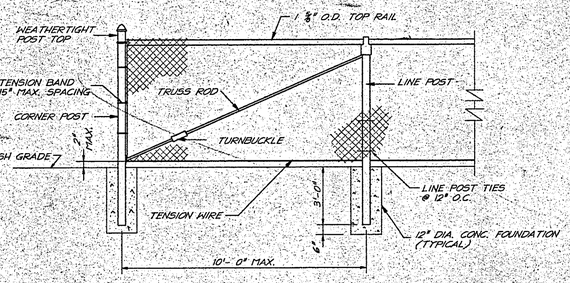
4 / C4.2 **Aluminum Flagpole Base**
NOT TO SCALE



5 / C4.2 **"Dog House" Drain Manhole**
NOT TO SCALE

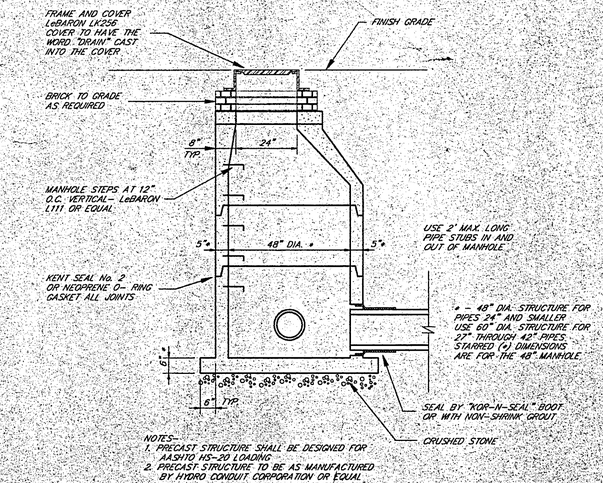


6 / C4.2 **Double Swing Gate**
NOT TO SCALE



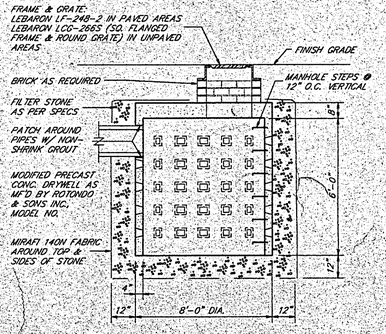
NOTES-
1. FENCING HEIGHT SHALL BE 4'-0"
2. CORNER POSTS- 2.5" O.D., LINE POSTS- 2" O.D.
3. FABRIC, # 9 GAUGE, 2" MESH, GALVANIZED TOP SELVAGE BARBED AND TWISTED, BOTTOM SELVAGE KNUCKLED.
4. ALL STEEL PARTS TO BE HOT-DIPPED GALVANIZED PER ASTM SPECIFICATIONS.
5. REFER TO SPECIFICATIONS FOR FURTHER INFORMATION.

7 / C4.2 **Chain Link Fence**
NOT TO SCALE



NOTES-
1. PRECAST STRUCTURE SHALL BE DESIGNED FOR AASHTO HS-20 LOADING
2. PRECAST STRUCTURE TO BE AS MANUFACTURED BY HYDRO CONDUIT CORPORATION OR EQUAL

8 / C4.2 **Drain Manhole**
NOT TO SCALE



9 / C4.2 **Precast Dry Well**
NOT TO SCALE

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certification

GERHARD H. GRAF
No. 6964
REGISTERED PROFESSIONAL ENGINEER

drawn by JND

checked by RJF

revised on

RGB
The Robinson Green Beretta Corporation
architecture
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interior design
50 Holden Street
Providence, Rhode Island 02903
401 272-1730

project

ADDITIONS & RENOVATIONS

TOWER STREET ELEMENTARY SCHOOL

Westerly, RI

drawing status
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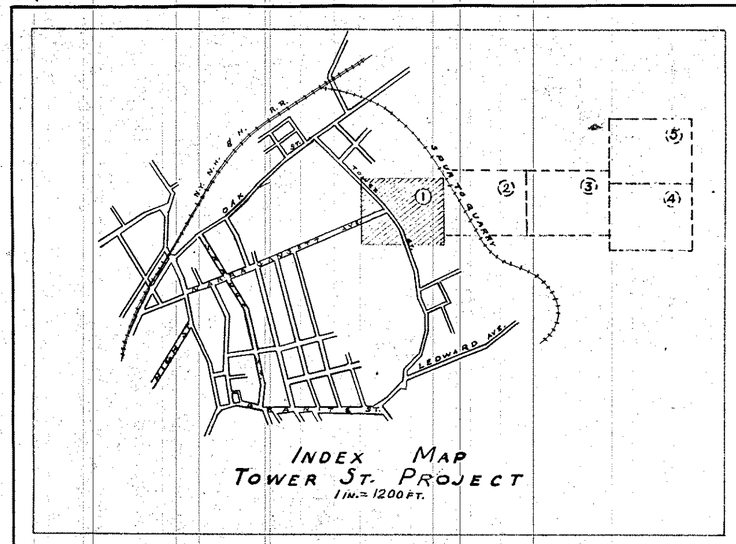
sheet contents
DETAILS

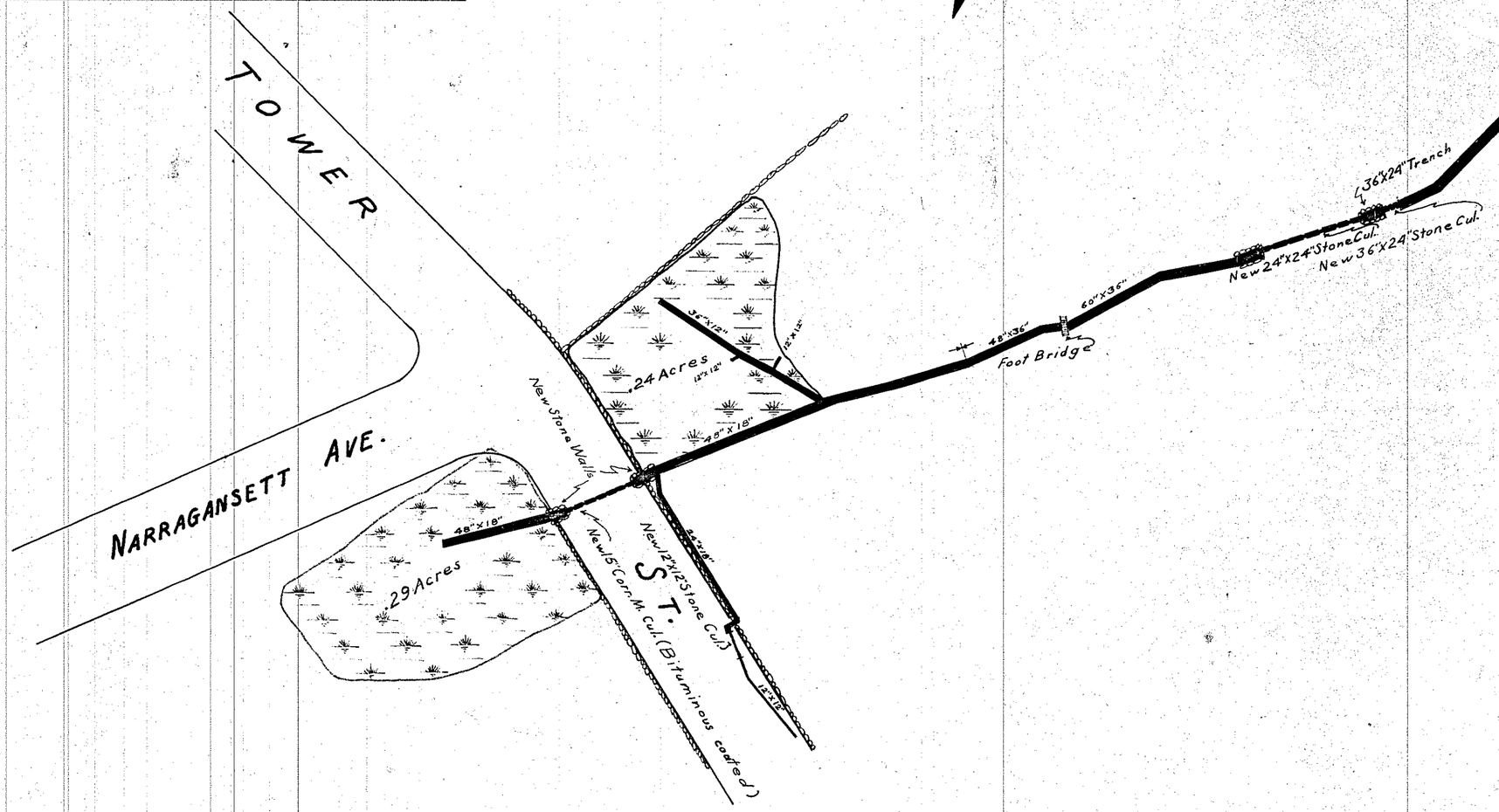
job no. 4389

drawing no.
C4.2T

sheet 7 of 7



INDEX MAP
TOWER ST. PROJECT
1 IN. = 1200 FT.



Note

This Dept. has been unable to obtain property division lines and names of the owners on land in which our trenches have been dug in this section of the town of Westerly, due to the fact that there are no available land records or Tax Assessors Plat Drawings on file in the Town Hall.

253± Acres Drained

LEGEND

New Trenches

Fresh Water Swamp

New Culverts

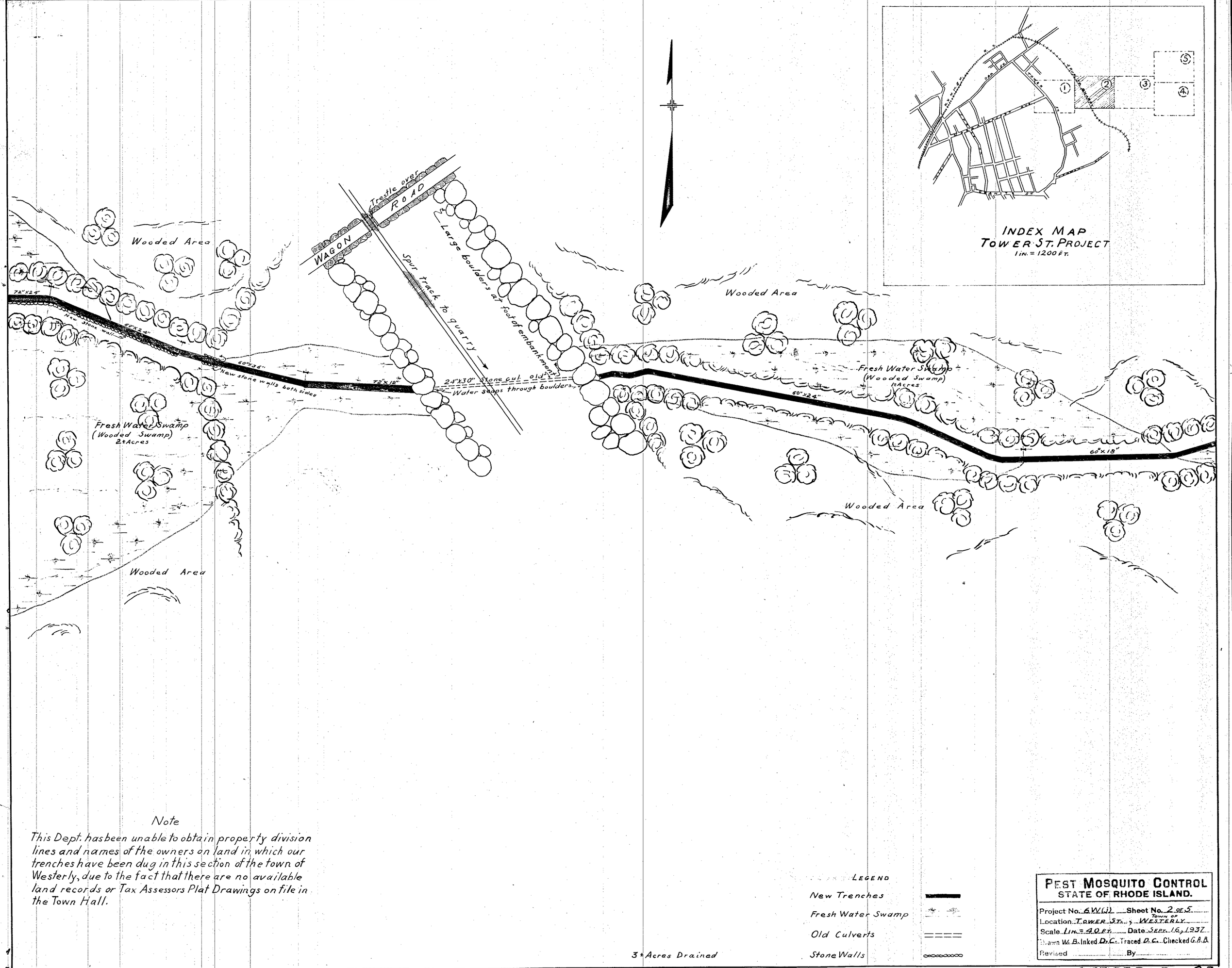
Stone Walls

2
15
17

PEST MOSQUITO CONTROL
STATE OF RHODE ISLAND.

Project No. 6 W (1) Sheet No. 1 OF 5
Location TOWER ST., TOWN OF WESTERLY
Scale 1 IN. = 40 FT. Date SEPT. 16, 1937
Drawn W.B. Inked D.C. Traced D.C. Checked G.P.B.
Revised By

OFFICE FILE No. 2-3



Note

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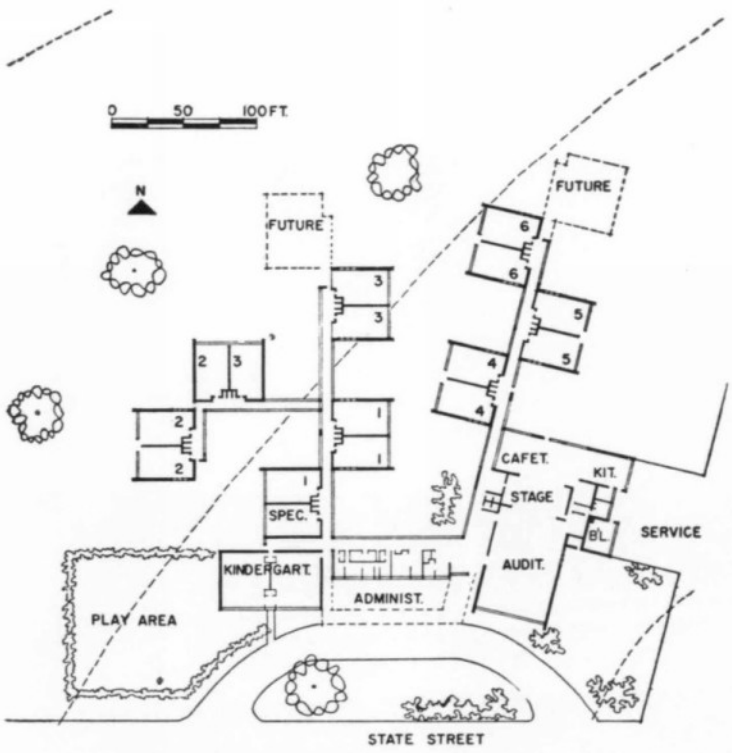
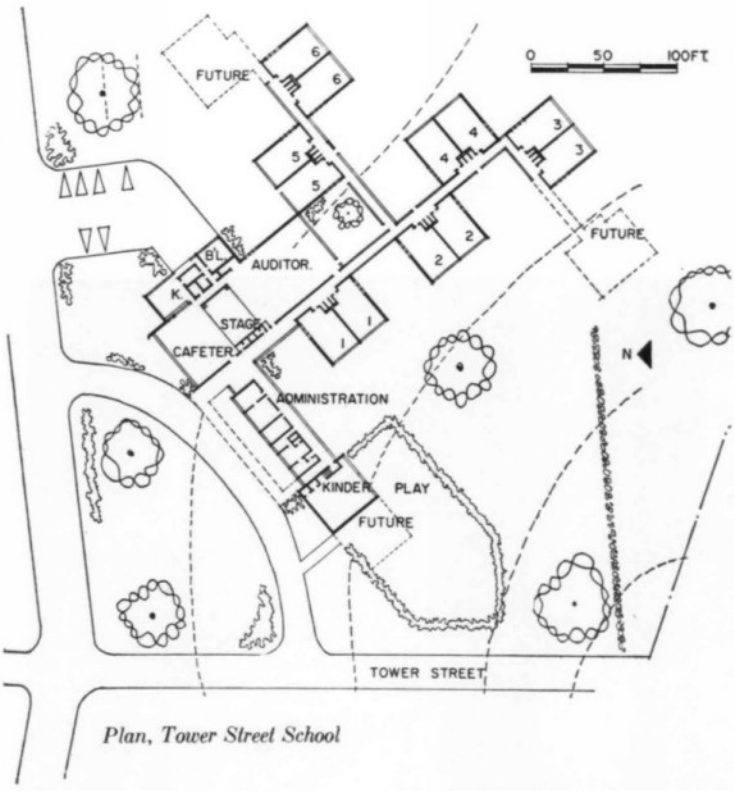
PEST MOSQUITO CONTROL
STATE OF RHODE ISLAND.

Project No. 6W(1) Sheet No. 2 OF 5
Location TOWER ST., Town of WESTERLY
Scale 1 IN. = 40 FT. Date SEPT. 16, 1937
Drawn W.B. Inked D.C. Traced D.C. Checked G.A.B.
Revised ..... By .....

OFFICE FILE No. 2-3



Plan, Westminster Street School



Plan, Tower Street School

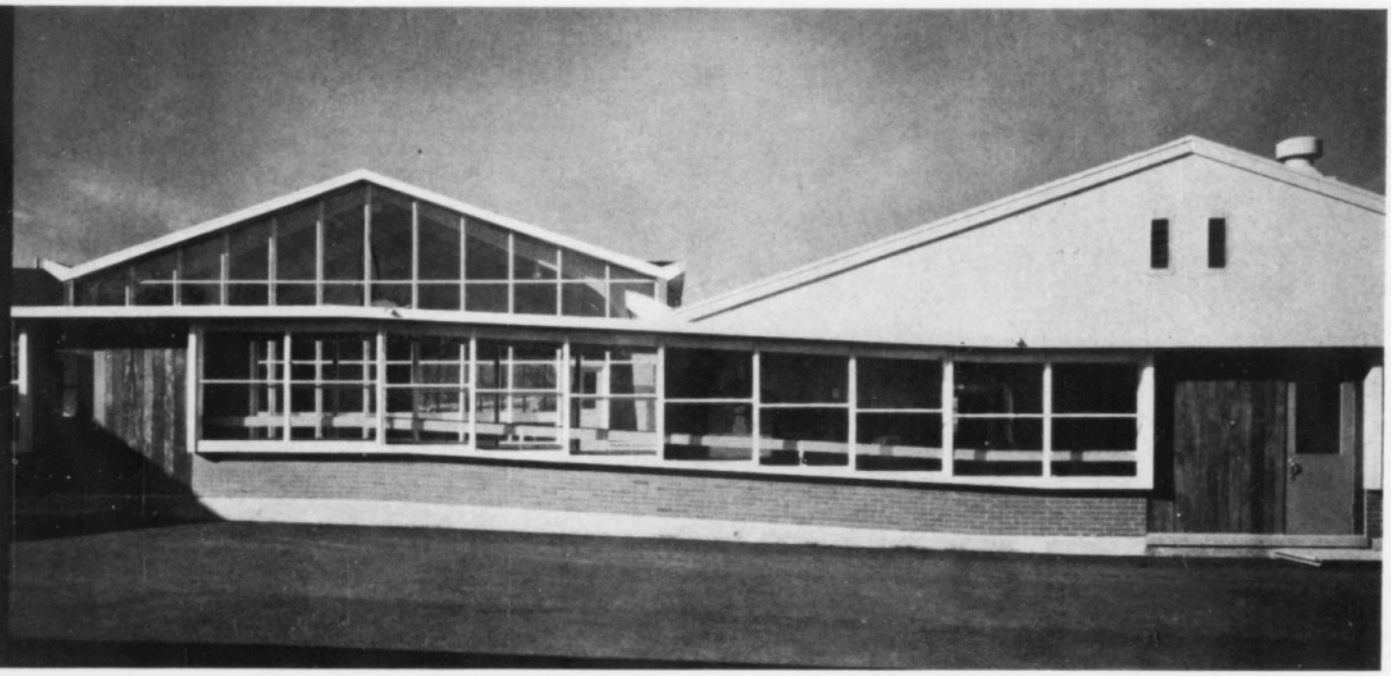
Tower Street and Westminster Street Elementary Schools, Westerly, Rhode Island; Harriman, Willis and Hayden, Architects-Engineers; Leo T. Doherty, Educational Consultant. Both these schools were designed as groups of two-classroom cottages. This concept originated at the Tower Street School whose site was somewhat irregular topographically; in addition there were strong indications of characteristic Rhode Island rock formations not far beneath the surface. Breaking the school into small cottages was believed to be the most economical method of construction.

The decision to build in this fashion was under-



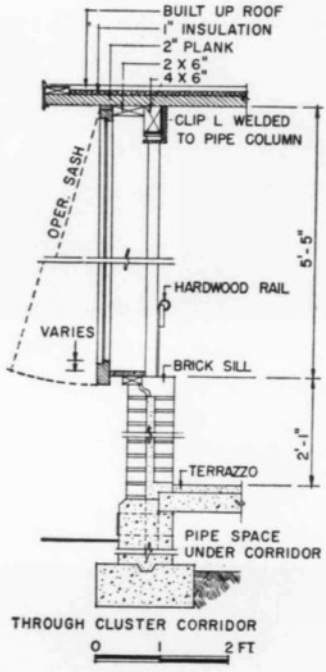
Joseph W. Molitor

taken only after thorough investigation of several different types of layouts. All were one-story, but the Westminster Street School was first developed as a "single-loaded corridor" scheme. In all some thirteen different schemes were considered, some composed of four-room cottages. When the various schemes were presented to the Building Committee the two-room cottage idea was accepted first for the Tower Street School and then, because it offered so many educational advantages, was selected also for the Westminster Street School. Characteristics of the accepted plan which the Committee found particularly valuable were: **1.** Neighborly character of the individual cottages; **2.** Appropriate scale and a home-like atmosphere suitable for elementary school children; **3.** Adaptability to hilly site conditions without excessive excavation and with little or no useless construc-



Joseph W. Molitor





tion; **4.** Repetition of small units which if necessary could be built separately by small local house builders bidding in competition against one another, rather than under a single large contract; **5.** Simplicity of further extension by adding one or more cottages identical to the existing units (mechanical facilities are large enough to handle further additions); **6.** Because the buildings are fairly close together, the maximum of the small sites can be used for play fields; and in addition there are sheltered courts between the units suitable for play, for teaching areas and for assemblies.

The buildings in both schools are joined by covered ramped walkways of simple wood framing supported by steel lally columns resting on cavity brick walls which extend only to window-sill height. A continuous pipe space under the corridors provides for distribution of mechanical and electrical services; the ramped corridors themselves are heated by waste heat from the mains beneath the floor. The glazed portions of the walls are formed of simple wood sash very similar to ordinary domestic storm sash.

Several factors influencing the decision to use two-room rather than four-room cottages had their basis in severely practical considerations. Space required for internal circulation in the four-room unit was much greater. The number of pupils to be accommodated in the four-room unit toilets required fixtures and floor area determined on a different basis than for the smaller unit. Similar savings were also realized in relation to the total



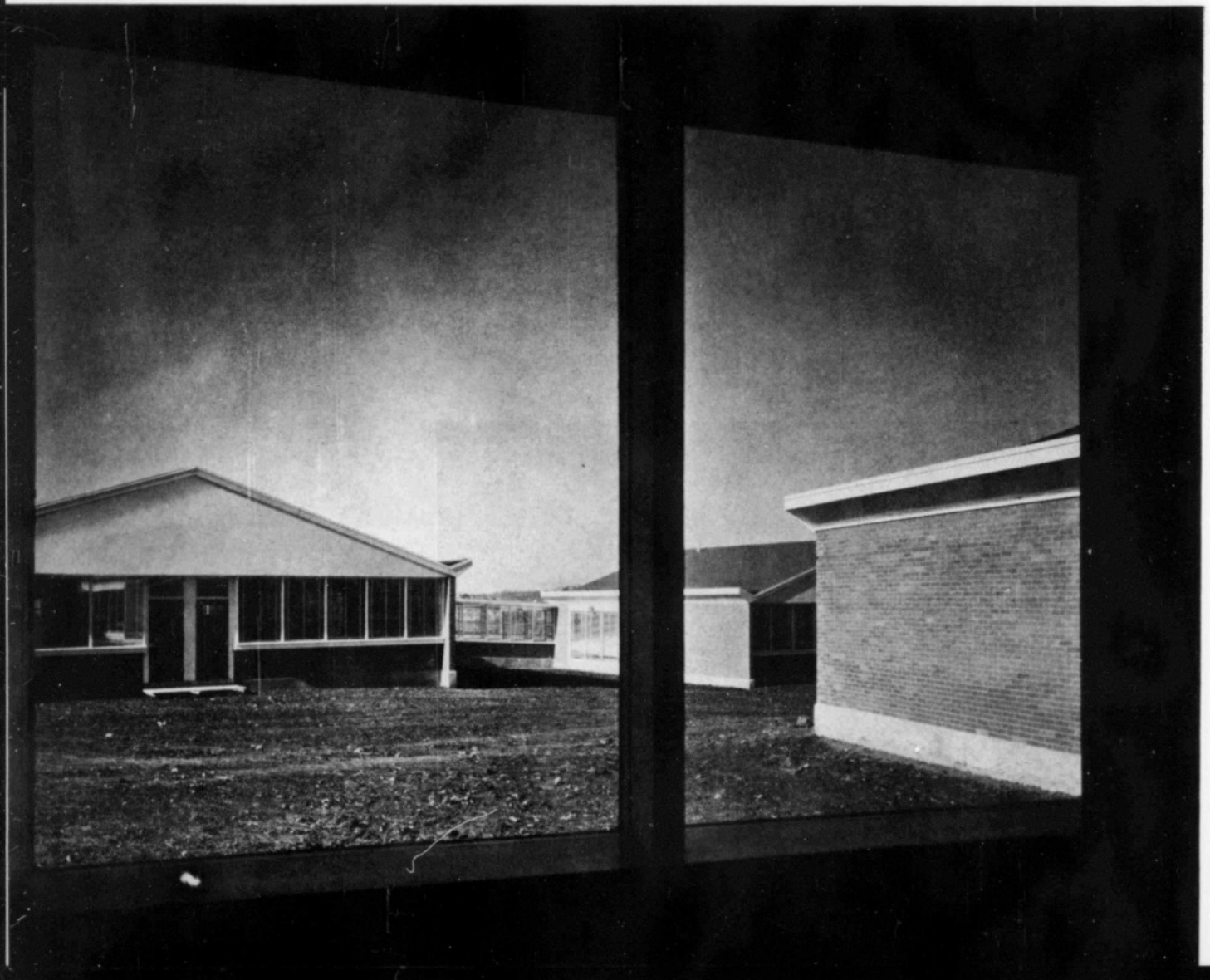
SCHOOL SITES: WESTERLY, RHODE ISLAND

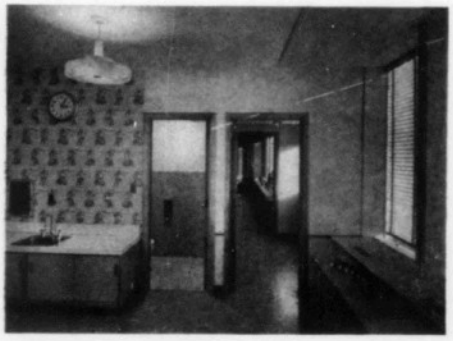




Typical Classrooms

Joseph W. Molitor





Entrance to Classroom Toilets



Kindergarten

circulation area of the school and the amount of circulation per classroom. Only one item was increased, the number of linear feet of corridor. However the cost of the corridors was very low. Educationally the two-classroom units were considered to be more flexible in use while the four-classroom units were demonstrably more difficult to adapt to site conditions. The two-classroom units provided rooms which could be lighted from three sides. Rooms in the four-classroom units could have light from only two sides. Furthermore, no reasonable four-room unit overall scheme seemed possible to develop without having the classrooms in adjacent units face one another across the small courts. Similar conclusions were reached in comparing the single-loaded corridor scheme first developed for Westminster Street School with the two-room unit scheme. All the classrooms have movable wardrobes, teachers' cabinets and other cabinet work. One end of each classroom is separated from the rest of the room by floor to ceiling drapes. Each room has a work counter with two small sinks, an art shelf, display panel and display cabinets.



The cafeteria and auditorium can be combined. The stage is between the two and can be opened to either or both of the rooms. The auditorium

Auditorium-Playroom looking through stage to Cafeteria beyond

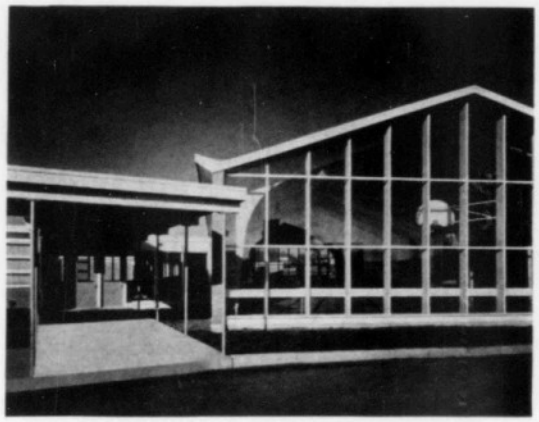
Joseph W. Molitor



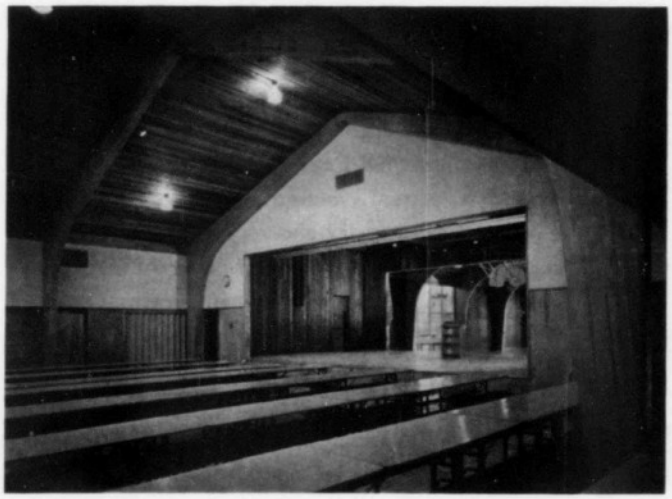
serves also as a playroom for the elementary school children, who do not need a full gymnasium. In the Westminster Street School a low-ceilinged library area was designed in conjunction with the cafeteria and can be used for overflow eating space. Corridor in this area can be used in conjunction with the library except at mealtimes.

Structurally, both schools are extremely simple. The cafeteria-auditorium structures have laminated wood arches which stand free of the exterior walls in order to increase the feeling of lightness. The arches are used to distribute the electrical conduit which is run up their backs and tops to feed lighting fixtures mounted on their soffits. Each of the classroom buildings is built of brick and wood framing, with large amounts of glass in the side walls and a concrete floor slab. All heated areas have double-sealed glazing of modular dimensions selected to simplify manufacture and installation. In general masonry walls are exposed on both sides; the wood framing is very much like typical residential construction.

Ironically, it should be noted, although the two-room units were chosen primarily to avoid site difficulties, when construction was started on both schools it was discovered that the indications of rock were misleading. What apparently were substantial outcrops were merely boulders deposited on the site in prehistoric ages. However, the schools have proved so satisfactory educationally that the local school officials are entirely satisfied with them.



Cafeteria looking towards stage from Library area





MODEL, TOWER STREET ELEMENTARY SCHOOL

TWO "CLUSTER" SCHOOLS FOR WESTERLY, R. I.

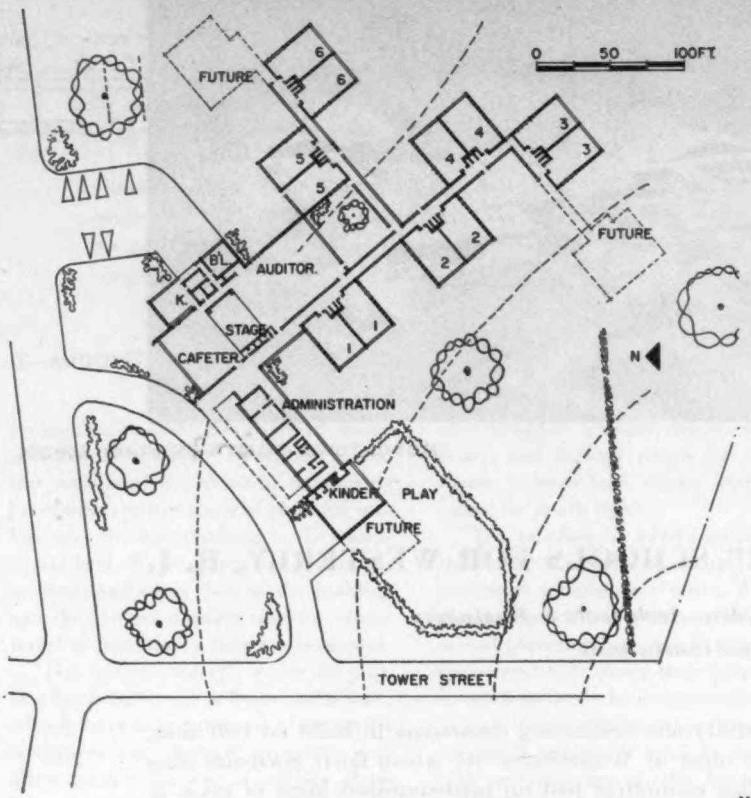
Harriman, Willis & Hayden, Architects & Engineers
Leo Doherty, Educational Consultant

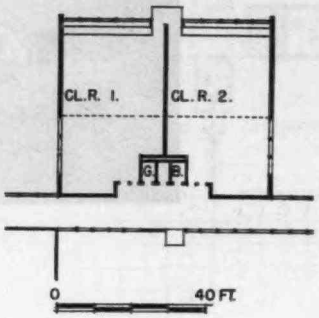
WESTERLY, R. I., had thirty-one elementary classrooms to build on two sites, one at Tower St., the other at Westminster St., where fairly good-size sites were available. The building committee had no predetermined ideas of style or solution for their problem; they were willing for the architect to investigate all possibilities. A total of 13 different schemes was developed before a basic idea for each school was agreed upon. The Westminster St. School was first tried as a single-loaded-corridor plan, with the upper three grades separated from the lower three. The wings stepped down the gently uniformly sloping lot, offsetting at regular intervals.

The Tower St. site, on the other hand, was hilly; that there would be expensive rock excavation was evident. The architects suggested a cluster scheme with each unit set at a convenient elevation and with all connected by green-house-like, lightly built, semiheated corridors which ramped freely up and down the slopes. The committee's reaction was favorable. In particular they liked the neighborhood character of the buildings, their human scale and home-like atmosphere; the scheme's adaptability to the site; repetition of small units, which would encourage small local contractors to compete for the contract; ease of future expansion by merely adding clusters (mechanical facilities are sized to accommodate additions); and the outdoor facilities: paved play spaces, teaching and assembly areas sheltered on three of four sides by buildings or corridors.

MODEL, TYPICAL TWO-CLASSROOM BUILDING

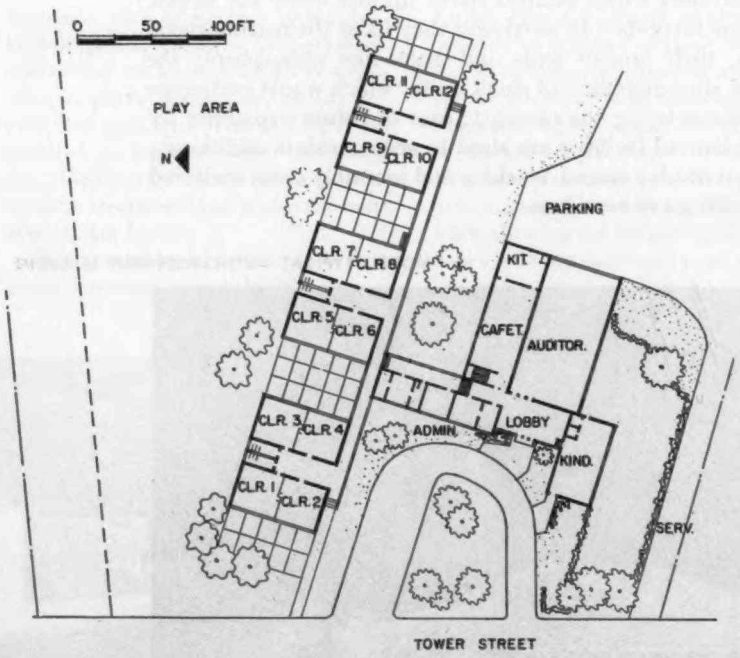


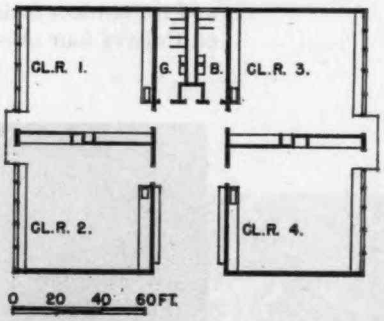




Cluster Type	Cluster Area—Sq Ft	Cl Rm Area—Sq Ft	Mech. Core & Toilets Sq Ft	Circulation Per Cl Rm Sq Ft	Connecting Corridor* Lin Ft	Total Circulation & Corridors* Sq Ft
4 Cl Rm	4560	900	80	160	270	3810
2 Cl Rm	1968	918	33	33	320	2636
2 Cl Rm vs 4 Cl Rm			− 47	− 127	+50	− 1184

** Based on 12-class room scheme*

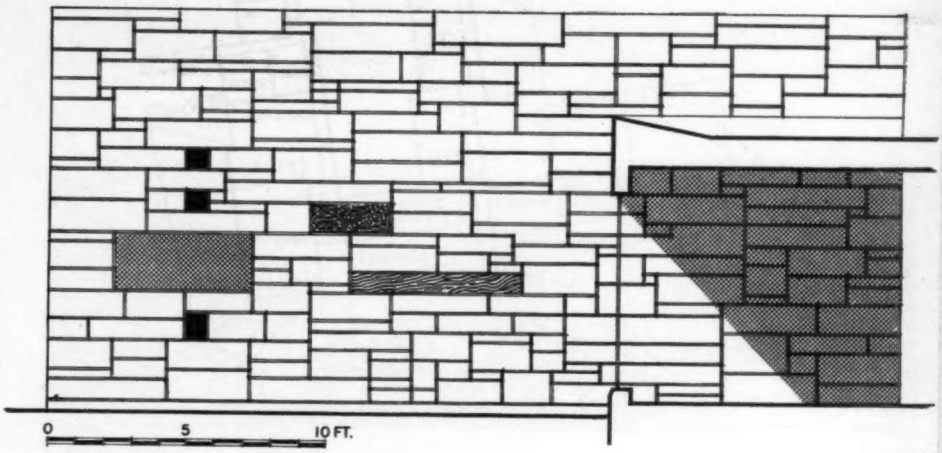


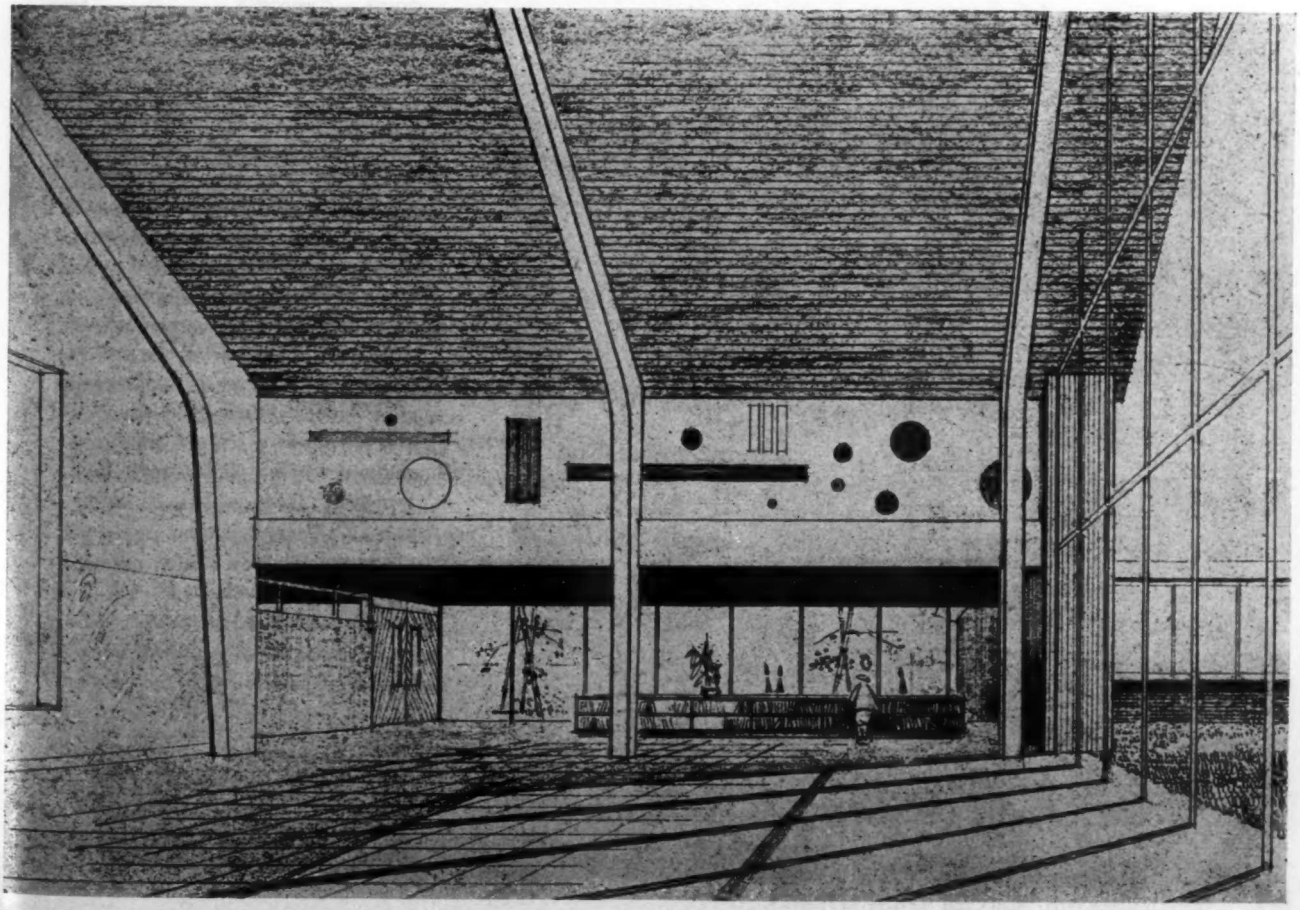


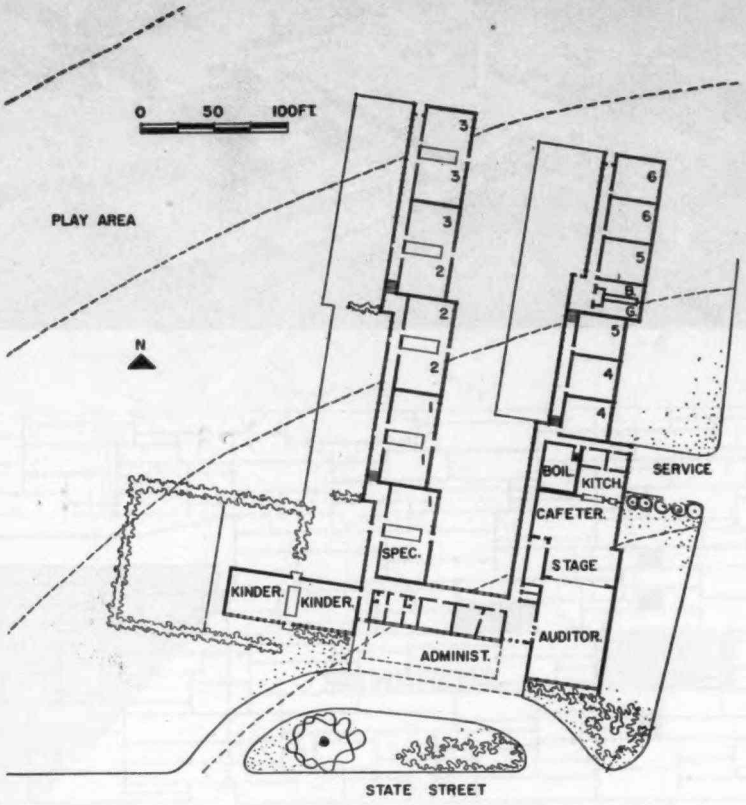
In developing the cluster scheme for the Tower St. School, units of two classrooms were found more flexible and efficient in use of space than 4-classroom units (see table on facing page). Among the 2-room unit advantages are: greater ease of adaptation to the site; less circulation and corridor area; simpler lighting problem; natural light (important in New England) on two sides of each classroom, providing flexibility in orientation and permitting low ceilings more in scale with the children; 2-room units need not make classrooms face each other (the 4-room units would have, thus creating distraction and hampering teaching).

At the main entrance to each school is a granite wall (right) in random ashlar of rock and seam-faced stone, with polished, colored pieces projecting from the neutral ashlar background to form a mural quite appropriate in a granite country. These will be lighted by spots from the canopy roof. Cafeteria and auditorium in each school (below) have laminated wood arches carrying a 4-in. wood deck; stage is between the two rooms, at Westminster a low-ceilinged library adjoins and becomes part of the cafeteria; the bright mural above it is to be painted by a local sign-painter







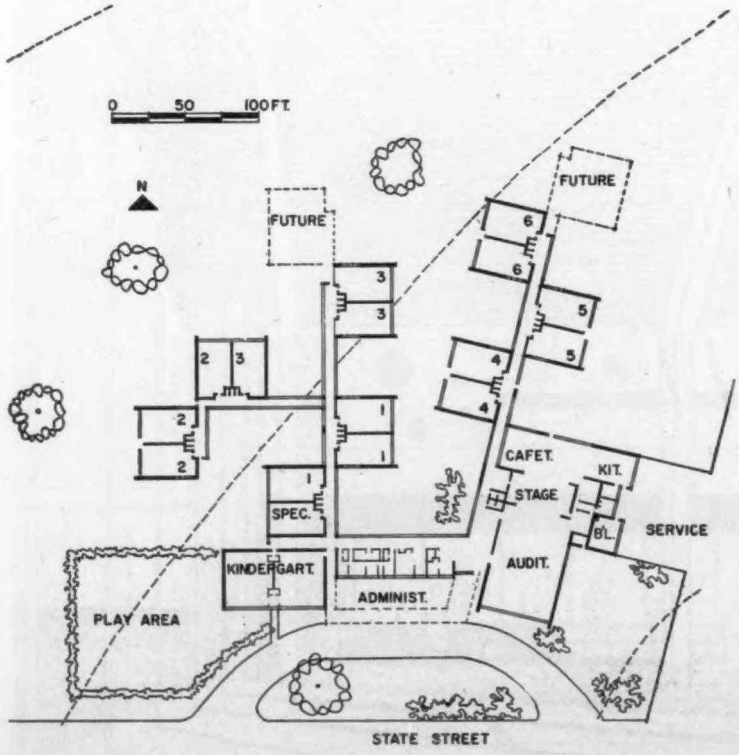


RHODE ISLAND CLUSTER SCHOOLS: WESTMINSTER

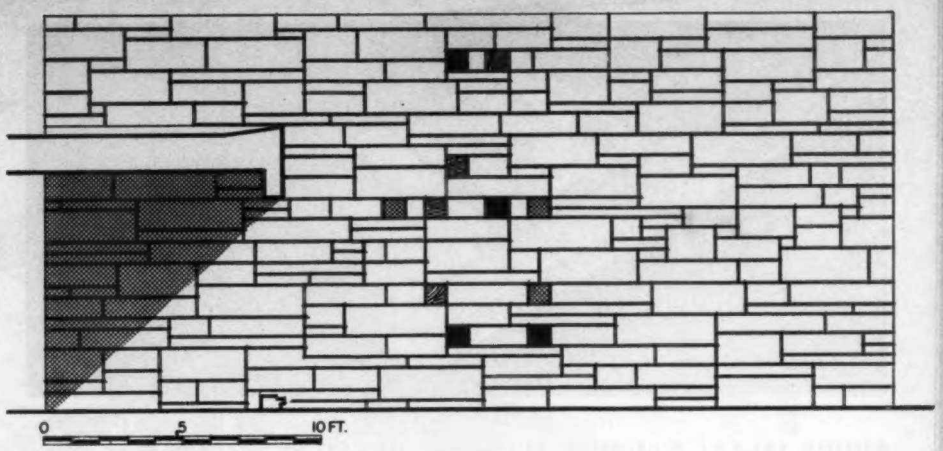
For the Westminster Street School, although the site, less rugged than that at Tower Street, was a less obviously compelling factor, a comparison was made of the initial single-loaded corridor scheme with a cluster scheme composed of two-classroom units (see tabulation below). If the comparison's results were not too far out of line, there might be an over-all saving since both schools were to be built at once and increasing the number of repetitive units might reduce the total contract cost.

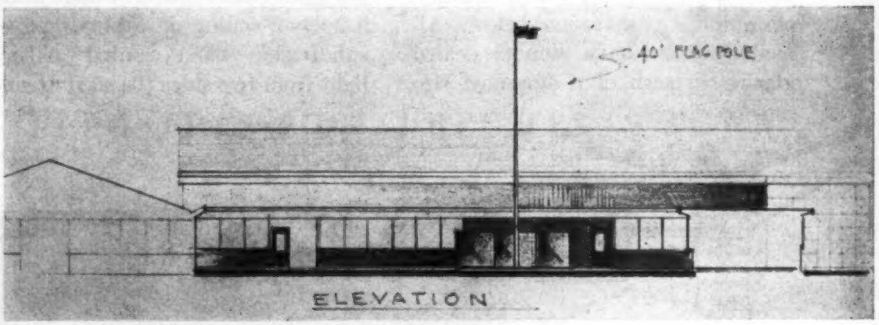
Results exceeded expectations; the cluster scheme showed substantial area savings due to the compactness of the units as a whole and particularly of each unit's service area, with unit heaters above in the attic space; and due also to dual use of cluster circulation space and corridors as well as of library and cafeteria space. Thus, though the reasons for doing so at Westminster were somewhat different, both schools were developed as cluster schemes and were sent out for bids early in September, 1954

Type 18 Cl. Rm.—2 Kind. Ea.	Area Sq Ft
SINGLE-LOADED CORRIDOR	38,200
CLUSTER SCHEME	34,300
CLUSTER vs. CORRIDOR	—3,900



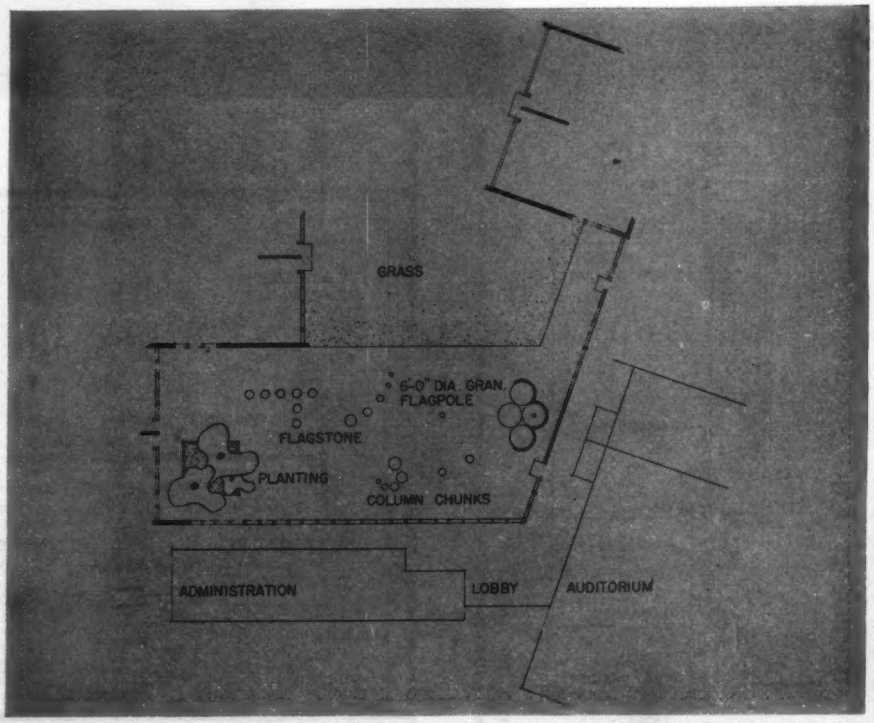
Westerly, as we have said, is a "granite town"; in past years its quarries flourished. The granite entrance wall and mural used at the Tower Street School was repeated at Westminster Street, with a different motif. At Westminster the attempt at decorative and practical use of granite was carried further. Available at a local granite yard were many discarded shapes: discs 6 ft in diameter, short chunks of columns, flat slabs, cubes and many others of no particular description. It was decided to use four of the large discs as an outdoor stage for assemblies in one of the sheltered courts; these also would become a setting for the flagpole, and they would be backed by a redwood screen shaped to their circular forms. All of this is indicated in the drawings at right and below. Other chunks of granite are being used as stepping stones, seats and play sculpture.

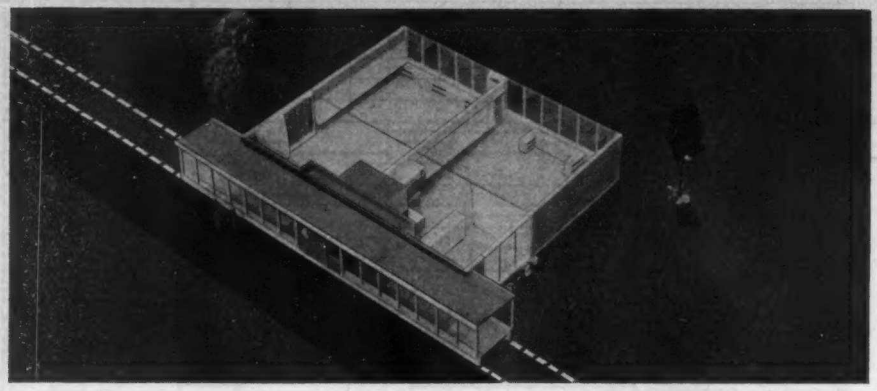




Perimeter Lin Ft	Partitions Lin Ft	Corridors Lin Ft
1904	2288	765
2319	1740	685
+415	−548	−80

Of the buildings other than classroom units, the auditorium and cafeteria at Westminster, like those at Tower Street, have laminated wood arches, a 4-in. wood deck, sidewalls of brick, granite, wood stud and glass, and a concrete floor slab on fill. Administration and service areas are of wood joist construction with brick, stud and glass sidewalls and a concrete slab floor. All buildings are heated by a high-temperature forced hot water system feeding individual heating and ventilating units; mains run under the corridor floors and supply what heat the corridors need. Corridors contain no lighting fixtures inside, but are illuminated at night by the outdoor flood lights which light the grounds. Details of classroom clusters and corridors are shown on the following pages

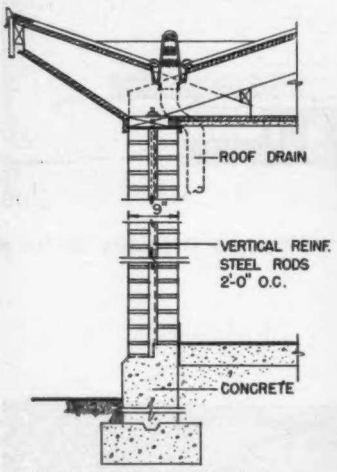




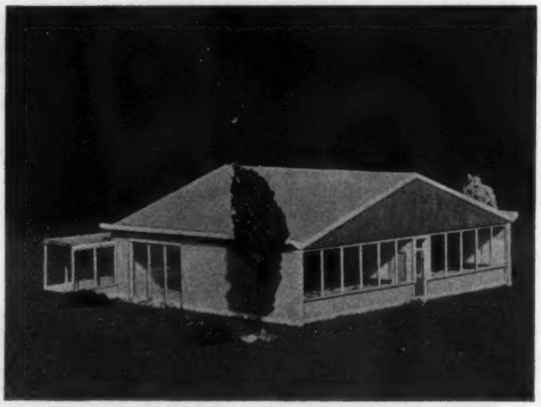
RHODE ISLAND CLUSTER SCHOOLS: DETAILS

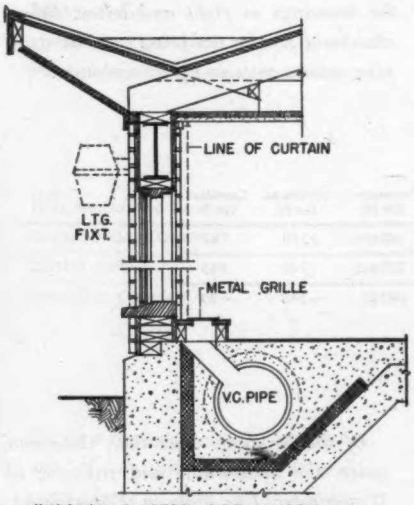
Clusters have wood roof trusses resting on 3 bearing walls — two exterior and one the central partition — and concrete slab floors. Corridor floors are pre-case plank forming a continuous pipe space below. All heated areas have double sealed glazing in sash of a standard size throughout, a detail which meant considerable saving in both drafting time and construction cost. Each classroom has movable wardrobes, teacher's cabinets and storage units; a floor-to-ceiling movable drape for subdivision when wanted; natural light from two sides (84 sq ft at side, 110 sq ft at end); low ceilings, white with indirect lighting in seating area; tinted with direct lights in project area; 2-sink work counter; art shelf, display panel, display cabinets.

In all there are 31 classrooms (18 at Westminster, including 2 kindergartens; 13 at Tower including 1 kindergarten) and each school contains a multi-purpose room, cafeteria, lobby, administration offices, kitchen, boiler and storage rooms. Bids were opened Sept. 27, 1954; the low bid was $960,442; at 62,031 sq ft total (Westminster 34,271; Tower 27,760) and 943,368 cu ft total, this came to $15.42 per sq ft or $1.02 per cu ft. These figures may be slightly reduced by taking certain alternates. Without utilities, the buildings are costing $14.75 per sq ft, $0.97 per cu ft.

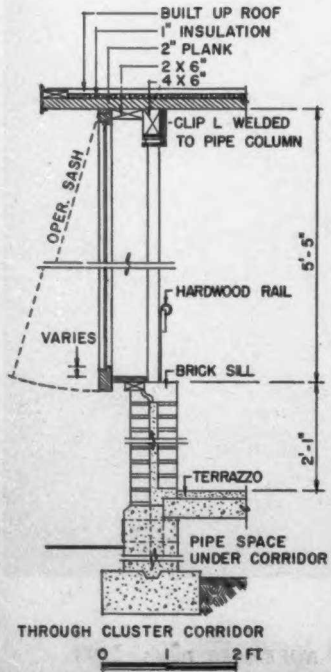


THROUGH SIDE OF CLUSTER

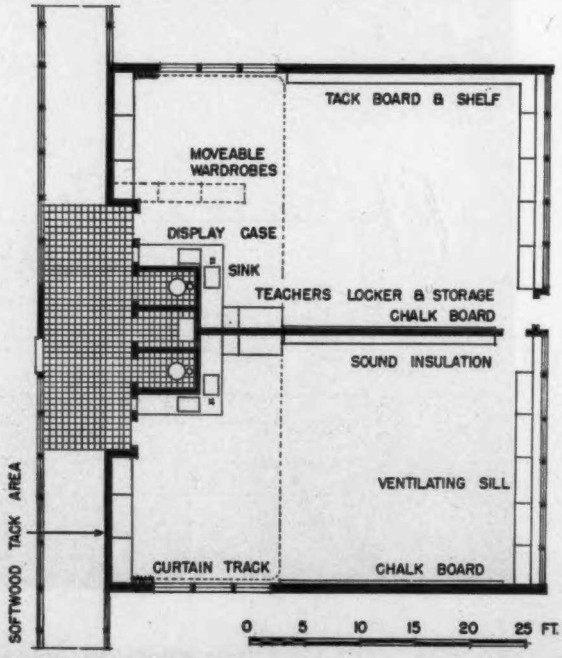


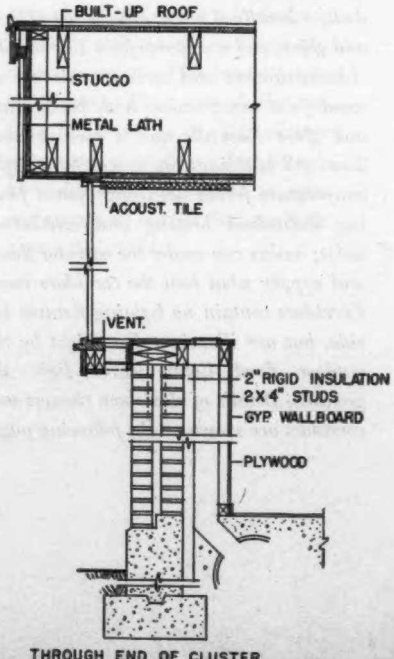


THROUGH CLUSTER SIDE WINDOW



THROUGH CLUSTER CORRIDOR
0 1 2 FT.





THROUGH END OF CLUSTER

APPENDIX E

EDR Regulatory Database Report & Vapor Encroachment Screening Report

Tower Street School
83 Tower Street
Westerly, RI 02891

Inquiry Number: 7664234.2s
May 28, 2024

The EDR Radius Map™ Report with GeoCheck®

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	8
Orphan Summary	72
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

Physical Setting Source Addendum	A-1
Physical Setting Source Summary	A-2
Physical Setting SSURGO Soil Map	A-5
Physical Setting Source Map	A-14
Physical Setting Source Map Findings	A-16
Physical Setting Source Records Searched	PSGR-1

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E1527 - 21), the ASTM Standard Practice for Environmental Site Assessments for Forestland or Rural Property (E2247 - 16), the ASTM Standard Practice for Limited Environmental Due Diligence: Transaction Screen Process (E1528 - 22) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

83 TOWER STREET
WESTERLY, RI 02891

COORDINATES

Latitude (North):	41.3794290 - 41° 22' 45.94''
Longitude (West):	71.8124960 - 71° 48' 44.98''
Universal Tranverse Mercator:	Zone 19
UTM X (Meters):	264808.0
UTM Y (Meters):	4584483.5
Elevation:	91 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property Map:	20121790 ASHAWAY, RI
Version Date:	2021
South Map:	20121830 WATCH HILL, RI
Version Date:	2021

AERIAL PHOTOGRAPHY IN THIS REPORT

Portions of Photo from:	20180930
Source:	USDA

MAPPED SITES SUMMARY

Target Property Address:
83 TOWER STREET
WESTERLY, RI 02891

Click on Map ID to see full detail.

MAP ID	SITE NAME	ADDRESS	DATABASE ACRONYMS	RELATIVE ELEVATION	DIST (ft. & mi.) DIRECTION
1	NARRAGANSETT AUTO BO	102 NARRAGANSETT AVE	RCRA-SQG, FINDS, ECHO, RI MANIFEST	Higher	45, 0.009, NE
2	21 GARDNER GROUP HOM	21 GARDNER DR	RI UST	Higher	1254, 0.237, SSE
3	TRIANGLE SERVICENTER	1 SPUCHY DR	RCRA NonGen / NLR, FINDS, ECHO	Lower	1306, 0.247, NNE
4	GINGER'S SERVICE STA	110 OAK ST	RI LUST, RI UST, RI NPDES	Lower	1359, 0.257, North
5	WESTERLY TRANSFER ST	WESTERLY-BRADFORD RO	RI SWF/LF	Lower	1979, 0.375, East
6	TOWER STREET WATER T	15 TOWER STREET	RI SHWS	Higher	2004, 0.380, SW
7	WASTE MANAGEMENT (WE	67 LEDWOOD AVENUE	RI SWF/LF	Higher	2152, 0.408, South
A8	UNITED BUILDERS SUPP	30 OAK ST	RI LUST, RI UST	Lower	2306, 0.437, WNW
A9	UNITED BUILDERS SUPP	30 OAK ST	UST FINDER, UST FINDER RELEASE	Lower	2306, 0.437, WNW
A10	UNITED BUILDERS SUPP	30 OAK ST	RI SHWS, RI AUL, RCRA NonGen / NLR, FINDS, ECHO,...	Lower	2306, 0.437, WNW
B11	BABCOCK MIDDLE SCHOO	15 HIGHLAND AVENUE	UST FINDER RELEASE	Higher	2330, 0.441, WSW
B12	BABCOCK SCHOOL	15 HIGHLAND AVE	RI LUST, RI UST	Higher	2330, 0.441, WSW
C13	WESTERLY TOWN LANDFI	TOWN LANDFILL ROAD (	SEMS-ARCHIVE	Lower	2410, 0.456, ESE
C14	WESTERLY LANDFILL	OAK STREET	RI SWF/LF, RI LCP	Lower	2410, 0.456, ESE
D15	WESTERLY BAKERY, INC	54 SPRUCE ST0	UST FINDER, UST FINDER RELEASE	Lower	2498, 0.473, WNW
D16	WESTERLY BAKERY, INC	54 SPRUCE ST0	RI LUST, RI UST	Lower	2498, 0.473, WNW
E17	COZI LLC	92 GRANITE ST	RI LUST, RI UST	Higher	2517, 0.477, SW
E18	COZI LLC	92 GRANITE ST	UST FINDER, UST FINDER RELEASE	Higher	2517, 0.477, SW
E19	GRANITE STREET SUNOC	87 GRANITE ST	UST FINDER, UST FINDER RELEASE	Higher	2518, 0.477, SW
E20	GRANITE STREET SUNOC	87 GRANITE ST	RI LUST, RI UST	Higher	2518, 0.477, SW
21	VOSE STREET PROPERTY	2 VOSE STREET	RI SHWS	Higher	2607, 0.494, WSW
22	RI DOT GARAGE	10 WESTERLY-BRADFORD	RI SHWS	Lower	2860, 0.542, ENE
23	GRANITE STREET SHOPP	114-116 GRANITE STRE	RI SHWS, RI AUL	Higher	2962, 0.561, SW
24	BESS EATON DONUT STO	127 HIGH STREET	RI SHWS	Lower	3064, 0.580, WNW
25	STAND UP FOR ANIMALS	39 WESTERLY-BRADFORD	RI SHWS, RI BROWNFIELDS	Lower	3473, 0.658, ENE
F26	JBS CLEANERS	1 EAST AVENUE	RI SHWS, RI AUL	Higher	4355, 0.825, SSW
27	WORLD OF WINES (FORM	17 CANAL STREET	RI SHWS	Lower	4447, 0.842, West
G28	RI DOT - BROAD/MAIN	BROAD & MAIN ST	RI SHWS	Lower	4523, 0.857, West
F29	MOBIL STATION	10 EAST AVENUE	RI SHWS	Higher	4596, 0.870, SSW
30	WESTERLY TOT LOT	2 LILAC DRIVE	RI SHWS, RI AUL	Lower	4654, 0.881, WNW
G31	BESS EATON STORE # 9	7 NORTH MAIN STREET	RI SHWS	Lower	4685, 0.887, West
H32	PROVIDENCE GAS COMPA	18 CANAL STREET PLAT	RI SHWS, RI AUL	Lower	4695, 0.889, West
H33	22 CANAL STREET - MI	22 CANAL STREET	RI SHWS, RI AUL, RI BROWNFIELDS, RI SPILLS	Lower	4825, 0.914, West
34	26 CANAL STREET - TO	26 CANAL STREET	RI SHWS, RI AUL, RI BROWNFIELDS	Lower	4889, 0.926, West

EXECUTIVE SUMMARY

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No mapped sites were found in EDR's search of available ("reasonably ascertainable ") government records either on the target property or within the search radius around the target property for the following databases:

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL ---------- National Priority List
Proposed NPL ---------- Proposed National Priority List Sites
NPL LIENS ---------- Federal Superfund Liens

Lists of Federal Delisted NPL sites

Delisted NPL ---------- National Priority List Deletions

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY ---------- Federal Facility Site Information listing
SEMS ---------- Superfund Enterprise Management System

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS ---------- Corrective Action Report

Lists of Federal RCRA TSD facilities

RCRA-TSDF ---------- RCRA - Treatment, Storage and Disposal

Lists of Federal RCRA generators

RCRA-LQG ---------- RCRA - Large Quantity Generators
RCRA-VSQG ---------- RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

Federal institutional controls / engineering controls registries

LUCIS ---------- Land Use Control Information System
US ENG CONTROLS ---------- Engineering Controls Sites List
US INST CONTROLS ---------- Institutional Controls Sites List

Federal ERNS list

ERNS ---------- Emergency Response Notification System

EXECUTIVE SUMMARY

Lists of state- and tribal hazardous waste facilities

CT SHWS ---- Inventory of Hazardous Disposal Sites

Lists of state and tribal landfills and solid waste disposal facilities

CT SWF/LF ---- List of Landfills/Transfer Stations

Lists of state and tribal leaking storage tanks

CT LUST ---- Leaking Underground Storage Tank List
INDIAN LUST ---- Leaking Underground Storage Tanks on Indian Land

Lists of state and tribal registered storage tanks

FEMA UST ---- Underground Storage Tank Listing
CT UST ---- Underground Storage Tank Data
RI AST ---- Aboveground Storage Tanks
CT AST ---- Marine Terminals and Tank Information
INDIAN UST ---- Underground Storage Tanks on Indian Land

State and tribal institutional control / engineering control registries

CT AUL ---- ELUR Sites

Lists of state and tribal voluntary cleanup sites

INDIAN VCP ---- Voluntary Cleanup Priority Listing

Lists of state and tribal brownfield sites

CT BROWNFIELDS ---- Brownfields Inventory

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS ---- A Listing of Brownfields Sites

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI ---- Report on the Status of Open Dumps on Indian Lands
ODI ---- Open Dump Inventory
DEBRIS REGION 9 ---- Torres Martinez Reservation Illegal Dump Site Locations
IHS OPEN DUMPS ---- Open Dumps on Indian Land

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL ---- Delisted National Clandestine Laboratory Register
RI CDL ---- Clandestine Drug Lab Information Listing
CT CDL ---- Clandestine Drug Lab Listing
US CDL ---- National Clandestine Laboratory Register

Local Land Records

LIENS 2 ---- CERCLA Lien Information

EXECUTIVE SUMMARY

Records of Emergency Release Reports

HMIRS	Hazardous Materials Information Reporting System
CT SPILLS	Oil & Chemical Spill Database
RI SPILLS 90	SPILLS 90 data from FirstSearch
CT SPILLS 90	SPILLS 90 data from FirstSearch

Other Ascertainable Records

FUDS	Formerly Used Defense Sites
DOD	Department of Defense Sites
SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing
US FIN ASSUR	Financial Assurance Information
EPA WATCH LIST	EPA WATCH LIST
2020 COR ACTION	2020 Corrective Action Program List
TSCA	Toxic Substances Control Act
TRIS	Toxic Chemical Release Inventory System
SSTS	Section 7 Tracking Systems
ROD	Records Of Decision
RMP	Risk Management Plans
RAATS	RCRA Administrative Action Tracking System
PRP	Potentially Responsible Parties
PADS	PCB Activity Database System
ICIS	Integrated Compliance Information System
FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
MLTS	Material Licensing Tracking System
COAL ASH DOE	Steam-Electric Plant Operation Data
COAL ASH EPA	Coal Combustion Residues Surface Impoundments List
PCB TRANSFORMER	PCB Transformer Registration Database
RADINFO	Radiation Information Database
HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing
DOT OPS	Incident and Accident Data
CONSENT	Superfund (CERCLA) Consent Decrees
INDIAN RESERV	Indian Reservations
FUSRAP	Formerly Utilized Sites Remedial Action Program
UMTRA	Uranium Mill Tailings Sites
LEAD SMELTERS	Lead Smelter Sites
US AIRS	Aerometric Information Retrieval System Facility Subsystem
US MINES	Mines Master Index File
ABANDONED MINES	Abandoned Mines
MINES MRDS	Mineral Resources Data System
DOCKET HWC	Hazardous Waste Compliance Docket Listing
UXO	Unexploded Ordnance Sites
FUELS PROGRAM	EPA Fuels Program Registered Listing
PFAS NPL	Superfund Sites with PFAS Detections Information
PFAS FEDERAL SITES	Federal Sites PFAS Information
PFAS TRIS	List of PFAS Added to the TRI
PFAS TSCA	PFAS Manufacture and Imports Information
PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing
PFAS ATSDR	PFAS Contamination Site Location Listing
PFAS WQP	Ambient Environmental Sampling for PFAS
PFAS NPDES	Clean Water Act Discharge Monitoring Information
PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing

PFAS ECHO FIRE TRAINING Facilities in Industries that May Be Handling PFAS Listing
PFAS PART 139 AIRPORT All Certified Part 139 Airports PFAS Information Listing
AQUEOUS FOAM NRC Aqueous Foam Related Incidents Listing
BIOSOLIDS ICIS-NPDES Biosolids Facility Data
RI AQUEOUS FOAM Firefighting foam listed as the material released, as reported in Emergency Response Reports.
RI AIRS Air Emissions Listing
CT AIRS Permitted Air Sources Listing
RI ASBESTOS ASBESTOS
CT ASBESTOS Asbestos Notification Listing
RI DRYCLEANERS Drycleaner Facility Listing
CT DRYCLEANERS Drycleaner Facilities
RI Financial Assurance Financial Assurance Information
CT Financial Assurance Financial Assurance Information Listing
RI LEAD Lead Inspections Database
CT LEAD Lead Inspection Database
CT MANIFEST Hazardous Waste Manifest Data
CT NPDES Wastewater Permit Listing

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP EDR Proprietary Manufactured Gas Plants
EDR Hist Auto EDR Exclusive Historical Auto Stations
EDR Hist Cleaner EDR Exclusive Historical Cleaners

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RI RGA HWS Recovered Government Archive State Hazardous Waste Facilities List
CT RGA HWS Recovered Government Archive State Hazardous Waste Facilities List
RI RGA LF Recovered Government Archive Solid Waste Facilities List
CT RGA LF Recovered Government Archive Solid Waste Facilities List
RI RGA LUST Recovered Government Archive Leaking Underground Storage Tank
CT RGA LUST Recovered Government Archive Leaking Underground Storage Tank

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified in the following databases.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

EXECUTIVE SUMMARY

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 04/22/2024 has revealed that there is 1 SEMS-ARCHIVE site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
WESTERLY TOWN LANDFI Site ID: 0101328 EPA Id: RID981064140	TOWN LANDFILL ROAD (	ESE 1/4 - 1/2 (0.456 mi.)	C13	53

Lists of Federal RCRA generators

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 12/04/2023 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
NARRAGANSETT AUTO BO EPA ID:: RID982194219	***102 NARRAGANSETT AVE***	***NE 0 - 1/8 (0.009 mi.)***	***1***	***8***

Lists of state- and tribal hazardous waste facilities

RI SHWS: This list includes sites that have been investigated under the Federal CERCLIS program (SFA sites) as well as sites that have notified under the state program or have been investigated for hazardous substances (HWM sites).

A review of the RI SHWS list, as provided by EDR, and dated 12/01/2023 has revealed that there are 16 RI SHWS sites within approximately 1 mile of the target property.

EXECUTIVE SUMMARY

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
TOWER STREET WATER T Facility Status: Active Facility Status: Inactive Project Code: TOW1-HWM Project Code: TOWR-HWM Siterem Site Number: SR-38-1567 A Siterem Site Number: SR-38-1567 B	15 TOWER STREET	SW 1/4 - 1/2 (0.380 mi.)	6	33
VOSE STREET PROPERTY Facility Status: Inactive Project Code: VOSE-HWM Siterem Site Number: SR-38-1629	2 VOSE STREET	WSW 1/4 - 1/2 (0.494 mi.)	21	64
GRANITE STREET SHOPP Facility Status: Inactive Project Code: GSSP-HWM Siterem Site Number: SR-38-0556	***114-116 GRANITE STRE***	***SW 1/2 - 1 (0.561 mi.)***	***23***	***65***
JBS CLEANERS Facility Status: Inactive Project Code: JBSC-HWM Siterem Site Number: SR-38-0671	***1 EAST AVENUE***	***SSW 1/2 - 1 (0.825 mi.)***	***F26***	***66***
MOBIL STATION Facility Status: Active Project Code: MBIL-HWM	10 EAST AVENUE	SSW 1/2 - 1 (0.870 mi.)	F29	68

Lower Elevation	Address	Direction / Distance	Map ID	Page
UNITED BUILDERS SUPP Facility Status: Inactive Project Code: UBS-HWM Siterem Site Number: SR-38-1589	***30 OAK ST***	***WNW 1/4 - 1/2 (0.437 mi.)***	***A10***	***37***
RI DOT GARAGE Facility Status: Inactive Project Code: WDOT-HWM Siterem Site Number: SR-38-1716	10 WESTERLY-BRADFORD	ENE 1/2 - 1 (0.542 mi.)	22	65
BESS EATON DONUT STO Facility Status: Inactive Project Code: BEEA-HWM Siterem Site Number: SR-38-0124	127 HIGH STREET	WNW 1/2 - 1 (0.580 mi.)	24	66
STAND UP FOR ANIMALS Facility Status: Inactive Project Code: SUF-SUBC Siterem Site Number: SR-38-1634	***39 WESTERLY-BRADFORD***	***ENE 1/2 - 1 (0.658 mi.)***	***25***	***66***
WORLD OF WINES (FORM Facility Status: Inactive Project Code: WOFW-HWM Siterem Site Number: SR-38-1697	17 CANAL STREET	W 1/2 - 1 (0.842 mi.)	27	67
RI DOT - BROAD/MAIN Facility Status: Active Project Code: BRMN-HWM Siterem Site Number: SR-38-1314	BROAD & MAIN ST	W 1/2 - 1 (0.857 mi.)	G28	67
WESTERLY TOT LOT	***2 LILAC DRIVE***	***WNW 1/2 - 1 (0.881 mi.)***	***30***	***68***

Facility Status: Inactive Project Code: WTL-HWM Siterem Site Number: SR-38-1824				
BESS EATON STORE # 9 Facility Status: Inactive Project Code: BESS-HWM Siterem Site Number: SR-38-0126	7 NORTH MAIN STREET	W 1/2 - 1 (0.887 mi.)	G31	68
PROVIDENCE GAS COMPA Facility Status: Active Project Code: PGCW-HWM Siterem Site Number: SR-38-1156	***18 CANAL STREET PLAT***	***W 1/2 - 1 (0.889 mi.)***	***H32***	***69***
22 CANAL STREET - MI Facility Status: Inactive Project Code: 22CS-SUBC Siterem Site Number: SR-38-1776	***22 CANAL STREET***	***W 1/2 - 1 (0.914 mi.)***	***H33***	***69***
26 CANAL STREET - TO Facility Status: Inactive Project Code: 26CS-SUBC Siterem Site Number: SR-38-1777	***26 CANAL STREET***	***W 1/2 - 1 (0.926 mi.)***	***34***	***70***

Lists of state and tribal landfills and solid waste disposal facilities

RI SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Department of Environmental Management's Solid Waste Management Facilities database.

A review of the RI SWF/LF list, as provided by EDR, and dated 12/01/2023 has revealed that there are 3 RI SWF/LF sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
WASTE MANAGEMENT (WE Facility Status: Closed	67 LEDWOOD AVENUE	S 1/4 - 1/2 (0.408 mi.)	7	34

Lower Elevation	Address	Direction / Distance	Map ID	Page
WESTERLY TRANSFER ST Facility Status: Active	WESTERLY-BRADFORD RO	E 1/4 - 1/2 (0.375 mi.)	5	33
WESTERLY LANDFILL Facility Status: Closed	***OAK STREET***	***ESE 1/4 - 1/2 (0.456 mi.)***	***C14***	***55***

RI LCP: This inventory contains both formerly permitted landfills that are closed as well as dumps that were never licensed by the Department. This list does not include Superfund Sites and current or former Federal Facilities. This list includes lat/long data that has not been field verified.

A review of the RI LCP list, as provided by EDR, and dated 12/01/2023 has revealed that there is 1 RI LCP site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
WESTERLY LANDFILL	***OAK STREET***	***ESE 1/4 - 1/2 (0.456 mi.)***	***C14***	***55***

Lists of state and tribal leaking storage tanks

RI LUST: The LUST Case List is a summary of UST Facilities in RI with leaking USTs, which includes information on the date of release discovery and the status of the LUST Case (active, soil removal only, or inactive).

A review of the RI LUST list, as provided by EDR, and dated 12/06/2023 has revealed that there are 6 RI LUST sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BABCOCK SCHOOL	***15 HIGHLAND AVE***	***WSW 1/4 - 1/2 (0.441 mi.)***	***B12***	***52***
Facility Id: UST-17210 Project Number: 3825-ST				
COZI LLC	***92 GRANITE ST***	***SW 1/4 - 1/2 (0.477 mi.)***	***E17***	***58***
Facility Id: UST-17306 Project Number: 3826-LS				
GRANITE STREET SUNOC	***87 GRANITE ST***	***SW 1/4 - 1/2 (0.477 mi.)***	***E20***	***63***
Facility Id: UST-617 Project Number: 3801-LS				

Lower Elevation	Address	Direction / Distance	Map ID	Page
GINGER'S SERVICE STA	***110 OAK ST***	***N 1/4 - 1/2 (0.257 mi.)***	***4***	***30***
Facility Status: Soil Removal Only; No Further Action Required Facility Id: UST-668 Project Number: 3848-LS				
UNITED BUILDERS SUPP	***30 OAK ST***	***WNW 1/4 - 1/2 (0.437 mi.)***	***A8***	***34***
Facility Status: Soil Removal Only; No Further Action Required Facility Id: UST-1911 Project Number: 3802-LS				
WESTERLY BAKERY, INC	***54 SPRUCE ST0***	***WNW 1/4 - 1/2 (0.473 mi.)***	***D16***	***57***
Facility Status: Soil Removal Only; No Further Action Required Facility Id: UST-18820 Project Number: 3846-ST				

Lists of state and tribal registered storage tanks

RI UST: The UST Master List is a summary of registered UST Facilities in RI, which includes information on abandoned, in use, permanently closed and temporarily closed USTs.

A review of the RI UST list, as provided by EDR, and dated 12/06/2023 has revealed that there is 1 RI UST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
21 GARDNER GROUP HOM	21 GARDNER DR	SSE 1/8 - 1/4 (0.237 mi.)	2	27
Facility Id: UST-4371 Tank Status: Permanently Closed				

State and tribal institutional control / engineering control registries

RI AUL: This list was developed by RIDEM for use as a general reference and are not meant to be legally authoritative source for the location of hazardous materials, nor for the status, condition or permissible use of a site.

A review of the RI AUL list, as provided by EDR, and dated 12/01/2023 has revealed that there is 1 RI AUL site within approximately 0.5 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
UNITED BUILDERS SUPP	***30 OAK ST***	***WNW 1/4 - 1/2 (0.437 mi.)***	***A10***	***37***
Siterem Site Number: SR-38-1589				

ADDITIONAL ENVIRONMENTAL RECORDS

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/04/2023 has revealed that there is 1 RCRA NonGen / NLR site within approximately 0.25 miles of the target property.

Lower Elevation	Address	Direction / Distance	Map ID	Page
TRIANGLE SERVICENTER	***1 SPUCHY DR***	***NNE 1/8 - 1/4 (0.247 mi.)***	***3***	***27***
EPA ID:: RI5000010017				

RI MANIFEST: Hazardous waste manifest information

A review of the RI MANIFEST list, as provided by EDR, and dated 12/31/2020 has revealed that there is 1 RI MANIFEST site within approximately 0.25 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
NARRAGANSETT AUTO BO	***102 NARRAGANSETT AVE***	***NE 0 - 1/8 (0.009 mi.)***	***1***	***8***
EPA Id: RID982194219				
Manifest Document Number: MAH382643				

UST FINDER RELEASE: US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

A review of the UST FINDER RELEASE list, as provided by EDR, and dated 06/08/2023 has revealed that

there are 5 UST FINDER RELEASE sites within approximately 0.5 miles of the target property.

Equal/Higher Elevation	Address	Direction / Distance	Map ID	Page
BABCOCK MIDDLE SCHOO	15 HIGHLAND AVENUE	WSW 1/4 - 1/2 (0.441 mi.)	B11	51
COZI LLC	***92 GRANITE ST***	***SW 1/4 - 1/2 (0.477 mi.)***	***E18***	***59***
GRANITE STREET SUNOC	***87 GRANITE ST***	***SW 1/4 - 1/2 (0.477 mi.)***	***E19***	***61***

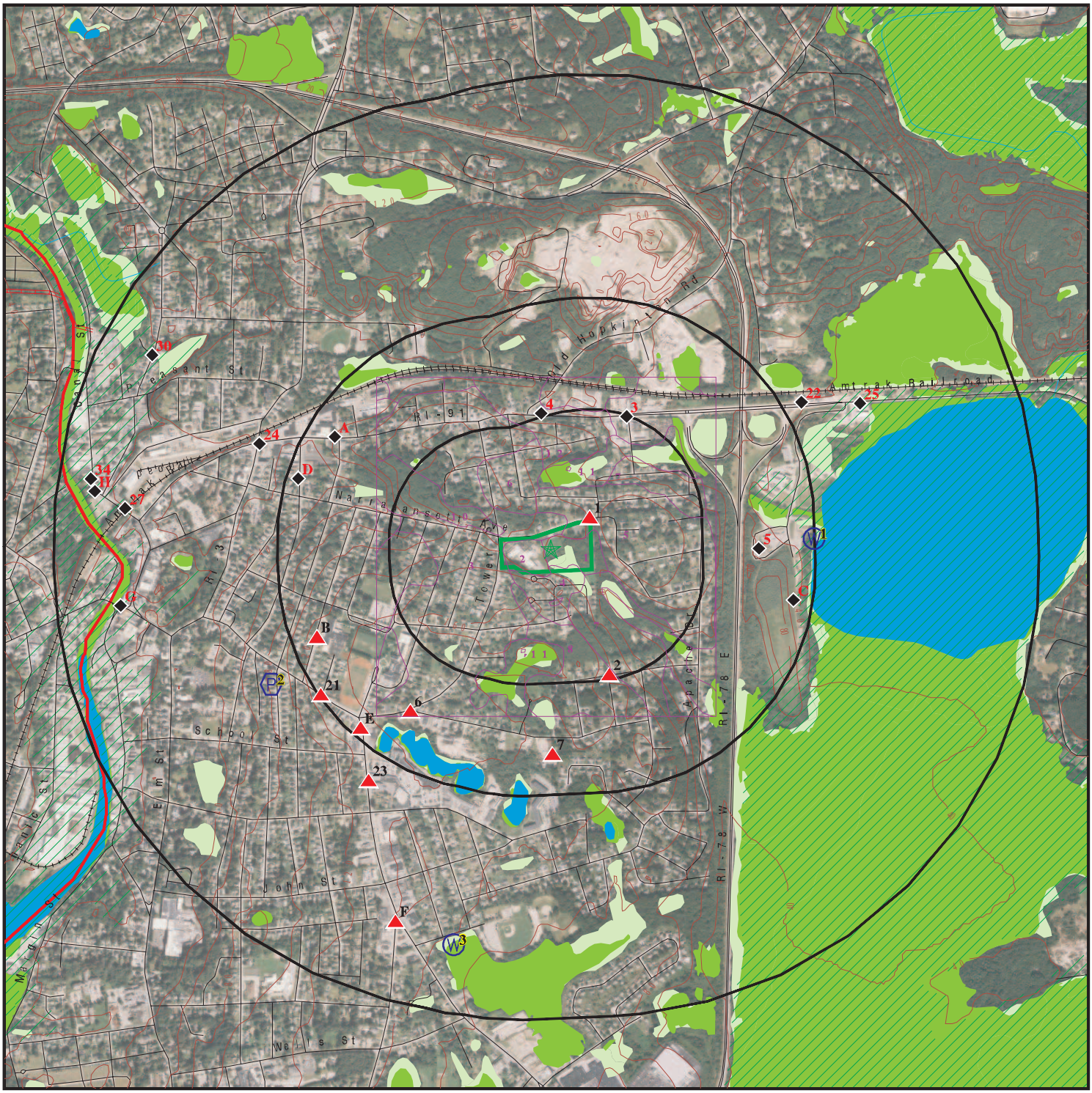
Lower Elevation	Address	Direction / Distance	Map ID	Page
UNITED BUILDERS SUPP	***30 OAK ST***	***WNW 1/4 - 1/2 (0.437 mi.)***	***A9***	***35***
WESTERLY BAKERY, INC	***54 SPRUCE ST0***	***WNW 1/4 - 1/2 (0.473 mi.)***	***D15***	***55***

EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 7 records.

Site Name	Database(s)
PIERCE STREET PROPERTIES	RI SHWS, RI AUL
NATIONAL GRID - WESTERLY SUBSTATIO	RI SHWS, RI AUL
NATIONAL GRID - WESTERLY SERVICE C	RI SHWS, RI AUL, RI SPILLS
NATIONAL GRID - WESTERLY MGP	RI SHWS, RI AUL
WESTERLY TOWN LANDFILL	RI SHWS
TOWER STREET SCHOOL	RI UST
WESTERLY GAS AND ELECTRIC LIGHT CO	EDR MGP

OVERVIEW MAP - 7664234.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- County Boundary
- Pipelines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Tower Street School	CLIENT:	Pare Corporation
ADDRESS:	83 Tower Street Westerly RI 02891	CONTACT:	Arianne Barton
		INQUIRY #:	7664234.2s
LAT/LONG:	41.379429 / 71.812496	DATE:	May 28, 2024 12:50 pm

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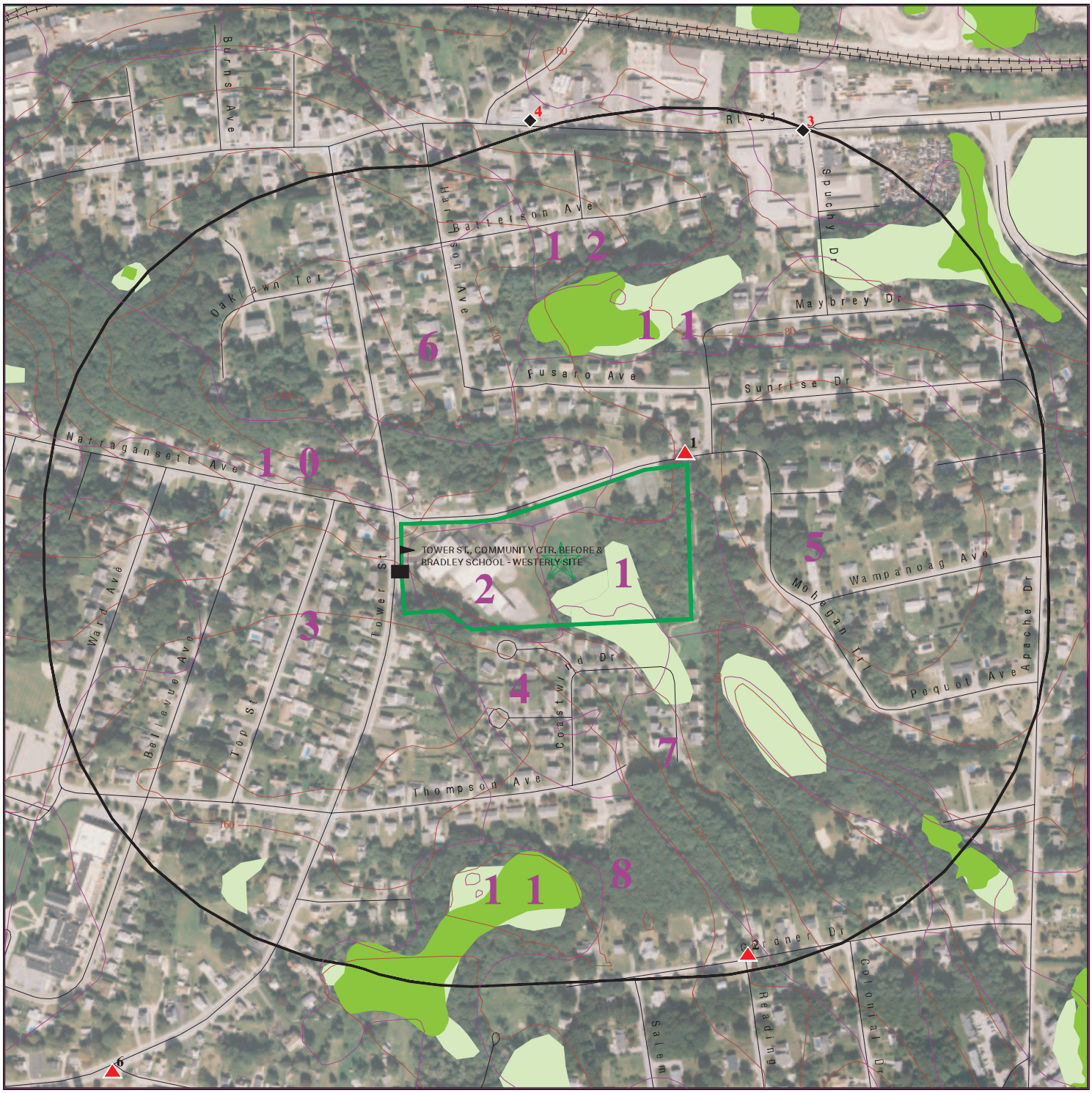
DETAIL MAP - 7664234.2S



Target Property

Sites at elevations higher than or equal to the target property

Sites at elevations lower than the target property

Manufactured Gas Plants

Sensitive Receptors

National Priority List Sites

Dept. Defense Sites

0 1/16 1/8 1/4 Miles

Indian Reservations BIA

Special Flood Hazard Area (1%)

0.2% Annual Chance Flood Hazard

National Wetland Inventory

State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Tower Street School	CLIENT:	Pare Corporation
ADDRESS:	83 Tower Street Westerly RI 02891	CONTACT:	Arianne Barton
		INQUIRY #:	7664234.2s
LAT/LONG:	41.379429 / 71.812496	DATE:	May 28, 2024 12:51 pm

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MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
STANDARD ENVIRONMENTAL RECORDS								
Lists of Federal NPL (Superfund) sites								
NPL	1.000		0	0	0	0	NR	0
Proposed NPL	1.000		0	0	0	0	NR	0
NPL LIENS	1.000		0	0	0	0	NR	0
Lists of Federal Delisted NPL sites								
Delisted NPL	1.000		0	0	0	0	NR	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders								
FEDERAL FACILITY	0.500		0	0	0	NR	NR	0
SEMS	0.500		0	0	0	NR	NR	0
Lists of Federal CERCLA sites with NFRAP								
SEMS-ARCHIVE	0.500		0	0	1	NR	NR	1
Lists of Federal RCRA facilities undergoing Corrective Action								
CORRACTS	1.000		0	0	0	0	NR	0
Lists of Federal RCRA TSD facilities								
RCRA-TSDF	0.500		0	0	0	NR	NR	0
Lists of Federal RCRA generators								
RCRA-LQG	0.250		0	0	NR	NR	NR	0
RCRA-SQG	0.250		1	0	NR	NR	NR	1
RCRA-VSQG	0.250		0	0	NR	NR	NR	0
Federal institutional controls / engineering controls registries								
LUCIS	0.500		0	0	0	NR	NR	0
US ENG CONTROLS	0.500		0	0	0	NR	NR	0
US INST CONTROLS	0.500		0	0	0	NR	NR	0
Federal ERNS list								
ERNS	TP		NR	NR	NR	NR	NR	0
Lists of state- and tribal hazardous waste facilities								
RI SHWS	1.000		0	0	3	13	NR	16
CT SHWS	1.000		0	0	0	0	NR	0
Lists of state and tribal landfills and solid waste disposal facilities								
RI SWF/LF	0.500		0	0	3	NR	NR	3
CT SWF/LF	0.500		0	0	0	NR	NR	0
RI LCP	0.500		0	0	1	NR	NR	1

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
Lists of state and tribal leaking storage tanks								
RI LUST	0.500		0	0	6	NR	NR	6
CT LUST	0.500		0	0	0	NR	NR	0
INDIAN LUST	0.500		0	0	0	NR	NR	0
Lists of state and tribal registered storage tanks								
FEMA UST	0.250		0	0	NR	NR	NR	0
RI UST	0.250		0	1	NR	NR	NR	1
CT UST	0.250		0	0	NR	NR	NR	0
RI AST	0.250		0	0	NR	NR	NR	0
CT AST	0.250		0	0	NR	NR	NR	0
INDIAN UST	0.250		0	0	NR	NR	NR	0
State and tribal institutional control / engineering control registries								
RI AUL	0.500		0	0	1	NR	NR	1
CT AUL	0.500		0	0	0	NR	NR	0
Lists of state and tribal voluntary cleanup sites								
INDIAN VCP	0.500		0	0	0	NR	NR	0
Lists of state and tribal brownfield sites								
RI BROWNFIELDS	0.500		0	0	0	NR	NR	0
CT BROWNFIELDS	0.500		0	0	0	NR	NR	0
ADDITIONAL ENVIRONMENTAL RECORDS								
Local Brownfield lists								
US BROWNFIELDS	0.500		0	0	0	NR	NR	0
Local Lists of Landfill / Solid Waste Disposal Sites								
INDIAN ODI	0.500		0	0	0	NR	NR	0
ODI	0.500		0	0	0	NR	NR	0
DEBRIS REGION 9	0.500		0	0	0	NR	NR	0
IHS OPEN DUMPS	0.500		0	0	0	NR	NR	0
Local Lists of Hazardous waste / Contaminated Sites								
US HIST CDL		TP	NR	NR	NR	NR	NR	0
RI CDL		TP	NR	NR	NR	NR	NR	0
CT CDL		TP	NR	NR	NR	NR	NR	0
US CDL		TP	NR	NR	NR	NR	NR	0
Local Land Records								
LIENS 2		TP	NR	NR	NR	NR	NR	0
Records of Emergency Release Reports								
HMIRS		TP	NR	NR	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
RI SPILLS	TP		NR	NR	NR	NR	NR	0
CT SPILLS	TP		NR	NR	NR	NR	NR	0
RI SPILLS 90	TP		NR	NR	NR	NR	NR	0
CT SPILLS 90	TP		NR	NR	NR	NR	NR	0
Other Ascertainable Records								
RCRA NonGen / NLR	0.250		0	1	NR	NR	NR	1
FUDS	1.000		0	0	0	0	NR	0
DOD	1.000		0	0	0	0	NR	0
SCRD DRYCLEANERS	0.500		0	0	0	NR	NR	0
US FIN ASSUR	TP		NR	NR	NR	NR	NR	0
EPA WATCH LIST	TP		NR	NR	NR	NR	NR	0
2020 COR ACTION	0.250		0	0	NR	NR	NR	0
TSCA	TP		NR	NR	NR	NR	NR	0
TRIS	TP		NR	NR	NR	NR	NR	0
SSTS	TP		NR	NR	NR	NR	NR	0
ROD	1.000		0	0	0	0	NR	0
RMP	TP		NR	NR	NR	NR	NR	0
RAATS	TP		NR	NR	NR	NR	NR	0
PRP	TP		NR	NR	NR	NR	NR	0
PADS	TP		NR	NR	NR	NR	NR	0
ICIS	TP		NR	NR	NR	NR	NR	0
FTTS	TP		NR	NR	NR	NR	NR	0
MLTS	TP		NR	NR	NR	NR	NR	0
COAL ASH DOE	TP		NR	NR	NR	NR	NR	0
COAL ASH EPA	0.500		0	0	0	NR	NR	0
PCB TRANSFORMER	TP		NR	NR	NR	NR	NR	0
RADINFO	TP		NR	NR	NR	NR	NR	0
HIST FTTS	TP		NR	NR	NR	NR	NR	0
DOT OPS	TP		NR	NR	NR	NR	NR	0
CONSENT	1.000		0	0	0	0	NR	0
INDIAN RESERV	1.000		0	0	0	0	NR	0
FUSRAP	1.000		0	0	0	0	NR	0
UMTRA	0.500		0	0	0	NR	NR	0
LEAD SMELTERS	TP		NR	NR	NR	NR	NR	0
US AIRS	TP		NR	NR	NR	NR	NR	0
US MINES	0.250		0	0	NR	NR	NR	0
ABANDONED MINES	0.250		0	0	NR	NR	NR	0
MINES MRDS	0.250		0	0	NR	NR	NR	0
FINDS	TP		NR	NR	NR	NR	NR	0
ECHO	TP		NR	NR	NR	NR	NR	0
DOCKET HWC	TP		NR	NR	NR	NR	NR	0
UXO	1.000		0	0	0	0	NR	0
FUELS PROGRAM	0.250		0	0	NR	NR	NR	0
PFAS NPL	0.250		0	0	NR	NR	NR	0
PFAS FEDERAL SITES	0.250		0	0	NR	NR	NR	0
PFAS TRIS	0.250		0	0	NR	NR	NR	0
PFAS TSCA	0.250		0	0	NR	NR	NR	0
PFAS RCRA MANIFEST	0.250		0	0	NR	NR	NR	0
PFAS ATSDR	0.250		0	0	NR	NR	NR	0
PFAS WQP	0.250		0	0	NR	NR	NR	0

MAP FINDINGS SUMMARY

Database	Search Distance (Miles)	Target Property	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
PFAS NPDES	0.250		0	0	NR	NR	NR	0
PFAS ECHO	0.250		0	0	NR	NR	NR	0
PFAS ECHO FIRE TRAINING	0.250		0	0	NR	NR	NR	0
PFAS PART 139 AIRPORT	0.250		0	0	NR	NR	NR	0
AQUEOUS FOAM NRC	0.250		0	0	NR	NR	NR	0
BIOSOLIDS	TP		NR	NR	NR	NR	NR	0
RI AQUEOUS FOAM	0.250		0	0	NR	NR	NR	0
RI AIRS	TP		NR	NR	NR	NR	NR	0
CT AIRS	TP		NR	NR	NR	NR	NR	0
RI ASBESTOS	TP		NR	NR	NR	NR	NR	0
CT ASBESTOS	TP		NR	NR	NR	NR	NR	0
RI DRYCLEANERS	0.250		0	0	NR	NR	NR	0
CT DRYCLEANERS	0.250		0	0	NR	NR	NR	0
RI Financial Assurance	TP		NR	NR	NR	NR	NR	0
CT Financial Assurance	TP		NR	NR	NR	NR	NR	0
RI LEAD	TP		NR	NR	NR	NR	NR	0
CT LEAD	TP		NR	NR	NR	NR	NR	0
RI MANIFEST	0.250		1	0	NR	NR	NR	1
CT MANIFEST	0.250		0	0	NR	NR	NR	0
RI NPDES	TP		NR	NR	NR	NR	NR	0
CT NPDES	TP		NR	NR	NR	NR	NR	0
UST FINDER RELEASE	0.500		0	0	5	NR	NR	5
UST FINDER	0.250		0	0	NR	NR	NR	0
EDR HIGH RISK HISTORICAL RECORDS								
EDR Exclusive Records								
EDR MGP	1.000		0	0	0	0	NR	0
EDR Hist Auto	0.125		0	NR	NR	NR	NR	0
EDR Hist Cleaner	0.125		0	NR	NR	NR	NR	0
EDR RECOVERED GOVERNMENT ARCHIVES								
Exclusive Recovered Govt. Archives								
RI RGA HWS	TP		NR	NR	NR	NR	NR	0
CT RGA HWS	TP		NR	NR	NR	NR	NR	0
RI RGA LF	TP		NR	NR	NR	NR	NR	0
CT RGA LF	TP		NR	NR	NR	NR	NR	0
RI RGA LUST	TP		NR	NR	NR	NR	NR	0
CT RGA LUST	TP		NR	NR	NR	NR	NR	0
- Totals --		0	2	2	20	13	0	37

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

1
NE
< 1/8
0.009 mi.
45 ft.

NARRAGANSETT AUTO BODY
102 NARRAGANSETT AVE
WESTERLY, RI 02891

RCRA-SQG
FINDS
ECHO
RI MANIFEST

1000352962
RID982194219

Relative:
Higher

Actual:
99 ft.

RCRA Listings:

Date Form Received by Agency:	20071011
Handler Name:	Narragansett Auto Body
Handler Address:	Narragansett Ave
Handler City,State,Zip:	WESTERLY, RI 02891
EPA ID:	RID982194219
Contact Name:	DICK BARON
Contact Address:	102 NARRAGANSETT AVE
Contact City,State,Zip:	WESTERLY, RI 02891
Contact Telephone:	401-596-7166
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	01
Land Type:	Private
Federal Waste Generator Description:	Small Quantity Generator
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Handler Activities
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	NARRAGANSETT AVE
Mailing City,State,Zip:	WESTERLY, RI 02891
Owner Name:	Dick Baron
Owner Type:	Private
Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No

NARRAGANSETT AUTO BODY (Continued) **1000352962**

Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20080310
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	F003
Waste Description:	The Following Spent Nonhalogenated Solvents: Xylene, Acetone, Ethyl Acetate, Ethyl Benzene, Ethyl Ether, Methyl Isobutyl Ketone, N-Butyl Alcohol, Cyclohexanone, And Methanol; All Spent Solvent Mixtures/Blends Containing, Before Use, Only The Above Spent Nonhalogenated Solvents; And All Spent Solvent Mixtures/Blends Containing, Before Use, One Or More Of The Above Nonhalogenated Solvents, And A Total Of Ten Percent Or More (By Volume) Of One Or More Of Those Solvents Listed In F001, F002, F004, And F005; And Still Bottoms From The Recovery Of These Spent Solvents And Spent Solvent Mixtures.
Waste Code:	F005
Waste Description:	The Following Spent Nonhalogenated Solvents: Toluene, Methyl Ethyl Ketone, Carbon Disulfide, Isobutanol, Pyridine, Benzene, 2-Ethoxyethanol, And 2-Nitropropane; All Spent Solvent Mixtures/Blends Containing, Before Use, A Total Of Ten Percent Or More (By Volume) Of One Or More Of The Above Nonhalogenated Solvents Or Those Solvents Listed In F001, F002, Or F004; And Still Bottoms From The Recovery Of These Spent Solvents And Spent Solvent Mixtures.

Handler - Owner Operator:

Owner/Operator Indicator:	Owner
Owner/Operator Name: DICK BARON	
Legal Status:	Private
Date Became Current:	Not reported
Date Ended Current:	Not reported
Owner/Operator Address:	OWNERSTREET
Owner/Operator City,State,Zip:	OWNERCITY, RI 99999
Owner/Operator Telephone:	401-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Owner/Operator Indicator:	Owner
Owner/Operator Name: DICK BARON	
Legal Status:	Private
Date Became Current:	Not reported

NARRAGANSETT AUTO BODY (Continued) **1000352962**

Date Ended Current:	Not reported
Owner/Operator Address:	OWNERSTREET
Owner/Operator City,State,Zip:	OWNERCITY, RI 99999
Owner/Operator Telephone:	401-555-1212
Owner/Operator Telephone Ext:	Not reported
Owner/Operator Fax:	Not reported
Owner/Operator Email:	Not reported

Historic Generators:

Receive Date:	20071011
Handler Name:	NARRAGANSETT AUTO BODY
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	Yes
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

Receive Date:	19871028
Handler Name:	NARRAGANSETT AUTO BODY
Federal Waste Generator Description:	Small Quantity Generator
State District Owner:	Not reported
Large Quantity Handler of Universal Waste:	No
Recognized Trader Importer:	No
Recognized Trader Exporter:	No
Spent Lead Acid Battery Importer:	No
Spent Lead Acid Battery Exporter:	No
Current Record:	No
Non Storage Recycler Activity:	Not reported
Electronic Manifest Broker:	Not reported

List of NAICS Codes and Descriptions:

NAICS Codes:	No NAICS Codes Found

Has the Facility Received Notices of Violations:

Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	Generators - Pre-transport
Date Violation was Determined:	20080213
Actual Return to Compliance Date:	20080317
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	20080413
Enforcement Identifier:	001
Date of Enforcement Action:	20080313
Enforcement Responsible Agency:	State
Enforcement Docket Number:	2008 1818 Hw
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported

NARRAGANSETT AUTO BODY (Continued) **1000352962**

Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: JHRI
Enforcement Responsible Sub-Organization: HW
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: TSD IS-Container Use and Management
Date Violation was Determined: 20080213
Actual Return to Compliance Date: 20080317
Return to Compliance Qualifier: Observed
Violation Responsible Agency: State
Scheduled Compliance Date: 20080413
Enforcement Identifier: 001
Date of Enforcement Action: 20080313
Enforcement Responsible Agency: State
Enforcement Docket Number: 2008 1818 Hw
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: JHRI
Enforcement Responsible Sub-Organization: HW
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported

NARRAGANSETT AUTO BODY (Continued) **1000352962**

Final Amount:	Not reported
Found Violation:	No
Agency Which Determined Violation:	Not reported
Violation Short Description:	Not reported
Date Violation was Determined:	Not reported
Actual Return to Compliance Date:	Not reported
Return to Compliance Qualifier:	Not reported
Violation Responsible Agency:	Not reported
Scheduled Compliance Date:	Not reported
Enforcement Identifier:	Not reported
Date of Enforcement Action:	Not reported
Enforcement Responsible Agency:	Not reported
Enforcement Docket Number:	Not reported
Enforcement Attorney:	Not reported
Corrective Action Component:	Not reported
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	Not reported
Enforcement Responsible Person:	Not reported
Enforcement Responsible Sub-Organization:	Not reported
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	TSD IS-General Facility Standards
Date Violation was Determined:	20080213
Actual Return to Compliance Date:	20080317
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	20080513
Enforcement Identifier:	001
Date of Enforcement Action:	20080313
Enforcement Responsible Agency:	State
Enforcement Docket Number:	2008 1818 Hw
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported

NARRAGANSETT AUTO BODY (Continued) **1000352962**

Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: JHRI
Enforcement Responsible Sub-Organization: HW
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Generators - Pre-transport
Date Violation was Determined: 20080213
Actual Return to Compliance Date: 20080317
Return to Compliance Qualifier: Observed
Violation Responsible Agency: State
Scheduled Compliance Date: 20080413
Enforcement Identifier: 001
Date of Enforcement Action: 20080313
Enforcement Responsible Agency: State
Enforcement Docket Number: 2008 1818 Hw
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: JHRI
Enforcement Responsible Sub-Organization: HW
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported

NARRAGANSETT AUTO BODY (Continued) **1000352962**

Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	TSD IS-Container Use and Management
Date Violation was Determined:	20080213
Actual Return to Compliance Date:	20080317
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	20080413
Enforcement Identifier:	001
Date of Enforcement Action:	20080313
Enforcement Responsible Agency:	State
Enforcement Docket Number:	2008 1818 Hw
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported
Disposition Status:	Not reported
Disposition Status Description:	Not reported
Consent/Final Order Sequence Number:	Not reported
Consent/Final Order Respondent Name:	Not reported
Consent/Final Order Lead Agency:	Not reported
Enforcement Type:	WRITTEN INFORMAL
Enforcement Responsible Person:	JHRI
Enforcement Responsible Sub-Organization:	HW
SEP Sequence Number:	Not reported
SEP Expenditure Amount:	Not reported
SEP Scheduled Completion Date:	Not reported
SEP Actual Date:	Not reported
SEP Defaulted Date:	Not reported
SEP Type:	Not reported
SEP Type Description:	Not reported
Proposed Amount:	Not reported
Final Monetary Amount:	Not reported
Paid Amount:	Not reported
Final Count:	Not reported
Final Amount:	Not reported
Found Violation:	Yes
Agency Which Determined Violation:	State
Violation Short Description:	TSD - Tank System Standards
Date Violation was Determined:	20080213
Actual Return to Compliance Date:	20080317
Return to Compliance Qualifier:	Observed
Violation Responsible Agency:	State
Scheduled Compliance Date:	20080413
Enforcement Identifier:	001
Date of Enforcement Action:	20080313
Enforcement Responsible Agency:	State
Enforcement Docket Number:	2008 1818 Hw
Enforcement Attorney:	Not reported
Corrective Action Component:	No
Appeal Initiated Date:	Not reported
Appeal Resolution Date:	Not reported
Disposition Status Date:	Not reported

NARRAGANSETT AUTO BODY (Continued) **1000352962**

Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: JHRI
Enforcement Responsible Sub-Organization: HW
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: TSD IS-Contingency Plan and Emergency Procedures
Date Violation was Determined: 20080213
Actual Return to Compliance Date: 20080317
Return to Compliance Qualifier: Observed
Violation Responsible Agency: State
Scheduled Compliance Date: 20080413
Enforcement Identifier: 001
Date of Enforcement Action: 20080313
Enforcement Responsible Agency: State
Enforcement Docket Number: 2008 1818 Hw
Enforcement Attorney: Not reported
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: JHRI
Enforcement Responsible Sub-Organization: HW
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported

NARRAGANSETT AUTO BODY (Continued) **1000352962**

Final Amount: Not reported

Evaluation Action Summary:

Evaluation Date:	20080213
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	JHRI
Evaluation Responsible Sub-Organization:	HW
Actual Return to Compliance Date:	20080317
Scheduled Compliance Date:	20080413
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

Evaluation Date:	20080213
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	JHRI
Evaluation Responsible Sub-Organization:	HW
Actual Return to Compliance Date:	20080317
Scheduled Compliance Date:	20080413
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

Evaluation Date:	20080317
Evaluation Responsible Agency:	State
Found Violation:	No
Evaluation Type Description:	COMPLIANCE SCHEDULE EVALUATION
Evaluation Responsible Person Identifier:	JHRI
Evaluation Responsible Sub-Organization:	HW
Actual Return to Compliance Date:	Not reported
Scheduled Compliance Date:	Not reported
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

Evaluation Date:	20080213
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	JHRI
Evaluation Responsible Sub-Organization:	HW
Actual Return to Compliance Date:	20080317
Scheduled Compliance Date:	20080513
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

Evaluation Date:	20080213
Evaluation Responsible Agency:	State

NARRAGANSETT AUTO BODY (Continued) **1000352962**

Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	JHRI
Evaluation Responsible Sub-Organization:	HW
Actual Return to Compliance Date:	20080317
Scheduled Compliance Date:	20080413
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

Evaluation Date:	20080213
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	JHRI
Evaluation Responsible Sub-Organization:	HW
Actual Return to Compliance Date:	20080317
Scheduled Compliance Date:	20080413
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

Evaluation Date:	20080213
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	JHRI
Evaluation Responsible Sub-Organization:	HW
Actual Return to Compliance Date:	20080317
Scheduled Compliance Date:	20080413
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

Evaluation Date:	20080213
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	JHRI
Evaluation Responsible Sub-Organization:	HW
Actual Return to Compliance Date:	20080317
Scheduled Compliance Date:	20080413
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

FINDS:
Registry ID: 110004915904

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:

NARRAGANSETT AUTO BODY (Continued) **1000352962**

The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many types of information about generators, transporters, treaters, storers, and disposers of hazardous waste.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000352962
Registry ID:	110004915904
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110004915904
Name:	NARRAGANSETT AUTO BODY
Address:	102 NARRAGANSETT AVE
City,State,Zip:	WESTERLY, RI 02891

RI MANIFEST:

Name:	Not reported
Address:	102 NARRAGANSETT AVE
City,State,Zip:	WESTERLY, RI 02891
EPA Id:	RID982194219
GEN Cert Date:	3/21/1994
Manifest Document Number:	MAH382643
Waste Description:	TOLUENE, XYLENE
TSDF Id:	MAD053452637
TSDF Name:	CLEAN HARBORS OF BRAINTREE INC
Qty:	55
WT/Vol Units:	G
TSDF Date:	Not reported
Transporter 2 Id:	Not reported
Item Number:	1
Transporter 2 Name:	Not reported
Transporter Name 2:	CHEMICAL WASTE MANAGEMENT INC
Transporter EPAID:	ILD099202681
Transporter Receipt Date:	Not reported
Number Of Containers:	0
Container Type:	Not reported
Waste Code1:	D001
Waste Code2:	F003
Waste Code3:	F005
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Fee Exempt Code:	Not reported
Comment:	Not reported
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
Quarter:	Not reported
Transporter Contact Name:	Not reported
Transporter Contact Email:	Not reported
Filing Date:	Not reported
Total Fee:	Not reported
Billing Name:	Not reported
Paid Date:	Not reported

NARRAGANSETT AUTO BODY (Continued) **1000352962**

Paid Time:	Not reported
Facility Receipt Date:	Not reported
Fee:	Not reported
Manifest Created Date:	Not reported
Manifest Updated Date:	Not reported

RI MANIFEST:

Transporter Receipt Date:	05/27/2020
Number Of Containers:	1
Container Type:	DM
Waste Code1:	F003
Waste Code2:	F005
Waste Code3:	D001
Waste Code4:	D005
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDF Name:	Safety-Kleen Systems, Inc.
TSDF Id:	KYD053348108
Transporter Name 2:	Clean Harbors Environmental Serv
Company Permit Number:	484
Year:	2020
EPA ID:	RID982194219
Manifest Docket Number:	007428315SKS
Quarter:	q2
Waste Description:	WASTE UN1263, WASTE PAINT, 3, PG II, 3, PG
Transporter Contact Name:	Karen Turner
Quantity:	325
Transporter Contact Email:	turner.karen@cleanharbors.com
WT/Vol Units:	P
Filing Date:	07/21/2020
Total Fee:	972.15
Item Number:	1
Transporter Name:	Safety-Kleen Systems, Inc.
Billing Name:	Clean Harbors Regu Fees
Transporter EPA ID:	TXR000081205
Date Paid:	07/21/2020
Time Paid:	2:04PM
GEN Cert Date:	05/27/2020
Facility Receipt Date:	06/08/2020
Fee:	7.48
Transporter 2 Receipt Date:	05/29/2020
Manifest Created Date:	07/21/2020
TSDF Receipt Date:	Not reported
Transporter 2 ID:	MAD039322250
Manifest Updated Date:	07/21/2020

Transporter Receipt Date:	10/19/2018
Number Of Containers:	1
Container Type:	DM
Waste Code1:	F003
Waste Code2:	F005
Waste Code3:	D001
Waste Code4:	D018
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported

NARRAGANSETT AUTO BODY (Continued) **1000352962**

Fee Exempt Code:	Not reported
TSDF Name:	Safety-Kleen Systems, Inc.
TSDF Id:	ILD980613913
Transporter Name 2:	Clean Harbors Environmental Serv
Company Permit Number:	484
Year:	2018
EPA ID:	RID982194219
Manifest Docket Number:	006758734SKS
Quarter:	q4
Waste Description:	RQ, UN1263, WASTE UN1263 WASTE PAINT RELATED MATER
Transporter Contact Name:	Karen Turner
Quantity:	375
Transporter Contact Email:	turner.karen@cleanharbors.com
WT/Vol Units:	P
Filing Date:	01/28/2019
Total Fee:	1898.8
Item Number:	1
Transporter Name:	Safety-Kleen Systems, Inc.
Billing Name:	CleanHarbors
Transporter EPA ID:	TXR000081205
Date Paid:	01/28/2019
Time Paid:	3:28PM
GEN Cert Date:	10/19/2018
Facility Receipt Date:	11/02/2018
Fee:	8.63
Transporter 2 Receipt Date:	10/22/2018
Manifest Created Date:	01/28/2019
TSDF Receipt Date:	Not reported
Transporter 2 ID:	MAD039322250
Manifest Updated Date:	01/28/2019
Transporter Receipt Date:	07/18/2017
Number Of Containers:	1
Container Type:	DM
Waste Code1:	D001
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDF Name:	NORTHLAND ENVIRONMENTAL, LLC
TSDF Id:	RID040098352
Transporter Name 2:	Not reported
Company Permit Number:	571
Year:	2017
EPA ID:	RID982194219
Manifest Docket Number:	010420930FLE
Quarter:	q3
Waste Description:	WASTE PAINT RELATED MATERIAL
Transporter Contact Name:	Kristine Nelson
Quantity:	55
Transporter Contact Email:	knelson-rms@stericycle.com
WT/Vol Units:	G
Filing Date:	10/31/2017
Total Fee:	6903.57

NARRAGANSETT AUTO BODY (Continued) **1000352962**

Item Number:	1
Transporter Name:	REPUBLIC ENV SYS (TRANS GROUP) L
Billing Name:	KevinFitzgerald General Purchase
Transporter EPA ID:	PAD982661381
Date Paid:	10/31/2017
Time Paid:	6:30PM
GEN Cert Date:	07/18/2017
Facility Receipt Date:	07/18/2017
Fee:	10.45
Transporter 2 Receipt Date:	01/01/1900
Manifest Created Date:	10/31/2017
TSDF Receipt Date:	Not reported
Transporter 2 ID:	Not reported
Manifest Updated Date:	10/31/2017
Transporter Receipt Date:	04/15/2016
Number Of Containers:	1
Container Type:	DM
Waste Code1:	D001
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDF Name:	NORTHLAND ENVIRONMENTAL, LLC
TSDF Id:	RID040098352
Transporter Name 2:	Not reported
Company Permit Number:	571
Year:	2016
EPA ID:	RID982194219
Manifest Docket Number:	009443244FLE
Quarter:	q2
Waste Description:	WASTE PAINT (PETROLEUM DISTILLATES)
Transporter Contact Name:	Kristine Nelson
Quantity:	400
Transporter Contact Email:	knelson-rms@stericycle.com
WT/Vol Units:	P
Filing Date:	03/26/2017
Total Fee:	22758.88
Item Number:	1
Transporter Name:	REPUBLIC ENV SYS (TRANS GROUP) L
Billing Name:	Kevin Fitzgerald
Transporter EPA ID:	PAD982661381
Date Paid:	04/27/2017
Time Paid:	12:11PM
GEN Cert Date:	04/15/2016
Facility Receipt Date:	04/15/2016
Fee:	9.2
Transporter 2 Receipt Date:	01/01/1900
Manifest Created Date:	03/26/2017
TSDF Receipt Date:	Not reported
Transporter 2 ID:	Not reported
Manifest Updated Date:	03/26/2017
Transporter Receipt Date:	10/26/2011

NARRAGANSETT AUTO BODY (Continued) **1000352962**

Number Of Containers:	Not reported
Container Type:	Not reported
Waste Code1:	D001
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDF Name:	Northland Environmental
TSDF Id:	RID040098352
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
EPA ID:	RID982194219
Manifest Docket Number:	004192453FLE
Quarter:	Not reported
Waste Description:	PAINT THINNER
Transporter Contact Name:	Not reported
Quantity:	55
Transporter Contact Email:	Not reported
WT/Vol Units:	G
Filing Date:	Not reported
Total Fee:	Not reported
Item Number:	36453
Transporter Name:	21ST CENTURY ENV MGT LLC, OF RI
Billing Name:	Not reported
Transporter EPA ID:	RID980906986
Date Paid:	Not reported
Time Paid:	Not reported
GEN Cert Date:	10/26/2011
Facility Receipt Date:	Not reported
Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDF Receipt Date:	10/26/2011
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported
Transporter Receipt Date:	10/26/2011
Number Of Containers:	Not reported
Container Type:	Not reported
Waste Code1:	D001
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDF Name:	Northland Environmental
TSDF Id:	RID040098352
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
EPA ID:	RID982194219

NARRAGANSETT AUTO BODY (Continued) **1000352962**

Manifest Docket Number:	004192453FLE
Quarter:	Not reported
Waste Description:	PAINT THINNER
Transporter Contact Name:	Not reported
Quantity:	55
Transporter Contact Email:	Not reported
WT/Vol Units:	G
Filing Date:	Not reported
Total Fee:	Not reported
Item Number:	37196
Transporter Name:	21ST CENTURY ENV MGT LLC, OF RI
Billing Name:	Not reported
Transporter EPA ID:	RID980906986
Date Paid:	Not reported
Time Paid:	Not reported
GEN Cert Date:	10/26/2011
Facility Receipt Date:	Not reported
Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDF Receipt Date:	10/26/2011
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported
Transporter Receipt Date:	9/9/2010
Number Of Containers:	0
Container Type:	Not reported
Waste Code1:	D001
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDF Name:	Northland Environmental
TSDF Id:	RID040098352
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
EPA ID:	RID982194219
Manifest Docket Number:	003148186FLE
Quarter:	Not reported
Waste Description:	PAINT THINNER
Transporter Contact Name:	Not reported
Quantity:	55
Transporter Contact Email:	Not reported
WT/Vol Units:	G
Filing Date:	Not reported
Total Fee:	Not reported
Item Number:	2882
Transporter Name:	21ST CENTURY ENV MGT LLC, OF RI
Billing Name:	Not reported
Transporter EPA ID:	RID980906986
Date Paid:	Not reported
Time Paid:	Not reported
GEN Cert Date:	9/9/2010

NARRAGANSETT AUTO BODY (Continued) **1000352962**

Facility Receipt Date:	Not reported
Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDF Receipt Date:	9/9/2010
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported
Transporter Receipt Date:	1/6/2009
Number Of Containers:	0
Container Type:	Not reported
Waste Code1:	D001
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDF Name:	Northland Environmental
TSDF Id:	RID040098352
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
EPA ID:	RID982194219
Manifest Docket Number:	004936217JJK
Quarter:	Not reported
Waste Description:	PAINT THINNER
Transporter Contact Name:	Not reported
Quantity:	55
Transporter Contact Email:	Not reported
WT/Vol Units:	G
Filing Date:	Not reported
Total Fee:	Not reported
Item Number:	2001
Transporter Name:	21ST CENTURY ENV MGT LLC, OF RI
Billing Name:	Not reported
Transporter EPA ID:	RID980906986
Date Paid:	Not reported
Time Paid:	Not reported
GEN Cert Date:	1/6/2009
Facility Receipt Date:	Not reported
Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDF Receipt Date:	1/6/2009
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported
Transporter Receipt Date:	9/30/2009
Number Of Containers:	Not reported
Container Type:	Not reported
Waste Code1:	D001
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported

NARRAGANSETT AUTO BODY (Continued) **1000352962**

Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDF Name:	Northland Environmental
TSDF Id:	RID040098352
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
EPA ID:	RID982194219
Manifest Docket Number:	005927997JJK
Quarter:	Not reported
Waste Description:	PAINT THINNER
Transporter Contact Name:	Not reported
Quantity:	55
Transporter Contact Email:	Not reported
WT/Vol Units:	G
Filing Date:	Not reported
Total Fee:	Not reported
Item Number:	35116
Transporter Name:	21ST CENTURY ENV MGT LLC, OF RI
Billing Name:	Not reported
Transporter EPA ID:	RID980906986
Date Paid:	Not reported
Time Paid:	Not reported
GEN Cert Date:	9/30/2009
Facility Receipt Date:	Not reported
Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDF Receipt Date:	9/30/2009
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported
Transporter Receipt Date:	2/14/2008
Number Of Containers:	4
Container Type:	DM
Waste Code1:	R007
Waste Code2:	MA99
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDF Name:	VEOLIA ES TECHNICAL SOLUTIONS, L.L.C.
TSDF Id:	MA5000004713
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
EPA ID:	RID982194219
Manifest Docket Number:	000110218VES
Quarter:	Not reported
Waste Description:	RQ Polychlorinated biphenyls, liquid, 9, UN2315, PGIII
Transporter Contact Name:	Not reported
Quantity:	149
Transporter Contact Email:	Not reported
WT/Vol Units:	K

NARRAGANSETT AUTO BODY (Continued) **1000352962**

Filing Date:	Not reported
Total Fee:	Not reported
Item Number:	1
Transporter Name:	VEOLIA ES TECHNICAL SOLUTIONS, L.L.C.
Billing Name:	Not reported
Transporter EPA ID:	NJD080631369
Date Paid:	Not reported
Time Paid:	Not reported
GEN Cert Date:	2/14/2008
Facility Receipt Date:	Not reported
Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDF Receipt Date:	2/14/2008
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported
Transporter Receipt Date:	2/14/2008
Number Of Containers:	4
Container Type:	DM
Waste Code1:	R007
Waste Code2:	MA99
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDF Name:	VEOLIA ES TECHNICAL SOLUTIONS, L.L.C.
TSDF Id:	MA5000004713
Transporter Name 2:	Not reported
Company Permit Number:	Not reported
Year:	Not reported
EPA ID:	RID982194219
Manifest Docket Number:	000110218VES
Quarter:	Not reported
Waste Description:	RQ Polychlorinated biphenyls, liquid, 9, UN2315, PGIII
Transporter Contact Name:	Not reported
Quantity:	149
Transporter Contact Email:	Not reported
WT/Vol Units:	K
Filing Date:	Not reported
Total Fee:	Not reported
Item Number:	1
Transporter Name:	VEOLIA ES TECHNICAL SOLUTIONS, L.L.C.
Billing Name:	Not reported
Transporter EPA ID:	NJD080631369
Date Paid:	Not reported
Time Paid:	Not reported
GEN Cert Date:	2/14/2008
Facility Receipt Date:	Not reported
Fee:	Not reported
Transporter 2 Receipt Date:	Not reported
Manifest Created Date:	Not reported
TSDF Receipt Date:	2/14/2008
Transporter 2 ID:	Not reported
Manifest Updated Date:	Not reported

NARRAGANSETT AUTO BODY (Continued) **1000352962**

Click this hyperlink while viewing on your computer to access
25 additional RI_MANIFEST: record(s) in the EDR Site Report.

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2 **21 GARDNER GROUP HOME** **RI UST** **U004149410**
SSE **21 GARDNER DR** **N/A**
1/8-1/4 **WESTERLY, RI**
0.237 mi.
1254 ft.

Relative:
Higher

Actual:
122 ft.

UST:
Name: 21 GARDNER GROUP HOME
Address: 21 GARDNER DR
City: WESTERLY
Facility ID: UST-4371
Facility Class: State Government

Tank ID: 1
Tank Status: Permanently Closed
Tank Capacity: 500
Tank Substance: Heating Oil No.2
Date Installed: 10/09/1984
Pipe Installed Date: Not reported

---

3 **TRIANGLE SERVICENTER INC** **RCRA NonGen / NLR** **1004779392**
NNE **1 SPUCHY DR** **FINDS** **RI5000010017**
1/8-1/4 **WESTERLY, RI 02891** **ECHO**
0.247 mi.
1306 ft.

Relative:
Lower

Actual:
49 ft.

RCRA Listings:

Date Form Received by Agency:	20000225
Handler Name:	Triangle Servicenter Inc
Handler Address:	Spuchy Dr
Handler City,State,Zip:	WESTERLY, RI 02891
EPA ID:	RI5000010017
Contact Name:	RICHARD W PINCKNEY
Contact Address:	1 SPUCHY DR
Contact City,State,Zip:	WESTERLY, RI 02891
Contact Telephone:	401-596-0381
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	01
Land Type:	Private
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	SPUCHY DR
Mailing City,State,Zip:	WESTERLY, RI 02891
Owner Name:	Robert Martin Sr
Owner Type:	Private

TRIANGLE SERVICENTER INC (Continued) **1004779392**

Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No
Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20010523
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	Ignitable Waste
Waste Code:	D006
Waste Description:	Cadmium
Waste Code:	D008
Waste Description:	Lead
Waste Code:	D018
Waste Description:	Benzene

TRIANGLE SERVICENTER INC (Continued) **1004779392**

Waste Code: D039
Waste Description: Tetrachloroethylene

Waste Code: D040
Waste Description: Trichlorethylene

Handler - Owner Operator:
Owner/Operator Indicator: Owner
Owner/Operator Name: ROBERT MARTIN SR
Legal Status: Private
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 129 OAK ST
Owner/Operator City,State,Zip: WESTERLY, RI 02891
Owner/Operator Telephone: 401-596-7768
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 19961114
Handler Name: TRIANGLE SERVICENTER INC
Federal Waste Generator Description: Small Quantity Generator
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: No
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

Receive Date: 20000225
Handler Name: TRIANGLE SERVICENTER INC
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Codes: No NAICS Codes Found

Facility Has Received Notices of Violations:
Violations: No Violations Found

Evaluation Action Summary:
Evaluations: No Evaluations Found

TRIANGLE SERVICENTER INC (Continued) **1004779392**

FINDS:
Registry ID: 110004900000

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:
The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many types of information about generators, transporters, treaters, storers, and disposers of hazardous waste.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:
Envid: 1004779392
Registry ID: 110004900000
DFR URL: http://echo.epa.gov/detailed-facility-report?fid=110004900000
Name: TRIANGLE SERVICENTER INC
Address: 1 SPUCHY DR
City,State,Zip: WESTERLY, RI 02891

---

4 GINGER'S SERVICE STATION **RI LUST U001211313**
North 110 OAK ST **RI UST N/A**
1/4-1/2 WESTERLY, RI **RI NPDES**
0.257 mi.
1359 ft.

Relative: Lower

Actual: 75 ft.

LUST:
Name: GINGER'S SERVICE STATION
Address: 110 OAK ST
City,State,Zip: WESTERLY, RI
Project Number: 3848-LS
Project Date: 05/01/2020
Facility Id: UST-668
Fstatus Decode: Soil Removal Only; No Further Action Required
NFA Date: 04/12/2021
Facility Status: Soil Removal Only; No Further Action Required

UST:
Name: GINGER'S SERVICE STATION
Address: 110 OAK ST
City: WESTERLY
Facility ID: UST-668
Facility Class: Gasoline Station

Tank ID: 1
Tank Status: Permanently Closed
Tank Capacity: 3000
Tank Substance: Gasoline
Date Installed: 04/01/1962
Pipe Installed Date: Not reported

Tank ID: 10
Tank Status: Permanently Closed

GINGER'S SERVICE STATION (Continued) **U001211313**

Tank Capacity: 25000
Tank Substance: Heating Oil No.2
Date Installed: 04/01/1983
Pipe Installed Date: Not reported

Tank ID: 11
Tank Status: Permanently Closed
Tank Capacity: 7000
Tank Substance: Diesel
Date Installed: 04/01/1985
Pipe Installed Date: Not reported

Tank ID: 12
Tank Status: Permanently Closed
Tank Capacity: 5000
Tank Substance: Kerosene
Date Installed: 04/01/1985
Pipe Installed Date: Not reported

Tank ID: 13
Tank Status: In Use
Tank Capacity: 15000
Tank Substance: Gasoline
Date Installed: 04/14/2020
Pipe Installed Date: 5/22/2020

Tank ID: 14
Tank Status: In Use
Tank Capacity: 9000
Tank Substance: Gasoline
Date Installed: 04/14/2020
Pipe Installed Date: 5/22/2020

Tank ID: 15
Tank Status: In Use
Tank Capacity: 6000
Tank Substance: Gasoline
Date Installed: 04/14/2020
Pipe Installed Date: 5/22/2020

Tank ID: 2
Tank Status: Permanently Closed
Tank Capacity: 8000
Tank Substance: Gasoline
Date Installed: 06/01/1987
Pipe Installed Date: Not reported

Tank ID: 3
Tank Status: Permanently Closed
Tank Capacity: 3000

GINGER'S SERVICE STATION (Continued) **U001211313**

Tank Substance: Gasoline
Date Installed: 04/01/1962
Pipe Installed Date: Not reported

Tank ID: 4
Tank Status: Permanently Closed
Tank Capacity: 8000
Tank Substance: Gasoline
Date Installed: 06/01/1987
Pipe Installed Date: Not reported

Tank ID: 5
Tank Status: Permanently Closed
Tank Capacity: 3000
Tank Substance: Gasoline
Date Installed: 04/01/1962
Pipe Installed Date: Not reported

Tank ID: 6
Tank Status: Permanently Closed
Tank Capacity: 6000
Tank Substance: Gasoline
Date Installed: 06/01/1987
Pipe Installed Date: Not reported

Tank ID: 7
Tank Status: Permanently Closed
Tank Capacity: 3000
Tank Substance: Gasoline
Date Installed: 04/01/1962
Pipe Installed Date: Not reported

Tank ID: 8
Tank Status: Permanently Closed
Tank Capacity: 1000
Tank Substance: Heating Oil No.2
Date Installed: 10/01/1983
Pipe Installed Date: Not reported

Tank ID: 9
Tank Status: Permanently Closed
Tank Capacity: 25000
Tank Substance: Heating Oil No.2
Date Installed: 04/01/1983
Pipe Installed Date: Not reported

NPDES:
Name: GINGER'S OIL COMPANY, INC
Address: 110 OAK STREET
City,State,Zip: WESTERLY, RI 02891
NPID: RIG85A025

GINGER'S SERVICE STATION (Continued) **U001211313**

Mailing Address:	110 OAK STREET
Mailing City,St,Zip:	WESTERLY, RI 02891
Expires:	05/22/2024
Receiving Water:	CHAPMAN POND
DMR Cognizant Official:	BRIAN MORRONE
DMR Cognizant Official Phone:	401-203-4083
Permit Status Desc:	Terminated
Perm Identifying/Descriptive Info.	State Code: RI
Total Act. Average Flow (MGD):	0.0288
Total App. Design Flow (MGD):	0.0288
Facility Type Indicator:	NON-POTW
Primary Facility SIC Desc:	Not reported

5
East
1/4-1/2
0.375 mi.
1979 ft.

WESTERLY TRANSFER STATION **RI SWF/LF** **S110043427**
WESTERLY-BRADFORD ROAD (ROUTE 91) **N/A**
WESTERLY, RI

Relative:
Lower

Actual:
54 ft.

SWF/LF:

Name:	WESTERLY TRANSFER STATION
Address:	WESTERLY-BRADFORD ROAD (ROUTE 91)
City,State,Zip:	WESTERLY, RI
Facility ID:	27
Facility Status:	Active
Owner Name:	Town Of Westerly
License Type:	Solid Waste Transfer Station License
File Number:	WF-427
Alternate File Number:	Not reported

6
SW
1/4-1/2
0.380 mi.
2004 ft.

TOWER STREET WATER TANK - PHASE 1B **RI SHWS** **S106664329**
15 TOWER STREET **N/A**
WESTERLY, RI

Relative:
Higher

Actual:
153 ft.

SHWS:

Name:	TOWER STREET WATER TANK - PHASE 1A
Address:	15 TOWER STREET
City,State,Zip:	WESTERLY, RI
Project Code:	TOW1-HWM
Siterem Site Number:	SR-38-1567 A
Facility Status:	**Active**
Project Code Desc:	TOW1-HWM
Project Date:	09/09/2004
Acres:	0.73

Name:	TOWER STREET WATER TANK - PHASE 1B
Address:	15 TOWER STREET
City,State,Zip:	WESTERLY, RI
Project Code:	TOWR-HWM
Siterem Site Number:	SR-38-1567 B
Facility Status:	**Inactive**
Project Code Desc:	TOWR-HWM
Project Date:	09/07/2004
Acres:	1.23

7
South
1/4-1/2
0.408 mi.
2152 ft.

WASTE MANAGEMENT (WESTERLY)
67 LEDWOOD AVENUE
WESTERLY, RI

RI SWF/LF **S121024263**
N/A

Relative:
Higher

Actual:
133 ft.

SWF/LF:

Name:	WASTE MANAGEMENT (WESTERLY)
Address:	67 LEDWOOD AVENUE
City,State,Zip:	WESTERLY, RI
Facility ID:	363
Facility Status:	Closed
Owner Name:	Not reported
License Type:	Solid Waste Transfer Station License
File Number:	WF-467
Alternate File Number:	Not reported

A8
WNW
1/4-1/2
0.437 mi.
2306 ft.

UNITED BUILDERS SUPPLY CO., INC.
30 OAK ST
WESTERLY, RI

Site 1 of 3 in cluster A

RI LUST **U003208000**
RI UST **N/A**

Relative:
Lower

Actual:
61 ft.

LUST:

Name:	UNITED BUILDERS SUPPLY CO., INC.
Address:	30 OAK ST
City,State,Zip:	WESTERLY, RI
Project Number:	3802-LS
Project Date:	12/08/1988
Facility Id:	UST-1911
Fstatus Decode:	Soil Removal Only; No Further Action Required
NFA Date:	Not reported
Facility Status:	**Soil Removal Only; No Further Action Required**

UST:

Name:	UNITED BUILDERS SUPPLY CO., INC.
Address:	30 OAK ST
City:	WESTERLY
Facility ID:	UST-1911
Facility Class:	Commercials
Tank ID:	1
Tank Status:	**Permanently Closed**
Tank Capacity:	1036
Tank Substance:	Gasoline
Date Installed:	05/01/1966
Pipe Installed Date:	Not reported
Tank ID:	2
Tank Status:	**Permanently Closed**
Tank Capacity:	5980
Tank Substance:	Gasoline
Date Installed:	05/01/1976
Pipe Installed Date:	Not reported
Tank ID:	3
Tank Status:	**Permanently Closed**

UNITED BUILDERS SUPPLY CO., INC. (Continued) **U003208000**

Tank Capacity: 2000
Tank Substance: Diesel
Date Installed: 05/01/1966
Pipe Installed Date: Not reported

Tank ID: 4
Tank Status: Permanently Closed
Tank Capacity: 550
Tank Substance: Heating Oil No.2
Date Installed: 05/01/1966
Pipe Installed Date: Not reported

Tank ID: 5
Tank Status: Permanently Closed
Tank Capacity: 550
Tank Substance: Heating Oil No.2
Date Installed: 05/01/1951
Pipe Installed Date: Not reported

Tank ID: 6
Tank Status: Permanently Closed
Tank Capacity: 1000
Tank Substance: Gasoline
Date Installed: 10/09/1984
Pipe Installed Date: Not reported

A9 **UNITED BUILDERS SUPPLY CO., INC.** **UST FINDER** **1028685400**
WNW **30 OAK ST** **UST FINDER RELEASE** **N/A**
1/4-1/2 **WESTERLY, RI**
0.437 mi.
2306 ft. **Site 2 of 3 in cluster A**

Relative: **Lower**
Actual: **61 ft.**

UST FINDER:

Object ID:	386947
Facility ID:	RIUST-1911
Name:	UNITED BUILDERS SUPPLY CO., INC.
Address:	30 OAK ST
City,State,Zip:	WESTERLY, RI
Address Match Type:	PointAddress
Open USTs:	0
Closed USTs:	4
TOS USTs:	0
Population 1500ft:	1186
Private Wells 1500ft:	2
Within 100yr Floodplain:	No
Land Use:	Developed, High Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported

UNITED BUILDERS SUPPLY CO., INC. (Continued) **1028685400**

WHPA HUC12: Not reported
Facility Status: Closed UST(s)
Date of Last Inspection: Not reported
EPA Region: 1
Tribe: Not reported
Coordinate Source: Geocode
X Coord: -71.82257978
Y Coord: 41.38311452
Latitude: 41.38311452
Longitude: -71.82257978

UST FINDER:
Object ID: 1671354
Facility ID: RIUST-1911
Tank ID: RIUST-1911_6
Tank Status: Closed
Installation Date: 1984/10/09 16:00:00+00
Removal Date: Not reported
Tank Capacity: 1000
Substances: Gasoline
Tank Wall Type: Not reported

Object ID: 1671355
Facility ID: RIUST-1911
Tank ID: RIUST-1911_3
Tank Status: Closed
Installation Date: 1966/05/01 16:00:01+00
Removal Date: Not reported
Tank Capacity: 2000
Substances: Diesel
Tank Wall Type: Not reported

Object ID: 1671356
Facility ID: RIUST-1911
Tank ID: RIUST-1911_2
Tank Status: Closed
Installation Date: 1976/05/01 16:00:00+00
Removal Date: Not reported
Tank Capacity: 5980
Substances: Gasoline
Tank Wall Type: Not reported

Object ID: 1671357
Facility ID: RIUST-1911
Tank ID: RIUST-1911_1
Tank Status: Closed
Installation Date: 1966/05/01 16:00:01+00
Removal Date: Not reported
Tank Capacity: 1036
Substances: Gasoline
Tank Wall Type: Not reported

UST FINDER RELEASE:
Object ID: 357416
Facility ID: RIUST-1911
Lust ID: RI3802-LS

UNITED BUILDERS SUPPLY CO., INC. (Continued) **1028685400**

Name:	UNITED BUILDERS SUPPLY
Address:	30 OAK STREET
City,State,Zip:	WESTERLY, RI 0
Address Match Type:	PointAddress
Reported Date:	1988/12/08 16:00:00+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	1185
Domestic Wells within 1500ft:	2
Land Use:	Developed, High Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	1
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	Geocode
X Coord:	-71.82258
Y Coord:	41.3831200000001
Latitude:	41.3831199999999
Longitude:	-71.82258

A10 **UNITED BUILDERS SUPPLY CO INC** **RI SHWS** **1000398287**
WNW **30 OAK ST** **RI AUL** **RID987466984**
1/4-1/2 **WESTERLY, RI 02891** **RCRA NonGen / NLR**
0.437 mi. **FINDS**
2306 ft. **Site 3 of 3 in cluster A** **ECHO**
RI MANIFEST

Relative:
Lower

Actual:
61 ft.

SHWS:

Name:	RIVERHEAD BUILDING SUPPLY CORP.(UNITED BUILDERS)
Address:	30 OAK STREET
City,State,Zip:	WESTERLY, RI
Project Code:	UBS-HWM
Siterem Site Number:	SR-38-1589
Facility Status:	**Inactive**
Project Code Desc:	UBS-HWM
Project Date:	08/06/2004
Acres:	3.23

AUL:

Name:	RIVERHEAD BUILDING SUPPLY CORP.(UNITED BUILDERS)
Address:	30 OAK STREET
City,State,Zip:	WESTERLY, RI
ELUR Date:	08/23/2021

UNITED BUILDERS SUPPLY CO INC (Continued) **1000398287**

Count Of Town: 1
Facility Size (Acres): 3.23
Project Code: UBS-HWM
SA Date: Not reported
Plat: 47
Lot: 137, 138, 139, 140, 143
Siterem Site Number: SR-38-1589

RCRA Listings:

Date Form Received by Agency:	19880422
Handler Name:	United Builders Supply Co Inc
Handler Address:	Oak St
Handler City,State,Zip:	WESTERLY, RI 02891
EPA ID:	RID987466984
Contact Name:	RAY JONES
Contact Address:	30 OAK ST
Contact City,State,Zip:	WESTERLY, RI 02891
Contact Telephone:	401-596-2831
Contact Fax:	Not reported
Contact Email:	Not reported
Contact Title:	Not reported
EPA Region:	01
Land Type:	Private
Federal Waste Generator Description:	Not a generator, verified
Non-Notifier:	Not reported
Biennial Report Cycle:	Not reported
Accessibility:	Not reported
Active Site Indicator:	Not reported
State District Owner:	Not reported
State District:	Not reported
Mailing Address:	OAK ST
Mailing City,State,Zip:	WESTERLY, RI 02891
Owner Name:	Michael Slosberg
Owner Type:	Private
Operator Name:	Not reported
Operator Type:	Not reported
Short-Term Generator Activity:	No
Importer Activity:	No
Mixed Waste Generator:	No
Transporter Activity:	No
Transfer Facility Activity:	No
Recycler Activity with Storage:	No
Small Quantity On-Site Burner Exemption:	No
Smelting Melting and Refining Furnace Exemption:	No
Underground Injection Control:	No
Off-Site Waste Receipt:	No
Universal Waste Indicator:	No
Universal Waste Destination Facility:	No
Federal Universal Waste:	No
Active Site State-Reg Handler:	---
Federal Facility Indicator:	Not reported
Hazardous Secondary Material Indicator:	NN
Sub-Part K Indicator:	Not reported
2018 GPRA Permit Baseline:	Not on the Baseline
2018 GPRA Renewals Baseline:	Not on the Baseline
202 GPRA Corrective Action Baseline:	No
Subject to Corrective Action Universe:	No

UNITED BUILDERS SUPPLY CO INC (Continued) **1000398287**

Non-TSDFs Where RCRA CA has Been Imposed Universe:	No
Corrective Action Priority Ranking:	No NCAPS ranking
Environmental Control Indicator:	No
Institutional Control Indicator:	No
Human Exposure Controls Indicator:	N/A
Groundwater Controls Indicator:	N/A
Significant Non-Complier Universe:	No
Unaddressed Significant Non-Complier Universe:	No
Addressed Significant Non-Complier Universe:	No
Significant Non-Complier With a Compliance Schedule Universe:	No
Financial Assurance Required:	Not reported
Handler Date of Last Change:	20000902
Recognized Trader-Importer:	No
Recognized Trader-Exporter:	No
Importer of Spent Lead Acid Batteries:	No
Exporter of Spent Lead Acid Batteries:	No
Recycler Activity Without Storage:	Not reported
Manifest Broker:	Not reported
Sub-Part P Indicator:	No

Hazardous Waste Summary:

Waste Code:	D001
Waste Description:	Ignitable Waste
Waste Code:	F003
Waste Description:	The Following Spent Nonhalogenated Solvents: Xylene, Acetone, Ethyl Acetate, Ethyl Benzene, Ethyl Ether, Methyl Isobutyl Ketone, N-Butyl Alcohol, Cyclohexanone, And Methanol; All Spent Solvent Mixtures/Blends Containing, Before Use, Only The Above Spent Nonhalogenated Solvents; And All Spent Solvent Mixtures/Blends Containing, Before Use, One Or More Of The Above Nonhalogenated Solvents, And A Total Of Ten Percent Or More (By Volume) Of One Or More Of Those Solvents Listed In F001, F002, F004, And F005; And Still Bottoms From The Recovery Of These Spent Solvents And Spent Solvent Mixtures.
Waste Code:	F005
Waste Description:	The Following Spent Nonhalogenated Solvents: Toluene, Methyl Ethyl Ketone, Carbon Disulfide, Isobutanol, Pyridine, Benzene, 2-Ethoxyethanol, And 2-Nitropropane; All Spent Solvent Mixtures/Blends Containing, Before Use, A Total Of Ten Percent Or More (By Volume) Of One Or More Of The Above Nonhalogenated Solvents Or Those Solvents Listed In F001, F002, Or F004; And Still Bottoms From The Recovery Of These Spent Solvents And Spent Solvent Mixtures.
Waste Code:	U002
Waste Description:	2-Propanone (I) (Or) Acetone (I)
Waste Code:	U031
Waste Description:	1-Butanol (I) (Or) N-Butyl Alcohol (I)
Waste Code:	U220
Waste Description:	Benzene, Methyl- (Or) Toluene

Handler - Owner Operator:

UNITED BUILDERS SUPPLY CO INC (Continued) **1000398287**

Owner/Operator Indicator: Owner
Owner/Operator Name: MICHAEL SLOSBERG
Legal Status: Private
Date Became Current: Not reported
Date Ended Current: Not reported
Owner/Operator Address: 30 OAK ST
Owner/Operator City,State,Zip: WESTERLY, RI 02891
Owner/Operator Telephone: 401-596-2831
Owner/Operator Telephone Ext: Not reported
Owner/Operator Fax: Not reported
Owner/Operator Email: Not reported

Historic Generators:
Receive Date: 19880422
Handler Name: UNITED BUILDERS SUPPLY CO INC
Federal Waste Generator Description: Not a generator, verified
State District Owner: Not reported
Large Quantity Handler of Universal Waste: No
Recognized Trader Importer: No
Recognized Trader Exporter: No
Spent Lead Acid Battery Importer: No
Spent Lead Acid Battery Exporter: No
Current Record: Yes
Non Storage Recycler Activity: Not reported
Electronic Manifest Broker: Not reported

List of NAICS Codes and Descriptions:
NAICS Code: 811111
NAICS Description: GENERAL AUTOMOTIVE REPAIR

Has the Facility Received Notices of Violations:
Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Generators - Pre-transport
Date Violation was Determined: 19970617
Actual Return to Compliance Date: 19970813
Return to Compliance Qualifier: Observed
Violation Responsible Agency: State
Scheduled Compliance Date: 19970801
Enforcement Identifier: 000
Date of Enforcement Action: 19970701
Enforcement Responsible Agency: State
Enforcement Docket Number: 97.023
Enforcement Attorney: R1
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number:Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: R1RLF
Enforcement Responsible Sub-Organization: Not reported

UNITED BUILDERS SUPPLY CO INC (Continued) **1000398287**

SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Found Violation: Yes
Agency Which Determined Violation: State
Violation Short Description: Generators - General
Date Violation was Determined: 19970617
Actual Return to Compliance Date: 19970813
Return to Compliance Qualifier: Observed
Violation Responsible Agency: State
Scheduled Compliance Date: 19970801
Enforcement Identifier: 000
Date of Enforcement Action: 19970701
Enforcement Responsible Agency: State
Enforcement Docket Number: 97.023
Enforcement Attorney: R1
Corrective Action Component: No
Appeal Initiated Date: Not reported
Appeal Resolution Date: Not reported
Disposition Status Date: Not reported
Disposition Status: Not reported
Disposition Status Description: Not reported
Consent/Final Order Sequence Number: Not reported
Consent/Final Order Respondent Name: Not reported
Consent/Final Order Lead Agency: Not reported
Enforcement Type: WRITTEN INFORMAL
Enforcement Responsible Person: R1RLF
Enforcement Responsible Sub-Organization: Not reported
SEP Sequence Number: Not reported
SEP Expenditure Amount: Not reported
SEP Scheduled Completion Date: Not reported
SEP Actual Date: Not reported
SEP Defaulted Date: Not reported
SEP Type: Not reported
SEP Type Description: Not reported
Proposed Amount: Not reported
Final Monetary Amount: Not reported
Paid Amount: Not reported
Final Count: Not reported
Final Amount: Not reported

Evaluation Action Summary:
Evaluation Date: 19970617
Evaluation Responsible Agency: State
Found Violation: Yes
Evaluation Type Description: COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier: R1RLF

UNITED BUILDERS SUPPLY CO INC (Continued) **1000398287**

Evaluation Responsible Sub-Organization:	HW
Actual Return to Compliance Date:	19970813
Scheduled Compliance Date:	19970801
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

Evaluation Date:	19970617
Evaluation Responsible Agency:	State
Found Violation:	Yes
Evaluation Type Description:	COMPLIANCE EVALUATION INSPECTION
Evaluation Responsible Person Identifier:	R1RLF
Evaluation Responsible Sub-Organization:	HW
Actual Return to Compliance Date:	19970813
Scheduled Compliance Date:	19970801
Date of Request:	Not reported
Date Response Received:	Not reported
Request Agency:	Not reported
Former Citation:	Not reported

FINDS:
Registry ID: 110004921078

Click Here for FRS Facility Detail Report:

Environmental Interest/Information System:
The Rhode Island - Permits, Licenses and Other Vital Environmental Records (RI-PLOVER) is Rhode Island's Department of Environmental Management's regulatory programs' integrated information management system.
The Resource Conservation and Recovery Act Information System (RCRAInfo) is EPA's comprehensive information system in support of the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. It tracks many types of information about generators, transporters, treaters, storers, and disposers of hazardous waste.

Click this hyperlink while viewing on your computer to access additional FINDS: detail in the EDR Site Report.

ECHO:

Envid:	1000398287
Registry ID:	110004921078
DFR URL:	http://echo.epa.gov/detailed-facility-report?fid=110004921078
Name:	UNITED BUILDERS SUPPLY CO INC
Address:	30 OAK ST
City,State,Zip:	WESTERLY, RI 02891

RI MANIFEST:

Name:	UNITED BUILDERS SUPPLY CO INC
Address:	30 OAK ST
City,State,Zip:	WESTERLY, RI 02891
EPA Id:	RID987466984
GEN Cert Date:	11/29/2017
Manifest Document Number:	006364320SKS

UNITED BUILDERS SUPPLY CO INC (Continued) **1000398287**

Waste Description:	NA1993, WASTE COMBUSTIBLE LIQUID, N.O.S
TSDF Id:	RID084802842
TSDF Name:	Safety-Kleen Systems, Inc.
Qty:	15
WT/Vol Units:	G
TSDF Date:	Not reported
Transporter 2 Id:	Not reported
Item Number:	1
Transporter 2 Name:	01/01/1900
Transporter Name 2:	Safety-Kleen Systems, Inc.
Transporter EPAID:	TXR000081205
Transporter Receipt Date:	11/29/2017
Number Of Containers:	1
Container Type:	DM
Waste Code1:	D039
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Fee Exempt Code:	Not reported
Comment:	Not reported
Transporter Name 2:	Not reported
Company Permit Number:	484
Year:	2017
Quarter:	q4
Transporter Contact Name:	TERRI COWANS
Transporter Contact Email:	terri.cowans@safety-kleen.com
Filing Date:	01/10/2018
Total Fee:	2023.42
Billing Name:	Clean Harbors
Paid Date:	01/10/2018
Paid Time:	4:37PM
Facility Receipt Date:	11/29/2017
Fee:	2.85
Manifest Created Date:	01/10/2018
Manifest Updated Date:	01/10/2018

RI MANIFEST:

Transporter Receipt Date:	02/01/2019
Number Of Containers:	1
Container Type:	DM
Waste Code1:	D039
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDF Name:	Safety-Kleen Systems, Inc.
TSDF Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	484
Year:	2019
EPA ID:	RID987466984
Manifest Docket Number:	006835513SKS
Quarter:	q1

UNITED BUILDERS SUPPLY CO INC (Continued) **1000398287**

Waste Description:	NA1993, WASTE NA1993 WASTE COMBUSTIBLE LIQUID, N.O
Transporter Contact Name:	Karen Turner
Quantity:	14
Transporter Contact Email:	turner.karen@cleanharbors.com
WT/Vol Units:	G
Filing Date:	04/30/2019
Total Fee:	2315.61
Item Number:	1
Transporter Name:	Safety-Kleen Systems, Inc.
Billing Name:	Clean Harbors
Transporter EPA ID:	TXR000081205
Date Paid:	04/30/2019
Time Paid:	12:29PM
GEN Cert Date:	02/01/2019
Facility Receipt Date:	02/01/2019
Fee:	2.66
Transporter 2 Receipt Date:	01/01/1900
Manifest Created Date:	04/30/2019
TSDF Receipt Date:	Not reported
Transporter 2 ID:	Not reported
Manifest Updated Date:	04/30/2019
Transporter Receipt Date:	04/29/2019
Number Of Containers:	1
Container Type:	DM
Waste Code1:	D039
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDF Name:	Safety-Kleen Systems, Inc.
TSDF Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	484
Year:	2019
EPA ID:	RID987466984
Manifest Docket Number:	006865664SKS
Quarter:	q2
Waste Description:	NA1993 WASTE COMBUSTIBLE LIQUID (PETROLEUM NAPHTHA)
Transporter Contact Name:	Karen Turner
Quantity:	15
Transporter Contact Email:	turner.karen@cleanharbors.com
WT/Vol Units:	G
Filing Date:	07/29/2019
Total Fee:	1907.91
Item Number:	1
Transporter Name:	Safety-Kleen Systems, Inc.
Billing Name:	Clean Harbors Regu Fees
Transporter EPA ID:	TXR000081205
Date Paid:	07/29/2019
Time Paid:	10:34AM
GEN Cert Date:	04/29/2019
Facility Receipt Date:	04/29/2019
Fee:	2.85

UNITED BUILDERS SUPPLY CO INC (Continued) **1000398287**

Transporter 2 Receipt Date:	01/01/1900
Manifest Created Date:	07/29/2019
TSDF Receipt Date:	Not reported
Transporter 2 ID:	Not reported
Manifest Updated Date:	07/29/2019
Transporter Receipt Date:	10/09/2019
Number Of Containers:	2
Container Type:	DM
Waste Code1:	D039
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDF Name:	Safety-Kleen Systems, Inc.
TSDF Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	484
Year:	2019
EPA ID:	RID987466984
Manifest Docket Number:	007121287SKS
Quarter:	q4
Waste Description:	NA1993 WASTE COMBUSTIBLE LIQUID N.O.S.
Transporter Contact Name:	Karen Turner
Quantity:	28
Transporter Contact Email:	turner.karen@cleanharbors.com
WT/Vol Units:	G
Filing Date:	01/29/2020
Total Fee:	1571.44
Item Number:	1
Transporter Name:	Safety-Kleen Systems, Inc.
Billing Name:	Clean Harbors Regu Fees
Transporter EPA ID:	TXR000081205
Date Paid:	01/29/2020
Time Paid:	11:43AM
GEN Cert Date:	10/09/2019
Facility Receipt Date:	10/09/2019
Fee:	5.32
Transporter 2 Receipt Date:	01/01/1900
Manifest Created Date:	01/29/2020
TSDF Receipt Date:	Not reported
Transporter 2 ID:	Not reported
Manifest Updated Date:	01/29/2020
Transporter Receipt Date:	08/15/2018
Number Of Containers:	1
Container Type:	DM
Waste Code1:	D039
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported

UNITED BUILDERS SUPPLY CO INC (Continued) **1000398287**

Fee Exempt Code:	Not reported
TSDF Name:	Safety-Kleen Systems, Inc.
TSDF Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	484
Year:	2018
EPA ID:	RID987466984
Manifest Docket Number:	006556330SKS
Quarter:	q3
Waste Description:	WASTE NA1993 WASTE COMBUSTIBLE LIQUID, N.O
Transporter Contact Name:	Karen Turner
Quantity:	15
Transporter Contact Email:	turner.karen@cleanharbors.com
WT/Vol Units:	G
Filing Date:	10/29/2018
Total Fee:	2203.1
Item Number:	1
Transporter Name:	Safety-Kleen Systems, Inc.
Billing Name:	Clean Harbors
Transporter EPA ID:	TXR000081205
Date Paid:	10/29/2018
Time Paid:	5:38PM
GEN Cert Date:	08/15/2018
Facility Receipt Date:	08/15/2018
Fee:	2.85
Transporter 2 Receipt Date:	01/01/1900
Manifest Created Date:	10/29/2018
TSDF Receipt Date:	Not reported
Transporter 2 ID:	Not reported
Manifest Updated Date:	10/29/2018
Transporter Receipt Date:	05/17/2018
Number Of Containers:	1
Container Type:	DM
Waste Code1:	D039
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDF Name:	Safety-Kleen Systems, Inc.
TSDF Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	484
Year:	2018
EPA ID:	RID987466984
Manifest Docket Number:	006399313SKS
Quarter:	q2
Waste Description:	NA1993, WASTE COMBUSTIBLE LIQUID, N.O.S.
Transporter Contact Name:	Terri Cowans
Quantity:	13
Transporter Contact Email:	terri.cowans@safety-kleen.com
WT/Vol Units:	G
Filing Date:	07/12/2018
Total Fee:	1992.48

UNITED BUILDERS SUPPLY CO INC (Continued) **1000398287**

Item Number:	1
Transporter Name:	Safety-Kleen Systems, Inc.
Billing Name:	Clean Harbors
Transporter EPA ID:	TXR000081205
Date Paid:	07/12/2018
Time Paid:	5:43PM
GEN Cert Date:	05/17/2018
Facility Receipt Date:	05/17/2018
Fee:	2.47
Transporter 2 Receipt Date:	01/01/1900
Manifest Created Date:	07/12/2018
TSDF Receipt Date:	Not reported
Transporter 2 ID:	Not reported
Manifest Updated Date:	07/12/2018
Transporter Receipt Date:	11/07/2018
Number Of Containers:	1
Container Type:	DM
Waste Code1:	D039
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDF Name:	Safety-Kleen Systems, Inc.
TSDF Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	484
Year:	2018
EPA ID:	RID987466984
Manifest Docket Number:	006801078SKS
Quarter:	q4
Waste Description:	WASTE NA1993 WASTE COMBUSTIBLE LIQUID, N.O
Transporter Contact Name:	Karen Turner
Quantity:	14
Transporter Contact Email:	turner.karen@cleanharbors.com
WT/Vol Units:	G
Filing Date:	01/28/2019
Total Fee:	1898.8
Item Number:	1
Transporter Name:	Safety-Kleen Systems, Inc.
Billing Name:	CleanHarbors
Transporter EPA ID:	TXR000081205
Date Paid:	01/28/2019
Time Paid:	3:28PM
GEN Cert Date:	11/07/2018
Facility Receipt Date:	11/07/2018
Fee:	2.66
Transporter 2 Receipt Date:	01/01/1900
Manifest Created Date:	01/28/2019
TSDF Receipt Date:	Not reported
Transporter 2 ID:	Not reported
Manifest Updated Date:	01/28/2019
Transporter Receipt Date:	02/22/2018

UNITED BUILDERS SUPPLY CO INC (Continued) **1000398287**

Number Of Containers:	1
Container Type:	DM
Waste Code1:	D039
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDF Name:	Safety-Kleen Systems, Inc.
TSDF Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	484
Year:	2018
EPA ID:	RID987466984
Manifest Docket Number:	006577691SKS
Quarter:	q1
Waste Description:	NA1993, WASTE COMBUSTIBLE LIQUID, N.O.S.
Transporter Contact Name:	TERRI COWANS
Quantity:	15
Transporter Contact Email:	terri.cowans@safety-kleen.com
WT/Vol Units:	G
Filing Date:	04/30/2018
Total Fee:	2183.61
Item Number:	1
Transporter Name:	Safety-Kleen Systems, Inc.
Billing Name:	Clean Harbors
Transporter EPA ID:	TXR000081205
Date Paid:	04/30/2018
Time Paid:	6:31PM
GEN Cert Date:	02/22/2018
Facility Receipt Date:	02/22/2018
Fee:	2.85
Transporter 2 Receipt Date:	01/01/1900
Manifest Created Date:	04/30/2018
TSDF Receipt Date:	Not reported
Transporter 2 ID:	Not reported
Manifest Updated Date:	04/30/2018
Transporter Receipt Date:	11/29/2017
Number Of Containers:	1
Container Type:	DM
Waste Code1:	D039
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDF Name:	Safety-Kleen Systems, Inc.
TSDF Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	484
Year:	2017
EPA ID:	RID987466984

UNITED BUILDERS SUPPLY CO INC (Continued) **1000398287**

Manifest Docket Number:	006364320SKS
Quarter:	q4
Waste Description:	NA1993, WASTE COMBUSTIBLE LIQUID, N.O.S
Transporter Contact Name:	TERRI COWANS
Quantity:	15
Transporter Contact Email:	terri.cowans@safety-kleen.com
WT/Vol Units:	G
Filing Date:	01/10/2018
Total Fee:	2023.42
Item Number:	1
Transporter Name:	Safety-Kleen Systems, Inc.
Billing Name:	Clean Harbors
Transporter EPA ID:	TXR000081205
Date Paid:	01/10/2018
Time Paid:	4:37PM
GEN Cert Date:	11/29/2017
Facility Receipt Date:	11/29/2017
Fee:	2.85
Transporter 2 Receipt Date:	01/01/1900
Manifest Created Date:	01/10/2018
TSDF Receipt Date:	Not reported
Transporter 2 ID:	Not reported
Manifest Updated Date:	01/10/2018
Transporter Receipt Date:	09/07/2017
Number Of Containers:	1
Container Type:	DM
Waste Code1:	D039
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDF Name:	Safety-Kleen Systems, Inc.
TSDF Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	484
Year:	2017
EPA ID:	RID987466984
Manifest Docket Number:	006046846SKS
Quarter:	q3
Waste Description:	NA1993, WASTE COMBUSTIBLE LIQUID, N.O.S
Transporter Contact Name:	Terri Cowans
Quantity:	12
Transporter Contact Email:	terri.cowans@safety-kleen.com
WT/Vol Units:	G
Filing Date:	10/30/2017
Total Fee:	2003.71
Item Number:	1
Transporter Name:	Safety-Kleen Systems, Inc.
Billing Name:	Clean Harbors
Transporter EPA ID:	TXR000081205
Date Paid:	10/30/2017
Time Paid:	2:16PM
GEN Cert Date:	09/07/2017

UNITED BUILDERS SUPPLY CO INC (Continued) **1000398287**

Facility Receipt Date:	09/07/2017
Fee:	2.28
Transporter 2 Receipt Date:	01/01/1900
Manifest Created Date:	10/30/2017
TSDF Receipt Date:	Not reported
Transporter 2 ID:	Not reported
Manifest Updated Date:	10/30/2017
Transporter Receipt Date:	05/30/2017
Number Of Containers:	1
Container Type:	DM
Waste Code1:	D039
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported
Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDF Name:	Safety-Kleen Systems, Inc.
TSDF Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	484
Year:	2017
EPA ID:	RID987466984
Manifest Docket Number:	005803681SKS
Quarter:	q2
Waste Description:	NA1993, WASTE COMBUSTIBLE LIQUID, N.O.S
Transporter Contact Name:	Terri Cowans
Quantity:	15
Transporter Contact Email:	terri.cowans@safety-kleen.com
WT/Vol Units:	G
Filing Date:	07/19/2017
Total Fee:	1992.04
Item Number:	1
Transporter Name:	Safety-Kleen Systems, Inc.
Billing Name:	Clean Harbors
Transporter EPA ID:	TXR000081205
Date Paid:	07/19/2017
Time Paid:	3:17PM
GEN Cert Date:	05/30/2017
Facility Receipt Date:	05/30/2017
Fee:	2.85
Transporter 2 Receipt Date:	01/01/1900
Manifest Created Date:	07/19/2017
TSDF Receipt Date:	Not reported
Transporter 2 ID:	Not reported
Manifest Updated Date:	07/19/2017
Transporter Receipt Date:	02/02/2017
Number Of Containers:	1
Container Type:	DM
Waste Code1:	D039
Waste Code2:	Not reported
Waste Code3:	Not reported
Waste Code4:	Not reported
Waste Code5:	Not reported

UNITED BUILDERS SUPPLY CO INC (Continued) **1000398287**

Waste Code6:	Not reported
Comment:	Not reported
Fee Exempt Code:	Not reported
TSDF Name:	Safety-Kleen Systems, Inc.
TSDF Id:	RID084802842
Transporter Name 2:	Not reported
Company Permit Number:	484
Year:	2017
EPA ID:	RID987466984
Manifest Docket Number:	005768821SKS
Quarter:	q1
Waste Description:	NA1993, WASTE NA1993 WASTE COMBUSTIBLE LIQUID, N.O
Transporter Contact Name:	Terri Cowans
Quantity:	14
Transporter Contact Email:	terri.cowans@safety-kleen.com
WT/Vol Units:	G
Filing Date:	04/19/2017
Total Fee:	2076
Item Number:	1
Transporter Name:	Safety-Kleen Systems, Inc.
Billing Name:	Clean Harbors
Transporter EPA ID:	TXR000081205
Date Paid:	04/19/2017
Time Paid:	1:18PM
GEN Cert Date:	02/02/2017
Facility Receipt Date:	02/02/2017
Fee:	2.66
Transporter 2 Receipt Date:	01/01/1900
Manifest Created Date:	04/19/2017
TSDF Receipt Date:	Not reported
Transporter 2 ID:	Not reported
Manifest Updated Date:	04/19/2017

Click this hyperlink while viewing on your computer to access
59 additional RI_MANIFEST: record(s) in the EDR Site Report.

B11 **BABCOCK MIDDLE SCHOOL** **UST FINDER RELEASE** **1029098091**
WSW **15 HIGHLAND AVENUE** **N/A**
1/4-1/2 **WESTERLY, RI 0**
0.441 mi.
2330 ft. **Site 1 of 2 in cluster B**

Relative:
Higher

Actual:
125 ft.

UST FINDER RELEASE:

Object ID:	357417
Facility ID:	RIUST-17210
Lust ID:	RI3825-ST
Name:	BABCOCK MIDDLE SCHOOL
Address:	15 HIGHLAND AVENUE
City,State,Zip:	WESTERLY, RI 0
Address Match Type:	StreetAddress
Reported Date:	1995/08/16 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	1410
Domestic Wells within 1500ft:	1
Land Use:	Developed, Medium Intensity
Within SPA:	No

BABCOCK MIDDLE SCHOOL (Continued) **1029098091**

SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	1
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	Geocode
X Coord:	-71.82256
Y Coord:	41.37663
Latitude:	41.3766299999999
Longitude:	-71.8225599999999

B12 **BABCOCK SCHOOL** **RI LUST U002311886**
WSW **15 HIGHLAND AVE** **RI UST N/A**
1/4-1/2 **WESTERLY, RI**
0.441 mi.
2330 ft. **Site 2 of 2 in cluster B**

Relative:
Higher

Actual:
125 ft.

LUST:

Name:	BABCOCK SCHOOL
Address:	15 HIGHLAND AVE
City,State,Zip:	WESTERLY, RI
Project Number:	3825-ST
Project Date:	08/16/1995
Facility Id:	UST-17210
Fstatus Decode:	Not reported
NFA Date:	Not reported
Facility Status:	**INACTIVE**

UST:

Name:	BABCOCK SCHOOL
Address:	15 HIGHLAND AVE
City:	WESTERLY
Facility ID:	UST-17210
Facility Class:	Education - Town
Tank ID:	1
Tank Status:	**Permanently Closed**
Tank Capacity:	10000
Tank Substance:	Heating Oil No.4
Date Installed:	10/09/1984
Pipe Installed Date:	Not reported

C13 **WESTERLY TOWN LANDFILL** **SEMS-ARCHIVE** **1000401954**
ESE **TOWN LANDFILL ROAD (OAK STREET)** **RID981064140**
1/4-1/2 **WESTERLY, RI 02891**
0.456 mi.
2410 ft. **Site 1 of 2 in cluster C**

Relative:
Lower

Actual:
46 ft.

SEMS Archive:

Site ID:	0101328
EPA ID:	RID981064140
Name:	WESTERLY TOWN LANDFILL
Address:	TOWN LANDFILL ROAD (OAK STREET)
Address 2:	Not reported
City,State,Zip:	WESTERLY, RI 02891
Cong District:	02
FIPS Code:	44009
FF:	N
NPL:	Not on the NPL
Non NPL Status:	NFRAP-Site does not qualify for the NPL based on existing information

SEMS Archive Detail:

Region:	01
Site ID:	0101328
EPA ID:	RID981064140
Site Name:	WESTERLY TOWN LANDFILL
NPL:	N
FF:	N
OU:	00
Action Code:	VA
Action Name:	OTHR CLEANUP
SEQ:	1
Start Date:	2002-05-14 04:00:00
Finish Date:	2002-09-10 04:00:00
Qual:	L
Current Action Lead:	St Perf

Region:	01
Site ID:	0101328
EPA ID:	RID981064140
Site Name:	WESTERLY TOWN LANDFILL
NPL:	N
FF:	N
OU:	00
Action Code:	PA
Action Name:	PA
SEQ:	1
Start Date:	Not reported
Finish Date:	1987-12-28 05:00:00
Qual:	L
Current Action Lead:	St Perf

Region:	01
Site ID:	0101328
EPA ID:	RID981064140
Site Name:	WESTERLY TOWN LANDFILL
NPL:	N
FF:	N
OU:	00
Action Code:	DS
Action Name:	DISCVRY
SEQ:	1

WESTERLY TOWN LANDFILL (Continued) **1000401954**

Start Date:	1985-02-01 06:00:00
Finish Date:	1985-02-01 06:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf
Region:	01
Site ID:	0101328
EPA ID:	RID981064140
Site Name:	WESTERLY TOWN LANDFILL
NPL:	N
FF:	N
OU:	00
Action Code:	SI
Action Name:	SI
SEQ:	1
Start Date:	Not reported
Finish Date:	1991-08-08 04:00:00
Qual:	L
Current Action Lead:	EPA Perf
Region:	01
Site ID:	0101328
EPA ID:	RID981064140
Site Name:	WESTERLY TOWN LANDFILL
NPL:	N
FF:	N
OU:	00
Action Code:	OO
Action Name:	SITE REASS
SEQ:	1
Start Date:	Not reported
Finish Date:	2001-08-02 04:00:00
Qual:	L
Current Action Lead:	EPA Perf
Region:	01
Site ID:	0101328
EPA ID:	RID981064140
Site Name:	WESTERLY TOWN LANDFILL
NPL:	N
FF:	N
OU:	00
Action Code:	OO
Action Name:	SITE REASS
SEQ:	2
Start Date:	2002-09-11 04:00:00
Finish Date:	2002-09-24 04:00:00
Qual:	N
Current Action Lead:	EPA Perf
Region:	01
Site ID:	0101328
EPA ID:	RID981064140
Site Name:	WESTERLY TOWN LANDFILL
NPL:	N
FF:	N
OU:	00

WESTERLY TOWN LANDFILL (Continued) **1000401954**

Action Code:	VS
Action Name:	ARCH SITE
SEQ:	1
Start Date:	Not reported
Finish Date:	2002-09-25 04:00:00
Qual:	Not reported
Current Action Lead:	EPA Perf In-Hse

C14 **WESTERLY LANDFILL** **RI SWF/LF** **S110043399**
ESE **OAK STREET** **RI LCP** **N/A**
1/4-1/2 **WESTERLY, RI**
0.456 mi.
2410 ft. **Site 2 of 2 in cluster C**

Relative:
Lower

Actual:
46 ft.

SWF/LF:

Name:	WESTERLY LANDFILL
Address:	OAK STREET
City,State,Zip:	WESTERLY, RI
Facility ID:	339
Facility Status:	Closed
Owner Name:	Not reported
License Type:	Inactive Solid Waste Landfill or Unlicensed Dump
File Number:	SR-38-1644
Alternate File Number:	WF-742

LCP:

Name:	WESTERLY LANDFILL
Address:	OAK STREET
City,State,Zip:	WESTERLY, RI
Project Code:	SR-38-1644
Cerclis Y/N:	True
NFA:	True
LCP Lead:	True
Latitude:	41.377826
Longitude:	-71.802055

D15 **WESTERLY BAKERY, INC.** **UST FINDER** **1028685249**
WNW **54 SPRUCE ST0** **UST FINDER RELEASE** **N/A**
1/4-1/2 **WESTERLY, RI**
0.473 mi.
2498 ft. **Site 1 of 2 in cluster D**

Relative:
Lower

Actual:
34 ft.

UST FINDER:

Object ID:	386943
Facility ID:	RIUST-18820
Name:	WESTERLY BAKERY, INC.
Address:	54 SPRUCE ST0
City,State,Zip:	WESTERLY, RI
Address Match Type:	PointAddress
Open USTs:	0
Closed USTs:	2
TOS USTs:	0
Population 1500ft:	1256
Private Wells 1500ft:	1
Within 100yr Floodplain:	No

WESTERLY BAKERY, INC. (Continued) **1028685249**

Land Use:	Developed, High Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	1
Tribe:	Not reported
Coordinate Source:	Geocode
X Coord:	-71.82326912
Y Coord:	41.3820092
Latitude:	41.3820092
Longitude:	-71.82326912

UST FINDER:

Object ID:	1670824
Facility ID:	RIUST-18820
Tank ID:	RIUST-18820_1
Tank Status:	Closed
Installation Date:	1984/10/09 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	1000
Substances:	Unknown
Tank Wall Type:	Not reported

Object ID:	1670825
Facility ID:	RIUST-18820
Tank ID:	RIUST-18820_2
Tank Status:	Closed
Installation Date:	1984/10/09 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	500
Substances:	Unknown
Tank Wall Type:	Not reported

UST FINDER RELEASE:

Object ID:	357415
Facility ID:	RIUST-18820
Lust ID:	RI3846-ST
Name:	WESTERLY BAKERY
Address:	54 SPRUCE STREET
City,State,Zip:	WESTERLY, RI 0
Address Match Type:	PointAddress
Reported Date:	2012/02/29 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	1256
Domestic Wells within 1500ft:	1
Land Use:	Developed, High Intensity

WESTERLY BAKERY, INC. (Continued) **1028685249**

Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	1
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	Geocode
X Coord:	-71.82327
Y Coord:	41.38201
Latitude:	41.38201
Longitude:	-71.8232699999999

D16 **WESTERLY BAKERY, INC.** **RI LUST** **U003755034**
WNW **54 SPRUCE ST0** **RI UST** **N/A**
1/4-1/2 **WESTERLY, RI**
0.473 mi.
2498 ft. **Site 2 of 2 in cluster D**

Relative:
Lower

Actual:
34 ft.

LUST:

Name:	WESTERLY BAKERY, INC.
Address:	54 SPRUCE ST0
City,State,Zip:	WESTERLY, RI
Project Number:	3846-ST
Project Date:	02/29/2012
Facility Id:	UST-18820
Fstatus Decode:	Soil Removal Only; No Further Action Required
NFA Date:	Not reported
Facility Status:	**Soil Removal Only; No Further Action Required**

UST:

Name:	WESTERLY BAKERY, INC.
Address:	54 SPRUCE ST0
City:	WESTERLY
Facility ID:	UST-18820
Facility Class:	Commercials
Tank ID:	1
Tank Status:	**Permanently Closed**
Tank Capacity:	1000
Tank Substance:	Unknown
Date Installed:	10/09/1984
Pipe Installed Date:	Not reported
Tank ID:	2

WESTERLY BAKERY, INC. (Continued) **U003755034**

Tank Status: **Permanently Closed**
Tank Capacity: 500
Tank Substance: Unknown
Date Installed: 10/09/1984
Pipe Installed Date: Not reported

E17
SW
1/4-1/2
0.477 mi.
2517 ft.

COZI LLC **RI LUST** **U003114367**
92 GRANITE ST **RI UST** **N/A**
WESTERLY, RI

Site 1 of 4 in cluster E

Relative:
Higher

Actual:
132 ft.

LUST:
Name: COZI LLC
Address: 92 GRANITE ST
City,State,Zip: WESTERLY, RI
Project Number: 3826-LS
Project Date: 12/12/1995
Facility Id: UST-17306
Fstatus Decode: Not reported
NFA Date: Not reported
Facility Status: **INACTIVE**

UST:
Name: COZI LLC
Address: 92 GRANITE ST
City: WESTERLY
Facility ID: UST-17306
Facility Class: Commercials

Tank ID: 1
Tank Status: **Permanently Closed**
Tank Capacity: 1000
Tank Substance: Gasoline
Date Installed: 10/09/1984
Pipe Installed Date: Not reported

Tank ID: 2
Tank Status: **Permanently Closed**
Tank Capacity: 500
Tank Substance: Waste Oil
Date Installed: 10/09/1984
Pipe Installed Date: Not reported

Tank ID: 3
Tank Status: **Permanently Closed**
Tank Capacity: 500
Tank Substance: Gasoline
Date Installed: 10/09/1984
Pipe Installed Date: Not reported

Tank ID: 4
Tank Status: **Permanently Closed**
Tank Capacity: 500

COZI LLC (Continued) **U003114367**

Tank Substance: Gasoline
Date Installed: 10/09/1984
Pipe Installed Date: Not reported

E18 **COZI LLC** **UST FINDER** **1028684841**
SW **92 GRANITE ST** **UST FINDER RELEASE** **N/A**
1/4-1/2 **WESTERLY, RI**
0.477 mi.
2517 ft. **Site 2 of 4 in cluster E**

Relative: **Higher**
Actual: **132 ft.**

UST FINDER:

Object ID:	386921
Facility ID:	RIUST-17306
Name:	COZI LLC
Address:	92 GRANITE ST
City,State,Zip:	WESTERLY, RI
Address Match Type:	PointAddress
Open USTs:	0
Closed USTs:	4
TOS USTs:	0
Population 1500ft:	1094
Private Wells 1500ft:	7
Within 100yr Floodplain:	No
Land Use:	Developed, High Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	1
Tribe:	Not reported
Coordinate Source:	Geocode
X Coord:	-71.82058604
Y Coord:	41.3737843000001
Latitude:	41.3737843
Longitude:	-71.82058604

UST FINDER:

Object ID:	1669902
Facility ID:	RIUST-17306
Tank ID:	RIUST-17306_1
Tank Status:	Closed
Installation Date:	1984/10/09 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	1000
Substances:	Gasoline
Tank Wall Type:	Not reported

Object ID:	1669903
Facility ID:	RIUST-17306
Tank ID:	RIUST-17306_2

COZI LLC (Continued) **1028684841**

Tank Status:	Closed
Installation Date:	1984/10/09 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	500
Substances:	Waste Oil
Tank Wall Type:	Not reported

Object ID:	1669904
Facility ID:	RIUST-17306
Tank ID:	RIUST-17306_3
Tank Status:	Closed
Installation Date:	1984/10/09 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	500
Substances:	Gasoline
Tank Wall Type:	Not reported

Object ID:	1669905
Facility ID:	RIUST-17306
Tank ID:	RIUST-17306_4
Tank Status:	Closed
Installation Date:	1984/10/09 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	500
Substances:	Gasoline
Tank Wall Type:	Not reported

UST FINDER RELEASE:

Object ID:	357419
Facility ID:	RIUST-17306
Lust ID:	RI3826-LS
Name:	MOXSIE, RAYMOND
Address:	92 GRANITE STREET
City,State,Zip:	WESTERLY, RI 0
Address Match Type:	PointAddress
Reported Date:	1995/12/12 15:59:59+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	1095
Domestic Wells within 1500ft:	7
Land Use:	Developed, High Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	1
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported

COZI LLC (Continued) **1028684841**

NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	Geocode
X Coord:	-71.82059
Y Coord:	41.3737800000001
Latitude:	41.3737799999999
Longitude:	-71.8205899999999

E19 **GRANITE STREET SUNOCO** **UST FINDER** **1028686771**
SW **87 GRANITE ST** **UST FINDER RELEASE** **N/A**
1/4-1/2 **WESTERLY, RI**
0.477 mi.
2518 ft. **Site 3 of 4 in cluster E**

Relative:
Higher

Actual:
132 ft.

UST FINDER:

Object ID:	386920
Facility ID:	RIUST-617
Name:	GRANITE STREET SUNOCO
Address:	87 GRANITE ST
City,State,Zip:	WESTERLY, RI
Address Match Type:	PointAddress
Open USTs:	0
Closed USTs:	6
TOS USTs:	0
Population 1500ft:	1094
Private Wells 1500ft:	7
Within 100yr Floodplain:	No
Land Use:	Developed, High Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Facility Status:	Closed UST(s)
Date of Last Inspection:	Not reported
EPA Region:	1
Tribe:	Not reported
Coordinate Source:	Geocode
X Coord:	-71.82061845
Y Coord:	41.37349184
Latitude:	41.37349184
Longitude:	-71.82061845

UST FINDER:

Object ID:	1675049
Facility ID:	RIUST-617
Tank ID:	RIUST-617_3
Tank Status:	Closed
Installation Date:	1978/04/01 16:00:00+00
Removal Date:	Not reported
Tank Capacity:	4000
Substances:	Gasoline

GRANITE STREET SUNOCO (Continued) **1028686771**

Tank Wall Type: Not reported

Object ID: 1675050
Facility ID: RIUST-617
Tank ID: RIUST-617_4
Tank Status: Closed
Installation Date: 1978/04/01 16:00:00+00
Removal Date: Not reported
Tank Capacity: 6000
Substances: Gasoline
Tank Wall Type: Not reported

Object ID: 1675051
Facility ID: RIUST-617
Tank ID: RIUST-617_5
Tank Status: Closed
Installation Date: 1984/10/09 16:00:00+00
Removal Date: Not reported
Tank Capacity: 2000
Substances: Diesel
Tank Wall Type: Not reported

Object ID: 1675052
Facility ID: RIUST-617
Tank ID: RIUST-617_6
Tank Status: Closed
Installation Date: 1984/10/09 16:00:00+00
Removal Date: Not reported
Tank Capacity: 2000
Substances: Diesel
Tank Wall Type: Not reported

Object ID: 1675057
Facility ID: RIUST-617
Tank ID: RIUST-617_2
Tank Status: Closed
Installation Date: 1978/04/01 16:00:00+00
Removal Date: Not reported
Tank Capacity: 4000
Substances: Diesel
Tank Wall Type: Not reported

Object ID: 1675077
Facility ID: RIUST-617
Tank ID: RIUST-617_1
Tank Status: Closed
Installation Date: 1978/04/01 16:00:00+00
Removal Date: Not reported
Tank Capacity: 2000
Substances: Diesel
Tank Wall Type: Not reported

UST FINDER RELEASE:
Object ID: 357418
Facility ID: RIUST-617
Lust ID: RI3801-LS

GRANITE STREET SUNOCO (Continued) **1028686771**

Name:	SUNOCO STATION
Address:	87 GRANITE STREET
City,State,Zip:	WESTERLY, RI 0
Address Match Type:	PointAddress
Reported Date:	1988/03/14 16:00:00+00
Status:	No Further Action
Substance:	Not reported
Population within 1500ft:	1094
Domestic Wells within 1500ft:	7
Land Use:	Developed, High Intensity
Within SPA:	No
SPA PWS Facility ID:	Not reported
SPA Water Type:	Not reported
SPA Facility Type:	Not reported
SPA HUC12:	Not reported
Within WHPA:	No
WHPA PWS Facility ID:	Not reported
WHPA Water Type:	Not reported
WHPA Facility Type:	Not reported
WHPA HUC12:	Not reported
Within 100yr Floodplain:	No
Tribe:	Not reported
EPA Region:	1
NFA Letter 1:	Not reported
NFA Letter 2:	Not reported
NFA Letter 3:	Not reported
NFA Letter 4:	Not reported
Closed With Residual Contaminate:	Not reported
Coordinate Source:	Geocode
X Coord:	-71.82062
Y Coord:	41.3734900000001
Latitude:	41.3734899999999
Longitude:	-71.82062

E20 **GRANITE STREET SUNOCO** **RI LUST** **U001713592**
SW **87 GRANITE ST** **RI UST** **N/A**
1/4-1/2 **WESTERLY, RI**
0.477 mi.
2518 ft. **Site 4 of 4 in cluster E**

Relative:
Higher

Actual:
132 ft.

LUST:

Name:	GRANITE STREET SUNOCO
Address:	87 GRANITE ST
City,State,Zip:	WESTERLY, RI
Project Number:	3801-LS
Project Date:	03/14/1988
Facility Id:	UST-617
Fstatus Decode:	Not reported
NFA Date:	Not reported
Facility Status:	**INACTIVE**

UST:

Name:	GRANITE STREET SUNOCO
Address:	87 GRANITE ST
City:	WESTERLY
Facility ID:	UST-617
Facility Class:	Gasoline Station

GRANITE STREET SUNOCO (Continued) **U001713592**

Tank ID: 1
Tank Status: Permanently Closed
Tank Capacity: 2000
Tank Substance: Diesel
Date Installed: 04/01/1978
Pipe Installed Date: Not reported

Tank ID: 2
Tank Status: Permanently Closed
Tank Capacity: 4000
Tank Substance: Diesel
Date Installed: 04/01/1978
Pipe Installed Date: Not reported

Tank ID: 3
Tank Status: Permanently Closed
Tank Capacity: 4000
Tank Substance: Gasoline
Date Installed: 04/01/1978
Pipe Installed Date: Not reported

Tank ID: 4
Tank Status: Permanently Closed
Tank Capacity: 6000
Tank Substance: Gasoline
Date Installed: 04/01/1978
Pipe Installed Date: Not reported

Tank ID: 5
Tank Status: Permanently Closed
Tank Capacity: 2000
Tank Substance: Diesel
Date Installed: 10/09/1984
Pipe Installed Date: Not reported

Tank ID: 6
Tank Status: Permanently Closed
Tank Capacity: 2000
Tank Substance: Diesel
Date Installed: 10/09/1984
Pipe Installed Date: Not reported

21
WSW
1/4-1/2
0.494 mi.
2607 ft.

VOSE STREET PROPERTY **RI SHWS** **S103247562**
2 VOSE STREET **N/A**
WESTERLY, RI

Relative:
Higher

Actual:
129 ft.

SHWS:
Name: VOSE STREET PROPERTY
Address: 2 VOSE STREET
City,State,Zip: WESTERLY, RI
Project Code: VOSE-HWM

VOSE STREET PROPERTY (Continued) **S103247562**

Siterem Site Number: SR-38-1629
Facility Status: **Inactive**
Project Code Desc: VOSE-HWM
Project Date: 01/23/1998
Acres: Not reported

22
ENE
1/2-1
0.542 mi.
2860 ft.

RI DOT GARAGE **RI SHWS** **S104410828**
10 WESTERLY-BRADFORD ROAD **N/A**
WESTERLY, RI

Relative:
Lower

Actual:
40 ft.

SHWS:
Name: RI DOT GARAGE
Address: 10 WESTERLY-BRADFORD ROAD
City,State,Zip: WESTERLY, RI
Project Code: WDOT-HWM
Siterem Site Number: SR-38-1716
Facility Status: **Inactive**
Project Code Desc: WDOT-HWM
Project Date: 02/01/1994
Acres: Not reported

23
SW
1/2-1
0.561 mi.
2962 ft.

GRANITE STREET SHOPPING PLAZA **RI SHWS** **S107167492**
114-116 GRANITE STREET **RI AUL** **N/A**
WESTERLY, RI

Relative:
Higher

Actual:
131 ft.

SHWS:
Name: GRANITE STREET SHOPPING PLAZA
Address: 114-116 GRANITE STREET
City,State,Zip: WESTERLY, RI
Project Code: GSSP-HWM
Siterem Site Number: SR-38-0556
Facility Status: **Inactive**
Project Code Desc: GSSP-HWM
Project Date: 08/25/2005
Acres: 9.7

AUL:
Name: GRANITE STREET SHOPPING PLAZA
Address: 114-116 GRANITE STREET
City,State,Zip: WESTERLY, RI
ELUR Date: 07/18/2013
Count Of Town: 1
Facility Size (Acres): 9.7
Project Code: GSSP-HWM
SA Date: Not reported
Plat: 67
Lot: 278
Siterem Site Number: SR-38-0556

24
WNW
1/2-1
0.580 mi.
3064 ft.

BESS EATON DONUT STORE # 946
127 HIGH STREET
WESTERLY, RI

RI SHWS **S106495722**
N/A

Relative:
Lower

Actual:
51 ft.

SHWS:

Name:	BESS EATON DONUT STORE # 946
Address:	127 HIGH STREET
City,State,Zip:	WESTERLY, RI
Project Code:	BEEA-HWM
Siterem Site Number:	SR-38-0124
Facility Status:	**Inactive**
Project Code Desc:	BEEA-HWM
Project Date:	05/24/2004
Acres:	0.526

25
ENE
1/2-1
0.658 mi.
3473 ft.

STAND UP FOR ANIMALS
39 WESTERLY-BRADFORD ROAD
WESTERLY, RI

RI SHWS **S108173883**
RI BROWNFIELDS **N/A**

Relative:
Lower

Actual:
39 ft.

SHWS:

Name:	STAND UP FOR ANIMALS
Address:	39 WESTERLY-BRADFORD ROAD
City,State,Zip:	WESTERLY, RI
Project Code:	SUF-SUBC
Siterem Site Number:	SR-38-1634
Facility Status:	**Inactive**
Project Code Desc:	SUF-SUBC
Project Date:	Not reported
Acres:	Not reported

BROWNFIELDS:

Project:	SUF-SUBC
Status:	I
Project Date:	Not reported
Acres:	Not reported

F26
SSW
1/2-1
0.825 mi.
4355 ft.

JBS CLEANERS
1 EAST AVENUE
WESTERLY, RI

Site 1 of 2 in cluster F

RI SHWS **S106859390**
RI AUL **N/A**

Relative:
Higher

Actual:
139 ft.

SHWS:

Name:	JBS CLEANERS
Address:	1 EAST AVENUE
City,State,Zip:	WESTERLY, RI
Project Code:	JBSC-HWM
Siterem Site Number:	SR-38-0671
Facility Status:	**Inactive**
Project Code Desc:	JBSC-HWM
Project Date:	12/28/2004
Acres:	0.64

JBS CLEANERS (Continued) **S106859390**

AUL:
Name: JBS CLEANERS
Address: 1 EAST AVENUE
City,State,Zip: WESTERLY, RI
ELUR Date: 02/19/2020
Count Of Town: 1
Facility Size (Acres): 0.64
Project Code: JBSC-HWM
SA Date: Not reported
Plat: 77
Lot: 330
Siterem Site Number: SR-38-0671

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27 **WORLD OF WINES (FORMER)** **RI SHWS** **S109823873**
West **17 CANAL STREET** **N/A**
1/2-1 **WESTERLY, RI**
0.842 mi.
4447 ft.

Relative:
Lower

Actual:
19 ft.

SHWS:
Name: WORLD OF WINES (FORMER)
Address: 17 CANAL STREET
City,State,Zip: WESTERLY, RI
Project Code: WOFW-HWM
Siterem Site Number: SR-38-1697
Facility Status: **Inactive**
Project Code Desc: WOFW-HWM
Project Date: 10/24/2005
Acres: 2.3

G28 **RI DOT - BROAD/MAIN** **RI SHWS** **S104410827**
West **BROAD & MAIN ST** **N/A**
1/2-1 **WESTERLY, RI**
0.857 mi.
4523 ft. **Site 1 of 2 in cluster G**

Relative:
Lower

Actual:
9 ft.

SHWS:
Name: RI DOT - BROAD/MAIN
Address: BROAD & MAIN ST
City,State,Zip: WESTERLY, RI
Project Code: BRMN-HWM
Siterem Site Number: SR-38-1314
Facility Status: **Active**
Project Code Desc: BRMN-HWM
Project Date: 08/29/1998
Acres: Not reported

F29 **MOBIL STATION** **RI SHWS** **S118071651**
SSW **10 EAST AVENUE** **N/A**
1/2-1 **WESTERLY, RI**
0.870 mi.
4596 ft. **Site 2 of 2 in cluster F**

Relative: **Higher**
Actual: **134 ft.**

SHWS:

Name:	MOBIL STATION
Address:	10 EAST AVENUE
City,State,Zip:	WESTERLY, RI
Project Code:	MBIL-HWM
Siterem Site Number:	Not reported
Facility Status:	**Active**
Project Code Desc:	MBIL-HWM
Project Date:	10/10/2003
Acres:	0.8

---

30 **WESTERLY TOT LOT** **RI SHWS** **S118905840**
WNW **2 LILAC DRIVE** **RI AUL** **N/A**
1/2-1 **WESTERLY, RI**
0.881 mi.
4654 ft.

Relative: **Lower**
Actual: **14 ft.**

SHWS:

Name:	WESTERLY TOT LOT
Address:	2 LILAC DRIVE
City,State,Zip:	WESTERLY, RI
Project Code:	WTL-HWM
Siterem Site Number:	SR-38-1824
Facility Status:	**Inactive**
Project Code Desc:	WTL-HWM
Project Date:	10/03/2016
Acres:	0.06

AUL:

Name:	WESTERLY TOT LOT
Address:	2 LILAC DRIVE
City,State,Zip:	WESTERLY, RI
ELUR Date:	12/04/2019
Count Of Town:	1
Facility Size (Acres):	0.06
Project Code:	WTL-HWM
SA Date:	Not reported
Plat:	46
Lot:	62
Siterem Site Number:	SR-38-1824

G31 **BESS EATON STORE # 918** **RI SHWS** **S107505199**
West **7 NORTH MAIN STREET** **N/A**
1/2-1 **WESTERLY, RI**
0.887 mi.
4685 ft. **Site 2 of 2 in cluster G**

Relative: **Lower**
Actual: **9 ft.**

SHWS:

Name:	BESS EATON STORE # 918
Address:	7 NORTH MAIN STREET
City,State,Zip:	WESTERLY, RI
Project Code:	BESS-HWM

BESS EATON STORE # 918 (Continued) **S107505199**

Siterem Site Number: SR-38-0126
Facility Status: **Inactive**
Project Code Desc: BESS-HWM
Project Date: 03/12/2004
Acres: 0.42

H32 **PROVIDENCE GAS COMPANY MGP** **RI SHWS** **S106664328**
West **18 CANAL STREET PLAT 56, LOT 27** **RI AUL** **N/A**
1/2-1 **WESTERLY, RI**
0.889 mi.
4695 ft. **Site 1 of 2 in cluster H**

Relative:
Lower

Actual:
14 ft.

SHWS:
Name: PROVIDENCE GAS COMPANY MGP
Address: 18 CANAL STREET PLAT 56, LOT 27
City,State,Zip: WESTERLY, RI
Project Code: PGCW-HWM
Siterem Site Number: SR-38-1156
Facility Status: **Active**
Project Code Desc: PGCW-HWM
Project Date: 01/27/1994
Acres: 1.3

AUL:
Name: PROVIDENCE GAS COMPANY MGP
Address: 18 CANAL STREET PLAT 56, LOT 27
City,State,Zip: WESTERLY, RI
ELUR Date: 05/13/2022
Count Of Town: 1
Facility Size (Acres): 1.3
Project Code: PGCW-HWM
SA Date: Not reported
Plat: 56
Lot: 26, 27
Siterem Site Number: SR-38-1156

H33 **22 CANAL STREET - MICELI-TUDISCO PROPERTY** **RI SHWS** **S104305447**
West **22 CANAL STREET** **RI AUL** **N/A**
1/2-1 **WESTERLY, RI** **RI BROWNFIELDS**
0.914 mi. **RI SPILLS**
4825 ft. **Site 2 of 2 in cluster H**

Relative:
Lower

Actual:
11 ft.

SHWS:
Name: 22 CANAL STREET - MICELI-TUDISCO PROPERTY
Address: 22 CANAL STREET
City,State,Zip: WESTERLY, RI
Project Code: 22CS-SUBC
Siterem Site Number: SR-38-1776
Facility Status: **Inactive**
Project Code Desc: 22CS-SUBC
Project Date: 06/09/2015
Acres: 0.16

AUL:
Name: 22 CANAL STREET - MICELI-TUDISCO PROPERTY

22 CANAL STREET - MICELI-TUDISCO PROPERTY (Continued) **S104305447**

Address: 22 CANAL STREET
City,State,Zip: WESTERLY, RI
ELUR Date: 07/25/2017
Count Of Town: 1
Facility Size (Acres): 0.16
Project Code: 22CS-SUBC
SA Date: Not reported
Plat: 56
Lot: 29
Siterem Site Number: SR-38-1776

BROWNFIELDS:
Project: 22CS-SUBC
Status: I
Project Date: 06/09/2015
Acres: 0.16

SPILLS:
Report Number: 97-055
Report Date: 13-02-1997
Material Spilled: OIL
Inspector: JOHN P. LEO
Source: Not reported
Complaint Number: Not reported
Complaint Date: Not reported
Inspect ID: Not reported
Inspection Date: Not reported
Founded: Not reported
Amount Spilled: UNK
Units Spilled: UNK
Nature Of Spill: Not reported
Nature Of Spill 2: Not reported

34
West
1/2-1
0.926 mi.
4889 ft.

26 CANAL STREET - TOWN PROPERTY **RI SHWS** **S118071628**
26 CANAL STREET **RI AUL** **N/A**
WESTERLY, RI **RI BROWNFIELDS**

Relative:
Lower

Actual:
10 ft.

SHWS:
Name: 26 CANAL STREET - TOWN PROPERTY
Address: 26 CANAL STREET
City,State,Zip: WESTERLY, RI
Project Code: 26CS-SUBC
Siterem Site Number: SR-38-1777
Facility Status: **Inactive**
Project Code Desc: 26CS-SUBC
Project Date: 06/09/2015
Acres: 0.23

AUL:
Name: 26 CANAL STREET - TOWN PROPERTY
Address: 26 CANAL STREET
City,State,Zip: WESTERLY, RI
ELUR Date: 07/25/2017
Count Of Town: 1

26 CANAL STREET - TOWN PROPERTY (Continued) **S118071628**

Facility Size (Acres): 0.23
Project Code: 26CS-SUBC
SA Date: Not reported
Plat: 56
Lot: 31
Siterem Site Number: SR-38-1777

BROWNFIELDS:
Project: 26CS-SUBC
Status: I
Project Date: 06/09/2015
Acres: 0.23

Count: 7 records. ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
WESTERLY	S118422158	PIERCE STREET PROPERTIES	87 & 89 PIERCE STREET		RI SHWS, RI AUL
WESTERLY	S106664417	NATIONAL GRID - WESTERLY SUBSTATIO	CANAL STREET & ROSE AVENUE		RI SHWS, RI AUL
WESTERLY	S104304884	NATIONAL GRID - WESTERLY SERVICE C	CANAL STREET		RI SHWS, RI AUL, RI SPILLS
WESTERLY	1008408948	WESTERLY GAS AND ELECTRIC LIGHT CO	CANAL STREET	02891	EDR MGP
WESTERLY	S104180382	NATIONAL GRID - WESTERLY MGP	INDUSTRIAL DRIVE		RI SHWS, RI AUL
WESTERLY	S109823871	WESTERLY TOWN LANDFILL	OAK STREET		RI SHWS
WESTERLY	U002311885	TOWER STREET SCHOOL	TOWER ST		RI UST

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Number of Days to Update: Provides confirmation that EDR is reporting records that have been updated within 90 days from the date the government agency made the information available to the public.

STANDARD ENVIRONMENTAL RECORDS

Lists of Federal NPL (Superfund) sites

NPL: National Priority List

National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 02/29/2024
Date Data Arrived at EDR: 03/01/2024
Date Made Active in Reports: 03/27/2024
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 05/01/2024
Next Scheduled EDR Contact: 07/08/2024
Data Release Frequency: Quarterly

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 6
Telephone: 214-655-6659

EPA Region 3
Telephone 215-814-5418

EPA Region 7
Telephone: 913-551-7247

EPA Region 4
Telephone 404-562-8033

EPA Region 8
Telephone: 303-312-6774

EPA Region 5
Telephone 312-886-6686

EPA Region 9
Telephone: 415-947-4246

EPA Region 10
Telephone 206-553-8665

Proposed NPL: Proposed National Priority List Sites

A site that has been proposed for listing on the National Priorities List through the issuance of a proposed rule in the Federal Register. EPA then accepts public comments on the site, responds to the comments, and places on the NPL those sites that continue to meet the requirements for listing.

Date of Government Version: 02/29/2024
Date Data Arrived at EDR: 03/01/2024
Date Made Active in Reports: 03/27/2024
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 05/01/2024
Next Scheduled EDR Contact: 07/08/2024
Data Release Frequency: Quarterly

NPL LIENS: Federal Superfund Liens

Federal Superfund Liens. Under the authority granted the USEPA by CERCLA of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner received notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/1991
Date Data Arrived at EDR: 02/02/1994
Date Made Active in Reports: 03/30/1994
Number of Days to Update: 56

Source: EPA
Telephone: 202-564-4267
Last EDR Contact: 08/15/2011
Next Scheduled EDR Contact: 11/28/2011
Data Release Frequency: No Update Planned

Lists of Federal Delisted NPL sites

Delisted NPL: National Priority List Deletions

The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 02/29/2024
Date Data Arrived at EDR: 03/01/2024
Date Made Active in Reports: 03/27/2024
Number of Days to Update: 26

Source: EPA
Telephone: N/A
Last EDR Contact: 05/01/2024
Next Scheduled EDR Contact: 07/08/2024
Data Release Frequency: Quarterly

Lists of Federal sites subject to CERCLA removals and CERCLA orders

FEDERAL FACILITY: Federal Facility Site Information listing

A listing of National Priority List (NPL) and Base Realignment and Closure (BRAC) sites found in the Comprehensive Environmental Response, Compensation and Liability Information System (CERCLIS) Database where EPA Federal Facilities Restoration and Reuse Office is involved in cleanup activities.

Date of Government Version: 12/20/2023
Date Data Arrived at EDR: 12/20/2023
Date Made Active in Reports: 01/24/2024
Number of Days to Update: 35

Source: Environmental Protection Agency
Telephone: 703-603-8704
Last EDR Contact: 03/26/2024
Next Scheduled EDR Contact: 07/08/2024
Data Release Frequency: Varies

SEMS: Superfund Enterprise Management System

SEMS (Superfund Enterprise Management System) tracks hazardous waste sites, potentially hazardous waste sites, and remedial activities performed in support of EPA's Superfund Program across the United States. The list was formerly know as CERCLIS, renamed to SEMS by the EPA in 2015. The list contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). This dataset also contains sites which are either proposed to or on the National Priorities List (NPL) and the sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 04/22/2024
Date Data Arrived at EDR: 05/01/2024
Date Made Active in Reports: 05/24/2024
Number of Days to Update: 23

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/01/2024
Next Scheduled EDR Contact: 07/22/2024
Data Release Frequency: Quarterly

Lists of Federal CERCLA sites with NFRAP

SEMS-ARCHIVE: Superfund Enterprise Management System Archive

SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that. based upon available information, the location is not judged to be potential NPL site.

Date of Government Version: 04/22/2024
Date Data Arrived at EDR: 05/01/2024
Date Made Active in Reports: 05/24/2024
Number of Days to Update: 23

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 05/01/2024
Next Scheduled EDR Contact: 07/22/2024
Data Release Frequency: Quarterly

Lists of Federal RCRA facilities undergoing Corrective Action

CORRACTS: Corrective Action Report

CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 6

Source: EPA
Telephone: 800-424-9346
Last EDR Contact: 03/19/2024
Next Scheduled EDR Contact: 07/01/2024
Data Release Frequency: Quarterly

Lists of Federal RCRA TSD facilities

RCRA-TSDF: RCRA - Treatment, Storage and Disposal

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Transporters are individuals or entities that move hazardous waste from the generator offsite to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: (888) 372-7341
Last EDR Contact: 03/19/2024
Next Scheduled EDR Contact: 07/01/2024
Data Release Frequency: Quarterly

Lists of Federal RCRA generators

RCRA-LQG: RCRA - Large Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: (888) 372-7341
Last EDR Contact: 03/19/2024
Next Scheduled EDR Contact: 07/01/2024
Data Release Frequency: Quarterly

RCRA-SQG: RCRA - Small Quantity Generators

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: (888) 372-7341
Last EDR Contact: 03/19/2024
Next Scheduled EDR Contact: 07/01/2024
Data Release Frequency: Quarterly

RCRA-VSQG: RCRA - Very Small Quantity Generators (Formerly Conditionally Exempt Small Quantity Generators)

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Very small quantity generators (VSQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: (888) 372-7341
Last EDR Contact: 03/19/2024
Next Scheduled EDR Contact: 07/01/2024
Data Release Frequency: Quarterly

Federal institutional controls / engineering controls registries

LUCIS: Land Use Control Information System

LUCIS contains records of land use control information pertaining to the former Navy Base Realignment and Closure properties.

Date of Government Version: 02/14/2024
Date Data Arrived at EDR: 02/16/2024
Date Made Active in Reports: 04/04/2024
Number of Days to Update: 48

Source: Department of the Navy
Telephone: 843-820-7326
Last EDR Contact: 05/17/2024
Next Scheduled EDR Contact: 08/19/2024
Data Release Frequency: Varies

US ENG CONTROLS: Engineering Controls Sites List

A listing of sites with engineering controls in place. Engineering controls include various forms of caps, building foundations, liners, and treatment methods to create pathway elimination for regulated substances to enter environmental media or effect human health.

Date of Government Version: 02/13/2024
Date Data Arrived at EDR: 02/21/2024
Date Made Active in Reports: 04/04/2024
Number of Days to Update: 43

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/21/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Varies

US INST CONTROLS: Institutional Controls Sites List

A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

Date of Government Version: 02/13/2024
Date Data Arrived at EDR: 02/21/2024
Date Made Active in Reports: 04/04/2024
Number of Days to Update: 43

Source: Environmental Protection Agency
Telephone: 703-603-0695
Last EDR Contact: 05/21/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Varies

Federal ERNS list

ERNS: Emergency Response Notification System

Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/12/2023
Date Data Arrived at EDR: 12/13/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 77

Source: National Response Center, United States Coast Guard
Telephone: 202-267-2180
Last EDR Contact: 03/19/2024
Next Scheduled EDR Contact: 07/01/2024
Data Release Frequency: Quarterly

Lists of state- and tribal hazardous waste facilities

RI SHWS: List of CERCLIS and State Sites in RI

This list includes sites that have been investigated under the Federal CERCLIS program (SFA sites) as well as sites that have notified under the state program or have been investigated for hazardous substances (HWM sites).

Date of Government Version: 12/01/2023
Date Data Arrived at EDR: 01/04/2024
Date Made Active in Reports: 03/25/2024
Number of Days to Update: 81

Source: Department of Environmental Management
Telephone: 401-222-3872
Last EDR Contact: 04/05/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Semi-Annually

CT SHWS: Inventory of Hazardous Disposal Sites

State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 04/23/2010
Date Data Arrived at EDR: 04/23/2010
Date Made Active in Reports: 05/25/2010
Number of Days to Update: 32

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3705
Last EDR Contact: 03/22/2024
Next Scheduled EDR Contact: 07/08/2024
Data Release Frequency: No Update Planned

Lists of state and tribal landfills and solid waste disposal facilities

RI SWF/LF: Solid Waste Management Facilities

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 12/01/2023
Date Data Arrived at EDR: 01/04/2024
Date Made Active in Reports: 03/25/2024
Number of Days to Update: 81

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 04/05/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Semi-Annually

CT SWF/LF: List of Landfills/Transfer Stations

Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 08/01/2023
Date Data Arrived at EDR: 10/17/2023
Date Made Active in Reports: 01/09/2024
Number of Days to Update: 84

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3366
Last EDR Contact: 04/18/2024
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Annually

RI LCP: Landfill Closure Program Sites in RI

This inventory contains both formerly permitted landfills that are closed as well as dumps that were never licensed by the Department. This list does not include Superfund Sites and current or former Federal Facilities. This list includes lat/long data that has not been field verified.

Date of Government Version: 12/01/2023
Date Data Arrived at EDR: 01/04/2024
Date Made Active in Reports: 03/25/2024
Number of Days to Update: 81

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 04/05/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Semi-Annually

Lists of state and tribal leaking storage tanks

RI LUST: LUST Case List

The LUST Case List is a summary of UST Facilities in RI with leaking USTs, which includes information on the date of release discovery and the status of the LUST Case (active, soil removal only, or inactive).

Date of Government Version: 12/06/2023
Date Data Arrived at EDR: 01/04/2024
Date Made Active in Reports: 03/25/2024
Number of Days to Update: 81

Source: Department of Environmental Management
Telephone: 401-222-3872
Last EDR Contact: 04/05/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Quarterly

CT LUST: Leaking Underground Storage Tank List

Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 12/14/2023
Date Data Arrived at EDR: 12/20/2023
Date Made Active in Reports: 03/14/2024
Number of Days to Update: 85

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3376
Last EDR Contact: 03/26/2024
Next Scheduled EDR Contact: 07/08/2024
Data Release Frequency: Semi-Annually

INDIAN LUST R10: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Alaska, Idaho, Oregon and Washington.

Date of Government Version: 10/25/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/17/2024
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Varies

INDIAN LUST R4: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Florida, Mississippi and North Carolina.

Date of Government Version: 10/25/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 4
Telephone: 404-562-8677
Last EDR Contact: 04/17/2024
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Varies

INDIAN LUST R9: Leaking Underground Storage Tanks on Indian Land

LUSTs on Indian land in Arizona, California, New Mexico and Nevada

Date of Government Version: 10/25/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: Environmental Protection Agency
Telephone: 415-972-3372
Last EDR Contact: 04/17/2024
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Varies

INDIAN LUST R5: Leaking Underground Storage Tanks on Indian Land
Leaking underground storage tanks located on Indian Land in Michigan, Minnesota and Wisconsin.

Date of Government Version: 10/04/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56
Source: EPA, Region 5
Telephone: 312-886-7439
Last EDR Contact: 04/17/2024
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Varies

INDIAN LUST R7: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Iowa, Kansas, and Nebraska

Date of Government Version: 10/25/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56
Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/17/2024
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Varies

INDIAN LUST R1: Leaking Underground Storage Tanks on Indian Land
A listing of leaking underground storage tank locations on Indian Land.

Date of Government Version: 10/25/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56
Source: EPA Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/17/2024
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Varies

INDIAN LUST R6: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in New Mexico and Oklahoma.

Date of Government Version: 10/25/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56
Source: EPA Region 6
Telephone: 214-665-6597
Last EDR Contact: 04/17/2024
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Varies

INDIAN LUST R8: Leaking Underground Storage Tanks on Indian Land
LUSTs on Indian land in Colorado, Montana, North Dakota, South Dakota, Utah and Wyoming.

Date of Government Version: 10/25/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56
Source: EPA Region 8
Telephone: 303-312-6271
Last EDR Contact: 04/17/2024
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Varies

Lists of state and tribal registered storage tanks

FEMA UST: Underground Storage Tank Listing
A listing of all FEMA owned underground storage tanks.

Date of Government Version: 11/16/2023
Date Data Arrived at EDR: 11/16/2023
Date Made Active in Reports: 02/13/2024
Number of Days to Update: 89
Source: FEMA
Telephone: 202-646-5797
Last EDR Contact: 03/19/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Varies

RI UST: UST Master List
The UST Master List is a summary of registered UST Facilities in RI, which includes information on abandoned, in use, permanently closed and temporarily closed USTs.

Date of Government Version: 12/06/2023
Date Data Arrived at EDR: 01/04/2024
Date Made Active in Reports: 03/25/2024
Number of Days to Update: 81

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 04/05/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Quarterly

CT UST: Underground Storage Tank Data

Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 02/20/2024
Date Data Arrived at EDR: 02/21/2024
Date Made Active in Reports: 05/09/2024
Number of Days to Update: 78

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3376
Last EDR Contact: 05/22/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Semi-Annually

RI AST: Aboveground Storage Tanks

Registered Aboveground Storage Tanks.

Date of Government Version: 07/08/2022
Date Data Arrived at EDR: 08/02/2022
Date Made Active in Reports: 10/20/2022
Number of Days to Update: 79

Source: Department of Environmental Management
Telephone: 401-222-3872
Last EDR Contact: 05/02/2024
Next Scheduled EDR Contact: 08/12/2024
Data Release Frequency: Semi-Annually

CT AST: Marine Terminals and Tank Information

A listing of bulk petroleum facilities that receive petroleum by a vessel.

Date of Government Version: 06/30/2023
Date Data Arrived at EDR: 08/07/2023
Date Made Active in Reports: 10/24/2023
Number of Days to Update: 78

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3233
Last EDR Contact: 04/26/2024
Next Scheduled EDR Contact: 08/12/2024
Data Release Frequency: Varies

INDIAN UST R4: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee and Tribal Nations)

Date of Government Version: 10/24/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 4
Telephone: 404-562-9424
Last EDR Contact: 04/17/2024
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Varies

INDIAN UST R9: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 9 (Arizona, California, Hawaii, Nevada, the Pacific Islands, and Tribal Nations).

Date of Government Version: 10/24/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 9
Telephone: 415-972-3368
Last EDR Contact: 04/17/2024
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Varies

INDIAN UST R8: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming and 27 Tribal Nations).

Date of Government Version: 10/24/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 8
Telephone: 303-312-6137
Last EDR Contact: 04/17/2024
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Varies

INDIAN UST R1: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 1 (Connecticut, Maine, Massachusetts, New Hampshire, Rhode Island, Vermont and ten Tribal Nations).

Date of Government Version: 10/24/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA, Region 1
Telephone: 617-918-1313
Last EDR Contact: 04/17/2024
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Varies

INDIAN UST R5: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 5 (Michigan, Minnesota and Wisconsin and Tribal Nations).

Date of Government Version: 10/17/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 5
Telephone: 312-886-6136
Last EDR Contact: 04/17/2024
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Varies

INDIAN UST R6: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 6 (Louisiana, Arkansas, Oklahoma, New Mexico, Texas and 65 Tribes).

Date of Government Version: 10/24/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 6
Telephone: 214-665-7591
Last EDR Contact: 04/17/2024
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Varies

INDIAN UST R10: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 10 (Alaska, Idaho, Oregon, Washington, and Tribal Nations).

Date of Government Version: 10/24/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 10
Telephone: 206-553-2857
Last EDR Contact: 04/17/2024
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Varies

INDIAN UST R7: Underground Storage Tanks on Indian Land

The Indian Underground Storage Tank (UST) database provides information about underground storage tanks on Indian land in EPA Region 7 (Iowa, Kansas, Missouri, Nebraska, and 9 Tribal Nations).

Date of Government Version: 10/24/2023
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 56

Source: EPA Region 7
Telephone: 913-551-7003
Last EDR Contact: 04/17/2024
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Varies

State and tribal institutional control / engineering control registries

RI AUL: Waste Management Sites with Environmental Land Use Restrictions

This list was developed by RIDEM for use as a general reference and are not meant to be legally authoritative source for the location of hazardous materials, nor for the status, condition or permissible use of a site.

Date of Government Version: 12/01/2023
Date Data Arrived at EDR: 01/04/2024
Date Made Active in Reports: 03/25/2024
Number of Days to Update: 81

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 04/04/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Semi-Annually

CT AUL: ELUR Sites

Environmental Land Use Restriction sites.

Date of Government Version: 10/05/2023
Date Data Arrived at EDR: 10/16/2023
Date Made Active in Reports: 01/05/2024
Number of Days to Update: 81

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3912
Last EDR Contact: 04/24/2024
Next Scheduled EDR Contact: 08/12/2024
Data Release Frequency: Varies

Lists of state and tribal voluntary cleanup sites

INDIAN VCP R1: Voluntary Cleanup Priority Listing

A listing of voluntary cleanup priority sites located on Indian Land located in Region 1.

Date of Government Version: 07/27/2015
Date Data Arrived at EDR: 09/29/2015
Date Made Active in Reports: 02/18/2016
Number of Days to Update: 142

Source: EPA, Region 1
Telephone: 617-918-1102
Last EDR Contact: 03/18/2024
Next Scheduled EDR Contact: 07/01/2024
Data Release Frequency: Varies

INDIAN VCP R7: Voluntary Cleanup Priority Lisitng

A listing of voluntary cleanup priority sites located on Indian Land located in Region 7.

Date of Government Version: 03/20/2008
Date Data Arrived at EDR: 04/22/2008
Date Made Active in Reports: 05/19/2008
Number of Days to Update: 27

Source: EPA, Region 7
Telephone: 913-551-7365
Last EDR Contact: 07/08/2021
Next Scheduled EDR Contact: 07/20/2009
Data Release Frequency: Varies

Lists of state and tribal brownfield sites

RI BROWNFIELDS: Brownfields Site List

Brownfields are real properties where the expansion, redevelopment or reuse may be complicated by the actual or potential presence of a hazardous substance, pollutant, or contaminat.

Date of Government Version: 12/01/2023
Date Data Arrived at EDR: 01/04/2024
Date Made Active in Reports: 03/25/2024
Number of Days to Update: 81

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 04/05/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Semi-Annually

CT BROWNFIELDS 2: Brownfields Inventory

A brownfield site is generally defined as "real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant or contaminanta?|"

Date of Government Version: 10/06/2023
Date Data Arrived at EDR: 12/07/2023
Date Made Active in Reports: 02/26/2024
Number of Days to Update: 81

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3705
Last EDR Contact: 03/14/2024
Next Scheduled EDR Contact: 06/24/2024
Data Release Frequency: Varies

CT BROWNFIELDS: Brownfields Inventory

CBRA has identified over 200 brownfield sites eligible for redevelopment. In most cases these are prime properties for commercial or industrial use. CBRA's grants, assistance and financing lower the financial risks and eliminate the legal, regulatory and environmental risks of redevelopment.

Date of Government Version: 09/25/2023
Date Data Arrived at EDR: 12/07/2023
Date Made Active in Reports: 02/26/2024
Number of Days to Update: 81

Source: Connecticut Brownfields Redevelopment Authority
Telephone: 860-258-7833
Last EDR Contact: 03/12/2024
Next Scheduled EDR Contact: 06/24/2024
Data Release Frequency: No Update Planned

ADDITIONAL ENVIRONMENTAL RECORDS

Local Brownfield lists

US BROWNFIELDS: A Listing of Brownfields Sites

Brownfields are real property, the expansion, redevelopment, or reuse of which may be complicated by the presence or potential presence of a hazardous substance, pollutant, or contaminant. Cleaning up and reinvesting in these properties takes development pressures off of undeveloped, open land, and both improves and protects the environment. Assessment, Cleanup and Redevelopment Exchange System (ACRES) stores information reported by EPA Brownfields grant recipients on brownfields properties assessed or cleaned up with grant funding as well as information on Targeted Brownfields Assessments performed by EPA Regions. A listing of ACRES Brownfield sites is obtained from Cleanups in My Community. Cleanups in My Community provides information on Brownfields properties for which information is reported back to EPA, as well as areas served by Brownfields grant programs.

Date of Government Version: 03/11/2024
Date Data Arrived at EDR: 03/12/2024
Date Made Active in Reports: 05/10/2024
Number of Days to Update: 59

Source: Environmental Protection Agency
Telephone: 202-566-2777
Last EDR Contact: 03/12/2024
Next Scheduled EDR Contact: 06/24/2024
Data Release Frequency: Semi-Annually

Local Lists of Landfill / Solid Waste Disposal Sites

INDIAN ODI: Report on the Status of Open Dumps on Indian Lands

Location of open dumps on Indian land.

Date of Government Version: 12/31/1998
Date Data Arrived at EDR: 12/03/2007
Date Made Active in Reports: 01/24/2008
Number of Days to Update: 52

Source: Environmental Protection Agency
Telephone: 703-308-8245
Last EDR Contact: 04/22/2024
Next Scheduled EDR Contact: 08/05/2024
Data Release Frequency: Varies

ODI: Open Dump Inventory

An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/1985
Date Data Arrived at EDR: 08/09/2004
Date Made Active in Reports: 09/17/2004
Number of Days to Update: 39

Source: Environmental Protection Agency
Telephone: 800-424-9346
Last EDR Contact: 06/09/2004
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

DEBRIS REGION 9: Torres Martinez Reservation Illegal Dump Site Locations

A listing of illegal dump sites location on the Torres Martinez Indian Reservation located in eastern Riverside County and northern Imperial County, California.

Date of Government Version: 01/12/2009
Date Data Arrived at EDR: 05/07/2009
Date Made Active in Reports: 09/21/2009
Number of Days to Update: 137

Source: EPA, Region 9
Telephone: 415-947-4219
Last EDR Contact: 04/15/2024
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: No Update Planned

IHS OPEN DUMPS: Open Dumps on Indian Land
A listing of all open dumps located on Indian Land in the United States.

Date of Government Version: 04/01/2014
Date Data Arrived at EDR: 08/06/2014
Date Made Active in Reports: 01/29/2015
Number of Days to Update: 176
Source: Department of Health & Human Serivces, Indian Health Service
Telephone: 301-443-1452
Last EDR Contact: 04/19/2024
Next Scheduled EDR Contact: 08/04/2024
Data Release Frequency: Varies

Local Lists of Hazardous waste / Contaminated Sites

US HIST CDL: National Clandestine Laboratory Register
A listing of clandestine drug lab locations that have been removed from the DEAs National Clandestine Laboratory Register.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 02/21/2024
Date Made Active in Reports: 04/04/2024
Number of Days to Update: 43
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/21/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: No Update Planned

RI CDL: Clandestine Drug Lab Information Listing
A listing of clandestine drug lab site locations.

Date of Government Version: 10/03/2006
Date Data Arrived at EDR: 12/04/2006
Date Made Active in Reports: 12/18/2006
Number of Days to Update: 14
Source: Dept of Environmental Management
Telephone: 401-274-4400
Last EDR Contact: 05/23/2024
Next Scheduled EDR Contact: 09/09/2024
Data Release Frequency: Varies

CT CDL: Clandestine Drug Lab Listing
A listing of clandestine drug lab locations included in the Spills database.

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/20/2023
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 84
Source: Department of Energy & Environmental Protection
Telephone: 860-424-3361
Last EDR Contact: 03/26/2024
Next Scheduled EDR Contact: 07/08/2024
Data Release Frequency: Quarterly

US CDL: Clandestine Drug Labs
A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this web site as a public service. It contains addresses of some locations where law enforcement agencies reported they found chemicals or other items that indicated the presence of either clandestine drug laboratories or dumpsites. In most cases, the source of the entries is not the Department, and the Department has not verified the entry and does not guarantee its accuracy. Members of the public must verify the accuracy of all entries by, for example, contacting local law enforcement and local health departments.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 02/21/2024
Date Made Active in Reports: 04/04/2024
Number of Days to Update: 43
Source: Drug Enforcement Administration
Telephone: 202-307-1000
Last EDR Contact: 05/21/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Quarterly

Local Land Records

LIENS 2: CERCLA Lien Information
A Federal CERCLA ('Superfund') lien can exist by operation of law at any site or property at which EPA has spent Superfund monies. These monies are spent to investigate and address releases and threatened releases of contamination. CERCLIS provides information as to the identity of these sites and properties.

Date of Government Version: 02/29/2024
Date Data Arrived at EDR: 03/01/2024
Date Made Active in Reports: 03/27/2024
Number of Days to Update: 26

Source: Environmental Protection Agency
Telephone: 202-564-6023
Last EDR Contact: 05/01/2024
Next Scheduled EDR Contact: 07/08/2024
Data Release Frequency: Semi-Annually

Records of Emergency Release Reports

HMIRS: Hazardous Materials Information Reporting System
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 12/12/2023
Date Data Arrived at EDR: 12/13/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 77

Source: U.S. Department of Transportation
Telephone: 202-366-4555
Last EDR Contact: 03/20/2024
Next Scheduled EDR Contact: 07/01/2024
Data Release Frequency: Quarterly

RI SPILLS: Oil & Hazardous Material Response Log/Spill Report
Spills reported to the Office of Emergency Response.

Date of Government Version: 11/15/2004
Date Data Arrived at EDR: 02/04/2005
Date Made Active in Reports: 03/24/2005
Number of Days to Update: 48

Source: Dept. of Environmental Management
Telephone: 401-222-3872
Last EDR Contact: 03/18/2024
Next Scheduled EDR Contact: 07/01/2024
Data Release Frequency: Varies

CT SPILLS: Oil & Chemical Spill Database
Oil and Chemical Spill Data.

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/20/2023
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 84

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3024
Last EDR Contact: 03/26/2024
Next Scheduled EDR Contact: 07/08/2024
Data Release Frequency: Semi-Annually

RI SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 01/04/2001
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/27/2013
Number of Days to Update: 55

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

CT SPILLS 90: SPILLS90 data from FirstSearch
Spills 90 includes those spill and release records available exclusively from FirstSearch databases. Typically, they may include chemical, oil and/or hazardous substance spills recorded after 1990. Duplicate records that are already included in EDR incident and release records are not included in Spills 90.

Date of Government Version: 10/15/2012
Date Data Arrived at EDR: 01/03/2013
Date Made Active in Reports: 02/11/2013
Number of Days to Update: 39

Source: FirstSearch
Telephone: N/A
Last EDR Contact: 01/03/2013
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

Other Ascertainable Records

RCRA NonGen / NLR: RCRA - Non Generators / No Longer Regulated

RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/06/2023
Date Made Active in Reports: 12/12/2023
Number of Days to Update: 6

Source: Environmental Protection Agency
Telephone: (888) 372-7341
Last EDR Contact: 03/19/2024
Next Scheduled EDR Contact: 07/01/2024
Data Release Frequency: Quarterly

FUDS: Formerly Used Defense Sites

The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 01/30/2024
Date Data Arrived at EDR: 02/13/2024
Date Made Active in Reports: 04/04/2024
Number of Days to Update: 51

Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
Last EDR Contact: 05/14/2024
Next Scheduled EDR Contact: 08/26/2024
Data Release Frequency: Varies

DOD: Department of Defense Sites

This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 06/07/2021
Date Data Arrived at EDR: 07/13/2021
Date Made Active in Reports: 03/09/2022
Number of Days to Update: 239

Source: USGS
Telephone: 888-275-8747
Last EDR Contact: 04/11/2024
Next Scheduled EDR Contact: 07/22/2024
Data Release Frequency: Varies

FEDLAND: Federal and Indian Lands

Federally and Indian administrated lands of the United States. Lands included are administrated by: Army Corps of Engineers, Bureau of Reclamation, National Wild and Scenic River, National Wildlife Refuge, Public Domain Land, Wilderness, Wilderness Study Area, Wildlife Management Area, Bureau of Indian Affairs, Bureau of Land Management, Department of Justice, Forest Service, Fish and Wildlife Service, National Park Service.

Date of Government Version: 04/02/2018
Date Data Arrived at EDR: 04/11/2018
Date Made Active in Reports: 11/06/2019
Number of Days to Update: 574

Source: U.S. Geological Survey
Telephone: 888-275-8747
Last EDR Contact: 04/04/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: N/A

SCRD DRYCLEANERS: State Coalition for Remediation of Drycleaners Listing

The State Coalition for Remediation of Drycleaners was established in 1998, with support from the U.S. EPA Office of Superfund Remediation and Technology Innovation. It is comprised of representatives of states with established drycleaner remediation programs. Currently the member states are Alabama, Connecticut, Florida, Illinois, Kansas, Minnesota, Missouri, North Carolina, Oregon, South Carolina, Tennessee, Texas, and Wisconsin.

Date of Government Version: 07/30/2021
Date Data Arrived at EDR: 02/03/2023
Date Made Active in Reports: 02/10/2023
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 615-532-8599
Last EDR Contact: 05/09/2024
Next Scheduled EDR Contact: 08/19/2024
Data Release Frequency: Varies

US FIN ASSUR: Financial Assurance Information

All owners and operators of facilities that treat, store, or dispose of hazardous waste are required to provide proof that they will have sufficient funds to pay for the clean up, closure, and post-closure care of their facilities.

Date of Government Version: 12/11/2023
Date Data Arrived at EDR: 12/13/2023
Date Made Active in Reports: 02/28/2024
Number of Days to Update: 77

Source: Environmental Protection Agency
Telephone: 202-566-1917
Last EDR Contact: 03/13/2024
Next Scheduled EDR Contact: 07/01/2024
Data Release Frequency: Quarterly

EPA WATCH LIST: EPA Watch List

EPA maintains a "Watch List" to facilitate dialogue between EPA, state and local environmental agencies on enforcement matters relating to facilities with alleged violations identified as either significant or high priority. Being on the Watch List does not mean that the facility has actually violated the law only that an investigation by EPA or a state or local environmental agency has led those organizations to allege that an unproven violation has in fact occurred. Being on the Watch List does not represent a higher level of concern regarding the alleged violations that were detected, but instead indicates cases requiring additional dialogue between EPA, state and local agencies - primarily because of the length of time the alleged violation has gone unaddressed or unresolved.

Date of Government Version: 08/30/2013
Date Data Arrived at EDR: 03/21/2014
Date Made Active in Reports: 06/17/2014
Number of Days to Update: 88

Source: Environmental Protection Agency
Telephone: 617-520-3000
Last EDR Contact: 04/29/2024
Next Scheduled EDR Contact: 08/12/2024
Data Release Frequency: No Update Planned

2020 COR ACTION: 2020 Corrective Action Program List

The EPA has set ambitious goals for the RCRA Corrective Action program by creating the 2020 Corrective Action Universe. This RCRA cleanup baseline includes facilities expected to need corrective action. The 2020 universe contains a wide variety of sites. Some properties are heavily contaminated while others were contaminated but have since been cleaned up. Still others have not been fully investigated yet, and may require little or no remediation. Inclusion in the 2020 Universe does not necessarily imply failure on the part of a facility to meet its RCRA obligations.

Date of Government Version: 09/30/2017
Date Data Arrived at EDR: 05/08/2018
Date Made Active in Reports: 07/20/2018
Number of Days to Update: 73

Source: Environmental Protection Agency
Telephone: 703-308-4044
Last EDR Contact: 05/02/2024
Next Scheduled EDR Contact: 08/12/2024
Data Release Frequency: Varies

TSCA: Toxic Substances Control Act

Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 06/14/2022
Date Made Active in Reports: 03/24/2023
Number of Days to Update: 283

Source: EPA
Telephone: 202-260-5521
Last EDR Contact: 03/14/2024
Next Scheduled EDR Contact: 06/24/2024
Data Release Frequency: Every 4 Years

TRIS: Toxic Chemical Release Inventory System

Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/2022
Date Data Arrived at EDR: 11/13/2023
Date Made Active in Reports: 02/07/2024
Number of Days to Update: 86

Source: EPA
Telephone: 202-566-0250
Last EDR Contact: 05/16/2024
Next Scheduled EDR Contact: 08/26/2024
Data Release Frequency: Annually

SSTS: Section 7 Tracking Systems

Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 01/16/2024
Date Data Arrived at EDR: 01/17/2024
Date Made Active in Reports: 03/27/2024
Number of Days to Update: 70

Source: EPA
Telephone: 202-564-4203
Last EDR Contact: 04/17/2024
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Annually

ROD: Records Of Decision

Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 02/29/2024
Date Data Arrived at EDR: 03/01/2024
Date Made Active in Reports: 03/27/2024
Number of Days to Update: 26

Source: EPA
Telephone: 703-416-0223
Last EDR Contact: 05/01/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Annually

RMP: Risk Management Plans

When Congress passed the Clean Air Act Amendments of 1990, it required EPA to publish regulations and guidance for chemical accident prevention at facilities using extremely hazardous substances. The Risk Management Program Rule (RMP Rule) was written to implement Section 112(r) of these amendments. The rule, which built upon existing industry codes and standards, requires companies of all sizes that use certain flammable and toxic substances to develop a Risk Management Program, which includes a(n): Hazard assessment that details the potential effects of an accidental release, an accident history of the last five years, and an evaluation of worst-case and alternative accidental releases; Prevention program that includes safety precautions and maintenance, monitoring, and employee training measures; and Emergency response program that spells out emergency health care, employee training measures and procedures for informing the public and response agencies (e.g the fire department) should an accident occur.

Date of Government Version: 02/01/2024
Date Data Arrived at EDR: 02/08/2024
Date Made Active in Reports: 04/04/2024
Number of Days to Update: 56

Source: Environmental Protection Agency
Telephone: 202-564-8600
Last EDR Contact: 04/15/2024
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Varies

RAATS: RCRA Administrative Action Tracking System

RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/1995
Date Data Arrived at EDR: 07/03/1995
Date Made Active in Reports: 08/07/1995
Number of Days to Update: 35

Source: EPA
Telephone: 202-564-4104
Last EDR Contact: 06/02/2008
Next Scheduled EDR Contact: 09/01/2008
Data Release Frequency: No Update Planned

PRP: Potentially Responsible Parties

A listing of verified Potentially Responsible Parties

Date of Government Version: 09/19/2023
Date Data Arrived at EDR: 10/03/2023
Date Made Active in Reports: 10/19/2023
Number of Days to Update: 16

Source: EPA
Telephone: 202-564-6023
Last EDR Contact: 05/01/2024
Next Scheduled EDR Contact: 08/12/2024
Data Release Frequency: Quarterly

PADS: PCB Activity Database System

PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 03/20/2023
Date Data Arrived at EDR: 04/04/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 66

Source: EPA
Telephone: 202-566-0500
Last EDR Contact: 04/04/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Annually

ICIS: Integrated Compliance Information System

The Integrated Compliance Information System (ICIS) supports the information needs of the national enforcement and compliance program as well as the unique needs of the National Pollutant Discharge Elimination System (NPDES) program.

Date of Government Version: 11/18/2016
Date Data Arrived at EDR: 11/23/2016
Date Made Active in Reports: 02/10/2017
Number of Days to Update: 79

Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 03/28/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Quarterly

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

A listing of FIFRA/TSCA Tracking System (FTTS) inspections and enforcements.

Date of Government Version: 04/09/2009
Date Data Arrived at EDR: 04/16/2009
Date Made Active in Reports: 05/11/2009
Number of Days to Update: 25

Source: EPA
Telephone: 202-566-1667
Last EDR Contact: 08/18/2017
Next Scheduled EDR Contact: 12/04/2017
Data Release Frequency: No Update Planned

MLTS: Material Licensing Tracking System

MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/02/2024
Date Data Arrived at EDR: 01/16/2024
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 57

Source: Nuclear Regulatory Commission
Telephone: 301-415-0717
Last EDR Contact: 04/15/2024
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Quarterly

COAL ASH DOE: Steam-Electric Plant Operation Data

A listing of power plants that store ash in surface ponds.

Date of Government Version: 12/31/2022
Date Data Arrived at EDR: 11/27/2023
Date Made Active in Reports: 02/22/2024
Number of Days to Update: 87

Source: Department of Energy
Telephone: 202-586-8719
Last EDR Contact: 02/23/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Varies

COAL ASH EPA: Coal Combustion Residues Surface Impoundments List

A listing of coal combustion residues surface impoundments with high hazard potential ratings.

Date of Government Version: 01/12/2017
Date Data Arrived at EDR: 03/05/2019
Date Made Active in Reports: 11/11/2019
Number of Days to Update: 251
Source: Environmental Protection Agency
Telephone: N/A
Last EDR Contact: 02/23/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Varies

PCB TRANSFORMER: PCB Transformer Registration Database
The database of PCB transformer registrations that includes all PCB registration submittals.

Date of Government Version: 09/13/2019
Date Data Arrived at EDR: 11/06/2019
Date Made Active in Reports: 02/10/2020
Number of Days to Update: 96
Source: Environmental Protection Agency
Telephone: 202-566-0517
Last EDR Contact: 05/02/2024
Next Scheduled EDR Contact: 08/12/2024
Data Release Frequency: Varies

RADINFO: Radiation Information Database
The Radiation Information Database (RADINFO) contains information about facilities that are regulated by U.S. Environmental Protection Agency (EPA) regulations for radiation and radioactivity.

Date of Government Version: 07/01/2019
Date Data Arrived at EDR: 07/01/2019
Date Made Active in Reports: 09/23/2019
Number of Days to Update: 84
Source: Environmental Protection Agency
Telephone: 202-343-9775
Last EDR Contact: 03/25/2024
Next Scheduled EDR Contact: 07/08/2024
Data Release Frequency: Quarterly

HIST FTTS: FIFRA/TSCA Tracking System Administrative Case Listing
A complete administrative case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2007
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

HIST FTTS INSP: FIFRA/TSCA Tracking System Inspection & Enforcement Case Listing
A complete inspection and enforcement case listing from the FIFRA/TSCA Tracking System (FTTS) for all ten EPA regions. The information was obtained from the National Compliance Database (NCDB). NCDB supports the implementation of FIFRA (Federal Insecticide, Fungicide, and Rodenticide Act) and TSCA (Toxic Substances Control Act). Some EPA regions are now closing out records. Because of that, and the fact that some EPA regions are not providing EPA Headquarters with updated records, it was decided to create a HIST FTTS database. It included records that may not be included in the newer FTTS database updates. This database is no longer updated.

Date of Government Version: 10/19/2006
Date Data Arrived at EDR: 03/01/2007
Date Made Active in Reports: 04/10/2007
Number of Days to Update: 40
Source: Environmental Protection Agency
Telephone: 202-564-2501
Last EDR Contact: 12/17/2008
Next Scheduled EDR Contact: 03/17/2008
Data Release Frequency: No Update Planned

DOT OPS: Incident and Accident Data
Department of Transporation, Office of Pipeline Safety Incident and Accident data.

Date of Government Version: 01/02/2020
Date Data Arrived at EDR: 01/28/2020
Date Made Active in Reports: 04/17/2020
Number of Days to Update: 80
Source: Department of Transporation, Office of Pipeline Safety
Telephone: 202-366-4595
Last EDR Contact: 04/23/2024
Next Scheduled EDR Contact: 08/05/2024
Data Release Frequency: Quarterly

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

CONSENT: Superfund (CERCLA) Consent Decrees

Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 01/11/2024
Date Made Active in Reports: 01/16/2024
Number of Days to Update: 5

Source: Department of Justice, Consent Decree Library
Telephone: Varies
Last EDR Contact: 03/28/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Varies

BRS: Biennial Reporting System

The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 03/09/2023
Date Made Active in Reports: 03/20/2023
Number of Days to Update: 11

Source: EPA/NTIS
Telephone: 800-424-9346
Last EDR Contact: 03/19/2024
Next Scheduled EDR Contact: 07/01/2024
Data Release Frequency: Biennially

INDIAN RESERV: Indian Reservations

This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 07/14/2015
Date Made Active in Reports: 01/10/2017
Number of Days to Update: 546

Source: USGS
Telephone: 202-208-3710
Last EDR Contact: 04/04/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Semi-Annually

FUSRAP: Formerly Utilized Sites Remedial Action Program

DOE established the Formerly Utilized Sites Remedial Action Program (FUSRAP) in 1974 to remediate sites where radioactive contamination remained from Manhattan Project and early U.S. Atomic Energy Commission (AEC) operations.

Date of Government Version: 03/03/2023
Date Data Arrived at EDR: 03/03/2023
Date Made Active in Reports: 06/09/2023
Number of Days to Update: 98

Source: Department of Energy
Telephone: 202-586-3559
Last EDR Contact: 04/26/2024
Next Scheduled EDR Contact: 08/12/2024
Data Release Frequency: Varies

UMTRA: Uranium Mill Tailings Sites

Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized.

Date of Government Version: 08/30/2019
Date Data Arrived at EDR: 11/15/2019
Date Made Active in Reports: 01/28/2020
Number of Days to Update: 74

Source: Department of Energy
Telephone: 505-845-0011
Last EDR Contact: 05/16/2024
Next Scheduled EDR Contact: 08/26/2024
Data Release Frequency: Varies

LEAD SMELTER 1: Lead Smelter Sites

A listing of former lead smelter site locations.

Date of Government Version: 02/29/2024
Date Data Arrived at EDR: 03/01/2024
Date Made Active in Reports: 03/27/2024
Number of Days to Update: 26

Source: Environmental Protection Agency
Telephone: 703-603-8787
Last EDR Contact: 05/01/2024
Next Scheduled EDR Contact: 07/08/2024
Data Release Frequency: Varies

LEAD SMELTER 2: Lead Smelter Sites

A list of several hundred sites in the U.S. where secondary lead smelting was done from 1931and 1964. These sites may pose a threat to public health through ingestion or inhalation of contaminated soil or dust

Date of Government Version: 04/05/2001
Date Data Arrived at EDR: 10/27/2010
Date Made Active in Reports: 12/02/2010
Number of Days to Update: 36

Source: American Journal of Public Health
Telephone: 703-305-6451
Last EDR Contact: 12/02/2009
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

US AIRS (AFS): Aerometric Information Retrieval System Facility Subsystem (AFS)

The database is a sub-system of Aerometric Information Retrieval System (AIRS). AFS contains compliance data on air pollution point sources regulated by the U.S. EPA and/or state and local air regulatory agencies. This information comes from source reports by various stationary sources of air pollution, such as electric power plants, steel mills, factories, and universities, and provides information about the air pollutants they produce. Action, air program, air program pollutant, and general level plant data. It is used to track emissions and compliance data from industrial plants.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US AIRS MINOR: Air Facility System Data

A listing of minor source facilities.

Date of Government Version: 10/12/2016
Date Data Arrived at EDR: 10/26/2016
Date Made Active in Reports: 02/03/2017
Number of Days to Update: 100

Source: EPA
Telephone: 202-564-2496
Last EDR Contact: 09/26/2017
Next Scheduled EDR Contact: 01/08/2018
Data Release Frequency: Annually

US MINES: Mines Master Index File

Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 02/05/2024
Date Data Arrived at EDR: 02/21/2024
Date Made Active in Reports: 04/04/2024
Number of Days to Update: 43

Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Last EDR Contact: 05/21/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Semi-Annually

MINES VIOLATIONS: MSHA Violation Assessment Data

Mines violation and assessment information. Department of Labor, Mine Safety & Health Administration.

Date of Government Version: 01/02/2024
Date Data Arrived at EDR: 01/03/2024
Date Made Active in Reports: 01/04/2024
Number of Days to Update: 1

Source: DOL, Mine Safety & Health Admi
Telephone: 202-693-9424
Last EDR Contact: 04/04/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Quarterly

US MINES 2: Ferrous and Nonferrous Metal Mines Database Listing

This map layer includes ferrous (ferrous metal mines are facilities that extract ferrous metals, such as iron ore or molybdenum) and nonferrous (Nonferrous metal mines are facilities that extract nonferrous metals, such as gold, silver, copper, zinc, and lead) metal mines in the United States.

Date of Government Version: 01/07/2022
Date Data Arrived at EDR: 02/24/2023
Date Made Active in Reports: 05/17/2023
Number of Days to Update: 82

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/22/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

US MINES 3: Active Mines & Mineral Plants Database Listing

Active Mines and Mineral Processing Plant operations for commodities monitored by the Minerals Information Team of the USGS.

Date of Government Version: 04/14/2011
Date Data Arrived at EDR: 06/08/2011
Date Made Active in Reports: 09/13/2011
Number of Days to Update: 97

Source: USGS
Telephone: 703-648-7709
Last EDR Contact: 05/23/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Varies

ABANDONED MINES: Abandoned Mines

An inventory of land and water impacted by past mining (primarily coal mining) is maintained by OSMRE to provide information needed to implement the Surface Mining Control and Reclamation Act of 1977 (SMCRA). The inventory contains information on the location, type, and extent of AML impacts, as well as, information on the cost associated with the reclamation of those problems. The inventory is based upon field surveys by State, Tribal, and OSMRE program officials. It is dynamic to the extent that it is modified as new problems are identified and existing problems are reclaimed.

Date of Government Version: 11/28/2023
Date Data Arrived at EDR: 11/29/2023
Date Made Active in Reports: 12/11/2023
Number of Days to Update: 12

Source: Department of Interior
Telephone: 202-208-2609
Last EDR Contact: 03/15/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Quarterly

MINES MRDS: Mineral Resources Data System

Mineral Resources Data System

Date of Government Version: 08/23/2022
Date Data Arrived at EDR: 11/22/2022
Date Made Active in Reports: 02/28/2023
Number of Days to Update: 98

Source: USGS
Telephone: 703-648-6533
Last EDR Contact: 05/22/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Varies

FINDS: Facility Index System/Facility Registry System

Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 02/09/2024
Date Data Arrived at EDR: 02/27/2024
Date Made Active in Reports: 05/24/2024
Number of Days to Update: 87

Source: EPA
Telephone: (617) 918-1111
Last EDR Contact: 02/27/2024
Next Scheduled EDR Contact: 06/10/2024
Data Release Frequency: Quarterly

DOCKET HWC: Hazardous Waste Compliance Docket Listing

A complete list of the Federal Agency Hazardous Waste Compliance Docket Facilities.

Date of Government Version: 05/06/2021
Date Data Arrived at EDR: 05/21/2021
Date Made Active in Reports: 08/11/2021
Number of Days to Update: 82

Source: Environmental Protection Agency
Telephone: 202-564-0527
Last EDR Contact: 05/17/2024
Next Scheduled EDR Contact: 09/02/2024
Data Release Frequency: Varies

UXO: Unexploded Ordnance Sites

A listing of unexploded ordnance site locations

Date of Government Version: 09/06/2023
Date Data Arrived at EDR: 09/13/2023
Date Made Active in Reports: 12/11/2023
Number of Days to Update: 89

Source: Department of Defense
Telephone: 703-704-1564
Last EDR Contact: 04/08/2024
Next Scheduled EDR Contact: 07/22/2024
Data Release Frequency: Varies

ECHO: Enforcement & Compliance History Information

ECHO provides integrated compliance and enforcement information for about 800,000 regulated facilities nationwide.

Date of Government Version: 12/17/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-564-2280
Last EDR Contact: 04/04/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Quarterly

FUELS PROGRAM: EPA Fuels Program Registered Listing

This listing includes facilities that are registered under the Part 80 (Code of Federal Regulations) EPA Fuels Programs. All companies now are required to submit new and updated registrations.

Date of Government Version: 02/12/2024
Date Data Arrived at EDR: 02/13/2024
Date Made Active in Reports: 04/04/2024
Number of Days to Update: 51

Source: EPA
Telephone: 800-385-6164
Last EDR Contact: 05/14/2024
Next Scheduled EDR Contact: 08/26/2024
Data Release Frequency: Quarterly

PFAS NPL: Superfund Sites with PFAS Detections Information

EPA's Office of Land and Emergency Management and EPA Regional Offices maintain data describing what is known about site investigations, contamination, and remedial actions under the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) where PFAS is present in the environment.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 703-603-8895
Last EDR Contact: 04/05/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Varies

PFAS FEDERAL SITES: Federal Sites PFAS Information

Several federal entities, such as the federal Superfund program, Department of Defense, National Aeronautics and Space Administration, Department of Transportation, and Department of Energy provided information for sites with known or suspected detections at federal facilities.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/05/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Varies

PFAS TRIS: List of PFAS Added to the TRI

Section 7321 of the National Defense Authorization Act for Fiscal Year 2020 (NDAA) immediately added certain per- and polyfluoroalkyl substances (PFAS) to the list of chemicals covered by the Toxics Release Inventory (TRI) under Section 313 of the Emergency Planning and Community Right-to-Know Act (EPCRA) and provided a framework for additional PFAS to be added to TRI on an annual basis.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 01/04/2024
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-566-0250
Last EDR Contact: 04/05/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Varies

PFAS TSCA: PFAS Manufacture and Imports Information

EPA issued the Chemical Data Reporting (CDR) Rule under the Toxic Substances Control Act (TSCA) and requires chemical manufacturers and facilities that manufacture or import chemical substances to report data to EPA. EPA publishes non-confidential business information (non-CBI) and includes descriptive information about each site, corporate parent, production volume, other manufacturing information, and processing and use information.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 01/04/2024
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/05/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Varies

PFAS RCRA MANIFEST: PFAS Transfers Identified In the RCRA Database Listing

To work around the lack of PFAS waste codes in the RCRA database, EPA developed the PFAS Transfers dataset by mining e-Manifest records containing at least one of these common PFAS keywords: PFAS, PFOA, PFOS, PERFL, AFFF, GENX, GEN-X (plus the VT waste codes). These keywords were searched for in the following text fields: Manifest handling instructions (MANIFEST_HANDLING_INSTR), Non-hazardous waste description (NON_HAZ_WASTE_DESCRIPTION), DOT printed information (DOT_PRINTED_INFORMATION), Waste line handling instructions (WASTE_LINE_HANDLING_INSTR), Waste residue comments (WASTE_RESIDUE_COMMENTS).

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 01/04/2024
Number of Days to Update: 7

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/05/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Varies

PFAS ATSDR: PFAS Contamination Site Location Listing

PFAS contamination site locations from the Department of Health & Human Services, Center for Disease Control & Prevention. ATSDR is involved at a number of PFAS-related sites, either directly or through assisting state and federal partners. As of now, most sites are related to drinking water contamination connected with PFAS production facilities or fire training areas where aqueous film-forming firefighting foam (AFFF) was regularly used.

Date of Government Version: 06/24/2020
Date Data Arrived at EDR: 03/17/2021
Date Made Active in Reports: 11/08/2022
Number of Days to Update: 601

Source: Department of Health & Human Services
Telephone: 202-741-5770
Last EDR Contact: 04/22/2024
Next Scheduled EDR Contact: 08/05/2024
Data Release Frequency: Varies

PFAS WQP: Ambient Environmental Sampling for PFAS

The Water Quality Portal (WQP) is a part of a modernized repository storing ambient sampling data for all environmental media and tissue samples. A wide range of federal, state, tribal and local governments, academic and non-governmental organizations and individuals submit project details and sampling results to this public repository. The information is commonly used for research and assessments of environmental quality.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/05/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Varies

PFAS NPDES: Clean Water Act Discharge Monitoring Information

Any discharger of pollutants to waters of the United States from a point source must have a National Pollutant Discharge Elimination System (NPDES) permit. The process for obtaining limits involves the regulated entity (permittee) disclosing releases in a NPDES permit application and the permitting authority (typically the state but sometimes EPA) deciding whether to require monitoring or monitoring with limits. Caveats and Limitations: Less than half of states have required PFAS monitoring for at least one of their permittees and fewer states have established PFAS effluent limits for permittees. New rulemakings have been initiated that may increase the number of facilities monitoring for PFAS in the future.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/05/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Varies

PFAS ECHO: Facilities in Industries that May Be Handling PFAS Listing

Regulators and the public have expressed interest in knowing which regulated entities may be using PFAS. EPA has developed a dataset from various sources that show which industries may be handling PFAS. Approximately 120,000 facilities subject to federal environmental programs have operated or currently operate in industry sectors with processes that may involve handling and/or release of PFAS.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/05/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Varies

PFAS ECHO FIRE TRAINING: Facilities in Industries that May Be Handling PFAS Listing

A list of fire training sites was added to the Industry Sectors dataset using a keyword search on the permitted facilitys name to identify sites where fire-fighting foam may have been used in training exercises. Additionally, you may view an example spreadsheet of the subset of fire training facility data, as well as the keywords used in selecting or deselecting a facility for the subset. as well as the keywords used in selecting or deselecting a facility for the subset. These keywords were tested to maximize accuracy in selecting facilities that may use fire-fighting foam in training exercises, however, due to the lack of a required reporting field in the data systems for designating fire training sites, this methodology may not identify all fire training sites or may potentially misidentify them.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/05/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Varies

PFAS PART 139 AIRPORT: All Certified Part 139 Airports PFAS Information Listing

Since July 1, 2006, all certified part 139 airports are required to have fire-fighting foam onsite that meet military specifications (MIL-F-24385) (14 CFR 139.317). To date, these military specification fire-fighting foams are fluorinated and have been historically used for training and extinguishing. The 2018 FAA Reauthorization Act has a provision stating that no later than October 2021, FAA shall not require the use of fluorinated AFFF. This provision does not prohibit the use of fluorinated AFFF at Part 139 civilian airports; it only prohibits FAA from mandating its use. The Federal Aviation Administration?s document AC 150/5210-6D - Aircraft Fire Extinguishing Agents provides guidance on Aircraft Fire Extinguishing Agents, which includes Aqueous Film Forming Foam (AFFF).

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-272-0167
Last EDR Contact: 04/05/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Varies

AQUEOUS FOAM NRC: Aqueous Foam Related Incidents Listing

The National Response Center (NRC) serves as an emergency call center that fields initial reports for pollution and railroad incidents and forwards that information to appropriate federal/state agencies for response. The spreadsheets posted to the NRC website contain initial incident data that has not been validated or investigated by a federal/state response agency. Response center calls from 1990 to the most recent complete calendar year where there was indication of Aqueous Film Forming Foam (AFFF) usage are included in this dataset. NRC calls may reference AFFF usage in the ?Material Involved? or ?Incident Description? fields.

Date of Government Version: 12/28/2023
Date Data Arrived at EDR: 12/28/2023
Date Made Active in Reports: 03/04/2024
Number of Days to Update: 67

Source: Environmental Protection Agency
Telephone: 202-267-2675
Last EDR Contact: 04/05/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Varies

PCS: Permit Compliance System

PCS is a computerized management information system that contains data on National Pollutant Discharge Elimination System (NPDES) permit holding facilities. PCS tracks the permit, compliance, and enforcement status of NPDES facilities.

Date of Government Version: 12/16/2016
Date Data Arrived at EDR: 01/06/2017
Date Made Active in Reports: 03/10/2017
Number of Days to Update: 63

Source: EPA, Office of Water
Telephone: 202-564-2496
Last EDR Contact: 03/29/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: No Update Planned

PCS ENF: Enforcement data

No description is available for this data

Date of Government Version: 12/31/2014
Date Data Arrived at EDR: 02/05/2015
Date Made Active in Reports: 03/06/2015
Number of Days to Update: 29

Source: EPA
Telephone: 202-564-2497
Last EDR Contact: 03/29/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Varies

BIOSOLIDS: ICIS-NPDES Biosolids Facility Data

The data reflects compliance information about facilities in the biosolids program.

Date of Government Version: 12/31/2023
Date Data Arrived at EDR: 01/03/2024
Date Made Active in Reports: 01/16/2024
Number of Days to Update: 13

Source: Environmental Protection Agency
Telephone: 202-564-4700
Last EDR Contact: 04/16/2024
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Varies

RI PFAS: Sites With Known PFAS Contamination

Per- and Polyfluoroalkyl Substances (PFAS) have been widely used in numerous industrial and residential applications since the 1950a??s. Their stability and unique chemical properties produce waterproof, stain resistant, and nonstick qualities in products. They are found in some firefighting foams and a wide range of consumer products such as carpet treatments, non-stick cookware, water-resistant fabrics, food packaging materials, and personal care products.

Date of Government Version: 07/28/2023
Date Data Arrived at EDR: 08/02/2023
Date Made Active in Reports: 10/23/2023
Number of Days to Update: 82

Source: Department of Health
Telephone: 401-222-5960
Last EDR Contact: 05/03/2024
Next Scheduled EDR Contact: 08/05/2024
Data Release Frequency: Varies

CT PFAS: PFAS Contamination Site Listing

A listing of spills reported to the department between 1996 and the present that have substance released, such as ?foam? or other materials associated with PFAS.

Date of Government Version: 12/04/2023
Date Data Arrived at EDR: 12/20/2023
Date Made Active in Reports: 03/13/2024
Number of Days to Update: 84

Source: Department of Energy and Environmental Protection
Telephone: 860-424-3705
Last EDR Contact: 03/26/2024
Next Scheduled EDR Contact: 07/08/2024
Data Release Frequency: Quarterly

RI AQUEOUS FOAM: Firefighting foam listed as the material released, as reported in Emergency Response Reports.

Firefighting foam listed as the material released, as reported in Emergency Response Reports.

Date of Government Version: 10/31/2022
Date Data Arrived at EDR: 01/31/2023
Date Made Active in Reports: 04/21/2023
Number of Days to Update: 80

Source: Department of Environmental Management
Telephone: 401-222-4700
Last EDR Contact: 04/22/2024
Next Scheduled EDR Contact: 08/05/2024
Data Release Frequency: Varies

RI AIRS: Air Emissions Listing
A listing of facilities with air emissions.

Date of Government Version: 12/31/2021
Date Data Arrived at EDR: 07/14/2022
Date Made Active in Reports: 10/06/2022
Number of Days to Update: 84

Source: Department of Environmental Management
Telephone: 401-222-2808
Last EDR Contact: 04/15/2024
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Annually

CT AIRS: Permitted Air Sources Listing
A listing of permitted air sources in Connecticut.

Date of Government Version: 02/05/2024
Date Data Arrived at EDR: 02/29/2024
Date Made Active in Reports: 05/16/2024
Number of Days to Update: 77

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3026
Last EDR Contact: 04/26/2024
Next Scheduled EDR Contact: 08/12/2024
Data Release Frequency: Varies

RI ASBESTOS: Asbestos Notification Listing
Asbestos notification sites

Date of Government Version: 01/23/2024
Date Data Arrived at EDR: 01/24/2024
Date Made Active in Reports: 02/01/2024
Number of Days to Update: 8

Source: Department of Health
Telephone: 401-222-7756
Last EDR Contact: 04/15/2024
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Varies

CT ASBESTOS: Asbestos Notification Listing
A listing of asbestos notification site locations.

Date of Government Version: 10/25/2023
Date Data Arrived at EDR: 11/15/2023
Date Made Active in Reports: 02/09/2024
Number of Days to Update: 86

Source: Department of Public Health
Telephone: 860-509-7371
Last EDR Contact: 04/26/2024
Next Scheduled EDR Contact: 08/12/2024
Data Release Frequency: Varies

CT COI: Completion of Investigation
The COI must be signed and submitted by the Certifying Party to document that the investigation of the parcel has been completed in accordance with CGS Section 22a-134a(g)(1).

Date of Government Version: 08/24/2023
Date Data Arrived at EDR: 08/31/2023
Date Made Active in Reports: 11/10/2023
Number of Days to Update: 71

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3000
Last EDR Contact: 03/13/2024
Next Scheduled EDR Contact: 07/01/2024
Data Release Frequency: Varies

RI DRYCLEANERS: Drycleaner Facility Listing
A listing of drycleaner locations.

Date of Government Version: 12/13/2022
Date Data Arrived at EDR: 05/11/2023
Date Made Active in Reports: 08/07/2023
Number of Days to Update: 88

Source: Department of Environmental Management
Telephone: 401-222-2808
Last EDR Contact: 04/15/2024
Next Scheduled EDR Contact: 07/29/2024
Data Release Frequency: Annually

CT DRYCLEANERS: Drycleaner Facilities
A listing of drycleaner facility locations.

Date of Government Version: 07/18/2008
Date Data Arrived at EDR: 08/08/2008
Date Made Active in Reports: 08/27/2008
Number of Days to Update: 19

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3026
Last EDR Contact: 05/22/2024
Next Scheduled EDR Contact: 09/09/2024
Data Release Frequency: Varies

CT DRYCLEANERS 2: Dry Cleaning Remediation Fund Listing

The Dry Cleaning Establishment Remediation Fund provides grants to eligible dry cleaning business operators and landlords for the assessment, cleanup, containment or mitigation of pollution resulting from releases of chemicals used in dry cleaning. The grants may also be used for measures undertaken to prevent such pollution, and for providing potable drinking water when necessary. Grant funds may work as a reimbursement program as well.

Date of Government Version: 02/02/2024
Date Data Arrived at EDR: 03/05/2024
Date Made Active in Reports: 05/24/2024
Number of Days to Update: 80

Source: Department of Energy and Environmental Protection
Telephone: 860-500-2455
Last EDR Contact: 03/05/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Varies

RI FIN ASSURANCE: Financial Assurance Information

Financial assurance information for hazardous waste facilities.

Date of Government Version: 05/19/2014
Date Data Arrived at EDR: 05/20/2014
Date Made Active in Reports: 06/24/2014
Number of Days to Update: 35

Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 04/22/2024
Next Scheduled EDR Contact: 08/05/2024
Data Release Frequency: Varies

CT FIN ASSURANCE 1: Financial Assurance Information Listing

A listing containing RCRA financial assurance information submitted on behalf of the CT DEP's Program Analysis Group of the Waste Engineering and Enforcement Division.

Date of Government Version: 03/25/2024
Date Data Arrived at EDR: 03/28/2024
Date Made Active in Reports: 04/15/2024
Number of Days to Update: 18

Source: Department of Energy & Environmental Protection
Telephone: 860-418-5930
Last EDR Contact: 03/08/2024
Next Scheduled EDR Contact: 06/24/2024
Data Release Frequency: Varies

CT FIN ASSURANCE 2: Financial Assurance Information Listing

A listing of financial assurance information for solid waste facilities. Financial assurance is intended to ensure that resources are available to pay for the cost of closure, post-closure care, and corrective measures if the owner or operator of a regulated facility is unable or unwilling to pay.

Date of Government Version: 03/13/2023
Date Data Arrived at EDR: 03/15/2023
Date Made Active in Reports: 04/18/2023
Number of Days to Update: 34

Source: Department of Energy & Environmental Protection
Telephone: 860-418-5930
Last EDR Contact: 03/08/2024
Next Scheduled EDR Contact: 06/24/2024
Data Release Frequency: Varies

RI LEAD: Lead Inspections Database

The listing includes Highest Risk Premises which are properties declared unsafe for habitation by children under age six (6), and Properties with Multiple Poisonings, which are properties that have been the source of multiple lead poisonings and are not currently lead safe.

Date of Government Version: 12/11/2023
Date Data Arrived at EDR: 12/19/2023
Date Made Active in Reports: 03/11/2024
Number of Days to Update: 83

Source: Department of Health, Environmental Lead Program
Telephone: 401-222-5960
Last EDR Contact: 03/11/2024
Next Scheduled EDR Contact: 06/24/2024
Data Release Frequency: Quarterly

CT LEAD: Lead Inspection Database

The Lead Poisoning Prevention and Control Program lead inspection database.

Date of Government Version: 03/26/2014
Date Data Arrived at EDR: 03/27/2014
Date Made Active in Reports: 05/08/2014
Number of Days to Update: 42

Source: Department of Public Health
Telephone: 860-509-7299
Last EDR Contact: 05/22/2024
Next Scheduled EDR Contact: 09/09/2024
Data Release Frequency: Varies

RI LEAD CERT: Lead Safe Housing Registry
Properties with Active "Lead Free", "Lead Safe", "Acceptable Dust" and "Annual Re-inspection" certificates.

Date of Government Version: 11/24/2023
Date Data Arrived at EDR: 11/29/2023
Date Made Active in Reports: 02/22/2024
Number of Days to Update: 85
Source: Department of Health
Telephone: 401-222-7791
Last EDR Contact: 05/24/2024
Next Scheduled EDR Contact: 09/09/2024
Data Release Frequency: Semi-Annually

RI MANIFEST: Manifest information
Hazardous waste manifest information

Date of Government Version: 12/31/2020
Date Data Arrived at EDR: 11/30/2021
Date Made Active in Reports: 02/18/2022
Number of Days to Update: 80
Source: Department of Environmental Management
Telephone: 401-222-2797
Last EDR Contact: 05/13/2024
Next Scheduled EDR Contact: 08/26/2024
Data Release Frequency: Annually

CT MANIFEST: Hazardous Waste Manifest Data
Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 02/05/2024
Date Data Arrived at EDR: 02/06/2024
Date Made Active in Reports: 04/25/2024
Number of Days to Update: 79
Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/07/2024
Next Scheduled EDR Contact: 08/19/2024
Data Release Frequency: No Update Planned

RI NPDES: Permit and Facility Data
A listing of permitted wastewater facilities

Date of Government Version: 02/15/2024
Date Data Arrived at EDR: 02/16/2024
Date Made Active in Reports: 02/21/2024
Number of Days to Update: 5
Source: Department of Environmental Management
Telephone: 401-222-4700
Last EDR Contact: 05/03/2024
Next Scheduled EDR Contact: 07/20/2024
Data Release Frequency: Semi-Annually

CT NPDES: Wastewater Permit Listing
A listing of permits issued by the DEP.

Date of Government Version: 06/06/2023
Date Data Arrived at EDR: 06/08/2023
Date Made Active in Reports: 08/30/2023
Number of Days to Update: 83
Source: Department of Energy & Environmental Protection
Telephone: 860-424-3832
Last EDR Contact: 03/15/2024
Next Scheduled EDR Contact: 07/01/2024
Data Release Frequency: Varies

UST FINDER: UST Finder Database
EPA developed UST Finder, a web map application containing a comprehensive, state-sourced national map of underground storage tank (UST) and leaking UST (LUST) data. It provides the attributes and locations of active and closed USTs, UST facilities, and LUST sites from states and from Tribal lands and US territories . UST Finder contains information about proximity of UST facilities and LUST sites to: surface and groundwater public drinking water protection areas; estimated number of private domestic wells and number of people living nearby; and flooding and wildfires.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/04/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 106
Source: Environmental Protection Agency
Telephone: 202-564-0394
Last EDR Contact: 05/08/2024
Next Scheduled EDR Contact: 08/19/2024
Data Release Frequency: Varies

UST FINDER RELEASE: UST Finder Releases Database

US EPA's UST Finder data is a national composite of leaking underground storage tanks. This data contains information about, and locations of, leaking underground storage tanks. Data was collected from state sources and standardized into a national profile by EPA's Office of Underground Storage Tanks, Office of Research and Development, and the Association of State and Territorial Solid Waste Management Officials.

Date of Government Version: 06/08/2023
Date Data Arrived at EDR: 10/31/2023
Date Made Active in Reports: 01/18/2024
Number of Days to Update: 79

Source: Environmental Protecton Agency
Telephone: 202-564-0394
Last EDR Contact: 05/08/2024
Next Scheduled EDR Contact: 08/19/2024
Data Release Frequency: Semi-Annually

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: EDR Proprietary Manufactured Gas Plants

The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: No Update Planned

EDR Hist Auto: EDR Exclusive Historical Auto Stations

EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

EDR Hist Cleaner: EDR Exclusive Historical Cleaners

EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

Date of Government Version: N/A
Date Data Arrived at EDR: N/A
Date Made Active in Reports: N/A
Number of Days to Update: N/A

Source: EDR, Inc.
Telephone: N/A
Last EDR Contact: N/A
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

EDR RECOVERED GOVERNMENT ARCHIVES

Exclusive Recovered Govt. Archives

RI RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Management in Rhode Island.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/08/2014
Number of Days to Update: 191

Source: Department of Environmental Management
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

CT RGA HWS: Recovered Government Archive State Hazardous Waste Facilities List

The EDR Recovered Government Archive State Hazardous Waste database provides a list of SHWS incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Energy & Environmental Protection formerly know as the DEP which changes in July 2011 in Connecticut.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/02/2014
Number of Days to Update: 185

Source: Department of Energy & Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RI RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Management in Rhode Island.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/17/2014
Number of Days to Update: 200

Source: Department of Environmental Management
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

CT RGA LF: Recovered Government Archive Solid Waste Facilities List

The EDR Recovered Government Archive Landfill database provides a list of landfills derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Energy & Environmental Protection formerly know as the DEP which changes in July 2011 in Connecticut.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/15/2014
Number of Days to Update: 198

Source: Department of Energy & Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

RI RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Environmental Management in Rhode Island.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/03/2014
Number of Days to Update: 186

Source: Department of Environmental Management
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

CT RGA LUST: Recovered Government Archive Leaking Underground Storage Tank

The EDR Recovered Government Archive Leaking Underground Storage Tank database provides a list of LUST incidents derived from historical databases and includes many records that no longer appear in current government lists. Compiled from Records formerly available from the Department of Energy & Environmental Protection formerly know as the DEP which changes in July 2011 in Connecticut.

Date of Government Version: N/A
Date Data Arrived at EDR: 07/01/2013
Date Made Active in Reports: 01/02/2014
Number of Days to Update: 185

Source: Department of Energy & Environmental Protection
Telephone: N/A
Last EDR Contact: 06/01/2012
Next Scheduled EDR Contact: N/A
Data Release Frequency: Varies

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

CT MANIFEST: Hazardous Waste Manifest Data

Facility and manifest data. Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a tsd facility.

Date of Government Version: 02/05/2024
Date Data Arrived at EDR: 02/06/2024
Date Made Active in Reports: 04/25/2024
Number of Days to Update: 79

Source: Department of Energy & Environmental Protection
Telephone: 860-424-3375
Last EDR Contact: 05/07/2024
Next Scheduled EDR Contact: 08/19/2024
Data Release Frequency: No Update Planned

NJ MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 12/31/2018
Date Data Arrived at EDR: 04/10/2019
Date Made Active in Reports: 05/16/2019
Number of Days to Update: 36

Source: Department of Environmental Protection
Telephone: N/A
Last EDR Contact: 03/29/2024
Next Scheduled EDR Contact: 07/15/2024
Data Release Frequency: Annually

NY MANIFEST: Facility and Manifest Data

Manifest is a document that lists and tracks hazardous waste from the generator through transporters to a TSD facility.

Date of Government Version: 12/31/2019
Date Data Arrived at EDR: 11/30/2023
Date Made Active in Reports: 12/01/2023
Number of Days to Update: 1

Source: Department of Environmental Conservation
Telephone: 518-402-8651
Last EDR Contact: 04/25/2024
Next Scheduled EDR Contact: 08/05/2024
Data Release Frequency: Quarterly

PA MANIFEST: Manifest Information

Hazardous waste manifest information.

Date of Government Version: 06/30/2018
Date Data Arrived at EDR: 07/19/2019
Date Made Active in Reports: 09/10/2019
Number of Days to Update: 53

Source: Department of Environmental Protection
Telephone: 717-783-8990
Last EDR Contact: 04/08/2024
Next Scheduled EDR Contact: 07/22/2024
Data Release Frequency: Annually

VT MANIFEST: Hazardous Waste Manifest Data
Hazardous waste manifest information.

Date of Government Version: 10/28/2019
Date Data Arrived at EDR: 10/29/2019
Date Made Active in Reports: 01/09/2020
Number of Days to Update: 72

Source: Department of Environmental Conservation
Telephone: 802-241-3443
Last EDR Contact: 07/08/2024
Next Scheduled EDR Contact: 07/22/2024
Data Release Frequency: Annually

WI MANIFEST: Manifest Information
Hazardous waste manifest information.

Date of Government Version: 05/31/2018
Date Data Arrived at EDR: 06/19/2019
Date Made Active in Reports: 09/03/2019
Number of Days to Update: 76

Source: Department of Natural Resources
Telephone: N/A
Last EDR Contact: 03/01/2024
Next Scheduled EDR Contact: 06/17/2024
Data Release Frequency: Annually

Oil/Gas Pipelines
Source: Endeavor Business Media
Petroleum Bundle (Crude Oil, Refined Products, Petrochemicals, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)) N = Natural Gas Bundle (Natural Gas, Gas Liquids (LPG/NGL), and Specialty Gases (Miscellaneous)). This map includes information copyrighted by Endeavor Business Media. This information is provided on a best effort basis and Endeavor Business Media does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of Endeavor Business Media.

Electric Power Transmission Line Data
Source: Endeavor Business Media
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Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Daycare Centers: Day Care Provider Listing
Source: Department of Children, Youth & Families
Telephone: 401-528-3624

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: US Fish & Wildlife Service
Telephone: 703-358-2171

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

STREET AND ADDRESS INFORMATION

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GEOCHECK ®- PHYSICAL SETTING SOURCE ADDENDUM

TARGET PROPERTY ADDRESS

TOWER STREET SCHOOL
83 TOWER STREET
WESTERLY, RI 02891

TARGET PROPERTY COORDINATES

Latitude (North):	41.379429 - 41° 22' 45.94''
Longitude (West):	71.812496 - 71° 48' 44.99''
Universal Tranverse Mercator:	Zone 19
UTM X (Meters):	264808.0
UTM Y (Meters):	4584483.5
Elevation:	91 ft. above sea level

USGS TOPOGRAPHIC MAP

Target Property Map:	20121790 ASHAWAY, RI
Version Date:	2021
South Map:	20121830 WATCH HILL, RI
Version Date:	2021

EDR's GeoCheck Physical Setting Source Addendum is provided to assist the environmental professional in forming an opinion about the impact of potential contaminant migration.

Assessment of the impact of contaminant migration generally has two principle investigative components:

1. Groundwater flow direction, and
2. Groundwater flow velocity.

Groundwater flow direction may be impacted by surface topography, hydrology, hydrogeology, characteristics of the soil, and nearby wells. Groundwater flow velocity is generally impacted by the nature of the geologic strata.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW DIRECTION INFORMATION

Groundwater flow direction for a particular site is best determined by a qualified environmental professional using site-specific well data. If such data is not reasonably ascertainable, it may be necessary to rely on other sources of information, such as surface topographic information, hydrologic information, hydrogeologic data collected on nearby properties, and regional groundwater flow information (from deep aquifers).

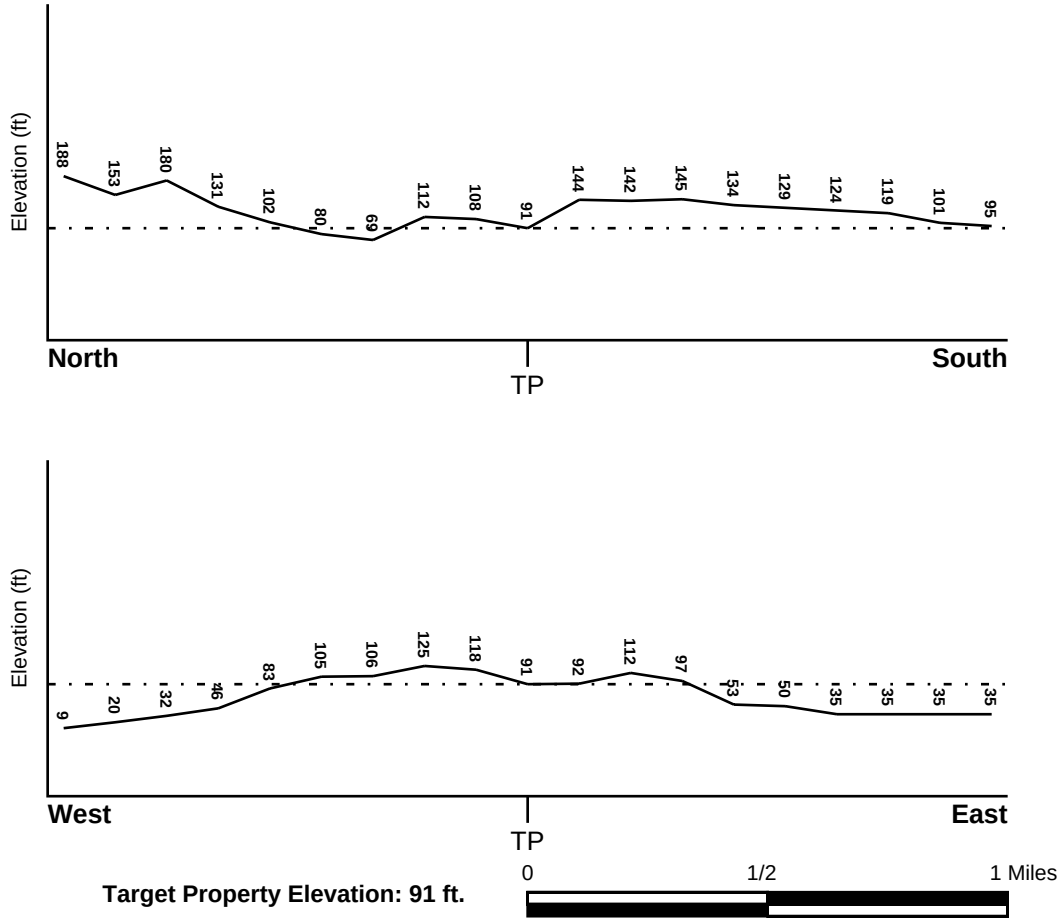
TOPOGRAPHIC INFORMATION

Surface topography may be indicative of the direction of surficial groundwater flow. This information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

TARGET PROPERTY TOPOGRAPHY

General Topographic Gradient: General NNE

SURROUNDING TOPOGRAPHY: ELEVATION PROFILES



Target Property Elevation: 91 ft.

Source: Topography has been determined from the USGS 7.5' Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified.

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

HYDROLOGIC INFORMATION

Surface water can act as a hydrologic barrier to groundwater flow. Such hydrologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

Refer to the Physical Setting Source Map following this summary for hydrologic information (major waterways and bodies of water).

FEMA FLOOD ZONE

Flood Plain Panel at Target Property	FEMA Source Type
44009C0143H	FEMA FIRM Flood data

Additional Panels in search area:	FEMA Source Type
44009C0139H	FEMA FIRM Flood data
44009C0139J	FEMA FIRM Flood data
44009C0252H	FEMA FIRM Flood data
44009C0256H	FEMA FIRM Flood data
44009C0252J	FEMA FIRM Flood data

NATIONAL WETLAND INVENTORY

NWI Quad at Target Property	NWI Electronic Data Coverage
ASHAWAY	YES - refer to the Overview Map and Detail Map

HYDROGEOLOGIC INFORMATION

Hydrogeologic information obtained by installation of wells on a specific site can often be an indicator of groundwater flow direction in the immediate area. Such hydrogeologic information can be used to assist the environmental professional in forming an opinion about the impact of nearby contaminated properties or, should contamination exist on the target property, what downgradient sites might be impacted.

AQUIFLOW®

Search Radius: 1.000 Mile.

EDR has developed the AQUIFLOW Information System to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted by environmental professionals to regulatory authorities at select sites and has extracted the date of the report, groundwater flow direction as determined hydrogeologically, and the depth to water table.

MAP ID	LOCATION FROM TP	GENERAL DIRECTION GROUNDWATER FLOW
Not Reported		

EPA DESIGNATED SOLE SOURCE AQUIFER

PAWCATUCK

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

GROUNDWATER FLOW VELOCITY INFORMATION

Groundwater flow velocity information for a particular site is best determined by a qualified environmental professional using site specific geologic and soil strata data. If such data are not reasonably ascertainable, it may be necessary to rely on other sources of information, including geologic age identification, rock stratigraphic unit and soil characteristics data collected on nearby properties and regional soil information. In general, contaminant plumes move more quickly through sandy-gravelly types of soils than silty-clayey types of soils.

GEOLOGIC INFORMATION IN GENERAL AREA OF TARGET PROPERTY

Geologic information can be used by the environmental professional in forming an opinion about the relative speed at which contaminant migration may be occurring.

ROCK STRATIGRAPHIC UNIT

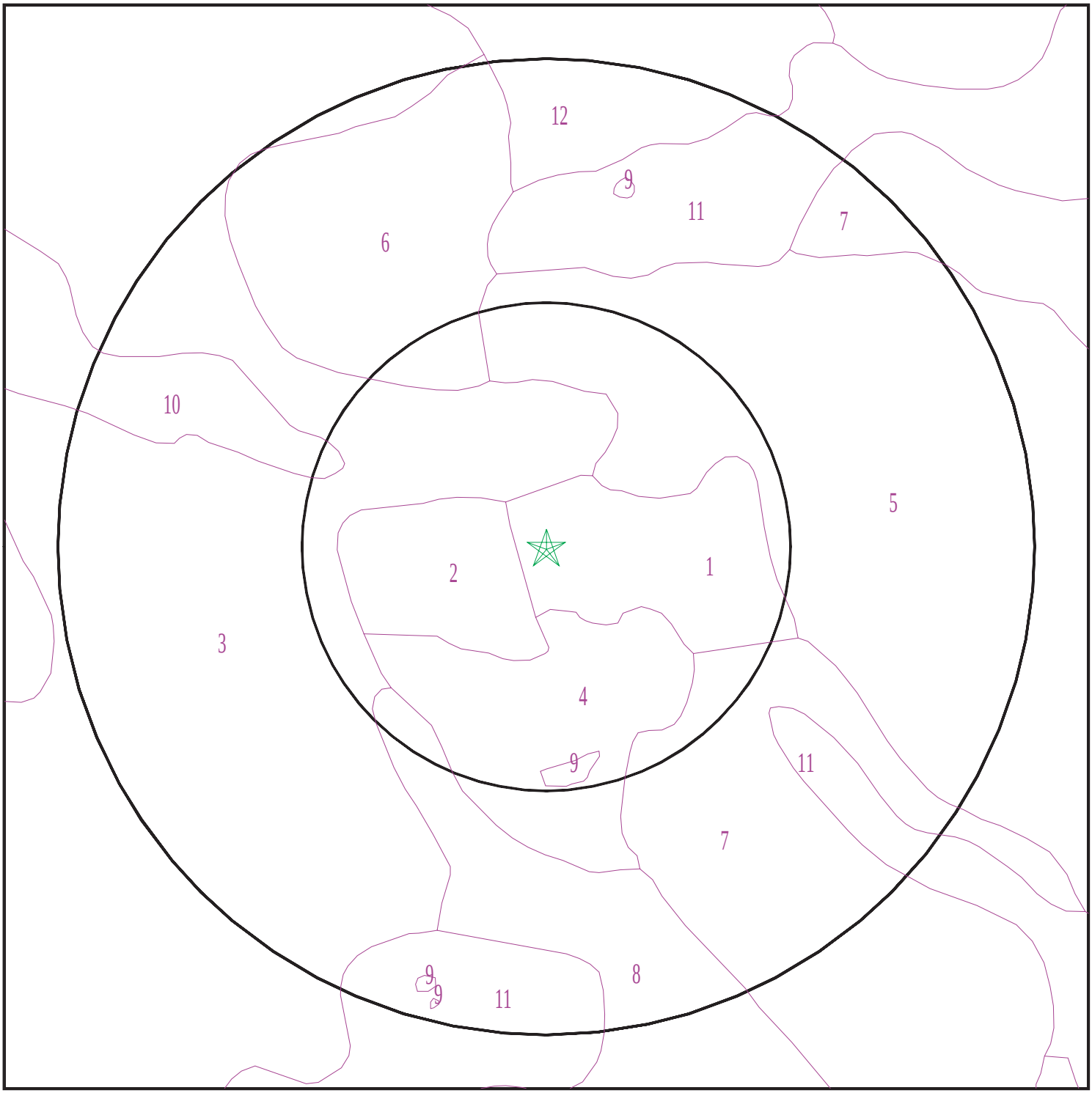
Era:	Paleozoic
System:	Pennsylvanian
Series:	Upper Paleozoic granitic rocks
Code:	Pzg3 *(decoded above as Era, System & Series)*

GEOLOGIC AGE IDENTIFICATION

Category: Plutonic and Intrusive Rocks

Geologic Age and Rock Stratigraphic Unit Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - a digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

SSURGO SOIL MAP - 7664234.2s



Target Property
SSURGO Soil
Water

0 1/16 1/8 1/4 Miles

N

SITE NAME:	Tower Street School	CLIENT:	Pare Corporation
ADDRESS:	83 Tower Street Westerly RI 02891	CONTACT:	Arianne Barton
		INQUIRY #:	7664234.2s
LAT/LONG:	41.379429 / 71.812496	DATE:	May 28, 2024 12:51 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

DOMINANT SOIL COMPOSITION IN GENERAL AREA OF TARGET PROPERTY

The U.S. Department of Agriculture's (USDA) Soil Conservation Service (SCS) leads the National Cooperative Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. The following information is based on Soil Conservation Service SSURGO data.

Soil Map ID: 1

Soil Component Name: Sutton

Soil Surface Texture:
Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Moderately well drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Moderate

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 61 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	5 inches		Not reported	Not reported	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5
2	5 inches	16 inches		Not reported	Not reported	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5
3	16 inches	64 inches		Not reported	Not reported	Max: 42.34 Min: 4.23	Max: 6 Min: 4.5

Soil Map ID: 2

Soil Component Name: Udorthents

Soil Surface Texture:
Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class:

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	11 inches		Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 3.6
2	11 inches	25 inches		Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 3.6
3	25 inches	59 inches		Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 3.6

Soil Map ID: 3

Soil Component Name: Canton

Soil Surface Texture:

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	3 inches		Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 3.6
2	3 inches	22 inches		Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 3.6

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
3	22 inches	59 inches		Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 3.6

Soil Map ID: 4

Soil Component Name: Canton

Soil Surface Texture:
Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 5 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	3 inches		Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 3.6
2	3 inches	22 inches		Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 3.6
3	22 inches	59 inches		Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 3.6

Soil Map ID: 5

Soil Component Name: Canton

Soil Surface Texture:
Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	3 inches		Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 3.6
2	3 inches	22 inches		Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 3.6
3	22 inches	59 inches		Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 3.6

Soil Map ID: 6

Soil Component Name: Canton

Soil Surface Texture:

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	3 inches		Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 3.6
2	3 inches	22 inches		Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 3.6

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
3	22 inches	59 inches		Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 3.6

Soil Map ID: 7

Soil Component Name: Canton

Soil Surface Texture:
Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	3 inches		Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 3.6
2	3 inches	22 inches		Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 3.6
3	22 inches	59 inches		Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 3.6

Soil Map ID: 8

Soil Component Name: Canton

Soil Surface Texture:
Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	3 inches		Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 3.6
2	3 inches	22 inches		Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 3.6
3	22 inches	59 inches		Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 3.6

Soil Map ID: 9

Soil Component Name: Water

Soil Surface Texture:
Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class:
Hydric Status: Unknown

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

No Layer Information available.

Soil Map ID: 10

Soil Component Name: Rock outcrop

Soil Surface Texture:
Hydrologic Group: Class D - Very slow infiltration rates. Soils are clayey, have a high water table, or are shallow to an impervious layer.

Soil Drainage Class:

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Not Reported

Depth to Bedrock Min: > 5 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	0 inches		Not reported	Not reported	Max: 0.01 Min: 0	Max: Min:

Soil Map ID: 11

Soil Component Name: Leicester

Soil Surface Texture:

Hydrologic Group: Class C - Slow infiltration rates. Soils with layers impeding downward movement of water, or soils with moderately fine or fine textures.

Soil Drainage Class: Poorly drained

Hydric Status: Partially hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 23 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches		Not reported	Not reported	Max: 141.14 Min: 4.23	Max: 5.5 Min: 4.5
2	7 inches	25 inches		Not reported	Not reported	Max: 141.14 Min: 4.23	Max: 5.5 Min: 4.5
3	25 inches	64 inches		Not reported	Not reported	Max: 141.14 Min: 4.23	Max: 5.5 Min: 4.5

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

Soil Map ID: 12

Soil Component Name: Enfield

Soil Surface Texture:

Hydrologic Group: Class B - Moderate infiltration rates. Deep and moderately deep, moderately well and well drained soils with moderately coarse textures.

Soil Drainage Class: Well drained

Hydric Status: Not hydric

Corrosion Potential - Uncoated Steel: Low

Depth to Bedrock Min: > 0 inches

Depth to Watertable Min: > 0 inches

Soil Layer Information							
	Boundary			Classification		Saturated hydraulic conductivity micro m/sec	Soil Reaction (pH)
Layer	Upper	Lower	Soil Texture Class	AASHTO Group	Unified Soil		
1	0 inches	7 inches		Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 4.5
2	7 inches	25 inches		Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 4.5
3	25 inches	59 inches		Not reported	Not reported	Max: 141.14 Min: 42.34	Max: 6 Min: 4.5

LOCAL / REGIONAL WATER AGENCY RECORDS

EDR Local/Regional Water Agency records provide water well information to assist the environmental professional in assessing sources that may impact ground water flow direction, and in forming an opinion about the impact of contaminant migration on nearby drinking water wells.

WELL SEARCH DISTANCE INFORMATION

DATABASE	SEARCH DISTANCE (miles)
Federal USGS	1.000
Federal FRDS PWS	Nearest PWS within 1 mile
State Database	1.000

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
1	USGS40001047446	1/2 - 1 Mile East

GEOCHECK® - PHYSICAL SETTING SOURCE SUMMARY

FEDERAL USGS WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP

FEDERAL FRDS PUBLIC WATER SUPPLY SYSTEM INFORMATION

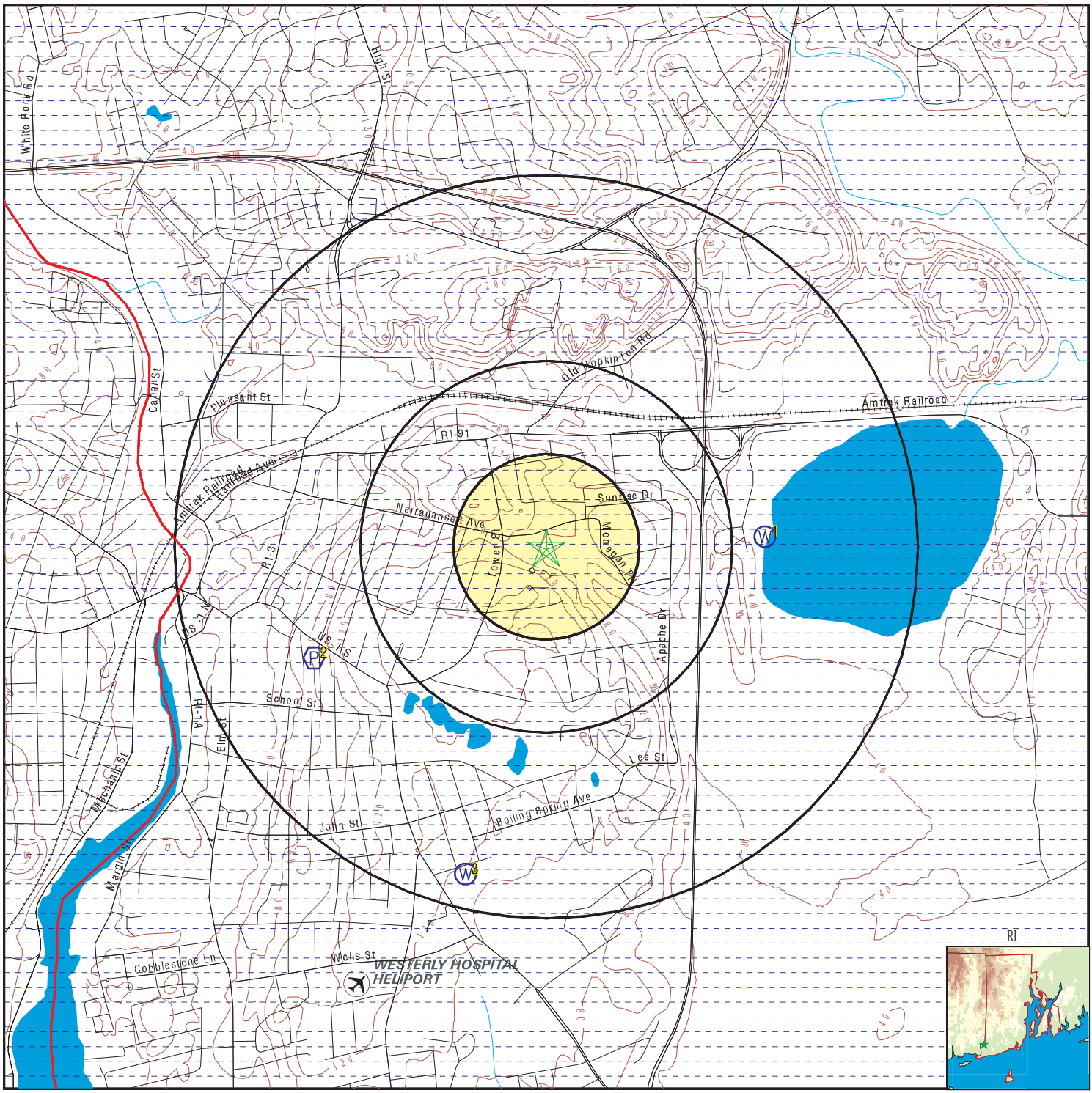
MAP ID	WELL ID	LOCATION FROM TP
2	RI2000020	1/2 - 1 Mile WSW

Note: PWS System location is not always the same as well location.

STATE DATABASE WELL INFORMATION

MAP ID	WELL ID	LOCATION FROM TP
3	RI7000000000837	1/2 - 1 Mile SSW

PHYSICAL SETTING SOURCE MAP - 7664234.2s



- County Boundary
- Major Roads
- Contour Lines
- Airports
- Earthquake epicenter, Richter 5 or greater
- Water Wells
- Public Water Supply Wells
- Cluster of Multiple Icons
- Groundwater Flow Direction
- GI Indeterminate Groundwater Flow at Location
- GV Groundwater Flow Varies at Location
- EPA Designated Sole Src. Aq.

SITE NAME:	Tower Street School	CLIENT:	Pare Corporation
ADDRESS:	83 Tower Street Westerly RI 02891	CONTACT:	Arianne Barton
		INQUIRY #:	7664234.2s
LAT/LONG:	41.379429 / 71.812496	DATE:	May 28, 2024 12:51 pm

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GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Map ID
Direction
Distance
Elevation | Database | EDR ID Number

1
East
1/2 - 1 Mile
Lower

FED USGS **USGS40001047446**

Organization ID:	USGS-MA		
Organization Name:	USGS Massachusetts Water Science Center		
Monitor Location:	RI-WEW 609	Type:	Well
Description:	AT WESTERLY LANDFILL	HUC:	01090005
Drainage Area:	Not Reported	Drainage Area Units:	Not Reported
Contrib Drainage Area:	Not Reported	Contrib Drainage Area Unts:	Not Reported
Aquifer:	Not Reported	Formation Type:	Not Reported
Aquifer Type:	Not Reported	Construction Date:	19811029
Well Depth:	69.2	Well Depth Units:	ft
Well Hole Depth:	69.2	Well Hole Depth Units:	ft

Ground water levels,Number of Measurements:	1	Level reading date:	1981-10-29
Feet below surface:	6.5	Feet to sea level:	Not Reported
Note:	Not Reported		

2
WSW
1/2 - 1 Mile
Lower

FRDS PWS **RI2000020**

Epa region:	01	State:	RI
Pwsid:	RI2000020		
Pwsname:	ZZ*IN*LOYAL ORDER OF MOOSE LODGE 1212		
Cityserved:	Not Reported	Stateserved:	RI
Zipserved:	Not Reported	Fipscounty:	44009
Status:	Closed	Retpopsrvd:	25
Pwssvcconn:	1	Psource longname:	Groundwater
Pwstype:	TNCWS	Owner:	Private
Contact:	FORTIN, GREGORY	Contactorgname:	FORTIN, GREGORY
Contactphone:	401-539-8976	Contactaddress1:	179 WESTERLY BRADFORD ROAD
Contactaddress2:	Not Reported	Contactcity:	WESTERLY
Contactstate:	RI	Contactzip:	02891
Pwsactivitycode:	I		

Pwsid:	RI2000020	Facid:	100
Facname:	TREATMENT PLANT WELL 1	Factype:	Treatment_plant
Facactivitycode:	A	Trtobjective:	particulate removal
Trtprocess:	filtration, cartridge	Factypecode:	TP

PWS ID:	RI2000020	PWS type:	System Owner/Responsible Party
PWS name:	KEN WATROUS .	PWS address:	Not Reported
PWS city:	WESTERLY	PWS state:	RI
PWS zip:	02891	PWS ID:	RI2000020
Activity status:	Active	Date system activated:	7706
Date system deactivated:	Not Reported	Retail population:	00000025
System name:	LOYAL ORDER OF MOOSE 1212	System address:	284
System address:	WESTERLY BRADFORD ROAD	System city:	WESTERLY
System state:	RI	System zip:	02891

Population served:	Under 101 Persons	Treatment:	Untreated

Latitude:	412230	Longitude:	0714930

Violation id:	1107000	Orig code:	S
State:	RI	Violation Year:	2000
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	22	Violation name:	MCL, Monthly (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	01/01/2000
Cmp edt:	03/31/2000		

Violation id:	1130404	Orig code:	S
State:	RI	Violation Year:	2003
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	10/01/2003
Cmp edt:	12/31/2003		

Violation id:	1130606	Orig code:	S
State:	RI	Violation Year:	2006
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	22	Violation name:	MCL, Monthly (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	04/01/2006
Cmp edt:	06/30/2006		

Violation id:	1130706	Orig code:	S
State:	RI	Violation Year:	2006
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	06/01/2006
Cmp edt:	06/30/2006		

Violation id:	1130806	Orig code:	S
State:	RI	Violation Year:	2006
Contamination code:	3100	Contamination Name:	Coliform (TCR)
Violation code:	23	Violation name:	Monitoring, Routine Major (TCR)
Rule code:	110	Rule name:	TCR
Violation measur:	Not Reported	Unit of measure:	Not Reported
State mcl:	Not Reported	Cmp bdt:	07/01/2006
Cmp edt:	07/31/2006		

Violation ID:	1107000	Orig Code:	S
Enforcemnt FY:	2000	Enforcement Action:	04/03/2000
Enforcement Detail:	St Public Notif requested	Enforcement Category:	Informal

Violation ID:	1107000	Orig Code:	S
Enforcemnt FY:	2000	Enforcement Action:	04/03/2000
Enforcement Detail:	St Public Notif requested	Enforcement Category:	Informal

Violation ID:	1107000	Orig Code:	S
Enforcemnt FY:	2000	Enforcement Action:	04/25/2000
Enforcement Detail:	St Public Notif received	Enforcement Category:	Informal

Violation ID:	1107000	Orig Code:	S
Enforcemnt FY:	2000	Enforcement Action:	04/03/2000
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		

Violation ID: 1107000 Orig Code: S
Enforcemnt FY: 2000 Enforcement Action: 04/03/2000
Enforcement Detail: St Violation/Reminder Notice
Enforcement Category: Informal

Violation ID: 1107000 Orig Code: S
Enforcemnt FY: 2000 Enforcement Action: 04/28/2000
Enforcement Detail: St Compliance achieved Enforcement Category: Resolving

Violation ID: 1107000 Orig Code: S
Enforcemnt FY: 2000 Enforcement Action: 04/03/2000
Enforcement Detail: St Formal NOV issued Enforcement Category: Informal

Violation ID: 1107000 Orig Code: S
Enforcemnt FY: 2000 Enforcement Action: 04/03/2000
Enforcement Detail: St Formal NOV issued Enforcement Category: Informal

Violation ID: 1107000 Orig Code: S
Enforcemnt FY: 2000 Enforcement Action: 04/28/2000
Enforcement Detail: St Compliance achieved Enforcement Category: Resolving

Violation ID: 1107000 Orig Code: S
Enforcemnt FY: 2000 Enforcement Action: 04/25/2000
Enforcement Detail: St Public Notif received Enforcement Category: Informal

Violation ID: 1130404 Orig Code: S
Enforcemnt FY: 2004 Enforcement Action: 01/23/2004
Enforcement Detail: St Formal NOV issued Enforcement Category: Informal

Violation ID: 1130404 Orig Code: S
Enforcemnt FY: 2004 Enforcement Action: 04/16/2004
Enforcement Detail: St Tech Assistance Visit Enforcement Category: Informal

Violation ID: 1130404 Orig Code: S
Enforcemnt FY: 2004 Enforcement Action: 04/20/2004
Enforcement Detail: St Compliance achieved Enforcement Category: Resolving

Violation ID: 1130404 Orig Code: S
Enforcemnt FY: 2004 Enforcement Action: 03/15/2004
Enforcement Detail: St Tech Assistance Visit Enforcement Category: Informal

Violation ID: 1130404 Orig Code: S
Enforcemnt FY: 2004 Enforcement Action: 02/24/2004
Enforcement Detail: St Tech Assistance Visit Enforcement Category: Informal

Violation ID: 1130404 Orig Code: S
Enforcemnt FY: 2004 Enforcement Action: 01/23/2004
Enforcement Detail: St Public Notif requested Enforcement Category: Informal

Violation ID: 1130404 Orig Code: S
Enforcemnt FY: 2004 Enforcement Action: 01/23/2004
Enforcement Detail: St Violation/Reminder Notice
Enforcement Category: Informal

Violation ID: 1130404 Orig Code: S
Enforcemnt FY: 2004 Enforcement Action: 04/12/2004
Enforcement Detail: St Public Notif received Enforcement Category: Informal

Violation ID: 1130606 Orig Code: S
Enforcemnt FY: 2007 Enforcement Action: 02/16/2007
Enforcement Detail: St Compliance achieved Enforcement Category: Resolving

Violation ID:	1130606	Orig Code:	S
Enforcemnt FY:	2006	Enforcement Action:	05/23/2006
Enforcement Detail:	St Formal NOV issued	Enforcement Category:	Informal
Violation ID:	1130606	Orig Code:	S
Enforcemnt FY:	2006	Enforcement Action:	05/23/2006
Enforcement Detail:	St Public Notif requested	Enforcement Category:	Informal
Violation ID:	1130606	Orig Code:	S
Enforcemnt FY:	2006	Enforcement Action:	05/23/2006
Enforcement Detail:	St Boil Water Order	Enforcement Category:	Informal
Violation ID:	1130606	Orig Code:	S
Enforcemnt FY:	2006	Enforcement Action:	05/23/2006
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		
Violation ID:	1130706	Orig Code:	S
Enforcemnt FY:	2006	Enforcement Action:	07/18/2006
Enforcement Detail:	St Public Notif requested	Enforcement Category:	Informal
Violation ID:	1130706	Orig Code:	S
Enforcemnt FY:	2007	Enforcement Action:	02/16/2007
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	1130706	Orig Code:	S
Enforcemnt FY:	2006	Enforcement Action:	07/18/2006
Enforcement Detail:	St Formal NOV issued	Enforcement Category:	Informal
Violation ID:	1130706	Orig Code:	S
Enforcemnt FY:	2006	Enforcement Action:	07/18/2006
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		
Violation ID:	1130806	Orig Code:	S
Enforcemnt FY:	2007	Enforcement Action:	02/16/2007
Enforcement Detail:	St Compliance achieved	Enforcement Category:	Resolving
Violation ID:	1130806	Orig Code:	S
Enforcemnt FY:	2006	Enforcement Action:	08/02/2006
Enforcement Detail:	St Formal NOV issued	Enforcement Category:	Informal
Violation ID:	1130806	Orig Code:	S
Enforcemnt FY:	2006	Enforcement Action:	08/02/2006
Enforcement Detail:	St Public Notif requested	Enforcement Category:	Informal
Violation ID:	1130806	Orig Code:	S
Enforcemnt FY:	2006	Enforcement Action:	08/02/2006
Enforcement Detail:	St Violation/Reminder Notice		
Enforcement Category:	Informal		

3
SSW
1/2 - 1 Mile
Higher

RI WELLS **RI7000000000837**

WELLS:

Facility ID:	WL001	Facility Name:	DRILLED WELL #1
PWS Type:	Non Public	PWS Name:	ZZ*IN*CAMP WAHANEETA, GS OF RI
Public Water System #:	RI2814113	Water System Status:	Inactive

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS

Water System Facility:	Inactive	City Served:	WESTERLY
Population:	0		
Description:	Depth at completion	Measurement:	125
Units:	BGS		

Contactorgname:

Flow Rate Type:	Not Reported	Flow Rate Amount:	Not Reported
Flow Rate Units:	Not Reported		
Pump Description:	Not Reported		

GEOCHECK® - PHYSICAL SETTING SOURCE MAP FINDINGS
RADON

AREA RADON INFORMATION

State Database: RI Radon

Radon Test Results

Zipcode	Num Tests	# < 4 pCi/L	4 to 20	# > 20 pCi/L	Maximum
02891	1023	796	219	8	58.7
02891	1	1	0	0	2.2

Federal EPA Radon Zone for WASHINGTON County: 1

Note: Zone 1 indoor average level > 4 pCi/L.
: Zone 2 indoor average level >= 2 pCi/L and <= 4 pCi/L.
: Zone 3 indoor average level < 2 pCi/L.

Federal Area Radon Information for Zip Code: 02891

Number of sites tested: 11

Area	Average Activity	% <4 pCi/L	% 4-20 pCi/L	% >20 pCi/L
Living Area - 1st Floor	Not Reported	Not Reported	Not Reported	Not Reported
Living Area - 2nd Floor	Not Reported	Not Reported	Not Reported	Not Reported
Basement	3.282 pCi/L	64%	36%	0%

PHYSICAL SETTING SOURCE RECORDS SEARCHED

TOPOGRAPHIC INFORMATION

USGS 7.5' Digital Elevation Model (DEM)
Source: United States Geologic Survey
EDR acquired the USGS 7.5' Digital Elevation Model in 2002 and updated it in 2006. The 7.5 minute DEM corresponds to the USGS 1:24,000- and 1:25,000-scale topographic quadrangle maps. The DEM provides elevation data with consistent elevation units and projection.

Current USGS 7.5 Minute Topographic Map
Source: U.S. Geological Survey

HYDROLOGIC INFORMATION

Flood Zone Data: This data was obtained from the Federal Emergency Management Agency (FEMA). It depicts 100-year and 500-year flood zones as defined by FEMA. It includes the National Flood Hazard Layer (NFHL) which incorporates Flood Insurance Rate Map (FIRM) data and Q3 data from FEMA in areas not covered by NFHL.
Source: FEMA
Telephone: 877-336-2627
Date of Government Version: 2003, 2015

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002, 2005, 2010 and 2015 from the U.S. Fish and Wildlife Service.

State Wetlands Data: Wetland Inventory
Source: US Fish & Wildlife Service
Telephone: 703-358-2171

HYDROGEOLOGIC INFORMATION

AQUIFLOW^{R} Information System
Source: EDR proprietary database of groundwater flow information
EDR has developed the AQUIFLOW Information System (AIS) to provide data on the general direction of groundwater flow at specific points. EDR has reviewed reports submitted to regulatory authorities at select sites and has extracted the date of the report, hydrogeologically determined groundwater flow direction and depth to water table information.

GEOLOGIC INFORMATION

Geologic Age and Rock Stratigraphic Unit
Source: P.G. Schruben, R.E. Arndt and W.J. Bawiec, Geology of the Conterminous U.S. at 1:2,500,000 Scale - A digital representation of the 1974 P.B. King and H.M. Beikman Map, USGS Digital Data Series DDS - 11 (1994).

STATSGO: State Soil Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
The U.S. Department of Agriculture's (USDA) Natural Resources Conservation Service (NRCS) leads the national Conservation Soil Survey (NCSS) and is responsible for collecting, storing, maintaining and distributing soil survey information for privately owned lands in the United States. A soil map in a soil survey is a representation of soil patterns in a landscape. Soil maps for STATSGO are compiled by generalizing more detailed (SSURGO) soil survey maps.

SSURGO: Soil Survey Geographic Database
Source: Department of Agriculture, Natural Resources Conservation Service (NRCS)
Telephone: 800-672-5559
SSURGO is the most detailed level of mapping done by the Natural Resources Conservation Service, mapping scales generally range from 1:12,000 to 1:63,360. Field mapping methods using national standards are used to construct the soil maps in the Soil Survey Geographic (SSURGO) database. SSURGO digitizing duplicates the original soil survey maps. This level of mapping is designed for use by landowners, townships and county natural resource planning and management.

PHYSICAL SETTING SOURCE RECORDS SEARCHED

LOCAL / REGIONAL WATER AGENCY RECORDS

FEDERAL WATER WELLS

PWS: Public Water Systems
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Public Water System data from the Federal Reporting Data System. A PWS is any water system which provides water to at least 25 people for at least 60 days annually. PWSs provide water from wells, rivers and other sources.

PWS ENF: Public Water Systems Violation and Enforcement Data
Source: EPA/Office of Drinking Water
Telephone: 202-564-3750
Violation and Enforcement data for Public Water Systems from the Safe Drinking Water Information System (SDWIS) after August 1995. Prior to August 1995, the data came from the Federal Reporting Data System (FRDS).

USGS Water Wells: USGS National Water Inventory System (NWIS)
This database contains descriptive information on sites where the USGS collects or has collected data on surface water and/or groundwater. The groundwater data includes information on wells, springs, and other sources of groundwater.

STATE RECORDS

Community and Non-Community Wells
Source: Department of Environmental Management
Telephone: 401-277-2234
Includes Community, Non-Transient Non-Community and Transient Non-Community wells.

EPA-Approved Sole Source Aquifers in Rhode Island
Source: EPA
Telephone:
Sole source aquifers are defined as an aquifer designated as the sole or principal source of drinking water for a given aquifer service area; that is, an aquifer which is needed to supply 50% or more of the drinking water for the area and for which there are no reasonable alternative sources should the aquifer become contaminated.

OTHER STATE DATABASE INFORMATION

RADON

State Database: RI Radon
Source: Department of Health
Telephone: 401-222-2438
Radon Test Results

Area Radon Information
Source: USGS
Telephone: 703-356-4020
The National Radon Database has been developed by the U.S. Environmental Protection Agency (USEPA) and is a compilation of the EPA/State Residential Radon Survey and the National Residential Radon Survey. The study covers the years 1986 - 1992. Where necessary data has been supplemented by information collected at private sources such as universities and research institutions.

EPA Radon Zones
Source: EPA
Telephone: 703-356-4020
Sections 307 & 309 of IRAA directed EPA to list and identify areas of U.S. with the potential for elevated indoor radon levels.

OTHER

Airport Landing Facilities: Private and public use landing facilities
Source: Federal Aviation Administration, 800-457-6656

Epicenters: World earthquake epicenters, Richter 5 or greater
Source: Department of Commerce, National Oceanic and Atmospheric Administration

Earthquake Fault Lines: The fault lines displayed on EDR's Topographic map are digitized quaternary faultlines, prepared in 1975 by the United State Geological Survey

PHYSICAL SETTING SOURCE RECORDS SEARCHED

STREET AND ADDRESS INFORMATION

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Tower Street School
83 Tower Street
Westerly, RI 02891

Inquiry Number: 7664234.2s
May 31, 2024

EDR Vapor Encroachment Screen

Prepared using EDR's Vapor Encroachment Worksheet

EDR® Environmental Data Resources Inc

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

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Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

A search of available environmental records was conducted by EDR. The report was designed to assist parties seeking to meet the search requirements of the ASTM Standard Practice for Assessment of Vapor Encroachment into Structures on Property Involved in Real Estate Transactions (E 2600).

STANDARD ENVIRONMENTAL RECORDS	Default Area of Concern (Miles)*	property	1/10	> 1/10
Lists of Federal NPL (Superfund) sites	1.0	0	0	0
Lists of Federal Delisted NPL sites	1.0	0	0	0
Lists of Federal sites subject to CERCLA removals and CERCLA orders	0.5	0	0	0
Lists of Federal CERCLA sites with NFRAP	0.5	0	0	0
Lists of Federal RCRA facilities undergoing Corrective Action	1.0	0	0	0
Lists of Federal RCRA TSD facilities	0.5	0	0	0
Lists of Federal RCRA generators	0.25	0	0	0
Federal institutional controls / engineering controls registries	0.5	0	0	0
Federal ERNS list	property	0	-	-
Lists of state- and tribal (Superfund) equivalent sites	not searched	-	-	-
Lists of state- and tribal hazardous waste facilities	1.0	0	0	0
Lists of state and tribal landfills and solid waste disposal facilities	0.5	0	0	0
Lists of state and tribal leaking storage tanks	0.5	0	0	0
Lists of state and tribal registered storage tanks	0.25	0	0	0
State and tribal institutional control / engineering control registries	0.5	0	0	0
Lists of state and tribal voluntary cleanup sites	0.5	0	0	0
Lists of state and tribal brownfield sites	0.5	0	0	0

ADDITIONAL ENVIRONMENTAL RECORDS				
Local Brownfield lists	0.5	0	0	0
Local Lists of Landfill / Solid Waste Disposal Sites	0.5	0	0	0
Local Lists of Hazardous waste / Contaminated Sites	property	0	-	-
Local Lists of Registered Storage Tanks	not searched	-	-	-
Local Land Records	property	0	-	-
Records of Emergency Release Reports	property	0	-	-
Other Ascertainable Records	1.0	0	0	0

EDR HIGH RISK HISTORICAL RECORDS				
EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	property	0	-	-

EXECUTIVE SUMMARY

EDR RECOVERED GOVERNMENT ARCHIVES

EDR Exclusive Records	1.0	0	0	0
Exclusive Recovered Govt. Archives	property	0	-	-

*The Default Area of Concern may be adjusted by the environmental professional using experience and professional judgement. Each category may include several databases, and each database may have a different distance. A list of individual databases is provided at the back of this report.

EXECUTIVE SUMMARY

TARGET PROPERTY INFORMATION

ADDRESS

TOWER STREET SCHOOL
83 TOWER STREET
WESTERLY, RI 02891

COORDINATES

Latitude (North):	41.379429 - 41° 22′ 45.94391″
Longitude (West):	71.812496 - 71° 48′ 44.972534″
Elevation:	91 ft. above sea level

EXECUTIVE SUMMARY

SEARCH RESULTS

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Name	Address	Dist/Dir	Map ID	Page

Not Reported

ADDITIONAL ENVIRONMENTAL RECORDS

Name	Address	Dist/Dir	Map ID	Page

Not Reported

EDR HIGH RISK HISTORICAL RECORDS

Name	Address	Dist/Dir	Map ID	Page

Not Reported

EDR RECOVERED GOVERNMENT ARCHIVES

Name	Address	Dist/Dir	Map ID	Page

Not Reported

PRIMARY MAP - 7664234.2S



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME: Tower Street School	CLIENT: Pare Corporation
ADDRESS: 83 Tower Street Westerly RI 02891	CONTACT: Arianne Barton INQUIRY #: 7664234.2s
LAT/LONG: 41.379429 / 71.812496	DATE: May 28, 2024 12:50 pm

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SECONDARY MAP - 7664234.2S



0 1/3 1/2 1 Miles

- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Manufactured Gas Plants
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA
- County Boundary
- Pipelines
- Special Flood Hazard Area (1%)
- 0.2% Annual Chance Flood Hazard
- National Wetland Inventory
- State Wetlands
- Upgradient Area

This report includes Interactive Map Layers to display and/or hide map information. The legend includes only those icons for the default map view.

SITE NAME:	Tower Street School	CLIENT:	Pare Corporation
ADDRESS:	83 Tower Street Westerly RI 02891	CONTACT:	Arianne Barton
		INQUIRY #:	7664234.2s
LAT/LONG:	41.379429 / 71.812496	DATE:	May 28, 2024 12:50 pm

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MAP FINDINGS

LEGEND

FACILITY NAME **FACILITY ADDRESS, CITY, ST, ZIP**			EDR SITE ID NUMBER
◆ **MAP ID#**	Direction Distance Range Relative Elevation	(Distance feet / miles) Feet Above Sea Level	ASTM 2600 Record Sources found in this report. Each database searched has been assigned to one or more categories. For detailed information about categorization, see the section of the report Records Searched and Currency.

Worksheet:

Comments:

Comments may be added on the online Vapor Encroachment Worksheet.

DATABASE ACRONYM: Applicable categories (A hoverbox with database description).

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
ENVIRONMENTAL RECORDS						
Federal NPL site list						
US	NPL	National Priority List	EPA	02/29/2024	03/01/2024	03/27/2024
US	Proposed NPL	Proposed National Priority List Sites	EPA	02/29/2024	03/01/2024	03/27/2024
US	NPL LIENS	Federal Superfund Liens	EPA	10/15/1991	02/02/1994	03/30/1994
Federal CERCLIS list						
US	SEMS	Superfund Enterprise Management System	EPA	04/22/2024	05/01/2024	05/24/2024
Federal RCRA CORRACTS facilities list						
US	CORRACTS	Corrective Action Report	EPA	12/04/2023	12/06/2023	12/12/2023
Federal RCRA TSD facilities list						
US	RCRA-TSDF	RCRA - Treatment, Storage and Disposal	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
Federal RCRA generators list						
US	RCRA-LQG	RCRA - Large Quantity Generators	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
US	RCRA-SQG	RCRA - Small Quantity Generators	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
US	RCRA-VSQG	RCRA - Very Small Quantity Generators (Formerly Conditionall	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
Federal institutional controls / engineering controls registries						
US	LUCIS	Land Use Control Information System	Department of the Navy	02/14/2024	02/16/2024	04/04/2024
US	US ENG CONTROLS	Engineering Controls Sites List	Environmental Protection Agency	02/13/2024	02/21/2024	04/04/2024
US	US INST CONTROLS	Institutional Controls Sites List	Environmental Protection Agency	02/13/2024	02/21/2024	04/04/2024
Federal ERNS list						
US	ERNS	Emergency Response Notification System	National Response Center, United States Coast	12/12/2023	12/13/2023	02/28/2024
State and tribal - equivalent CERCLIS						
RI	SHWS	List of CERCLIS and State Sites in RI	Department of Environmental Management	12/01/2023	01/04/2024	03/25/2024
CT	SHWS	Inventory of Hazardous Disposal Sites	Department of Energy & Environmental Protecti	04/23/2010	04/23/2010	05/25/2010
State and tribal landfill / solid waste disposal						
RI	SWF/LF	Solid Waste Management Facilities	Department of Environmental Management	12/01/2023	01/04/2024	03/25/2024
CT	SWF/LF	List of Landfills/Transfer Stations	Department of Energy & Environmental Protecti	08/01/2023	10/17/2023	01/09/2024
RI	LCP	Landfill Closure Program Sites in RI	Department of Environmental Management	12/01/2023	01/04/2024	03/25/2024
State and tribal leaking storage tank lists						
RI	LUST	LUST Case List	Department of Environmental Management	12/06/2023	01/04/2024	03/25/2024
CT	LUST	Leaking Underground Storage Tank List	Department of Energy & Environmental Protecti	12/14/2023	12/20/2023	03/14/2024
US	INDIAN LUST R1	Leaking Underground Storage Tanks on Indian Land	EPA Region 1	10/25/2023	01/17/2024	03/13/2024
US	INDIAN LUST R5	Leaking Underground Storage Tanks on Indian Land	EPA, Region 5	10/04/2023	01/17/2024	03/13/2024
US	INDIAN LUST R9	Leaking Underground Storage Tanks on Indian Land	Environmental Protection Agency	10/25/2023	01/17/2024	03/13/2024
US	INDIAN LUST R10	Leaking Underground Storage Tanks on Indian Land	EPA Region 10	10/25/2023	01/17/2024	03/13/2024
US	INDIAN LUST R8	Leaking Underground Storage Tanks on Indian Land	EPA Region 8	10/25/2023	01/17/2024	03/13/2024

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	INDIAN LUST R4	Leaking Underground Storage Tanks on Indian Land	EPA Region 4	10/25/2023	01/17/2024	03/13/2024
US	INDIAN LUST R7	Leaking Underground Storage Tanks on Indian Land	EPA Region 7	10/25/2023	01/17/2024	03/13/2024
US	INDIAN LUST R6	Leaking Underground Storage Tanks on Indian Land	EPA Region 6	10/25/2023	01/17/2024	03/13/2024
State and tribal registered storage tank lists						
RI	UST	UST Master List	Department of Environmental Management	12/06/2023	01/04/2024	03/25/2024
CT	UST	Underground Storage Tank Data	Department of Energy & Environmental Protecti	02/20/2024	02/21/2024	05/09/2024
RI	AST	Aboveground Storage Tanks	Department of Environmental Management	07/08/2022	08/02/2022	10/20/2022
CT	AST	Marine Terminals and Tank Information	Department of Energy & Environmental Protecti	06/30/2023	08/07/2023	10/24/2023
US	INDIAN UST R5	Underground Storage Tanks on Indian Land	EPA Region 5	10/17/2023	01/17/2024	03/13/2024
US	INDIAN UST R6	Underground Storage Tanks on Indian Land	EPA Region 6	10/24/2023	01/17/2024	03/13/2024
US	INDIAN UST R10	Underground Storage Tanks on Indian Land	EPA Region 10	10/24/2023	01/17/2024	03/13/2024
US	INDIAN UST R4	Underground Storage Tanks on Indian Land	EPA Region 4	10/24/2023	01/17/2024	03/13/2024
US	INDIAN UST R9	Underground Storage Tanks on Indian Land	EPA Region 9	10/24/2023	01/17/2024	03/13/2024
US	INDIAN UST R8	Underground Storage Tanks on Indian Land	EPA Region 8	10/24/2023	01/17/2024	03/13/2024
US	INDIAN UST R7	Underground Storage Tanks on Indian Land	EPA Region 7	10/24/2023	01/17/2024	03/13/2024
US	INDIAN UST R1	Underground Storage Tanks on Indian Land	EPA, Region 1	10/24/2023	01/17/2024	03/13/2024
US	FEMA UST	Underground Storage Tank Listing	FEMA	11/16/2023	11/16/2023	02/13/2024
State and tribal institutional control / engineering control registries						
RI	AUL	Waste Management Sites with Environmental Land Use Restricti	Department of Environmental Management	12/01/2023	01/04/2024	03/25/2024
CT	AUL	ELUR Sites	Department of Energy & Environmental Protecti	10/05/2023	10/16/2023	01/05/2024
State and tribal voluntary cleanup sites						
US	INDIAN VCP R7	Voluntary Cleanup Priority Lisitng	EPA, Region 7	03/20/2008	04/22/2008	05/19/2008
US	INDIAN VCP R1	Voluntary Cleanup Priority Listing	EPA, Region 1	07/27/2015	09/29/2015	02/18/2016
State and tribal Brownfields sites						
RI	BROWNFIELDS	Brownfields Site List	Department of Environmental Management	12/01/2023	01/04/2024	03/25/2024
CT	BROWNFIELDS	Brownfields Inventory	Connecticut Brownfields Redevelopment Authori	09/25/2023	12/07/2023	02/26/2024
CT	BROWNFIELDS 2	Brownfields Inventory	Department of Energy & Environmental Protecti	10/06/2023	12/07/2023	02/26/2024
Other Records						
US	CONSENT	Superfund (CERCLA) Consent Decrees	Department of Justice, Consent Decree Library	12/31/2023	01/11/2024	01/16/2024
US	ROD	Records Of Decision	EPA	02/29/2024	03/01/2024	03/27/2024
US	LIENS 2	CERCLA Lien Information	Environmental Protection Agency	02/29/2024	03/01/2024	03/27/2024
US	DEBRIS REGION 9	Torres Martinez Reservation Illegal Dump Site Locations	EPA, Region 9	01/12/2009	05/07/2009	09/21/2009
US	EPA WATCH LIST	EPA Watch List	Environmental Protection Agency	08/30/2013	03/21/2014	06/17/2014
US	COAL ASH EPA	Coal Combustion Residues Surface Impoundments List	Environmental Protection Agency	01/12/2017	03/05/2019	11/11/2019
US	US AIRS MINOR	Air Facility System Data	EPA	10/12/2016	10/26/2016	02/03/2017
US	PCB TRANSFORMER	PCB Transformer Registration Database	Environmental Protection Agency	09/13/2019	11/06/2019	02/10/2020
US	FUSRAP	Formerly Utilized Sites Remedial Action Program	Department of Energy	03/03/2023	03/03/2023	06/09/2023
US	US AIRS (AFS)	Aerometric Information Retrieval System Facility Subsystem (	EPA	10/12/2016	10/26/2016	02/03/2017
US	LEAD SMELTER 2	Lead Smelter Sites	American Journal of Public Health	04/05/2001	10/27/2010	12/02/2010
US	COAL ASH DOE	Steam-Electric Plant Operation Data	Department of Energy	12/31/2022	11/27/2023	02/22/2024
US	SCRD DRYCLEANERS	State Coalition for Remediation of Drycleaners Listing	Environmental Protection Agency	07/30/2021	02/03/2023	02/10/2023
US	US FIN ASSUR	Financial Assurance Information	Environmental Protection Agency	12/11/2023	12/13/2023	02/28/2024

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
US	LEAD SMELTER 1	Lead Smelter Sites	Environmental Protection Agency	02/29/2024	03/01/2024	03/27/2024
US	US HIST CDL	National Clandestine Laboratory Register	Drug Enforcement Administration	12/31/2023	02/21/2024	04/04/2024
US	2020 COR ACTION	2020 Corrective Action Program List	Environmental Protection Agency	09/30/2017	05/08/2018	07/20/2018
US	Delisted NPL	National Priority List Deletions	EPA	02/29/2024	03/01/2024	03/27/2024
US	SEMS-ARCHIVE	Superfund Enterprise Management System Archive	EPA	04/22/2024	05/01/2024	05/24/2024
US	RCRA NonGen / NLR	RCRA - Non Generators / No Longer Regulated	Environmental Protection Agency	12/04/2023	12/06/2023	12/12/2023
US	HMIRS	Hazardous Materials Information Reporting System	U.S. Department of Transportation	12/12/2023	12/13/2023	02/28/2024
US	DOT OPS	Incident and Accident Data	Department of Transporation, Office of Pipeli	01/02/2020	01/28/2020	04/17/2020
US	US CDL	Clandestine Drug Labs	Drug Enforcement Administration	12/31/2023	02/21/2024	04/04/2024
US	US BROWNFIELDS	A Listing of Brownfields Sites	Environmental Protection Agency	03/11/2024	03/12/2024	05/10/2024
US	DOD	Department of Defense Sites	USGS	06/07/2021	07/13/2021	03/09/2022
US	FEDLAND	Federal and Indian Lands	U.S. Geological Survey	04/02/2018	04/11/2018	11/06/2019
US	FUDS	Formerly Used Defense Sites	U.S. Army Corps of Engineers	01/30/2024	02/13/2024	04/04/2024
US	UMTRA	Uranium Mill Tailings Sites	Department of Energy	08/30/2019	11/15/2019	01/28/2020
US	ODI	Open Dump Inventory	Environmental Protection Agency	06/30/1985	08/09/2004	09/17/2004
US	US MINES	Mines Master Index File	Department of Labor, Mine Safety and Health A	02/05/2024	02/21/2024	04/04/2024
US	MINES VIOLATIONS	MSHA Violation Assessment Data	DOL, Mine Safety & Health Admi	01/02/2024	01/03/2024	01/04/2024
US	US MINES 2	Ferrous and Nonferrous Metal Mines Database Listing	USGS	01/07/2022	02/24/2023	05/17/2023
US	US MINES 3	Active Mines & Mineral Plants Database Listing	USGS	04/14/2011	06/08/2011	09/13/2011
US	PRP	Potentially Responsible Parties	EPA	09/19/2023	10/03/2023	10/19/2023
US	TRIS	Toxic Chemical Release Inventory System	EPA	12/31/2022	11/13/2023	02/07/2024
US	TSCA	Toxic Substances Control Act	EPA	12/31/2020	06/14/2022	03/24/2023
US	FTTS	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA/Office of Prevention, Pesticides and Toxi	04/09/2009	04/16/2009	05/11/2009
US	FTTS INSP	FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fu	EPA	04/09/2009	04/16/2009	05/11/2009
US	HIST FTTS	FIFRA/TSCA Tracking System Administrative Case Listing	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	HIST FTTS INSP	FIFRA/TSCA Tracking System Inspection & Enforcement Case Lis	Environmental Protection Agency	10/19/2006	03/01/2007	04/10/2007
US	SSTS	Section 7 Tracking Systems	EPA	01/16/2024	01/17/2024	03/27/2024
US	ICIS	Integrated Compliance Information System	Environmental Protection Agency	11/18/2016	11/23/2016	02/10/2017
US	PADS	PCB Activity Database System	EPA	03/20/2023	04/04/2023	06/09/2023
US	MLTS	Material Licensing Tracking System	Nuclear Regulatory Commission	01/02/2024	01/16/2024	03/13/2024
US	RADINFO	Radiation Information Database	Environmental Protection Agency	07/01/2019	07/01/2019	09/23/2019
US	FINDS	Facility Index System/Facility Registry System	EPA	02/09/2024	02/27/2024	05/24/2024
US	RAATS	RCRA Administrative Action Tracking System	EPA	04/17/1995	07/03/1995	08/07/1995
US	RMP	Risk Management Plans	Environmental Protection Agency	02/01/2024	02/08/2024	04/04/2024
US	BRS	Biennial Reporting System	EPA/NTIS	12/31/2021	03/09/2023	03/20/2023
US	PWS	Public Water System Data	EPA	12/17/2013	01/09/2014	10/15/2014
US	INDIAN RESERV	Indian Reservations	USGS	12/31/2014	07/14/2015	01/10/2017
US	INDIAN ODI	Report on the Status of Open Dumps on Indian Lands	Environmental Protection Agency	12/31/1998	12/03/2007	01/24/2008
US	IHS OPEN DUMPS	Open Dumps on Indian Land	Department of Health & Human Serivces, Indian	04/01/2014	08/06/2014	01/29/2015
US	ABANDONED MINES	Abandoned Mines	Department of Interior	11/28/2023	11/29/2023	12/11/2023
RI	AIRS	Air Emissions Listing	Department of Environmental Management	12/31/2021	07/14/2022	10/06/2022
CT	AIRS	Permitted Air Sources Listing	Department of Energy & Environmental Protecti	02/05/2024	02/29/2024	05/16/2024
RI	ASBESTOS	Asbestos Notification Listing	Department of Health	01/23/2024	01/24/2024	02/01/2024
CT	ASBESTOS	Asbestos Notification Listing	Department of Public Health	10/25/2023	11/15/2023	02/09/2024
RI	CDL	Clandestine Drug Lab Information Listing	Dept of Environmental Management	10/03/2006	12/04/2006	12/18/2006
CT	CDL	Clandestine Drug Lab Listing	Department of Energy & Environmental Protecti	12/04/2023	12/20/2023	03/13/2024
RI	DRYCLEANERS	Drycleaner Facility Listing	Department of Environmental Management	12/13/2022	05/11/2023	08/07/2023

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
CT	DRYCLEANERS 2	Dry Cleaning Remediation Fund Listing	Department of Energy and Environmental Protec	02/02/2024	03/05/2024	05/24/2024
CT	PFAS	PFAS Contamination Site Listing	Department of Energy and Environmental Protec	12/04/2023	12/20/2023	03/13/2024
CT	DRYCLEANERS	Drycleaner Facilities	Department of Energy & Environmental Protecti	07/18/2008	08/08/2008	08/27/2008
RI	FIN ASSURANCE	Financial Assurance Information	Department of Environmental Management	05/19/2014	05/20/2014	06/24/2014
CT	FIN ASSURANCE 1	Financial Assurance Information Listing	Department of Energy & Environmental Protecti	03/25/2024	03/28/2024	04/15/2024
CT	FIN ASSURANCE 2	Financial Assurance Information Listing	Department of Energy & Environmental Protecti	03/13/2023	03/15/2023	04/18/2023
RI	LEAD	Lead Inspections Database	Department of Health, Environmental Lead Prog	12/11/2023	12/19/2023	03/11/2024
CT	LEAD	Lead Inspection Database	Department of Public Health	03/26/2014	03/27/2014	05/08/2014
RI	LEAD CERT	Lead Safe Housing Registry	Department of Health	11/24/2023	11/29/2023	02/22/2024
RI	RI MANIFEST	Manifest information	Department of Environmental Management	12/31/2020	11/30/2021	02/18/2022
CT	CT MANIFEST	Hazardous Waste Manifest Data	Department of Energy & Environmental Protecti	02/05/2024	02/06/2024	04/25/2024
RI	NPDES	Permit and Facility Data	Department of Environmental Management	02/15/2024	02/16/2024	02/21/2024
CT	NPDES	Wastewater Permit Listing	Department of Energy & Environmental Protecti	06/06/2023	06/08/2023	08/30/2023
RI	SPILLS	Oil & Hazardous Material Response Log/Spill Report	Dept. of Environmental Management	11/15/2004	02/04/2005	03/24/2005
CT	SPILLS	Oil & Chemical Spill Database	Department of Energy & Environmental Protecti	12/04/2023	12/20/2023	03/13/2024
RI	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	01/04/2001	01/03/2013	02/27/2013
CT	SPILLS 90	SPILLS90 data from FirstSearch	FirstSearch	10/15/2012	01/03/2013	02/11/2013
RI	PFAS	Sites With Known PFAS Contamination	Department of Health	07/28/2023	08/02/2023	10/23/2023
RI	AQUEOUS FOAM	Firefighting foam listed as the material released, as report	Department of Environmental Management	10/31/2022	01/31/2023	04/21/2023
CT	COI	Completion of Investigation	Department of Energy & Environmental Protecti	08/24/2023	08/31/2023	11/10/2023
US	PFAS TRIS	List of PFAS Added to the TRI	Environmental Protection Agency	12/28/2023	12/28/2023	01/04/2024
US	AQUEOUS FOAM NRC	Aqueous Foam Related Incidents Listing	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	PCS	Permit Compliance System	EPA, Office of Water	12/16/2016	01/06/2017	03/10/2017
US	UST FINDER RELEASE	UST Finder Releases Database	Environmental Protecton Agency	06/08/2023	10/31/2023	01/18/2024
US	UST FINDER	UST Finder Database	Environmental Protection Agency	06/08/2023	10/04/2023	01/18/2024
US	FEDERAL FACILITY	Federal Facility Site Information listing	Environmental Protection Agency	12/20/2023	12/20/2023	01/24/2024
US	FUELS PROGRAM	EPA Fuels Program Registered Listing	EPA	02/12/2024	02/13/2024	04/04/2024
US	PFAS NPL	Superfund Sites with PFAS Detections Information	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	PFAS NPDES	Clean Water Act Discharge Monitoring Information	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	PFAS ECHO FIRE TRAINING	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	PFAS RCRA MANIFEST	PFAS Transfers Identified In the RCRA Database Listing	Environmental Protection Agency	12/28/2023	12/28/2023	01/04/2024
US	PFAS FEDERAL SITES	Federal Sites PFAS Information	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	PFAS WQP	Ambient Environmental Sampling for PFAS	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	PFAS PART 139 AIRPORT	All Certified Part 139 Airports PFAS Information Listing	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	DOCKET HWC	Hazardous Waste Compliance Docket Listing	Environmental Protection Agency	05/06/2021	05/21/2021	08/11/2021
US	MINES MRDS	Mineral Resources Data System	USGS	08/23/2022	11/22/2022	02/28/2023
US	PFAS ATSDR	PFAS Contamination Site Location Listing	Department of Health & Human Services	06/24/2020	03/17/2021	11/08/2022
US	PFAS TSCA	PFAS Manufacture and Imports Information	Environmental Protection Agency	12/28/2023	12/28/2023	01/04/2024
US	BIOSOLIDS	ICIS-NPDES Biosolids Facility Data	Environmental Protection Agency	12/31/2023	01/03/2024	01/16/2024
US	PFAS ECHO	Facilities in Industries that May Be Handling PFAS Listing	Environmental Protection Agency	12/28/2023	12/28/2023	03/04/2024
US	ECHO	Enforcement & Compliance History Information	Environmental Protection Agency	12/17/2023	12/28/2023	03/04/2024
US	UXO	Unexploded Ordnance Sites	Department of Defense	09/06/2023	09/13/2023	12/11/2023

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

St	Acronym	Full Name	Government Agency	Gov Date	Arvl. Date	Active Date
HISTORICAL USE RECORDS						
US	EDR MGP	EDR Proprietary Manufactured Gas Plants	EDR, Inc.			
US	EDR Hist Auto	EDR Exclusive Historical Auto Stations	EDR, Inc.			
US	EDR Hist Cleaner	EDR Exclusive Historical Cleaners	EDR, Inc.			
RI	RGA HWS	Recovered Government Archive State Hazardous Waste Facilitie	Department of Environmental Management		07/01/2013	01/08/2014
CT	RGA HWS	Recovered Government Archive State Hazardous Waste Facilitie	Department of Energy & Environmental Protecti		07/01/2013	01/02/2014
RI	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Environmental Management		07/01/2013	01/17/2014
CT	RGA LF	Recovered Government Archive Solid Waste Facilities List	Department of Energy & Environmental Protecti		07/01/2013	01/15/2014
RI	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Environmental Management		07/01/2013	01/03/2014
CT	RGA LUST	Recovered Government Archive Leaking Underground Storage Tan	Department of Energy & Environmental Protecti		07/01/2013	01/02/2014

STREET AND ADDRESS INFORMATION

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APPENDIX F

Site Environmental Records

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
UNDERGROUND STORAGE TANK SECTION
291 Promenade Street
Providence, Rhode Island 02908
(401) 277-2797

UST ID 17209

LUST ID _____

CLOSURE INSPECTION SHEET
FOR UNDERGROUND STORAGE FACILITIES

On the 16th (date) August, 1995 I, David Sheldon (inspector)

witnessed the permanent closure of the following underground storage tanks owned/operated by

Town of Westerly Tower Street School (owner/operator)

and located at

Tower Street School / Tower St (address)

TANK ID	VOLUME	STORED MATERIAL	TANK STATUS (F = Filled / R = Removed)
#001	5,000 gallon	#4	R

Signature: _____

Title: Principal Engineer
Underground/Storage Tank/Section/Leaking Underground Storage Tank Section
Department of Environmental Management

A closure assessment must be submitted to the Division of Site Remediation, Leaking Underground Storage Tank Section within 30 working days.

NOTE: **This is not a document to approve or certify that tanks are safe or clean to transport.**

CLOINSPR.MST

Rhode Island Department of Environmental Management
Underground Storage Tank Section
UST CLOSURE INSPECTION CHECKLIST

UST Facility ID#: N/R LUST#: _____

Site/Street: Tower St School

Contractor: American Environmental Technologies 800-562-7611

Consultant: None

Contact: Town of Westerly (John Sutcliff) 596-0315 - (207)

Condition of Tank/Piping:

Slightly Corroded.

Condition of Soils:

Good (No Petroleum odor)

Other Observations:

Groundwater Present: X YES ___ NO Sheen Present: ___ YES X NO

Free Product Visible: ___ YES X NO Measurement: _____

Site Sketch:

RESULTS OF INSPECTION/ACTION REQUIRED

__ Minor Staining, Soils Removed

__ Soils Required Excavation,contained, disposed of in accordance with state regulations

__ Site Investigation Report Required w/ groundwater monitoring wells

__ Other

__ Additional Tanks Found/Fees Owed: _____

__ Closure Assessment Required

__ Leak/release observed, notification to LUST Program

X Issue Certificate of Closure
No Further Action Recommended

Inspector: David Sheldon

Signature: [signature] Date: 16 August 1991

CLOCHKLS.MST

1st

TOWER ST SCHOOL

NA

PERMANENT CLOSURE APPLICATION FOR UNDERGROUND STORAGE FACILITIES

A: Date of application: 6-29-93

B: UST Facility I.D.: N/R

(Note: If the tank(s) listed below are not registered with DEM, a registration fee of $50.00 per tank must be submitted along with this application.)

N/A 7/13/95

C: Proposed date of tank closure: AUG - 8TH 1995
(Reminder: This date must be confirmed by phone with DEM at least 3 business days in advance of the closure.)

D: Facility Name: Tower street school
Street Address: TOWER ST
City/Town: westerly RI.

E: Tank Owner: westerly school system
Street Address: 44 PARK AVE
City/Town/State: westerly RI
Contact Person:
Telephone Number: (401) 596-0315

F: Property Owner: TOWN OF WESTERLY
Street Address: MAIN ST
City/Town/State: WESTERLY RI

G: **FIRM/CONTRACTOR TO PERFORM TANK CLOSURE WORK**

Name: AMERICAN ENVIRONMENTAL TECH, INC
Address: 390 WEST THAMES ST NORWICH, CT
Contact Person: DAVID CAUCHS
Phone Number: 203-887-1932

H: **FIRM/CONSULTANT TO PERFORM TANK CLOSURE ASSESSMENT** (check one)

✓ Professional Engineer ___ Certified Professional Geologist

___ Other; **A statement of qualifications must be submitted with this application.**

Name:
Address:
Contact Person:
Phone Number:

Revised App.

(203) 588-0333
or 596-9865

I: DESCRIPTION OF TANKS TO BE CLOSED

TANK NO.	AGE	DATE LAST USED	VOLUME	CONSTRUCTION MATERIAL	STORED MATERIAL
~~#1~~ ~~unleaded~~	1958-40yrs	MAY-95	~~5,000~~	steel	#4 oil

(If there are more tanks being closed please list on an attachment)

J: **FEES:**
Closure: NUMBER OF TANKS_____ X $75.00 PER TANK =_____
Registration: NUMBER OF TANKS_____ X $50.00 PER TANK =_____

K. Have these tanks ever held non-petroleum, hazardous materials?

_____YES ___✓___NO

If yes, then list materials:_____

L. After the closure(s) have been completed on the aforementioned tanks, will there be any underground storage tanks remaining in existence at this facility? _____YES ___✓___NO

Will any new UST(s) be installed on the site?
_____YES ___✓___NO

CLOSURE PROCEDURE (select one):

1._____ Precision test and fill with inert material (Section 15.12).

Material used for filling tank:_____

NOTE: APPROVED PRECISION TEST METHOD MUST BE CONDUCTED BY A LICENSED TESTER AND RESULTS MUST BE SUBMITTED TO DEM PRIOR TO FILLING THE TANK IN PLACE.

2.___✓___ Excavate, clean, and dispose (Section 15.11)

a. Specify method of tank cleaning: INERT, CUT, ENTER Squeegee, WATER WASH, PUMP OUT

b. Specify method for disposing of tank sludges or wastes generated by cleaning process. List name of waste hauler. AMERICAN ENVIRONMENTAL TECH, INC. (AET)

c. Specify whether cleaning will take place...
onsite X off-site ____

i. If offsite, indicate location of final tank cleaning:
Firm/Address: ____

ii. Indicate firm which will transport tank(s) to site indicated in c(i) above:
Firm/Address: ____

NOTE: FIRMS TRANSPORTING TANK SLUDGE AND WASTE OR TANKS WHICH REQUIRE FURTHER CLEANING MUST BE PERMITTED BY DEM (DIVISION OF AIR AND HAZARDOUS MATERIALS) AS HAZARDOUS WASTE TRANSPORTERS.

d. Will tank(s) be ...

rendered unfit for use and disposed of yes or reused ____?

NOTE: REUSE OF A TANK IN THE GROUND REQUIRES COMPLIANCE WITH SECTION 12.03 OF STATE UST REGULATIONS.

Location for final tank(s) disposal:
Morris Recycling
Johnston, RI

If tank is to be reused, specify:

Proposed use: N/A

Name/address of intended user: ____

CERTIFICATION BY TANK OWNER

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

NAME OF OWNER: (please print) TOWN OF WESTERLY
SIGNATURE: Ernest M. Zampieri
TITLE: Town Manager
ADDRESS: 45 Broad Street, Westerly RI
TELEPHONE: (401) 348-2536

NOTIFICATION OF LOCAL FIRE DEPARTMENT

The authorized signature of the local fire department below indicates that the local fire officials have been notified that you are planning to close an underground storage tank at the above location. **YOU MUST ALSO NOTIFY THE LOCAL FIRE DEPARTMENT OF THE EXACT CLOSURE DATE AFTER YOU HAVE CONFIRMED THIS DATE WITH DEM.**

Authorized Local Fire Department Representative — Date: 7/6/95

STATE OF RHODE ISLAND
ASSISTANT DEPUTY
STATE FIRE MARSHAL

Name Of Local Fire Department: Westerly Fire Dept — Telephone Number: 401-596-0402

This signature does not serve as notice to the town, does not guarantee town approval, and does not relieve you of your obligations to other applicable town officials. Any violation, deficiency or requirement which may have been overlooked is also subject to correction under the provision of any applicable code.

DEM
DIVISION OF BUSINESS AFFAIRS USE ONLY

A. NO. OF TANKS 1 X 75.00 = 75.00
B. NO. OF TANKS ____ X 50.00 = ____
TOTAL FEE = ____ (A) + ____ (B) = ____

FULL PAYMENT RECEIVED ON 6/29/95 - #6664 (DATE)

ER Pickett *

* AET and ER Pickett are working out reimbursement

SUPPLEMENT TO THE PERMANENT CLOSURE APPLICATION FOR USTs

This supplement must accompany all Permanent Closure Applications for USTs (as revised 2/93 and earlier) received by the Rhode Island Department of Environmental Management on or after August 25, 1993.

FACILITY NAME: Tower ST SCHOOL

FACILITY ADDRESS: Tower ST
Westerly, RI

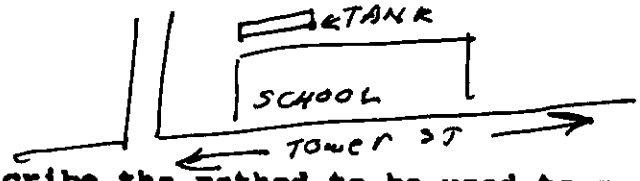
PROPOSED CLOSURE DATE: AUG 15, 1995

FACILITY REGISTRATION #: _____

***Please note that the UST registration fee has increased to $50.00 per tank. Payment of all unregistered tanks must be submitted with this application.**

1. Has a check in the total amount of $50.00 per unregistered tank been submitted with this application? _____

2. In the space provided below, please draw an informal sketch of the location of each UST to be permanently closed. Number each tank to coincide with the tank numbers on your UST registration form.



3. Describe the method to be used to empty the tank(s) prior to excavation. VACUM TRUCK

4. Describe the method to be used to remove the tank from excavation. EXCAVTOR

5. Describe the method(s) to be used to properly and safely vent the tank(s) and properly make openings in the tank(s). VENTED SYSTEM 4109 LEL CUT SAWSALL

***NOTE: Appropriate venting must be carried out both before the cutting of any tank and before off-site transport of any tank which has not been completely cleaned per Rule 15.11(c) of the UST Regs.**

6. Describe the instruments used to verify that the tank(s) have been properly vented. MSA PASSPORT LEL, O2, H2S METER

7. Describe how any residues remaining in the tank(s) will be managed. RINSE Squeege INTO VACUM TRUCK TRANSPORT TO TSDF

PERMANENT CLOSURE APPLICATION FOR UNDERGROUND STORAGE FACILITIES

A: Date of application: 6-20-95

B: UST Facility I.D.: NR-[redacted]

(Note: If the tank(s) listed below are not registered with DEM, a registration fee of $35.00 per tank must be submitted along with this application.)

C: Proposed date of tank closure: ASAP N/B 7/13/95
(Reminder: This date must be confirmed by phone with DEM at least 3 business days in advance of the closure.)

D: Facility Name: TOWER ST. SCHOOL
Street Address: TOWER ST
City/Town: WESTERLY RI 02891

E: Tank Owner: SAMIR
Street Address:
City/Town/State:
Contact Person:
Telephone Number: 401 - 596 - 0315

F: Property Owner: SAMIR
Street Address:
City/Town/State:

G: FIRM/CONTRACTOR TO PERFORM TANK CLOSURE WORK

Name: E.R. Pickett Co Inc
Address: 836 Eddy St. Providence RI
Contact Person: George Kurz
Phone Number: 781-3455

H: FIRM/CONSULTANT TO PERFORM TANK CLOSURE ASSESSMENT (check one)

____ Professional Engineer ___ Certified Professional Geologist

____ Other; A statement of qualifications must be submitted with this application.

Name: N/A
Address:
Contact Person:
Phone Number:

RECEIVED
DEM
Jun 29 | 25 PM '95
BUSINESS AFFAIRS

RECEIVED
JUL - 6 1995

I: DESCRIPTION OF TANKS TO BE CLOSED

TANK NO.	AGE	DATE LAST USED	VOLUME	CONSTRUCTION MATERIAL	STORED MATERIAL
	1955	6/21/95	3,400 gal	~~steel~~ 4 oil	tank empty

(If there are more tanks being closed please list on an attachment)

J: FEES:
Closure: NUMBER OF TANKS_____ X $75.00 PER TANK =_____
Registration: NUMBER OF TANKS_____ X $35.00 PER TANK =_____

K. Have these tanks ever held non-petroleum, hazardous materials?

_____YES __X__NO

If yes, then list materials:_____

L. After the closure(s) have been completed on the aforementioned tanks, will there be any underground storage tanks remaining in existence at this facility? _____YES __X__NO

Will any new UST(s) be installed on the site?
_____YES _____NO

CLOSURE PROCEDURE (select one):

1._____ Precision test and fill with inert material (Section 15.12).

Material used for filling tank:_____

NOTE: APPROVED PRECISION TEST METHOD MUST BE CONDUCTED BY A LICENSED TESTER AND RESULTS MUST BE SUBMITTED TO DEM PRIOR TO FILLING THE TANK IN PLACE.

2.__X__ Excavate, clean, and dispose (Section 15.11)

a. Specify method of tank cleaning: vac, neutralize, degreaser, and wipe

b. Specify method for disposing of tank sludges or wastes generated by cleaning process. List name of waste hauler. place in EPA drums and dispose

c. Specify whether cleaning will take place...
onsite X off-site ____

i. If offsite, indicate location of final tank cleaning:
Firm/Address: N/A

ii. Indicate firm which will transport tank(s) to site indicated in c(i) above:
Firm/Address: N/A

NOTE: FIRMS TRANSPORTING TANK SLUDGE AND WASTE OR TANKS WHICH REQUIRE FURTHER CLEANING MUST BE PERMITTED BY DEM (DIVISION OF AIR AND HAZARDOUS MATERIALS) AS HAZARDOUS WASTE TRANSPORTERS.

d. Will tank(s) be ...

rendered unfit for use and disposed of X or reused ____?

NOTE: REUSE OF A TANK IN THE GROUND REQUIRES COMPLIANCE WITH SECTION 12.03 OF STATE UST REGULATIONS.

Location for final tank(s) disposal:

Patriot Metals
New York Ave
Providence RI

If tank is to be reused, specify:

Proposed use: N/A

Name/address of intended user: ____

CERTIFICATION BY TANK OWNER

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

NAME OF OWNER: (please print) James W. Hackbel

SIGNATURE: _____

TITLE: Superintendent of Schools

ADDRESS: 44 Park Ave, Westerly, RI 02891

TELEPHONE: 401-596-0815

NOTIFICATION OF LOCAL FIRE DEPARTMENT

The authorized signature of the local fire department below indicates that the local fire officials have been notified that you are planning to close an underground storage tank at the above location. YOU MUST ALSO NOTIFY THE LOCAL FIRE DEPARTMENT OF THE EXACT CLOSURE DATE AFTER YOU HAVE CONFIRMED THIS DATE WITH DEM.

STATE OF RHODE ISLAND
ASSISTANT DEPUTY
STATE FIRE MARSHAL

_____ 6/28/95
Authorized Local Fire Department Representative — Date

Westerly Fire Dept — 401-596-0402
Name Of Local Fire Department — Telephone Number

This signature does not serve as notice to the town, does not guarantee town approval, and does not relieve you of your obligations to other applicable town officials. Any violation, deficiency or requirement which may have been overlooked is also subject to correction under the provision of any applicable code.

DEM
DIVISION OF BUSINESS AFFAIRS USE ONLY

A NO. OF TANKS 1 X 75.00 = 75.00
B NO. OF TANKS _____ X 35.00 = _____
TOTAL FEE = _____ (A) + _____ (B) = _____

FULL PAYMENT RECEIVED ON 6/29/95 - #16664 ER Pickup (DATE)

SUPPLEMENT TO THE PERMANENT CLOSURE APPLICATION FOR USTs

This supplement must accompany all Permanent Closure Applications for USTs (as revised 2/93 and earlier) received by the Rhode Island Department of Environmental Management on or after August 25, 1993.

FACILITY NAME: TOWER STREET SCHOOL

FACILITY ADDRESS: TOWER STREET
WESTERLY RI 02891

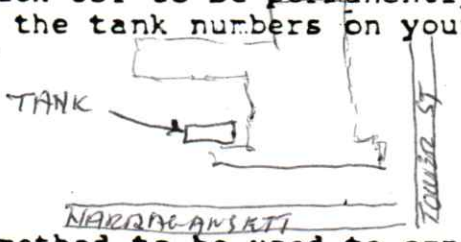
PROPOSED CLOSURE DATE: ASAP

FACILITY REGISTRATION #: N/A

***Please note that the UST registration fee has increased to $50.00 per tank. Payment of all unregistered tanks must be submitted with this application.**

1. Has a check in the total amount of $50.00 per unregistered tank been submitted with this application? N/A

2. In the space provided below, please draw an informal sketch of the location of each UST to be permanently closed. Number each tank to coincide with the tank numbers on your UST registration form.



3. Describe the method to be used to empty the tank(s) prior to excavation. VAC TRUCK

4. Describe the method to be used to remove the tank from excavation. Excavator with Straps

5. Describe the method(s) to be used to properly and safely vent the tank(s) and properly make openings in the tank(s). Venturi Air System. Pneumatic Drill & Sawzall

***NOTE: Appropriate venting must be carried out both before the cutting of any tank and before off-site transport of any tank which has not been completely cleaned per Rule 15.11(c) of the UST Regs.**

6. Describe the instruments used to verify that the tank(s) have been properly vented. Explosimeter

7. Describe how any residues remaining in the tank(s) will be managed. Place in DOT Drums & Dispose

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
UNDERGROUND STORAGE TANK SECTION
291 Promenade Street
Providence, Rhode Island 02908
(401) 277-2234

UST FACILITY ID 17209
LUST FACILITY ID _____
(in bk)

CLOSURE CERTIFICATE
FOR UNDERGROUND STORAGE FACILITIES

In compliance with Chapter 46-12 of the Rhode Island General Laws, as amended, and the Regulations for Underground Storage Facilities Used for Petroleum Products and Hazardous Materials,

TOWN OF WESTERLY/TOWER STREET SCHOOL

owner/operator of an underground storage facility located at

TOWER STREET, WESTERLY RI

is issued this Certificate of Closure indicating that the storage tanks described below have been taken out of service permanently, in compliance with the Regulations for Underground Storage Facilities Used for Petroleum Products and Hazardous Materials.

TANK ID	VOLUME	STORED MATERIAL	DATE LAST USED	STATUS OF TANK F = Filled R = Removed
001	5000gal	#4 oil	5/95	R

Signed this 7th day of September, 19 95

Approved: L. Daniel Russell, Jr.
Underground Storage Tank Section
Department of Environmental Management

NOTE: This is not a document to approve or certify that tanks are/were safe or clean to transport.

USCLOSCT.MST

APPENDIX G

EDR Sanborn Fire Insurance Map Report

Tower Street School
83 Tower Street
Westerly, RI 02891

Inquiry Number: 7664234.3
May 28, 2024

Certified Sanborn® Map Report

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

Certified Sanborn® Map Report

05/28/24

Site Name:

Tower Street School
83 Tower Street
Westerly, RI 02891
EDR Inquiry # 7664234.3

Client Name:

Pare Corporation
8 Blackstone Valley Place
Lincoln, RI 02865
Contact: Arianne Barton

The Sanborn Library has been searched by EDR and maps covering the target property location as provided by Pare Corporation were identified for the years listed below. The Sanborn Library is the largest, most complete collection of fire insurance maps. The collection includes maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow, and others. Only Environmental Data Resources Inc. (EDR) is authorized to grant rights for commercial reproduction of maps by the Sanborn Library LLC, the copyright holder for the collection. Results can be authenticated by visiting www.edrnet.com/sanborn.

The Sanborn Library is continually enhanced with newly identified map archives. This report accesses all maps in the collection as of the day this report was generated.

Certified Sanborn Results:

Certification # 8DAA-4963-B779

PO # 24111.00

Project 24111.00

UNMAPPED PROPERTY

This report certifies that the complete holdings of the Sanborn Library, LLC collection have been searched based on client supplied target property information, and fire insurance maps covering the target property were not found.

Sanborn® Library search results

Certification #: 8DAA-4963-B779

The Sanborn Library includes more than 1.2 million fire insurance maps from Sanborn, Bromley, Perris & Browne, Hopkins, Barlow and others which track historical property usage in approximately 12,000 American cities and towns. Collections searched:

- ☑ Library of Congress
- ☑ University Publications of America
- ☑ EDR Private Collection

The Sanborn Library LLC Since 1866™

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APPENDIX H

EDR Historical Aerial Photography Report

Tower Street School

83 Tower Street

Westerly, RI 02891

Inquiry Number: 7664234.8

May 29, 2024

The EDR Aerial Photo Decade Package

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Aerial Photo Decade Package

05/29/24

Site Name:

Tower Street School
83 Tower Street
Westerly, RI 02891
EDR Inquiry # 7664234.8

Client Name:

Pare Corporation
8 Blackstone Valley Place
Lincoln, RI 02865
Contact: Arianne Barton

Environmental Data Resources, Inc. (EDR) Aerial Photo Decade Package is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's professional researchers provide digitally reproduced historical aerial photographs, and when available, provide one photo per decade.

Search Results:

Year	Scale	Details	Source
2018	1"=500'	Flight Year: 2018	USDA/NAIP
2014	1"=500'	Flight Year: 2014	USDA/NAIP
2010	1"=500'	Flight Year: 2010	USDA/NAIP
2006	1"=500'	Flight Year: 2006	USDA/NAIP
2001	1"=500'	Acquisition Date: January 01, 2001	USGS/DOQQ
1996	1"=500'	Flight Date: April 15, 1996	CTMAGIC
1992	1"=500'	Acquisition Date: January 01, 1992	USGS/DOQQ
1990	1"=500'	Flight Date: April 13, 1990	USGS
1985	1"=500'	Flight Date: April 17, 1985	USDA
1981	1"=500'	Flight Date: April 13, 1981	RIGIS
1974	1"=500'	Flight Date: April 20, 1974	USGS
1970	1"=500'	Flight Date: March 11, 1970	USGS
1962	1"=500'	Flight Date: April 27, 1962	RIGIS
1960	1"=500'	Flight Date: May 01, 1960	USGS
1957	1"=500'	Flight Date: April 10, 1957	USGS
1951	1"=500'	Flight Date: November 21, 1951	CTMAGIC
1941	1"=500'	Flight Date: October 09, 1941	USGS
1939	1"=500'	Flight Date: May 10, 1939	RIGIS
1934	1"=500'	Flight Date: April 09, 1934	FAIR

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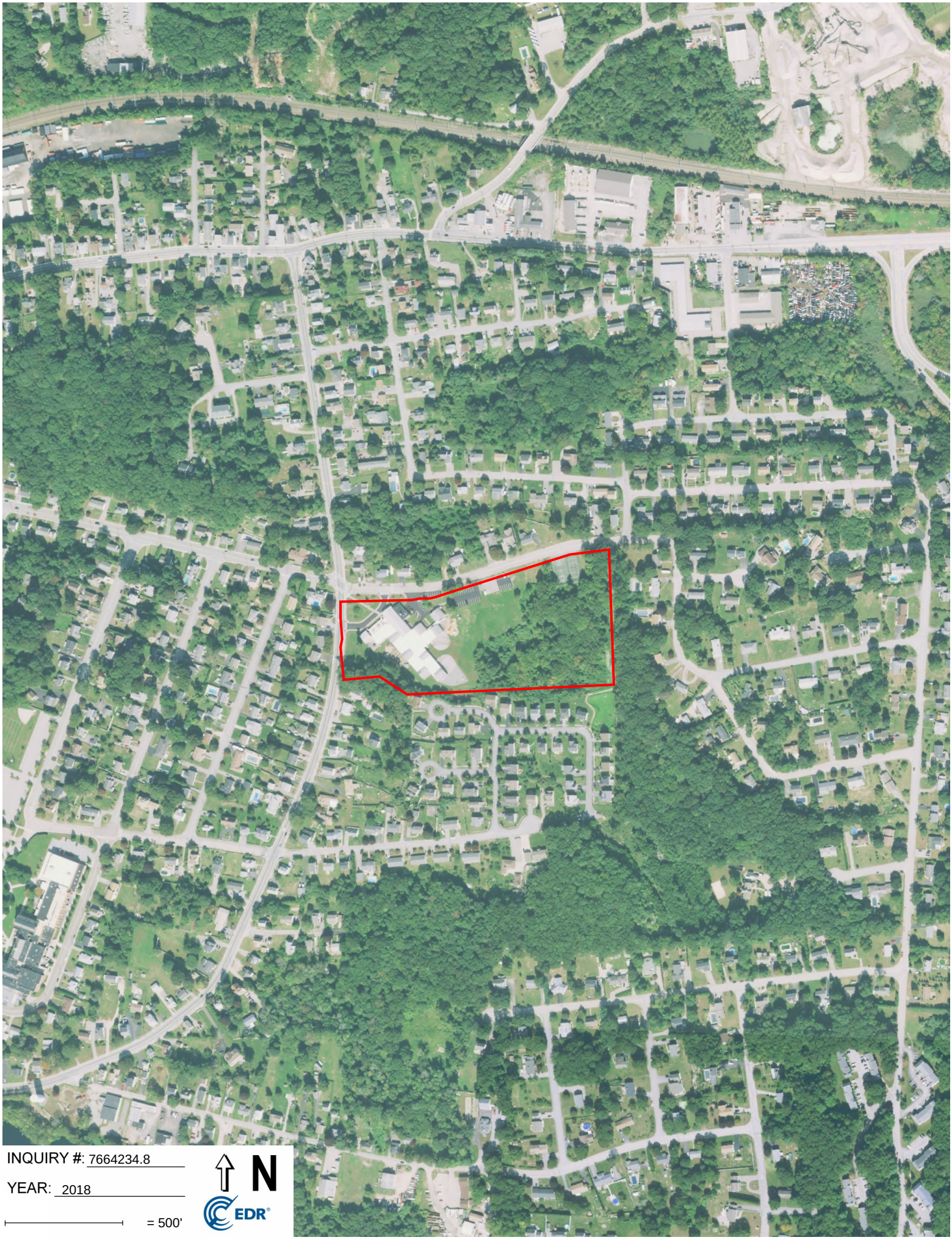
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YEAR: 2018
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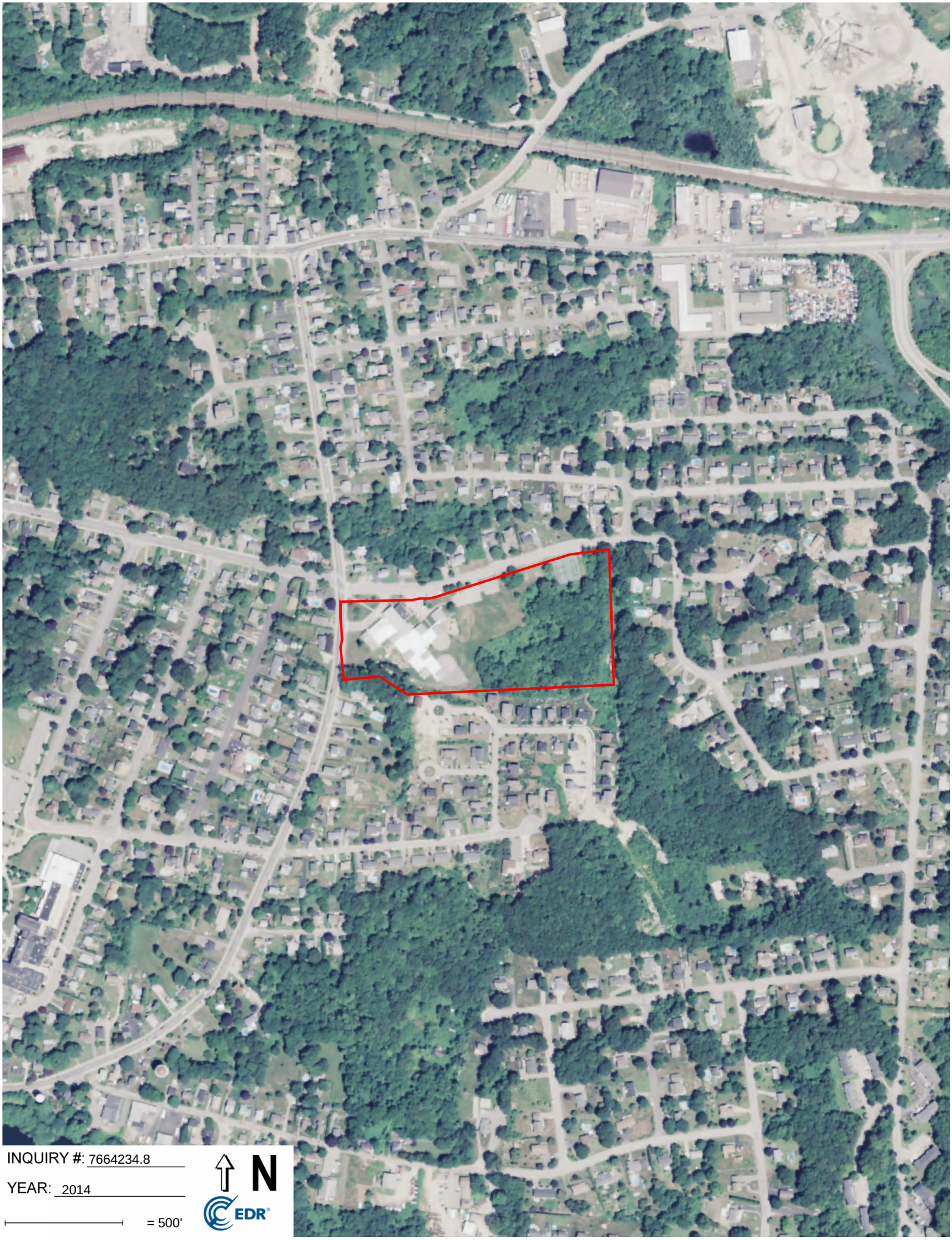
EDR


INQUIRY #: 7664234.8
YEAR: 2014
= 500'
N
EDR


INQUIRY #: 7664234.8
YEAR: 2010
= 500'
N
EDR


INQUIRY #: 7664234.8
YEAR: 2006
= 500'
N
EDR


INQUIRY #: 7664234.8
YEAR: 2001
= 500'
N
EDR


INQUIRY #: 7664234.8
YEAR: 1996
= 500'
N
EDR



INQUIRY #: 7664234.8

YEAR: 1992

= 500'

N

EDR


INQUIRY #: 7664234.8
YEAR: 1990
= 500'
N
EDR


INQUIRY #: 7664234.8
YEAR: 1985
= 500'
N
EDR


INQUIRY #: 7664234.8
YEAR: 1981
= 500'
N
EDR


INQUIRY #: 7664234.8
YEAR: 1974
= 500'
N
EDR


INQUIRY #: 7664234.8
YEAR: 1970
= 500'
N
EDR



INQUIRY #: 7664234.8

YEAR: 1962

= 500'

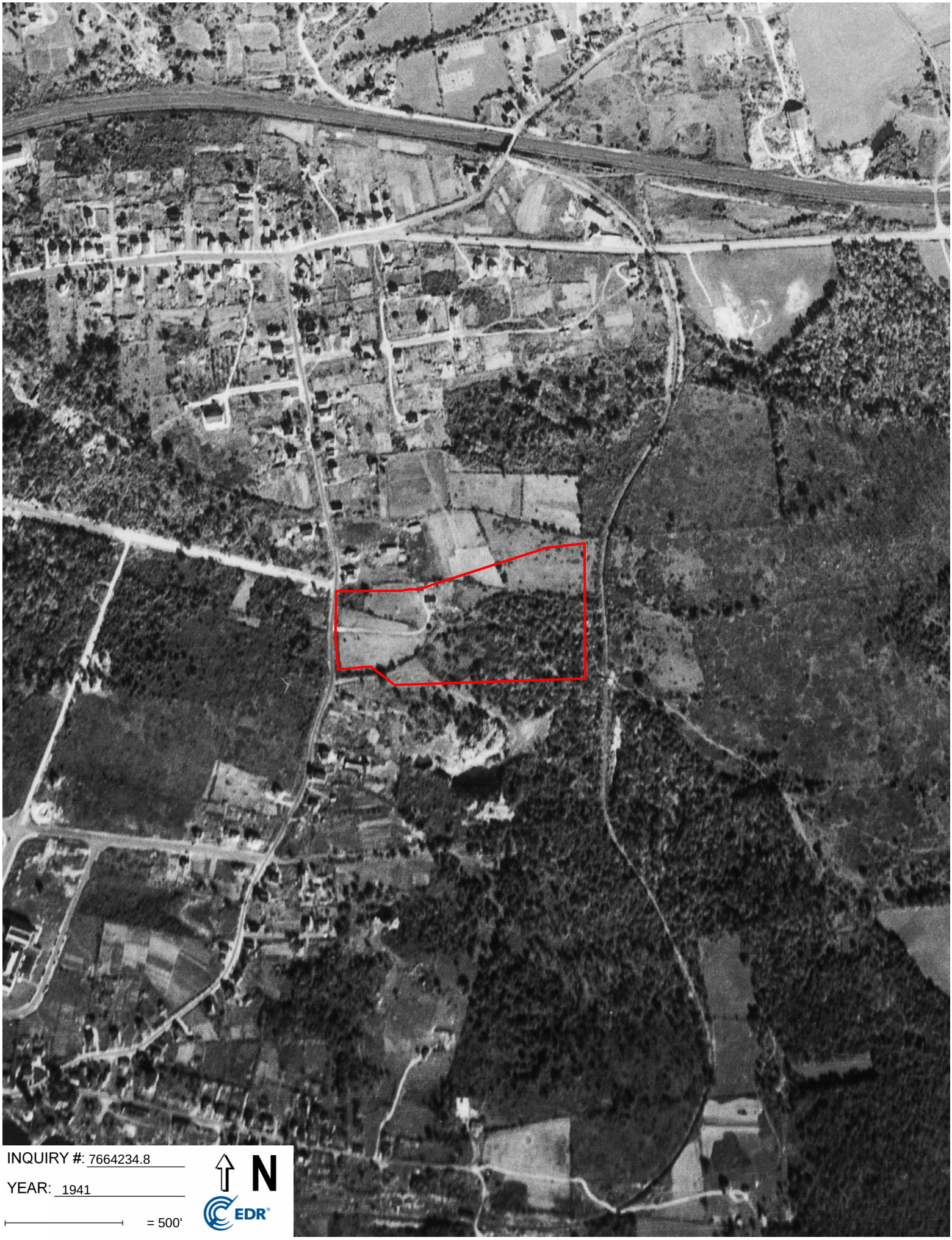
N

EDR


INQUIRY #: 7664234.8
YEAR: 1960
= 500'
N
EDR


INQUIRY #: 7664234.8
YEAR: 1957
= 500'
N
EDR


INQUIRY #: 7664234.8
YEAR: 1951
= 500'
N
EDR


INQUIRY #: 7664234.8
YEAR: 1941
= 500'
N
EDR


INQUIRY #: 7664234.8
YEAR: 1939
= 500'
N
EDR


INQUIRY #: 7664234.8
YEAR: 1934
= 500'
N
EDR

APPENDIX I

EDR Historical Topographic Map Report

Tower Street School
83 Tower Street
Westerly, RI 02891

Inquiry Number: 7664234.4
May 28, 2024

EDR Historical Topo Map Report

with QuadMatch™

6 Armstrong Road, 4th floor
Shelton, CT 06484
Toll Free: 800.352.0050
www.edrnet.com

EDR Historical Topo Map Report

05/28/24

Site Name:

Tower Street School
83 Tower Street
Westerly, RI 02891
EDR Inquiry # 7664234.4

Client Name:

Pare Corporation
8 Blackstone Valley Place
Lincoln, RI 02865
Contact: Arianne Barton

EDR Topographic Map Library has been searched by EDR and maps covering the target property location as provided by Pare Corporation were identified for the years listed below. EDR's Historical Topo Map Report is designed to assist professionals in evaluating potential liability on a target property resulting from past activities. EDRs Historical Topo Map Report includes a search of a collection of public and private color historical topographic maps, dating back to the late 1800s.

Search Results:

P.O.# 24111.00
Project: 24111.00

Coordinates:

Latitude:	41.379429 41° 22' 46" North
Longitude:	-71.812496 -71° 48' 45" West
UTM Zone:	Zone 19 North
UTM X Meters:	264814.35
UTM Y Meters:	4584696.06
Elevation:	93.08' above sea level

Maps Provided:

2021	1953
2018	1947
2015	1943, 1944
2012	1921
2001	1913
1984	1893
1975	1889
1970	

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Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2021 Source Sheets



Ashaway
2021
7.5-minute, 24000



Watch Hill
2021
7.5-minute, 24000

2018 Source Sheets

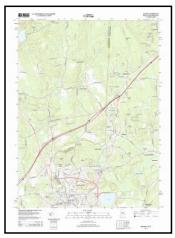


Ashaway
2018
7.5-minute, 24000



Watch Hill
2018
7.5-minute, 24000

2015 Source Sheets



Ashaway
2015
7.5-minute, 24000



Watch Hill
2015
7.5-minute, 24000

2012 Source Sheets



Ashaway
2012
7.5-minute, 24000



Watch Hill
2012
7.5-minute, 24000

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

2001 Source Sheets



Watch Hill
2001
7.5-minute, 24000
Aerial Photo Revised 2001



Ashaway
2001
7.5-minute, 24000
Aerial Photo Revised 2001

1984 Source Sheets

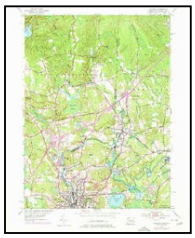


Watch Hill
1984
7.5-minute, 24000
Aerial Photo Revised 1982

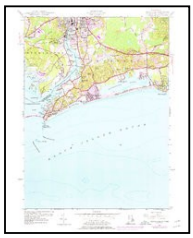


Ashaway
1984
7.5-minute, 24000
Aerial Photo Revised 1980

1975 Source Sheets



Ashaway
1975
7.5-minute, 24000
Aerial Photo Revised 1975



Watch Hill
1975
7.5-minute, 24000
Aerial Photo Revised 1975

1970 Source Sheets



Ashaway
1970
7.5-minute, 24000
Aerial Photo Revised 1970



Watch Hill
1970
7.5-minute, 24000
Aerial Photo Revised 1970

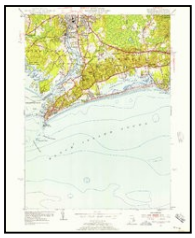
Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1953 Source Sheets

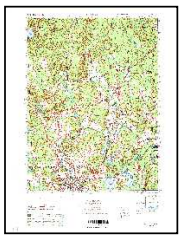


Ashaway
1953
7.5-minute, 24000



Watch Hill
1953
7.5-minute, 24000

1947 Source Sheets



ASHAWAY
1947
7.5-minute, 25000

1943, 1944 Source Sheets



Ashaway
1943
7.5-minute, 31680



Watch Hill
1944
7.5-minute, 31680

1921 Source Sheets



Stonington
1921
15-minute, 62500

Topo Sheet Key

This EDR Topo Map Report is based upon the following USGS topographic map sheets.

1913 Source Sheets



STONINGTON
1913
15-minute, 62500

1893 Source Sheets



Stonington
1893
15-minute, 62500

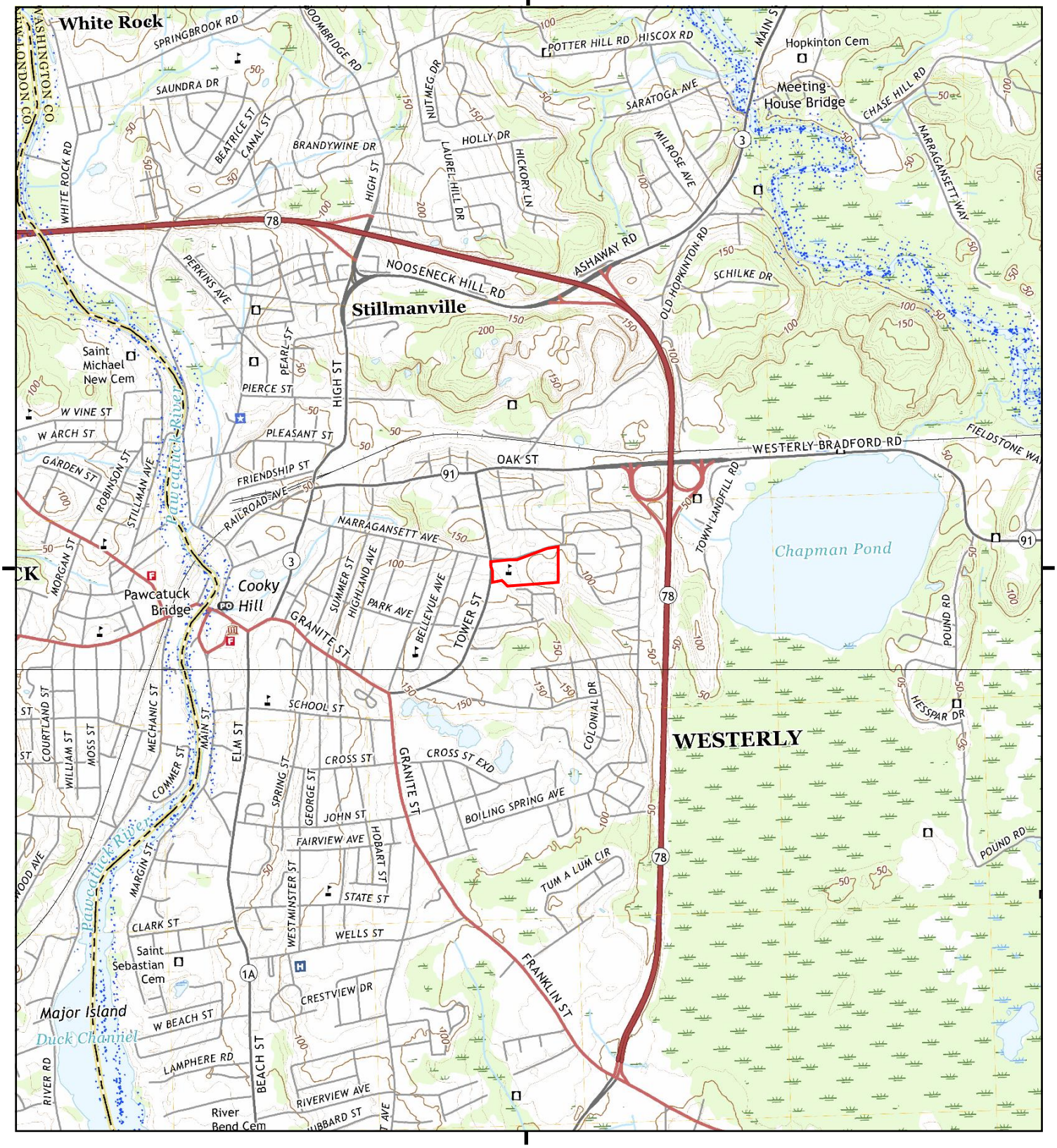
1889 Source Sheets



Stonington
1889
15-minute, 62500

Historical Topo Map

2021



This report includes information from the following map sheet(s).

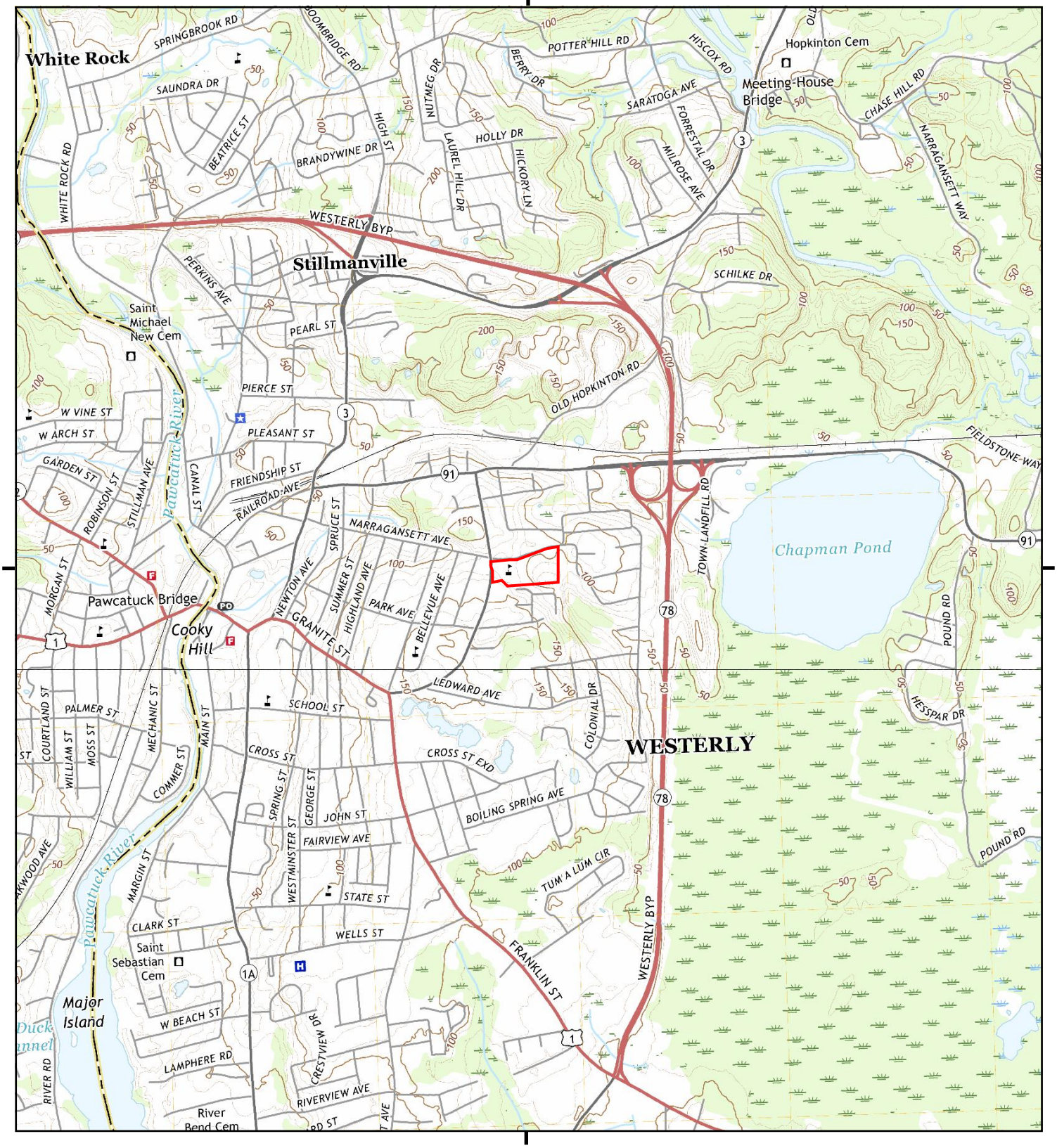
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Ashaway, 2021, 7.5-minute
S, Watch Hill, 2021, 7.5-minute

SITE NAME: Tower Street School
ADDRESS: 83 Tower Street
Westerly, RI 02891
CLIENT: Pare Corporation

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

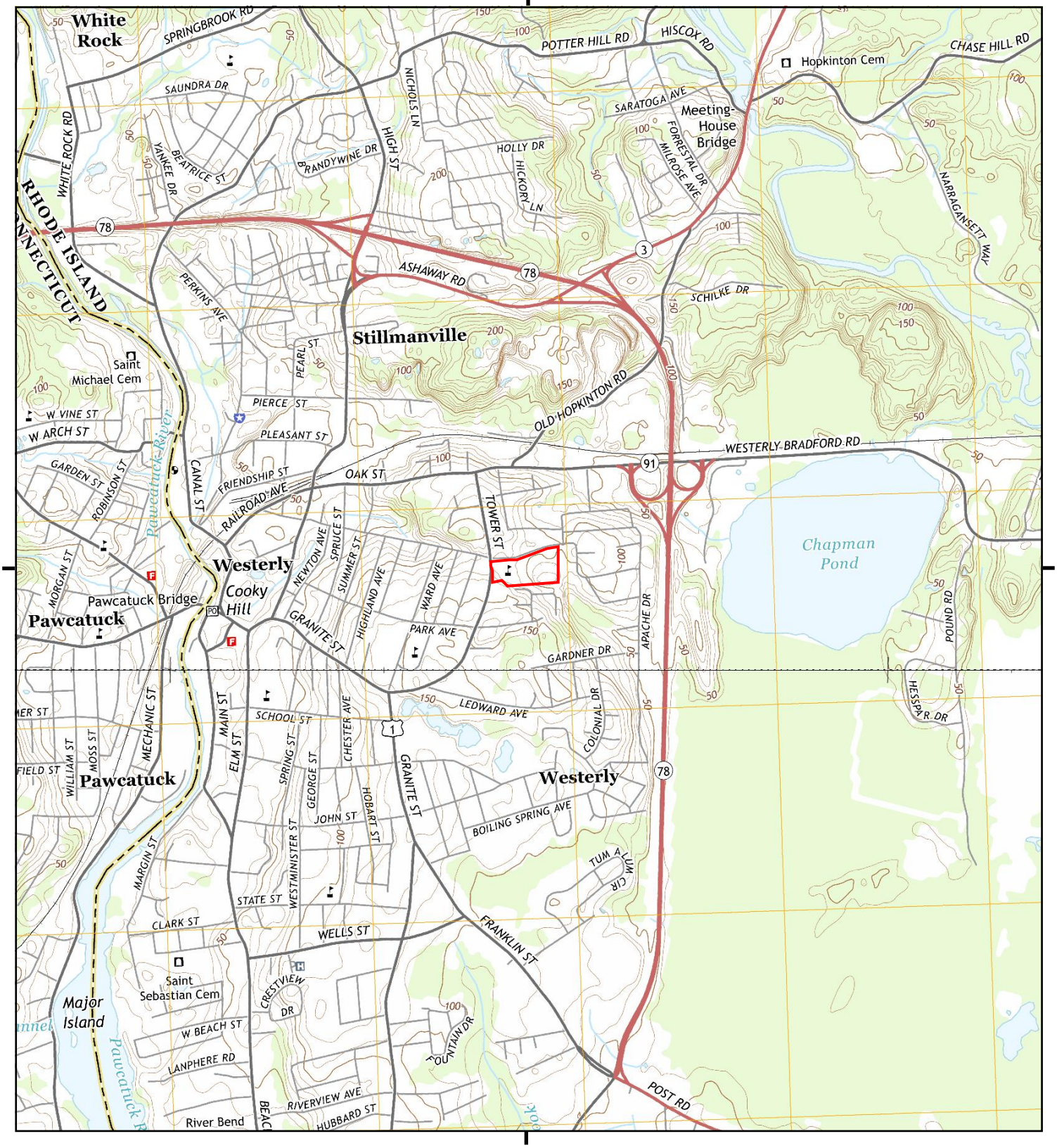
TP, Ashaway, 2018, 7.5-minute
S, Watch Hill, 2018, 7.5-minute

SITE NAME: Tower Street School
ADDRESS: 83 Tower Street
Westerly, RI 02891
CLIENT: Pare Corporation

N

Historical Topo Map

2015



This report includes information from the following map sheet(s).

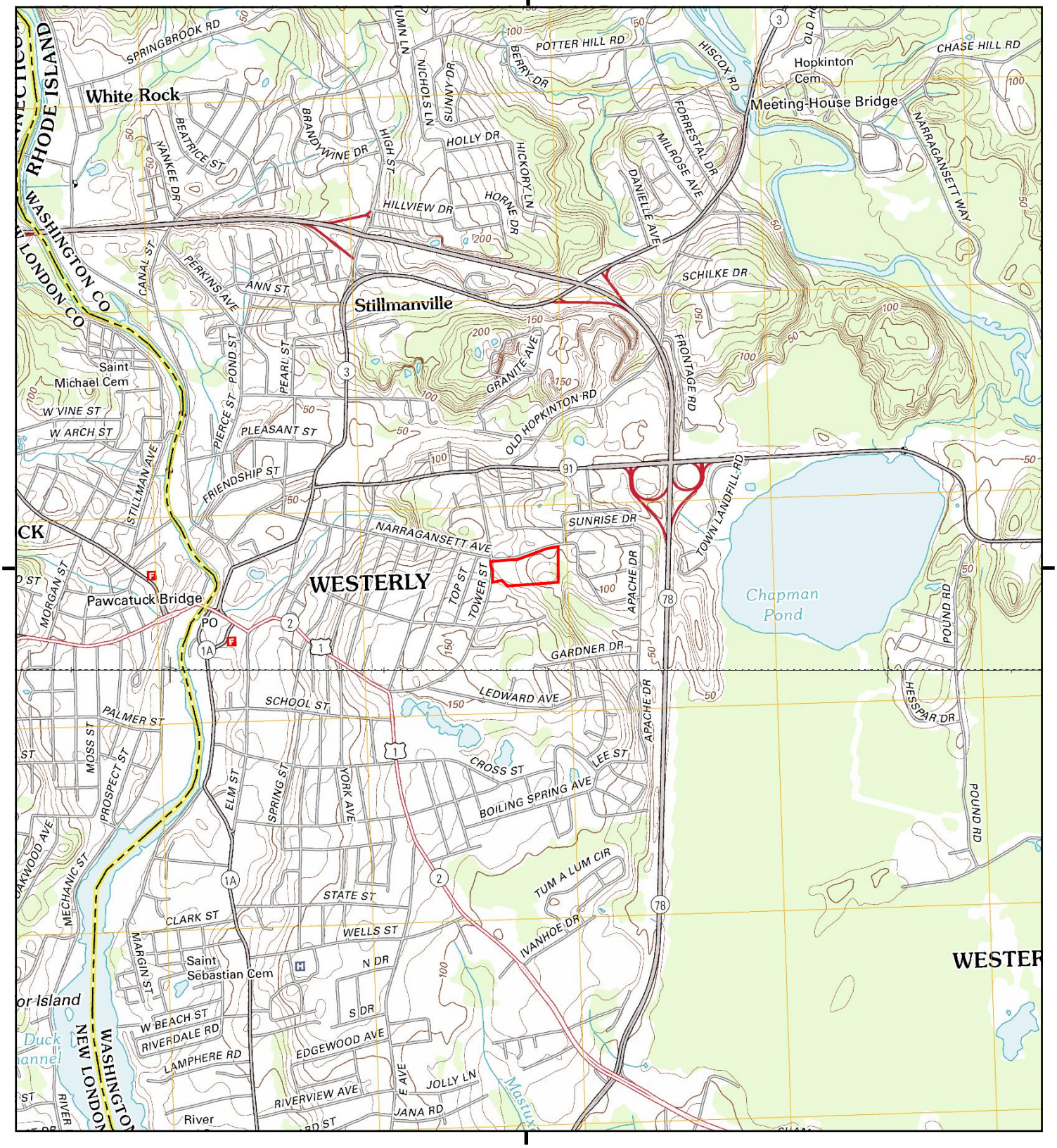
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Ashaway, 2015, 7.5-minute
S, Watch Hill, 2015, 7.5-minute

SITE NAME: Tower Street School
ADDRESS: 83 Tower Street
Westerly, RI 02891
CLIENT: Pare Corporation

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

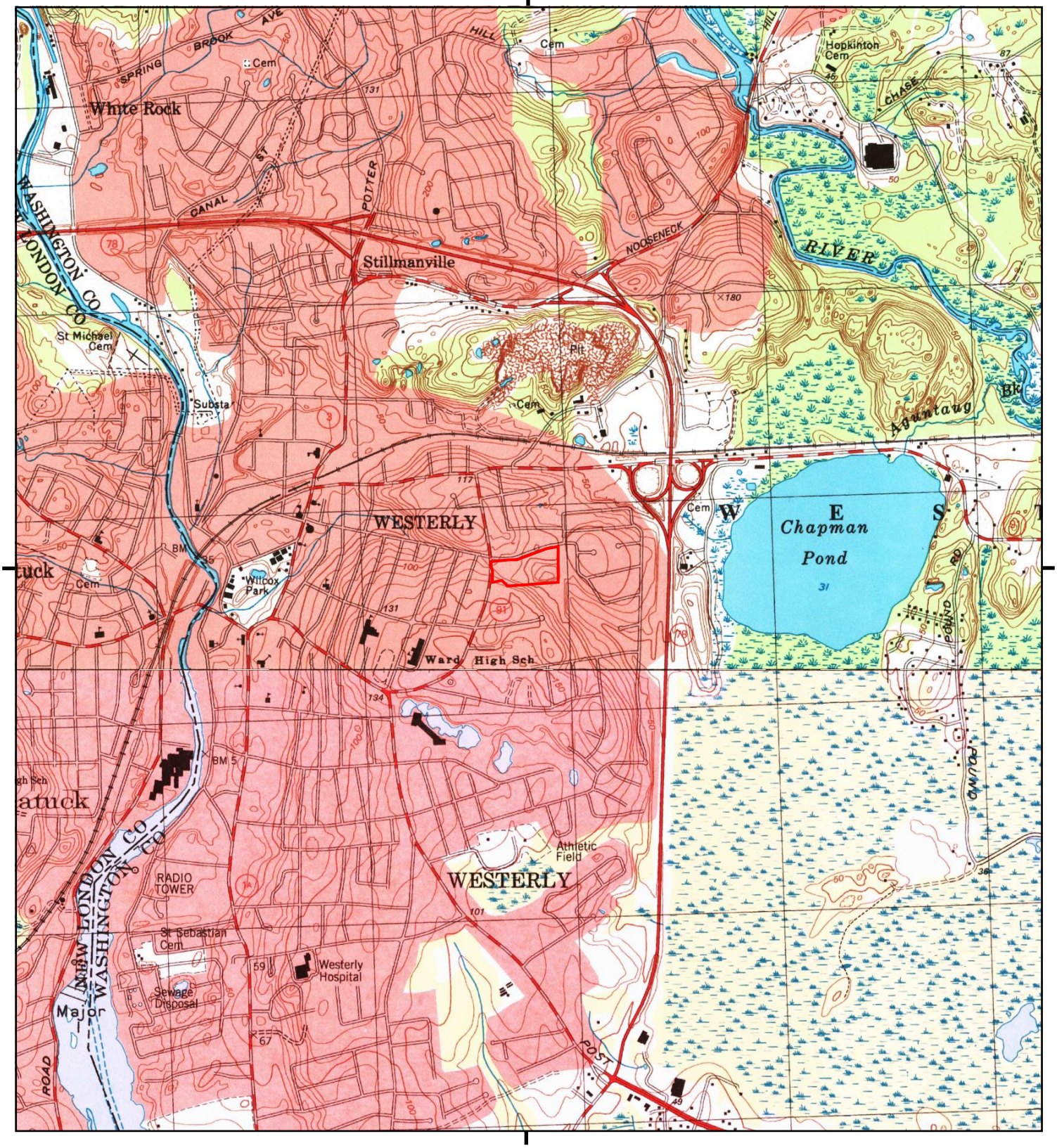
TP, Ashaway, 2012, 7.5-minute
S, Watch Hill, 2012, 7.5-minute

SITE NAME: Tower Street School
ADDRESS: 83 Tower Street
Westerly, RI 02891
CLIENT: Pare Corporation

N

Historical Topo Map

2001



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

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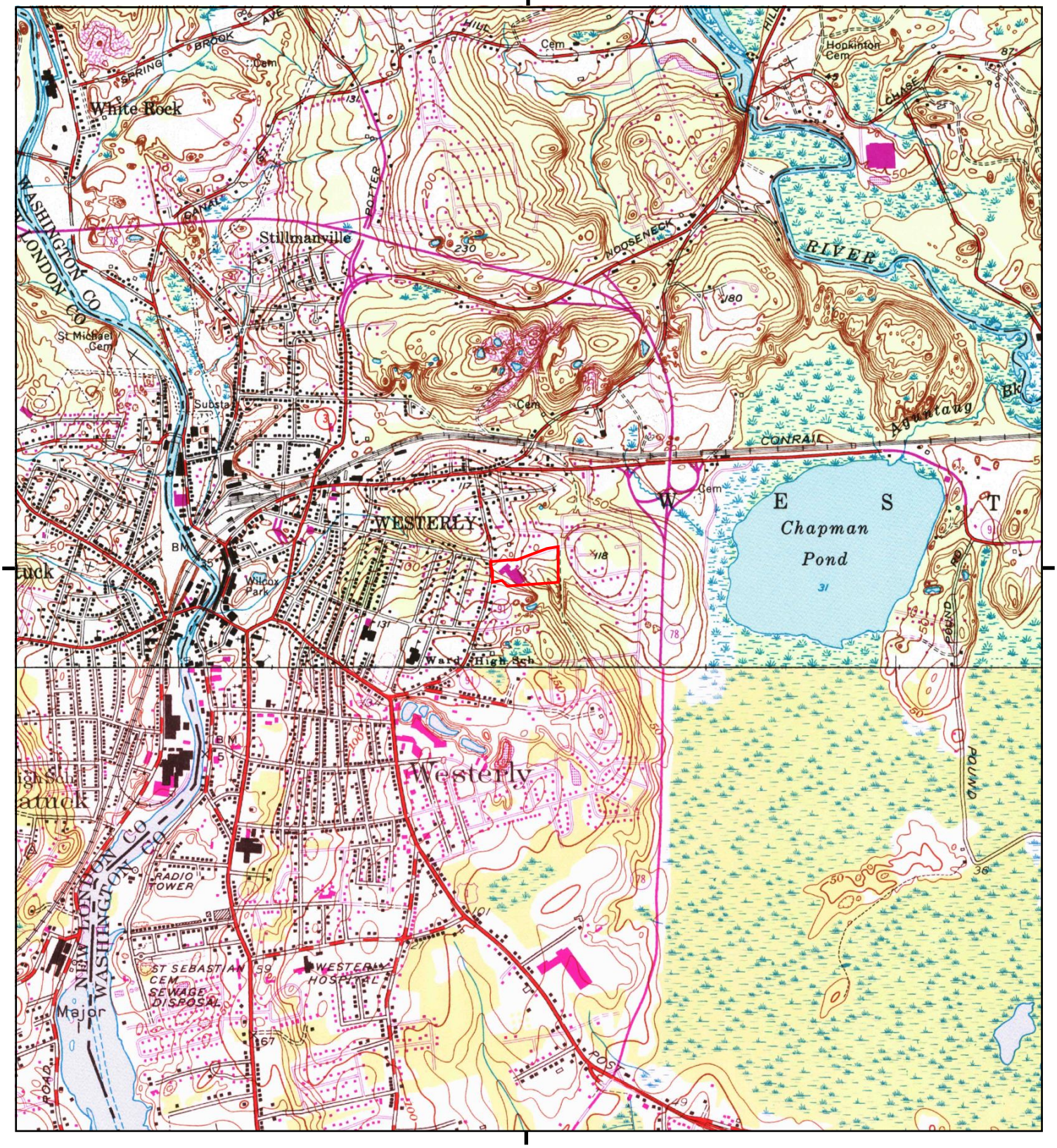
S, Watch Hill, 2001, 7.5-minute

SITE NAME: Tower Street School
ADDRESS: 83 Tower Street
Westerly, RI 02891
CLIENT: Pare Corporation

N

Historical Topo Map

1984



This report includes information from the following map sheet(s).

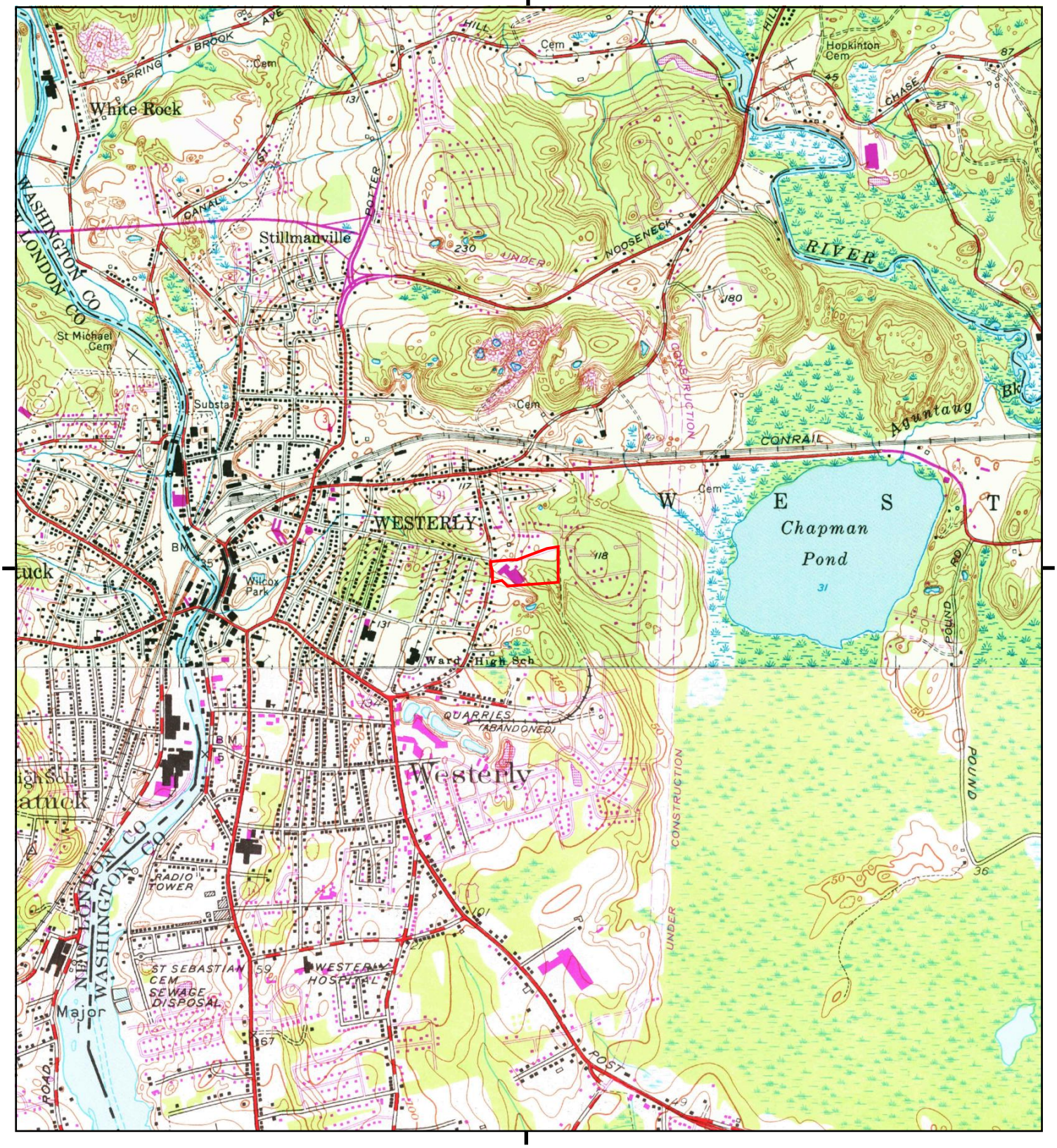
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Ashaway, 1984, 7.5-minute
S, Watch Hill, 1984, 7.5-minute

SITE NAME: Tower Street School
ADDRESS: 83 Tower Street
Westerly, RI 02891
CLIENT: Pare Corporation

N



This report includes information from the following map sheet(s).

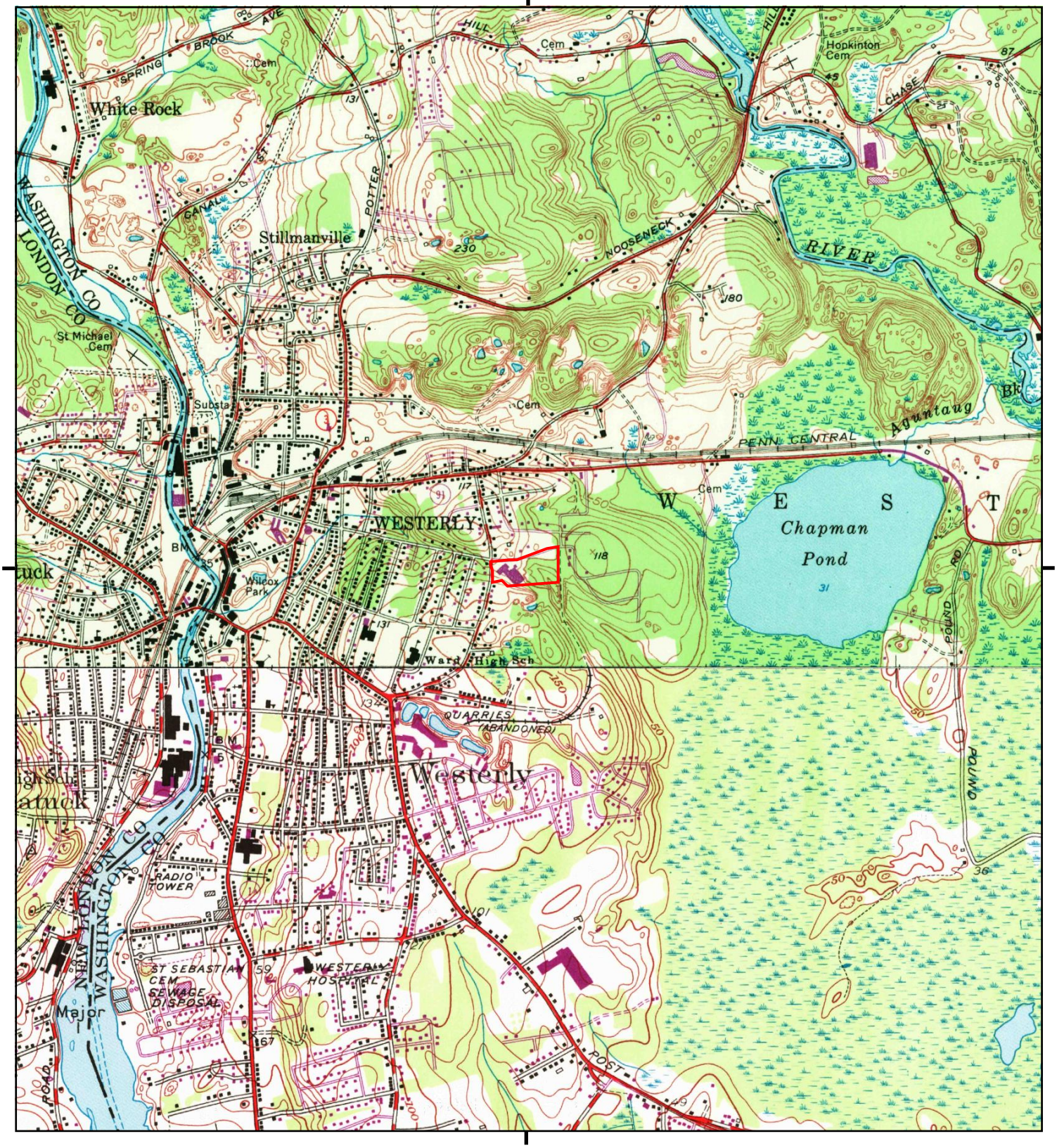
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Ashaway, 1975, 7.5-minute
S, Watch Hill, 1975, 7.5-minute

SITE NAME: Tower Street School
ADDRESS: 83 Tower Street
Westerly, RI 02891
CLIENT: Pare Corporation

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

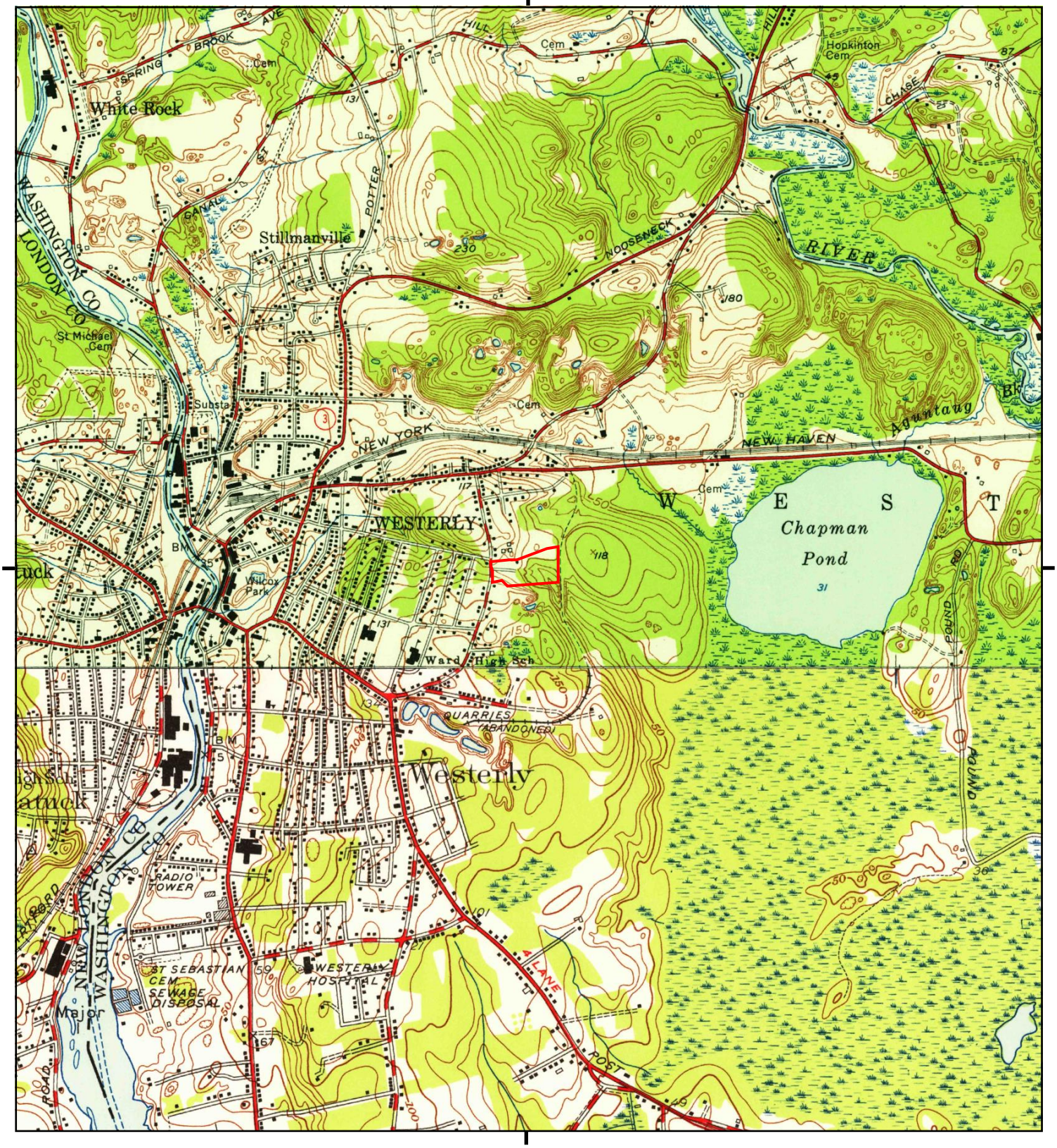
TP, Ashaway, 1970, 7.5-minute
S, Watch Hill, 1970, 7.5-minute

SITE NAME: Tower Street School
ADDRESS: 83 Tower Street
Westerly, RI 02891
CLIENT: Pare Corporation

N

Historical Topo Map

1953



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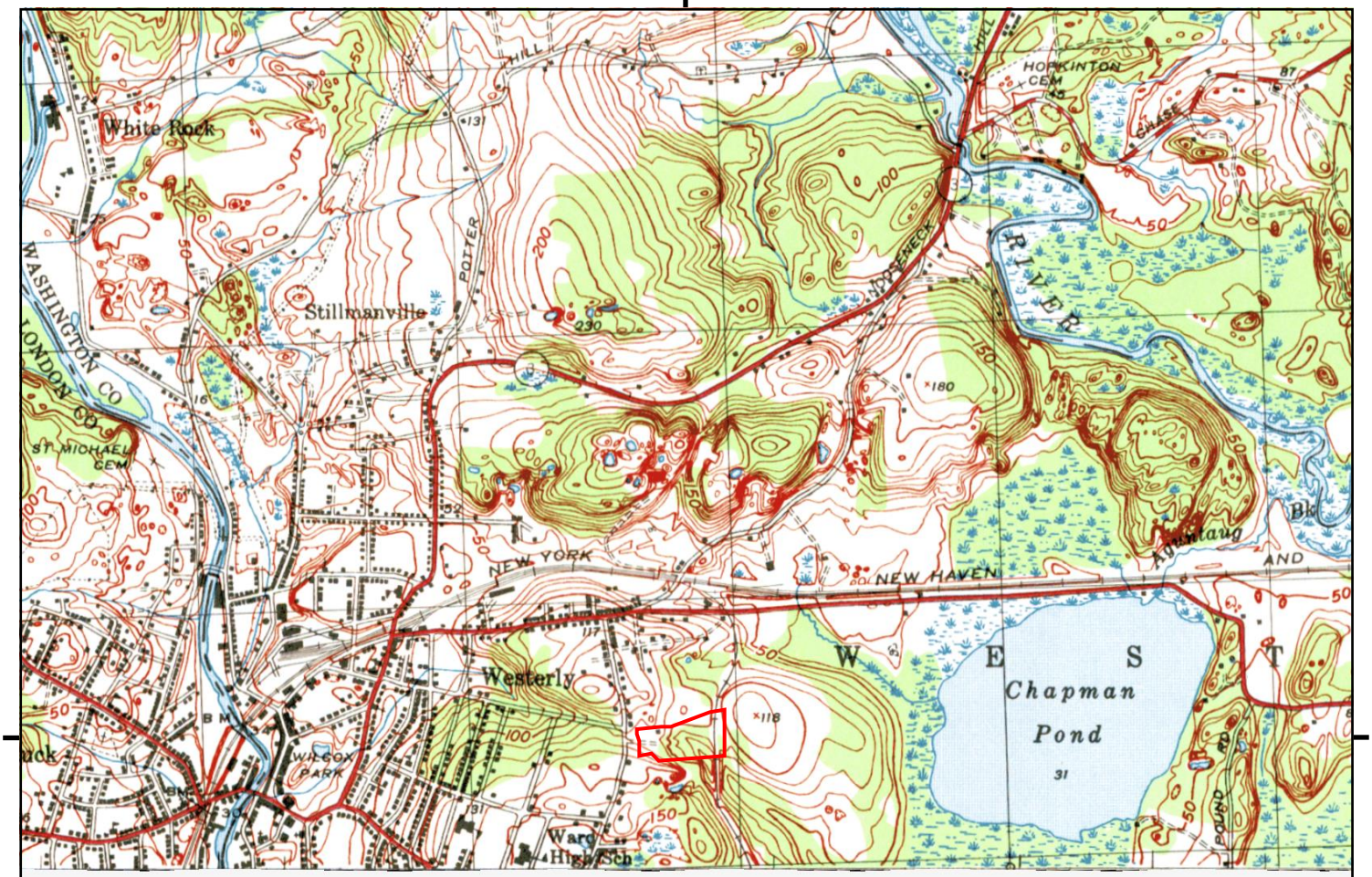
W E
SW S SE

TP, Ashaway, 1953, 7.5-minute
S, Watch Hill, 1953, 7.5-minute

SITE NAME: Tower Street School
ADDRESS: 83 Tower Street
Westerly, RI 02891
CLIENT: Pare Corporation

N



UNMAPPED

This report includes information from the following map sheet(s).

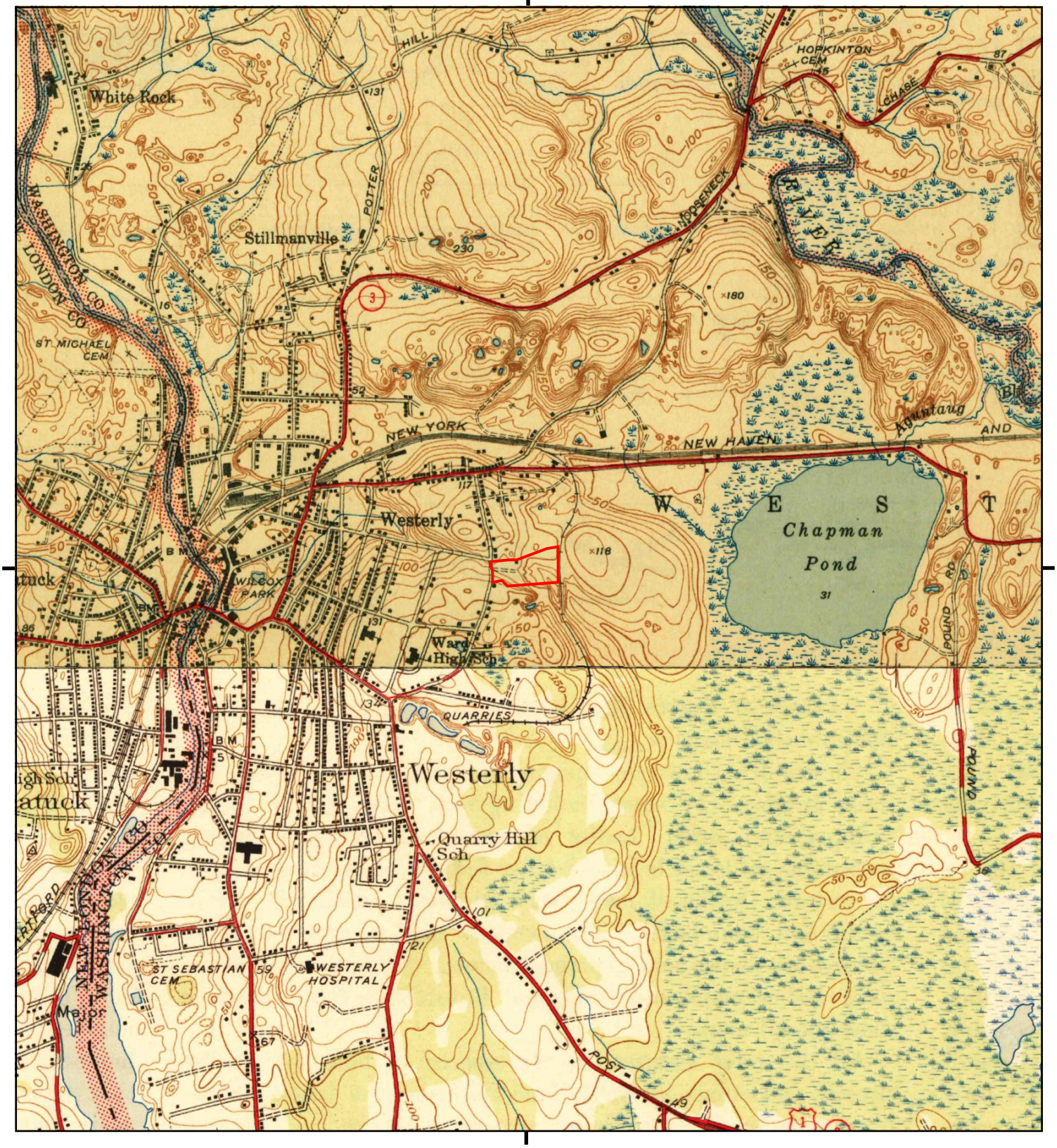
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, ASHAWAY, 1947, 7.5-minute

SITE NAME: Tower Street School
ADDRESS: 83 Tower Street
Westerly, RI 02891
CLIENT: Pare Corporation

N



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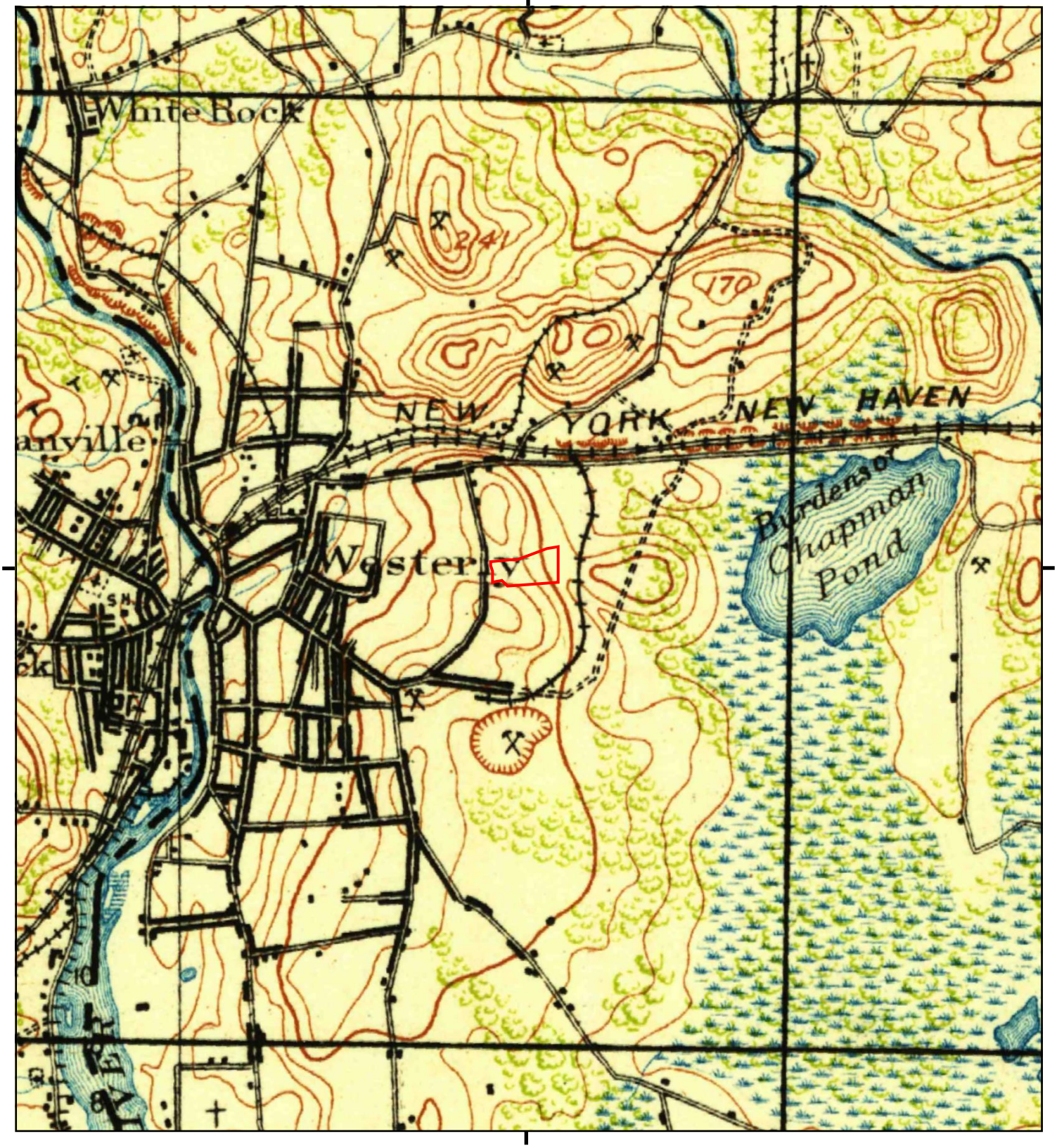
W E
SW S SE

TP, Ashaway, 1943, 7.5-minute
S, Watch Hill, 1944, 7.5-minute

SITE NAME: Tower Street School
ADDRESS: 83 Tower Street
Westerly, RI 02891
CLIENT: Pare Corporation

N



This report includes information from the following map sheet(s).

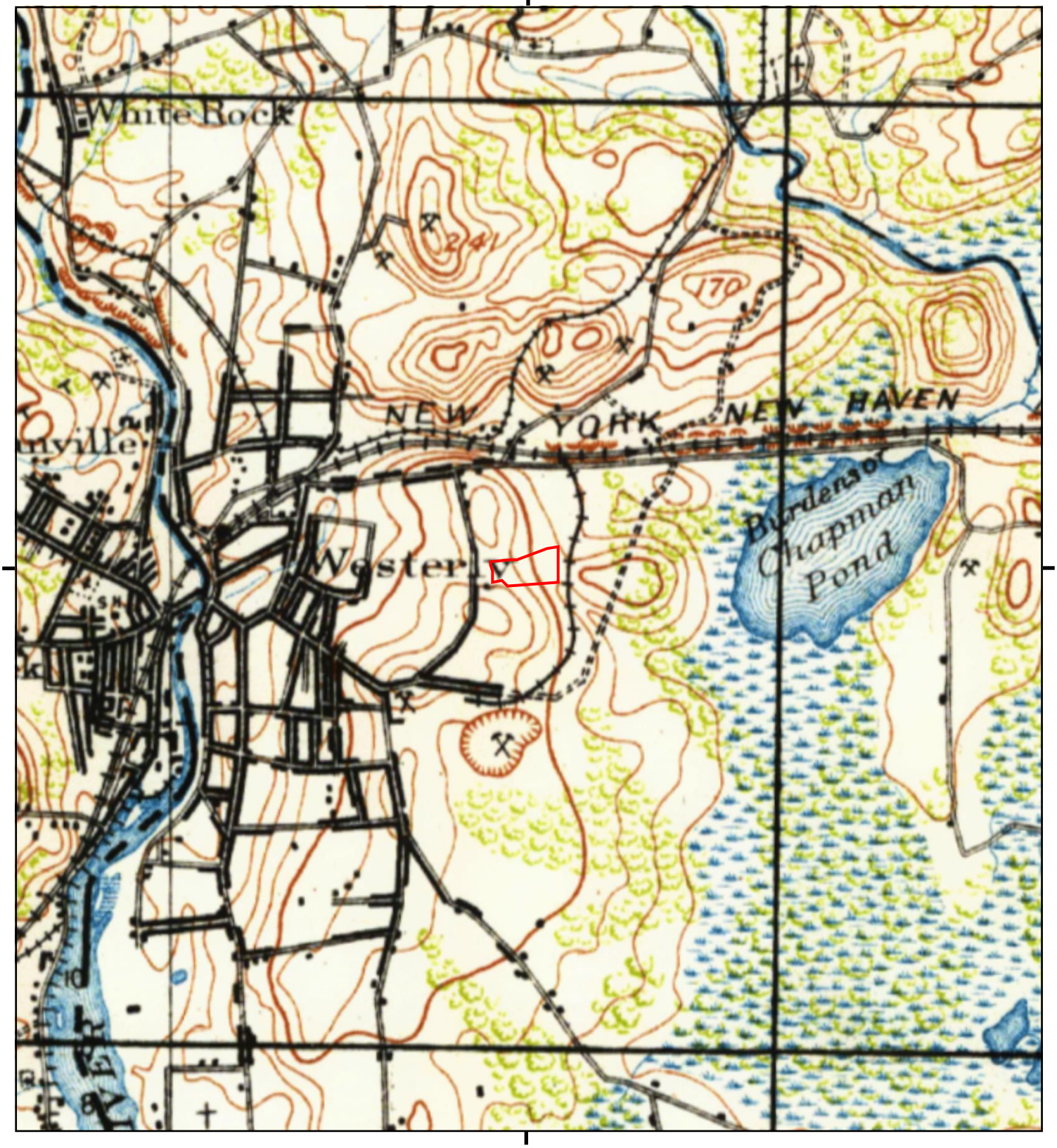
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Stonington, 1921, 15-minute

SITE NAME: Tower Street School
ADDRESS: 83 Tower Street
Westerly, RI 02891
CLIENT: Pare Corporation

N



This report includes information from the following map sheet(s).

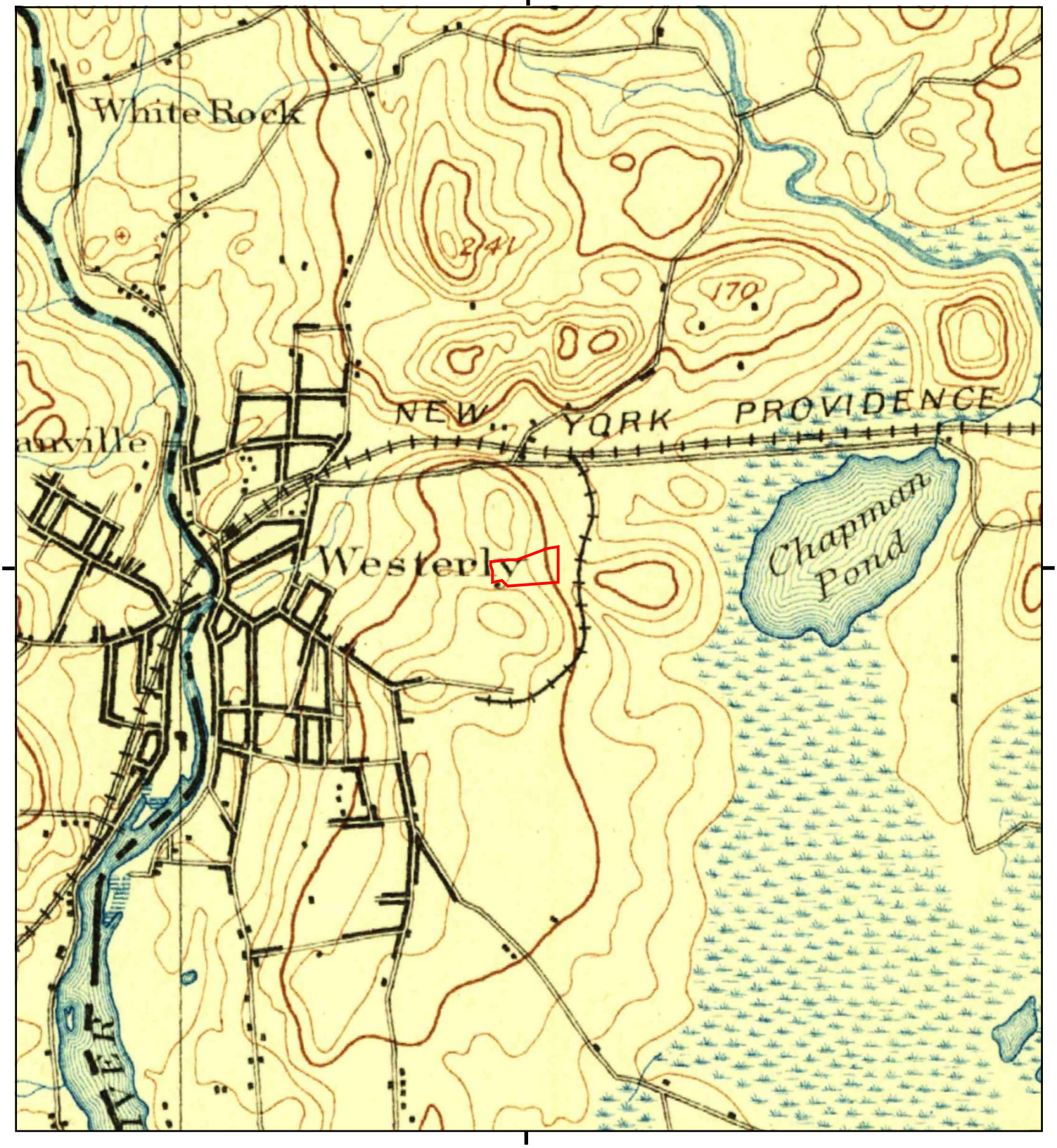
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, STONINGTON, 1913, 15-minute

SITE NAME: Tower Street School
ADDRESS: 83 Tower Street
Westerly, RI 02891
CLIENT: Pare Corporation

N



This report includes information from the following map sheet(s).

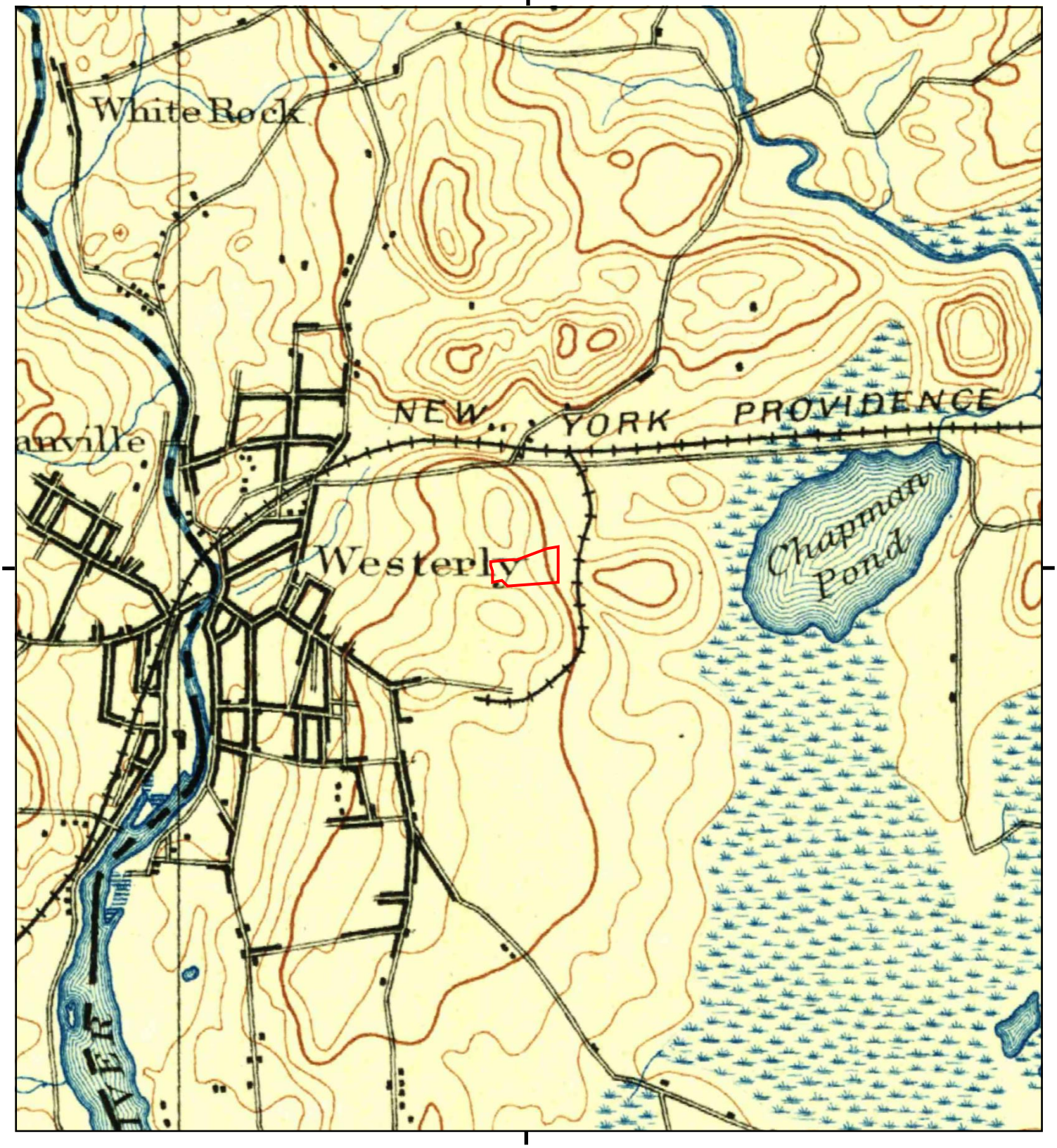
0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Stonington, 1893, 15-minute

SITE NAME: Tower Street School
ADDRESS: 83 Tower Street
Westerly, RI 02891
CLIENT: Pare Corporation

N



This report includes information from the following map sheet(s).

0 Miles 0.25 0.5 1 1.5

NW N NE
W E
SW S SE

TP, Stonington, 1889, 15-minute

SITE NAME: Tower Street School
ADDRESS: 83 Tower Street
Westerly, RI 02891
CLIENT: Pare Corporation

N

APPENDIX J

EDR Street Directory Report

Tower Street School
83 Tower Street
Westerly, RI 02891

Inquiry Number: 7664234.5
May 28, 2024

The EDR-City Directory Image Report

Environmental Data Resources Inc

6 Armstrong Road
Shelton, CT 06484
800.352.0050
www.edrnet.com

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City Directory Images

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

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EXECUTIVE SUMMARY

DESCRIPTION

Environmental Data Resources, Inc.'s (EDR) City Directory Report is a screening tool designed to assist environmental professionals in evaluating potential liability on a target property resulting from past activities. EDR's City Directory Report includes a search of available business directory data at approximately five year intervals.

RECORD SOURCES

The EDR City Directory Report accesses a variety of business directory sources, including Haines, InfoUSA, Polk, Cole, Bresser, and Stewart. Listings marked as EDR Digital Archive access Cole and InfoUSA records. The various directory sources enhance and complement each other to provide a more thorough and accurate report.

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RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	Target Street	Cross Street	Source
2020	☑	☑	EDR Digital Archive
2017	☑	☑	Cole Information
2014	☑	☑	Cole Information
2010	☑	☑	Cole Information
2005	☑	☑	Cole Information
2000	☑	☑	Cole Information
1995	☑	☑	Cole Information
1992	☑	☑	Cole Information
1990	☑	☑	Polk's City Directory
1985	☑	☑	Polk's City Directory
1980	☑	☑	Polk's City Directory
1975	☑	☑	Polk's City Directory
1971	☑	☑	Polk's City Directory
1967	☑	☑	Polk's City Directory
1963	☑	☑	Polk's City Directory
1960	☑	☑	Polk's City Directory
1950	☑	☑	Polk's City Directory
1945	☑	☑	Polk's City Directory
1941	☑	☑	Polk's City Directory
1938	☑	☑	Sampson-Murdock City Directory

EXECUTIVE SUMMARY

RESEARCH SUMMARY

The following research sources were consulted in the preparation of this report. A check mark indicates where information was identified in the source and provided in this report.

Year	***Target Street***	***Cross Street***	***Source***

FINDINGS

TARGET PROPERTY STREET

83 Tower Street
Westerly, RI 02891

Year	*CD Image*	*Source*
TOWER ST		
2020	pg A4	EDR Digital Archive
2017	pg A10	Cole Information
2014	pg A15	Cole Information
2010	pg A20	Cole Information
2005	pg A25	Cole Information
2000	pg A29	Cole Information
1995	pg A33	Cole Information
1992	pg A38	Cole Information
1990	pg A42	Polk's City Directory
1990	pg A43	Polk's City Directory
1985	pg A45	Polk's City Directory
1980	pg A48	Polk's City Directory
1980	pg A49	Polk's City Directory
1975	pg A51	Polk's City Directory
1975	pg A52	Polk's City Directory
1971	pg A55	Polk's City Directory
1967	pg A58	Polk's City Directory
1967	pg A59	Polk's City Directory
1963	pg A61	Polk's City Directory
1960	pg A63	Polk's City Directory
1950	pg A65	Polk's City Directory
1945	pg A67	Polk's City Directory
1941	pg A69	Polk's City Directory
1941	pg A70	Polk's City Directory
1938	pg A72	Sampson-Murdock City Directory

FINDINGS

CROSS STREETS

Year	*CD Image*	*Source*
NARRAGANSETT AVE		
2020	pg. A2	EDR Digital Archive
2017	pg. A8	Cole Information
2014	pg. A13	Cole Information
2010	pg. A18	Cole Information
2005	pg. A23	Cole Information
2000	pg. A27	Cole Information
1995	pg. A31	Cole Information
1992	pg. A36	Cole Information
1990	pg. A41	Polk's City Directory
1985	pg. A44	Polk's City Directory
1980	pg. A46	Polk's City Directory
1980	pg. A47	Polk's City Directory
1975	pg. A50	Polk's City Directory
1971	pg. A53	Polk's City Directory
1971	pg. A54	Polk's City Directory
1967	pg. A56	Polk's City Directory
1967	pg. A57	Polk's City Directory
1963	pg. A60	Polk's City Directory
1960	pg. A62	Polk's City Directory
1950	pg. A64	Polk's City Directory
1945	pg. A66	Polk's City Directory
1941	pg. A68	Polk's City Directory
1938	pg. A71	Sampson-Murdock City Directory

City Directory Images

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

NARRAGANSETT AVE 2020

30	CATHERINE SCHACKNER
34	JUDITH GEORGE
	JUDITH GEROGE
36	EMMA BAIRD
	WAN CHUN
38	DANIELLE BUCK
	DOMINIC BELTRAN
	FENG ZHAO
	IRIS CORNISH
	JIANLI ZHAO
	KELLY ZHAO
	MICHAEL ZHAO
40	BRIAN CHAN
	WING CHAN
	YAU CHAN
41	THOMAS CIOCCA
42	ANGEL CRUZ
	MEGHAN TAYLOR
	PETER O'REILLY
43	CHRISTINE SYLVIA
	JACLYN SYLVIA
44	BRITTNEY KILPATRICK
	KAREN KILPATRICK
	MICHAEL BRESLIN
	RYAN BRESLIN
	THERESA BRESLIN
45	BRIANA SHANAHAN
	KATHLEEN SHANAHAN
46	JEREMIAH BENETTI
	MOLLY BENETTI
	RICHARD BENETTI
47	YOMARY CRUZ
50	FRANCESCO ALESSIO
	JANICE OCHTERA
	LENA BOLES
	MATTHEW HUBBARD
53	LINDA RIZZO
	PAUL RIZZO
54	ALROYCE MORRONE
	JOSEPH MORRONE
55	TROY DONAHUE
56	STEPHEN ALTIMARI
58	BRITTANY AHNRUD
	GREGORY AHNRUD
	TYLER SCHNEIDER
60	ASHLEIGH AVANZINO
	JEFFREY AVANZINO
61	GRETCHEN YOUNG
62	STEVEN SPEZZANO
	TERRIE SPEZZANO

Target Street	Cross Street	Source
-	✓	EDR Digital Archive

NARRAGANSETT AVE 2020 (Cont'd)

66	KIARA SANTANA
	MARY FINNERTY
67	DOROTHY PENDOLA
	JOSEPH PENDOLA
69	FRANK VITRO
	JOSEPH MORRONE
	VICTORIA MORRONE
70	ALBERT MORRONE
	PATRICIA MORRONE
74	CAROL JUTKIEWICZ
	JULIE JUTKIEWICZ
	LAURIE JUTKIEWICZ
	PAUL JUTKIEWICZ
	PAULA JUTKIEWICZ
	PETER SHORTER
77	TAMMEE SWECK
80	DEANNA FALLON
	ERIC FALLON
	MEGAN FALLON
	MIRANDA FALLON
82	EDWARD WATERMAN
	SAMANTHA WATERMAN
	YING WENG
84	KATHLEEN CADDICK
94	JOSEPH VITTERITO
	SANDRA VITTERITO
96	JENNIFER WOYCIK
	MACIE WOYCIK
	PETER WOYCIK
98	BETTY CHAN
	HELEN CHAN
	KIN CHAN
	PING KIN
	YIZHANG GUO

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

TOWER ST 2020

10	CAROL OPPY
	ROBERT OPPY
12	JENNIFER STICH
16	CLAUDIA CHIARADIO
	PHILIP CHIARADIO
20	AUSTIN HARLEY
	FRANCESCO RITACCO
	JESSICA WORST
	KARRA HARLEY
	LYNN RONNE
23	ANTONIO PLEASANT-BUTLER
24	ANDREW CRIDER
	MICHELE CRIDER
26	MICHELE VLAUN
	SALVATORE VLAUN
27	DIANNE SISCO
28	MARGARET EARLE
31	JAMES GRANVILLE
32	JOYCE CLARKE
	ROBERT CLARKE
34	LYNNE HEIDTMAN
35	CARLO GIORNO
	RAYNA GIORNO
36	BRIAN CORDIO
	GRACE CORDIO
	HARLEY DUFFY
	JOY CORDIO
	SARAH CORDIO
37	ANGELA JOSLIN
38	LINDA TERRANOVA
40	COLTON SPOSATO
	DEBRA SPOSATO
	MARK SPOSATO
41	DOUG SHULTS
	HENRY STEBBINS
	NOREEN GERRISH
43	ABIGAIL STOVALL
	CHRISTINA SIMONDS
	KATHERINE STOVALL
	RAYMOND COLECHIA
45	ULISES HERNANDEZ
47	BRIANNA REKOWSKI
	JOSHUA LEITE
48	BEATRICE AZEVEDO
	CARA MCKENNA
	JAMES WALKER
	RAYMOND OAKES
49	DENNIS TAN
	VELIA TAN
50	KENNETH RIDER

TOWER ST 2020 (Cont'd)

53	MARY RYAN
56	LISA PARIDE
	WAYNE BRUSSEAU
57	IVAN VISSER
	KATIE FUSARO
	KEVIN GERVASINI
60	JENNIFER WAGNER
	KENNETH PAGE
63	JOHN SYLVIA
	LISA LIVINGSTON
	ROSANN SYLVIA
64	BRUCE CHRETIEN
	DARLEEN CHRETIEN
66	HALEY LEDBETTER
67	JOHN SISTARE
	R FRAZIER
	ROBERT FRAZIER
	ROSA FRAZIER
	SUSAN GARDNER
68	CRYSTAL CUCCA
	JOHN GIOVANELLI
	MICHAEL MELIA
	MICHELE MELIA
	RAYMOND CUCCA
	ROSALIE GIOVANELLI
69	JOSHUA DONNELLAN
	LOUIS CHICORIA
70	DANIEL HARTLEY
	JENNIFER MCQUAIDE
	MORGAN MCQUAIDE
72	ASHLEY KELLY
	MARY HILFRBRAND
73	STEPHEN FAIRLEY
74	KAREN SOUZA
	MICHAEL SOUZA
75	GREGORY EVANS
76	CORINNE FURCOLO
	DAVID FURCOLO
77	MICHAEL SISCO
	ROSEMARY SISCO
79	CHRISTINE WEBER
	DAKOTA WEBER
	ZACHARY WEBER
82	TRACY HUGHES
84	BRENNA EVANS
	ERIC HEUPEL
101	JESSICA REYNOLDS
	MATTHEW REALE
111	ROBERT KEEGAN
112	ALLYSON SCHELLER

TOWER ST 2020 (Cont'd)

112	CHARLES HANDLEY
	JAMES PRUCHA
	JEFFREY JONES
113	LOUISE FUSARO
	MICHAEL FUSARO
115	MICHELLE RIVERA
116	JESSALYN CONNELL
	STEVEN CONNELL
117	CHELSEA TUCHON
	LEONARD CAPIZZANO
118	AMANDA SAMMATARO
	DAVID SAMMATARO
	MARGARET SAMMATARO
	ROBERT SAMMATARO
119	LEONARD CAPIZZANO
120	ANDREW DIBENEDETTO
	DANIELLA RIZZO
	DONALD PANCIERA
	ERICA DIBENEDETTO
124	FRANCESCO GIORNO
	JASON ABATE
	KRISTEN CUGINI
	KRISTIE PROVATAS
125	ALEXANDRA HAGIST
	KATHLEEN COMFORTI
	THOMAS HAGIST
127	JESSICA MANFREDI
129	PHILIP MURANO
131	JACOB BABIN
	JASON BABIN
	JOSEPH BABIN
	WANDA GACCIONE
132	DAVID MORRONE
	KAREN MORRONE
	KORY KLIMAS
134	ETHEL HOGAN
	JOSEPH MITCHELL
	KIMBERLY MARTELL
136	AMY FRAZIER
	FRANCO FONTANA
	RACHEL FRAZIER
	RICHARD FRAZIER
	YOLANDA FRAZIER
137	MARY ALLEN
138	DONNA MORRONE
	JILLIAN MORRONE
	THOMAS MORRONE
139	CYNTHIA CUGINI
	JENNIFER CUGINI
140	BEVERLY PIETRAALLO

Target Street	Cross Street	Source
✓	-	EDR Digital Archive

TOWER ST 2020 (Cont'd)

140	STANLEY KULPA
	THOMAS MORRONE
141	JOHN GABRIELE
	LUISA GABRIELE
143	DANA DISCUILLO
	DEVIN OHMART
	LORI LALLO
	SAMANTHA BOWEN
	WILLIAM PRINCE
145	DAVID FORTIER

Target Street	Cross Street	Source
-	✓	Cole Information

NARRAGANSETT AVE 2017

2	COCHRANE, NICOLE O
	PEABODY, EUGENE P
	PEABODY, JESSICA L
3	AYERS, WAYNE L
	BLANCHARD, GARNET M
5	MARSH, CHARLES L
6	GAGNIER, JOHN L
8	HOWELL, ANDREW P
	WREFORD, GENEVIEVE
9	MOCHETTI, LIDO J
10	HAUSER, RUDOLF C
11	KWAN, JIM
12	DOHERTY, HEATHER M
	HOELZEL, RICHARD A
	HUTCHINSON, LAURA M
13	BLANCK, PHILIP F
14	LITVINOVA, EKATERINA L
16	PIZARRO, MANUEL A
17	PILUSO, MARIO
	WILLETTE, DELOR
18	FALCONE CHAS & SON PAINTING
	FALCONE, DEBORAH R
19	TARALLO, JAMES E
20	BAKER, JOANN A
	CIMALORE, NUNZIO A
21	VETELINO, ERNEST A
26	ARNOLD, DAVID P
28	CROWE, THOMAS
30	SCHACKNER, CATHERINE M
34	GEROGE, JUDITH
36	CHUN, WAN
38	CORNISH, IRIS T
	RICHARD, MARGARET
	ZHAO, JIANLI L
39	DEBARTOLO, LOUIS G
40	CHAN, DAVID W
	CHAN, YAU P
42	CRUZ, ANGEL X
	ELEAZER, BRUCE E
	RIVERA, JOSE
43	SYLVIA, JACLYN E
44	BRESLIN, MICHAEL V
	KILPATRICK, ROBERT S
45	SHANAHAN, BRENDAN T
50	CRAWFORD-OCHTERA, JANICE M
53	RUIZZO, PAUL A
54	MORRONE, JOSEPH A
55	SHRIVASTAVA, ASHOK
56	BALL, AMY J
60	AVANZINO, JEFFREY O

Target Street	Cross Street	Source
-	✓	Cole Information

NARRAGANSETT AVE 2017 (Cont'd)

61	YOUNG, GRETCHEN L
62	SPEZZANO, TERRI D
66	GINGERELLA, HOLLY
67	PENDOLA, JOSEPH L
69	MORRONE, VICTORIA L
70	MORRONE, ALBERT J
71	CELICO, RICHARD J
74	JUTKIEWICZ, PAUL S
77	SWECK, TAMMEE L
80	FALLON, ERIC E
82	WATERMAN, EDWARD A
94	VITTERITO, JOSEPH A
96	WOYCIK, PETER J
98	CHAN, KIN P
102	DICK BARON SON NARRAGANSETT AUTO BOD

Target Street	Cross Street	Source
✓	-	Cole Information

TOWER ST 2017

2	ELLAS FINE FOOD & DRINK
6	LOPRIORE, GAYLE L
10	OPPY, ROBERT C
12	STICH, JOHN D
16	CHIARADIO, PHILIP A
20	RIPACCO, FRANK
	RITACCO, FRANCESCO
	RONNE, JAMES L
24	CRIDER, ANDREW L
	PODZALINE, NANCY A
	VLAUN, JASON D
26	PODZALINE, M
27	HOPKINS, SUSAN M
31	LACHANCE, NICOLE A
32	CLARKE, ROBERT A
34	CASSIDY, JAMES F
36	CORDIO, BRIAN J
37	JOSLIN, ANGELA D
38	TERRANOVA, LINDA A
40	SPOSATO, MARK A
41	CULLINS, MATTHEW
	ESPINOSA, ALAN
	GERRISH, NOREEN C
	MADDOX, CURTIS L
	MITHCELL, LAURIE M
	SHULTS, DOUG J
43	CORDERO, CRISTINA
	LAPIETRA, JUSTIN J
45	WISE, GREG
47	LEITE, JOSHUA
48	OAKES, RAYMOND
	PEDULLA, JOSEPH
49	BOUGIE, DENNIS R
	FAILLACE, RYAN
	POOLE, NICK
50	DEGIACOMO, EVELYN M
	SCHOENNAGEL, JOHN
	STRUNK, ACCENDA L
	STRUNK, MICHAEL A
53	DICKEY, ELINOR T
56	PARIDE, LISA M
57	LACZ, MARK D
60	MOORE, LORI M
	PAGE, DINA A
	WAGNER, JENNIFER L
63	DOCK, ELAINE A
	GABRIELLE, FRANK L
	MOORE, LYNN
	WATTS, MARIA A
64	CHRETIEN, BRUCE D

Target Street	Cross Street	Source
✓	-	Cole Information

TOWER ST 2017 (Cont'd)

66	WHITE, EVAN
67	FRAZIER, ROSA P
	GARDNER, MARK K
	ROBERT, P
	SISTARE, JOHN A
	TROMBINO, DANIELLE
68	CUCCA, CRYSTAL L
	CUCCA, RAYMOND S
	GIOVANELLI, JOHN J
	GIOVANNELLI, MICHAEL A
	URSO, VINCENT M
69	BOWEN, JOSHUA
	CHICORIA, LOUIS F
70	HARTLEY, DANIEL J
	SLEZYCKI, STEPHANIE A
72	KELLY, ASHLEY M
73	PONTE, ELIZABETH M
74	SOUZA, MICHAEL J
76	FURCOLO, DAVID P
77	SISCO, MICHAEL A
79	WEBER, TODD M
82	HUGHES, DAVID
84	HEUPEL, ERIC E
93	LITERACY VOLUNTEERS
	TOWN OF WESTERLY
	WOOD RIVER HEALTH
101	OLSON, DALLAS M
	ROSE, MICHAEL R
111	KEEGAN, ROBERT P
112	JONES, JEFFREY R
	SCHELLER, ALLYSON
113	FUSARO, MICHAEL M
115	KRAMER, JACK C
	MIDOLO, DAVID
	VALDES, JOSE
116	SULLIVAN, ROBERT J
117	CAPIZZANO, LEONARD P
120	BOTELHO, CLINT A
	FLEMING, RACHAEL A
	RIZZO, ANTONELLA N
124	CUGINI, KRISTEN W
125	CARBONI, BERNICE V
	COMFORTI, KATHLEEN A
	KETCHEM, RHIANNON
	LAMB, NIKKI K
127	CIDALE, FRANK L
	MURANO, ALPHONSE
129	MURANO MASONRY INC
	MURANO, PHILIP J
131	BABIN, JOSEPH W

Target Street	Cross Street	Source
✓	-	Cole Information

TOWER ST 2017 (Cont'd)

132	MORRONE, DAVID P
134	MARTEL, KIM L
136	FONTANA, SALVATORE
	FRAZIER, RICHARD P
137	ALLEN, MARY W
	VICENTE, JOSEF S
138	MORRONE, THOMAS M
140	KULPA, STANLEY J
141	LUISA, LUISA
143	BOWEN, SAMANTHA L
	DISGUILLO, NEKTARIA
	HARLEY, APRIL
	HASSELL, CALLIE
145	ARNOLD, SCOT
	EDDY, YORIEKE
	MARTINEZ, SALVADOR
	MICHACA, EMMANUEL

Target Street	Cross Street	Source
-	✓	Cole Information

NARRAGANSETT AVE 2014

2	FLECK, CYNTHIA L
	PEABODY, JESSICA
3	BLANCHARD, GARNET M
	CHAPMAN, ANDREW J
5	MARSH, CHARLES L
6	GAGNIER, JOHN L
8	HOWELL, ANDREW P
	MARKS, SARAH
	MURANO, JOHN E
9	MOCHETTI, LIDO J
10	HAUSER, RUDOLF C
11	KWAN, JIM
12	CULPEPPER, WOODROW W
	HUTCHINSON, BRUCE D
13	BLANCK, PHILIP E
14	LITVINOVA, EKATERINA L
16	PIZARRO, MANUEL A
17	PILUSO, MARIO
	WILLETTE, DELOR
18	FALCONE CHARLES & SON PAINTING
	FALCONE SAM
	FALCONE, SALVATORE C
19	TARALLO, JAMES E
20	BAKER, JOANN A
	CIMALORE, NUNZIO A
21	BOUTIN, AURORA
	VETELINO, ERNEST A
26	ARNOLD, DAVID P
28	CROWE, LAURA R
30	SCHACKNER, CATHERINE M
34	GEROGE, JUDITH
36	CHUN, WAN
	OCCUPANT UNKNOWN,
	TU, FEN
38	CORNISH, IRIS T
	OCCUPANT UNKNOWN,
	ORTIZ, LETICIA L
	ZHAO, JIANLI
39	DEBARTOLO, LOUIS G
40	CHAN, YAU P
41	CIOCCA, THOMAS J
42	CRUZ, ANGEL X
	OCCUPANT UNKNOWN,
	RIVERA, JOSE
43	GOULET, KATHRYN H
44	BRESLIN, MICHAEL V
	KILPATRICK, ROBERT S
	OCCUPANT UNKNOWN,
45	OCCUPANT UNKNOWN,
46	GINGERELLA, JOEL

Target Street	Cross Street	Source
-	✓	Cole Information

NARRAGANSETT AVE 2014 (Cont'd)

46	GOINS, JOSH
	OCCUPANT UNKNOWN,
	PORTUNATO, SOPHIA
	WALLINGTON, EDWARD S
47	CHRISTINA, RICHARD
	HALL, COURTLAND H
50	CRAWFORD-OCHTERA, JANICE M
53	RUIZZO, PAUL A
54	MORRONE, JOSEPH A
55	DONAHUE, PAUL R
56	WATTS, BRYAN J
58	OCCUPANT UNKNOWN,
60	OCCUPANT UNKNOWN,
61	YOUNG, GRETCHEN L
62	SPEZZANO, STEVEN
66	ATKINSON, LINDA M
67	PENDOLA, JOSEPH L
69	MORRONE, VICTORIA L
70	OCCUPANT UNKNOWN,
71	CELICO, RICHARD J
74	JUTKIEWICZ, JULIE R
77	SWECK, TAMMEE L
80	FALLON, ERIC E
82	OCCUPANT UNKNOWN,
84	JASINSKI, JACOB R
90	OCCUPANT UNKNOWN,
94	VITTERITO, JOSEPH A
96	WOYCIK, PETER J
98	CHAN, KIN P
102	NARRAGANSETT AUTOMOBILE BODY

Target Street	Cross Street	Source
✓	-	Cole Information

TOWER ST 2014

2	ELLAS FINE FOOD & DRINK
	OCCUPANT UNKNOWN,
6	LOPRIORE, GAYLE L
	RICHMOND, ANET M
10	OPPY, ROBERT C
12	STICH, JOHN D
16	CHIARADIO, PHILIP A
20	PREMO, ROBERT
	RITACCO, FRANCESCO
	RONNE, JAMES L
22	OCCUPANT UNKNOWN,
24	CRIDER, MICHELE M
	PODZALINE, NANCY A
	VLAUN, SALVATORE D
25	SWAN, CODY
26	PODZALINE, NANCY A
27	SISCO, DIANE
28	EARLE, ROGER C
31	FIORE, JOHN R
	GRANVILLE, JAMES C
	GREENE, MARY S
	LINDSTROM, JOSEPH
32	CLARKE, ROBERT A
34	OCCUPANT UNKNOWN,
36	CORDIO, BRIAN J
37	JOSLIN, ANGELA D
38	TERRANOVA, LINDA A
40	SPOSATO, MARK A
41	GERRISH, NOREEN C
	LONGWORTH, EVAN M
	MITHCELL, LAURIE M
	OCCUPANT UNKNOWN,
	ROSAS, ANDRES
	SONIA, TINA M
43	LAPIETRA, JUSTIN J
	RILEY, STEPHANIE
45	WISE, GREG
47	LEITE, JOSHUA
49	BOUGIE, DENNIS R
	FAILLACE, RYAN
50	DEGIACOMO, EVELYN M
	OCCUPANT UNKNOWN,
	SCHOENNAGEL, JOHN
	SCHUESSLER, BRITTNEY
	VAZQUEZ, VICTOR
53	DICKEY, JOSEPH W
56	BRUSSEAU, WAYNE E
	PARIDE, LISA M
57	OCCUPANT UNKNOWN,
60	DOUGLAS, DINA A

Target Street	Cross Street	Source
✓	-	Cole Information

TOWER ST 2014 (Cont'd)

63	GABRIELLE, FRANK L
	ROSANN, SYLVIA M
	SYLVIA, JOHN F
64	CHRETIEN, BRUCE D
66	CONNORS, LINDA J
	TROMBINO, ANTONIO G
67	FRAZIER, ROSA P
	LEONETTI, LENA M
	OCCUPANT UNKNOWN,
	ROBERT, P
	SISTARE, JOHN A
68	CAICA, RAYMOND
	CUCCA, CRYSTAL L
	GIOVANELLI, JOHN J
	GIOVANNELLI, MICHAEL A
	URSO, VINCENT M
69	BOWEN, JOSHUA
	CHICORIA, LOUIS F
70	HARTLEY, DANIEL J
	SLEZYCKI, STEPHANIE A
71	KILLAM, TIMOTHY C
72	HILDEBRAND, DONALD L
73	PONTE, ELIZABETH M
74	SOUZA, MICHAEL J
75	ANDREW-MAROTTA, EMILY M
76	FURCOLO, DAVID P
77	SISCO, MICHAEL A
79	WEBER, TODD M
82	CHIMENTO, GEORGE F
84	EVANS, BRENNA
93	LITERACY VOLUNTEERS OF WASHINGTON CO
	TOWN OF WESTERLY
101	LETSON, NICOLE
	OLSON, DALLAS M
111	KEEGAN, ROBERT P
112	SCHELLER, ALLYSON
113	FUSARO, MICHAEL M
115	MADEIRA, JOAQUIM M
	VALDES, JOSE
116	SULLIVAN, ROBERT J
117	CAPIZZANO, LEONARD P
118	SAMMATARO, DAVID A
120	ANDERSON, LAURIE
	LILLEY, MARK A
	RIZZO, ANTONELLA N
	SENIOR, JEANETTE L
124	CUGINI, KRISTEN L
	PROVATAS, ANASTASIOS P
125	CARBONI, BERNICE V
	COMFORTI, KATHLEEN A

Target Street	Cross Street	Source
✓	-	Cole Information

TOWER ST 2014 (Cont'd)

125	LAMB, NIKKI K
127	CIDALE, FRANK L
	MURANO, ALPHONSE
129	MURANO MASONRY INC
	OCCUPANT UNKNOWN,
131	GACCIONE, WONDA L
132	MORRONE, DAVID P
134	MORRISON, MEREDITH J
136	FONTANA, SALVATORE
	FRAZIER, RICHARD P
137	ANDERSON, JAMES
	BISHOP, MATHEW P
	HOPE, DARLENE
	JOHNSON, HANNAH M
138	MORRONE, THOMAS M
139	LORD, STEVEN H
	SERVIDIO, CHRIS D
140	MORRONE, THOMAS
141	GABRIELE, LUISA
143	HARLEY, APRIL
	SANDERLIN, KIMBERLY
145	ARNOLD, SCOT
	BELTRAN, DOMINIQUE
	HARLEY, SHAKEILA
	SANCHEZ, Z B

Target Street	Cross Street	Source
-	✓	Cole Information

NARRAGANSETT AVE 2010

2	FLECK, NOEL
3	MCDERMOTT, ROB
5	MARSH, CHARLES L
6	GAGNIER, LILLIAN M
7	OCCUPANT UNKNOWN,
8	MURANO, JOHN E
9	MOCHETTI, LIDO J
10	HAUSER, RUDOLF C
11	KWAN, JIM
12	GRIFFIN, TRUETT S
	HUTCHINSON, LAURA M
	STEVENS, ELLA S
13	BLANCK, PHILIP E
14	LITVINOVA, EKATERINA L
16	PIZARRO, MANUEL A
	URSO, VINCENT M
17	OCCUPANT UNKNOWN,
18	CHARLES FALCONE & SON
	FALCONE, SALVATORE C
19	TARALLO, JAMES E
20	BAKER, JOANN M
21	VETELINO, ERNEST A
26	ARNOLD, DAVID P
28	CROWE, LOUIS E
30	SCHACKNER, CATHERINE M
34	VROOMAN, PAUL A
36	CHAN, RICHARD C
	CHUN, WAN
	OCCUPANT UNKNOWN,
38	CORNISH, IRIS
	OCCUPANT UNKNOWN,
	ZHAO, JIANLI
39	DEBARTOLO, LOUIS G
40	CHAN, DAVID W
	NG, SUI Y
	OCCUPANT UNKNOWN,
41	VITA, NATTIE F
42	DIAZ, JORGE
	OCCUPANT UNKNOWN,
	RIVERA, JOSE
44	BRESLIN, MICHAEL V
	OCCUPANT UNKNOWN,
	PETSONIAS, VASILIOS
45	SHANAHAN, BRENDAN T
46	BEATTIE, CAROL
	OCCUPANT UNKNOWN,
47	CHRISTINA, RICHARD
50	BOLES, LENA A
53	RIZZO, LINDA R
54	MORRONE, ALROYCE V

Target Street	Cross Street	Source
-	✓	Cole Information

NARRAGANSETT AVE 2010 (Cont'd)

55	CARTIER, DEON A
56	BALL, AMY J
58	OCCUPANT UNKNOWN,
60	OCCUPANT UNKNOWN,
61	YOUNG, GRETCHEN L
62	SPEZZANO, TERRI D
66	ADDESSI, ANTHONY G
67	PENDOLA, RONALD J
69	PENDOLA, ANGIE M
70	MORRONE, ALBERT J
71	CELICO, RICHARD J
74	JUTKIEWICZ, PAUL S
77	HUNTER, JEFFREY W
80	FALLON, ERIC E
82	WENG, YING J
84	LYONS, ANAMELISSA M
90	OCCUPANT UNKNOWN,
94	VITTERITO, JOSEPH A
96	WOYCIK, PETER J
98	CHAN, KIN P
102	NARRAGANSETT AUTO BODY

Target Street	Cross Street	Source
✓	-	Cole Information

TOWER ST 2010

2	NICOLAS UPTOWN CAFE
	OCCUPANT UNKNOWN,
6	GOLDBERG, DAVID A
	LOPRIORE, GAYLE L
	RICHMOND, ANET M
10	OPPY, ROBERT C
15	GOURLAY, JOHN M
16	CHIARADIO, PHILIP A
20	MEDINA, KATHY R
	TROLAN, DONALD A
	WORST, JESSICA
22	FIORE, DARREN A
24	CRIDER, MICHELE M
25	ADAMS, WILLIAM P
26	PODZALINE, NANCY A
27	SISCO, DIANE
28	EARLE, ROGER C
31	GREENE, MARY S
32	CLARKE, ROBERT A
34	OCCUPANT UNKNOWN,
36	CORDIO, JOY B
37	BALLMAN, BRUCE A
38	TERRANOVA, LINDA A
40	SPOSATO, MARK A
41	GERRISH, BRANDIE A
	GERRISH, MIKE E
	MITCHELL, ELAINE
	MITHCELL, LAURIE M
	OCCUPANT UNKNOWN,
	SONIA, TINA M
43	LAFLAMME, ALAN R
	RILEY, STEPHANIE
	SIMONDS, CHRISTINA L
45	RAMIREZ, JORGE
47	CIMAGLIA, J
50	DEBLOIS, LUCILLE G
	OCCUPANT UNKNOWN,
	ZAPPACOSTA, ANGELO J
53	DICKEY, JOSEPH W
	FERRARO, MARY A
56	BRUSSEAU, WAYNE E
57	OCCUPANT UNKNOWN,
60	CARPENTER, SEAN
	DOUGLAS, DINA A
63	GABRIELLE, FRANK L
	ROSANN, SYLVIA M
	SYLVIA, JOHN F
64	CHRETIEN, BRUCE D
66	CLYNE, BRIAN
	CONNORS, LINDA J

Target Street	Cross Street	Source
✓	-	Cole Information

TOWER ST 2010 (Cont'd)

66	TROMBINO, TONY
67	LEONETTI, LENA M
	OCCUPANT UNKNOWN,
68	CUCCA, RAYMOND S
	GIOVANNELLI, MICHAEL A
	GLUDICE, RICHARD G
69	GOMES, HOPE A
	SMITH, DONNY
70	MCQUAIDE, JENNIFER J
	OCCUPANT UNKNOWN,
71	KILLAM, TIMOTHY C
72	HILDEBRAND, DONALD L
73	PONTE, ELIZABETH M
74	LOCKE, KAREN L
76	FURCOLO, DAVID P
77	SISCO, FRANCIS J
79	OCCUPANT UNKNOWN,
82	CHIMENTO, GEORGE F
84	EVANS, RICHARD
93	TOWER STREET ELEMENTARY SCHOOL
	WESTERLY RECREATION DEPT
101	LETSON, NICOLE
	REYNOLDS, JESSICA R
111	KEEGAN, MARY T
113	FUSARO, LOUISE R
115	MADEIRA, JOAQUIM M
	OCCUPANT UNKNOWN,
	ZAMUDIO, IVAN
116	OCCUPANT UNKNOWN,
117	CAPIZZANO, LEONARD P
118	SAMMATARO, DAVID A
119	DESOUTO, CRYSTAL
	FERRARO, DAVID
	IRWIN, CRYSTAL
120	LILLEY, MARK
	RIZZO, ANTONELLA
	SENIOR, JEANETTE L
125	CARBONI, BERNICE V
	COMFORTI, PATRICIA A
127	CIDALE, FRANK L
	MURANO, PHILIP J
129	OCCUPANT UNKNOWN,
132	KLIMAS, KORY K
136	FONTANA, SALVATORE
	FRAZIER, RICHARD P
137	BISHOP, MATHEW D
138	MORRONE, THOMAS M
139	DUERR, JENI
	LORD, STEVEN H
140	MARONE, JILL

Target Street	Cross Street	Source
✓	-	Cole Information

TOWER ST 2010 (Cont'd)

141	GABRIELLE, ALEXANDRA A
143	HARLEY, APRIL
	HASSELL, JOSHUA
145	ARNOLD, SCOT
	SANCHEZ, Z B
	SLUSZKA, RICHARD J

Target Street	Cross Street	Source
-	✓	Cole Information

NARRAGANSETT AVE 2005

2	MICELI, JAMES T
3	LAMPHERE, M
	SERPLISS, PAM J
5	MARSH, CHARLES L
6	GAGNIER, JOHN L
7	VOCATURA, FRED N
8	MURANO, JOHN E
9	MOCHETTI, LIDO J
10	OCCUPANT UNKNOWN,
11	OCCUPANT UNKNOWN,
12	HUTCHINSON, BRUCE
	HUTCHISON, LAURA M
	THORNTON, IAN
13	BLANCK, PHILIP E
	TREE HOUSE TOYS INC
14	LITVINOVA, EKATERINA L
16	PIZARRO, MANUEL A
	URSO, VINCENT M
17	ROGERDECOVERLEY, WENDY L
18	FALCONE CHAS & SON
	OCCUPANT UNKNOWN,
19	TARALLO, JAMES E
20	CIMALORE, STEVEN M
21	CUMMINS, JOSHUA R
	FLICKINGER, CHARLES
	VETELINO, ERNEST A
28	CROWE, LOUIS E
30	SCHACKNER, CATHERINE M
32	TOSCANO, PATRICK M
36	CHAN, RICHARD C
	CHUN, WAN
	OCCUPANT UNKNOWN,
38	MARA, M
	VANCE, K
	ZHAO, JIANLI
40	CHAN, YAU P
	GUO, SHIQUAN
	NG, SUI Y
	OCCUPANT UNKNOWN,
41	VITA, NATTIE F
42	CHRISTMAS, A
43	GOULET, BENJAMIN R
44	BRESLIN, MICHAEL V
	OCCUPANT UNKNOWN,
	PETSONIAS, VASILIOS
45	SHANAHAN, KATHY M
46	BENETTI, RICHARD J
	MONTIGNY, TOM
	OCCUPANT UNKNOWN,
	WALLINGTON, EDWARD S

Target Street	Cross Street	Source
-	✓	Cole Information

NARRAGANSETT AVE 2005 (Cont'd)

46	WHITMAN, JOAN
47	CHRISTINA, JAMES A
50	BOLES, LENA M
53	RIZZO, PAUL A
54	MORRONE, ALROYCE V
55	SHRIVASTAVA, ASHOK
56	MORRONE, JOSEPH A
58	PAYNE, CHRIS
60	FOX, SARAH C
61	YOUNG, GRETCHEN L
62	SPEZZANO, TERRI D
66	WHITFORD, RAYLEN
67	PENDOLA, RONALD J
69	PENDOLA, ANGELINE M
70	MORRONE, ALBERT J
71	CELICO, RICHARD J
74	JUTKIEWICZ, PAUL S
77	NYE, RONALD A
80	FALLON, ERIC E
82	WENG, YING J
84	SCHOLLE, ABRAM
90	SISCO, ANTHONY F
94	OCCUPANT UNKNOWN,
98	CHAN, KIN P

Target Street	Cross Street	Source
✓	-	Cole Information

TOWER ST 2005

2	OCCUPANT UNKNOWN,
6	RICHMOND, ANET M
10	OCCUPANT UNKNOWN,
12	SCOTT, MICHAEL W
15	GOURLAY, JUSTIN M
16	CHIARADIO, PHILIP A
20	FLORE, HEATHER J
24	RITACCO, NELLIE A
	VLAUN, SALVATORE D
25	ADAMS, WILLIAM A
26	PODZALINE, NANCY A
27	SISCO, DIANE
28	OCCUPANT UNKNOWN,
31	MCDONALD, SADIE
32	CLARKE, ROBERT A
34	CARROLL, JAMES D
36	CORDIO, JOY L
37	SERRA, RICHARD V
38	TERRANOVA, LINDA A
40	SPOSATO, MARK A
41	DUMAINE, JOHN
	GERRISH, MIKE E
	MITCHELL, ELAINE
	OCCUPANT UNKNOWN,
	SONIA, TINA M
43	COLECHIA, RAYMOND J
	GREENE, JEFFREY P
	LAFLAMME, ALAN R
45	PIGNATRO, ARTHUR
47	OCCUPANT UNKNOWN,
48	OCCUPANT UNKNOWN,
49	CKBYRNE VERIZON NET
	FAILLACE, RYAN
	TOWER WEB HOSTING
50	OCCUPANT UNKNOWN,
	TIEU, YUNG
	ZAPPACOSTA, MARGARET
53	DICKEY, JOSEPH W
56	MEYER, PETER J
57	WHEWELL, ALLYN S
60	KING WA RESTAURANT INC
	MORRONE, ELEANOR P
63	GABRIELLE, FRANK
64	NORRIS, RICHARD G
66	OCCUPANT UNKNOWN,
67	OCCUPANT UNKNOWN,
68	GIOVANNELLI, MICHAEL A
	MIKKELSEN, KENNETH J
	OCCUPANT UNKNOWN,
70	GIUDICE, SAMUEL P

Target Street	Cross Street	Source
✓	-	Cole Information

TOWER ST 2005 (Cont'd)

70	MCQUAIDE, JENNIFER J
	OCCUPANT UNKNOWN,
71	MARINELLO, JOSEPH J
72	HILDEBRAND, D
73	FAIRLY, STEPHEN L
74	LOCKE, KAREN L
76	OCCUPANT UNKNOWN,
77	SISCO, FRANCIS J
79	OCCUPANT UNKNOWN,
82	CHIMENTO, GEORGE F
84	GINGERELLA, PHYLLIS E
101	REYNOLDS, JESSICA R
111	KEEGAN, MARY L
112	WILLIAMS, STEVEN
115	BARRETO, M
	CRUZ, ANGEL
	MADEIRA, JOAQUIM
	OCCUPANT UNKNOWN,
116	SULLIVAN, ROBERT J
117	CAPIZZANO, LEONARD P
118	SAMMATARO, DAVID J
124	HOLLIDAY, ANDREW
	PRUITT, JONATHAN R
125	CARBONI, BERNICE V
	COMFORTI, PATRICIA A
	REBMAN, MARTHA
127	CIDALE, FRANK L
129	OCCUPANT UNKNOWN,
	PHILIP MURANO JR INC
132	KLIMAS, K
136	FONTANA, SALVATORE
	FRAZIER, RICHARD P
	REINDEL, DAVID J
137	BISHOP, MATHEW D
	PELCHER, GINA
138	MORRONE, THOMAS M
139	LITTLEFIELD, JAMES
141	GABRIELLE, ALEXANDRA A
143	KETCHEN, STEPHANIE J
145	SLUSZKA, RICHARD J

Target Street	Cross Street	Source
-	✓	Cole Information

NARRAGANSETT AVE 2000

2	MICELI, ROSARIO
5	MARSH, D
6	GAGNIER, JOHN
	KOSKI, ROBERT
7	VOCATURA, FRED
8	MURANO, JOHN E
	TROVATO, ANGELA M
9	MOCHETTI, LIDO J
10	MARTEL, THOMAS
11	GENCARELLI, FRANK R
12	HEALY, JOSEPH J
	JOHNSON, M E
13	BLANCK, PHILIP
18	FALCONE SAM
	FALCONE, SAM
19	TARALLO, JAMES E
20	BAKER, MELISSA
	CIMALORE, NUNZIO
21	GARDNER, BRANDON C
	PRESTON, HEIDI
	RAFFERTY, BETH J
	VETELINO, ERNEST
26	ARNOLD, DAVID
	LAPIETRA, DILLY
28	CROWE, LOUIS E
30	SCHACKNER, CATH M
32	TOSCANO, PATRICK M
34	FISHER, JAMES C
36	CHAN, CHIN C
38	KNOWLES, MARY
39	DEBARTOLO, PAT
40	CHAN, DAVID
41	VITA, NATTIE
42	ELEAZER, BRUCE E
43	GOULET, B R
44	BLAIR, ADAM
	BRESLIN, MICHAEL V
45	SHANAHAN, PATRICK J
46	SWANGER, KELLY
47	CHRISTINA, JAMES A
53	EVANS, LINDA
54	MORRONE, ALROYCE V
55	WILSON, ROBERT
56	MORRONE, JOSEPH
60	MCLEOD, ROBERT
61	LEWISS, SYLVIA T
62	SPEZZANO, T
67	PENDOLA, JOSEPH
70	MORRONE, ALBERT J
71	OCCUPANT UNKNOWN,

Target Street	Cross Street	Source
-	✓	Cole Information

NARRAGANSETT AVE 2000 (Cont'd)

74	JUTKIEWICZ, PAUL S
77	NYE, RONALD
80	FALLON, ERIC E
84	OCCUPANT UNKNOWN,
90	SISCO, M S
94	VITTERITO, SANDRA L
98	CHAN, KIN P
118	U HAUL CO INDEPENDENT DEALERS

Target Street	Cross Street	Source
✓	-	Cole Information

TOWER ST 2000

2	CAPIZZANOS
6	RICHMOND, ANNETTE M
8	OCCUPANT UNKNOWN,
10	OCCUPANT UNKNOWN,
12	SCOTT, MICHAEL W
16	CHIARADIO, PHILIP A
20	FIORE, DARREN
24	BUCK, MICHELE M
	RITACCO, N A
	VLAUN, SALVATO D
25	ADAMS, WILLIAM
26	PODZALINE, ELWOOD L
27	SISCO, DIANE
28	EARLE, M
	WHITEHEAD, ROSE D
31	MACDONALD, R J
32	CLARKE, ROBERT A
36	CORDIO, BRIAN
37	SERRA, RICHARD
38	TERRANOVA, LINDA
41	GERISH, M E
	GERRISH, M E
	MADDOX, CURTIS L
	MITCHELL, EDGAR
	ROBINSON, P L
43	BROWN, L P
45	PIGNATARO, ARTHUR
47	OCCUPANT UNKNOWN,
48	WYGANT, LISA
49	FAILLACE, RYAN
50	CANNON, JOYCE A
	MURRAY, M
53	DICKEY, JOSEPH
	FERRARO, MARY A
56	LEWIS, CHAD W
57	BROWN, J V
60	MORRONE, MICHAEL
	ROFRANO, BARBARA
63	CAPIZZANO, JAMES V
	GABRIELLE, FRANK
	SYLVIA, JOHN
64	MOORE, LORI M
66	MORRONE, AMEDEO
67	FRAZIER, ROBERT
	GRAY, JAMES T
68	MIKKELSEN, KENNETH
69	CHICORIA, LOUIS
70	GIUDICE, SAMUEL P
71	MARINELLO, JOSEPH
	PIZZA HUT

Target Street	Cross Street	Source
✓	-	Cole Information

TOWER ST 2000 (Cont'd)

72	BRENNAN, NANCY
73	COCHRANE, PATRICK
74	LEONETTI, ERNEST
76	FURCOLO, DAVID
77	SISCO, FRANCIS
79	FISHER, CAROL A
82	CHIMENTO, GEORGE F
84	GINGERELLA, MICHAEL J
99	OCCUPANT UNKNOWN,
101	OCCUPANT UNKNOWN,
111	KEEGAN, ROBERT
112	CLARK, BILLY
	ROBBINS, SHANE
113	FUSARO, M M
115	CARR, DALE E
116	OCCUPANT UNKNOWN,
117	CAPIZZANO, PATSY P
118	SAMMATARO, DAVID
119	CAPIZZANO, L
	SPURLEY, J
124	CHAMPLIN, LEA
	KIM, Y
	SCIARILLO, T J
125	CARBONI, CARLA
	COMFORTI, P A
127	CIDALE, ROSE M
	MURANO, ANNA R
129	MURANO, PHILIP
131	OCCUPANT UNKNOWN,
132	OCCUPANT UNKNOWN,
134	MORRISON, STEPHEN
136	FONTANA, SALVATO
	REINDEL, DAVID
137	GRADILONE, ANNE
	LUEDER, RAYMOND
139	LITTLEFIELD, JAMES
140	MORRONE, THOMAS
141	GABRIELLE, ALESSAN
143	COX, J
145	TANNER, THERESA

Target Street	Cross Street	Source
-	✓	Cole Information

NARRAGANSETT AVE 1995

2	MICELI, JAMES T
	MICELI, ROSARIO
3	PIZZA, THOS
6	ERICSON, JON
	GAGNIER, JOHN
7	VOCATURA, FRED & JUDITH
8	MURANO, JOHN E
	TROVATO, ANGELA M & ANTONIO C
9	MOCHETTI, B
	MOCHETTI, LIDO J & HELEN
10	MARTEL, THOS
11	GENCARELLI, FRANK R
12	JOHNSON, M E
13	ARAUJO, STEPHEN
	BLANCK, PHILIP
14	TROMBINO, MICHAEL J JR & LINDA
16	BAVASSO, S M
17	PILUSO, RALPH & KAREN
18	FALCONE CHAS & SON, PAINTRS
	FALCONE, SAM
19	TARALLO, JAS E & ALISON L
20	BAKER, MELISSA & REBECCA
	CIMALORE, NUNZIO
21	RAPPAPORT, E
	VETELINO, ERNEST, JR
26	ARNOLD, DAVID & ROSEMARY
	LA PIETRA, DILLY
28	CROWE, LOUIS E & MARY D
30	SCHACKNER, CATHERINE M
32	TOSCANO, PATRICK M & MARIE E
34	FISHER, JAS C
39	DEBARTOLO, PAT
40	CHAN, DAVID
	NG, WAI HUNG
41	VITA, NATTIE
42	BIRCH, M E
	ELEAZER, B E
	ELEAZER, G H
43	GOULET, BENJ R
44	ARELLANO, C
45	SHANAHAN, PATK J
47	CHRISTINA, JAS A
53	TREBISACCI, LOUIS A
54	MORRONE, A
55	WILSON, ROBT & WILLADEAN
56	MORRONE, JOS
61	LEWISS, JOS
62	SPEZZANO, T
66	LOPEZ, WM L
67	PENDOLA, JOS

Target Street	Cross Street	Source
-	✓	Cole Information

NARRAGANSETT AVE 1995 (Cont'd)

70	MORRONE, ALBERT J
74	JUTKIEWICZ, PAUL S
77	NYE, RONALD
80	FALLON, ERIC E & DEANNA
84	AHERN, JOHN E & GAIL
90	SISCO, ANTHONY F, JR
98	CHAN, KIN PING

Target Street	Cross Street	Source
✓	-	Cole Information

TOWER ST 1995

2	CAPIZZANO'S, RESTRNT
6	BEDGOOD, K
	CANDALES, DANNY
	MAINE G L
12	SCOTT, MICHAEL W
15	GOURLAY, JAS A
	HOLLER, J BRYSON
16	CHIARADIO, PHILIP A
20	FIORE, ANGELO A
	FIORE, RONALD
24	RITACCO, N A
	VLAUN, SALVATORE D
25	ADAMS, WM & PAT
26	PODZALINE, ELWOOD L
27	SISCO, DIANE
28	EARLE, M
	WHITEHEAD, R
32	SCAGLIONE, FRANK
36	WILLIS, G J
37	SERRA, RICHARD
38	TERRANOVA, LINDA
41	GOMES, HOPE
	GOMES, LEONARD
	MANFREDI, FRANK & DEA
	MITCHELL, EDGAR
	TURANO, D
43	CADDICK, KRISTY
	DANIELS, ROY P
45	PIGNATARO, ARTHUR
	PIGNATARO, FIORE P
48	HALL, DEBRA
49	BRAYALL, H M
50	REILLY, MICHAEL
	WADDELL, MELANIE
53	DICKEY, JOS
	FERRARO, MICHAEL
56	BRUSSEAU, WAYNE, JR
60	MOORE, WAYNE
	MORRONE, MICHAEL & ELEANOR
63	CAPIZZANO, JAS V, SR
	GABRIELLE, FRANK
	SYLVIA, JOHN & ROSANN
64	DOUGLAS, DAVID W
66	CARLINI, JOSEPH W
	MORRONE, AMEDEO
67	FRAZIER, ROBT, SR
	GRAY, JAS T
68	LUPICA, JOHN
	MUNTIMURI, BEPPO
69	CHICORIA, LOUIS

Target Street	Cross Street	Source
✓	-	Cole Information

TOWER ST 1995 (Cont'd)

69	DUGAS, SANDRA J
	SOUZA, THOS
70	ANTOCH, FRANK
	GIUDICE, SAML P
71	MARINELLO, JOS
72	BRENNAN, ARTHUR
73	SPETRINO, LOUIS P
74	LEONETTI, ERNEST
76	FURCOLO, DAVID
77	SISCO, FRANCIS
79	MOSELEY, PHILP
82	CHIMENTO, GEO F
84	CABINTING, MARK & JEANNIE
	GINGERELLA, M, JR
	GINGERELLA, MICHAEL J SR & PHYLLIS
101	BESSETTE, RICHARD & DEANNE
	LUZZI, P L
111	KEEGAN, ROBT
113	FUSARO, ANGELO J
115	GENTRY, S G
	GRAY, J
	STILLWELL, DONNA & JOHN
116	FUSARO, SAML
117	CAPIZZANO, PATSY P
118	SAMMATARO, DAVID & PEGGY
119	RAPP, D
120	ARAUJO, VIRGINIA
	LUZZI, C A
124	FARLEY, PATRICIA
	TURDO, STEPHEN
125	CARBONI, CARLA
	CARBONI, LEPIO
	COMFORTI, C J
	COMFORTI, P A
127	CIDALE, ROSE M
	MURANO, A
129	MURANO, PHILIP
131	CARPENTER, MELISSA
132	MORRONE, PAT
134	MORRISON, CLIFFORD J & ETHEL V
136	FONTANA, SALVATORE
	FRAZIER, RICHARD & YOLANDA
137	BISHOP, MATTHEW D
	LANDRY, KIMBERLYNN
	LUEDER, RAYMOND & SANDRA
139	COON, S
	FERRARO, THERESA
140	MORRONE, MICHAEL
141	GABRIELLE, ALEXANDRA
143	GENCARELLI, EDW

Target Street	Cross Street	Source
✓	-	Cole Information

TOWER ST 1995 (Cont'd)

143 WOYCIK, PETER
145 GINGERELLA-TRELLI, CHRISTINE
JOSLIN, DORI

Target Street	Cross Street	Source
-	✓	Cole Information

NARRAGANSETT AVE 1992

2	MICELI, JAMES T
	MICELI, ROSARIO
3	BARKER, WM J
	PIZZA THOS
5	FIORE REALTY
6	GAGNIER, JOHN
	WALSH, JAS N
7	VOCATURA, FRED & JUDITH
8	MURANO, JOHN E
	TROVATO, ANGELA M & ANTONIO C
9	MOCHETTI, LIDO & BESSIE MRS
	MOCHETTI, LIDO J
10	MARTEL, THOS
11	GENCARELLI, FRANK R
12	JOHNSON, M E
	ZEPPIERI, JOHN & MARY
13	BLANCK, PHILIP
14	TROMBINO, MICHAEL J JR & LINDA
16	BAVASSO, S M
	HOUSTON, ALEXANDER J
17	PILUSO, RALPH & KAREN
18	FALCONE, CHAS & SON, PAINTRS
	FALCONE, SAM
19	TARALLO, JAS E & ALISON L
20	CIMALORE, NUNZIO
21	RAPPAPORT, E
	VETELINO, ERNEST, JR
26	ARNOLD, DAVID & ROSEMARY
	LA PIETRA, DILLY
28	CROWE, LOUIS E & MARY D
30	SCHACKNER, CATHERINE M
32	TOSCANO, PATRICK M & MARIE E
34	FISHER, JAS C
38	MARAFITTE, LEONARD & KIMBERLY
39	DEBARTOLO, PAT
40	CHAN, DAVID
	NG, WAI HUNG
41	VITA, NATTIE
42	BIRCH, M E
	ELEAZER, B E
	ELEAZER, G H
43	GOULET, BENJ R
45	SHANAHAN, PATK J
47	CHRISTINA, JAS A
53	TREBISACCI, LOUIS A
54	MORRONE, A
55	WILSON, ROBT & WILLADEAN
56	MORRONE, JOS
60	FUNNY, HENRY & WILLER
61	LEWISS, JOS

Target Street	Cross Street	Source
-	✓	Cole Information

NARRAGANSETT AVE 1992 (Cont'd)

62	SPEZZANO, T
66	DUVALL, DAVID G & BERNICE M
67	PENDOLA, JOS
70	MORRONE, ALBERT J
77	NYE, RONALD
84	AHERN, JOHN E & GAIL
90	SISCO, ANTHONY F, JR

Target Street	Cross Street	Source
✓	-	Cole Information

TOWER ST 1992

2	CAPIZZANO'S, RESTRNT
5	COOPER, ROBT
6	DURFEE, F
	MAINE G L
	MITCHELL, P
15	GOURLAY, JAS A
	HOLLER, J BRYSON
16	CHIARADIO, PHILIP A
20	FIORE, ANGELO A
	FIORE, RONALD
24	RITACCO, N A
	VLAUN, SALVATORE D
25	ADAMS, WM & PAT
26	PODZALINE, ELWOOD L
27	SISCO, DIANE
28	EARLE, ROGER C
	WHITEHEAD, R
32	SCAGLIONE, FRANK
36	WILLIS, G J
37	SERRA, RICHARD
38	TERRANOVA, ANGELO J
41	CAPALBO, D
	GOMES, HOPE
	GOMES, LEONARD
	MITCHELL, EDGAR
43	BASILE, J
	CHURCH, BRIAN
45	PIGNATARO, ARTHUR
	PIGNATARO, FIORE P
47	LAWLESS, GORDON, JR
48	HALL, DEBRA
	SMALLIDGE, P
49	BRAYALL, H M
50	CARNEY, K L
	FOLLETT, BECKY
	ROBINSON, GENE
53	DICKEY, JOS
	FERRARO, MICHAEL
56	BRUSSEAU, WAYNE, JR
	MORRONE, GILBERT & MARY S
57	KING, ROBT F
60	MOORE, WAYNE
	MORRONE, MICHAEL & ELEANOR
63	CAPIZZANO, JAS V, SR
	SYLVIA, JOHN & ROSANN
64	DOUGLAS, DAVID W
66	CARLINI, JOSEPH W
	MORRONE, AMEDEO
67	FRAZIER, ROBT, SR
68	LUPICA, JOHN

Target Street	Cross Street	Source
✓	-	Cole Information

TOWER ST 1992 (Cont'd)

68	MUNTIMURI, BEPPO
69	CHICORIA, LOUIS
	JOHNSON, STEPHEN L
70	ANTOCH, FRANK
	GIUDICE, SAML P
71	MARINELLO, JOS
72	BRENNAN, ARTHUR
73	WRIGHT, HIRAM
74	LEONETTI, ERNEST
76	FURCOLO, LOUIS
82	CHIMENTO, GEO F
84	GINGERELLA, J
	GINGERELLA, M, JR
	GINGERELLA, MICHAEL J SR & PHYLLIS
101	BESSETTE, RICHARD & DEANNE
	LUZZI, P L
111	KEEGAN, ROBT
112	BESSETTE, RAYMOND A, SR
113	FUSARO, ANGELO J
115	PHILLIPS, TOM & SHARON
	STILLWELL, DONNA & JOHN
116	FUSARO, SAML
117	CAPIZZANO, PATSY P
118	BASILE, LOUIS
119	GENESE, TONY & BARBARA
	RUISI, CATHERINE
120	ARAUJO, S
	ZIEMBA, K
124	AYERS, WAYNE
	ZELLE, DAVID
125	CARBONI, LEPIO
	COMFORTI, P A
	TURRISI, K
127	JANSKY, DEENA
	MURANO, A
129	MURANO, PHILIP
131	CIDALE, FRANK E
132	MORRONE, PAT
134	MORRISON, CLIFFORD J & ETHEL V
136	FONTANA, SALVATORE
	FRAZIER, RICHARD & YOLANDA
137	KENYON, HARVEY
139	FERRARO, THERESA
	GINGERELLA, ANGELO (PAUL)
140	MORRONE, MICHAEL
141	GABRIELLE, ALEXANDRA
143	ALGIER, JOHN A
	PATTEN, DAVID & MARY KAY
145	GINGERELLA-TRELLI, CHRISTINE
	SERVIDIO, ANTHONY

Target Street	Cross Street	Source
✓	-	Cole Information

TOWER ST 1992 (Cont'd)

4112 MANFREDI, FRANK & DEA
6712 GRAY, JAS T

Target Street	Cross Street	Source
-	✓	Polk's City Directory

NARRAGANSETT AVE 1990

Washington Trust Bldg.
Tel. 596-4977
46 Main Street
Tel. 596-0333

NARRAGANSETT AV–Contd

9 Mochetti Bessie M Mrs ◎ 596-5148
10 Martel Thos A ◎ 596-9254
11 Gencarelli Frank R ◎ 596-5336
12 Johnson Minnie E Mrs ◎ 596-4685
No Return
13 Blanck Phillip E ◎ 596-0299
★Fagre Howard
SPRUCE ST INTERSECTS
14 Trombino Michl J Jr ◎ 596-1793
16 Campbell Irene Mrs 596-0683
No Return
17★Piluso Ralph
Piluso Mario ◎
18 Falcone Charles & Son Inc pntrs 596-5464
Falcone Salvatore C ◎ 596-5464
19 Tarallo James E ◎ 596-0451
20 Cimalore Nunzio A ◎ 596-4409
HASWELL ENDS
21 No Return
SUMMER ST ENDS
26 La Pietra Dilly M Mrs ◎ 596-5465
28 Crow Louis ◎ 596-4277
30 Schackner Austin J ◎ 596-1477
32 Lorino Cecilia L Mrs ◎ 596-1542
34 Fisher James C ◎ 596-1634
36a-38b No Return (4 Hses)
HIGHLAND AV ENDS
39 De Bartolo Pasquale L ◎ 596-5894
40a Ng Wai ◎ 596-4383
40b Chang David ◎ 596-4732
41 Vita Nattie F ◎ 596-7286
42 Eleazer Bruce ◎ 596-2015
42b Birch Marguerite E Mrs ◎ 596-3391
LINDEN ST ENDS
43 Goulet Benj ◎ 596-4282
44a-44b No Return (2 Hses)
45 Shanahan Patrick J ◎ 596-2269
46 No Return
47 Christina James A ◎ 596-7523
NARRAGANSETT DR BEGINS
53 Trebisacci Louis A ◎ 596-2372
WARD AV ENDS
54 Morrone Alroyce V Mrs ◎ 596-4119
55 Wilson Robt ◎ 596-4017
56 Morrone Mary A Mrs ◎ 596-4658
58 Paulhus Gary R ◎ 596-7987
60 No Return
61 Lewiss Joseph ◎ 596-4621
BELLEVUE AV ENDS
62 Spezzano Terri D Mrs 596-0641
66 No Return
67 Pendola Dorothy J Mrs ◎ 348-8762
69 Pendola Anne ◎ 596-2568
70 Morrone Albert J ◎ 596-1963
71 No Return
TOP ST ENDS
74 No Return
77★Nye Barbara

10

NARRAGANSETT AV EXTN –FROM 93 TOWER ST NORTHERLY TO JCTN OF MOHEGAN TRAIL AND SUNRISR DR

ZIP CODE 02891
MOHEGAN TRAIL BEGINS
90 Sisco Anthony F Jr ◎ 596-2722
94 Vitterito Joseph A electn ◎ 596-7627
Narragansett Auto Body auto body repr shop 596-7166

10

NARRAGANSETT DR –FROM 45 NARRAGANSETT AV TO A DEAD END

ZIP CODE 02891
2 Azzinaro Ann M Mrs ◎ 596-4452
3 Azzinaro Angelo M ◎ 596-5230

16

NEOWAM AV (WATCH HILL)–FROM INTERSECTION OF NOANK MISQUAMICUT AND AQUIDNECK SOUTHERLY TO WAUWINNET AV

ZIP CODE 02891
2 Wood John P ◎ 348-8727
3 Bass Geo C 596-1541
4 No Return

• BLINDS • DRAPERIES • FABRICS • CARPETS
SHOP AT HOME SERVICE
Pawcatuck, CT
Minor St.
Sales & Service
Tels. 596-2829, 596-7600
100 Granite St., Westerly, R.I. 02891

Target Street	Cross Street	Source
✓	-	Polk's City Directory

TOWER ST 1990

Granstone Inc
Pre-Cast Concrete Products
Tels. 596-7225, 596-3355 Gavitt Ave., Westerly, Rhode Island 02891

TOP ST–Contd

4 Morrone Raymond Gloria 596-0988
5 Lunaas Edw L ◎ 596-4553
6 Krupinski Edw J ◎ 596-5269
9 Ventilato Fredk R ◎ 596-2241
10 Rittaco Vincenzo ◎ 596-1364
11 Perrone Jas 596-2842
12 No Return
13 Cappuccio Louis M ◎ 596-2844
15 Gent Gerald D ◎ 596-1927
16 No Return
18 Capalbo Rose M Mrs ◎ 596-2843
20 Pendola Frank ins slsmn ◎ 596-0251
21 Lombardi Arnold ◎ 596-7273
22 Giamo Anthony ◎ 596-7265
23 Falcone Charles ◎ 596-5969
27 Macaione Leonard S ◎ 348-8688

4

TOWER ST –FROM 88 GRANITE TO 79 OAK

ZIP CODE 02891
2 Capizzano's Restaurant 596-4025
Capizzano Eleanor E ◎ 596-4313
5 No Return
6 Doherty David A 596-7031
No Return
10 No Return
12 Oppey Helen A Mrs ◎ 596-2231
15 Gourlay Jacqueline M Mrs ◎ 596-7223
Holler Jessie B Mrs 596-5556
16 Chiaradio Philip ◎ 596-1619
LEDWARD AV BEGINS
20 Carpenter Mark F ◎
Fiore Angelo A 596-5915
24 Ritacco Dominic J 596-1147
Vlaun Salvatore D 596-1993
25 No Return
26 Podzaline Elwood L ◎ 596-2954
27 Horsman Diane ◎ 596-0459
28 Earle Roger ◎ 596-0770
Whitehead Rose Mrs ◎ 596-4241
31 Mac Donald Ronald J ◎ 596-4254
32 Scaglione Anna E Mrs ◎ 596-5983
34 No Return
36 Comolli Jennie Mrs ◎ 596-5653
37 Serra Richd V ◎ 596-1306
38 Terranova Angelo J ◎ 596-1025
41-43 No Return (2 Hses)
45 Pignataro Fiore P ◎ 596-5041
47 No Return
JOSHUA ST BEGINS
49-50b No Return (3 Hses)
53 Dickey Joseph W 348-8694
Ferraro Mary Mrs ◎ 596-1378
56 Scaglione Angeline O ◎ 596-5033
PARK AV ENDS
57★Bates Jeff 596-1962

10

THOMPSON AV BEGINS
60 Morrone Michael A ◎ 596-4764
Moore Wayne 596-4764
63 Capizzano James V ◎ 596-7257
No Return
64 Douglas David W ◎ 348-8575
66 Morrone Amedeo J ◎ 596-4863
67 Frazier Robt P ◎ 596-1615
68 Muntimuri Beppo ◎ 596-2166
68a Lupica Carminea F Mrs ◎ 596-5049
69 Chicoria Ellen K Mrs ◎ 596-4042
No Return
70 Antoch Frank A ◎ 596-5303
70a Giudice Saml P ◎ 596-7643
71 Marinello Joseph J 596-7610
72 Brennan Arthur L ◎ 596-1627
73★Wright Hirman 596-7135
74 Leonetti Ernest A ◎ 596-1423
76 Furcolo Louis T ◎ 596-5549
77 Sisco Francis J ◎ 348-8617

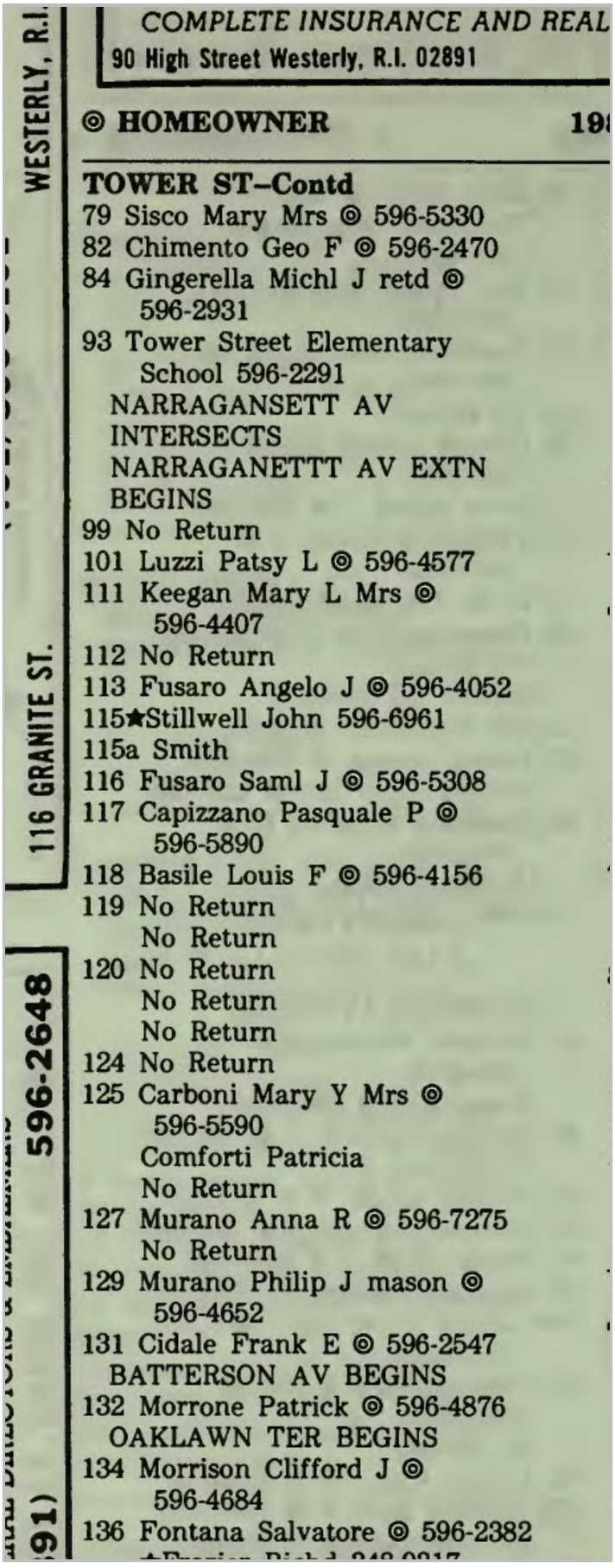
HD Randall, REALTORS Better Homes and Gardens®
229 Post Road, Westerly, RI 02891 401-322-0357
420 Kingstown Rd., W. Kingston, RI 02892 783-1700 364-1050

se Hill Rd., Ashaway, R.I.
Junk Cars Picked Up
24 HOUR TOWING
Tel. 377-4769

110 Oak St., Box 1069, Westerly, R.I. 02891
596-280

Target Street	Cross Street	Source
✓	-	Polk's City Directory

TOWER ST 1990



COMPLETE INSURANCE AND REAL
90 High Street Westerly, R.I. 02891

◎ HOMEOWNER 19

WESTERLY, R.I.

116 GRANITE ST.

596-2648

TOWER ST–Contd

79 Sisco Mary Mrs ◎ 596-5330
82 Chimento Geo F ◎ 596-2470
84 Gingerella Michl J retd ◎ 596-2931
93 Tower Street Elementary School 596-2291
NARRAGANSETT AV INTERSECTS NARRAGANETTT AV EXTN BEGINS
99 No Return
101 Luzzi Patsy L ◎ 596-4577
111 Keegan Mary L Mrs ◎ 596-4407
112 No Return
113 Fusaro Angelo J ◎ 596-4052
115★Stillwell John 596-6961
115a Smith
116 Fusaro Saml J ◎ 596-5308
117 Capizzano Pasquale P ◎ 596-5890
118 Basile Louis F ◎ 596-4156
119 No Return
No Return
120 No Return
No Return
No Return
124 No Return
125 Carboni Mary Y Mrs ◎ 596-5590
Comforti Patricia
No Return
127 Murano Anna R ◎ 596-7275
No Return
129 Murano Philip J mason ◎ 596-4652
131 Cidale Frank E ◎ 596-2547
BATTERSON AV BEGINS
132 Morrone Patrick ◎ 596-4876
OAKLAWN TER BEGINS
134 Morrison Clifford J ◎ 596-4684
136 Fontana Salvatore ◎ 596-2382

Target Street	Cross Street	Source
-	✓	Polk's City Directory

NARRAGANSETT AVE 1985

• ULTRA-SONIC • INFRA-RED • ELECTRIC EYE
• INDUSTRIAL • COMMERCIAL • RESIDENTIAL
10 Industrial Drive, Westerly, R.I. 02891 Telephones (401) 596-0660 — (203) 599-5332

NARRAGANSETT AV—Contd

28 Quattromani A Francis ◎ 596-4277
30 Schackner Austin J ◎ 596-1477
32 Lorino Cecilia L Mrs ◎ 596-1542
34 Fisher Jas ◎ 596-1634
HIGHLAND AV ENDS
39 De Bartolo Pasquale L ◎ 596-5894
41 Vita Nattie F ◎ 596-7286
42 Under Constn
LINDEN ST ENDS
43 Goulet Benj ◎ 596-4782
45 Shanahan Patrick ◎ 596-2269
47 Christina James A ◎ 596-7523
NARRAGANSETT DR BEGINS
53 Trebisacci Louis A ◎ 596-2372
WARD AV ENDS
54 Morrone Alroyce V Mrs ◎ 596-4119
55★Wilson Robt
56 Morrone Mary A Mrs ◎ 596-4658
58★Mattern Michl J ◎ 348-9028
60 Lupinacci Rose A Mrs ◎ 596-2774
61 Lewiss Joseph ◎ 596-4621
BELLEVUE AV ENDS
62★Spezzano Terri ◎
66 Vacant
67 Pendola Dorothy J Mrs ◎ 348-8762
69 Pendola A ◎ 596-2568
70 Morrone Albert J ◎ 596-1963
71 Celiço Richd J ◎
TOP ST ENDS
74 Jutkiewicz Paul S ◎ 596-3070
77★Nye Ronald A ◎

10

NARRAGANSETT AV EXTN —FROM 93 TOWER ST NORTHERLY TO JCTN OF MOHEGAN TRAIL AND SUNRISR DR

ZIP CODE 02891
MOHEGAN TRAIL BEGINS
1 Sisco Anthony F Jr ◎ 596-2722
2 Vitterito Jospeh A ◎ 348-8503
Narragansett Auto Body auto body repr shop 596-7166

10

NARRAGANSETT DR —FROM 45 NARRAGANSETT AV TO A DEAD END

ZIP CODE 02891
2 Azzinaro Armondo C ◎ 596-4452
3 Azzinaro Angelo M ◎ 596-5230

16

NEOWAM AV (WATCH HILL) FROM INTERSECTION OF NOANK MISQUAMICUT AND AQUIDNECK SOUTHERLY TO WAUWINNET AV

ZIP CODE 02891
2 Wood John P ◎ 348-8727
3 Bass Geo C sum res 348-8798
4 No Return
6 Westerfield H Bradford sum res 596-1541

16

NEPUN RD (WATCH HILL) FROM MISQUAMICUT RD EAST TO WATCH HILL RD

ZIP CODE 02891
1 Mulihill Henry sum res
3 Hollenbeck R L sum res 348-8330
SEQUAN RD ENDS
5 Henault Richd sum res 348-8738
6 Fountaine Fernande
7 Nardone Paul F ◎ 596-1258
7½ Desillier Jos A 348-8290
9 Gray Spencer sum res 348-8783
11 Dwyer Robt J sum res
★Dwyer Maurice W sum res
14 Nichols Geo III sum res 348-8237
18 Roberts Alf M sum res 348-8965

15

NETHERWOOD ST —FROM 4 LAWTON TO WALTON

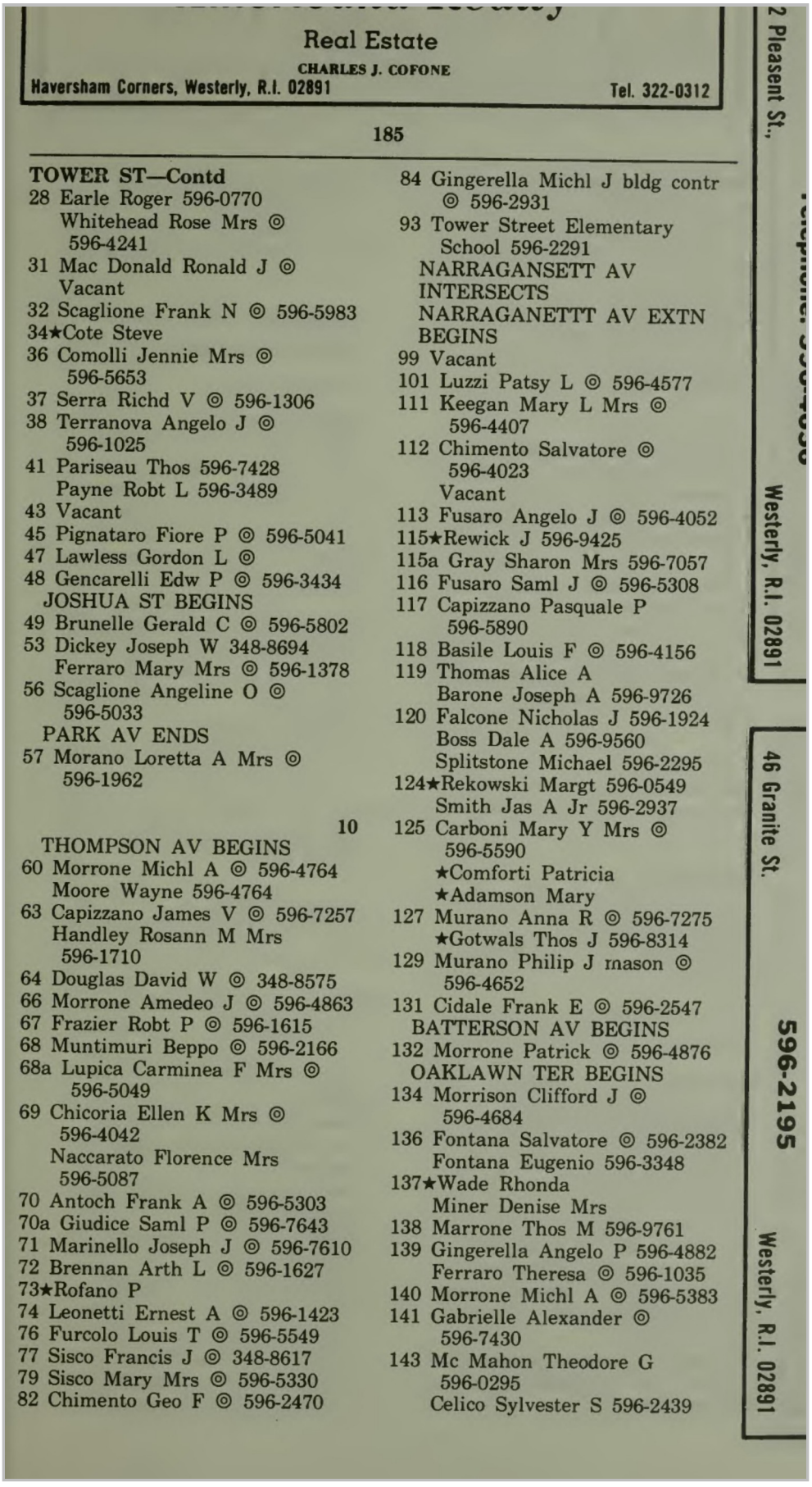
ZIP CODE 02891
1★Pacheco Robin

MANUEL J. THEADORE
HOME BUILDER
TEL. 596-0077
CABINET MAKER, FINISHED CARPENTRY
Westerly, R.I. 02891
ache Dr.

MAIN & DUFOUR
LICENSED MASTER PLUMBERS
PLUMBING AND HEATING
Tels. 599-5727
599-4041
14 LIBERTY ST.
CONN. LIC. NO. 203037
R.I. LIC. NO. 790
PAWCATUCK, CT. 06379

Target Street	Cross Street	Source
✓	-	Polk's City Directory

TOWER ST 1985



Real Estate
CHARLES J. COFONE
Haversham Corners, Westerly, R.I. 02891 Tel. 322-0312

TOWER ST—Contd

28 Earle Roger 596-0770
Whitehead Rose Mrs ◎ 596-4241
31 Mac Donald Ronald J ◎ Vacant
32 Scaglione Frank N ◎ 596-5983
34★Cote Steve
36 Comolli Jennie Mrs ◎ 596-5653
37 Serra Richd V ◎ 596-1306
38 Terranova Angelo J ◎ 596-1025
41 Pariseau Thos 596-7428
Payne Robt L 596-3489
43 Vacant
45 Pignataro Fiore P ◎ 596-5041
47 Lawless Gordon L ◎
48 Gencarelli Edw P ◎ 596-3434
JOSHUA ST BEGINS
49 Brunelle Gerald C ◎ 596-5802
53 Dickey Joseph W 348-8694
Ferraro Mary Mrs ◎ 596-1378
56 Scaglione Angeline O ◎ 596-5033
PARK AV ENDS
57 Morano Loretta A Mrs ◎ 596-1962

10

THOMPSON AV BEGINS
60 Morrone Michl A ◎ 596-4764
Moore Wayne 596-4764
63 Capizzano James V ◎ 596-7257
Handley Rosann M Mrs 596-1710
64 Douglas David W ◎ 348-8575
66 Morrone Amedeo J ◎ 596-4863
67 Frazier Robt P ◎ 596-1615
68 Muntimuri Beppo ◎ 596-2166
68a Lupica Carminea F Mrs ◎ 596-5049
69 Chicoria Ellen K Mrs ◎ 596-4042
Naccarato Florence Mrs 596-5087
70 Antoch Frank A ◎ 596-5303
70a Giudice Saml P ◎ 596-7643
71 Marinello Joseph J ◎ 596-7610
72 Brennan Arth L ◎ 596-1627
73★Rofano P
74 Leonetti Ernest A ◎ 596-1423
76 Furcolo Louis T ◎ 596-5549
77 Sisco Francis J ◎ 348-8617
79 Sisco Mary Mrs ◎ 596-5330
82 Chimento Geo F ◎ 596-2470
84 Gingerella Michl J bldg contr ◎ 596-2931
93 Tower Street Elementary School 596-2291
NARRAGANSETT AV INTERSECTS
NARRAGANETTT AV EXTN BEGINS
99 Vacant
101 Luzzi Patsy L ◎ 596-4577
111 Keegan Mary L Mrs ◎ 596-4407
112 Chimento Salvatore ◎ 596-4023
Vacant
113 Fusaro Angelo J ◎ 596-4052
115★Rewick J 596-9425
115a Gray Sharon Mrs 596-7057
116 Fusaro Saml J ◎ 596-5308
117 Capizzano Pasquale P 596-5890
118 Basile Louis F ◎ 596-4156
119 Thomas Alice A
Barone Joseph A 596-9726
120 Falcone Nicholas J 596-1924
Boss Dale A 596-9560
Splitstone Michael 596-2295
124★Rekowski Margt 596-0549
Smith Jas A Jr 596-2937
125 Carboni Mary Y Mrs ◎ 596-5590
★Comforti Patricia
★Adamson Mary
127 Murano Anna R ◎ 596-7275
★Gotwals Thos J 596-8314
129 Murano Philip J mason ◎ 596-4652
131 Cidale Frank E ◎ 596-2547
BATTERSON AV BEGINS
132 Morrone Patrick ◎ 596-4876
OAKLAWN TER BEGINS
134 Morrison Clifford J ◎ 596-4684
136 Fontana Salvatore ◎ 596-2382
Fontana Eugenio 596-3348
137★Wade Rhonda
Miner Denise Mrs
138 Marrone Thos M 596-9761
139 Gingerella Angelo P 596-4882
Ferraro Theresa ◎ 596-1035
140 Morrone Michl A ◎ 596-5383
141 Gabrielle Alexander ◎ 596-7430
143 Mc Mahon Theodore G 596-0295
Celico Sylvester S 596-2439

2 Pleasant St., Westerly, R.I. 02891
46 Granite St. 596-2195 Westerly, R.I. 02891

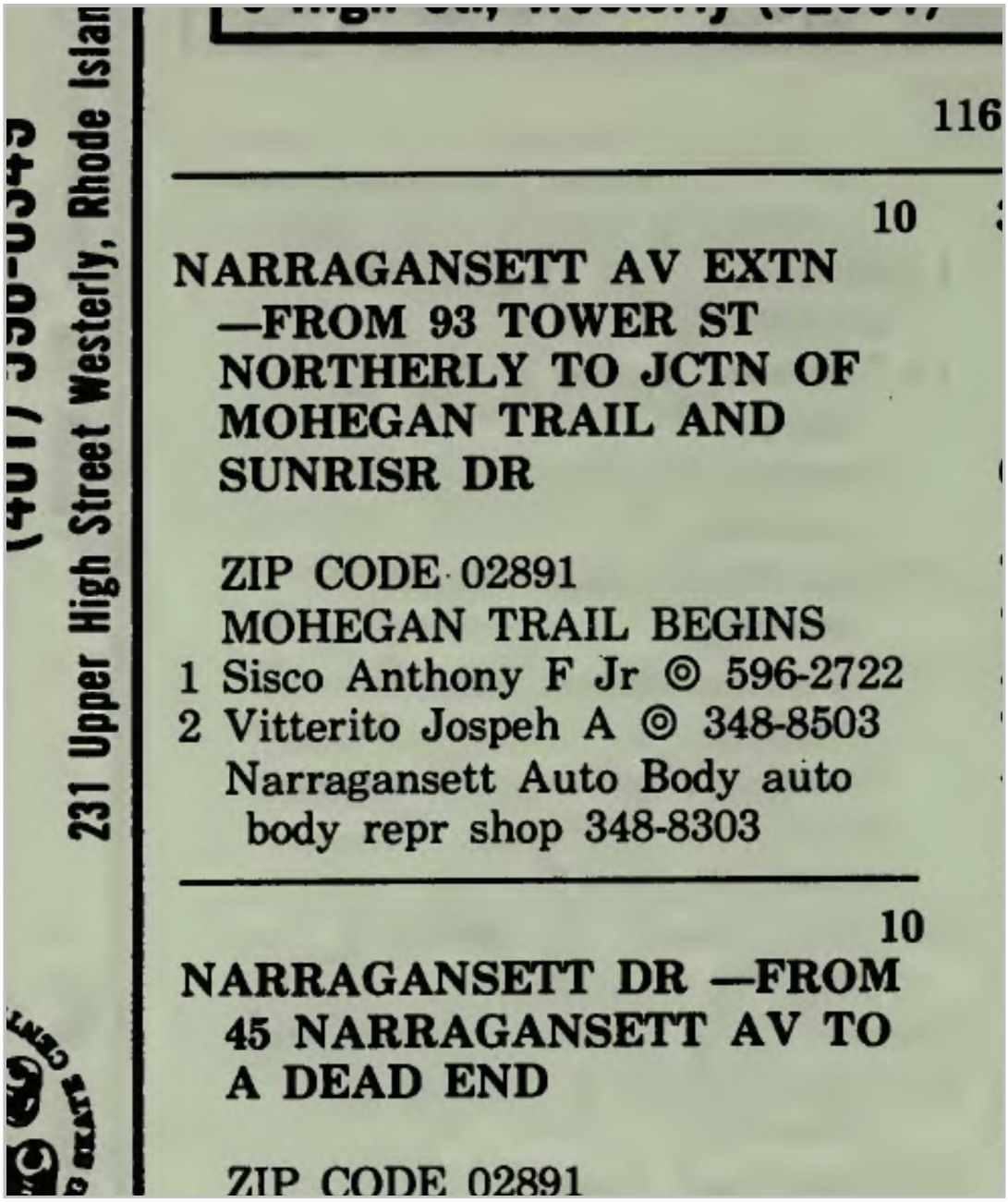
Target Street	Cross Street	Source
-	✓	Polk's City Directory

NARRAGANSETT AVE 1980

30 Schackner Austin J ◎
596-1477
32 Lorino Cecilia L Mrs ◎
596-1542
34 Fisher Jas ◎ 596-1634
HIGHLAND AV ENDS
39 De Bartolo Pasquale L ◎
596-5894
41 Vita Nattie F ◎ 596-7286
LINDEN ST ENDS
43 Goulet Benj R ◎ 596-4282
45 Thayer Josephine R Mrs ◎
596-5697
47 Christina James A ◎ 596-7523
NARRAGANSETT DR BEGINS
53 Trebisacci Louis A ◎ 596-2372
WARD AV ENDS
54 Morrone Joseph A Jr ◎
596-4119
56 Morrone Mary A Mrs ◎
596-4658
58 Spezzano Carrie E Mrs ◎
596-4086
60 Lupinacci Rose A Mrs ◎
596-2774
61 Lewiss Joseph ◎ 596-4621
BELLEVUE AV ENDS
62 Lupinacci Anthony G ◎
596-0076
66★Reale John A ◎ 596-4179
69 Pendola Angeline M Mrs ◎
596-2568
70 Morrone Albert J ◎ 596-1963
71 Celico Richd J ◎
TOP ST ENDS
74 Jutkiewicz Paul S ◎ 596-3070
77 Mattos Joseph S ◎ 596-5486

Target Street	Cross Street	Source
-	✓	Polk's City Directory

NARRAGANSETT AVE 1980



231 Upper High Street Westerly, Rhode Islan

116

10

NARRAGANSETT AV EXTN
—FROM 93 TOWER ST
NORTHERLY TO JCTN OF
MOHEGAN TRAIL AND
SUNRISR DR

ZIP CODE 02891
MOHEGAN TRAIL BEGINS
1 Sisco Anthony F Jr ◎ 596-2722
2 Vitterito Jospeh A ◎ 348-8503
Narragansett Auto Body auto
body repr shop 348-8303

10

NARRAGANSETT DR —FROM
45 NARRAGANSETT AV TO
A DEAD END

ZIP CODE 02891

Target Street	Cross Street	Source
✓	-	Polk's City Directory

TOWER ST 1980

MARINE — BONDS — ACCIDENT AND HEALTH
COMPLETE INSURANCE AND REAL ESTATE SERVICE
90 High Street Westerly, R.I. 02891 Tel. 596-2445

4

TOWER ST —FROM 88 GRANITE TO 79 OAK

ZIP CODE 02891
2 Capizzano's Restaurant 596-4025
Capizzano Angelo J ◎ 596-4313
5 Tower Laboratory Ltd 596-7963
6 Smith Robt M Inc genl ins 596-1212
Vacant
★Dennett Ella M 596-7372
★Degnan Cheryl 596-2116
10 Oppy Robt C 596-7256
12 Oppy Charles R ◎ 596-2231
15 Gourlay James A ◎ 596-7223
Holler Jessie B Mrs 596-5556
16★Fiore Ronald ◎ 596-1483
LEDWARD AV BEGINS
20 Vacant
Fiore Angelo ◎ 596-5915
24 Ritacco Dominic J ◎ 596-1147
Vlaun Salvatore D 596-1993
25 Feraco John ◎ 596-1247
26 Podzaline Elwood L ◎ 596-2954
27 Horsman Robt E 596-0459
28 Earle Roger 596-0770
Whitehead Rose Mrs ◎ 596-4241
31 Mac Donald Ronald J ◎
Vacant
32 Scaglione Frank N ◎ 596-5983
34 Murano Theresa R Mrs ◎ 596-4433
36 Comolli Jennie Mrs ◎ 596-5653
37 Serra Richd V ◎ 596-1306
38 Terranova Angelo J ◎ 596-1025
41 Pariseau Thos 596-7428
Payne Robt L 596-3489
★Jenkins Michael
43★Vacca N 596-7184
Silvia Carol 596-4038
45 Pignataro Fiore P ◎ 596-5041
47 Lawless Gordon L ◎ 596-0046
48 Gencarelli Edw P ◎ 596-3434
JOSHUA ST BEGINS
49 Brunelle Gerald C ◎ 596-5802
53 Dickey Joseph W 348-8694
Ferraro Michl ◎ 596-1378
56 Scaglione Angeline O ◎ 596-5033
PARK AV ENDS
57 Altimari Loretta A Mrs ◎ 596-1962

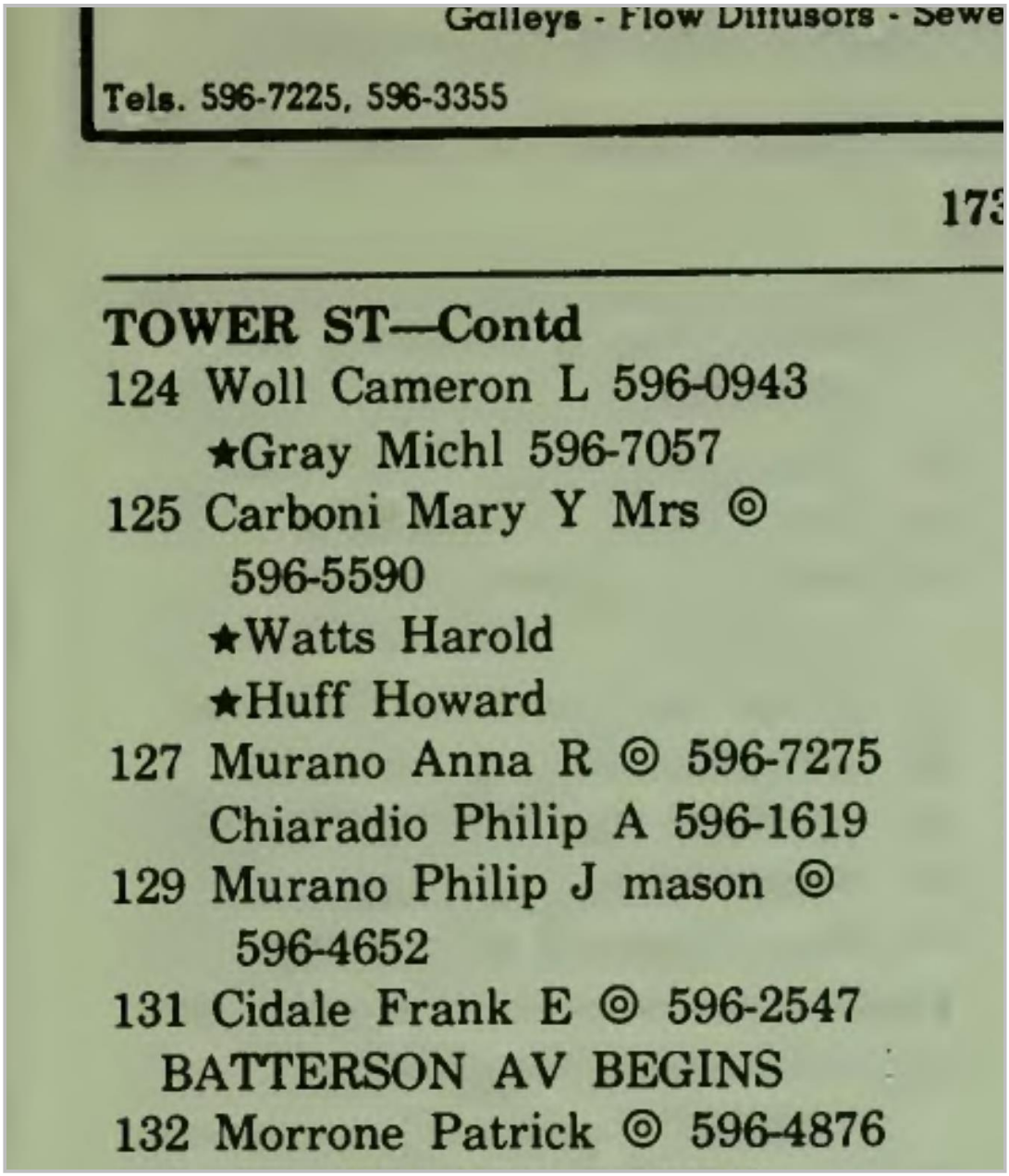
10

THOMPSON AV BEGINS
60 Morrone Michl A ◎ 596-4764
Vacant
63 Capizzano James V ◎ 596-7257
64 Douglas David W ◎ 348-8575
66 Morrone Amedeo J ◎ 596-4863
67 Frazier Robt P ◎ 596-1615
67½ Gray James T ◎ 596-1827
68 Muntimuri Beppo ◎ 596-2166
68a Lupica John J ◎ 596-5049
69 Chicoria Louis F ◎ 596-4042
★Lombardo Jos D 596-3320
70 Antoch Frank A ◎ 596-5303
70a Giudice Saml P ◎ 596-7643
71 Marinello Joseph J ◎ 596-7610
Smith Roberta S Mrs 596-5126
72 Brennan Arth L ◎ 596-1627
73 Cofone Gilbert A ◎ 596-5029
74 Leonetti Ernest A ◎ 596-1423
76 Furcolo Louis T ◎ 596-5549
77 Sisco Francis J ◎ 348-8617
79 Sisco Mary Mrs ◎ 596-5330
82 Chimento Geo F ◎ 596-2470
84 Gingerella Michl J bldg contr ◎ 596-2931
93 Tower Street Elementary School 596-2291
NARRAGANSETT AV INTERSECTS
NARRAGANETTT AV EXTN BEGINS
99 Bowles Annie E Mrs ◎ 596-2483
101 Luzzi Patsy L ◎ 596-4577
★Gaccione Thos
111 Keegan Robt P ◎ 596-4407
112 Chimento Salvatore ◎ 596-4023
Lamarre Geo E 596-0478
113 Fusaro Angelo J ◎ 596-4052
115a Capalbo Pasquale ◎ 348-8375
115b★Discuillo Jas R 596-7035
116 Fusaro Saml J ◎ 596-5308
117 Capizzano Pasquale P ◎ 596-5890
118 Basile Louis F ◎ 596-4156
119 No Return
No Return
120 Falcone Nicholas J 596-1924
Basile Margt A
Hindle Ricky 596-4611

(401) 596-0349 231 Upper High Street Westerly, Rhode Island 028
100 Granite St., Westerly, R.I. 02891 Tels. 596-2829, 596-7600

Target Street	Cross Street	Source
✓	-	Polk's City Directory

TOWER ST 1980



Galleys - Flow Diffusors - Sewe

Tels. 596-7225, 596-3355

173

TOWER ST—Contd

124 Woll Cameron L 596-0943
★Gray Michl 596-7057
125 Carboni Mary Y Mrs ◎
596-5590
★Watts Harold
★Huff Howard
127 Murano Anna R ◎ 596-7275
Chiaradio Philip A 596-1619
129 Murano Philip J mason ◎
596-4652
131 Cidale Frank E ◎ 596-2547
BATTERSON AV BEGINS
132 Morrone Patrick ◎ 596-4876

Target Street	Cross Street	Source
-	✓	Polk's City Directory

NARRAGANSETT AVE 1975

15 Railroad Av.
Westerly, R.I. 02891
Tel. 596-7744

AMERICAN SOCIETY OF TRAVEL AGENTS ASTA

R.I. Memorial Union Bldg.
Kingston, R.I. 02881
Tel. 789-0200

NARRAGANSETT AV—Contd

34 Moretti Ralph P ◎ 348-8632
39 De Bartolo Pasquale L ◎ 596-5894
HIGHLAND AV ENDS
41 Vita Natale S ◎ 596-7286
LINDEN ST ENDS
43 Goulet Benj R ◎ 596-4282
45 Thayer Josephine C Mrs ◎ 596-5697
47 Christina James A ◎ 596-7523
NARRAGANSETT DR BEGINS
53 Trebisacci Louis A ◎ 596-2372
WARD AV ENDS
54 Morrone Joseph Jr ◎ 596-4119
56 Morrone Joseph A ◎ 596-4658
58 Spezzano Carrie E Mrs ◎ 596-4086
60 Lupinacci Rose A Mrs ◎ 596-2774
61 Lewiss Joseph ◎ 596-4621
BELLEVUE AV ENDS
62 Lupinacci Anthony G ◎ 596-0076
67 Pendola Joseph L ◎ 596-2218
69★Pendola Angeline M Mrs ◎ 596-2568
70 Morrone Albert J ◎ 596-1963
71 Celico Richd J ◎ 596-2189
TOP ST ENDS
77 Mattos Joseph S ◎ 596-5486

10

NARRAGANSETT AV EXTN —FROM 93 TOWER ST NORTHERLY TO JCTN OF MOHEGAN TRAIL AND SUNRISR DR

ZIP CODE 02891
MOHEGAN TRAIL BEGINS
1 Sisco Anthony F Jr ◎ 596-2722
2 Vitterito Joseph A ◎ 348-8503

10

NARRAGANSETT DR —FROM 45 NARRAGANSETT AV TO A DEAD END

ZIP CODE 02891
3 Azzinaro Angelo M ◎ 596-5230
2 Azzinaro Armondo C ◎ 596-4452

14

NATCHAUG RD (WATCH HILL)—FROM CHAPMAN RD IN A NORTHERLY DIRECTION TO A DEAD END

ZIP CODE 02891

16

NEOWAM AV (WATCH HILL) FROM INTERSECTION OF NOANK MISQUAMICUT AND AQUIDNECK SOUTHERLY TO WAUWINNET AV

ZIP CODE 02891
Westerfield H Bradford sum res 348-8798
★Bass Geo C ◎ 596-1541
Hotchkiss Arth P ◎ 596-5533

16

NEPUN RD (WATCH HILL) FROM MISQUAMICUT RD EAST TO WATCH HILL RD

ZIP CODE 02891
1 Sum Res
2 Roberts A M Commander sum res 348-8965
3 Nichols Geo 3d sum res ◎ 348-8237
Griscom Clement A III ◎ 596-5824
SEQUAN RD ENDS
6 Fontaine Geo E sum res 596-7821
7 Morgan Geo sum res

596-4 STAGE LIGHTING EQUIPMENT 20 HIGH ST. (02891)

596-2648 LICENSED FUNERAL DIRECTOR — EMBALMER SPRUCE ST. 2891)

MUNRO Inc.
RETAIL
Florists



Target Street	Cross Street	Source
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TOWER ST 1975

36 Connolly Jennie Mrs ◎
596-5864
37 Serra Richd V ◎ 596-1306
38 Terranova Angelo J ◎
596-1025
41 Black Donald L 348-8605
Morin Fernande Mrs 596-2791
Pariseau Thos 596-7428
43 Krueger Santa Mrs ◎ 596-2763
Krueger Wm
45 Pignataro Fiore P ◎ 596-5041
47 Lawless Gordon L ◎ 596-5108
JOSHUA ST BEGINS
49 Brunelle Gerald ◎ 596-5802
53 Dickey Joseph 348-8694
Ferraro Michl ◎ 596-1378
56 Scaglione Luigi ◎ 596-5033
PARK AV ENDS
57 Altimari Loretta A Mrs caterer
◎ 596-1962

10

THOMPSON AV BEGINS
60 Morrone Michl A ◎ 596-4764
★Buckly Paul 596-1488
63 Capizzano James V ◎ 596-7257
Capizzano James V Jr 596-5436
64 Douglas David W ◎ 348-8575
66 Morrone Amedeo J ◎ 596-4863
Lunaas Edward L 596-1863
67 Frazier Robt P ◎ 596-1615
67½ Gray James T ◎ 596-1827
68 Muntimuri Beppo ◎ 596-2166
68a Lupica John J ◎ 596-5049
69 Chicoria Louis F ◎ 596-4042
Chicoria Louis F Jr 348-8086
70 Antoch Frank A ◎ 596-5303
70a Giudice Saml P ◎ 596-7643
71 Marinello Joseph J ◎ 596-7610
★Smith Roberta Mrs
72 Brennan Arth L ◎ 596-1627
73 Cofone Gilbert A ◎ 596-5029
74 Leonetti Ernest A ◎ 596-1423
76 Furcolo Louis T ◎ 596-5549
77 Sisco Francis J ◎ 348-8617
79 Sisco Anthony F ◎ 596-5330
82 Chimento Geo F ◎ 596-2470
84 Gingerella Michl J bldg contr
◎ 596-2931
93 Tower Street Elementary
School 596-2291
NARRAGANSETT AV
INTERSECTS

RLY HOSPITAL
homas F. Moore, Jr., 1st Vice President
Henry J. Nardone, Assistant Treasure
Warren Banker, Assistant Secretary

Target Street	Cross Street	Source
✓	-	Polk's City Directory

TOWER ST 1975

All Baffles Cast in Place F.H.A. — V.A. — Natl. Plumbing
Leo Cherenzo
Tel. Office — 596-7225 — Residence — 596-5916

TOWER ST—Contd

NARRAGANETTT AV EXTN BEGINS

99 Bowles Annie E Mrs ◎ 596-2483
101 Luzzi Patsy L ◎ 596-4577
O'Donnell Richd
111 Keegan Robt P ◎ 596-4407
112 Chimento Salvatore ◎ 596-4023
Vacant
113 Fusaro Angelo J ◎ 596-4052
115a Capalbo Pasquale ◎ 348-8375
115b Larkin Allen 596-2770
116 Fusaro Saml J ◎ 596-5308
117 Capizzano Pasquale P ◎ 596-5890
118 Basile Louis F ◎ 596-4156
119 Nadonly Vincent J 596-2272
★Delicatl Frank
120 Falcone Nicholas J 596-1924
★Behan Thos R 596-3224
★Ragland Eleanor Mrs
124 Geary Francis A 596-4537
Galanti Frank J ◎ 596-2974
125 Carboni Mary Y Mrs ◎ 596-5590
Ventilato Fredk J 596-0086
Sammataro Robt 596-4897
127 Murano Anna R ◎ 596-7275
Chiaradio Philip A 596-1619
129 Murano Philip J landscape gdnr ◎ 596-4652
131 Cidale Frank E ◎ 596-2547

BATTERSON AV BEGINS

132 Morrone Patrick ◎ 596-4876

Target Street	Cross Street	Source
-	✓	Polk's City Directory

NARRAGANSETT AVE 1971

HASWELL ENDS
21 Lazits George J Jr ◎ 596-4332
SUMMER ST ENDS
26 La Pietra Frank J ◎ 596-5465
28 Quattromani A Francis ◎ 596-4277
30 De Angelis Louis ◎ 596-5694
32 Lorino Joseph ◎ 596-1542
34 Moretti Ralph P ◎ 348-8632
39 De Bartolo Pasquale L ◎ 596-5894
HIGHLAND AV ENDS
41 Vita Natale S ◎ 596-7286
LINDEN ST ENDS
43 Goulet Benj R ◎ 596-4282
45 Thayer Edgar C ◎ 596-5697
NARRAGANSETT DR BEGINS
47 Christina James A ◎ 596-7523
53 Trebisacci Louis A ◎ 596-2372
WARD AV ENDS
54 Morrone Joseph Jr ◎ 596-4119
56 Morrone Joseph A ◎ 596-4658

USTMENT SERVICE
IRANCE COMPANIES ONLY
CASUALTY-INLAND MARINE

Target Street	Cross Street	Source
-	✓	Polk's City Directory

NARRAGANSETT AVE 1971

101

NARRAGANSETT AV—Contd
58 Spezzano Carrie E ◎ 596-4086
60 Lupinacci Rose A Mrs ◎
596-2774
61 Lewiss Joseph ◎ 596-4621
BELLEVUE AV ENDS
62 Manfredi Joseph ◎ 596-2147
67 Pendola Joseph L ◎ 596-2218
69 Vitro Frank T ◎ 596-2568
70 Morrone Albert J ◎ 596-1963
71 Celico Richd J ◎
TOP ST ENDS
77 Mattos Joseph S ◎ 596-5486

10

NARRAGANSETT AV EXTN
—FROM 93 TOWER ST
NORTHERLY TO JCTN OF
MOHEGAN TRAIL AND
SUNRISR DR

ZIP CODE 02891
MOHEGAN TRAIL BEGINS
1 Sisco Anthony F Jr ◎ 596-2722
2 Vitterito Joseph A ◎ 348-8503

10

NARRAGANSETT DR —FROM
45 NARRAGANSETT AV TO
A DEAD END

Target Street	Cross Street	Source
✓	-	Polk's City Directory

TOWER ST 1971

STONE BANK
TEL. 596-4917
35 BROAD STREET
TEL. 596-7786
MEMBER F.D.I.C.

TOWER ST—Contd
47 Gradilone Angleo M ⓒ 348-8322
JOSHUA ST BEGINS
49 Brunelle Gerald ⓒ 596-5802
53 Dickey Joseph 348-8694
Ferraro Michl ⓒ 596-1378
56 Scaglione Luigi ⓒ 596-5033
57 Murano Angelina Mrs 596-1962

10

THOMPSON AV BEGINS
60 Morrone Michl A ⓒ 596-4764
63 Capizzano James V ⓒ 596-7257
Capizzano James V Jr 596-5436
64 Douglas David W ⓒ 348-8575
66 Morrone Amedeo J ⓒ 596-4863
67 Frazier Robt P carp ⓒ 596-1615
67½ Gray James T ⓒ 596-1827
68 Muntimuri Beppo ⓒ 596-2166
68a Lupica John J ⓒ 596-5049
69 Chicoria Louis F ⓒ 596-4042
Vacant
70 Antoch Frank A ⓒ 596-5303
70a Guidice Saml P ⓒ 596-7643
71 Marinello Joseph J ⓒ 596-7610
Comforti Joseph R genl contr 596-2912
72 Brennan Arth L ⓒ 596-1627
73 Cofone Gilbert A ⓒ 596-5029
74 Leonetti Ernest A ⓒ 596-1423
76 Furcolo Louis ⓒ 596-5549
77 Sisco Frances J ⓒ 348-8617
79 Sisco Anthony F ⓒ 596-5330
82 Chimento Geo F ⓒ 596-2470
84 Gingerella Michl J bldg contr ⓒ 596-2931
93 Tower Street Elementary School 596-2291
NARRAGANSETT AV INTERSECTS
NARRAGANSEKIT AV EXTN BEGINS
99 Bowles Annie E Mrs ⓒ 596-2483
101 Luzzi Patsy L ⓒ 596-4577
Burrell Jeffrey T
111 Keegan Robt P ⓒ 596-4407
112 Chimento Saml ⓒ 596-4023
Cerilli Frances J ⓒ 596-0743
113 Fusaro Angelo J ⓒ 596-4052
115a Bryant David J 348-8393
115b Texter Eug C Jr 596-5657
116 Fusaro Saml J ⓒ 596-5308
117 Capizzano Pasquale P ⓒ 596-5890
118 Basile Louis F ⓒ 596-4156
119 Nadonly Vincent J 596-6272
Capizzano Leonard P 596-5564
120 Falcone Nicholas J 596-1924
Collins Mark R 596-5116
Jovin Yvonne Mrs 596-1907
124 Geary Francis A 596-4537
Galanti Frank J ⓒ 596-2974
125 Carboni Lepio A ⓒ 596-5590
Falcone Fredk A
Pont Ronald W 596-1616
127 Murano Mary Mrs ⓒ 596-7275
Chiaradio Philip A 596-1619
129 Murano Philip J landscape gdnr ⓒ 596-4652
131 Cidale Frank E ⓒ 596-2547
BATTERSON AV BEGINS
132 Morrone Patrick ⓒ 596-4876
OAKLAWN TER BEGINS
134 Hogan Wm J ⓒ 596-1684
136 Gabrielle Frank L 596-5540
Vacant
137 Giorno Louis N 596-1217
Hooper Robt C
138 Morrone Angelo ⓒ 596-4466
139 Ferraro Federico ⓒ 596-1035
Ferraro Angelo
140 Morrone Angelo M ⓒ 596-5883
141 Gaccione Bertha J Mrs 348-8915
143 Speice Donald G 348-8260
Spezzano J Donald 596-0005
Spezzano Terry Mrs
Roberts Chas A 348-8885
145 Burrell Hugh C 596-4196
Russell Stanley J 596-2262
3d Fl Gingerella Geo A

Westerly—Rhode Island—02891
Tel. (401) 596-7757—Affiliated With I.B.E.W.

ALUMINUM PRODUCTS FROM CELLAR TO ROOF
10 Friendship St. Westerly, R.I. 02891 Tel. 596-

Murphey Chevrolet Co., Inc.
The Oldest Automobile Dealership in Town

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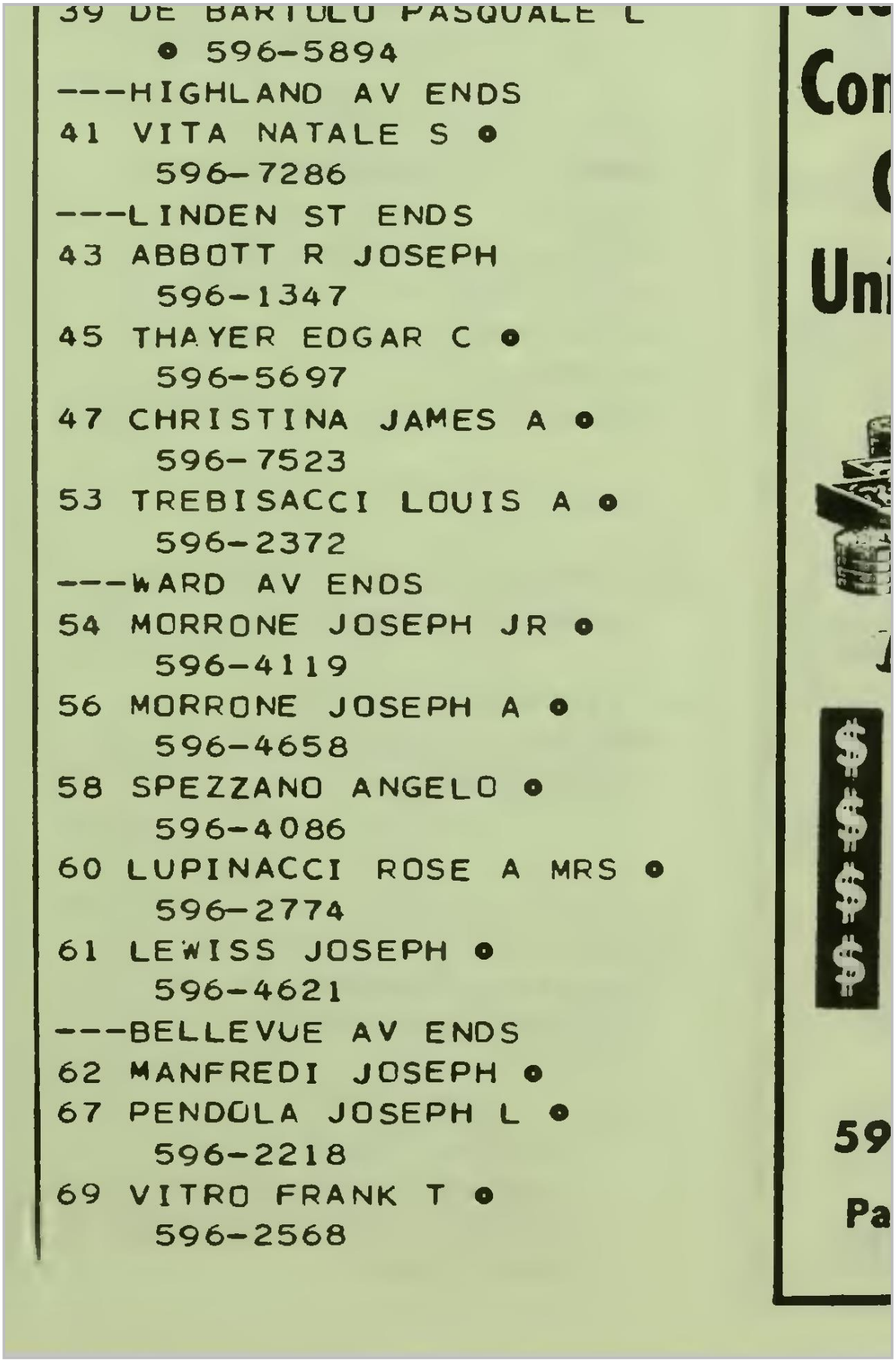
-	✓	Polk's City Directory

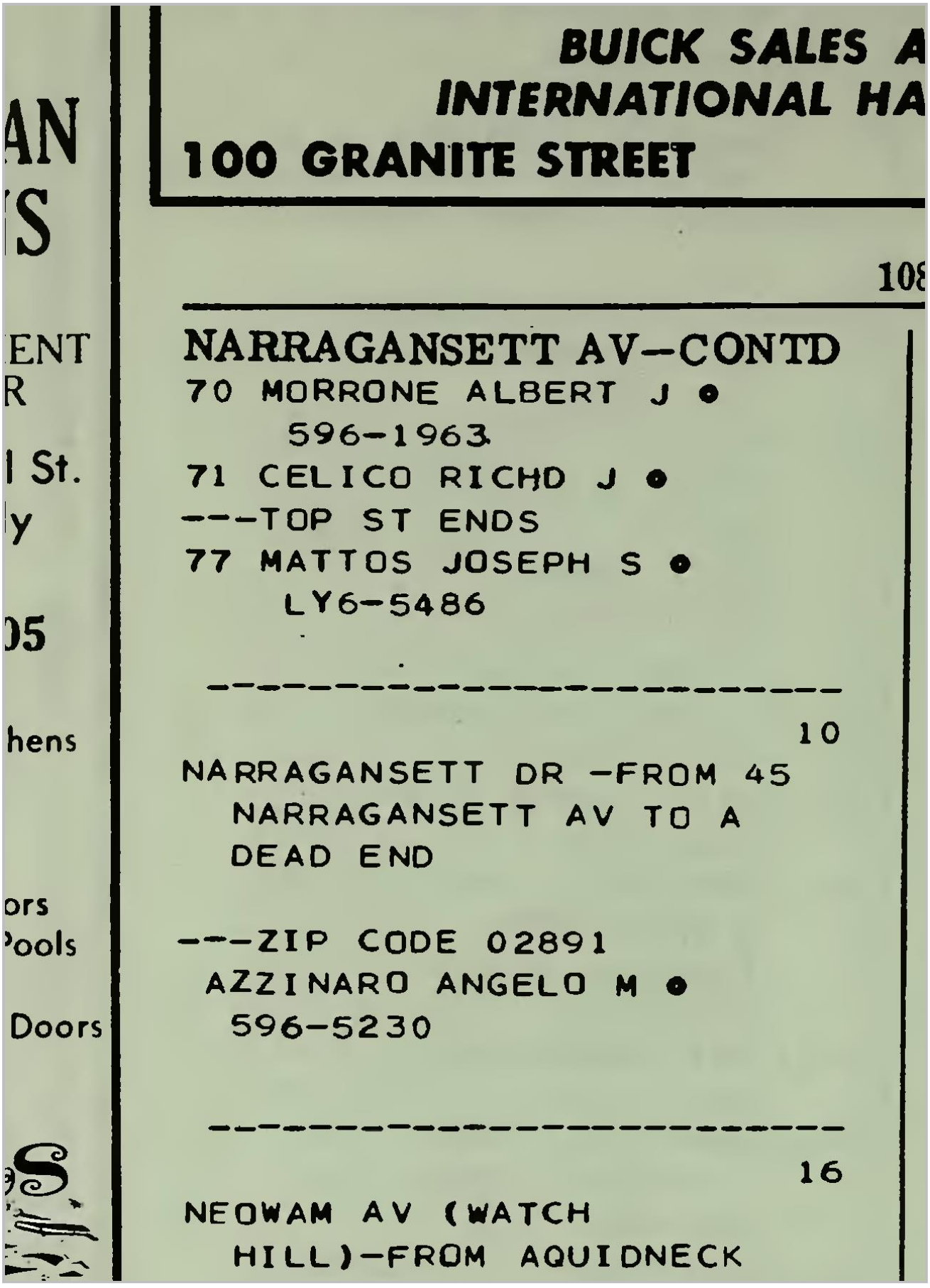
NARRAGANSETT AVE 1967



39 DE BARTOLO PASQUALE L
• 596-5894
---HIGHLAND AV ENDS
41 VITA NATALE S •
596-7286
---LINDEN ST ENDS
43 ABBOTT R JOSEPH
596-1347
45 THAYER EDGAR C •
596-5697
47 CHRISTINA JAMES A •
596-7523
53 TREBISACCI LOUIS A •
596-2372
---WARD AV ENDS
54 MORRONE JOSEPH JR •
596-4119
56 MORRONE JOSEPH A •
596-4658
58 SPEZZANO ANGELO •
596-4086
60 LUPINACCI ROSE A MRS •
596-2774
61 LEWISS JOSEPH •
596-4621
---BELLEVUE AV ENDS
62 MANFREDI JOSEPH •
67 PENDOLA JOSEPH L •
596-2218
69 VITRO FRANK T •
596-2568

Target Street	Cross Street	Source
-	✓	Polk's City Directory

NARRAGANSETT AVE 1967



BUICK SALES A
INTERNATIONAL HA
100 GRANITE STREET

108

NARRAGANSETT AV—CONTD
70 MORRONE ALBERT J ●
596-1963
71 CELICO RICHD J ●
---TOP ST ENDS
77 MATTOS JOSEPH S ●
LY6-5486

10

NARRAGANSETT DR —FROM 45
NARRAGANSETT AV TO A
DEAD END

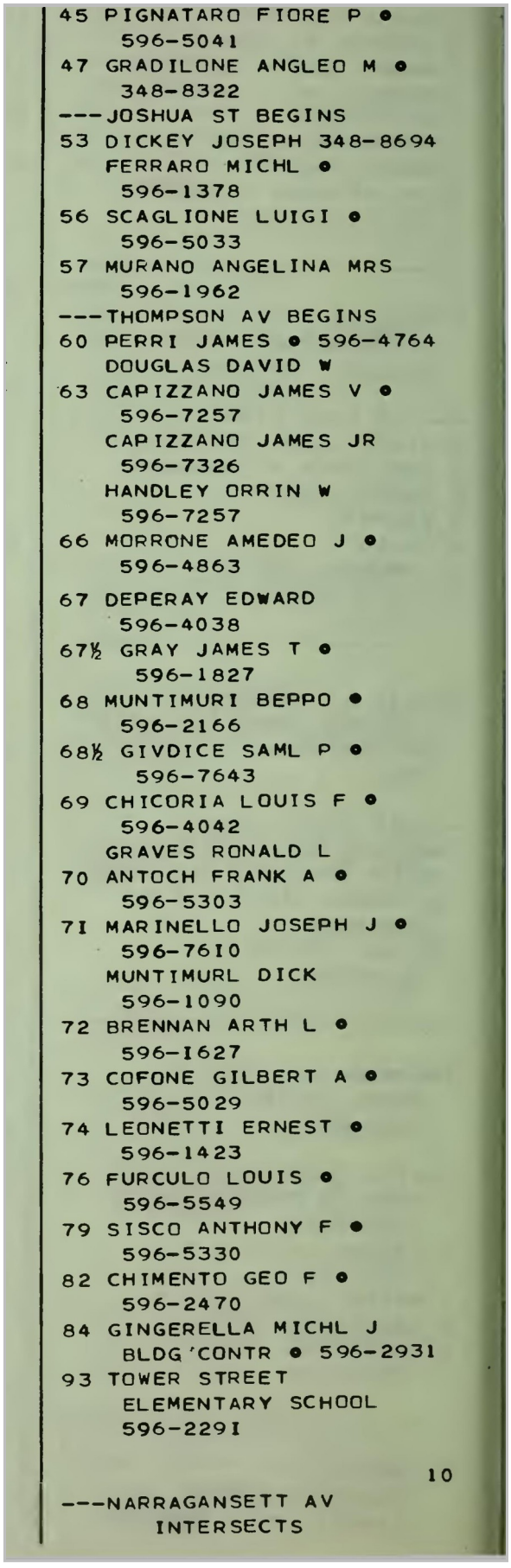
---ZIP CODE 02891
AZZINARO ANGELO M ●
596-5230

16

NEOWAM AV (WATCH
HILL)—FROM AQUIDNECK

Target Street	Cross Street	Source
✓	-	Polk's City Directory

TOWER ST 1967



45 PIGNATARO FIORE P •
596-5041
47 GRADILONE ANGLEO M •
348-8322
---JOSHUA ST BEGINS
53 DICKEY JOSEPH 348-8694
FERRARO MICHL •
596-1378
56 SCAGLIONE LUIGI •
596-5033
57 MURANO ANGELINA MRS
596-1962
---THOMPSON AV BEGINS
60 PERRI JAMES • 596-4764
DOUGLAS DAVID W
63 CAPIZZANO JAMES V •
596-7257
CAPIZZANO JAMES JR
596-7326
HANDLEY ORRIN W
596-7257
66 MORRONE AMEDEO J •
596-4863
67 DEPERAY EDWARD
596-4038
67½ GRAY JAMES T •
596-1827
68 MUNTIMURI BEPPO •
596-2166
68½ GIVDICE SAML P •
596-7643
69 CHICORIA LOUIS F •
596-4042
GRAVES RONALD L
70 ANTOCH FRANK A •
596-5303
71 MARINELLO JOSEPH J •
596-7610
MUNTIMURL DICK
596-1090
72 BRENNAN ARTH L •
596-1627
73 COFONE GILBERT A •
596-5029
74 LEONETTI ERNEST •
596-1423
76 FURCULO LOUIS •
596-5549
79 SISCO ANTHONY F •
596-5330
82 CHIMENTO GEO F •
596-2470
84 GINGERELLA MICHL J
BLDG CONTR • 596-2931
93 TOWER STREET
ELEMENTARY SCHOOL
596-2291

10

---NARRAGANSETT AV
INTERSECTS

Target Street	Cross Street	Source
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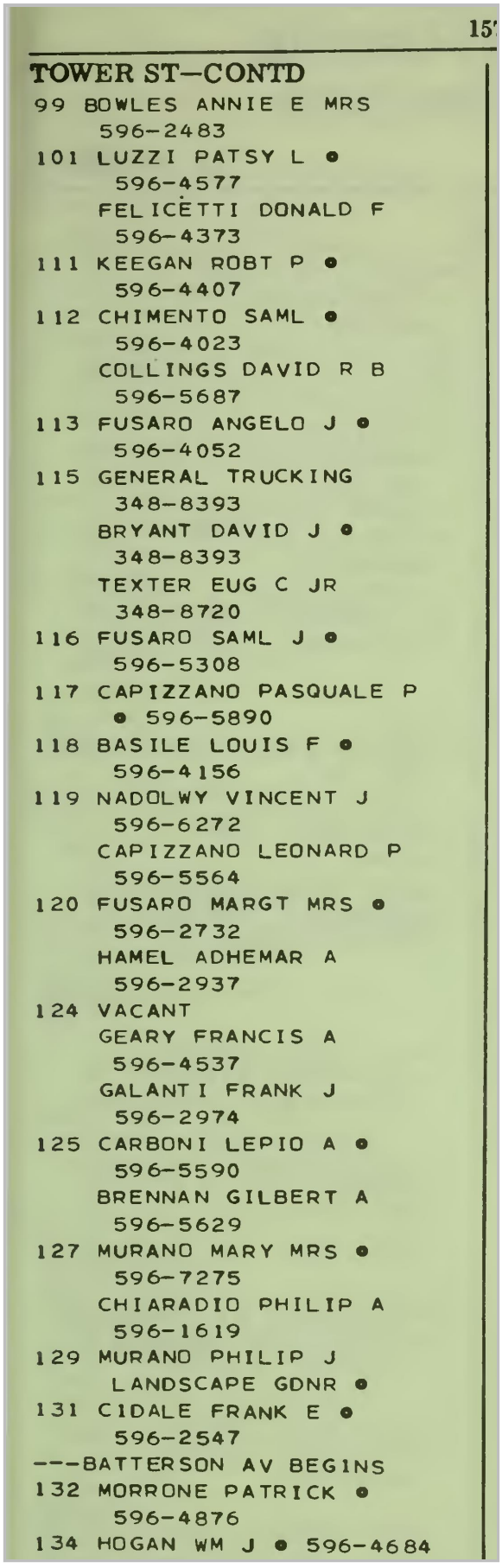
TOWER ST 1967



15

TOWER ST—CONTD

99 BOWLES ANNIE E MRS
596-2483
101 LUZZI PATSY L ●
596-4577
FELICETTI DONALD F
596-4373
111 KEEGAN ROBT P ●
596-4407
112 CHIMENTO SAML ●
596-4023
COLLINGS DAVID R B
596-5687
113 FUSARO ANGELO J ●
596-4052
115 GENERAL TRUCKING
348-8393
BRYANT DAVID J ●
348-8393
TEXTER EUG C JR
348-8720
116 FUSARO SAML J ●
596-5308
117 CAPIZZANO PASQUALE P
● 596-5890
118 BASILE LOUIS F ●
596-4156
119 NADOLWY VINCENT J
596-6272
CAPIZZANO LEONARD P
596-5564
120 FUSARO MARGT MRS ●
596-2732
HAMEL ADHEMAR A
596-2937
124 VACANT
GEARY FRANCIS A
596-4537
GALANTI FRANK J
596-2974
125 CARBONI LEPIO A ●
596-5590
BRENNAN GILBERT A
596-5629
127 MURANO MARY MRS ●
596-7275
CHIARADIO PHILIP A
596-1619
129 MURANO PHILIP J
LANDSCAPE GDNR ●
131 CIDALE FRANK E ●
596-2547
---BATTERSON AV BEGINS
132 MORRONE PATRICK ●
596-4876
134 HOGAN WM J ● 596-4684

Target Street	Cross Street	Source
-	✓	Polk's City Directory

NARRAGANSETT AVE 1963

Narragansett Av—Contd
Highland av ends
39 DeBartolo Pasquale L ◎ 6-5894
41 Vita Natale S ◎ 6-7286
Linden ends
43 Lanphear Dorothy E Mrs 6-5897
45 Thayer Edgar C ◎ 6-3693
47 Christina James H ◎ 6-7523
53 Trebiscacci Louis A ◎ 6-2372
Ward av ends
54 Morrone Jos A jr ◎ 6-4119
56 Morrone Jos A ◎ 6-4658
58 Spezzano Angelo ◎ 6-4086
Bellevue av ends
60 Lupinacci Anthony G ◎ 6-2774
61 Lewiss Jos ◎ 6-4621
62 Manfredi Jos ◎ 6-2234
67 Pendola Jos L ◎ 6-2218
69 Vitro Frank T ◎ 6-2568
71 Celico Richd J ◎ 6-5425
Top ends
77 Mattos Jos S ◎ 6-5486

NECK RD (P) — Changed to Palmer Neck rd (P)

Target Street	Cross Street	Source
✓	-	Polk's City Directory

TOWER ST 1963

THE W. S. HISCOX COMPANY
Contractors, Builders and Dealers in All Kinds of
BUILDING MATERIALS
99 Main Street Telephone 596-2806

Top—Contd
12 Romanella Rico R ◎ 6-5427
13 Cappuccio Louis M ◎ 6-2844
15 Brennan Wm J ◎ 6-7339
16 Muntimuri Louis J ◎ 6-7811
18 Capalbo Michl J ◎ 6-2843
20 Pandola Patsy ◎ 6-5790
Graham Jos J 6-7581
21 Lombardi Arnold ◎ 6-7273
22 Giamo Anthony ◎ 6-7265
23 DeBartolo Thos L ◎ 6-1783

4

TOWER — From 88 Granite to 79 Oak
2 Cap's Cafe & Restr 6-4025
Capizzano Angelo J 6-4158
6 Duguid Margt S 6-2345
Dant Nellie R Mrs 6-1519
10 Fiore Eug J ◎ 6-1106
12 Oppy Chas R ◎ 6-2231
15 Gourlay Jas A ◎ 6-7223
Gourlay Myrdel M Mrs 6-3727

Ledward av begins
20 McGuire Jas F 6-3188
Fiore Angelo A 6-5915
24 Rittacco Pasquale ◎ 6-1147
Podzaline Elwood L 6-5476
25 Podzaline Francis F ◎ 6-1247
27 Sisco Demitro ◎ 6-1139
28 Capalbo Santo S ◎ 6-4241
Mac Vicar Robt B
31 McDonald Ronald J ◎ 6-4167
Hopkins Robt 6-7900
32 Scaglione Frank N ◎ 6-5983
34 Murano Geo L ◎ 6-4433
36 Commolli Jennie Mrs ◎
37 Serra Richd ◎ 6-1306
38 Terranova Angelo J ◎ 6-3125
41 Terranova Albert W 6-2846
Swain Kenneth E 6-5396
Burdick Robt 6-7454
43 Holland Donald W 6-7232
Ventilato Rose Mrs ◎
45 Pignatoro Fiore P ◎ 6-5041
47 Gradilone Angelo M ◎ 6-5210

Joshua begins
49 Mahl Sheffey O 6-7676
53 Azzinaro Angelo M 6-5230
Ferraro Michl ◎ 6-1378
56 Scagione Luigi ◎ 6-5033
57 Murano Angelina Mrs ◎

Thompson av begins

10

Park av ends
60 Perri Jas ◎ 6-4764
Fuscaldo Raphael trucker 6-4476
Douglas David W
63 Capizzano Jas V ◎ 6-7257
Capizzano Jas jr 6-7326
66 Morrone Amedeo J ◎ 6-4863
67 Capizzano Rose Mrs ◎ 6-3671
67½ Gray Jas ◎ 6-1827
68 Muntimuri Beppo ◎ 6-2166
69 Chicoria Louis F ◎ 6-4042
Callahan Gerard J 6-3243
70 Antoch Frank A ◎ 6-5303
71 Comforti Guiseppe ◎ 6-7610
Comforti Peter A 6-4502
72 Brennan Arth L ◎ 6-1627
73 Cofone Gilbert A ◎ 6-5029
74 Leonetti Ernest ◎ 6-3871
76 Comforte Joseph R ◎ 6-5212
79 Sisco Anthony F ◎ 6-5330
82 Chimento Geo F ◎ 6-2470
84 Gingarella Michl J ◎ contr bldg 6-2578
93 Tower Street Elem Sch 6-2291
99 Bowles Annie E Mrs ◎ 6-2483

Narragansett av crosses
101 Luzzi Patsy L ◎ 6-4577
Fellecetti Donald 6-4373
111 Keegan Robt P ◎ 6-4407
112 Chimento Saml ◎ 6-4023
113 Fusaro Angelo J ◎ 6-4052
115 Smith Lloyd H 6-7897
Smith Lloyd M
116 Fusaro Saml J ◎ 6-5308
117 Capizzano Pasquale P ◎ 6-5890
118 Basile Louis F ◎ 6-4156
119 Visgard Peter 6-5960
120 Fusaro Margt Mrs ◎ 6-2732
Hamel Adhemar A 6-5023
Young Andrew 6-7654
124 Galanti Angelo ◎
Geary Francis A 6-4537
Galanti Frank J 6-5765
125 Chipperfield Russell R
Carboni Lepio A ◎ 6-5590
127 Murano Mary Mrs ◎ 6-4652
Nolan Edmund 6-4313

Batterson av begins
129 Murano Philip landscape gndr ◎ 6-4652
131 Cidale Frank E ◎ 6-2547

Oaklawn ter begins
132 Morrone Pasquale ◎ 6-4876
134 Hogan Wm J ◎ 6-4684
136 Gabrielle Frank L 6-5540
StClari Orpha Mrs 6-4465
137 Giorno Angelo P 6-5359
Amanico Manuel 6-4218
138 Morrone Angelo ◎ 6-4466
139 Dollery Wm ◎
140 Morrone Michl A ◎ 6-5383
141 Gaccione Louis P 6-5489
143 Scott Robt G 6-4578
Cozzoline Angelo F 6-7349
Algieri Michl ◎ 6-7205
145 Burrell Hugh C 6-4196
Hoxsie Rose Mrs

6

TREMONT — From Wells northerly across State and Fairview av

2

TRUMBULL (P) — From 17 William to 16 Courtland
(No houses

9

TRUMBULL (LP) — From Pawcatuck av south to bey Mystic av
35 Keller Geo W ◎ 9-4022
37 McTurk John ◎ 9-5268
43 Croteau Francis S jr ◎ 9-1214
54 Smith Earl F ◎
58 Thompson Clarence E
59 McGiven Chas E ◎ 9-4966
61 Dugan Irene Mrs ◎

90 High St. Capalbo Bldg. Tels. 596-2445 and 596-2271

Target Street	Cross Street	Source
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NARRAGANSETT AVE 1960

MOSS—Contd
65 Kerens Wm E
Gallagher Earl
Locnst begins
66 Bradley Kathleen Mrs
Johnson Wm
67 Barker Grace R Mrs ◎
Newcombe Barbara Mrs
69 McCormick Cath A Mrs ◎
71 Shackner Walter ◎

3

MOUNTAIN AVENUE—From 177 High easterly
4 Mattero Lorenzo ◎
Sposato Michl A
8 Nardone John R mason contr ◎
10 Travis Kenneth L
14 Nicholas Shelby C jr ◎
18 Lombardo John P ◎
Lombardo John
20 Brooks Sidney S ◎
26 Green Elwin E ◎

2

MYSTIC AVENUE—From Mechanic, Lower Pawcatuck
3 Delaney Edna Mrs
9 Bruno Patk J ◎
Devaney Chas
00 Glazier Robt
00 Barber Kenneth D ◎
16 Vacant
Trumbull crosses
00 McVicar Archie
21 Harper Cath Mrs ◎
00 Brayman Clarence ◎
24 Wagner Ellwood L ◎
25 Morin Lillian D Mrs
28 Caswell Clifford J ◎
Ruckingham crosses
00 Tyson Thos ◎
00 Marcotte David J ◎
00 Morton Norman ◎

4

NARRAGANSETT AVENUE—From 113 High crossing Tower to dead end
2 Siswick Earl S ◎
Jay begius
3 Pizza Cosimo S
Pizza Thos
5 Fiore Thos
6 Smith A Bernard ◎
7 Morrone Anthony J ◎
Newtou av ends
8 Murano John E
Cotter Anna L
9 Mudge Isabelle Mrs ◎
Donovan Jos P
10 Trovato Jos ◎
11 Gencarelli Frank R ◎
12 Chase Abr M
Johnson Dorrance D ◎
13 Zanfini Jas V
Bolduc Jennie Mrs
14 Morrone Frank A ◎
Spruee crosses
16 Falcone Chas & Son pntrs
Falcone Chas ◎
Falcone Saml C
17 Westerly Automatic Oil Heat Co
Quattromani Fred F ◎
19 Reilly Thos E ◎
Haswell ends
20 Gencarella Angelo ◎
Cimalore Nunzio
21 Lazits Geo J jr ◎
Crotty Robt E
Summer ends
28 Quattromani A Francis ◎
30 DeAngelis Louis ◎
32 Lorino Jos ◎
34 Currie Ralph W ◎
Highland av euds
39 DeBartolo Pasquale L ◎
41 Pucci Florence M Mrs ◎
Linden ends
43 Polin Philbert L
45 Thayer Edgar C ◎
53 Trebisacci Lonis A ◎
Ward av ends
54 Morrone Jos A jr ◎
56 Morrone Jos A ◎
58 Spezzano Angelo ◎
Bellevue av euds
60 Lupinacci Anthony G ◎
61 Lewiss Jos ◎
62 Manfredi Jos
67 Pendola Jos L ◎
69 Vitro Frank ◎
71 Celico Richd J ◎
Top ends
77 Mattos Jos S ◎

2, 1

NECK ROAD—From Greenhaven rd at Wequetequock southerly, Pawcatuck
000 Emmet Minnie E ◎
000 No return
000 Roessler Frank Q ◎
000 Zeck Kenneth ◎
000 Emmet Chas P ◎
000 Thorp John ◎
000 Brown Alex P ◎
000 Sheldon Frank A ◎
000 Karki Poultry Farm
000 Karki Arvide ◎
000 Campbell Mabel ◎
000 Lema Manuel ◎
000 Fallon Wm E ◎
000 King Robt E ◎
000 Raithel Fritz ◎

6

NEOWAM AVENUE—From Aquidneck southerly to Wauwinnet av Watch Hill
0 Westerfield Ray B ◎
0 Ford Anna E ◎
0 Cappelli Louis W ◎
0 Pohl Herman H ◎

6

NEPUN ROAD—From Misqnamicut rd easterly to Westerly rd Watch Hill
0 Yerkes Leonard A ◎
0 Roberts Ethelind K Mrs ◎
0 Nichols Margt Billings Mrs ◎
0 DeSillier Jos A ◎
0 Simmons Geoffrey L ◎

7

NETHERWOOD—From 4 Lawton to Walton
0 Marino Ercole E ◎

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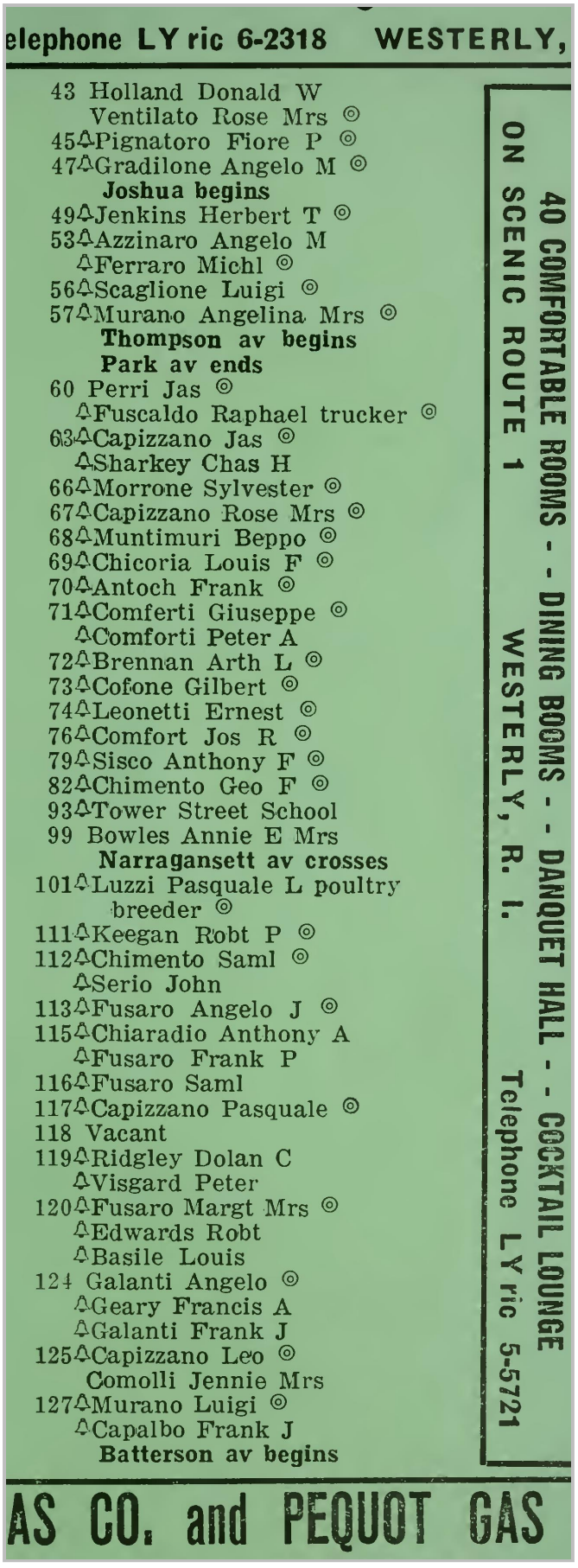
✓	-	Polk's City Directory

TOWER ST 1960



elephone LY ric 6-2318 WESTERLY,

43 Holland Donald W
Ventilato Rose Mrs ◎
45 Pignatoro Fiore P ◎
47 Gradilone Angelo M ◎
Joshua begins
49 Jenkins Herbert T ◎
53 Azzinaro Angelo M
Ferraro Michl ◎
56 Scaglione Luigi ◎
57 Murano Angelina Mrs ◎
Thompson av begins
Park av ends
60 Perri Jas ◎
Fuscaldo Raphael trucker ◎
63 Capizzano Jas ◎
Sharkey Chas H
66 Morrone Sylvester ◎
67 Capizzano Rose Mrs ◎
68 Muntimuri Beppo ◎
69 Chicoria Louis F ◎
70 Antoch Frank ◎
71 Comferti Giuseppe ◎
Comforti Peter A
72 Brennan Arth L ◎
73 Cofone Gilbert ◎
74 Leonetti Ernest ◎
76 Comfort Jos R ◎
79 Sisco Anthony F ◎
82 Chimento Geo F ◎
93 Tower Street School
99 Bowles Annie E Mrs
Narragansett av crosses
101 Luzzi Pasquale L poultry breeder ◎
111 Keegan Robt P ◎
112 Chimento Saml ◎
Serio John
113 Fusaro Angelo J ◎
115 Chiaradio Anthony A
Fusaro Frank P
116 Fusaro Saml
117 Capizzano Pasquale ◎
118 Vacant
119 Ridgley Dolan C
Visgard Peter
120 Fusaro Margt Mrs ◎
Edwards Robt
Basile Louis
124 Galanti Angelo ◎
Geary Francis A
Galanti Frank J
125 Capizzano Leo ◎
Comolli Jennie Mrs
127 Murano Luigi ◎
Capalbo Frank J
Batterson av begins

40 COMFORTABLE ROOMS - - DINING ROOMS - - DANQUET HALL - - COCKTAIL LOUNGE
ON SCENIC ROUTE 1 WESTERLY, R. I. Telephone LY ric 5-5721

AS CO. and PEQUOT GAS

Target Street	Cross Street	Source
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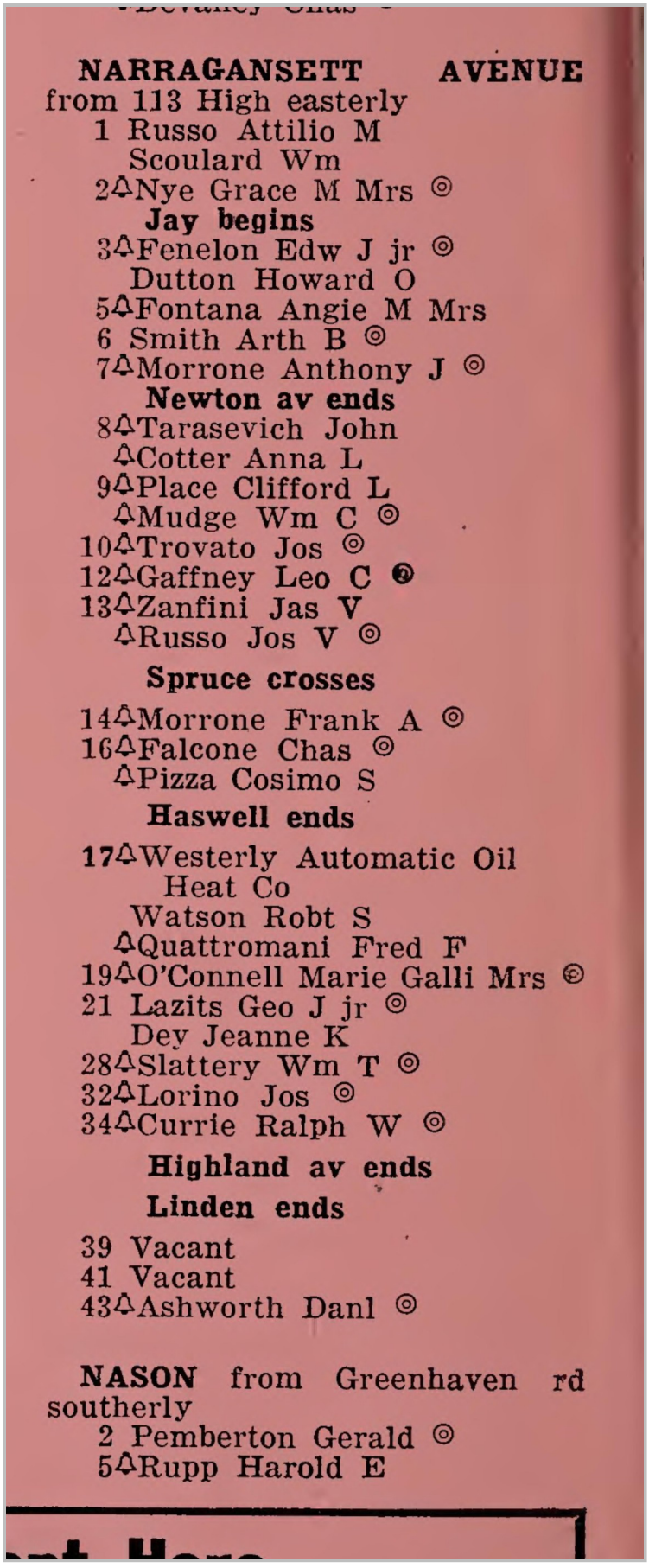
NARRAGANSETT AVE 1950

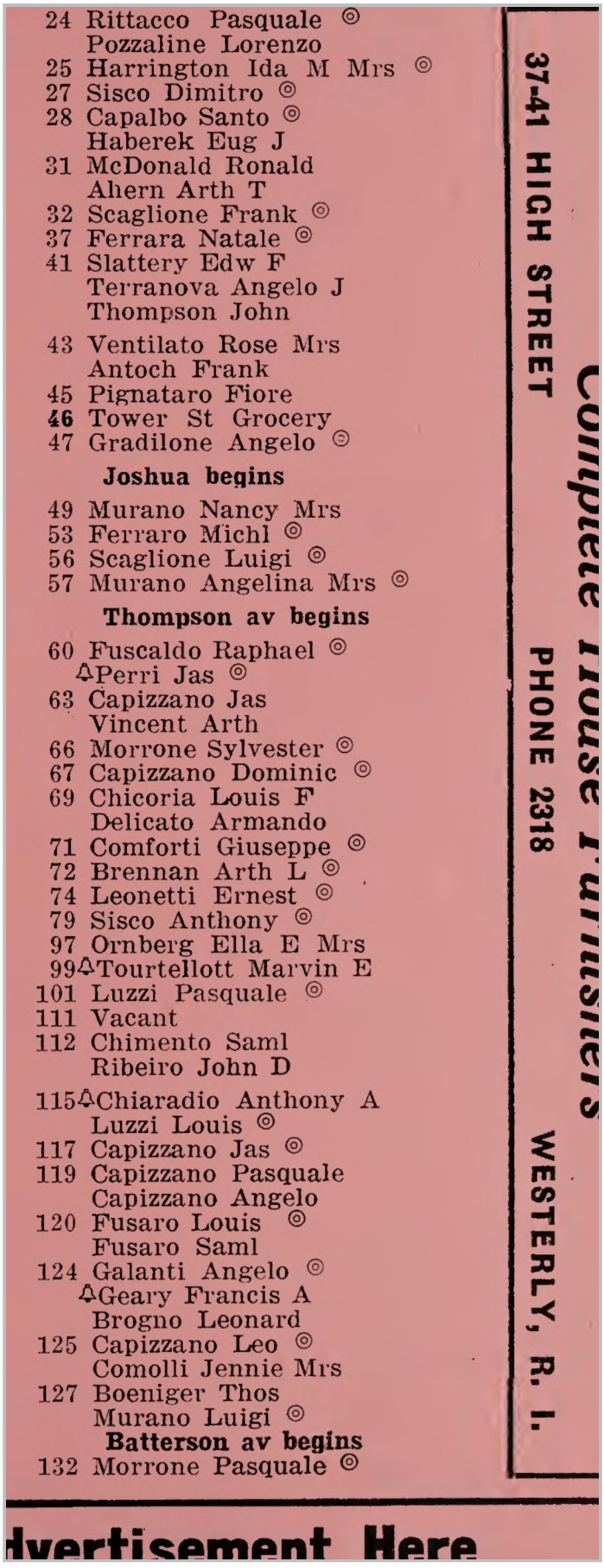


NARRAGANSETT AVENUE
from 113 High easterly
1 Russo Attilio M
Scoulard Wm
2 Nye Grace M Mrs ◎
Jay begins
3 Fenelon Edw J jr ◎
Dutton Howard O
5 Fontana Angie M Mrs
6 Smith Arth B ◎
7 Morrone Anthony J ◎
Newton av ends
8 Tarasevich John
Cotter Anna L
9 Place Clifford L
Mudge Wm C ◎
10 Trovato Jos ◎
12 Gaffney Leo C ◎
13 Zanfini Jas V
Russo Jos V ◎
Spruce crosses
14 Morrone Frank A ◎
16 Falcone Chas ◎
Pizza Cosimo S
Haswell ends
17 Westerly Automatic Oil Heat Co
Watson Robt S
Quattromani Fred F
19 O'Connell Marie Galli Mrs ◎
21 Lazits Geo J jr ◎
Dey Jeanne K
28 Slattery Wm T ◎
32 Lorino Jos ◎
34 Currie Ralph W ◎
Highland av ends
Linden ends
39 Vacant
41 Vacant
43 Ashworth Danl ◎

NASON from Greenhaven rd southerly
2 Pemberton Gerald ◎
5 Rupp Harold E

Target Street	Cross Street	Source
✓	-	Polk's City Directory

TOWER ST 1950



24 Rittacco Pasquale ◎
Pozzaline Lorenzo
25 Harrington Ida M Mrs ◎
27 Sisco Dimitro ◎
28 Capalbo Santo ◎
Haberek Eug J
31 McDonald Ronald
Ahern Arth T
32 Scaglione Frank ◎
37 Ferrara Natale ◎
41 Slattery Edw F
Terranova Angelo J
Thompson John
43 Ventilato Rose Mrs
Antoch Frank
45 Pignataro Fiore
46 Tower St Grocery
47 Gradilone Angelo ◎

Joshua begins

49 Murano Nancy Mrs
53 Ferraro Michl ◎
56 Scaglione Luigi ◎
57 Murano Angelina Mrs ◎

Thompson av begins

60 Fuscaldo Raphael ◎
Perri Jas ◎
63 Capizzano Jas
Vincent Arth
66 Morrone Sylvester ◎
67 Capizzano Dominic ◎
69 Chicoria Louis F
Delicato Armando
71 Comforti Giuseppe ◎
72 Brennan Arth L ◎
74 Leonetti Ernest ◎
79 Sisco Anthony ◎
97 Ornberg Ella E Mrs
99 Tourtellott Marvin E
101 Luzzi Pasquale ◎
111 Vacant
112 Chimento Saml
Ribeiro John D
115 Chiaradio Anthony A
Luzzi Louis ◎
117 Capizzano Jas ◎
119 Capizzano Pasquale
Capizzano Angelo
120 Fusaro Louis ◎
Fusaro Saml
124 Galanti Angelo ◎
Geary Francis A
Brogno Leonard
125 Capizzano Leo ◎
Comolli Jennie Mrs
127 Boeniger Thos
Murano Luigi ◎

Batterson av begins

132 Morrone Pasquale ◎

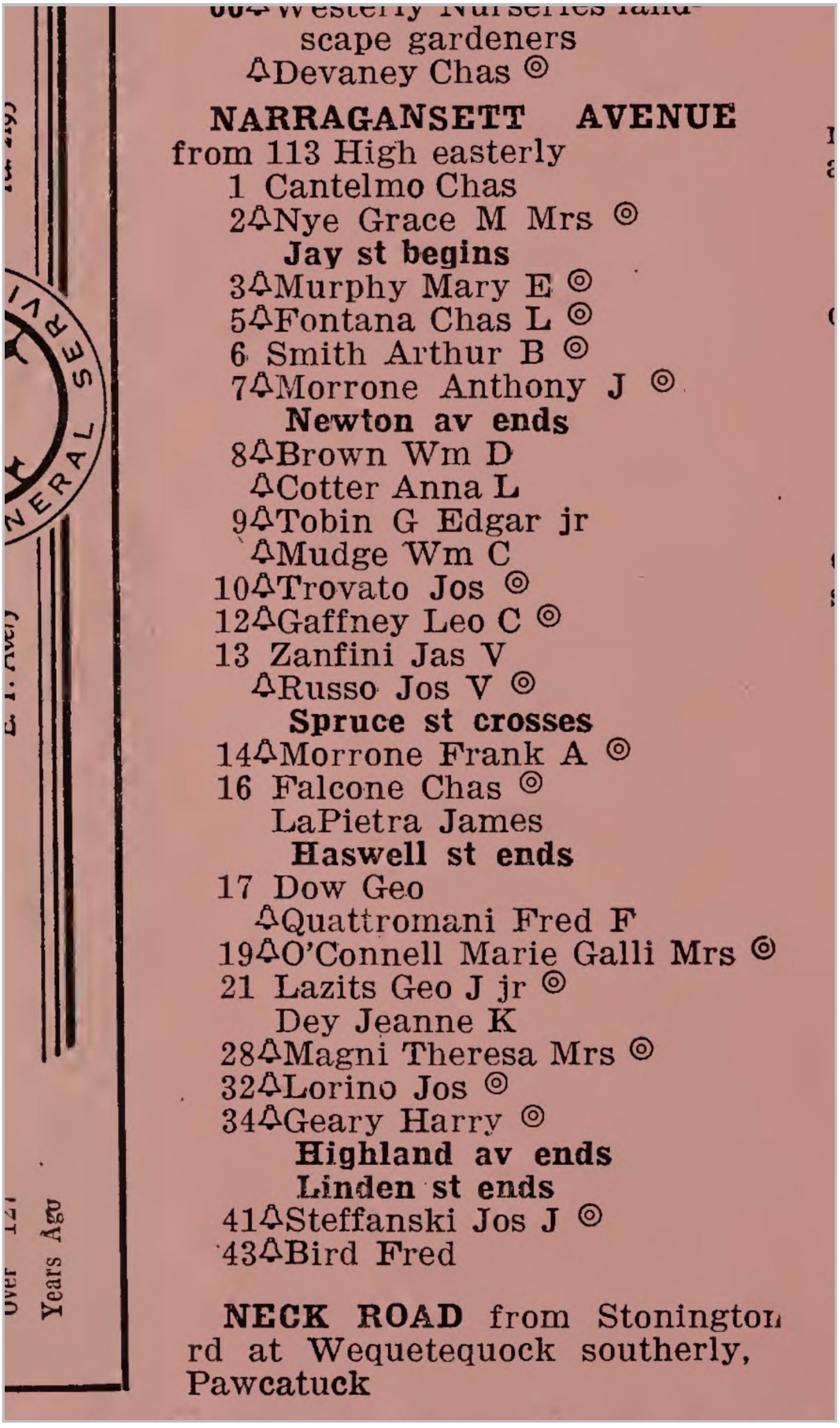
37-41 HIGH STREET PHONE 2318 WESTERLY, R. I.

Complete House Furnishers

dvertisement Here

Target Street	Cross Street	Source
-	✓	Polk's City Directory

NARRAGANSETT AVE 1945



scape gardeners
Devaney Chas ◎

NARRAGANSETT AVENUE
from 113 High easterly
1 Cantelmo Chas
2 Nye Grace M Mrs ◎
Jay st begins
3 Murphy Mary E ◎
5 Fontana Chas L ◎
6 Smith Arthur B ◎
7 Morrone Anthony J ◎
Newton av ends
8 Brown Wm D
Cotter Anna L
9 Tobin G Edgar jr
Mudge Wm C
10 Trovato Jos ◎
12 Gaffney Leo C ◎
13 Zanfini Jas V
Russo Jos V ◎
Spruce st crosses
14 Morrone Frank A ◎
16 Falcone Chas ◎
LaPietra James
Haswell st ends
17 Dow Geo
Quattromani Fred F
19 O'Connell Marie Galli Mrs ◎
21 Lazits Geo J jr ◎
Dey Jeanne K
28 Magni Theresa Mrs ◎
32 Lorino Jos ◎
34 Geary Harry ◎
Highland av ends
Linden st ends
41 Steffanski Jos J ◎
43 Bird Fred

NECK ROAD from Stonington
rd at Wequetequock southerly,
Pawcatuck

Target Street	Cross Street	Source
✓	-	Polk's City Directory

TOWER ST 1945

rade A Pasteurized Milk and Cream
HONE 2679 3 OAK ST., WESTERLY, R. I.

Summer St—Con
Park av crosses
57 Parilla Jos A ◎
Tasca Jas
58 Cawley John
59 Leibovitz Philip ◎
Lagyn John
60 Slocum Saml W ◎
63 Leibovitz Edw L ◎
65 Giuliano Paul A ◎
69 Nardone Leo E ◎

SUNSET AVENUE from Wauwinnet av to Pawcatuck av, Watch Hill

THOMPSON from 113 Liberty to 62 Garden Pawcatuck
5 Ballato Natale ◎
6 Christeno Angelo
Bogue Geo
8 Serio Jas ◎
9 Grills Allesandro
10 Murphy Mary V ◎
11 McGinn Peter ◎
17 Miceli Rosario

THOMPSON AVENUE from 57 Tower easterly
1 Carollo Salvatore ◎

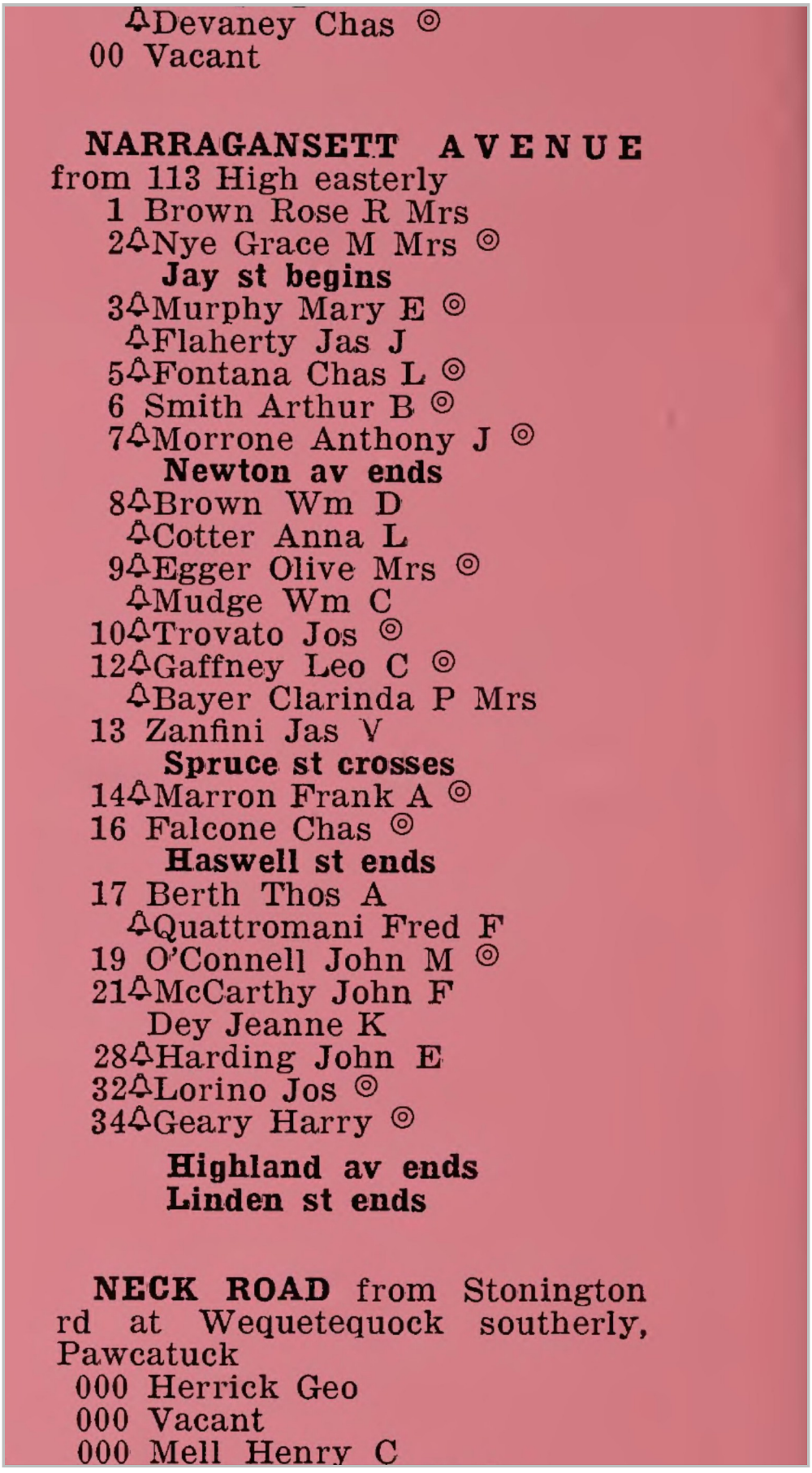
THOMPSON'S CORNER junction of Beach and Watch Hill rd

TOWER from 88 Granite to 79 Oak
2 Cap's Cafe
Littlefield Mabel Mrs
6 Joy Isabella D Mrs
Howe Eliz ◎
10 Smith Wm T
12 Oppy Chas R ◎
15 Peck Linus E ◎
Gourlay John
Ledward av begins
17 Smith Albert B jr ◎
19 Vacant
20 Simone Michl ◎
Fiore Angelo
23 Vacant
24 Rittacco Pasquale ◎
Lombardo John P
25 Harrington Ida M Mrs ◎
27 Sisco Dimitro ◎
28 Capalbo Santo ◎
Haberek Eug J
31 McDonald Ronald
Ahern Arth T
32 Murano Louis jr ◎
37 Ferrara Natale ◎
41 Brennan Arth L
Ferando Nancy Mrs
Muntimeiri Beppo
43 Ventilato Rose Mrs
45 Pignataro Fiore
46 Cherenzia John gro
47 Gradilone Angelo ◎
Joshua st begins
49 Murano Louis ◎
53 Ferraro Michl ◎
56 Scaglione Luigi ◎
rear Evans Ellison
Dortch Marvin ◎
57 Murano Angelina Mrs ◎
Thompson av begins
60 Fuscaldo Raphael ◎
Perri Jas ◎
rear Perry Pasquale ◎
66 Marrone Sylvester ◎
67 Capizzano Domenico ◎
69 Chicoria Louis F
Delicato Armando
71 Comforti Giuseppe ◎
79 Sisco Anthony ◎
97 Ornberg Thos A
99 Tourtellott Marvin E
101 Lozzi Pasquale ◎
111 Simone Rosalie Mrs
112 Chimento Saml
Robiero John
115 Austin Albert L
Luzzi Louis ◎
117 Capizzano Jas ◎
119 Capizzano Pasquale
Capizzano Angelo
120 Terranova Angelo
Fusaro Louis ◎
124 Galanti Angelo ◎
Geary Mary Mrs
Brogno Leonard
125 Capizzano Leo ◎
Comolli Jennie Mrs
127 Boniger Thos
Murano Luigi ◎
Batterson av begins
132 Morrone Pasquale ◎
132½ Morrone Louis A
Morrone Michl
Manfredi Jos
Morrone Jos A
134 Hogan John A ◎
136 Gabrielle Jos ◎
Capizzano Jas
137 Amoncio Manuel
Giorno Angelo
138 Marrone Angelo ◎
139 Sessa Vetina
Dollery John ◎
143 Algieri Pasquale
Algieri Jos

BUZZI MONUMENTAL WORKS
VISIT OUR DISPLAY

Target Street	Cross Street	Source
-	✓	Polk's City Directory

NARRAGANSETT AVE 1941



Devaney Chas ◎
00 Vacant

NARRAGANSETT AVENUE
from 113 High easterly
1 Brown Rose R Mrs
2 Nye Grace M Mrs ◎
Jay st begins
3 Murphy Mary E ◎
Flaherty Jas J
5 Fontana Chas L ◎
6 Smith Arthur B ◎
7 Morrone Anthony J ◎
Newton av ends
8 Brown Wm D
Cotter Anna L
9 Egger Olive Mrs ◎
Mudge Wm C
10 Trovato Jos ◎
12 Gaffney Leo C ◎
Bayer Clarinda P Mrs
13 Zanfini Jas V
Spruce st crosses
14 Marron Frank A ◎
16 Falcone Chas ◎
Haswell st ends
17 Berth Thos A
Quattromani Fred F
19 O'Connell John M ◎
21 McCarthy John F
Dey Jeanne K
28 Harding John E
32 Lorino Jos ◎
34 Geary Harry ◎
Highland av ends
Linden st ends

NECK ROAD from Stonington rd at Wequetequock southerly, Pawcatuck
000 Herrick Geo
000 Vacant
000 Mell Henry C

Target Street	Cross Street	Source
✓	-	Polk's City Directory

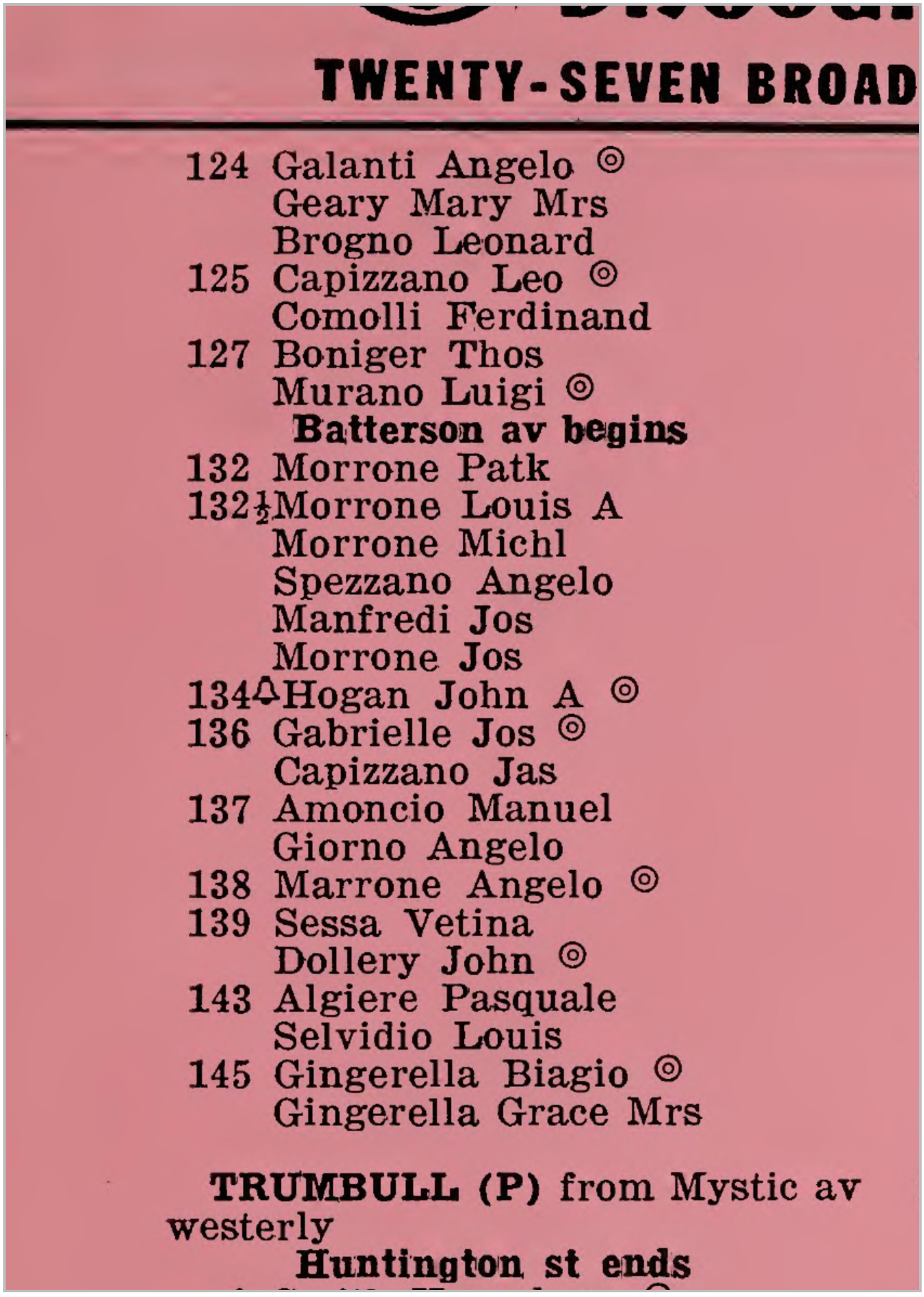
TOWER ST 1941

TOWER from 88 Granite to 79 Oak

2 Cap's Cafe
6 Joy Isabella D Mrs
Wolcott Eleanor C ◎
10 Smith Wm T
12 Oppy Chas R ◎
15 Peck Linus E ◎
Ledward av begins
17 Smith Albert B jr ◎
19 Vacant
20 Simeone Michl ◎
Camoli Carlo
23 Vacant
24 Rittacco Pasquale ◎
Crowley M Jos
25 Harrington Ida M Mrs ◎
27 Sisco Dimitro ◎
28 Capalbo Santo ◎
Ruga Cosmo
31 McDonald Ronald
Ahern Arthur T
32 Murano Louis jr ◎
Falcone John
37 Ferrara Natale ◎
41 Host Simon S
Ferendo Nancy Mrs
43 Venterelo Rose Mrs
45 Pignataro Fiore
46 Perry Pasquale gro
47 Gradilone Angelo ◎
Joshua st begins
49 Murano Louis ◎
53 Ferraro Michl ◎
56 Scaglione Luigi ◎
rear Russo Jos
Dortch Marvin
57 Murano Angelina Mrs ◎
Thompson av begins
60 Fuscaldo Raphael ◎
Perri Jas ◎
rear Perry Pasquale ◎
66 Marrone Sylvester ◎
67 Capizzano Domenico ◎
69 Chicoria Louis F
Delicato Almondo
71 Comforti Giuseppe ◎
79 Sisco Anthony ◎
85 Parslin Wm H
97 Noyes Ella Mrs ◎
99 Tourtellott Marvin E
101 Luzzi Pasquale ◎
111 Simone Rose E Mrs
112 Chimento Saml
Chimento Frank ◎
Kenyon Norman
115 Austin Albert L
Luzzi Louis ◎
117 Capizzano Jas ◎
119 Capizzano Angelo
Capizzano Pasquale
120 Terranova Angelo
Fusaro Louis ◎

Target Street	Cross Street	Source
✓	-	Polk's City Directory

TOWER ST 1941



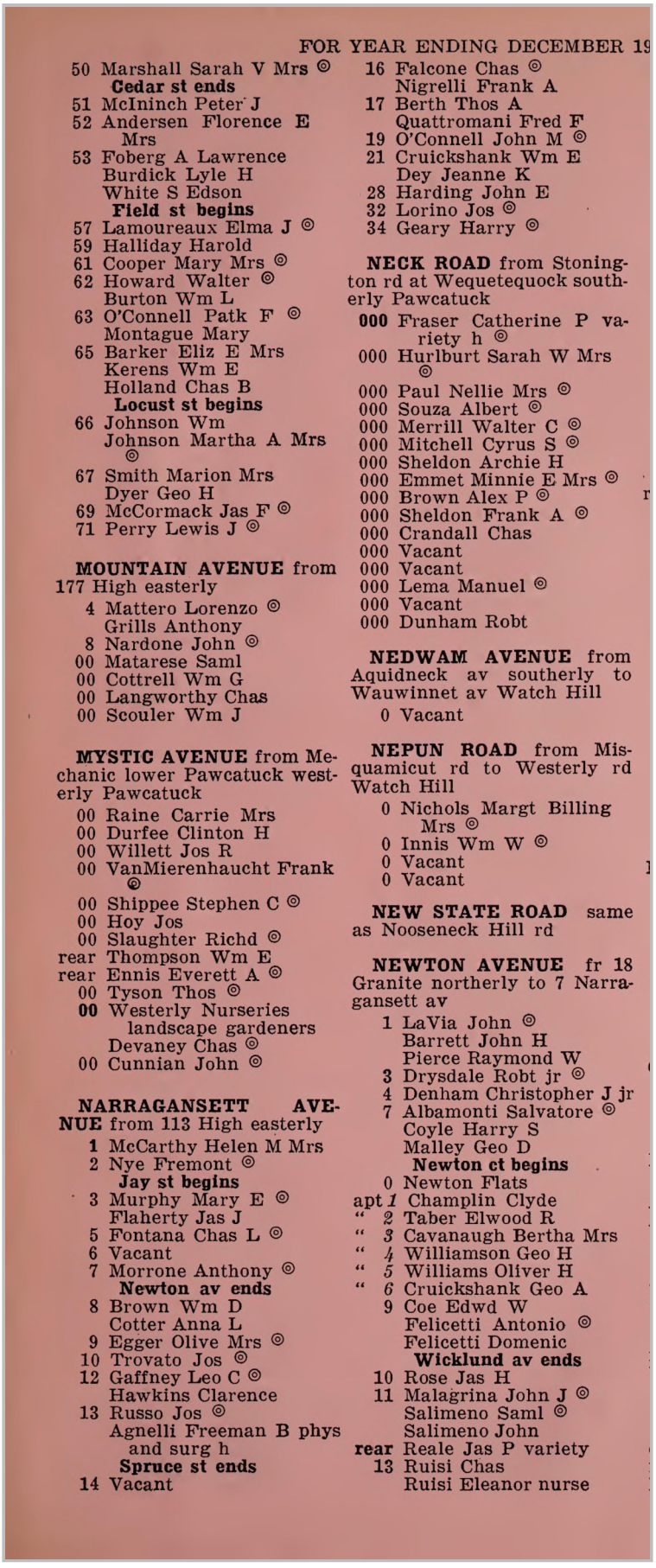
TWENTY-SEVEN BROAD

124 Galanti Angelo ◎
Geary Mary Mrs
Brogno Leonard
125 Capizzano Leo ◎
Comolli Ferdinand
127 Boniger Thos
Murano Luigi ◎
Batterson av begins
132 Morrone Patk
132½ Morrone Louis A
Morrone Michl
Spezzano Angelo
Manfredi Jos
Morrone Jos
134 Hogan John A ◎
136 Gabrielle Jos ◎
Capizzano Jas
137 Amoncio Manuel
Giorno Angelo
138 Marrone Angelo ◎
139 Sessa Vetina
Dollery John ◎
143 Algiere Pasquale
Selvidio Louis
145 Gingerella Biagio ◎
Gingerella Grace Mrs

TRUMBULL (P) from Mystic av westerly
Huntington st ends

Target Street	Cross Street	Source
-	✓	Sampson-Murdock City Directory

NARRAGANSETT AVE 1938



FOR YEAR ENDING DECEMBER 19

50 Marshall Sarah V Mrs ◎
Cedar st ends
51 McIninch Peter J
52 Andersen Florence E Mrs
53 Foberg A Lawrence
Burdick Lyle H
White S Edson
Field st begins
57 Lamoureaux Elma J ◎
59 Halliday Harold
61 Cooper Mary Mrs ◎
62 Howard Walter ◎
Burton Wm L
63 O'Connell Patk F ◎
Montague Mary
65 Barker Eliz E Mrs
Kerens Wm E
Holland Chas B
Locust st begins
66 Johnson Wm
Johnson Martha A Mrs ◎
67 Smith Marion Mrs
Dyer Geo H
69 McCormack Jas F ◎
71 Perry Lewis J ◎

MOUNTAIN AVENUE from 177 High easterly
4 Mattero Lorenzo ◎
Grills Anthony
8 Nardone John ◎
00 Matarese Saml
00 Cottrell Wm G
00 Langworthy Chas
00 Scouler Wm J

MYSTIC AVENUE from Mechanic lower Pawcatuck westerly Pawcatuck
00 Raine Carrie Mrs
00 Durfee Clinton H
00 Willett Jos R
00 VanMierenhaucht Frank ◎
00 Shippee Stephen C ◎
00 Hoy Jos
00 Slaughter Richd ◎
rear Thompson Wm E
rear Ennis Everett A ◎
00 Tyson Thos ◎
00 Westerly Nurseries landscape gardeners
Devaney Chas ◎
00 Cunnian John ◎

NARRAGANSETT AVENUE from 113 High easterly
1 McCarthy Helen M Mrs
2 Nye Fremont ◎
Jay st begins
3 Murphy Mary E ◎
Flaherty Jas J
5 Fontana Chas L ◎
6 Vacant
7 Morrone Anthony ◎
Newton av ends
8 Brown Wm D
Cotter Anna L
9 Egger Olive Mrs ◎
10 Trovato Jos ◎
12 Gaffney Leo C ◎
Hawkins Clarence
13 Russo Jos ◎
Agnelli Freeman B phys and surg h
Spruce st ends
14 Vacant
16 Falcone Chas ◎
Nigrelli Frank A
17 Berth Thos A
Quattromani Fred F
19 O'Connell John M ◎
21 Cruickshank Wm E
Dey Jeanne K
28 Harding John E
32 Lorino Jos ◎
34 Geary Harry ◎

NECK ROAD from Stonington rd at Wequetequock southerly Pawcatuck
000 Fraser Catherine P variety h ◎
000 Hurlburt Sarah W Mrs ◎
000 Paul Nellie Mrs ◎
000 Souza Albert ◎
000 Merrill Walter C ◎
000 Mitchell Cyrus S ◎
000 Sheldon Archie H
000 Emmet Minnie E Mrs ◎
000 Brown Alex P ◎
000 Sheldon Frank A ◎
000 Crandall Chas
000 Vacant
000 Vacant
000 Lema Manuel ◎
000 Vacant
000 Dunham Robt

NEDWAM AVENUE from Aquidneck av southerly to Wauwinnet av Watch Hill
0 Vacant

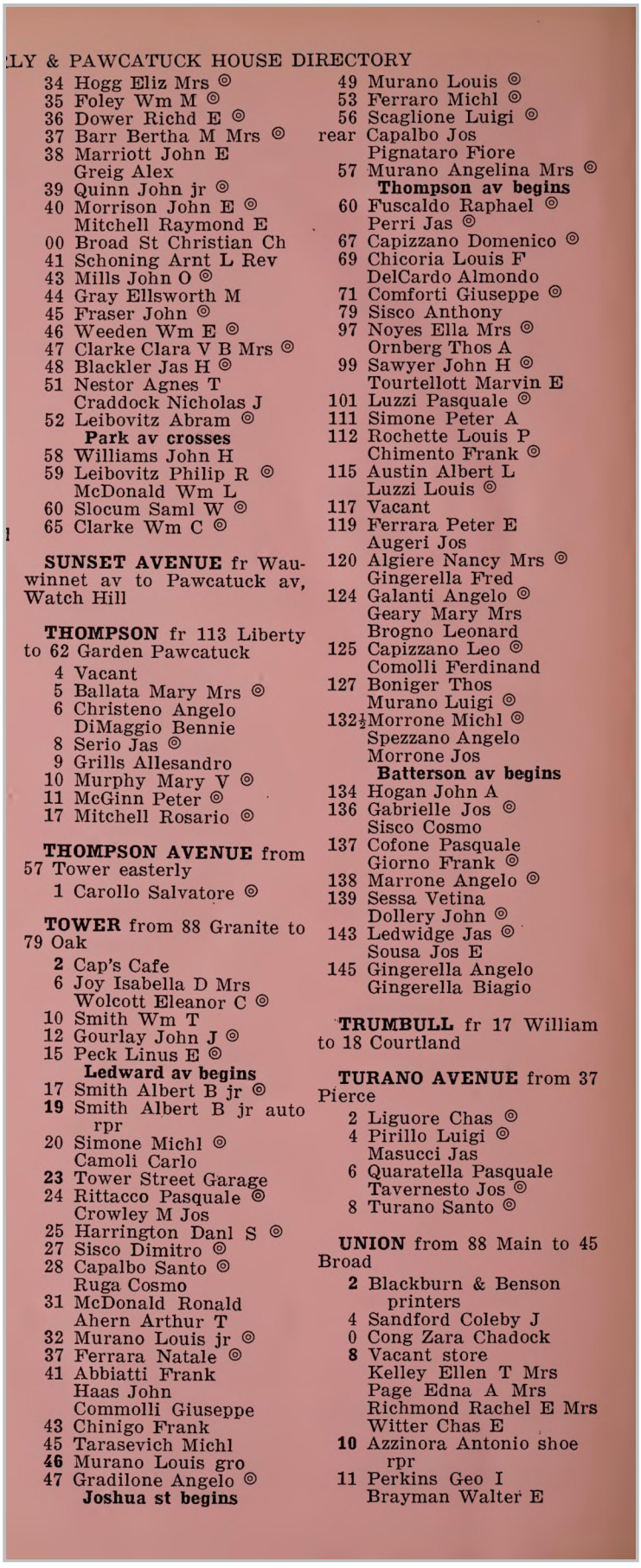
NEPUN ROAD from Misquamicut rd to Westerly rd Watch Hill
0 Nichols Margt Billing Mrs ◎
0 Innis Wm W ◎
0 Vacant
0 Vacant

NEW STATE ROAD same as Nooseneck Hill rd

NEWTON AVENUE fr 18 Granite northerly to 7 Narragansett av
1 LaVia John ◎
Barrett John H
Pierce Raymond W
3 Drysdale Robt jr ◎
4 Denham Christopher J jr
7 Albamonti Salvatore ◎
Coyle Harry S
Malley Geo D
Newton ct begins
0 Newton Flats
apt 1 Champlin Clyde
" 2 Taber Elwood R
" 3 Cavanaugh Bertha Mrs
" 4 Williamson Geo H
" 5 Williams Oliver H
" 6 Cruickshank Geo A
9 Coe Edwd W
Felicetti Antonio ◎
Felicetti Domenic
Wicklund av ends
10 Rose Jas H
11 Malagrina John J ◎
Salimeno Saml ◎
Salimeno John
rear Reale Jas P variety
13 Ruisi Chas
Ruisi Eleanor nurse

Target Street	Cross Street	Source
✓	-	Sampson-Murdock City Directory

TOWER ST 1938



LY & PAWCATUCK HOUSE DIRECTORY

34 Hogg Eliz Mrs ◎
35 Foley Wm M ◎
36 Dower Richd E ◎
37 Barr Bertha M Mrs ◎
38 Marriott John E
Greig Alex
39 Quinn John jr ◎
40 Morrison John E ◎
Mitchell Raymond E
00 Broad St Christian Ch
41 Schoning Arnt L Rev
43 Mills John O ◎
44 Gray Ellsworth M
45 Fraser John ◎
46 Weeden Wm E ◎
47 Clarke Clara V B Mrs ◎
48 Blackler Jas H ◎
51 Nestor Agnes T
Craddock Nicholas J
52 Leibovitz Abram ◎
Park av crosses
58 Williams John H
59 Leibovitz Philip R ◎
McDonald Wm L
60 Slocum Saml W ◎
65 Clarke Wm C ◎

SUNSET AVENUE fr Wauwinnet av to Pawcatuck av, Watch Hill

THOMPSON fr 113 Liberty to 62 Garden Pawcatuck

4 Vacant
5 Ballata Mary Mrs ◎
6 Christeno Angelo
DiMaggio Bennie
8 Serio Jas ◎
9 Grills Allesandro
10 Murphy Mary V ◎
11 McGinn Peter ◎
17 Mitchell Rosario ◎

THOMPSON AVENUE from 57 Tower easterly

1 Carollo Salvatore ◎

TOWER from 88 Granite to 79 Oak

2 Cap's Cafe
6 Joy Isabella D Mrs
Wolcott Eleanor C ◎
10 Smith Wm T
12 Gourlay John J ◎
15 Peck Linus E ◎
Ledward av begins
17 Smith Albert B jr ◎
19 Smith Albert B jr auto rpr
20 Simone Michl ◎
Camoli Carlo
23 Tower Street Garage
24 Rittacco Pasquale ◎
Crowley M Jos
25 Harrington Danl S ◎
27 Sisco Dimitro ◎
28 Capalbo Santo ◎
Ruga Cosmo
31 McDonald Ronald
Ahern Arthur T
32 Murano Louis jr ◎
37 Ferrara Natale ◎
41 Abbiatti Frank
Haas John
Commolli Giuseppe
43 Chinigo Frank
45 Tarasevich Michl
46 Murano Louis gro
47 Gradilone Angelo ◎
Joshua st begins
49 Murano Louis ◎
53 Ferraro Michl ◎
56 Scaglione Luigi ◎
rear Capalbo Jos
Pignataro Fiore
57 Murano Angelina Mrs ◎
Thompson av begins
60 Fuscaldo Raphael ◎
Perri Jas ◎
67 Capizzano Domenico ◎
69 Chicoria Louis F
DelCardo Almondo
71 Comforti Giuseppe ◎
79 Sisco Anthony
97 Noyes Ella Mrs ◎
Ornberg Thos A
99 Sawyer John H ◎
Tourtellott Marvin E
101 Luzzi Pasquale ◎
111 Simone Peter A
112 Rochette Louis P
Chimento Frank ◎
115 Austin Albert L
Luzzi Louis ◎
117 Vacant
119 Ferrara Peter E
Augeri Jos
120 Algiere Nancy Mrs ◎
Gingerella Fred
124 Galanti Angelo ◎
Geary Mary Mrs
Brogno Leonard
125 Capizzano Leo ◎
Comolli Ferdinand
127 Boniger Thos
Murano Luigi ◎
132½ Morrone Michl ◎
Spezzano Angelo
Morrone Jos
Batterson av begins
134 Hogan John A
136 Gabrielle Jos ◎
Sisco Cosmo
137 Cofone Pasquale
Giorno Frank ◎
138 Marrone Angelo ◎
139 Sessa Vetina
Dollery John ◎
143 Ledwidge Jas ◎
Sousa Jos E
145 Gingerella Angelo
Gingerella Biagio

TRUMBULL fr 17 William to 18 Courtland

TURANO AVENUE from 37 Pierce

2 Liguore Chas ◎
4 Pirillo Luigi ◎
Masucci Jas
6 Quaratella Pasquale
Tavernesto Jos ◎
8 Turano Santo ◎

UNION from 88 Main to 45 Broad

2 Blackburn & Benson printers
4 Sandford Coleby J
0 Cong Zara Chadock
8 Vacant store
Kelley Ellen T Mrs
Page Edna A Mrs
Richmond Rachel E Mrs
Witter Chas E
10 Azzinora Antonio shoe rpr
11 Perkins Geo I
Brayman Walter E

APPENDIX K

Site Reconnaissance Photolog

JUNE 17, 2024 – SITE RECONNAISSANCE



Photo No. 1. View of the front entrance to the Site building, facing northeast.



Photo No. 2. View of the northeast exterior of the Site building, showing a loading dock outside of the cafeteria kitchen.

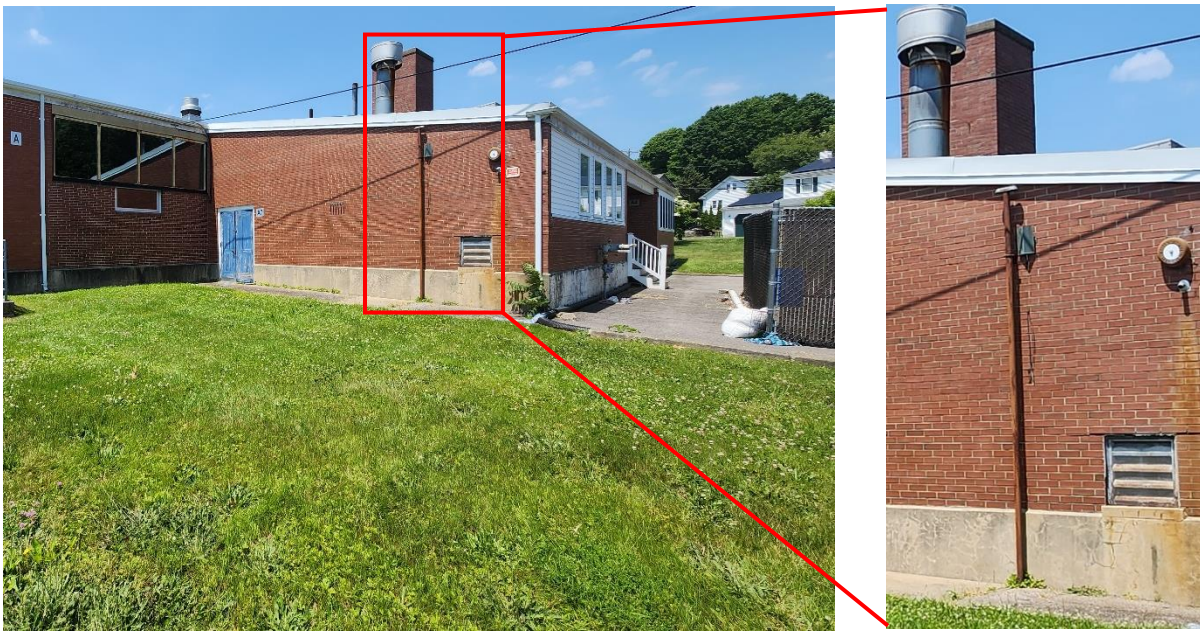


Photo No. 3. View of a metal pipe observed in an area consistent with a former underground oil tank location. While the pipe appeared to be associated with electrical conduit, plans provided to Pare by the town identified a vent pipe in this location.



Photo No. 4. View of the southern portion of the Site building, facing west. A drain manhole is visible in the foreground.



Photo No. 5. View of the western side of the building, facing north towards an area formerly used as a garden by building occupants.



Photo No. 6. View of a playground area along the western side of the Site building, facing north.



Photo No. 7. View of a footpath accessing the southwestern portion of the Site. The path appears to have been created and maintained by former Site occupants.



Photo No. 8. View of an athletic field along the northeastern portion of the Site. A cleared path appears to have been made to prevent vegetative encroachment into the field, which appears to remain available for public use.



Photo No. 9. View of the central portion of the Site from Narragansett Avenue, taken facing south. The Town's Department of Public Works appears to be storing soil/fill on a portion of the parking lot.



Photo No. 10. View of a pad-mounted transformer observed on-Site. No surficial staining or other indications of a release of mineral oil di-electric fluid were noted.



Photo No. 11. View of the exterior of the Site building's boiler room, facing northwest. A natural gas meter is visible along the eastern face of the building.



Photo No. 12. View of open space along the northwestern portion of the Site, adjacent to the intersection of Tower Street with Narragansett Avenue, facing northwest.



Photo No. 13. View of Narragansett Auto, an automotive body/repair shop located across Narragansett Avenue to the north of the Site.



Photo No. 14. View of the kitchen inside the Site building, showing several hand- and dishwashing sinks, one of which was observed to be equipped with a grease trap.



Photo No. 15. View of the hallway near the main entrance of the building, showing pooled water caused by water damage.



Photo No. 16. View of electrical equipment in a utility room in the Site building.



Photo No. 17. Representative view of one of the former classrooms utilized at the Site.



Photo No. 18. View of mold and mildew due to water damage in the Site building.

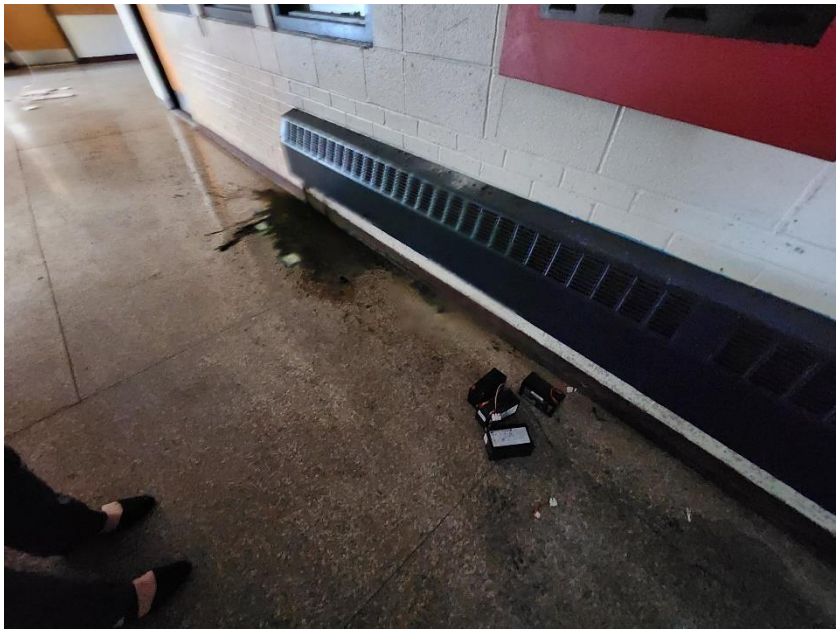


Photo No. 19. View of suspect lead-acid batteries and toner on the floor of a hallway inside the Site building.

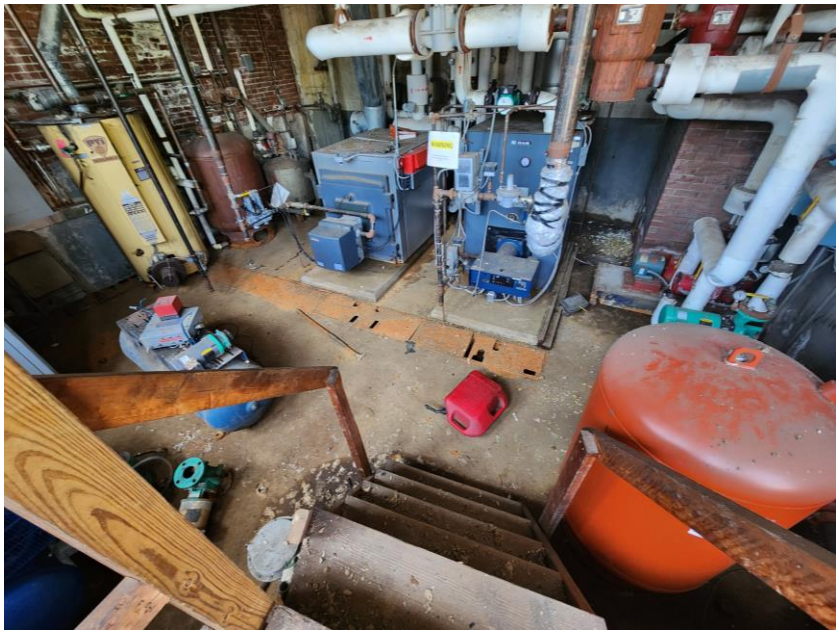


Photo No. 20. View of the boiler room that heats the entire Site building. A suspect former incinerator was noted along the back wall, near the upper right corner of this photograph.

APPENDIX L

Environmental Professional Qualifications

Arianne Barton

Senior Environmental Scientist



REGISTRATIONS AND CERTIFICATIONS

OSHA 40-Hour Hazardous Waste Operations and Emergency Response Training

Hazardous Waste Generation and Pre-Transport Training Certified

Bloodborne Pathogen Training Certified

AFFILIATIONS AND MEMBERSHIPS

Massachusetts Association of Conservation Commissions

Board Member, Conservation Commission Bellingham, Massachusetts

Volunteer work, environmental non-profit organizations (Save the Bay, GroundworksRI, Charles River Watershed Association)

EDUCATION

Westfield State University
B.S. Environmental Science, *cum laude*, 2014

RELEVANT EXPERIENCE

Ms. Barton is an environmental specialist with over 9 years of experience in Rhode Island and Massachusetts. Over her career, Ms. Barton has been involved with hundreds of projects involving environmental due diligence under the American Society for Testing and Materials (ASTM) Standard Practices for environmental due diligence; investigatory and remedial design and implementation, and monitoring and closure of releases to various environmental media; preparation and implementation of landfill post-closure environmental monitoring plans; hazardous waste determinations and disposal characterization; and compliance audits, training, and permitting under various environmental, health and safety agencies.

Representative project experience includes:

- **Environmental Due Diligence –** Ms. Barton has performed hundreds of ASTM Phase I Environmental Site Assessments and Transaction Screen Assessments in Massachusetts and Rhode Island. Notable environmental assessments performed by Ms. Barton include:
    - An historic mill in Pawtucket, Rhode Island, where indications of underground storage tanks (USTs) were observed during the reconnaissance but not documented in standard ASTM E1527 historical record sources. Further research determined that the mill was the first in Rhode Island to convert to fuel oil (c. 1915), installing two 100,000-gallon concrete underground vaults used as USTs.
    - A small parking lot in Cambridge, Massachusetts was identified through historical Sanborn mapping as a gasoline station prior to the 1970's. Subsurface investigations performed based on the Phase I findings identified separate phase petroleum consistent with waste oil in a groundwater monitoring well. Monthly product removal was performed at the well for one year, at which time transmissivity testing demonstrated that the remaining product was not feasible to recover. The release was closed out with a permanent solution with conditions filed with the Massachusetts Department of Environmental Protection (MassDEP).
    - Staff environmental scientist associated with proposed redevelopments and/or improvements of various school facilities in Cumberland and Central Falls, Rhode Island, operated by Blackstone Valley Prep. Services have included the completion of Phase I ESAs and initial site screenings in accordance with Rhode Island's *Industrial Property Remediation and Reuse Act*, with additional investigations such as indoor air sampling and/or release reporting and remediation services as identified. Several facilities have undergone remedial efforts which warranted the implementation of institutional and engineered controls, which Pare personnel, including Ms. Barton, inspect on an annual basis.
    - Primary environmental scientist involved in the development and implementation of a sampling program aimed at sufficiently characterizing the nature and extent of impacted soils at a 93-acre facility in Smithfield, Rhode Island, identified by others in prior due diligence. Ms. Barton also completed an updated Phase I ESA for the facility detailing the facility's history as a composting facility and the remedial actions approved by the Rhode Island Department of Environmental Management (RIDEM). The facility is nearing completion of remedial actions and is slated for redevelopment shortly thereafter.

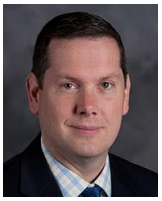
- Lead environmental scientist involved in initial environmental due diligence activities at a former military site in Newport, Rhode Island, which identified recognized environmental conditions associated with historical quarrying/dumping operations and military use. Further environmental investigations identified impacts to soils from arsenic, lead, petroleum hydrocarbons, and polycyclic aromatic hydrocarbons (PAHs). Remediation is ongoing and is being performed primarily by the contractors of the Owner's Project Manager (OPM) with assistance from Pare. Ms. Barton has assisted the OPM with preparation and submission of an application to Rhode Island Resource Recovery Corporation (RIRRC) for disposal of a portion of excess soils as Alternative Cover and Solid Waste Soils, and anticipates providing additional assistance with the management and disposal of recently encountered *in situ* characteristically hazardous soils at a licensed facility.

- **Funding Programs** – Ms. Barton has assisted various organizations in permitting and assessment needs for projects eligible for funding through incentive programs offered by the State of Rhode Island. Specific programs include the state Brownfields Program Grants and the Brownfields Revolving Loan Fund, Clean and Drinking Water State Revolving Funds, and the Rhode Island Ready Program.

- **Compliance Inspections and Reporting** – Ms. Barton has worked with a wide variety of industries to ensure compliance with applicable environmental, health, and safety requirements. Notable work includes assisting generators of hazardous waste regulated under the Resource Conservation and Recovery Act (RCRA) in complying with applicable state and federal laws, including performing internal audits and recommending changes to bring clients into compliance.

Timothy P. Thies, P.E.
Senior Vice President

PARE CORPORATION



REGISTRATIONS AND CERTIFICATIONS

Professional Engineer – Rhode Island, Massachusetts, New York

OSHA Construction Safety 10-Hour Training

OSHA Hazardous Waste Operations and Emergency Response 40-Hour Training

Massachusetts Third Party Inspector – Landfill and Transfer Stations

PROFESSIONAL AFFILIATIONS

Providence Engineering Society

American Public Works Association

Massachusetts Water Works Association

EDUCATION

Worcester Polytechnic Institute:
M.S., Environmental Engineering, 2002
B.S., Civil Engineering, 2000

RELEVANT EXPERIENCE

Mr. Thies has more than 23 years of experience working on a wide variety of environmentally related projects. These projects have ranged from hydraulic studies and the design of improvements for potable water, wastewater, drainage and solid waste facilities to field investigations and sampling programs for hazardous waste studies and remediation. Representative projects include:

Environmental Site Assessments

- **Providence Water Supply Board – Providence Police Department Firing Range Upgrades:** Project Manager responsible for design and construction phase services for upgrades to the Providence Police Department Firing Range, an active range located on land owned by the City of Providence and proximate to the Scituate Reservoir, which is the primary water supply source for Providence Water. Given the use of the reservoir as a public water supply, Pare prepared a work plan for the site to prevent the potential migration of metals from the firing range toward the reservoir. The RIDEM-approved work plan consisted of reclaiming and stabilizing lead deposited in soil at the firing range and decreasing the potential migration of lead-impacted soil to off-site receptors resulting from firearm activities at the site. In general, the work included delineating lead-impacted zones on site, reclamation of spent lead fragments, blending lead-impacted soil with concrete to stabilize the lead, and upgrades to the range. Scituate, RI.

- **Barrington Landfills No.3 and No.4 Closure:** Project Manager responsible for the investigation of the former Landfills 3 and 4. The landfills were last used in the late 70s and early 80s as municipal dumps but were never properly capped. In anticipation of final closure, the Town set upon investigating the former landfills in order to identify an appropriate closure strategy that adequately addresses risks to human health and the environment. The investigation included the advancement of over 2 dozen soil borings, 15 groundwater monitoring wells, over 30 test pits, 2 dozen soil gas probes, and 10 sediment and surface water samples. The investigation was conducted as part of the RIDEM's Voluntary Landfill Closure Program and in accordance with the RIDEM Remediation Regulations. Both landfills are in the process of being capped. Barrington, RI.

- **Newport Wastewater D/B/O:** Project Manager responsible the preparation of a Remedial Action Work Plans (RAWPs) for the City of Newport Water Pollution Control Facility. The RAWP was prepared to address arsenic and PAH-contaminated soil encountered during the renovation and reconstruction of the existing wastewater treatment plant. As part of construction, the entire site will be capped. Newport, RI

- **Newport Water Division D/B:** Project Manager responsible for the preparation of two Remedial Action Work Plans (RAWPs) for the Lawton Valley and Station One water treatment plants. The RAWPs were prepared to address arsenic-contaminated soil encountered during the renovation and reconstruction of the existing water treatment plants at each site. As part of the project, confirmatory sampling was conducted during the remediation phase, and a closure report was prepared when the construction ended. Newport, RI

- **East Providence Wastewater D/B/O:** Project Manager responsible for the design and implementation of an environmental due diligence subsurface investigation of the East Providence Bike Path. The Bike Path was identified as a potential alignment for a new large diameter sewer force main; however, due to the historical use of the Bike Path and surrounding sites there was significant contamination along the proposed force main alignment. The project included a Phase I Environmental Site Assessment of the entire two-mile long Bike Path corridor and the advancement of over 60 environmental borings, a number of which were converted to groundwater monitoring wells. The project deliverable was an Environmental Due Diligence Report and Subsurface Investigation, along with a Soil Management Plan. East Providence, RI

- **Blackstone Valley Prep High School Environmental Engineering Services:** Project Manager responsible for environmental engineering services associated with the proposed development of a new high school. Services included an initial site screening of the property that consisted of soil, groundwater, and soil gas sampling and administration of an environmental due diligence public meeting. Cumberland, RI.

- **Blackstone Valley Prep Elementary School Phase I/II Environmental Site Assessment:** Project Manager responsible for sampling and preparation of site remediation documentation pursuant to the RIDEM Remediation Regulations with respect to contaminated soil discovered at the site during the construction phase of the proposed school development. The preferred remedial alternative included excavation and off-site disposal of contaminated soil located outside of the proposed school building footprint, encapsulation of contaminated soil located within the proposed building footprint via the building foundation, and installation of a vapor barrier and passive sub-slab ventilation system beneath the building. An Environmental Land Use Restriction (ELUR) was proposed for the contaminated soil remaining on site to maintain the engineered control. While the investigation and remediation of the site were relatively straightforward, the public notification requirements and chemical constituency evaluation were complicated by the proposed use of the site as a school. Pare worked closely with the owner, Town, and State to navigate the difficult regulations applied to this site. Cumberland, RI.

- **City of Central Falls – Environmental Site Assessments:** Project Manager responsible for completing several Environmental Site Assessments for Central Falls at several sites located in the Northeast corner of the City. These sites were identified as contaminated during recent investigations being completed by the Narragansett Bay Commission. Central Falls, RI.

- **Crystal Lake Dam Removal Feasibility Study:** Senior Project Engineer responsible for the investigation of sediment contamination behind the Crystal Lake Dam in conjunction with a feasibility study for dam removal. Pare collected sediment samples from the behind the dam for analysis in accordance with Massachusetts 401 Water Quality Regulations. Pare also performed sediment sampling in the downstream receiving water to investigate the potential for in-stream management of lead-impacted sediment. The results of the sediment sampling and our recommendations for sediment removal were incorporated into the Feasibility Study. Bellingham, MA.

- **Old Mill Pond Dam Removal Feasibility Study:** Managing Engineer for environmental engineering services associated with the Old Mill Dam Removal and Charles River Restoration project in Bellingham, Massachusetts. These services included preparation of an environmental due diligence, a sediment sampling program, and a sediment management plan that consisted of a sediment dredging and capping design associated with the dam removal and river restoration project. Bellingham, MA.

- **Curtis Pond Dam Removal Feasibility Study:** Environmental due diligence and the investigation of sediment contamination behind the dam in conjunction with a feasibility study for dam removal. Pare collected sediment samples from the behind the dam for analysis in accordance with Massachusetts 401 Water Quality Regulations and Massachusetts Contingency Plan. Pare worked closely with the Massachusetts Department of Fish and Wildlife Division of Ecological Restoration on the project because the project is located in the sensitive Ipswich River basin. The results of the sediment sampling and our recommendations for sediment removal were incorporated into the Feasibility Study. Danvers, MA.

- **Bartlett Pond Dam Removal Feasibility Study:** Managing Engineer responsible for performance of an environmental due diligence and the investigation of sediment contamination behind the Bartlett Pond Dam in conjunction with a feasibility study for dam removal. Pare collected sediment samples from the behind the dam for analysis in accordance with Massachusetts 401 Water Quality Regulations and Massachusetts Contingency Plan. The results of the sediment sampling and our recommendations for sediment removal were incorporated into the Feasibility Study. Lancaster, MA.

- **Indian Brook Dam Removal Feasibility Study:** Managing Engineer for performance of an environmental due diligence and the investigation of sediment contamination behind the Indian Brook Dam in conjunction with a feasibility study for dam removal. Pare collected sediment samples from behind the dam for analysis in accordance with Massachusetts 401 Water Quality Regulations and Massachusetts Contingency Plan. The results of the sediment sampling and our recommendations for sediment removal were incorporated into the Feasibility Study. Plymouth, MA.

- **Duck Pond Dam Removal Feasibility Study:** Managing Engineer for performance of an environmental due diligence and the investigation of sediment contamination behind the Duck Pond Dam in conjunction with a feasibility study for dam removal. Pare collected sediment samples from behind the dam for analysis in accordance with Massachusetts 401 Water Quality Regulations and Massachusetts Contingency Plan. The results of the sediment sampling and our recommendations for sediment removal were incorporated into the Feasibility Study. Belmont/Waltham, MA.

- **Northborough Reservoir Dam Removal Feasibility Study:** Managing Engineer for performance of an environmental due diligence and the investigation of sediment contamination behind the Northborough Reservoir Dam in conjunction with a feasibility study for dam removal. Pare collected sediment samples from behind the dam for analysis in accordance with Massachusetts 401 Water Quality Regulations and Massachusetts Contingency Plan. The results of the sediment sampling and our recommendations for sediment removal were incorporated into the Feasibility Study. Shrewsbury/Boylston, MA.

- **Warren Reservoir Dam Removal Feasibility Study:** Managing Engineer for performance of an environmental due diligence and the investigation of sediment contamination behind the Warren Reservoir Dam in conjunction with a feasibility study for dam removal. Pare collected sediment samples from behind the dam for analysis in accordance with Massachusetts 401 Water Quality Regulations and Massachusetts Contingency Plan. The results of the sediment sampling and our recommendations for sediment removal were incorporated into the Feasibility Study. Swansea, MA.

- **Upper Kickemuit Reservoir Dam Removal Feasibility Study:** Managing Engineer for performance of an environmental due diligence and the investigation of sediment contamination behind the Upper Kickemuit Reservoir Dam in conjunction with a feasibility study for dam removal. Pare collected sediment samples from behind the dam for analysis in accordance with the RIDEM Water Quality Regulations and RIDEM Remediation Regulations. The results of the sediment sampling and our recommend-dations for sediment removal were incorporated into the Feasibility Study. Warren, RI.

- **City of Woonsocket – Water Treatment Facility:** Project Manager responsible for completing several Environmental Site Assessments for the City of Woonsocket in advance of constructing a new water treatment facility and improvements to the transmission lines. Areas of contaminated soil have been identified in advance of construction allowing proper soil management and costs to be incorporated into site design. Woonsocket, RI.

- **Almy Pond TMDL Management Plan**: Project Manager for an ongoing study of phosphorous impairment in Almy Pond. Tasks include an assessment of existing conditions in the pond's watershed and an evaluation of the feasibility of appropriate Best Management Practices to reduce the phosphorous loading to the pond. Existing conditions were evaluated through a shoreline survey, sampling at target outfalls which discharge stormwater into the pond, and pond water and sediment sampling. Newport, RI

- **187 Broad Street – Phase I/II ESA:** Staff Engineer for preparation of a Phase I/II ESA for a proposed healthcare facility project. A service station and a filling station had once been located at the site and therefore the project included an exploratory test pit program to investigate whether the USTs that had formerly been used at the site were still present. The Phase I/II ESA was conducted in general accordance with the American Society for Testing and Materials (ASTM) Document E 1527-13 – Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, as amended. Providence, RI.

- **Mussey Brook Bridge – Phase I ESA:** Managing Engineer for preparation of a Phase I ESA for a bridge rehabilitation project. The Phase I ESA was conducted in general accordance with the American Society for Testing and Materials (ASTM) Document E 1527-13 – Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, as amended. Lincoln, RI.

- **South West Middle School – Phase I ESA:** Managing Engineer for preparation of a Phase I ESA for a middle school site. The City of Quincy was considering developing a new school at the site and the Phase I ESA was performed in support of the project. The Phase I ESA was conducted in general accordance with the American Society for Testing and Materials

(ASTM) Document E 1527-13 – Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, as amended. Quincy, MA.

- **Abington High School – Phase I ESA:** Project Manager for the preparation of a Phase I ESA for the construction of a new high school. The Town of Abington was in the process of evaluating whether or not to upgrade the existing school with the addition of a middle school, and this ESA was performed in support of this project. Abington, MA.

- **Merrimack Special Education Collaborative (MSEC) – Phase I ESAs:** Project Manager for the preparation of a Phase I ESA for two properties that the MSEC was evaluating for purchase. MSEC had plans to renovate an existing office building into an academic building. The Phase I ESAs were performed in support of that project. Billerica, MA.

- **Pawtucket Water Supply Board – Phase I ESA:** Project Manager for the preparation of a Phase I ESA for a former pump station site. The Phase I ESA was conducted in general accordance with the ASTM Document E 1527-05 – Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process, as amended. Cumberland, RI.

- **Water Street Parcel B Phase I Environmental Site Assessment:** Managing Engineer for a Phase I ESA of a waterfront parcel which had a history of contamination as a result of its uses as a marine transportation hub. The parcel has since been remediated and is now the site of a waterfront restaurant. Warren, RI.

- **Plymouth North High School Phase I Environmental Site Assessment:** Managing Engineer for a Phase I ESA of the existing Plymouth North High School site to identify potential complications and make recommendations relating to the demolition of the existing school following construction of a new high school at the site. Plymouth, MA.

- **Natick High School Phase I Environmental Site Assessment:** Managing Engineer for a Phase I ESA of the existing Natick High School site to identify potential complications with the demolition of the existing school following construction of a new high school at the site. Natick, MA.

- **Hingham Middle School Environmental Site Assessment:** Managing Engineer for a Phase I ESA of the existing Hingham Middle School site to identify potential complications for the redevelopment of the school site. Hingham, MA.

- **Somerset-Berkley High School Environmental Site Assessment:** Managing Engineer for a Phase I ESA of the existing Somerset-Berkley High School site to support the redevelopment of the site and construction of a new high school. Somerset, MA.

- **Franklin High School Environmental Site Assessment:** Managing Engineer for a Phase I ESA of the existing Franklin High School site to identify potential complications for the redevelopment of the school site. Franklin, MA.

- **Quincy Middle School Environmental Site Assessment:** Managing Engineer for a Phase I ESA of an existing private school property. The

property was acquired by the Town to build a new Middle School. Quincy, MA.

- **East Providence High School – Phase II ESA and SIR:** Project Manager responsible for conducting Phase 2 and SIR scope of work for the existing East Providence High School prior to the construction of a new school at the same site. The objective was to identify potential areas of recognized environmental concern in advance of construction to allow for proper soil management and costs to be incorporated into site design. Tasks included data collection, site reconnaissance, soil and groundwater sampling, and report drafting. East Providence, RI.

- **Henry J. Winters Elementary School Site Assessments and Remediation:** Project Manager responsible for site assessments related to design and construction of two new elementary schools and renovations to two existing schools for the Pawtucket School Department. Performed a Phase I ESA and complete geotechnical and environmental program, finding contaminate concentrations exceeding residential exposure requirements. Responsibilities include holding a public meeting due to location within an Environmental Justice area, and coordination of remedial activities, including filing a Notification of Release with RIDEM, SIR preparation, and current preparation of a RAWP. Pawtucket, RI.

- **Mathewson Equipment Site Assessment and Remediation:** Project Engineer responsible for the investigation and remediation of a former heavy equipment repair facility. The investigation included a Phase I ESA, which identified significant potential for environmental conditions, a Phase II ESA, which confirmed the presence of petroleum and heavy metals contamination, and a Site Investigation, which determined the limits of contamination. The remediation included the excavation and disposal of illicitly buried solid waste and the excavation and removal of contaminated soil. The project was conducted in accordance with the RI Department of Environmental Management Remediation Regulations. Johnston, RI.

- **Narragansett Bay Commission:** Project Manager responsible for completing several Environmental Site Assessments for the Commission in advance of constructing new storm water drainage facilities and improvements throughout the Providence area. Areas of contaminated soil have been identified in advance of construction allowing proper soil management and costs to be incorporated into the site design.

- **Max Read Field Environmental Investigation:** Performed a Phase II ESA of a ballfield in the City of Pawtucket during the redevelopment of the field from a grass field to a turf field. The Phase II ESA was performed in response to the discovery of manufactured gas plant waste beneath the existing field. Pare assisted the City with the investigation of the site, development of a remedial action work plan, and closure of the site through the RIDEM Site Remediation Program. The project included significant community engagement due the site's setting in an Environmental Justice Area. Pawtucket, RI.

- **345 Harris Avenue:** Performed a Phase I and Phase II ESA at the former Providence Traffic Court site in the Woonasquatucket Corridor in Providence, RI. The site has a history of industrial use and is surrounded by historic industrial users. After discovering contamination beneath the site, Pare worked with the owner, the City of Providence, and the RIDEM to

develop a remedial action work plan that incorporated the proposed re-use plan for the property. Pare also developed an interim Environmental Land Usage Restriction for the parcel that addressed the management of the site prior to and during construction activities. The project included significant community engagement due the site's setting in an Environmental Justice Area. Providence, RI.

- **Sandy River Health Systems - Phase I Environmental Site Assessments (ESAs):** Project Engineer responsible for the preparation of eleven Phase I Environmental Site Assessments for eleven nursing and long-term care facilities in southern and central Maine. The facilities ranged in age from 10 to 40 years and ranged in size from 60 to 130 beds. The properties were located in a variety of settings, which included rural and undeveloped areas of Maine, as well as urban and historically developed cities. Pare was able to complete all eleven Phase I ESAs concurrently and within a 45-day timeframe. Various locations – Maine.

- **Courtyard Nursing Care Center - Phase I Environmental Site Assessment:** Project Engineer responsible for the preparation of a Phase I Environmental Site Assessment for a 15-year-old, 200 bed nursing home set in an urban area of Massachusetts. The facility was constructed adjacent to a hospital that had significant past environmental issues. In addition, Pare identified and assisted the owner with several environmental permitting requirements that the owner was previously unaware of. Pare completed the project in a 30-day period. Medford, MA.

- **Sarah Brayton Nursing Center – Phase I Environmental Site Assessment:** Project Engineer for Phase I ESA prepared for the site of a 17-year-old nursing home facility. Pare's report included important findings for the site, such as the presence and age of any underground storage tanks (UST), inappropriate chemical storage, etc, which may not constitute an REC, but did warrant recognition. Fall River, MA.

- **Inskip Auto Dealership Construction Services:** Assisted Inskip Management Company with on-call environmental services during the construction of two new dealership buildings. Services included emergency underground storage tank removal, hydraulic lift closure and removal, contaminated soil management, and assistance with local and State regulatory agency permitting. Warwick, RI.

- **362 Plains Road Phase I & II Environmental Site Assessments:** Project Manager for a Phase I ESA and limited Phase II ESA for the University of Rhode Island. The limited Phase II ESA included sampling and analysis of soil at the bottom of an on-site cesspool that was suspected to have been subjected to non-sanitary waste disposal in addition to sanitary waste. The site was a residential property that URI acquired following the results of this ESA. South Kingstown, RI.

- **Navigant Credit Union Site Remediation**: Engineer responsible for investigation and remediation of petroleum-impacted soil on a site being developed for a corporate headquarters and branch bank. This portion of the site development project involved the demolition of an unoccupied dwelling, and excavation and transport of approximately 55 cubic yards of contaminated soil to a soil recycling facility. Remedial response actions were coordinated through the RI Department of Environmental Management, Office of Waste Management, Division of Site Remediation. Smithfield, RI.

- **RIDOT Comprehensive Bridge Rehabilitation Program, Group 6 – Phase 1 ESAs**: Performed Phase I Environmental Site Assessments for five out of six bridges for which Pare is designing rehabilitation plans. Various locations, RI.

- **Amesbury DPW Phase I ESA:** Performed a Phase I Environmental Site Assessment Update for site selected for proposed DPW relocation. Amesbury, MA.

- **Pine Street Garage - Phase I ESA:** Performed a Phase I Environmental Site Assessment Update for an open-deck six-story concrete parking facility and surrounding grounds. Providence, RI.

- **964 Cranston Street - Phase I & II ESAs:** Performed a Phase I Environmental Site Assessment Update and a Phase II Environmental Site Assessment for the redevelopment of a gasoline service station. This project included the sampling of existing groundwater monitoring wells, the installation and sampling of an additional groundwater monitoring well, and the collection of subsurface soil samples, as well as the analysis and evaluation of data collected with respect to applicable State and Federal regulations. Cranston, RI.

- **53 Plaza - Phase I & II ESAs:** Performed Phase I and Phase II Environmental Site Assessments for the redevelopment of an automobile body shop. This project included the collection of subsurface soil samples, as well as the analysis and evaluation of data collected with respect to applicable State and Federal regulations. Cranston, RI.

- **Amgen Off-Site Parking Area - Phase I & II ESAs:** Performed Phase I and Phase II ESAs of an approximately 40-acre former gravel pit for use as a temporary satellite parking area for a manufacturing facility undergoing major upgrades. This project included the collection of surface and subsurface soil samples, as well as the analysis and evaluation of data collected with respect to applicable State and Federal regulations. West Greenwich, RI.

- **Sutton Avenue - Phase I ESA:** Performed a Phase I Environmental Site Assessment for a metal plating facility, which also had a history of various commercial and industrial uses, including storage, manufacturing, and offices. East Providence, RI.

- **J.T. Connell Road/Coddington Highway Reconstruction:** Performed a Phase I Environmental Site Assessment for a 1.5-mile roadway project. Newport, RI.

- **East Shore Road Facility - Rhode Island Turnpike and Bridge Authority:** Engineer responsible for an application to the Rhode Island Resource Recovery Corporation for non-hazardous contaminated soil to be used as Alternate Cover Materials at the Central Landfill in Johnston, RI. The soil was scheduled to be removed from the site at the west end of the Newport/Pell Bridge where the RI Turnpike and Bridge Authority was constructing a building addition and replacing an Individual Sewage Disposal System (ISDS). Jamestown, RI.

- **200 Narragansett Park Drive – Phase I ESA:** Performed a Phase I ESA for a one-story 120,000 sq.ft. office building and associated parking facility. Also coordinated with an asbestos and mold testing laboratory for a mold and asbestos assessment. Worked with a structural engineer to perform structural assessment. Pawtucket, RI.

- **American Express Plaza – Phase I ESA:** Performed a Phase I ESA for a four story 120,000 sq.ft. office building and two-story underground parking garage. Providence, RI.

- **East Providence Gas Station – Phase I & II ESAs:** Performed Phase I and Phase II ESA for the former Mobil Station on Pawtucket Avenue. The Phase II ESA included test pitting and soil sampling and analysis. Additional services included the closure of two underground hydraulic lifts, the inspection of buried drains lines, the closure of an oil-water separator, and the closure and removal of a 500-gallon No.2 heating oil underground storage tank. East Providence, RI.

- **New London DPW SPCC Plan:** Staff Engineer for preparation of a complete Spill Prevention, Control, and Countermeasure Plan to comply with USEPA regulations for the City's Public Works Complex. New London, CT.

- **Barrington DPW SPCC Plan Update:** Project Manager for update of the Spill Prevention Control and Countermeasure (SPCC) Plan for the Town's Department of Public Works Garage. Barrington, RI.

- **Public Safety Complex SPCC Plan Update:** Project Manager for update of the Spill Prevention Control and Countermeasure (SPCC) Plan for the Town's Public Safety Complex. Barrington, RI.

- **Bristol County Water Authority (BCWA) – Hope Street Tank Site Investigation:** Principal-in-charge for soil and groundwater sampling for a water supply tank site for the BCWA. Soils were found to contain lead, and remedial activities were coordinated with RIDEM, including preparation of a SIR, a RAWP, and a Remedial Action Completion Report (RACR) with ELURs. Due to concerns about dust generation in a densely populated area, Pare was able to design and effective grading and capping design that would protect surrounding properties from exposure to contaminated soils by minimizing dust generation and soil exposure to wind and rain migration. Bristol, RI.

Solid Waste Engineering

- **Recycling Depot – URI Kingston Campus:** Managing Engineer providing permitting and design assistance for the development of a new recycling center at the University of Rhode Island's Kingston campus. The facility provides a centralized location to collect and segregate recyclables from the hundreds of on-campus recycling areas. As part of this project, Pare provided civil engineer design services for the layout of the recycling area and consultation on permitting through the RI Department of Environmental Management. While the facility falls outside the jurisdiction of the RI DEM's solid waste program, the facility was designed with many of solid waste design requirements in mind as design guidance best management practices. South Kingstown, RI.

- **Operating License Renewal – Rose Hill Regional Transfer Station:** Project Manager responsible for the development of licensing documents for the Rose Hill Regional Transfer Station that serves the solid waste needs of South Kingstown, Narragansett, and New Shoreham, Rhode Island. The project included the preparation of an updated Operating and Closure Plan, and the development of a site plan, all in accordance with sections 1, 3, and 7 of the Rhode Island Solid Waste Regulations. The project also included wetland permitting, the design and permitting of a new on-site wastewater treatment system, and new storm water BMPs. South Kingstown, RI.

- **Groundwater and Soil Gas Monitoring – Barrington Landfills No.1 and No.2:** Project Manager responsible for implementing quarterly groundwater monitoring program, including detection and assessment monitoring per RIDEM Solid Waste Regulations. The monitoring program also includes groundwater sampling and analysis, as well as landfill gas monitoring around the edges of the landfills. Barrington, RI.

- **Groundwater Monitoring – Tiverton Landfill:** Project Manager responsible for implementing quarterly groundwater monitoring program, including detection and assessment monitoring per RIDEM Solid Waste Regulations. As part of the monitoring program, Pare conducts statistical analysis of groundwater monitoring data and continues to make recommendations for additional monitoring when required. The monitoring program also includes surface water sampling and analysis, which is performed concurrently with the groundwater sampling. Tiverton, RI.

- **Groundwater and Soil Gas Monitoring – Glocester Town Landfill:** Project Manager responsible for implementing semi-annual groundwater monitoring program, including detection and assessment monitoring per RIDEM Solid Waste Regulations. The monitoring program also includes groundwater sampling and analysis, as well as landfill gas monitoring around the edges of the landfill. Glocester, RI.

- **Town of Tiverton Solid Waste Planning:** Project Manager responsible for the preparation of a Town-wide Solid Waste Feasibility Study to assist the Town with their long-term solid waste management planning. Performed cost analysis for Town-wide waste collection, future cost projections for landfill operations, and capacity analysis for the existing landfill. Presented the study findings to the Tiverton Landfill Subcommittee and the Tiverton Town Council. Tiverton, RI.

- **Application for Operating License – Tiverton Landfill:** Project Manager responsible for the preparation of Operating License Application (Renewal License) submitted to the RIDEM Office of Waste Management. This included developing a Final Site Grading Plan, Closure Plan, Post-Closure Monitoring and Maintenance Plan, and an opinion of probable cost to close the Landfill. Engineer for the design of stormwater drainage controls involving a site-wide drainage study. Tiverton, RI.

- **Alternate Cover Material Characterization and Acceptance:** Engineer responsible for the development of various soil management plans to characterize and approve over 100,000 cubic yards of soil for use at the Tiverton Landfill as alternate daily and final cover material. Soil characterization includes soil sampling for physical and chemical properties. Approval included applying to the RIDEM for acceptance, and pre-screening

analytical data from other environmental consultants prior to acceptance at the Landfill. Tiverton, RI.

- **Proposed Transfer Station Permitting:** Engineer responsible for preparing the Radius, Site, and Operating Plans in conformance with Rhode Island Solid Waste Regulations to assist client in obtaining a permit from the RIDEM to construct and operate a 2,000-ton-per-day solid waste transfer station. Pawtucket, RI.

- **Coastal Recycling:** Engineer responsible for the design of site-wide upgrades related to the segregation, processing, and loading of construction and demolition debris on to rail cars. Task included and evaluation of site-wide drainage and the design of drainage improvements. Providence, RI.

- **Rhode Island Resource Recovery Corporation (RIRRC) Central Landfill – Southwest Leachate Pump Station Upgrades:** Engineer responsible for hydraulic evaluation of existing leachate pump station and design of pump station upgrades. Johnston, RI.

- **Rhode Island Resource Recovery Corporation (RIRRC) Central Landfill – Cedar Swamp Brook Relocation, Phase II:** Engineer responsible for drainage calculations and culvert design for the proposed relocation of Cedar Swamp Brook around the proposed Phase V landfill. Johnston, RI.

UST/AST Engineering

- **Pawtucket Public Works Garage UST Removal:** Project Manager a UST closure and Closure Assessment for a 2,000-gallon fuel oil UST at the Public Works Garage on Armistice Avenue. Minor contamination was identified in soil beneath the tank and, after a limited investigation program, the site was remediated and removed from the State's registered UST database. Pawtucket, RI

- **Bristol County Water Authority UST Closure:** Project Manager responsible for the closure of two 2,000-gallon USTs, one for heating oil and one for gasoline, at BCWA's former well station treatment plant. Assisted with their removal in 2019 and performed a Closure Assessment when contamination was identified in soil near the tanks. Barrington, RI

- **Providence Water Supply Board UST Closure and AST Installation:** Principal responsible for the removal of a 1,000-gallon gasoline UST next to the forestry garage at Providence Water's water treatment plant in Scituate, RI. The tank was replaced with a new Convault style aboveground tank. The new tank is a 6,000-gallon dual compartment tank that stores diesel and gasoline. The new tank will serve as the main fueling facility for their fleet of forestry trucks and equipment. The project included a new fleet fueling system and canopy.

- **Greenville Water District UST Removal:** Project Engineer responsible for the removal of a UST at the Greenville Water District's (GWD) main pump station on George Waterman Road in North Providence, RI. The pump station, which also served as their main office for many years, was heated by No.2 fuel oil until it was converted to natural gas in the 1990s. Pare assisted GWD with the permanent closure of their 500-gallon UST. No

contamination was identified and therefore no Closure Assessment was required. North Providence, RI

- **Town of Andover Public Works UST Removal:** Project Engineer responsible for the removal of a 5,000-gallon gasoline UST at the Town of Andover's public works garage. The tank was replaced with a new 5,000-gallon Convault style aboveground tank that served as one component in their DPW fleet fueling program. The Convault was equipped with a new fuel dispenser that integrated with the Town's existing fleet fueling system. Andover, MA

- **Southborough Public Works Garage UST Removal:** Project Manager responsible for the conversion of the Town's fleet fueling system. The Town of Southborough operate a fleet fueling facility at their public works garage that serves the Town's public works vehicles, police, and fire. The former system had two 5,000-gallon USTs – one for gasoline and one for diesel. Pare assisted the Town with the removal of the two tanks, soil and groundwater remediation, and the installation of two (2) new 6,000-gallon above ground storage tanks. The new system also included new fuel dispensers, a new fleet fuel management system, and a new canopy. Southborough, MA

- **East Providence High School UST Removal:** Project Manager responsible for the removal and investigation of a 25,000-gallon UST. The former East Providence High School (replaced with a new high school in 2022) had a 25,000-gallon No.2 fuel oil UST adjacent the building boiler room. The tank had been removed in the 1990s and replaced with a new 25,000-gallon tank in approximately the same location. When the former tank was removed, there was no Closure Assessment performed. Pare worked with the City to remove the newer tank when the old school was demolished and investigate contamination left by the former UST. Pare performed a Closure Assessment and was able to remove the site from the State's UST database. East Providence, RI

- **Boland Pump Station UST Removal:** Project Engineer responsible for the removal of UST at the former Boland Pump Station. The Boland Pump Station in Southborough, MA had an emergency back-up engine driven pump that ran on gasoline. The pump station was upgraded and the engine driven pump was replaced with a natural gas powered emergency generator. Pare assisted the Town with the removal of the 300-gallon gasoline UST and the investigation of soil beneath and around the tank. Southborough, MA

- **Avis Rent A Car UST Closure – Bradley International Airport:** Performed on-site observation and confirmatory sampling for an underground storage tank closure. Prepared Closure Report for the Connecticut Department of Environmental Protection. Windsor Locks, CT.

Water Supply Engineering

- **Town of Hopkinton – Water Service Line Inventory and Lead Service Line Replacement Plan:** Principal-in-Charge responsible for the preparation of a grant application and water service line inventory. Project

includes the collection of relevant data (service cards, GIS, meter records, system drawings, etc.) and the development of a service line inventory in ArcGIS Pro. Follow-up tasks include conducting a Community Survey, performing field investigations to provide definitive data on unknown services and the preparation of a Lead Service Line Replacement Plan. Work is performed in compliance with LCRR. Hopkinton, MA.

- **Town of Southborough – Water Service Line Inventory:** Principal-in-Charge responsible for the preparation of a water service line inventory. Project includes the collection of relevant data (service cards, GIS, meter records, system drawings, etc.) and the development of a service line inventory. Follow-up tasks include conducting a Community Survey, performing field investigations to provide definitive data on unknown services. Work is performed in compliance with LCRR. Southborough, MA.

- **Hopkinton/MWRA Interconnection:** Principal responsible for the feasibility study of a new connection to the Massachusetts Water Resources Authority for the Town of Hopkinton, MA. The connection would be made to the Town of Southborough's distribution system and would allow Southborough to "wheel" water from MWRA to their neighbor Hopkinton. The feasibility demonstrated a strong feasibility of making the connection and has progressed to the design phase. The design includes several miles of new water main, two new booster pump station, upgrades to two existing booster pump stations, and a new elevated water storage tank. Hopkinton, MA.

- **Massachusetts DCAMM – Tewksbury Water System Evaluation/Town Interconnection:** Principal/Project Manager responsible for the Tewksbury State Hospital's Water System Evaluation. The evaluation included development of a hydraulic model, evaluation and identification of system deficiencies in supply, piping, and storage, and an evaluation of potential treatment systems for the removal of iron and manganese. The project also included a feasibility study of switching the hospital's water supply to the Town of Tewksbury. Tewksbury, MA.

- **Cumberland Water Department – Diamond Hill Road Water Main Replacement:** Principal responsible for the design and construction administration for the replacement of 5,900 linear feet of 10-inch asbestos cement pipe with 12-inch ductile iron pipe. The work was conducted in a busy State roadway with high groundwater, shallow ledge, and significant utility congestion. The project included almost two miles of bypass piping, as well as close coordination with RIDOT and the RI Department of Health. The project was funded through the State of Rhode Island Clean Water Finance Agency, utilizing the RI State Revolving Fund loan program. Cumberland, RI

- **Cumberland Water Department – Newell and Grants Mill Bridge Crossings Water Main Replacement:** Principal responsible for the design and permitting of 180 feet of 10-inch DI pipe to replace the existing 10-inch water main on the Grants Mill Bridge, and installation of approximately 380 feet of DI pipe and slip-lining of approximately 26 feet of 8-inch HDPE pipe on the Newell Bridge on Diamond Hill Road. The permitting included the preparation of a utility permit application for RIDOT approval and the preparation of contract documents suitable for funding through the State of Rhode Island Clean Water Finance Agency, utilizing the RI State Revolving

Fund loan program for approval by the RI Department of Health. Cumberland, RI.

- **Kent County Water Authority Hydraulic Model:** Principal-in-charge responsible for the development of a new computerized hydraulic model of the KCWA water distribution system. The model was developed from KCWA's GIS data network using Bentley's WaterGEMS software. The model includes approximately 470 miles of pipe, 6 water storage tanks, 7 pump stations, and three different sources of supply. Kent County, RI

- **Newport Water Treatment Plants:** Project Manager for Pare's involvement in the D/B/O contract for two water treatment plants owned by the City of Newport. The Lawton Valley facility was demolished and replaced in it's entirety, while Station No. 1 underwent extensive upgrades. Pare's services included soil investigations and remediation, geotechnical investigations, OWTS design at Lawton Valley, and permitting. Portsmouth and Newport, RI.

- **Bristol County Water Authority Risk and Resilience Assessment (RRA**): Principal-in-Charge for the development of the RRA to comply with the AWI Act of 2018. Project includes assessing risk and resilience of the utility's infrastructure, including pipes and constructed conveyances, physical barriers, source water, storage, and distribution facilities. Risks evaluated includes malicious acts, pandemics, accidents, and natural disasters, including terrorism, theft, and vandalism. Develop resilience and mitigation measures after evaluating existing system practices, operations and maintenance and consequent impacts to financial infrastructure. These findings will be used to develop the ERP, which will provide the utility staff guidance on mitigation, and responding to vulnerabilities.

- **Providence Water Supply Board Greenville Avenue Pump Station:** Principal responsible for the evaluation and design of a new water booster pump station on Greenville Avenue in Johnston, RI. The pump station was designed to replace a small, undersized booster station that serves a small neighborhood in Johnston. The service area underwent a sizable expansion in 2018 with the development of a large corporate campus and an extension of the system along Greenville Avenue. To accommodate the expansion, Providence Water engaged Pare to design a new larger pump station with state-of-the-art equipment, controls, and SCADA. To address aesthetic concerns of the neighborhood, Pare designed the station with aesthetic features that help the station blend into the surrounding neighborhood by making the station almost indistinguishable from the other houses around it. Johnston, RI.

- **Providence Water Supply Board – Portable Dechlorination System:** Project Manager responsible for the design, procurement, and startup for a portable dechlorination system. The system is used by Providence Water to dechlorinate discharge of chlorinated water associated with routine maintenance activities (e.g., hydrant flushing, reservoir and tank maintenance, etc.). The system is equipped with a metering pump, chemical storage, a static mixer, a solar panel, and a power station capable of powering the system from either grid power or solar power. Providence, RI.

- **Providence Water Supply Board – Greenville Avenue Storage Tank:** Principal responsible for the evaluation and design of a new 1-million-gallon storage in Johnston, RI. Providence Water has a small service area along

Greenville Avenue in Johnston. The service area underwent a sizable expansion in 2018 with the development of a large corporate campus and an extension of the system along Greenville Avenue. Previously, the service area had been supplied by a small pump station with pumps on VFDs. There was never previously any storage in the service area. To accommodate the expansion and to improve fire protection throughout, but particularly to the new corporate campus, Providence Water engaged Pare to design a new 1-million-gallon storage tank. The tank was installed within the new corporate campus. The tank was a 60-foot high pre-cast wire-wound concrete tank. Adjacent to the tank is a new valve and control building that houses the tank's altitude valve and automatic sampling equipment. Johnston, RI.

- **Providence Water Supply Board – Woonasquatucket River Pipe Crossing Evaluation:** Project Manager responsible for the hydraulic evaluation of the existing 16" high service main that runs under the Woonasquatucket River from Providence Place to Promenade Street. This water main river crossing, which is a part of the high service fire protection system, experienced a major break and has been taken out of service. Due to concerns about the fire protection to the Providence Place Mall and redundancy throughout the distribution system, Pare evaluated the available alternatives for the permanent solution for this out-of-service pipe. The purpose of this evaluation was to utilize Providence Water's existing hydraulic model to assess the system redundancy and estimate available fire flow under various conditions. Providence, RI.

- **Providence Water Supply Board System Storage Evaluation:** Project Manager for a comprehensive evaluation of storage throughout Providence Water's distribution system. The study focused on the adequacy of the approximately 120 MG of system storage, tank turnover, and water age. As a result of the study, Pare prepared a number of conceptual designs that aim at improving water quality in the system by improving system storage. Providence, RI.

- **Providence Water Supply Board Sludge Management:** Project Manager for a number of projects related to the quantification, handling, transport, and storage of settled solids and flocculant from the Providence Water Treatment Plant. The projects included a characterization and quantification study of settled sludge at the bottom of the treatment plant settling basins, the design of new transmission piping to carry dredged solids from the settling basins to the sludge lagoons, and assistance with RIPDES permit compliance at the discharge of the sludge lagoon outfalls. Scituate, RI.

- **University of Rhode Island Water System Modeling:** Principal-in-Charge of the development of a new hydraulic model for the Kingston Campus water system. The model was developed using existing GIS data, other water department records and performing hydrant flow testing. The model was calibrated and used to run various scenarios to determine the impacts which may result from the planned rehabilitation of the URI water tower. The model included an interconnection with a neighboring water district and the evaluation of fire flows and impacts to fire pumps and sprinklers in critical buildings. Kingston, RI.

- **URI Flagg Road Water Tower Rehabilitation:** Principal-in-Charge of the rehabilitation of the University of Rhode Island's 1.0 MG water tower. The rehabilitation included a new interior and exterior coating system, a new water mixing system, miscellaneous repairs to manways, safety ladder,

lighting, and cathodic protection. The project also included the design of a new chlorine injection station and the rehabilitation of a well station building. The tank site was also evaluated for lead contamination related to the lead-based paint that was used when it was originally constructed. The project included preparing contract documents, bidding, and construction phase services. Kingston, RI

- **Bristol County Water Authority (BCWA) – Fountain Avenue Tank Upgrades:** Project Manager for the design of upgrades at the Fountain Avenue Tank. The nature of the upgrades included a new Tideflex mixing system, a spray aeration system for TTHM removal, and minor structural repairs to the outside of the tank. Barrington, RI.

- **BCWA – Poppasquash Water Main Improvements:** Project Manager for the evaluation and design of improvements to the water system in the vicinity of the Poppasquash area. The improvements are needed to increase fire protection to homes and businesses on Poppasquash Road near Colt State Park. The project included the preparation of design plans and specifications for the water main installation, permitting through RI Coastal Resources Management Council, and a review by the State Historic Preservation and Heritage Commission. Bristol, RI.

- **Suez Water RI – Sherman Tank:** Project Manager for the design, permitting, and construction administration for of a new 1-million-gallon composite elevated storage tank to replace a 500,000 gallon steel standpipe. The project began with an evaluation that focused on the hydraulic benefits of a new tank, the permitting requirements, the differences in tank styles, and project costs. Pare worked with the owner to identify the appropriate size and style tank and to provide a construction phasing plan that minimizes disruption to the existing system. Pare is currently preparing design drawings and specifications and assisting the owner with acquiring local and State permits and approvals. South Kingstown, RI.

- **Ashland/Southborough Emergency Interconnection:** Project Manager for the evaluation and design of a new emergency interconnection between the Towns of Ashland and Southborough. The interconnection allows Southborough to “wheel” water from the Massachusetts Water Resources Authority (MWRA) to Ashland on an emergency basis. The project includes a new meter vault with chemical injection equipment, 1,500 feet of new 12-inch transmission piping, $1M in upgrades to an existing pump station, and modifications to an existing altitude valve vault. The project included permitting through MassDEP, MWRA, and various local boards and commissions. Southborough and Ashland, MA.

- **Route 9 Water Main Replacement:** Project Manager for the replacement of over 8,000 feet of old cast iron water main in Rt.9. To improve system redundancy and improve performance, the Town replaced the existing 6 and 8-inch water mains with new 12-inch ductile iron pipe that runs under the shoulder of the highway. Southborough, MA.

- **Providence Water Supply Board Hydraulic Model Development:** Project Manager for the development of a compressive computerized hydraulic model of the Providence Water distribution system, which has over 1,000 miles of pipe and provides an average daily demand of approximately 60 million gallons. The new hydraulic model replaced Providence Water’s original

skeletonized model that was developed almost 20 years earlier. The new model is fully integrated with GIS and will soon be integrated with their asset management software and billing software. Providence, RI.

- **East Smithfield Water District/Timberlane Condos Joint Use Pump Station:** Project Manager for the design and permitting of a new water booster pump station in the East Smithfield Water District. The pump station is the result of a public/private partnership between the ESWD and the Timberlane Condominium Association. The Association needs a new pump station to improve fire protection while the ESWD needs a new pump station to improve service in its high service area. Pare was able to develop a pump station design and a new pumping scenario that allowed the two entities to consolidate their pumping needs and develop one joint-use pump station. Smithfield, RI.

- **Suez Water RI – Tower Hill Tank:** Project Manager for the design, permitting, and construction administration for of a new 1-million-gallon composite elevated storage tank to replace a 500,000-gallon steel standpipe. The project began with an evaluation which focused on the hydraulic benefits of a new tank, the permitting requirements, the differences in tank styles, and project costs. Pare worked with the owner to identify the appropriate size and style tank and to provide a construction phasing plan that minimizes disruption to the existing system. Pare prepared design drawings and specifications, assisted the owner with acquiring local and State permits and approvals, assisted the owner with soliciting and evaluating bids, and provided construction-phase services. South Kingstown, RI.

- **Oak Hill and Clear Hill Tank Rehabilitation:** Project Manager for the rehabilitation of two steel storage tanks. The Oak Hill tank, an 850,000-gallon standpipe, required a complete interior and exterior coating overhaul in addition to some moderate to significant structural repairs. The Clear Hill tank, a 500,000-gallon standpipe, required minor interior recoating to address leaks discovered around the tanks lap joints. Pare prepared the specifications for bidding, assisted with the evaluation and selection of a tank contractor, and performed construction administration and observation. Southborough, MA.

- **Greenville Water District/Smithfield Water Emergency Interconnection and New Water Tank:** Project Manager responsible for the evaluation of an emergency interconnection between the Greenville Water District and the Smithfield Water Supply Board. In addition to the design of a new storage tank, the project included the design and permitting of a new pump station and 3,100 feet of new 12-inch transmission main. Pare completed a hydraulic analysis of the emergency interconnection that demonstrated the critical need for a new storage tank as part of the project. As such, the RI Water Resources Board approved a 25% grant for the construction of the tank. Smithfield, RI.

- **Rhode Island College Infrastructure Study:** Project Manager for an evaluation of the existing infrastructure across the entire campus. Project included locating and assessing the condition of water, sewer, drainage, gas, and other campus-wide utilities. The project also included a summary report identifying recommendation for infrastructure upgrades and the associated costs. Providence, RI.

- **East Providence Water Distribution System Improvements:** Project Manager for study and design of a new 6 million gallon water storage tank, as well as transmission main improvements including installation of a new 20-inch and 16-inch transmission main and isolation of the existing 30-inch and 42-inch transmission main, and construction of a new chlorine injection building to improve water quality in the City's water system. The total project cost over $11 million. East Providence, RI.

- **East Providence Cleaning and Lining:** Principal-in-Charge for the design, bidding, and construction of multiple phases of a cleaning and lining program in the East Providence Water Utilities Division system. Lead services will be replaced as part of this project in compliance with LCRR, as well as several undersized water main where new, larger pipe will be installed to boost available flow in localized areas. Construction will start in Spring 2024. East Providence, RI.

- **East Providence Cleaning and Lining:** Project Manager responsible for the direct oversight of Pare's construction administration for Phase I of the City's water main cleaning and lining project. The project included full-time construction observation, review of shop drawings, contractor RFIs, contractor quantities and payment requests, and the collection of as-built information. This project was partially funded through the American Recovery and Reinvestment Act of 2009 (ARRA). As a result, Pare was responsible for evaluating the contractor's compliance with the "Buy American" provision of ARRA and assisting the City with their ARRA reporting requirements. East Providence, RI.

- **Bristol County Water Authority Hydraulic Model Development:** Project Manager for the development of a hydraulic model of a water system serving approximately 16,000 customers in three towns. Project included identifying system deficiencies and recommending capital improvements. Bristol, Warren & Barrington, RI.

- **Bristol County Water Authority Expanded High Service Area Evaluation:** Project Manager for the evaluation and preliminary design of an expanded high service area in Bristol and Warren. The purpose of the study was to investigate potential solutions to a longstanding pressure issue in one area of BCWA's system. The preferred alternative being investigated as part of this study included 19,000 feet of new pipe and one new booster pump station. Bristol and Warren, RI.

- **Bristol County Water Authority – Metacom Avenue Pump Station:** Principal responsible for the delivery of a new high service booster pump on Metacom Avenue. The new pump station replaces an old undersized pump station at the same location. The purpose of the new station is to increase the size of BCWA's high service area and improve service to customers that currently experience low pressure. The new station includes 3 new pumps, VFDs, new SCADA equipment, and new chlorine injection equipment. The total project cost was approximately $2 million. Bristol, RI.

- **Bristol County Water Authority Water Age Analysis:** Project Manager for performance of a system-wide water age analysis. The analysis was utilized to evaluate the correlation between disinfection byproduct (DBP) concentrations, water age, pipe condition, and seasonal fluctuations in water quality. The study identified a strong correlation between water age and DBP

formation, which was later used to reassess the system's DBP compliance monitoring locations. Bristol, Warren & Barrington, RI.

- **East Smithfield Water District – Higgins Street Water Main:** Project Manager for evaluation and design of 1,700 feet of new 8-inch ductile iron water main. Smithfield, RI.

- **Southborough Water System Master Plan:** Project Manager responsible for the preparation of System Master Plan. The plan included an evaluation and identification of system deficiencies in supply, piping, and storage, as well as an evaluation of the existing operational controls and flushing program. Th Plan included a study of water age to review disinfection byproduct concentrations and water quality issues. The Plan also included a 20-year build-out evaluation and the development of a Capital Improvements Plan. Southborough, MA.

- **Mishnock Water Storage Tank, Water Mains and Pumping Station:** Project Engineer for the study to determine the storage and piping options for the treated water from the proposed Mishnock Water Treatment Plant. The project included hydraulic modeling of the discharge scenarios and their effect on the size of the proposed water tank, booster pump station and transmission mains. Coventry, RI

- **East Smithfield Water District – Farnum Pike Pump Station:** Senior Project Engineer for evaluation and design of upgrades to a 1,300 GPM water supply booster pump station. Smithfield, RI.

- **Smithfield Water Supply Board – Water Age/Disinfection Byproduct Modeling:** Project Manager responsible for the evaluation of a new chlorination station in Smithfield, RI. The Smithfield Water Supply Board was under a mandate from the Department of Health to add disinfection to their system to maintain compliance with the Total Coliform Rule. However, due to already elevated concentrations of disinfection byproducts, the system had difficulty adding chlorine without increasing DBP formation in the system. Pare performed a hydraulic modeling analysis that focused on water age, DBP formation, and chlorine degradation. Based on the modeling, Pare was able to identify the optimal point in the system to inject chlorine that would maintain the necessary chlorine residual but also minimize DBP formation. Smithfield, RI.

- **Town-Wide SCADA:** Project Engineer for design of a new Supervisory Control and Data Acquisition system for the Town's water system. The project included a conversion to radio frequency for data transmittal, connection of the data to a central location (DPW garage) and the inclusion of remote transmitting stations at the three water tanks, the two pumping stations, and the four pressure reducing valves connecting the high and low service areas. Southborough, MA.

- **Pressure Reducing Valve Upgrade:** Project Engineer for the design of updated pressure reducing valves connecting the high and low service areas in the Town of Southborough. The original valves did not function properly due to the slight pressure differential. The new valves were designed to include overrides from the SCADA system to allow for transfer of water during peak demand periods despite the existing differential. An analysis of tank charts assisted in the development of operational protocol. Southborough, MA.

- **Boland Pump Station:** Project Manager for the evaluation and design of upgrades to the existing Boland pump station. The station upgrades included 3 new pumps, all new electrical system, new VFDs, SCADA, and a new building heating system. Total project costs were $1.5 million. Southborough, MA.

- **Town of Southborough Hydraulic Model Development:** Project Engineer for the calibration and development of a hydraulic model for the Town of Southborough's water system. The project included meetings with the Town to accurately represent the system, meeting with the Town Planner to accurately depict future conditions and a review of water system pumping and use records. Hydrant flow tests were also performed throughout the system to calibrate the information in the model. Southborough, MA.

- **Canonchet Cliffs Assisted Living Community:** Engineer responsible for the design of a fire booster pump station to provide fire protection to seven buildings throughout the complex. The design of the new pump station included the design of on-site fire cisterns, a new pump station building and wet-well, and the incorporation of an existing vertical turbine fire pump and engine set. Hopkinton, RI.

- **Canonchet Cliffs Well Replacement Project:** Project Manager for the design of two new wells for an elderly housing development. The project included the preparation of design plans and specifications for the proposed wells, review and approval by the RI Department of Health, and construction-phase services. Hope Valley, RI.

- **Victory Woods Potable Water System Design:** Project Manager for the design of a water distribution system for an affordable housing development. The project included the preparation of design plans and specifications for the proposed well station building, water distribution system piping, and underground fire cisterns as well as review and approval by the RI Department of Health. Exeter, RI.

- **Providence Knowledge District Development Study:** Project Manager for research and analysis of utilities in the proposed "Knowledge District"—including water, sewer, electric, gas, cable, broadband—to support the City of Providence's desire to develop a technology-based business district. Providence, RI.

- **State Street South Office Park:** Project Engineer for upgrades to the utility infrastructure at this corporate office park. Investigated evaluation of the entire utility network for the site including water, sanitary sewer, storm drainage, site lighting, and telecommunications. Made recommendations for and provided design of improvements. Quincy, MA.

- **Groton Schools Hydraulic Evaluation:** Engineer responsible for the evaluation of the existing water supply and distribution system to provide water to three new schools. The evaluation included the development of a hydraulic model for each school, as well as performing hydrant flow tests and providing recommendations for major system improvements to provide adequate fire flow to each facility. Groton, CT.

- **RI Department of Behavioral Healthcare, Developmental Disabilities and Hospitals Hydraulic Model:** Engineer responsible for updating the existing

hydraulic model, including the incorporation of a new pump station as well as the evaluation of several new facilities within the hospital complex. Cranston, RI.

- **Town of Richmond Water System Evaluation:** Engineer responsible for an evaluation of the Town's existing water supply and distribution system for possible expansion scenarios. Evaluation included major system improvements and expansion, as well as the adequacy of the system supply to provide water to several proposed developments. The evaluation was performed through records research, historical water use date evaluation, and hydraulic modeling. Richmond, RI.

- **Burlingame State Park Water Distribution Project:** Engineer responsible for several tasks related to the evaluation and design of water system improvements at Burlingame State Park. Tasks included the evaluation of the existing water distribution system through hydraulic modeling, the design of a new VFD-based pumping station, the replacement of 9,000 feet of asbestos cement water line, the design of 18,000 feet of new PVC water line, and the design of several new well control buildings. A later phase of the project included the installation of a new chlorine injection system. Performed construction administration, including site visits, shop drawing review, RFI responses, and contractor invoice review. Charlestown, RI.

- **South Kingstown/United Water RI Interconnection:** Engineer responsible for hydraulic evaluation of the South Kingstown/United Water Interconnection along Post Road. The evaluation was performed by constructing a computerized hydraulic model of the South Kingstown and United Water RI water distribution system using WaterCAD v.6.5. South Kingstown, RI.

- **Town of North Kingstown Hydraulic Model:** Project Engineer for 2008 update of the Town's hydraulic model. Engineer for the maintenance of the hydraulic model including the insertion of nodes and pipelines, and development of hydraulic data for the average day, maximum day, peak hour, and maximum summer day anticipated demands, and simulating capacity of system to serve proposed subdivisions and developments within the Town. North Kingstown, RI.

- **Greenville Water District Hydraulic Model:** Engineer for the maintenance of a WATERCAD computerized hydraulic model of the District's water system. This system is supplied by one interconnection to the Providence Water Supply Board and consists of three booster pump stations and a storage tank. Smithfield, RI.

- **East Smithfield Water System Hydraulic Model:** Engineer responsible for maintaining a WaterCAD hydraulic model for the water distribution system. Specific tasks include the insertion of nodes and pipelines, and development of hydraulic data for the average day, maximum day, peak hour, and maximum summer day anticipated demands. Model is used to simulate capacity of system to serve proposed subdivisions and developments within the Town. Smithfield, RI.

- **Town of Smithfield Hydraulic Model:** Engineer for the maintenance of a WaterCAD hydraulic model to evaluate the Town's water system which is supplied by one interconnection from the Providence Water Supply Board and consists of three booster pumps, three storage tanks and distribution piping to serve 1,100 residential, commercial and industrial accounts which consume

over 270 million gallons per year. Engineer for evaluating proposed developments and subdivisions prior to development and connection to the Town of Smithfield water distribution system. Smithfield, RI.

- **Hydrologic Surveys and Analysis:** Field Engineer for the collection and analysis of stream-flow data and water-use data to be used in several watershed modeling projects. Massachusetts and Rhode Island.

Wastewater Engineering

- **FM Global Process Water Treatment System Evaluation:** Project Manager responsible for the assessment of the wastewater/fire water treatment system at FM Global's research campus. The treatment plant includes a number of advanced treatment processes, but had performance issues since it came on-line in the early 2000s. Pare assessed the plant, developed recommendations for improvements, and assisted plant staff with implementation of our recommendations. Glocester, RI.

- **Narragansett Bay Commission – Phase III Re-Evaluation:** Project Manager for Pare's involvement in the re-evaluation of the third phase of NBC's CSO improvements project. Pare is part of larger project team that worked on an intense one-year re-evaluation to determine the next 10 years of CSO improvements in and around Providence, Pawtucket, and Central Falls, RI. The project work that Pare performed included water quality modeling in Narragansett Bay, the evaluation of green and gray infrastructure alternatives, and coordination with stakeholders. Our geotechnical engineers reviewed the feasibility of constructing new large capacity storage tunnels, as well as new large diameter interceptors. Providence, RI.

- **Narragansett Bay Commission – Service Area Expansion Evaluation:** Project Manager for the identification and evaluation of potential new services areas for the Narragansett Bay Commission. The evaluation focused on extending existing interceptors into areas adjacent and near NBC's existing service area. The evaluation looked at the technical feasibility of extending interceptors, the costs of expanding into new areas, and the estimated revenue that could be realized in each new service area. Johnston and Smithfield, RI.

- **Narragansett Bay Commission – Central Avenue Pump Station:** Project Engineer for engineering evaluation of a problematic wastewater pump station, including site, electrical, and structural condition surveys; review of code compliance; pump evaluation; future build-out evaluation; and recommendations for improvements. Johnston, RI.

- **Narragansett Bay Commission – Johnston Facility Plan:** Senior Project Engineer responsible for the development of a Wastewater Facility Plan for the NBC-owned interceptors in Johnston. As part of the project, a Sewer System Evaluation Study was conducted of the entire NBC-owned wastewater collection system within the Town. In addition, a class 1 survey of the entire system was performed. As part of the future conditions analysis, a conceptual sewer design, including cost analysis, was conducted for the entire western half of Town. Johnston, RI.

- **Newport Beach Pump Station Study and Design:** Project Manager for the study and design to replace an existing pump station, including new gravity sewer main, and 725 feet of new force main. Newport, RI.

- **Foxborough Master Plan:** Managing Engineer for the investigation of strategies for economic growth primarily in the downtown commercial district. Specific tasks included becoming familiar with the town's Comprehensive Wastewater Management Plan, evaluating the feasibility for installing new sewer in the downtown area, and developing the utilities section of the Facility and Services plan for the Town's Master Plan. Developed a white paper separate from the Master Plan document that explained the relationship between sewer and economic development and laid the groundwork for an expansion of sewer service in the most economically critical areas of the Town. Foxborough, MA

- **Medfield State Hospital Strategic Reuse Master Plan:** Lead Environmental Engineer for the water, sewer, geothermal, and utility cost analysis and assessment for the former Medfield State Hospital parcel. Tasks include preparation of a schematic pipe alignment and cost analysis. Medfield, MA.

- **Station Street Pump Station Upgrade:** Project Engineer for the evaluation of an existing wastewater pump station. The Station was originally designed for much higher flow, but zoning changes within town reduced the build-out potential. The evaluation resulted in design of the upgrade which included a reduction in the pumps and motors. Upton, MA.

- **Bourne Mill Redevelopment:** Senior Project Engineer for water and wastewater evaluations and design for an $80 million, 330,000-SF affordable residential and mixed-use commercial mill redevelopment. Project included design of a new 700-gpm wastewater pumping station, new gravity collection sewer, and dual 6-inch force mains. This project was unique in that the new pump station was designed for the immediate needs of the mill but was provided with excess wet well and pump capacity so the Town of Tiverton could utilize the station for their wastewater needs in the future. Tiverton, RI.

- **Chandler Pond Wastewater Evaluation:** Project Engineer for sewer evaluation performed in response to failure of a wastewater pumping station, including evaluation of installing a new pumping station or possible repair of the existing pumping station, along with new 4" sewer force main. Brighton, MA.

- **Infiltration & Inflow Program:** Project Manager for development of Infiltration & Inflow (I&I) guidelines for the Department of Public Works. The guidelines are to be used by the sewer department and the Planning Board to develop a plan for elimination of I&I in the wastewater collection system. As part of the project, three critical lines were metered for the presence of I&I. Reporting to MADEP was also performed. Upton, MA.

- **Northbridge Sewer Evaluation:** Engineer responsible for planning and performing sewer evaluation which included the creation of a computerized sewer model of over half the Town's existing gravity sewer collection system and evaluating the capacity of the sewer to accommodate additional development in Town. Components of the evaluation also included metering

sewer flows in system manholes and sizing proposed pump stations inside new developments. Northbridge, MA.

- **Mashantucket Pequot Tribal Nation Phase 7A Housing Development:** Engineer responsible for the evaluation of the existing water distribution system and gravity sewer collection system. Assisted in the design of approximately 13,000 LF of new water mains and gravity sewer, as well as the design of a new water booster pump station, sewer lift station, and 2,000 LF of new sewer force main. Performed construction administration, including site visits, shop drawing review, RFI responses, and contractor invoice review. Ledyard, CT.

- **Amgen Metering Manhole:** Engineer responsible for the design of a metering manhole to meter wastewater generation flows from the Amgen main campus. This task included a hydraulic analysis of the upstream gravity sewer collection system, the design of new gravity sewer lines, and the incorporation of a prefabricated Parshall flume and monitoring equipment. West Greenwich, RI.

- **Immunex Rhode Island Corporation – Underground Injection Control Alternative Disposal:** This project included permitting through the State the discharge of approximately 130,000 gallons of clean process water to an existing on-site underground injection control system. West Greenwich, RI.

PRESENTATIONS

- Presenter, “Advanced Oxidation of MTBE in the presence of Zero-Valent Iron,” March 2002, Boston, MA.
- Presenter, “Engineering of Regionalization,” March 24, 2010, Atlantic States Rural Water Association Annual Meeting, North Providence, RI.
- Presenter at “Hydraulic Modeling Seminar,” June 1, 2010, Lincoln, RI.
- Co-Presenter with B. Ennis, “Shared Water Resources Through Neighboring Communities” (workshop on water system inter-connections), January 27, 2011, RI League of Cities and Towns Annual Convention, Warwick, RI.

ENVIRONMENTAL LEAD DETECTION, INC.

LEAD-BASED PAINT TESTING



PERFORMED AT:

Tower Street School
83 Tower St.
Westerly, RI 02891

PREPARED BY:

Brenda Eastman
RI DOH Lead Inspector
LI-00044
Environmental Lead Detection, Inc.
436 Gardners Neck Rd.
Swansea, MA 02777
TEL. (774) 526-8223
ELD1988@comcast.net

EXECUTIVE SUMMARY

Enclosed is the report for the Lead-Based Paint (LBP) testing conducted at the Tower Street School, 83 Tower St., Westerly, Rhode Island.

The subject property is a one-story brick school building built in 1955.

Positive XRF readings for lead-based paint were identified on interior exit wood doors and door jambs, wood access door and frame, and metal columns.

Positive XRF readings for lead-based paint were identified on exterior wood doors, door casings, door jambs, wood joists, wood window sills, aprons, casings, sashes, metal door, door lintels, and support columns. See attached Data Sheets for XRF Readings.

1.0 PLANNING AND DESIGN

1.1 Project Background

Environmental Lead Detection, Inc., was contracted to conduct Lead-Based Paint XRF testing at Tower Street School, 83 Tower St., Westerly, RI, on May 26, 2022. The structure may be scheduled for renovation and the scope of the survey was to determine what types of building components may contain LBP.

1.2 Organization and Management

Brenda Eastman, RI DOH Lead Inspector # LI-00044, conducted the field data collection portion of this project, data analysis and report preparation.

1.3 Testing Objectives

The main objective of this LBP inspection was to test enough surfaces in a properly controlled manner to obtain a 95% confidence level with the results and to determine at what locations and in what concentrations LBP exists.

A-wall pertains to the wall that is facing the front entry of the building and BCD sides continue clockwise. See attached floor plans for room locations.

1.4 Sampling Design

Representative painted surfaces were tested in accessible areas. Surfaces tested by XRF included:

Interior:

- Brick Walls
- CMU Walls
- Concrete Floor
- Concrete Walls
- Concrete Stair Treads
- Concrete Stair Stringer
- Metal Columns
- Metal Doors
- Metal Door Frames
- Metal Floor
- Metal Handrails
- Metal Pipes
- Metal Radiator
- Metal Vents
- Metal Window Frame
- Plaster Ceilings
- Plaster Walls
- Wood Access Door/Frame
- Wood Cabinets
- Wood Chalkboard Frame
- Wood Column
- Wood Doors
- Wood Door Casings
- Wood Door Jambs
- Wood Partition
- Wood Vent Frame
- Wood Window Aprons
- Wood Window Casings
- Wood Window Sills
- Wood Window Int. Stops
- Wood Window Sashes

Exterior:

- Brick Wall
- Concrete Foundation
- Metal Doors
- Metal Door Frames
- Metal Door Lintels
- Metal Electric Conduit
- Metal Support Columns
- Metal Vents
- Wood Doors
- Wood Door Casings
- Wood Door Jambs
- Wood Joists
- Wood Wall
- Wood Window Aprons
- Wood Window Casings
- Wood Window Sashes
- Wood Window Sills

2.0 Testing Methods

Under current Federal HUD guidelines, the XRF analyzer is a recognized method of in-situ lead paint testing. Initial in-situ lead paint testing was conducted using a Viken Lead in Paint Spectrum Analyzer. The instrument employed was:

Model:	Serial #:	Source date:
Pb200i	*2556*	*02/2022*

3.0 Findings

Lead-based paint was identified on some interior and exterior components. If this building will be used to educate or care for children younger than six (6) years of age, including, but not limited to, child day care centers, nursery schools, preschools, kindergarten classrooms, public and private elementary schools, the Rhode Island Department of Health Lead Regulations and EPA RRP (Repair, Renovation and Painting) Rule would apply in addition to the regulations below.

The following regulations apply to this project:

- DEM Air Pollution Control No. 5: Fugitive Dust Regulations
- OSHA 29 CFR 1926-Construction Industry Standards, 29 CFR 1926.62-Construction Industry Lead Standards, 29 CFR 1910.1200-Hazard Communication. 40 CFR 261-EPA Regulations.
- EPA Resource Conservation and Recovery Act (RCRA)

The primary concern with lead-based paint and construction activities is related to the release of lead particles which can be toxic to workers and the general public. The only acceptable method to measure any release of toxic levels of lead into the environment is by means of on-site ambient air sampling. Neither XRF nor AAS sampling methods can determine if lead particle levels are within acceptable levels.

Key Engineering Controls and Work Practices

- Identify building materials such as painted surfaces and pipes that may contain lead. Test materials as necessary
- Based on test results, perform a worker exposure assessment of the planned activities, that includes air monitoring and/or objective data, to determine if lead dust or fume may be generated at or above OSHA's action level (0.03 milligrams of lead per cubic meter of air (mg/m3))
- If so, then the activities must be done in compliance with 29 CFR 1926.62. This would include:
    - Establishing a written lead compliance program
    - Having a competent person conduct frequent and regular inspections of the jobsite, materials, and equipment
    - Sampling worker exposures

- Using special equipment or methods to decrease lead-dust generation such as local exhaust ventilation, dust collection systems (on power tools), and good housekeeping practices
- Providing respiratory protection and protective work clothing
- Providing medical exams and blood tests before work begins and every six months, as necessary
- Ensuring that workers wash their hands and face before eating, drinking, and smoking
- Setting up and ensuring use of change areas and eating facilities that are separate from the work area
- Limiting the wearing of lead-contaminated clothing in eating areas or away from the job site

- During certain tasks, workers must be treated as if they are exposed above the OSHA PEL (0.05 mg/m^3) until an exposure assessment, which includes air sampling, is performed. For each of these tasks, OSHA has identified an exposure level on which to base decisions until an exposure assessment is complete. If planned activities include any of the tasks below, you must provide the following items while the exposure assessment is being performed: respiratory protection and PPE identified in 29 CFR 1926.62(d)(2), change areas, hand washing facilities, training, and biological monitoring. These tasks include:
  - Where lead coatings or paint are present: manual demolition, scraping, and sanding; heat gun applications; power tool cleaning (with or without dust collection systems); cleanup activities where dry expandable abrasives are used; rivet busting; abrasive blasting (including enclosure movement or removal); welding; cutting; and torch burning
  - Spray painting with lead paint
  - Using lead containing mortar
  - Lead burning

Personal Protective Equipment

- Based on anticipated exposure, select respirator and protective clothing as required in 29 CFR 1926.62 for initial sampling and subsequent work where lead dust or fumes may be generated

Resource Conservation and Recovery Act (RCRA)

1. Non-Residential.

a. Waste material generated at child care centers or other non-residential facilities must be properly characterized based on laboratory analysis for TCLP lead, or on knowledge of the material.

(1) Disposable Personal Protective Equipment (PPE) and supplies, such as polyethylene sheeting, may be characterized as non-hazardous solid waste based on knowledge of the material and properly disposed.

(2) Manually or mechanically removed lead-based paint and wooden components or debris containing lead-based paint may be characterized as non-hazardous solid waste based on knowledge of the material and properly disposed.

(3) Metal components containing lead-based paint may be characterized as non-hazardous solid waste based on knowledge of the material and properly disposed or recycled at a scrap metal facility.

(4) Liquid or other waste must be properly characterized based on laboratory analysis for TCLP lead and properly disposed.

(5) Chemical paint strippers must be properly characterized based on laboratory analysis for TCLP lead and other factors and properly disposed.

2. Waste Water.

(1) Water used for cleanup must never be dumped on the ground, down a storm drain, or down a sink or tub. This water must be filtered and dumped in a toilet or disposed pursuant to all applicable local water treatment authority, MassDEP, and DOT requirements.

3. Disposal.

(1) All lead-containing waste material must be removed from the project site within seven (7) days of the project's completion.

(2) Solid waste may be disposed in any construction and demolition landfill or a municipal solid waste landfill. The waste must be contained in a manner that prevents the release of any dust or debris and be transported from the project site pursuant to all applicable MassDEP and DOT requirements.

(3) Materials characterized as hazardous waste must be transported pursuant to all DOT requirements and disposed pursuant to MassDEP Rules and Regulations for Hazardous Waste Management.

Submitted by:

Brenda Eastman
RI Lead Inspector #00044

XRF Data

4.0 FINDING

Tower Street School

XRF Data – Interior

Area #	Room	Component	Side	Substrate	XRF	Results
		Calibration			1.0	
		Calibration			1.0	
		Calibration			0.9	
1	WPS Main Office	Wall	A	Brick	0.2	Neg
1	WPS Main Office	Wall	C	Plaster	0.0	Neg
1	WPS Main Office	Door	C	Wood	0.1	Neg
1	WPS Main Office	Door Frame	C	Metal	0.1	Neg
1	WPS Main Office	Window Apron	A	Wood	0.1	Neg
1	WPS Main Office	Window Sill	A	Wood	0.1	Neg
1	WPS Main Office	Vent	A	Metal	0.1	Neg
2	WPS Main Office	Wall	A	Brick	0.1	Neg
2	WPS Main Office	Wall	B	Plaster	0.1	Neg
2	WPS Main Office	Door	C	Wood	0.1	Neg
2	WPS Main Office	Door Frame	C	Metal	0.0	Neg
3	WPS Parents as Teachers	Wall	A	Brick	0.2	Neg
3	WPS Parents as Teachers	Wall	C	Plaster	0.1	Neg
3	WPS Parents as Teachers	Door	C	Wood	0.0	Neg
3	WPS Parents as Teachers	Door Frame	C	Metal	0.2	Neg
3	WPS Parents as Teachers	Window Apron	A	Wood	0.1	Neg
3	WPS Parents as Teachers	Window Sill	A	Wood	0.1	Neg
4	4 a,b,c,d	Wall	A	Plaster	0.2	Neg
4	4 a,b,c,d	Wall	D	Plaster	0.1	Neg
4	4 a,b,c,d	Wall	B	Concrete	0.1	Neg
4	4 a,b,c,d	Door	C	Metal	0.1	Neg
4	4 a,b,c,d	Door Casing	C	Wood	0.1	Neg
4	4 a,b,c,d	Door Jamb	C	Wood	0.0	Neg
4	4 a,b,c,d	Window Frame	D	Metal	0.0	Neg
4	4 a,b,c,d	Column		Metal	0.2	Neg
4	4 a,b,c,d	Vent Frame	A	Wood	0.1	Neg
4	4 a,b,c,d	Vent	A	Metal	0.0	Neg
4	4 a,b,c,d	Handrail	D	Metal	0.1	Neg
4	4 a,b,c,d	Stair Tread		Concrete	0.0	Neg
4	4 a,b,c,d	Stair Stringer		Concrete	0.1	Neg
5	WPS Early Childhood Class	Wall	A	Brick	0.1	Neg
5	WPS Early Childhood Class	Wall	D	Plaster	0.1	Neg
5	WPS Early Childhood Class	Door	A	Wood	0.0	Neg
5	WPS Early Childhood Class	Door Frame	A	Metal	0.1	Neg

Area #	Room	Component	Side	Substrate	XRF	Results
5	WPS Early Childhood Class	Window Sill	C	Wood	0.2	Neg
6	WPS Early Childhood Class	Wall	A	Brick	0.1	Neg
6	WPS Early Childhood Class	Wall	B	Plaster	0.0	Neg
6	WPS Early Childhood Class	Door	A	Wood	0.2	Neg
6	WPS Early Childhood Class	Door Frame	A	Metal	0.1	Neg
6	WPS Early Childhood Class	Window Sill	C	Wood	0.1	Neg
7	WIC Office	Wall	A	Brick	0.0	Neg
7	WIC Office	Wall	B	Plaster	0.1	Neg
7	WIC Office	Door	A	Wood	0.1	Neg
7	WIC Office	Door Frame	A	Metal	0.1	Neg
7	WIC Office	Window Sill	C	Wood	0.0	Neg
9	WPS Out-of-School Time	Ceiling		Plaster	0.1	Neg
9	WPS Out-of-School Time	Wall	A	Plaster	0.0	Neg
9	WPS Out-of-School Time	Vent	A	Metal	0.1	Neg
9	WPS Out-of-School Time	Vent Frame	A	Wood	0.1	Neg
9	WPS Out-of-School Time	Door	A	Wood	0.1	Neg
9	WPS Out-of-School Time	Door Frame	A	Metal	0.1	Neg
9	WPS Out-of-School Time	Door	D	Wood	0.0	Neg
9	WPS Out-of-School Time	Door Casing	D	Wood	0.0	Neg
9	WPS Out-of-School Time	Door Jamb	D	Wood	0.1	Neg
9	WPS Out-of-School Time	Window Frame	C	Metal	0.0	Neg
9	WPS Out-of-School Time	Chalkboard Frame	A	Wood	0.0	Neg
10	WPS Out-of-School Time	Ceiling		Plaster	0.2	Neg
10	WPS Out-of-School Time	Wall	A	Plaster	0.1	Neg
10	WPS Out-of-School Time	Door	B	Wood	0.1	Neg
10	WPS Out-of-School Time	Door Casing	B	Wood	0.1	Neg
10	WPS Out-of-School Time	Door Jamb	B	Wood	0.0	Neg
10	WPS Out-of-School Time	Window Casing	A	Wood	0.1	Neg
10	WPS Out-of-School Time	Cabinet	A	Wood	0.0	Neg
10	WPS Out-of-School Time	Cabinet	C	Wood	0.1	Neg
10	WPS Out-of-School Time	Chalkboard Frame	A	Wood	0.1	Neg
12	WPS Transition Academy	Ceiling		Plaster	0.1	Neg
12	WPS Transition Academy	Wall	A	Brick	0.1	Neg
12	WPS Transition Academy	Upper Wall	A	Plaster	0.0	Neg
12	WPS Transition Academy	Upper Wall	B	CMU	0.0	Neg
12	WPS Transition Academy	Door	D	Wood	1.2	Pos
12	WPS Transition Academy	Door Casing	D	Wood	0.0	Neg
12	WPS Transition Academy	Door Jamb	D	Wood	0.1	Neg
12	WPS Transition Academy	Door	B	Wood	0.0	Neg
12	WPS Transition Academy	Door Frame	B	Metal	0.0	Neg
12	WPS Transition Academy	Vent	A	Metal	0.1	Neg
12	WPS Transition Academy	Vent Frame	A	Wood	0.0	Neg

Area #	Room	Component	Side	Substrate	XRF	Results
13	WPS Out-of-School Time	Ceiling		Plaster	0.1	Neg
13	WPS Out-of-School Time	Wall	A	Plaster	0.1	Neg
13	WPS Out-of-School Time	Wall	C	Brick	0.1	Neg
13	WPS Out-of-School Time	Wall	C	CMU	0.1	Neg
13	WPS Out-of-School Time	Door	B	Wood	0.1	Neg
13	WPS Out-of-School Time	Door Casing	B	Wood	0.1	Neg
13	WPS Out-of-School Time	Door Jamb	B	Wood	0.1	Neg
13	WPS Out-of-School Time	Door	D	Metal	0.1	Neg
13	WPS Out-of-School Time	Door Casing	D	Wood	0.0	Neg
13	WPS Out-of-School Time	Door Jamb	D	Wood	0.1	Neg
13	WPS Out-of-School Time	Window Casing	A	Wood	0.1	Neg
14	Westerly Wrestling Club	Upper Wall	B	Plaster	0.0	Neg
14	Westerly Wrestling Club	Wall	B	Concrete	0.1	Neg
14	Westerly Wrestling Club	Lower Wall	C	Brick	0.3	Neg
14	Westerly Wrestling Club	Window Sill	D	Wood	0.1	Neg
14	Westerly Wrestling Club	Door	D	Metal	0.1	Neg
14	Westerly Wrestling Club	Door Frame	D	Metal	0.1	Neg
15	Room 15	Upper Wall	C	Plaster	0.1	Neg
15	Room 15	Lower Wall	A	Brick	0.1	Neg
15	Room 15	Door	D	Wood	3.7	Pos
15	Room 15	Door Casing	D	Wood	0.1	Neg
15	Room 15	Door Jamb	D	Wood	1.7	Pos
16	Room 16	Upper Wall	B	Plaster	0.2	Neg
16	Room 16	Lower Wall	C	Brick	0.2	Neg
16	Room 16	Window Sill	C	Wood	0.1	Neg
16	Room 16	Door	D	Wood	4.7	Pos
16	Room 16	Door Casing	D	Wood	0.0	Neg
16	Room 16	Door Jamb	D	Wood	2.3	Pos
16	Room 16	Door	B	Wood	0.0	Neg
16	Room 16	Cabinet Frame	A	Wood	0.1	Neg
16	Room 16	Cabinet Door	A	Wood	0.0	Neg
16	Room 16	Cabinet Shelf	A	Wood	0.1	Neg
16	Room 16	Door Jamb	B	Wood	0.1	Neg
17	WPS Facilities	Upper Wall	A	Plaster	0.1	Neg
17	WPS Facilities	Lower Wall	C	Brick	0.1	Neg
17	WPS Facilities	Door	B	Metal	0.1	Neg
17	WPS Facilities	Door Casing	B	Wood	0.1	Neg
17	WPS Facilities	Door Jamb	B	Wood	2.6	Pos
19	WPS Facilities	Upper Wall	A	Plaster	0.1	Neg
19	WPS Facilities	Lower Wall	D	Concrete	0.1	Neg
19	WPS Facilities	Window Sill	B	Wood	0.1	Neg
19	WPS Facilities	Door	B	Metal	0.1	Neg

Area #	Room	Component	Side	Substrate	XRF	Results
19	WPS Facilities	Door Frame	B	Metal	0.2	Neg
20	WPS Facilities	Upper Wall	C	Plaster	0.1	Neg
20	WPS Facilities	Lower Wall	A	Brick	0.1	Neg
20	WPS Facilities	Door	B	Metal	0.1	Neg
20	WPS Facilities	Door Casing	B	Wood	0.1	Neg
20	WPS Facilities	Door Jamb	B	Wood	1.0	Pos
20	WPS Facilities	Door	D	Wood	0.0	Neg
21	Room 21	Upper Wall	A	Plaster	0.2	Neg
21	Room 21	Lower Wall	C	Brick	0.0	Neg
21	Room 21	Window Sill	B	Wood	0.0	Neg
21	Room 21	Door	B	Wood	1.0	Pos
21	Room 21	Door Casing	B	Wood	0.1	Neg
21	Room 21	Door Jamb	B	Wood	0.1	Neg
21	Room 21	Cabinet Frame	A	Wood	0.0	Neg
21	Room 21	Cabinet Door	A	Wood	0.1	Neg
21	Room 21	Cabinet Shelf	A	Wood	0.0	Neg
22	Room 22	Upper Wall	A	Concrete	0.1	Neg
22	Room 22	Lower Wall	C	Plaster	0.1	Neg
22	Room 22	Door	B	Wood	1.0	Pos
22	Room 22	Door Casing	B	Wood	0.0	Neg
22	Room 22	Door Jamb	B	Wood	0.2	Neg
22	Room 22	Cabinet Frame	B	Wood	0.1	Neg
22	Room 22	Cabinet Door	B	Wood	0.1	Neg
22	Room 22	Cabinet Shelf	B	Wood	0.1	Neg
22	Room 22	Door Frame	D	Metal	0.2	Neg
23	Napatree Library	Wall	A	CMU	0.1	Neg
23	Napatree Library	Wall	B	Plaster	0.1	Neg
23	Napatree Library	Floor		Concrete	0.1	Neg
23	Napatree Library	Door	C	Metal	0.0	Neg
23	Napatree Library	Door Frame	C	Metal	0.1	Neg
23	Napatree Library	Door	A	Wood	0.1	Neg
23	Napatree Library	Door Frame	A	Metal	0.1	Neg
23	Napatree Library	Window Sill	C	Wood	0.0	Neg
23	Napatree Library	Window Frame	A	Metal	0.1	Neg
24	Room 24	Wall	A	CMU	0.2	Neg
24	Room 24	Wall	D	Plaster	0.1	Neg
24	Room 24	Door	C	Metal	0.1	Neg
24	Room 24	Door Frame	C	Metal	0.1	Neg
24	Room 24	Window Sill	C	Wood	0.1	Neg
24	Room 24	Partition	C	Wood	0.1	Neg
25	Literacy Volunteers	Wall	C	Plaster	0.1	Neg
25	Literacy Volunteers	Wall	D	Brick	0.1	Neg

Area #	Room	Component	Side	Substrate	XRF	Results
25	Literacy Volunteers	Door	C	Wood	1.1	Pos
25	Literacy Volunteers	Door Casing	C	Wood	0.0	Neg
25	Literacy Volunteers	Door Jamb	C	Wood	0.1	Neg
26	Literacy Volunteers	Ceiling		Plaster	0.0	Neg
26	Literacy Volunteers	Wall	B	Brick	0.0	Neg
26	Literacy Volunteers	Wall	D	Plaster	0.0	Neg
26	Literacy Volunteers	Door	C	Wood	1.4	Pos
26	Literacy Volunteers	Door Casing	C	Wood	0.0	Neg
26	Literacy Volunteers	Door Jamb	C	Wood	0.1	Neg
27	Fogerty Center	Wall	A	Plaster	0.0	Neg
27	Fogerty Center	Wall	B	Brick	0.1	Neg
27	Fogerty Center	Door	A	Wood	1.4	Pos
27	Fogerty Center	Door Casing	A	Wood	0.0	Neg
27	Fogerty Center	Door Jamb	A	Wood	0.1	Neg
28	WPS Sensory Room	Ceiling		Plaster	0.1	Neg
28	WPS Sensory Room	Wall	A	Plaster	0.0	Neg
28	WPS Sensory Room	Wall	D	Brick	0.1	Neg
28	WPS Sensory Room	Door	A	Wood	0.1	Neg
28	WPS Sensory Room	Door Casing	A	Wood	0.1	Neg
28	WPS Sensory Room	Door Jamb	A	Wood	0.1	Neg
29	WPS Meeting Space	Ceiling		Plaster	0.1	Neg
29	WPS Meeting Space	Wall	B	Brick	0.1	Neg
29	WPS Meeting Space	Wall	D	Plaster	0.1	Neg
29	WPS Meeting Space	Door	A	Wood	1.0	Pos
29	WPS Meeting Space	Door Casing	A	Wood	0.2	Neg
29	WPS Meeting Space	Door Jamb	A	Wood	0.0	Neg
29	WPS Meeting Space	Door	C	Wood	0.0	Neg
29	WPS Meeting Space	Door Casing	C	Wood	0.1	Neg
29	WPS Meeting Space	Door Jamb	C	Wood	0.1	Neg
30	Computer Lab	Wall	A	Plaster	0.1	Neg
30	Computer Lab	Door	A	Wood	1.0	Pos
30	Computer Lab	Door Casing	A	Wood	0.2	Neg
30	Computer Lab	Door Jamb	A	Wood	0.2	Neg
30	Computer Lab	Window Casing	B	Wood	0.0	Neg
31b	Hallway	Door	A	Wood	1.3	Pos
31b	Hallway	Door Casing	A	Wood	0.1	Neg
31b	Hallway	Door Jamb	A	Wood	0.1	Neg
31b	Hallway	Column	A	Metal	3.2	Pos
31b	Hallway	Door	C	Wood	0.1	Neg
31b	Hallway	Door Frame	C	Metal	0.1	Neg
31b	Hallway	Vent	A	Metal	0.2	Neg
31b	Hallway	Door	B	Metal	0.1	Neg

Area #	Room	Component	Side	Substrate	XRF	Results
31b	Hallway	Door Casing	B	Wood	0.1	Neg
31b	Hallway	Door Jamb	B	Wood	0.0	Neg
31b	Hallway	Access Door		Wood	1.5	Pos
31b	Hallway	Access Frame		Wood	2.9	Pos
32	WPS Gymnasium	Wall	B	Brick	0.1	Neg
32	WPS Gymnasium	Door	D	Wood	0.2	Neg
32	WPS Gymnasium	Door Frame	D	Metal	0.1	Neg
32	WPS Gymnasium	Pipe	D	Metal	0.1	Neg
32	WPS Gymnasium	Column	D	Wood	0.1	Neg
32	WPS Gymnasium	Bracket	D	Metal	0.1	Neg
33	Cafeteria	Wall	A	Brick	0.1	Neg
33	Cafeteria	Wall	D	Brick	0.1	Neg
33	Cafeteria	Floor	A	Metal	0.1	Neg
33	Cafeteria	Radiator		Metal	0.0	Neg
33	Cafeteria	Door	B	Metal	0.1	Neg
33	Cafeteria	Door	C	Wood	0.2	Neg
33	Cafeteria	Door Casing	C	Wood	0.0	Neg
33	Cafeteria	Door Jamb	C	Wood	0.1	Neg
33	Cafeteria	Window Casing	A	Wood	0.1	Neg
34	WPS Kitchen	Wall	A	Plaster	0.1	Neg
34	WPS Kitchen	Wall	B	Plaster	0.1	Neg
34	WPS Kitchen	Wall	C	Plaster	0.1	Neg
34	WPS Kitchen	Wall	D	Plaster	0.1	Neg
34	WPS Kitchen	Screen Door	C	Wood	2.8	Pos
34	WPS Kitchen	Door Casing	C	Wood	0.1	Neg
34	WPS Kitchen	Door Jamb	C	Wood	0.0	Neg
34	WPS Kitchen	Door	C	Wood	0.1	Neg
34	WPS Kitchen	Door	D	Wood	0.1	Neg
34	WPS Kitchen	Window Sill	B	Wood	0.0	Neg
34	WPS Kitchen	Window Casing	B	Wood	0.1	Neg
34	WPS Kitchen	Window Int. Stop	B	Wood	0.1	Neg
34	WPS Kitchen	Pipe	A	Metal	0.2	Neg
34	WPS Kitchen	Grease Interceptor	A	Metal	0.1	Neg
35	WPS Custodial Area	Wall	C	Plaster	0.1	Neg
35	WPS Custodial Area	Door	A	Wood	0.2	Neg
35	WPS Custodial Area	Door Casing	A	Wood	0.1	Neg
35	WPS Custodial Area	Door Jamb	A	Wood	0.0	Neg
35	WPS Custodial Area	Window Casing	B	Wood	0.1	Neg
35	WPS Custodial Area	Window Int. Sash	B	Wood	0.1	Neg

Tower Street School

XRF Data – Exterior

Area	Component	Side	Substrate	XRF	Results
Exterior	Door	A	Wood	3.1	Pos
Exterior	Door Casing	A	Wood	2.8	Pos
Exterior	Wall	A	Brick	0.1	Neg
Exterior	Support Column	A	Metal	1.5	Pos
Exterior	Support Column	A	Metal	1.5	Pos
Exterior	Wall	A	Wood	0.0	Neg
Exterior	Door A7	C	Wood	0.0	Neg
Exterior	Door Casing A7	C	Wood	0.2	Neg
Exterior	Door A10	A	Wood	0.1	Neg
Exterior	Door Casing A10	A	Wood	1.7	Pos
Exterior	Window Apron	A	Wood	0.1	Neg
Exterior	Door A4	C	Wood	0.1	Neg
Exterior	Door Casing A4	C	Wood	2.5	Pos
Exterior	Door Lintel A4	C	Metal	2.4	Pos
Exterior	Window Sill	B	Wood	2.0	Pos
Exterior	Window Apron	B	Wood	1.8	Pos
Exterior	Window Ext. Sash	B	Wood	1.4	Pos
Exterior	Window Casing	C	Wood	1.7	Pos
Exterior	Door A8	D	Metal	0.1	Neg
Exterior	Door Frame A8	D	Metal	0.1	Neg
Exterior	Door A6	A	Metal	1.0	Pos
Exterior	Door Frame A6	A	Metal	0.1	Neg
Exterior	Door Lintel A6	A	Metal	0.3	Neg
Exterior	Joist	B	Wood	2.0	Pos
Exterior	Vent	C	Metal	0.1	Neg
Exterior	Electric Conduit	B	Metal	0.2	Neg
Exterior	Foundation	B	Concrete	0.1	Neg
Exterior	Door D1	D	Wood	0.0	Neg
Exterior	Door Casing D1	D	Wood	2.8	Pos
Exterior	Door D2	D	Wood	0.1	Neg
Exterior	Door Casing D2	D	Wood	2.3	Pos
Exterior	Door Jamb D2	D	Wood	2.5	Pos
Exterior	Door D5	D	Metal	0.0	Neg
Exterior	Door Casing D5	D	Wood	0.1	Neg
Exterior	Door D6	D	Wood	0.1	Neg
Exterior	Door Casing D6	D	Wood	0.1	Neg
Exterior	Door Jamb D6	D	Wood	1.5	Pos
Exterior	Door D7	D	Metal	0.0	Neg

Area	Component	Side	Substrate	XRF	Results
Exterior	Door Frame D7	D	Metal	0.1	Neg
Exterior	Window Apron	D	Wood	0.1	Neg
	Calibration			0.9	
	Calibration			1.0	
	Calibration			0.9	

4.1 XRF Data – Surfaces Found To Be Positive For LBP

Surfaces that have been identified as containing lead-based paint above federal standards are listed as follows:

Tower Street School

Positive Interior XRF Data

Area #	Room	Component	Side	Substrate	XRF	Results
12	WPS Transition Academy	Door	D	Wood	1.2	Pos
15	Room 15	Door	D	Wood	3.7	Pos
15	Room 15	Door Jamb	D	Wood	1.7	Pos
16	Room 16	Door	D	Wood	4.7	Pos
16	Room 16	Door Jamb	D	Wood	2.3	Pos
17	WPS Facilities	Door Jamb	B	Wood	2.6	Pos
20	WPS Facilities	Door Jamb	B	Wood	1.0	Pos
21	Room 21	Door	B	Wood	1.0	Pos
22	Room 22	Door	B	Wood	1.0	Pos
25	Literacy Volunteers	Door	C	Wood	1.1	Pos
26	Literacy Volunteers	Door	C	Wood	1.4	Pos
27	Fogerty Center	Door	A	Wood	1.4	Pos
29	WPS Meeting Space	Door	A	Wood	1.0	Pos
30	Computer Lab	Door	A	Wood	1.0	Pos
31b	Hallway	Door	A	Wood	1.3	Pos
31b	Hallway	Column	A	Metal	3.2	Pos
31b	Hallway	Access Door		Wood	1.5	Pos
31b	Hallway	Access Frame		Wood	2.9	Pos
34	WPS Kitchen	Screen Door	C	Wood	2.8	Pos

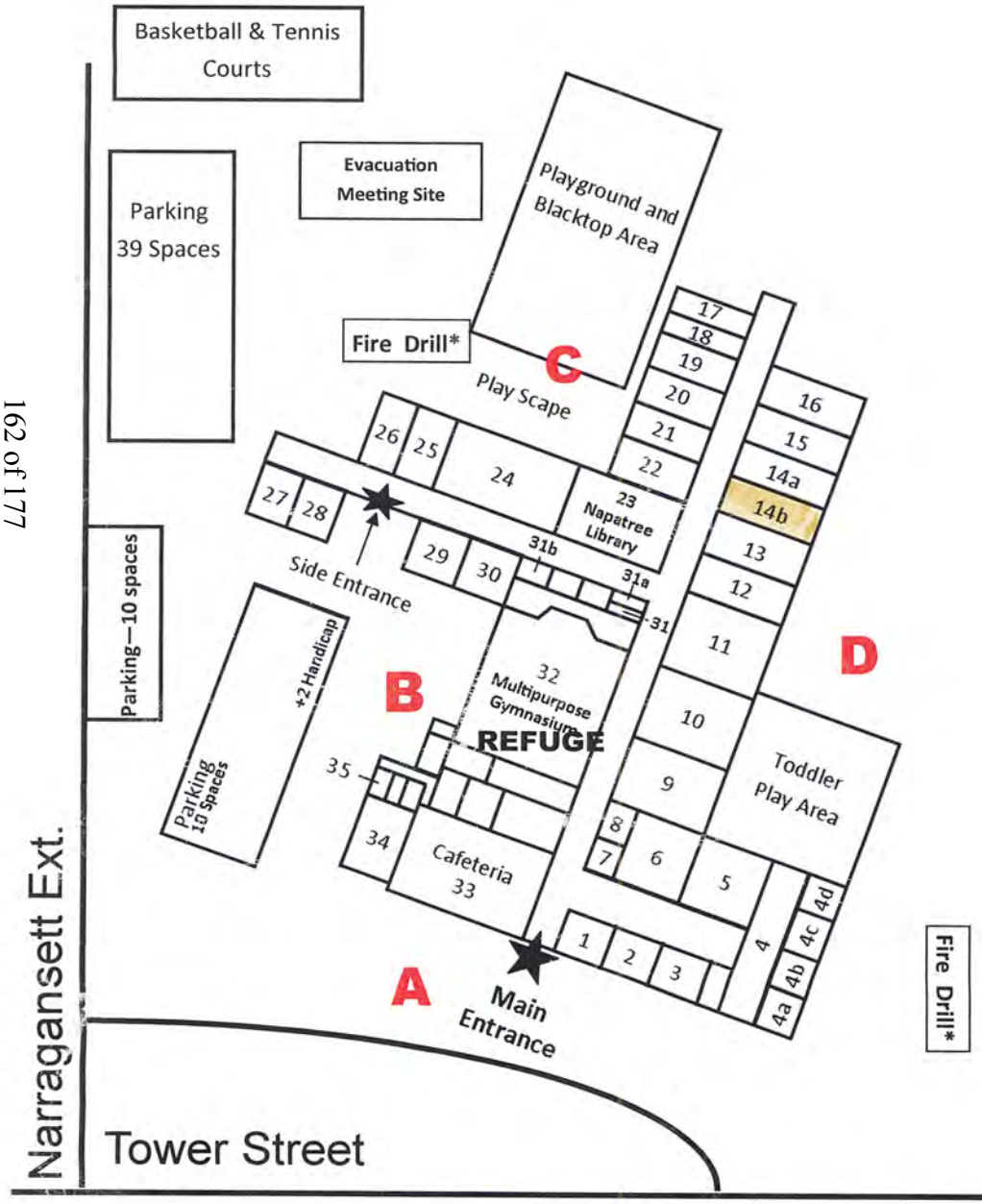
Tower Street School

Positive XRF Data – Exterior

Area	Component	Side	Substrate	XRF	Results
Exterior	Door	A	Wood	3.1	Pos
Exterior	Door Casing	A	Wood	2.8	Pos
Exterior	Support Column	A	Metal	1.5	Pos
Exterior	Support Column	A	Metal	1.5	Pos
Exterior	Door Casing A10	A	Wood	1.7	Pos
Exterior	Door Casing A4	C	Wood	2.5	Pos
Exterior	Door Lintel A4	C	Metal	2.4	Pos
Exterior	Window Sill	B	Wood	2.0	Pos
Exterior	Window Apron	B	Wood	1.8	Pos
Exterior	Window Ext. Sash	B	Wood	1.4	Pos
Exterior	Window Casing	C	Wood	1.7	Pos
Exterior	Door A6	A	Metal	1.0	Pos
Exterior	Joist	B	Wood	2.0	Pos
Exterior	Door Casing D1	D	Wood	2.8	Pos
Exterior	Door Casing D2	D	Wood	2.3	Pos
Exterior	Door Jamb D2	D	Wood	2.5	Pos
Exterior	Door Jamb D6	D	Wood	1.5	Pos

Floor Plan

Tower Street School Community Center



Room #	Updated 8-30-2019
1	WPS Main Office
2	WPS Building Director
3	WPS Parents as Teachers
4	WPS Facilities Department
4a	WPS Facilities Department
4b	WPS Facilities Department
4c	WPS Homeless Coordinator
4d	WPS Facilities Department
5	WPS Early Childhood Classroom
6	WPS Early Childhood Classroom
7**	Wood River Health Services/WIC Office
8	WPS Out-of-School Time
9	WPS Out-of-School Time
10	WPS Out-of-School Time
11	WPS Wellness Center
12	WPS Transition Academy
13	WPS Out-of-School Time
14a-b**	Westerly Wrestling Club
15 & 16	Open
17-20	WPS Facilities
21	Open
22	WPS Child Outreach
23	WPS Transition Academy and Meeting Space
24	Open
25/26 **	Literacy Volunteers of Washington County
27**	Fogerty Center
28	WPS Sensory Room
29	WPS Meeting Space
30	Computer Lab, Adult Education
31	WPS Maintenance Closet
31a	WPS Office
31b	WPS Storage Closet
32	WPS Gymnasium - **REFUGE**
33	WPS Cafe
34	WPS Kitchen
35	WPS Custodial Area

** Building Tenants and Rentals

Inspector's License

Rhode Island Department of Health

Lead Program

Lead Inspector



BRENDA J EASTMAN

Exp. Date: 10/31/2022
License #: LI00044
Member of C.O.N.E.S.T.

APPENDIX H

Endangered Species Impact Evaluation and Attachments

Endangered Species Act (CEST and EA)

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 *et seq*.); particularly section 7 (16 USC 1536).	50 CFR Part 402
References		
https://www.hudexchange.info/environmental-review/endangered-species		

1. **Does the project involve any activities that have the potential to affect species or habitats?**

☐No, the project will have No Effect due to the nature of the activities involved in the project.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

☐No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office.

Explain your determination:

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

☒Yes, the activities involved in the project have the potential to affect species and/or habitats. → *Continue to Question 2.*

2. **Are federally listed species or designated critical habitats present in the action area?**

Obtain a list of protected species from the Services. This information is available on the FWS Website or you may contact your local FWS and/or NMFS offices directly.

☐No, the project will have No Effect due to the absence of federally listed species and designated critical habitat.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation*

may include letters from the Services, species lists from the Services' websites, surveys or other documents and analysis showing that there are no species in the action area.

☒Yes, there are federally listed species or designated critical habitats present in the action area. → *Continue to Question 3.*

3. What effects, if any, will your project have on federally listed species or designated critical habitat?

☐No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation should include a species list and explanation of your conclusion, and may require maps, photographs, and surveys as appropriate.*

☒May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

→ *Continue to Question 4, Informal Consultation.*

☐Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

→ *Continue to Question 5, Formal Consultation.*

4. Informal Consultation is required

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?

☐Yes, the Service(s) concurred with the finding.

→ *Based on the response, the review is in compliance with this section. Continue to Question 6 and provide the following:*

(1) A biological evaluation or equivalent document
(2) Concurrence(s) from FWS and/or NMFS
(3) Any other documentation of informal consultation

Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.

☐No, the Service(s) did not concur with the finding. → *Continue to Question 5.*

5. Formal consultation is required

Section 7 of ESA (16 USC 1536) mandates consultation to resolve potential impacts to federally listed endangered and threatened species and critical habitats. If a HUD assisted project may affect any endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

→ *Once consultation is complete, the review is in compliance with this section. Continue to Question 6 and provide the following:*

(1) A biological assessment, evaluation, or equivalent document
(2) Biological opinion(s) issued by FWS and/or NMFS
(3) Any other documentation of formal consultation

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the proposed measures that will be implemented to mitigate for the impact or effect, including the timeline for implementation.

☐Mitigation as follows will be implemented:

☐No mitigation is necessary.

Explain why mitigation will not be made here:

<u>Worksheet Summary</u>

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Federal Species:

The Project Site is located within an area where the following species were noted through the U.S. Fish & Wildlife Service's IPaC Tool:

- Northern Long-Eared Bat (*Myotis septentrionalis*) – Federal Endangered Species
- Tricolored Bat (*Perimyotis subflavus*) – Proposed for Listing as Federally Endangered
- Monarch Butterfly (*Danaus plexippus*) – Candidate for Listing as Federally Endangered
- Bald Eagle (*Haliaeetus leucocephalus*) – Delisted under the Endangered Species Act, but "take" remains regulated through the Bald and Golden Eagle Protection Act (16 U.S.C. § 668 *et seq*.)
- Golden Eagle (*Aquila chrysaetos*) – Not listed under the Endangered Species Act, but "take" remains regulated through the Bald and Golden Eagle Protection Act.
- Additionally, several bird species for which "take" is regulated under the Migratory Bird Treaty Act of 1918 and amendments (16 U.S.C. § 703 *et seq*.) were identified as traveling through or near the Project Site during migration. Several species listed are considered Birds of Conservation Concern.

The Project Site was also identified through the U.S. Fish & Wildlife Service's Environmental Conservation Online System (ECOS) as within the spatial range of the following species:

- Piping Plover (*Charadrius melodus*) – Federal Threatened Species (Northeast Region)
- Rufa Red Knot (*Calidris canutus rufa*) – Federal Threatened Species – Critical habitat has been designated outside of the Project Area.

The following additional species were identified through the "Species by State" search tool offered by ECOS as having ranges that extend into the State of Rhode Island:

- Roseate Tern (*Sterna dougallii dougallii*) – Federal Endangered Species (Northeast Region) – Range appears to be outside of the Project Site, along coastal beaches.
- Sandplain Gerardia (*Agalinis acuta*) – Federal Endangered Species – There are four (4) managed habitats for this species in Rhode Island, located in Richmond and South Kingstown.
- Small Whorled Pogonia (*Isotria medeoloides*) – Federal Threatened Species – The only reported sighting(s) appear to have been in Providence County.
- American Burying Beetle (*Nicrophorus americanus*) – Federally Threatened Species, documented in Washington County, Rhode Island, but appears to have only been found on Block Island.
- Hawksbill sea turtle (*Eretmochelys imbricata*) – Federally Endangered Species – This species spends most of its life in the ocean and lays its eggs onshore, but typically in warmer climates such as Florida and the Virgin Islands. It does not appear that this species has been spotted in Rhode Island, and it would be unlikely to be present on the Project Site, which is more than 2-miles inland from the Atlantic Coast and almost 1-mile inland of the nearest estuary.
- Leatherback sea turtle (*Dermochelys coriacea*) – Federally Endangered Species – This species spends most of its life in the ocean and lays its eggs onshore, but typically in warmer climates such as Florida and the Virgin Islands. This species has been spotted foraging in cooler waters off the coast of New England, but is not likely to come ashore and would be unlikely to be present on the Project Site, which is more than 2-miles inland from the Atlantic Coast and almost 1-mile inland of the nearest estuary.

The National Oceanic and Atmospheric Administration (NOAA) ESA Section 7 Mapper was used to evaluate the Site's proximity to the ranges of certain endangered marine species. A ½-mile buffer was applied to the Project Site boundary to evaluate direct consequences as a result of Site redevelopment, and indirect consequences associated with any proposed alterations of resource areas on-Site and/or

changes to roadway traffic in the vicinity of the Site as a result of redevelopment activities and future use of the Site.

Based on these parameters, the Project Site does not appear to be located within the ranges of Atlantic Sturgeon, Shortnose Sturgeon, Atlantic Salmon, Sea Turtles, Atlantic Large Whales, or any Critical Habitat. The closest habitats to the Project Site consist of Atlantic Sturgeon, Shortnose Sturgeon, and Sea Turtle (Loggerhead, Leatherback, and Kemp's Ridley Sea Turtles) overlapping migrating and foraging habitats that are situated roughly 5,000-feet to the southwest of the Site.

State Species:

The State of Rhode Island has promulgated its own legislation (R.I.G.L. § 20-37) protecting species from extirpation, which is managed as the state's Natural Heritage Program. The Program maintains a GIS layer of "Natural Heritage Areas," last updated in March 2023, which consists of reported sightings of state-listed rare, endangered, and/or threatened species, community, and/or nesting site as a calculated buffer zone area in which said species is known or reasonably anticipated to be present.

This GIS layer was consulted through the RIDEM Environmental Resource Mapper for the Project Site. The Site is not located within a Natural Heritage Area; the nearest Natural Heritage Area is located approximately 1,800' to the northeast of the Site. Based on this information, it is unlikely that any state-listed species of concern will be adversely impacted by the Project.

Based on the above information, it is possible that one or more species listed above, if present at the Project Site, could be impacted by the Project. ***As such, an informal consultation is required.***

Are formal compliance steps or mitigation required?

☒ Yes

☐ No

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction *in the defined project area*. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Washington County, Rhode Island



Local office

New England Ecological Services Field Office

(603) 223-2541
(603) 223-0104

70 Commercial Street, Suite 300
Concord, NH 03301-5094

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Northern Long-eared Bat *Myotis septentrionalis* Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat *Perimyotis subflavus* Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

Insects

NAME	STATUS

NOT FOR CONSULTATION

Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act[1] and the Migratory Bird Treaty Act[2].

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to Bald Eagle Nesting and Sensitivity to Human Activity

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Oct 15 to Aug 31
Golden Eagle Aquila chrysaetos This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds elsewhere

NOT FOR CONSULTATION

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (▪)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

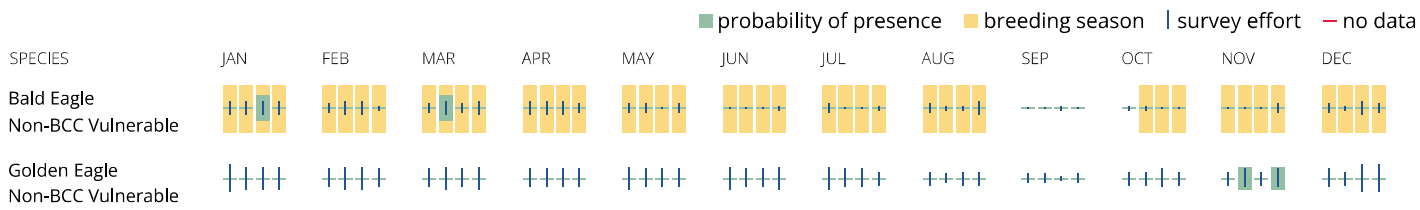
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

NOT FOR CONSULTATION



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply). To see a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/ documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Oystercatcher Haematopus palliatus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8935	Breeds Apr 15 to Aug 31

NOT FOR CONSULTATION

Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Oct 15 to Aug 31
Black-billed Cuckoo Coccyzus erythropthalmus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Blue-winged Warbler Vermivora cyanoptera This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 1 to Jun 30
Bobolink Dolichonyx oryzivorus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Jul 31
Chimney Swift Chaetura pelagica This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Eastern Whip-poor-will Antrostomus vociferus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Aug 20
Golden Eagle Aquila chrysaetos This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds elsewhere
Grasshopper Sparrow Ammodramus savannarum perpallidus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8329	Breeds Jun 1 to Aug 20
Least Tern Sternula antillarum antillarum This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 25 to Sep 5
Lesser Yellowlegs Tringa flavipes This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Long-eared Owl asio otus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3631	Breeds Mar 1 to Jul 15
Prairie Warbler Setophaga discolor This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31

NOT FOR CONSULTATION

Prothonotary Warbler Protonotaria citrea This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Jul 31
Red-headed Woodpecker Melanerpes erythrocephalus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Rusty Blackbird Euphagus carolinus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Saltmarsh Sparrow Ammospiza caudacuta This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9719	Breeds May 15 to Sep 5
Scarlet Tanager Piranga olivacea This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 10 to Aug 10
Semipalmated Sandpiper Calidris pusilla This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Willet Tringa semipalmata This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 5
Wood Thrush Hylocichla mustelina This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

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3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

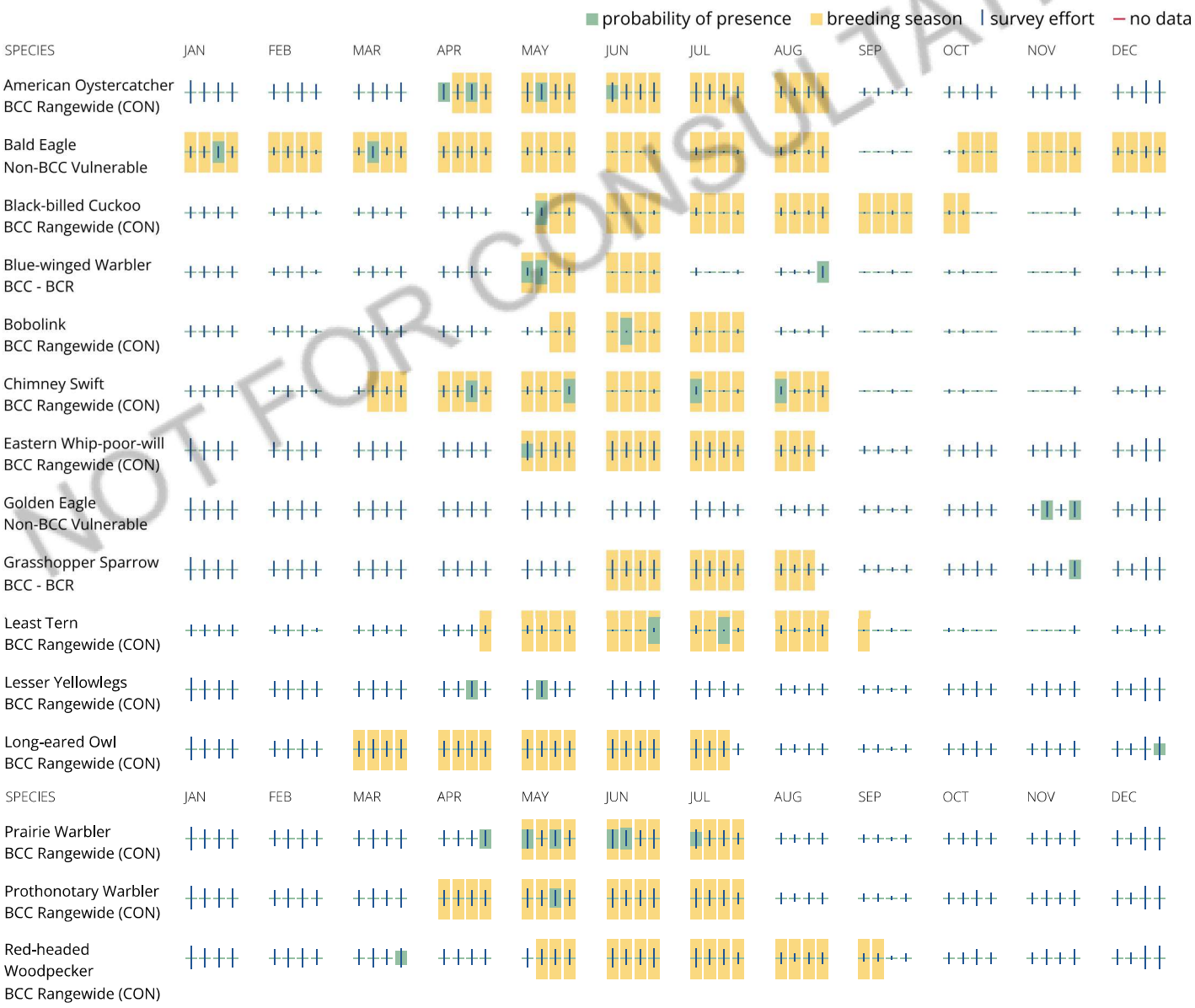
Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

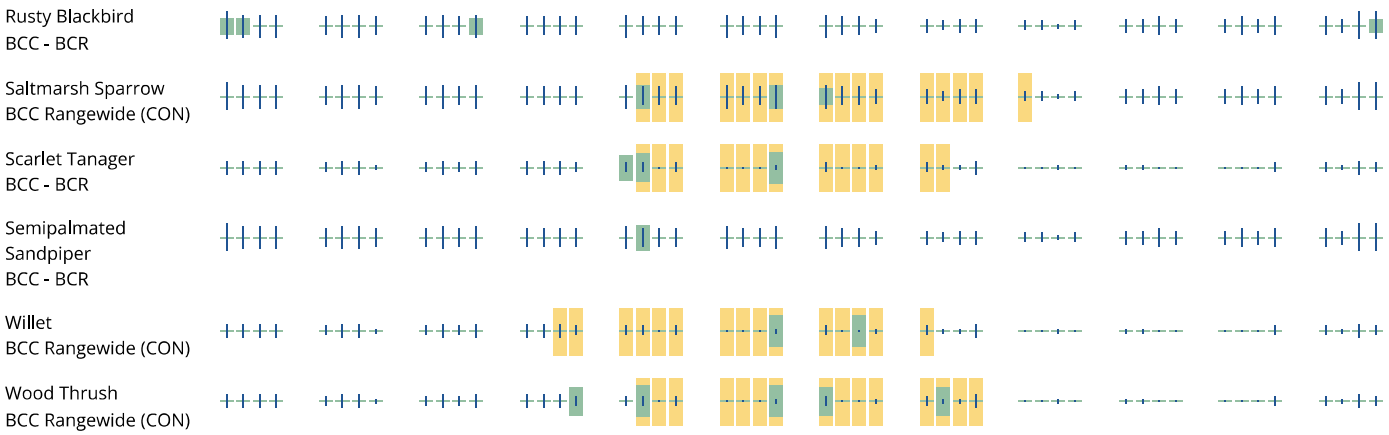
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



NOT FOR CONSULTATION



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

NOT FOR CONSULTATION

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

NOT FOR CONSULTATION

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

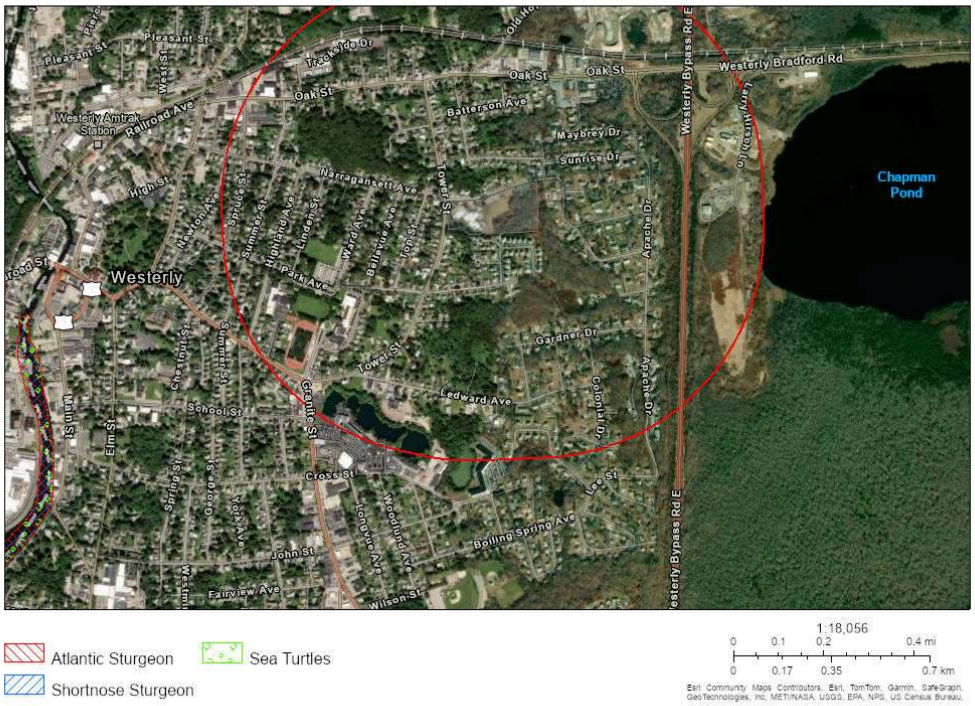
NOT FOR CONSULTATION

Drawn Action Area & Overlapping S7 Consultation Areas

Area of Interest (AOI) Information

Area : 697.43 acres

Sep 9 2024 10:47:47 Eastern Daylight Time



The Action Area was determined to be the entire Site Parcel Boundary with a 0.5-mile buffer applied. This buffer is a reasonable distance to evaluate effects on endangered and threatened species from both direct and indirect consequences of the Project, such as redevelopment of the Project Site itself, any impacts to waterbodies located on-Site, and impacts from roadway traffic associated with Site redevelopment and future use.

Summary

Name	Count	Area(acres)	Length(mi)
Atlantic Sturgeon	0	0	N/A
Shortnose Sturgeon	0	0	N/A
Atlantic Salmon	0	0	N/A
Sea Turtles	0	0	N/A
Atlantic Large Whales	0	0	N/A
In or Near Critical Habitat	0	0	N/A

APPENDIX I

Explosive and Flammable Substances
Impact Evaluation and Attachments

Explosive and Flammable Hazards (CEST and EA)

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C
Reference		
https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities		

1. **Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?**

   ☒ No

   → *Continue to Question 2.*

   ☐ Yes

   Explain:

   → *Go directly to Question 5.*

2. **Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?**

   ☐ No

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

   ☒ Yes

   → *Continue to Question 3.*

3. **Within 1 mile of the project site, are there any current *or planned* stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:**

   - **Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR**
   - **Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 version of National Fire Protection Association (NFPA) Code 58.**

   If all containers within the search area fit the above criteria, answer "no." For any other type of aboveground storage container within the search area that holds one of the

flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "yes."

☐ No

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide all documents used to make your determination.*

☒ Yes

→ *Continue to Question 4.*

4. **Visit HUD's website to identify the appropriate tank or tanks to assess and to calculate the required separation distance using the electronic assessment tool. To document this step in the analysis, please attach the following supporting documents to this screen:**

   - **Map identifying the tank selected for assessment, and showing the distance from the tank to the proposed HUD-assisted project site; and**
   - **Electronic assessment tool calculation of the required separation distance.**

   Based on the analysis, is the proposed HUD-assisted project site located at or beyond the required separation distance from all covered tanks?

   ☒ Yes

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

   ☐ No

   → *Go directly to Question 6.*

5. **Is the hazardous facility located at an acceptable separation distance from residences and any other facility or area where people may congregate or be present?**
   Please visit HUD's website for information on calculating Acceptable Separation Distance.

   ☐ Yes

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.*

   ☐ No

   → *Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.*
   Continue to Question 6.

6. **For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Mitigation measures may include both natural and manmade barriers, modification of the project design, burial or removal of the hazard, or other engineered solutions. Describe selected mitigation measures, including the timeline for implementation, and attach an implementation plan. If negative effects cannot be mitigated, cancel the project at this location.**
   Note that only licensed professional engineers should design and implement blast barriers. If a barrier will be used or the project will be modified to compensate for an unacceptable separation distance, provide approval from a licensed professional engineer.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The Rhode Island Department of Environmental Management (RIDEM) Environmental Resource Mapper was reviewed to identify listings of Aboveground Storage Tanks (ASTs) within a 1-mile radius of the Project Site (data last updated 2016).

Facilities required to submit Tier II reporting information under Section 312 of the Emergency Planning and Community Right-to-Know (EPCRA) were also reviewed due to their potential to use or store large quantities of hazardous materials in above-ground containers other than ASTs (data last updated 2021).

The Project Site was not listed in the AST or EPCRA databases. Nine (9) registered AST facilities and three (3) EPCRA Tier II facilities were identified:

- Ginger Oil Co. 110 Oak Street, Westerly (1,572' NE)
  - ASTs Registered:
    - 1 x 10,000-gallon steel kerosene AST
    - 6 x 10,000-gallon steel #2 fuel oil ASTs
    - 1 x 10,000-gallon steel diesel AST
  - ASTs observed in recent aerial and Google Street View images:
    - 2 x 10,000-gallon steel diesel ASTs (in dike)
    - 3 x 10,000-gallon steel #2 fuel oil ASTs (in dike)
    - 1 x 6,000-gallon steel kerosene AST (in dike)
    - 1 x 25,000-gallon steel diesel AST (in dike)
    - 1 x 25,000-gallon steel #2 fuel oil AST (in dike)
    - 1 x ~500-gal diesel AST (emergency generator)
    - 1 x ~2,500-gallon (~6,600 lb) steel propane AST, typically pressurized (not in dike)
- Connecticut Carting Corp., 65 Ledward Ave, Westerly (2,056' S)
  - 1 x 2,000-gallon diesel Convault AST

- Westerly Transfer Station, Westerly-Bradford Road/39 Larry Hirsh Lane, Westerly (2,115' E)
  - 2 x 500-gallon diesel Convault ASTs

- Cherenzia Excavation, Inc., 25 Ledward Ave, Westerly (2,212' SW)

  Please note that a file review was performed for this property at RIDEM as part of the Phase I ESA, which appears to indicate that these ASTs were removed. Information in the file also appears to contain different AST details than what is presented on the RIDEM Environmental Mapper.
  - 3 x 275-gallon steel waste oil ASTs
  - 2 x 300-gallon steel waste oil AST
  - 2 x 500-gallon steel motor oil ASTs
  - 1 x 500-gallon steel hydraulic oil AST
  - 1 x 1,000-gallon steel diesel AST
  - 2 x 2,000-gallon waste oil ASTs

- United Builders Supply, 30 Oak Street, Westerly (2,809' NW)
  - 1 x 1,500-gallon steel gasoline AST (in dike)
  - 1 x 1,500-gallon steel diesel AST (in dike)

- J.B.S. Cleaners, 1 East Ave, Westerly (4,565' SW)
  - ASTs Registered:
    - 2 x 275-gallon steel #2 fuel oil ASTs (removed)
  - ASTs Observed in Historical Aerial Photographs:
    - 2 x ~1,000-gallon steel propane ASTs (removed)

- NE Telephone Co., 38-44 Main Street, Westerly (4,663' SW)
  - 1 x 500-gallon steel diesel AST (in use)
  - 1 x 500-gallon diesel Convault AST (removed)
  - EPCRA Tier II Submitter in association with hazardous materials related to electrical transmission & distribution

- Narragansett Elec. Co., 18-69 Canal Street, Westerly (5,257' NW)
  - 1 x 500-gallon diesel AST, construction unknown (removed)
  - EPCRA Tier II Submitter in association with hazardous materials related to electrical transmission & distribution

- Darlington Fabrics, 48 Canal Street, Westerly (5,440' NW)
  - 1 x 20,000-gallon steel #6 fuel oil AST
  - 1 x 10,000-gallon steel #2 fuel oil AST
  - EPCRA Tier II Submitter (former) in association with storage/use of ammonia, ethylene glycol, and N-methyl-2-pyrrolidone in excess of threshold planning quantities.

The locations of each listing relative to the Project Site are depicted on the attached Figure, and a second Figure depicts the locations of the ASTs or other hazardous material storage for each property.

Using the HUD Acceptable Separation Distance (ASD) Electronic Assessment Tool, the Project Site appears to be at or greater than the minimum ASD for thermal radiation both for buildings and people

relative to all of the identified listings, as summarized in the table below:

Location	ASD Scenario	ASD (ft) People	ASD (ft) Buildings	Distance (ft) from Project Site
Ginger Oil Co.	Thermal Radiation from Diked Storage (3,770 ft²)	269.41	49.01	1,572.00
	Thermal Radiation from Largest AST	1,057.26	222.67	1,572.00
	Thermal Radiation from Propane AST	405.12	76.80	1,572.00
Connecticut Carting Corp.	Thermal Radiation from Largest AST	369.16	69.27	2,056.00
Westerly Transfer Station	Thermal Radiation from Largest AST	207.20	36.50	2,115.00
Cherenzia Excavation, Inc.	Thermal Radiation from Largest AST	369.16	69.27	2,212.00
United Builders Supply	Thermal Radiation from Diked Storage (492 ft²)	115.01	19.14	2,809.00
J.B.S. Cleaners	Thermal Radiation from Largest AST	161.52	27.68	4,565.00
NE Telephone Co.	Thermal Radiation from Largest AST	207.20	36.50	4,663.00
Narragansett Elec. Co.	Thermal Radiation from Largest AST	207.20	36.50	5,257.00
Darlington Fabrics	Thermal Radiation from Largest AST	963.41	200.85	5,440.00

Copies of the ASD calculations using the HUD tool are attached herein. No indications of proposed future AST storage were found during the course of this assessment.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

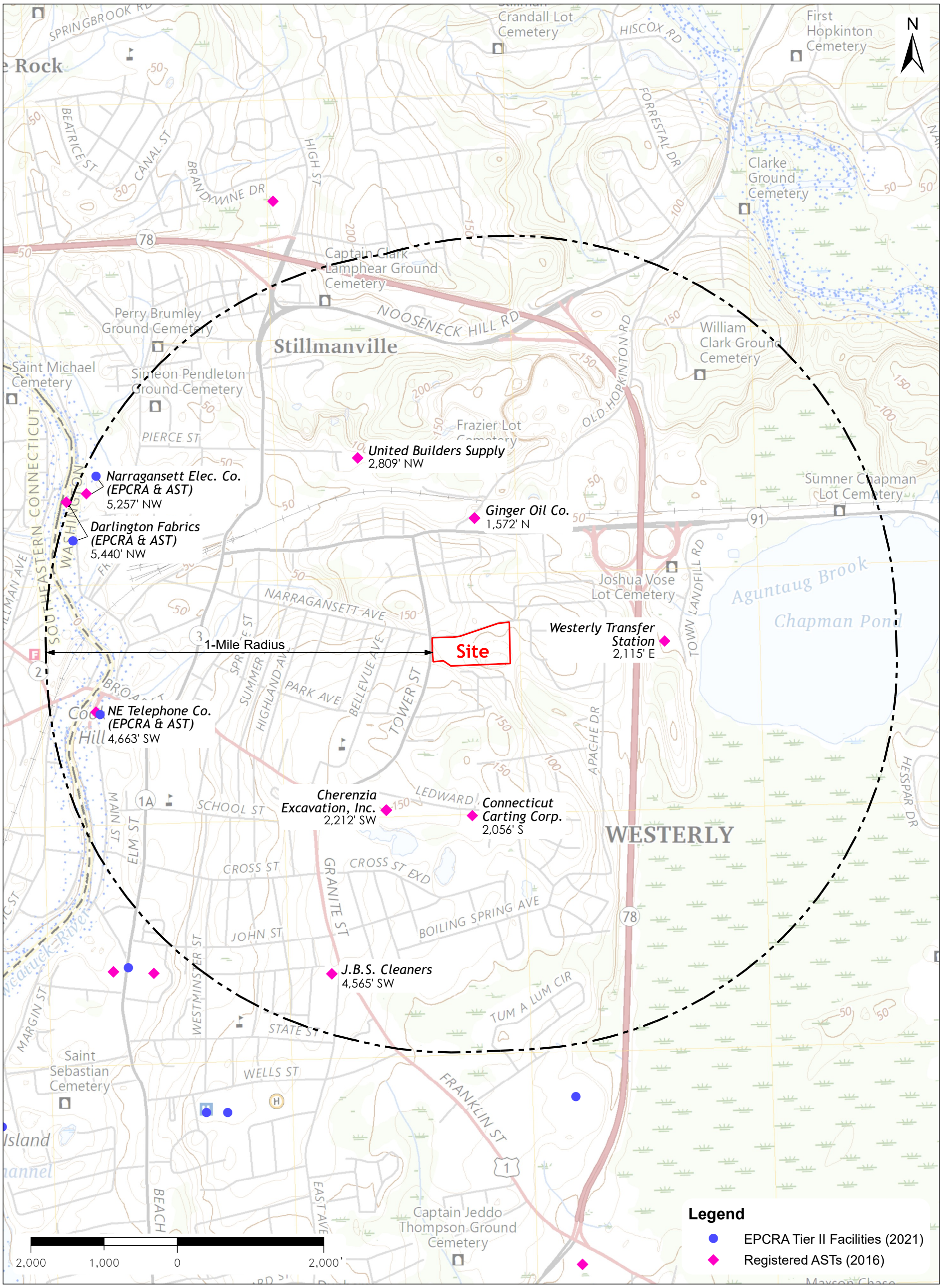


FIGURE XX

RIGIS

PARE CORPORATION

ENGINEERS - SCIENTISTS - PLANNERS
8 BLACKSTONE VALLEY PLACE
LINCOLN, RI 02865
401-334-4100

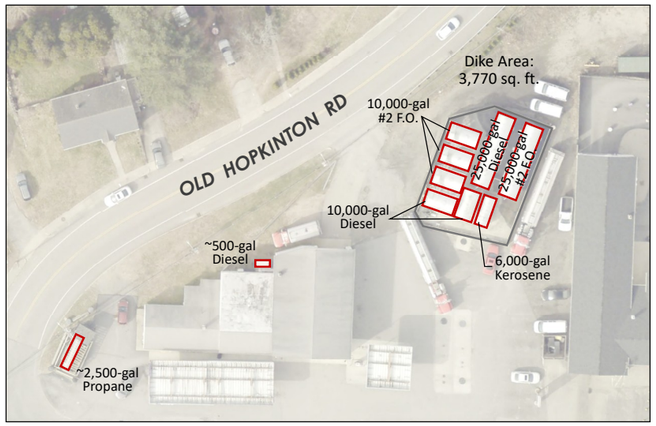
EXPLOSIVE & FLAMMABLE HAZARDS

83 TOWER STREET
WESTERLY, RI

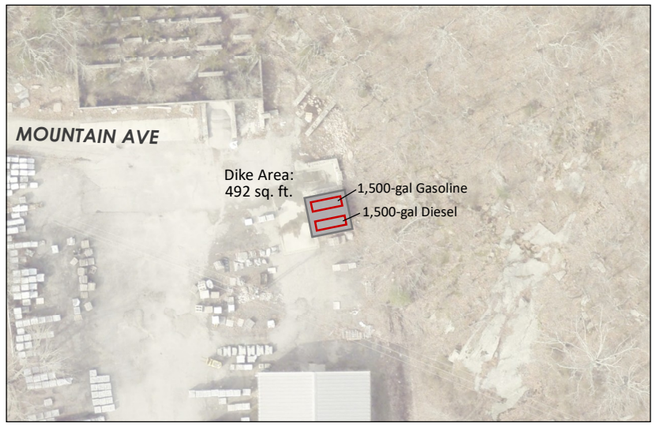
PARE PROJECT: 24111.00
DATE: MAY 2024



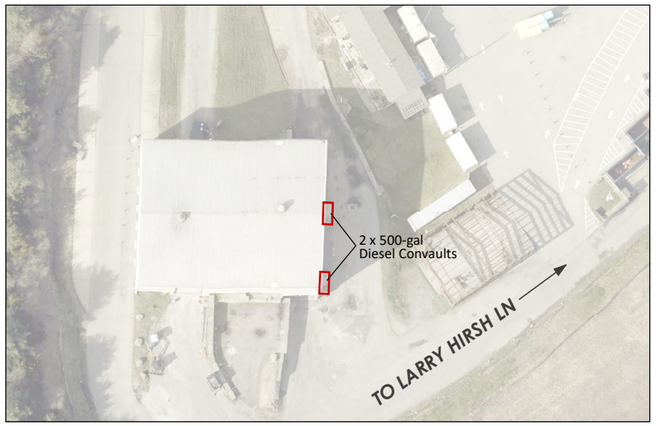
★ SITE LOCATION



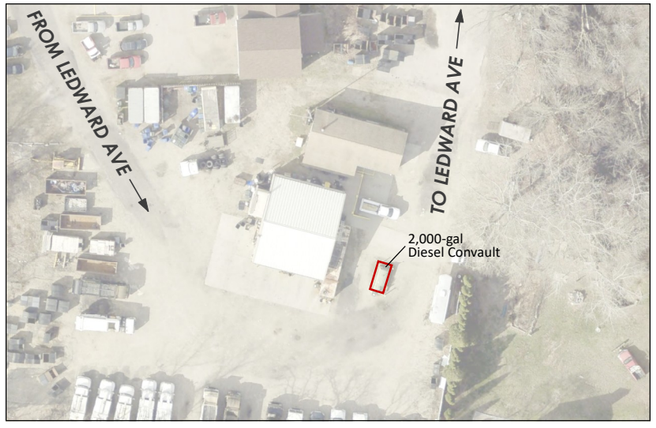
Ginger Oil Co.



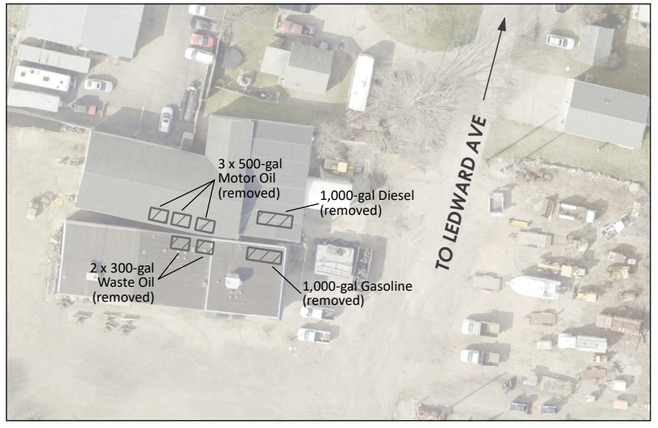
United Builders Supply



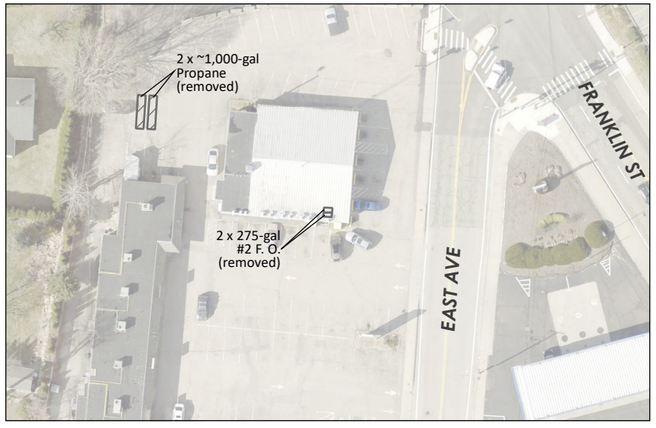
Westerly Transfer Station



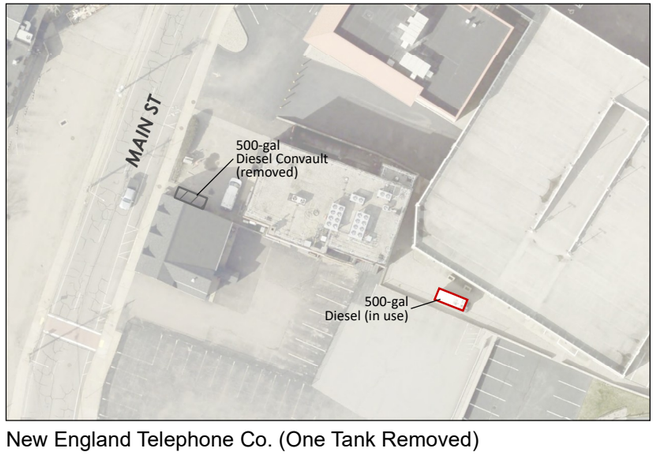
Connecticut Carting Co.



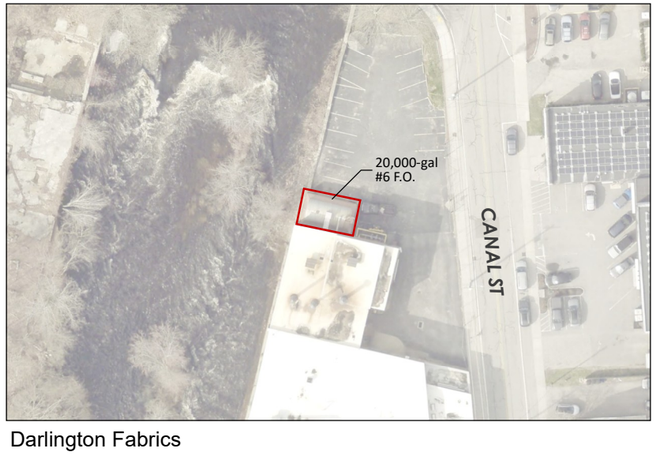
Cherenzia Excavating Co. (Tanks Removed)



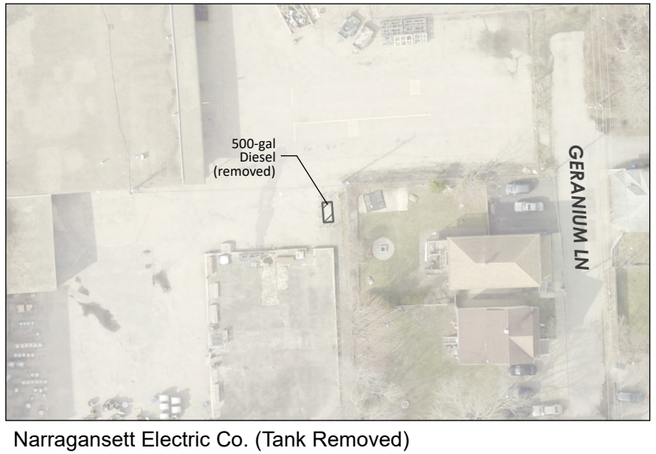
J.B.S. Cleaners (Tanks Removed)



New England Telephone Co. (One Tank Removed)



Darlington Fabrics



Narragansett Electric Co. (Tank Removed)

PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
8 BLACKSTONE VALLEY PLACE
LINCOLN, RI 02865
401-334-4100

All Insets:

N

40 20 0 40'

STORAGE TANK LOCATIONS

WITHIN 1-MILE OF SITE

83 TOWER STREET
WESTERLY, RI

Legend

- Dike
- Existing AST
- Former AST

Spring 2024 Aerial Imagery obtained through the Rhode Island Geographic Information System (RIGIS) Data Distribution System, URL: http://www.rigis.org, Environmental Data Center, University of Rhode Island, Kingston, RI



★ SITE LOCATION

FIGURE

PARE PROJECT: 24111.00
DATE: MAY 2024

Ginger's Oil Co. ASD Calculation - Diked Storage

Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft^2 - hr - people and 10,000 BTU/ft^2 - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Sitting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☐ **No:** ☑
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☐
Is the container diked?	**Yes:** ☑ **No:** ☐
What is the volume (gal) of the container?	
What is the Diked Area Length (ft)?	75.4
What is the Diked Area Width (ft)?	50
Calculate Acceptable Separation Distance	
Diked Area (sqft)	3770.0000000000005
ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	
ASD for Thermal Radiation for Buildings (ASDBPU)	
ASD for Thermal Radiation for People (ASDPNPD)	269.41
ASD for Thermal Radiation for Buildings (ASDBNPD)	49.01

For mitigation options, please click on the following link: Mitigation Options (/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

Providing Feedback & Corrections

After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

Please send comments or other input using the **Contact Us (https://www.hudexchange.info/contact-us/)** form.

Related Information

- **ASD User Guide (/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)**
- **ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)**

Ginger's Oil Co. ASD Calculation - Largest AST

Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft^2 - hr - people and 10,000 BTU/ft^2 - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Sitting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☐ **No:** ☑
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☐
Is the container diked?	**Yes:** ☐ **No:** ☑
What is the volume (gal) of the container?	25000
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	1057.26
ASD for Thermal Radiation for Buildings (ASDBPU)	222.67
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options (/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

Providing Feedback & Corrections

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Please send comments or other input using the **Contact Us (https://www.hudexchange.info/contact-us/)** form.

Related Information

- **ASD User Guide (/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)**
- **ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)**

Ginger's Oil Co. ASD Calculation - Propane AST

Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft^2 - hr - people and 10,000 BTU/ft^2 - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Sitting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☑ **No:** ☐
Does the container hold a cryogenic liquified gas?	**Yes:** ☑ **No:** ☐
Is the container diked?	**Yes:** ☐ **No:** ☑
What is the volume (gal) of the container?	2500
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	405.12
ASD for Thermal Radiation for Buildings (ASDBPU)	76.80
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options (/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

Providing Feedback & Corrections

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Please send comments or other input using the **Contact Us (https://www.hudexchange.info/contact-us/)** form.

Related Information

- **ASD User Guide (/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)**
- **ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)**

Connecticut Carting ASD Calculation - Largest AST

Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft^2 - hr - people and 10,000 BTU/ft^2 - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Sitting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☐ **No:** ☑
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☐
Is the container diked?	**Yes:** ☐ **No:** ☑
What is the volume (gal) of the container?	2000
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	369.16
ASD for Thermal Radiation for Buildings (ASDBPU)	69.27
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options (/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

Providing Feedback & Corrections

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Please send comments or other input using the **Contact Us (https://www.hudexchange.info/contact-us/)** form.

Related Information

- **ASD User Guide (/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)**
- **ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)**

Westerly Transfer Station ASD Calculation - Largest AST

Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft^2 - hr - people and 10,000 BTU/ft^2 - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Sitting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☐ **No:** ☑
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☐
Is the container diked?	**Yes:** ☐ **No:** ☑
What is the volume (gal) of the container?	500
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	207.20
ASD for Thermal Radiation for Buildings (ASDBPU)	36.50
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options (/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

Providing Feedback & Corrections

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Please send comments or other input using the **Contact Us (https://www.hudexchange.info/contact-us/)** form.

Related Information

- **ASD User Guide (/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)**
- **ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)**

Cherenzia Assoc. ASD Calculation - Largest AST

Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft^2 - hr - people and 10,000 BTU/ft^2 - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Sitting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☐ **No:** ☑
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☐
Is the container diked?	**Yes:** ☐ **No:** ☑
What is the volume (gal) of the container?	2000
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	369.16
ASD for Thermal Radiation for Buildings (ASDBPU)	69.27
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options (/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

Providing Feedback & Corrections

After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

Please send comments or other input using the **Contact Us (https://www.hudexchange.info/contact-us/)** form.

Related Information

- **ASD User Guide (/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)**
- **ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)**

United Builders ASD Calculation - Diked Storage

Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft^2 - hr - people and 10,000 BTU/ft^2 - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Sitting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☐ **No:** ☑
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☐
Is the container diked?	**Yes:** ☑ **No:** ☐
What is the volume (gal) of the container?	
What is the Diked Area Length (ft)?	24.6
What is the Diked Area Width (ft)?	20
Calculate Acceptable Separation Distance	
Diked Area (sqft)	492
ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	
ASD for Thermal Radiation for Buildings (ASDBPU)	
ASD for Thermal Radiation for People (ASDPNPD)	115.01
ASD for Thermal Radiation for Buildings (ASDBNPD)	19.14

For mitigation options, please click on the following link: Mitigation Options (/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

Providing Feedback & Corrections

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Please send comments or other input using the **Contact Us (https://www.hudexchange.info/contact-us/)** form.

Related Information

- **ASD User Guide (/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)**
- **ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)**

JBS Cleaners ASD Calculation - Largest AST

Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft^2 - hr - people and 10,000 BTU/ft^2 - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Sitting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☐ **No:** ☑
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☐
Is the container diked?	**Yes:** ☐ **No:** ☑
What is the volume (gal) of the container?	275
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	161.52
ASD for Thermal Radiation for Buildings (ASDBPU)	27.68
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options (/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

Providing Feedback & Corrections

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Related Information

- **ASD User Guide (/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)**
- **ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)**

New England Telephone ASD Calculation - Largest AST

Acceptable Separation Distance (ASD) Electronic Assessment Tool

The Environmental Planning Division (EPD) has developed an electronic-based assessment tool that calculates the Acceptable Separation Distance (ASD) from stationary hazards. The ASD is the distance from above ground stationary containerized hazards of an explosive or fire prone nature, to where a HUD assisted project can be located. The ASD is consistent with the Department's standards of blast overpressure (0.5 psi-buildings) and thermal radiation (450 BTU/ft^2 - hr - people and 10,000 BTU/ft^2 - hr - buildings). Calculation of the ASD is the first step to assess site suitability for proposed HUD-assisted projects near stationary hazards. Additional guidance on ASDs is available in the Department's guidebook "Siting of HUD- Assisted Projects Near Hazardous Facilities" and the regulation 24 CFR Part 51, Subpart C, Sitting of HUD-Assisted Projects Near Hazardous Operations Handling Conventional Fuels or Chemicals of an Explosive or Flammable Nature.

Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☐ **No:** ☑
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☐
Is the container diked?	**Yes:** ☐ **No:** ☑
What is the volume (gal) of the container?	500
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	207.20
ASD for Thermal Radiation for Buildings (ASDBPU)	36.50
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options (/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

Providing Feedback & Corrections

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Related Information

- **ASD User Guide (/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)**
- **ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)**

Narragansett Electric ASD Calculation - Largest AST

Acceptable Separation Distance (ASD) Electronic Assessment Tool

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Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☐ **No:** ☑
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☐
Is the container diked?	**Yes:** ☐ **No:** ☑
What is the volume (gal) of the container?	500
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	207.20
ASD for Thermal Radiation for Buildings (ASDBPU)	36.50
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options (/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

Providing Feedback & Corrections

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Related Information

- **ASD User Guide (/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)**
- **ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)**

Darlington Fabrics ASD Calculation - Largest AST

Acceptable Separation Distance (ASD) Electronic Assessment Tool

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Note: Tool tips, containing field specific information, have been added in this tool and may be accessed by hovering over the ASD result fields with the mouse.

Acceptable Separation Distance Assessment Tool

Is the container above ground?	**Yes:** ☑ **No:** ☐
Is the container under pressure?	**Yes:** ☐ **No:** ☑
Does the container hold a cryogenic liquified gas?	**Yes:** ☐ **No:** ☐
Is the container diked?	**Yes:** ☐ **No:** ☑
What is the volume (gal) of the container?	20000
What is the Diked Area Length (ft)?	
What is the Diked Area Width (ft)?	
Calculate Acceptable Separation Distance	
Diked Area (sqft)	
ASD for Blast Over Pressure (ASDBOP)	
ASD for Thermal Radiation for People (ASDPPU)	963.41
ASD for Thermal Radiation for Buildings (ASDBPU)	200.85
ASD for Thermal Radiation for People (ASDPNPD)	
ASD for Thermal Radiation for Buildings (ASDBNPD)	

For mitigation options, please click on the following link: Mitigation Options (/resource/3846/acceptable-separation-distance-asd-hazard-mitigation-options/)

Providing Feedback & Corrections

After using the ASD Assessment Tool following the directions in this User Guide, users are encouraged to provide feedback on how the ASD Assessment Tool may be improved. Users are also encouraged to send comments or corrections for the improvement of the tool.

Please send comments or other input using the **Contact Us (https://www.hudexchange.info/contact-us/)** form.

Related Information

- **ASD User Guide (/resource/3839/acceptable-separation-distance-asd-assessment-tool-user-guide/)**
- **ASD Flow Chart (/resource/3840/acceptable-separation-distance-asd-flowchart/)**

APPENDIX J

Farmlands Protection Impact Evaluation and Attachments

Farmlands Protection (CEST and EA)

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658
Reference		
https://www.hudexchange.info/environmental-review/farmlands-protection		

1. **Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?**

   ☒Yes → *Continue to Question 2.*

   ☐No

   Explain how you determined that agricultural land would not be converted:

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting your determination.*

2. **Does "important farmland," including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act, occur on the project site?**

   You may use the links below to determine important farmland occurs on the project site:

   - Utilize USDA Natural Resources Conservation Service's (NRCS) Web Soil Survey http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm
   - Check with your city or county's planning department and ask them to document if the project is on land regulated by the FPPA (zoning important farmland as non-agricultural does not exempt it from FPPA requirements)
   - Contact NRCS at the local USDA service center http://offices.sc.egov.usda.gov/locator/app?agency=nrcs or your NRCS state soil scientist http://soils.usda.gov/contact/state_offices/ for assistance

   ☒No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

   ☐Yes → *Continue to Question 3.*

3. **Consider alternatives to completing the project on important farmland and means of avoiding impacts to important farmland.**
   - Complete form **AD-1006**, "Farmland Conversion Impact Rating" http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1045394.pdf and contact the state soil scientist before sending it to the local NRCS District Conservationist.
     (NOTE: for corridor type projects, use instead form **NRCS-CPA-106**, "Farmland Conversion Impact Rating for Corridor Type Projects: http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1045395.pdf.)
   - Work with NRCS to minimize the impact of the project on the protected farmland. When you have finished with your analysis, return a copy of form AD-1006 (or form NRCS-CPA-106 if applicable) to the USDA-NRCS State Soil Scientist or his/her designee informing them of your determination.

Document your conclusion:

☐Project will proceed with mitigation.

Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

☐Project will proceed without mitigation.

Explain why mitigation will not be made here:

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The Project Site is not located within an area containing soils considered to be Prime Farmland or Farmland of Statewide Importance. Documentation is attached herein.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

Prime Farmland & Farmland of Statewide Importance



6/12/2024, 4:17:03 PM

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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APPENDIX K

Floodplain Management Impact Evaluation and Attachments

Floodplain Management (CEST and EA)

General Requirements	Legislation	Regulation
Executive Order 11988, Floodplain Management, requires Federal activities to avoid impacts to floodplains and to avoid direct and indirect support of floodplain development to the extent practicable.	Executive Order 11988	24 CFR 55
Reference		
https://www.hudexchange.info/environmental-review/floodplain-management		

1. **Does 24 CFR 55.12(c) exempt this project from compliance with HUD's floodplain management regulations in Part 55?**

   ☐ Yes

   Provide the applicable citation at 24 CFR 55.12(c) here. If project is exempt under 55.12(c)(7) or (8), provide supporting documentation.

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

   ☒ No → *Continue to Question 2.*

2. **Provide a FEMA/FIRM or ABFE map showing the site.**

   The Federal Emergency Management Agency (FEMA) designates floodplains. The FEMA Map Service Center provides this information in the form of FEMA Flood Insurance Rate Maps (FIRMs) or Advisory Base Flood Elevations (ABFEs). For projects in areas not mapped by FEMA, use the best available information to determine floodplain information. Include documentation, including a discussion of why this is the best available information for the site.

   Does your project occur in a floodplain?

   ☒ No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

   ☐ Yes

   Select the applicable floodplain using the FEMA map or the best available information:

   ☐ Floodway → *Continue to Question 3, Floodways*

☐ Coastal High Hazard Area (V Zone) → *Continue to Question 4, Coastal High Hazard Areas*

☐ 500-year floodplain (B Zone or shaded X Zone) → *Continue to Question 5, 500-year Floodplains*

☐ 100-year floodplain (A Zone) → *The 8-Step Process is required. Continue to Question 6, 8-Step Process*

3. <u>Floodways</u>

Is this a functionally dependent use?

☐ Yes

<u>The 8-Step Process is required.</u> Work with your HUD FEO to determine a way to satisfactorily continue with this project. Provide a completed 8-Step Process, including the early public notice and the final notice.

→*Continue to Question 6, 8-Step Process*

☐ No

<u>Federal assistance may not be used at this location *unless a 55.12(c) exception applies*. You must either choose an alternate site or cancel the project at this location.</u>

4. <u>Coastal High Hazard Area</u>

Is this a critical action?

☐ Yes

<u>Critical actions are prohibited in coastal high hazard areas. Federal assistance may not be used at this location. Unless the action is excepted at 24 CFR 55.12(c), you must either choose an alternate site or cancel the project.</u>

☐ No

Does this action include construction that is not a functionally dependent use, existing construction (including improvements), or reconstruction following destruction caused by a disaster?

☐ Yes, there is new construction.

<u>New construction is prohibited in V Zones ((24 CFR 55.1(c)(3)).</u>

☐ No, this action concerns only a functionally dependent use, existing construction(including improvements), or reconstruction following destruction caused by a disaster.

This construction must have met FEMA elevation and construction standards for a coastal high hazard area or other standards applicable at the time of construction.

→ *Continue to Question 6, 8-Step Process*

5. **500-year Floodplain**

Is this a critical action?

☐ No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

☐Yes → *Continue to Question 6, 8-Step Process*

6. **8-Step Process**.

Does the 8-Step Process apply? Select one of the following options:

☐ 8-Step Process applies.

Provide a completed 8-Step Process, including the early public notice and the final notice.

→ *Continue to Question 7, Mitigation*

☐ 5-Step Process is applicable per 55.12(a)(1-3).

Provide documentation of 5-Step Process.

Select the applicable citation:

- ☐ *55.12(a)(1)* HUD actions involving the disposition of HUD-acquired multifamily housing projects or "bulk sales" of HUD-acquired one- to four-family properties in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24).
- ☐ *55.12(a)(2)* HUD's actions under the National Housing Act (12 U.S.C. 1701) for the purchase or refinancing of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, and intermediate care facilities, in communities that are in good standing under the NFIP.
- ☐ *55.12(a)(3)* HUD's or the recipient's actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing multifamily housing projects, hospitals, nursing homes, assisted living facilities, board and care facilities, intermediate care facilities, and one- to four-family properties, in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and are in good standing, provided that the number of units is not increased more than 20 percent, the action does not involve a conversion from nonresidential to residential land use, the action does not meet the thresholds for "substantial improvement" under § 55.2(b)(10), and the footprint of the structure and paved areas is not significantly increased.
- ☐ *55.12(a)(4)* HUD's (or the recipient's) actions under any HUD program involving the repair, rehabilitation, modernization, weatherization, or improvement of existing nonresidential buildings and structures, in communities that are in the

Regular Program of the NFIP and are in good standing, provided that the action does not meet the thresholds for "substantial improvement" under § 55.2(b)(10) and that the footprint of the structure and paved areas is not significantly increased.

→ *Continue to Question 7, Mitigation*

☐ 8-Step Process is inapplicable per 55.12(b)(1-4).

Select the applicable citation:

☐ *55.12(b)(1)* HUD's mortgage insurance actions and other financial assistance for the purchasing, mortgaging or refinancing of existing one- to four-family properties in communities that are in the Regular Program of the National Flood Insurance Program (NFIP) and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24), where the action is not a critical action and the property is not located in a floodway or coastal high hazard area.

☐ *55.12(b)(2)* Financial assistance for minor repairs or improvements on one- to four-family properties that do not meet the thresholds for "substantial improvement" under § 55.2(b)(10)

☐ *55.12(b)(3)* HUD actions involving the disposition of individual HUD-acquired, one- to four-family properties.

☐ *55.12(b)(4)* HUD guarantees under the Loan Guarantee Recovery Fund Program (24 CFR part 573) of loans that refinance existing loans and mortgages, where any new construction or rehabilitation financed by the existing loan or mortgage has been completed prior to the filing of an application under the program, and the refinancing will not allow further construction or rehabilitation, nor result in any physical impacts or changes except for routine maintenance.

☐ *55.12(b)(5)* The approval of financial assistance to lease an existing structure located within the floodplain, but only if—

(i) The structure is located outside the floodway or Coastal High Hazard Area, and is in a community that is in the Regular Program of the NFIP and in good standing (i.e., not suspended from program eligibility or placed on probation under 44 CFR 59.24);

(ii) The project is not a critical action; and

(iii) The entire structure is or will be fully insured or insured to the maximum under the NFIP for at least the term of the lease.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

7. <u>Mitigation</u>

For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

Which of the following mitigation/minimization measures have been identified for this project in the 8-Step or 5-Step Process? Select all that apply.

- ☐ Permeable surfaces
- ☐ Natural landscape enhancements that maintain or restore natural hydrology
- ☐ Planting or restoring native plant species
- ☐ Bioswales
- ☐ Evapotranspiration
- ☐ Stormwater capture and reuse
- ☐ Green or vegetative roofs with drainage provisions
- ☐ Natural Resources Conservation Service conservation easements or similar easements
- ☐ Floodproofing of structures
- ☐ Elevating structures including freeboarding above the required base flood elevations
- ☐ Other

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The Project Site is situated between FEMA FIRM Panel 44009C0139K, effective 4/3/2020, and Panel 44009C0143J, effective 4/3/2020. According to a FIRMette produced through the FEMA Map Service Center depicting the Site's flood zoning on each Panel, the Site is located within Flood Zone X (unshaded), which is defined as an area of minimal flood hazard, with a less than 0.2% annual chance of flooding.

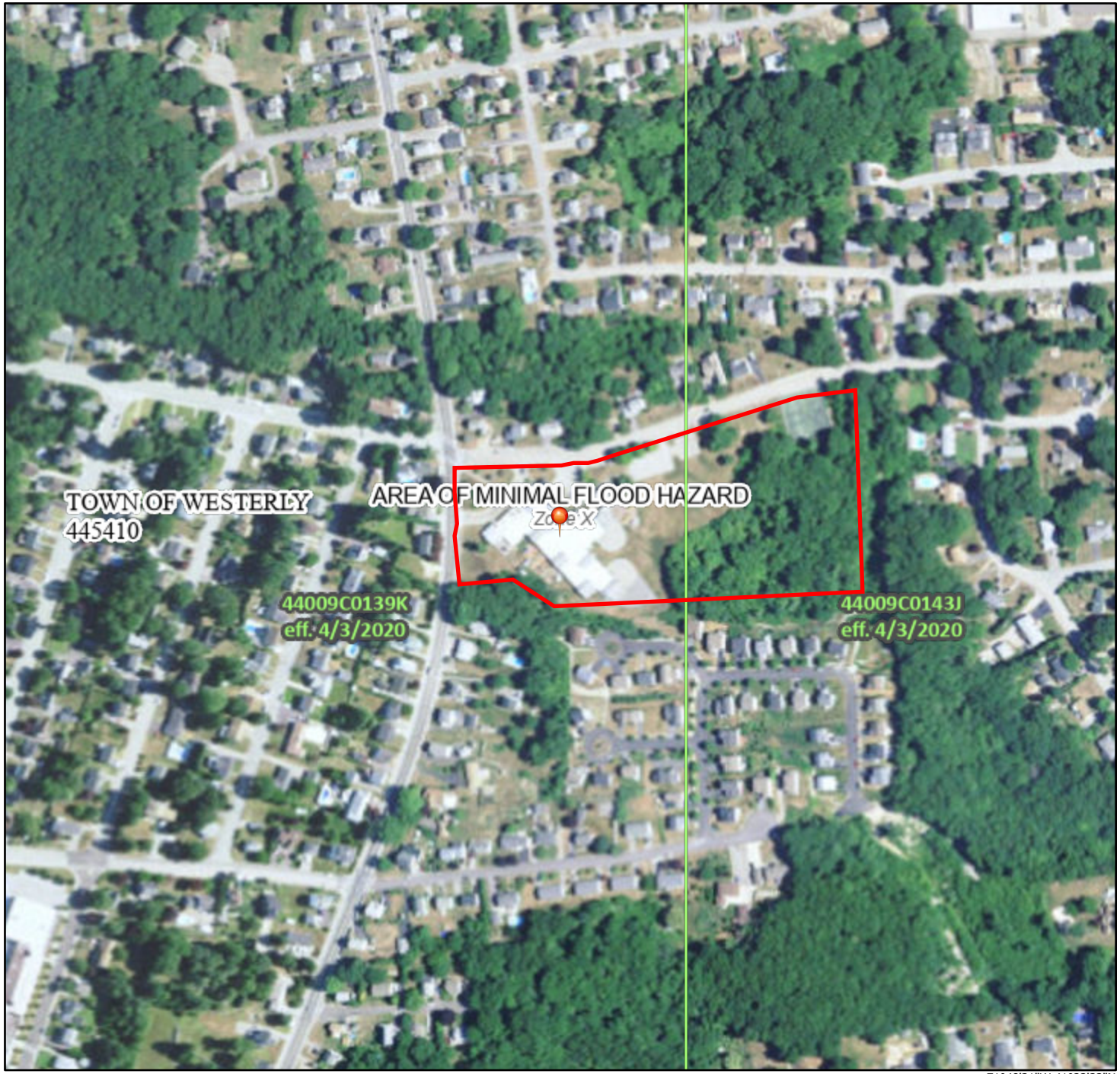
Are formal compliance steps or mitigation required?

- ☐ Yes
- ☒ No

National Flood Hazard Layer FIRMette

FEMA

71°49'8"W 41°22'59"N



71°48'31"W 41°22'32"N

0 250 500 1,000 1,500 2,000 Feet

1:6,000

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) *Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*
- Future Conditions 1% Annual Chance Flood Hazard *Zone X*
- Area with Reduced Flood Risk due to Levee. See Notes. *Zone X*
- Area with Flood Risk due to Levee *Zone D*

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard *Zone X*
- Effective LOMRs
- Area of Undetermined Flood Hazard *Zone D*

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- 513 Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 5/31/2024 at 1:12 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

APPENDIX L

Historic Resources Impact Evaluation and Attachments

Historic Preservation (CEST and EA)

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties"
References		
https://www.hudexchange.info/environmental-review/historic-preservation		

Threshold

Is Section 106 review required for your project?

☐ No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)
Either provide the PA itself or a link to it here. Mark the applicable exemptions or include the text here:

→ *Continue to the Worksheet Summary.*

☐ No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].
Either provide the memo itself or a link to it here. Explain and justify the other determination here:

→ *Continue to the Worksheet Summary.*

☒Yes, because the project includes activities with potential to cause effects (direct or indirect). → *Continue to Step 1.*

The Section 106 Process

After determining the need to do a Section 106 review, initiate consultation with regulatory and other interested parties, identify and evaluate historic properties, assess effects of the project on properties listed on or eligible for the National Register of Historic Places, and resolve any adverse effects through project design modifications or mitigation.

Note that consultation continues through all phases of the review.

Step 1: Initiate consultation

Step 2: Identify and evaluate historic properties

Step 3: Assess effects of the project on historic properties

Step 4: Resolve any adverse effects

Step 1 - Initiate Consultation

The following parties are entitled to participate in Section 106 reviews: Advisory Council on Historic Preservation; State Historic Preservation Officers (SHPOs); federally recognized Indian tribes/Tribal Historic Preservation Officers (THPOs); Native Hawaiian Organizations (NHOs); local governments; and project grantees. The general public and individuals and organizations with a demonstrated interest in a project may participate as consulting parties at the discretion of the RE or HUD official. Participation varies with the nature and scope of a project. Refer to HUD's website for guidance on consultation, including the required timeframes for response. Consultation should begin early to enable full consideration of preservation options.

Use the When To Consult With Tribes checklist within Notice CPD-12-006: Process for Tribal Consultation to determine if you should invite tribes to consult on a particular project. Use the Tribal Directory Assessment Tool (TDAT) to identify tribes that may have an interest in the area where the project is located. Note that consultants may not initiate consultation with Tribes.

Select all consulting parties below (check all that apply):

☐State Historic Preservation Officer (SHPO)

☐Advisory Council on Historic Preservation

☒Indian Tribes, including Tribal Historic Preservation Officers (THPOs)

☐Native Hawaiian Organizations (NHOs)

List all tribes that were consulted here and their status of consultation:

Mashantucket Pequot Indian Tribe- Connecticut
Mohegan Tribe of Indians of Connecticut- Connecticut
Narragansett Indian Tribe- Rhode Island

☒Other Consulting Parties

List all consulting parties that were consulted here and their status of consultation:

Rhode Island Historic Preservation & Heritage Commission (RIHPHC)

Describe the process of selecting consulting parties and initiating consultation here:

The Tribal Directory Assessment Tool (TDAT) through HUD EGIS was used to determine which tribes required consultation due to proximity to the project site. The Town of Westerly began consultation with Tribal representatives in September 2024. Certified receipts were received for two (2) of the three (3) tribes on September 20, 2024. The Narragansett Tribe has not returned a certified receipt to date, and it may be necessary to contact them through alternate means if the certified receipt is not obtained within a week or two.

Provide all correspondence, notices, and notes (including comments and objections received) and continue to Step 2.

Step 2 - Identify and Evaluate Historic Properties

Define the Area of Potential Effect (APE), either by entering the address(es) or providing a map depicting the APE. Attach an additional page if necessary.

The project address is 83 Tower Street in Westerly, RI. According to a review of State and National Register of Historic Places, there are no historic properties within a 1-mile radius of the project site. The nearest state and federal listings are depicted on the attached Figure.

Gather information about known historic properties in the APE. Historic buildings, districts and archeological sites may have been identified in local, state, and national surveys and registers, local historic districts, municipal plans, town and county histories, and local history websites. If not already listed on the National Register of Historic Places, identified properties are then evaluated to see if they are eligible for the National Register.

Refer to HUD's website for guidance on identifying and evaluating historic properties.

In the space below, list historic properties identified and evaluated in the APE.
Every historic property that may be affected by the project should be listed. For each historic property or district, include the National Register status, whether the SHPO has concurred with the finding, and whether information on the site is sensitive. Attach an additional page if necessary.

There are no historic properties within a 1-mile radius of the project site. In order to verify this, the Rhode Island Historic Preservation & Heritage Commission (RIHPHC) are being contacted for additional information.

Provide the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination.

Was a survey of historic buildings and/or archeological sites done as part of the project?
If the APE contains previously unsurveyed buildings or structures over 50 years old, or there is a likely presence of previously unsurveyed archeological sites, a survey may be necessary. For

Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

☐ Yes → *Provide survey(s) and report(s) and continue to Step 3.*
Additional notes:

☒ No → *Continue to Step 3.*

Step 3 - Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per HUD guidance.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

☒ No Historic Properties Affected
Document reason for finding:

☒ No historic properties present. → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

☐ Historic properties present, but project will have no effect upon them. → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

If consulting parties concur or fail to respond to user's request for concurrence, project is in compliance with this section. No further review is required. If consulting parties object, refer to (36 CFR 800.4(d)(1)) and consult further to try to resolve objection(s).

☐ No Adverse Effect
Document reason for finding:

Does the No Adverse Effect finding contain conditions?

☒ Yes

Check all that apply: (check all that apply)

☐ Avoidance

☐ Modification of project

☒ Other

Describe conditions here:

Due to historical Native American occupancy of the New England area for thousands of years, the potential to encounter artifacts of Native American archeological, religious, and/or cultural significance cannot be eliminated. Should evidence of historical Native American use of the Site be encountered during the project, the RIHPHS shall be notified, and work shall be paused until such time that an archeological survey can be completed and interested parties agree that work associated with the project can continue.

→ *Monitor satisfactory implementation of conditions. Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

☐ No → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

If consulting parties concur or fail to respond to user's request for concurrence, project is in compliance with this section. No further review is required. If consulting parties object, refer to (36 CFR 800.5(c)(2)) and consult further to try to resolve objection(s).

☐ Adverse Effect

Document reason for finding:

Copy and paste applicable Criteria into text box with summary and justification.
Criteria of Adverse Effect: 36 CFR 800.5]

Notify the Advisory Council on Historic Preservation of the Adverse Effect and provide the documentation outlined in 36 CFR 800.11(e). The Council has 15 days to decide whether to enter the consultation (Not required for projects covered by a Programmatic Agreement).

→ *Continue to Step 4.*

Step 4 - Resolve Adverse Effects

Work with consulting parties to try to avoid, minimize or mitigate adverse effects. Refer to HUD guidance and 36 CFR 800.6 and 800.7.

Were the Adverse Effects resolved?

☐ Yes

Describe the resolution of Adverse Effects, including consultation efforts and participation by the Advisory Council on Historic Preservation:

For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Provide signed Memorandum of Agreement (MOA) or Standard Mitigation Measures Agreement (SMMA). Continue to the Worksheet Summary.*

☐ No

The project must be cancelled unless the "Head of Agency" approves it. Either provide approval from the "Head of Agency" or cancel the project at this location.

Describe the failure to resolve Adverse Effects, including consultation efforts and participation by the Advisory Council on Historic Preservation and "Head of the Agency":

Explain in detail the exact conditions or measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Provide correspondence, comments, documentation of decision, and "Head of Agency" approval. Continue to the Worksheet Summary.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The Rhode Island Historical Preservation Commission prepared a survey of the Town in 1978 (*Historic and Architectural Resources of Westerly, Rhode Island: A Preliminary Report*), which was further reviewed as part of this EA. The survey offers the following relevant information:

> *The bounty afforded by Westerly's waters was first realized by Indian residents, who caught large quantities of fish, particularly shad, in the spring, with weirs, scoops and seines. Misquamicut, the Indian name for the present town of Westerly, means red fish--a salmon. The Indians also farmed the land; one of their largest agricultural clearings was established near Chapman Pond* (p. 3-4).
>
> *Indians occupied the area for probably thousands of years. Exact dates are unknown since no Indian sites have yet been dated, but when Europeans came to America, the Narragansett Indian tribe was well established. The Narragansetts occupied the area until about 1632, when they were defeated in a fierce struggle with the Pequots… The Pequot domain extended along the coast from the Connecticut River to Weekapaug Brook and inland for twenty-five to thirty miles. It is said that they established a fort at Weekapaug* (p. 4).
>
> *Pequots settled along Mastuxet Brook about 1654 and remained there until forced to cross the river into Connecticut when Westerly's first colonial settlers arrived around 1661… Today, the Indians who lived in Westerly for centuries are remembered only through a liberal sprinkling of place names over the land and through their artifacts which are found at a number of archeological sites* (p. 4).
>
> *In 1660, a private company was organized in Newport to purchase and settle Misquamicut; in the same year, the sachem Sosoa, or Socho, deeded to Robert Stanton, William Vaughan and several other associates the area that approximately comprises today's town of Westerly* (p. 5).

Additionally, the survey indicates that two (2) historic districts, Bradford Village Historic District and Misquamicut Historic District are particularly noted for their significance to Native American history and culture.

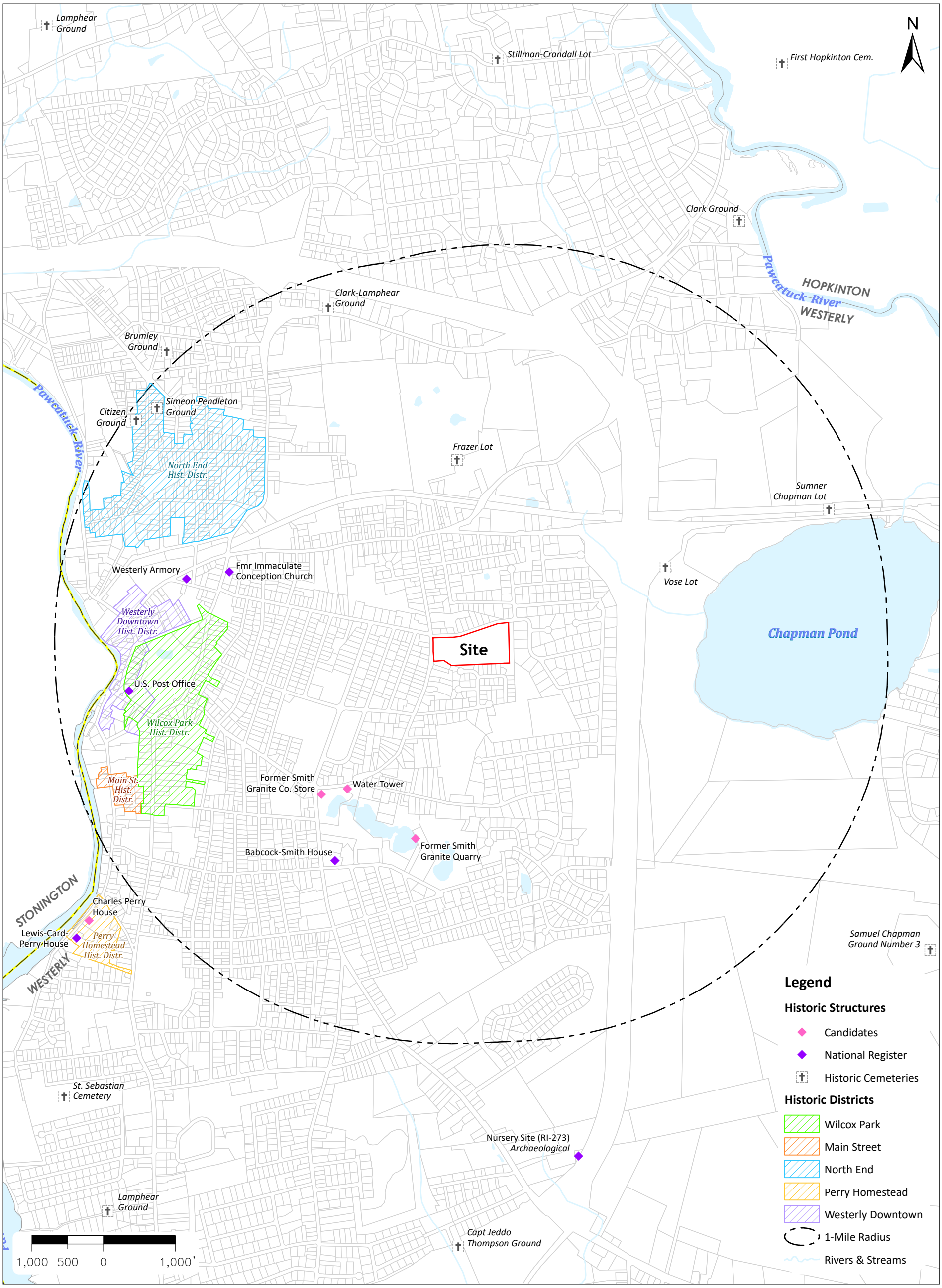
A review of state and national historic properties, as well as archeological sites, did not produce any listed sites with known significance to Indigenous Americans within one (1) mile of the project Site, as shown on the attached Figure. An archaeological site of Indigenous American significance (Nursery Site, RI-273) was identified roughly 1.3 miles to the south-southeast of the Site. The RIHPHS will be contacted to verify this information, which was necessary to prepare and evaluate in advance for ease of review.

Based on past development and use of the Site, it appears unlikely that adverse impacts on Indigenous American artifacts will occur as a result of this project; however, Native Americans tribes were historically present in the area of Westerly and surrounding towns for thousands of years, and the potential to encounter artifacts of Native American archeological, religious, and/or cultural significance cannot be eliminated. Should evidence of historical Native American use of the Site be encountered during the project, the RIHPHS shall be notified, and work shall be paused until such time that an archeological survey can be completed and interested parties agree that work associated with the project can continue.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No



ATTACHMENT

RIGIS

PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
8 BLACKSTONE VALLEY PLACE
LINCOLN, RI 02865
401-334-4100

HISTORIC RESOURCES

83 TOWER STREET
WESTERLY, RI

PARE PROJECT: 24111.00
DATE: MAY 2024



★ SITE LOCATION

APPENDIX M

Noise Abatement and Control Impact Evaluation and Attachments

Noise (EA Level Reviews)

General requirements	Legislation	Regulation
HUD's noise regulations protect residential properties from excessive noise exposure. HUD encourages mitigation as appropriate.	Noise Control Act of 1972 General Services Administration Federal Management Circular 75-2: "Compatible Land Uses at Federal Airfields"	Title 24 CFR 51 Subpart B
References		
https://www.hudexchange.info/programs/environmental-review/noise-abatement-and-control		

1. **What activities does your project involve? Check all that apply:**

☐ New construction for residential use
NOTE: HUD assistance to new construction projects is generally prohibited if they are located in an Unacceptable zone, and HUD discourages assistance for new construction projects in Normally Unacceptable zones. See 24 CFR 51.101(a)(3) for further details.
→ *Continue to Question 2.*

☐ Rehabilitation of an existing residential property
NOTE: For major or substantial rehabilitation in Normally Unacceptable zones, HUD encourages mitigation to reduce levels to acceptable compliance standards. For major rehabilitation in Unacceptable zones, HUD strongly encourages mitigation to reduce levels to acceptable compliance standards. See 24 CFR 51 Subpart B for further details.
→ *Continue to Question 2.*

☐ A research demonstration project which does not result in new construction or reconstruction, interstate, land sales registration, or any timely emergency assistance under disaster assistance provisions or appropriations which are provided to save lives, protect property, protect public health and safety, remove debris and wreckage, or assistance that has the effect of restoring facilities substantially as they existed prior to the disaster
→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

☒ None of the above
→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

2. **Complete the Preliminary Screening to identify potential noise generators in the vicinity (1000' from a major road, 3000' from a railroad, or 15 miles from an airport). Indicate the findings of the Preliminary Screening below:**

   ☐ There are no noise generators found within the threshold distances above.

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing the location of the project relative to any noise generators.*

   ☐ Noise generators were found within the threshold distances.

   → *Continue to Question 3.*

3. **Complete the Noise Assessment Guidelines to quantify the noise exposure. Indicate the findings of the Noise Assessment below:**

   ☐ Acceptable: (65 decibels or less; the ceiling may be shifted to 70 decibels in circumstances described in §24 CFR 51.105(a))

   Indicate noise level here: ☐

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide noise analysis, including noise level and data used to complete the analysis.*

   ☐ Normally Unacceptable: (Above 65 decibels but not exceeding 75 decibels; the floor may be shifted to 70 decibels in circumstances described in 24 CFR 51.105(a))

   Indicate noise level here: ☐

   <u>If project is rehabilitation:</u>

   → *Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis.*

   <u>If project is new construction:</u>

   Is the project in a largely undeveloped area[1]?

   ☐ No

   → *Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis, and any other relevant information.*

[1] A largely undeveloped area means the area within 2 miles of the project site is less than 50 percent developed with urban uses or does not have water and sewer capacity to serve the project.

☐ Yes

→*Your project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). Elevate this review to an EIS-level review.*

☐ Unacceptable: (Above 75 decibels)

Indicate noise level here: [ ]

If project is rehabilitation:

HUD strongly encourages conversion of noise-exposed sites to land uses compatible with high noise levels. Consider converting this property to a non-residential use compatible with high noise levels.

→ *Continue to Question 4. Provide noise analysis, including noise level and data used to complete the analysis, and any other relevant information.*

If project is new construction:

Your project requires completion of an Environmental Impact Statement (EIS) pursuant to 51.104(b)(1)(i). You may either complete an EIS or provide a waiver signed by the appropriate authority. Indicate your choice:

☐ Convert to an EIS

→ *Provide noise analysis, including noise level and data used to complete the analysis.*

Continue to Question 4.

☐ Provide waiver

→ *Provide an Environmental Impact Statement waiver from the Certifying Officer or the Assistant Secretary for Community Planning and Development per 24 CFR 51.104(b)(2) and noise analysis, including noise level and data used to complete the analysis.*

Continue to Question 4.

4. **HUD strongly encourages mitigation be used to eliminate adverse noise impacts. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation. This information will be automatically included in the Mitigation summary for the environmental review.**

☐ Mitigation as follows will be implemented:

→ *Provide drawings, specifications, and other materials as needed to describe the project's noise mitigation measures. Continue to the Worksheet Summary.*

☐ No mitigation is necessary.

Explain why mitigation will not be made here:

→ *Continue to the Worksheet Summary.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The project involves the demolition of an existing structure formerly used as a school and later a community center, and the new construction of a building intended to be commercial tenant occupied and serve as a community center. Commercial tenants known or anticipated to occupy the new building at this time will include businesses offering medical services, educational services, and childcare/daycare services that are not expected to result in a significant increase in noise at the Project Site. Demolition and construction activities will be performed in accordance with all local noise ordinances, and noise is not anticipated to reach excessive levels through the anticipated future site use.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

APPENDIX N

Sole Source Aquifer Impact Evaluation and Attachments

Sole Source Aquifers (CEST and EA)

General requirements	Legislation	Regulation
The Safe Drinking Water Act of 1974 protects drinking water systems which are the sole or principal drinking water source for an area and which, if contaminated, would create a significant hazard to public health.	Safe Drinking Water Act of 1974 (42 U.S.C. 201, 300f et seq., and 21 U.S.C. 349)	40 CFR Part 149
Reference		
https://www.hudexchange.info/environmental-review/sole-source-aquifers		

1. **Does your project consist solely of acquisition, leasing, or rehabilitation of an existing building(s)?**

   ☐Yes → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

   ☒No → *Continue to Question 2.*

2. **Is the project located on a sole source aquifer (SSA)[1]?**

   ☐No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination, such as a map of your project (or jurisdiction, if appropriate) in relation to the nearest SSA and its source area.*

   ☒Yes → *Continue to Question 3.*

3. **Does your region have a memorandum of understanding (MOU) or other working agreement with EPA for HUD projects impacting a sole source aquifer?**

   Contact your Field or Regional Environmental Officer or visit the HUD webpage at the link above to determine if an MOU or agreement exists in your area.

   ☐Yes → *Provide the MOU or agreement as part of your supporting documentation. Continue to Question 4.*

   ☒No → *Continue to Question 5.*

4. **Does your MOU or working agreement exclude your project from further review?**

   ☐Yes → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination and document where your project fits within the MOU or agreement.*

[1] A sole source aquifer is defined as an aquifer that supplies at least 50 percent of the drinking water consumed in the area overlying the aquifer. This includes streamflow source areas, which are upstream areas of losing streams that flow into the recharge area.

☒No → *Continue to Question 5.*

5. **Will the proposed project contaminate the aquifer and create a significant hazard to public health?**

   Consult with your Regional EPA Office. Your consultation request should include detailed information about your proposed project and its relationship to the aquifer and associated streamflow source area. EPA will also want to know about water, storm water and waste water at the proposed project. Follow your MOU or working agreement or contact your Regional EPA office for specific information you may need to provide. EPA may request additional information if impacts to the aquifer are questionable after this information is submitted for review.

   ☒No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide your correspondence with the EPA and all documents used to make your determination*.

   ☐Yes → *Work with EPA to develop mitigation measures. If mitigation measures are approved, attach correspondence with EPA and include the mitigation measures in your environmental review documents and project contracts. <u>If EPA determines that the project continues to pose a significant risk to the aquifer, federal financial assistance must be denied.</u> Continue to Question 6.*

6. **In order to continue with the project, any threat must be mitigated, and all mitigation must be approved by the EPA. Explain in detail the proposed measures that can be implemented to mitigate for the impact or effect, including the timeline for implementation.**

   → *Continue to the Worksheet Summary below. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The project is located within the Pawcatuck Sole Source Aquifer (SSA). Contact with the EPA was initiated on 7/2/2024. A meeting between EPA and Pare Corporation took place on 7/3/2024, in order to discuss submittal requirements as part of project interagency review. Kira Jacobs from EPA provided Pare Corporation with an SSA checklist needed for EPA review of the project. As the final design of the proposed building nears completion, the EPA (Ms. Jacobs) should be provided a copy of relevant project plans and proposed stormwater management systems for compliance review.

Responses to questions in this worksheet are the opinion of the Consultant (Pare) based on a review of available project information, but will need to be confirmed by Ms. Jacobs at the EPA.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

EPA Region 1 Sole Source Aquifer Project Review Information For Projects Located in ~~Massachusetts~~ Rhode Island

Updated August 2024

Commented [AB1]: Please note that this document was forwarded to me by Ms. Jacobs, who indicated that the EPA is still working on the Rhode Island version but that it would generally be the same as this Massachusetts template. I modified the text of the document in track changes to reflect my expectations of what the Rhode Island version will look like, but this is not the official EPA version of the Rhode Island checklist.

To initiate an EPA SSA Review, please contact:

Kira Jacobs, EPA Region 1, Boston, MA

phone: 617-918-1817

email: jacobs.kira@epa.gov

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Some tips to make the process as efficient as possible:

- ✓ Prior to initiating a project review, it is recommended that the applicant or consultant speak to EPA by phone at the number above. It is recommended that applicants follow up with an email if you do not receive a response in a timely way.
- ✓ Responses to the following questions will assist EPA's Sole Source Aquifer (SSA) Program staff in evaluating whether proposed project has the potential to contaminate a sole source aquifer. EPA may request additional information as necessary. The more detailed response, the faster the review can be completed.
- ✓ Please note that every project is different. Some of the questions below may not apply to every project. Before completing the checklist, please contact EPA if there are questions about what is needed for the review.
- ✓ After the final checklist is received by EPA, every attempt is made to provide a response within 30 days. In recent years, there has been an increase in requests for project review and a decrease in EPA staffing. Thus, it has been taking longer than usual for EPA to complete reviews. If there is a delay or if EPA has any questions, you will be notified.

Checklist to assist in EPA's review:

Date checklist is completed and sent to EPA: [Date]

1. **Background information**
   Provide information regarding:

• name of the proposed project	Education Center Expansion
• the address of the project	83 Tower Street, Westerly, RI 02891
• a detailed map showing the location of the project	See attached Plans
• a groundwater flow map	See attached Plans
• What is the depth of excavation?	[Fill in Response if known]
• construction drawings (if applicable)	See attached Plans
• name of sole source aquifer	Pawcatuck Basin Aquifer System
• any relevant correspondence with other agencies, such as ~~MassDEP~~RIDEM, or local public utilities	RIDEM Verification of Resource Area Delineation, Application No. 23-0134, 7/12/2023
• any environmental site assessments (ESAs) conducted	ASTM Phase I ESA

2. **Provide a 2-3 paragraph project description.**

   The project involves the demolition of an existing building that was most recently utilized as a community center and initially constructed in the 1950's for use as a school. Upon demolition, a new community center will be constructed within the approximate former building footprint. The proposed project will result in a net increase of impervious surface by approximately 55,500 square feet.

Specifically, provide:

a. **The dollar amount (approximate) of Federal funding being provided for this project and the total cost of the project itself**

   Federal Funding: $1,500,000.00
   Total Cost: $30,000,000.00

b. **Source of Federal funding,** (e.g., funding is being provided by the Federal Highway Administration, Housing and Urban Development etc.)

   Housing and Urban Development
   Congressionally Approved Spending

Stormwater Management

3. **Will the project result in any increase of impervious surface? If so, what is the area?**

   Roughly 55,500± ft^2 (~1.28 acres) of additional impervious surface are expected to result from completion of the project.

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4. **Provide a description of how storm water is currently treated on the project site.**

   Two (2) drywells along the southwest side of the building receive roof runoff for infiltration. A rain garden is also present on the southwest portion of the property, though it has not been maintained due to the site being unoccupied since roughly 2020. Surface water across the remainder of the Site is collected by catch basins which discharge to a drain line that traverses the site from Narragansett Avenue to the west to a headwall located on the eastern portion of the site. Stormwater exits the headwall as an intermittent stream which discharges to a spring-fed pond located on the southeast corner of the site.

5. **How will storm water be treated on this site during construction and after the project is complete?**

   Stormwater during construction will be treated in accordance with the Rhode Island Pollutant Discharge Elimination System (RIPDES) Program's Construction General Permit (CGP). Low Impact Development will be utilized to manage much of the stormwater on-site:

   - Construction is primarily limited to previously disturbed portions of the site, and minimal clearing/grading is anticipated as part of project construction.
   - A portion of stormwater that would typically be managed as roof runoff will be absorbed into a green roof system proposed on a portion of the new community center building, reducing the total volume of roof runoff required for infiltration.
   - Stormwater from rooftops, roadways, driveways, and parking lots on other areas of the site will be directed to qualifying pervious areas for infiltration.

Wastewater Management

6. **How will wastewater be disposed of?**

   Wastewater is anticipated to be limited to primarily graywater and cooking/kitchen wash water. All wastewater anticipated to be generated on-site will be managed through the municipal sewer system and, as applicable, plumbing will be equipped with grease traps that will be maintained in accordance with the manufacturer's recommendations.

7. **Will any other liquid or solid waste be generated? If so, how will it be disposed of?**

   No significant quantities of other types of liquid waste are expected to be generated at this time. There is a potential for small (e.g., < 5-gallons/year) quantities of liquid medical waste to be generated depending on the type and frequency of relevant services offered by a prospective tenant of the new community building, which provides certain medical/urgent care services. All medical waste will be managed in accordance with the RIDEM *Medical Waste Regulations* (250 RICR 140-15-1).

Drinking Water

8. **Are there any public or private wells in or near the project site that may provide direct routes for contaminants to access the aquifer?** If yes, please identify the wells and describe how close are the wells to the project. If there are any public water supply wells, is the project located in GA or GAA Classified Groundwater and/or a ~~Zone II~~Wellhead Protection Area? If yes, has the applicant provided details about this project to the local water supplier/water superintendent?

   The project is located in an area of groundwater classified as GA by the RIDEM; however, no public or private drinking water wells exist on the project Site or are known to exist within 500-feet of the Site. The Site is located outside of Westerly's Aquifer Protection Zone and Local Wellhead Protection Zones.

9. **What is the source of drinking water for this project?**

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Municipal potable water is and will be supplied by the Westerly Water Department.

Underground Injection Control (UIC) wells

10. **Does the project require registration of Underground Injection Control (UIC) wells?**

[Fill in Response]

Commented [AB2]: If the proposed building will also use drywells like the ones that are presently at the site, then the answer would be 'yes'

If yes, has the applicant registered the UIC well with ~~MassDEP~~RIDEM? Please provide a copy of any email correspondence with ~~MassDEP~~RIDEM.

- Applicants must apply for UIC registration **before** construction begins, not **after** the construction is complete.
- Any proposed UIC wells need to be approved by ~~MassDEP~~RIDEM. ~~MassDEP~~ RIDEM needs a UIC registration application with the required ~~UIC Stormwater Technical Compliance Form~~documentation outlined therein, such as~~,~~ existing sampling/monitoring data, site plans, and cross-sectional plans showing the proposed UIC well structures.
- For more information, please contact: ~~Joe Cerutti~~Nicholas Pisani, Program Supervisor, RIDEM~~MassDEP~~ Office of Water Resources, Groundwater Discharge/UIC Program ~~Drinking Water Program, UIC program coordinator~~, ~~mobile~~Office Phone: 401-537-4151~~781-465-4123~~, Email: nicholas.pisani@dem.ri.gov, UIC Division Main Phone: (401) 222-6820, UIC Division General Email: DEM.UIC@dem.ri.gov

[Detail Relevant Correspondence & Applications Submitted, as applicable]

Other Potential Source of Contamination:

11. **Are there any underground storage tanks present or to be installed? Include details of such tanks.**

No USTs presently exist at the site, and no USTs are anticipated to be installed in the future. A 5,000-gallon #4 fuel oil UST was formerly used at the site for heating purposes. The UST was removed in 1995 in accordance with applicable UST closure requirements, at which time no evidence of a release was encountered.

12. **Are there any hazardous waste sites in the project area? Do any such waste sites have underground plumes with monitoring wells that may be disturbed?** Include details.

An ASTM Phase I ESA was performed at the site in August 2024, which included a review of environmental listings for the Site and surrounding properties. No groundwater plumes or environmental listings with the potential to have impacted groundwater beneath the property were identified in the Phase I ESA.

13. **Are there any deep pilings that may provide access to the aquifer?**

No, the proposed building will be constructed with a slab-on-grade foundation.

Groundwater Protection Measures:

14. **Are Best Management Practices (BMPs) planned to address any possible risks or concerns?** Please provide a list of BMPs.

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Stormwater during construction and subsequent to project completion shall be managed in accordance with the Rhode Island *Stormwater Management, Design, and Installation Rules* (250 RICR 150-10-8).

15. **Does the project include any improvements that may be beneficial to the aquifer, such as improvements to the wastewater treatment plan?**

    The project will involve modifications to the existing stormwater conveyance systems at the site that will improve treatment and infiltration of stormwater. The existing stormwater management system was initially constructed at the time of building construction in the 1950's, with the most recent modifications known occurring in the 1990's. Current performance standards did not exist in the 1950's and have been greatly improved since the 1990's.

16. **Is there any other information that could be helpful in determining if this project may have an effect on the aquifer?**

    [Fill in Response or Delete/write N/A]

Contact Information for Project Applicant:

Name and position title:	Melissa Davy, Assistant Town Manager
Address:	Town of Westerly 45 Broad Street Westerly, RI 02891
Email:	(401) 338-3111
Phone number:	mdavy@westerlyri.gov
If the letter should be addressed to someone else, please provide their name, position title, and address:	Ms. Rachel Doyle, Director of Business Services Rhode Island Office of the Postsecondary Commissioner 560 Jefferson Blvd Warwick, RI 02886 Phone: 401-584-4934 Email: rachel.doyle@riopc.edu

DRAFT

RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
235 Promenade Street
Providence, Rhode Island 02908

July 12, 2023

Town of Westerly
Shawn Lacey, Town Manager
45 Broad Street
Westerly, RI 02891

RE: Application No. **23-0134** in reference to the property located:

At 83 Tower Street, approximately 300 feet south of Narragansett Ave and approximately 650 feet southeast of Tower Street and its intersection with Narragansett Ave, near Utility Pole No. 84, Assessor's Plat 58, Lot 186, Westerly, RI.

Dear Mr. Lacey:

Kindly be advised that the Department of Environmental Management's ("DEM") Freshwater Wetlands Program ("Program") has completed its review of your Request to verify freshwater wetland edges. This review included an inspection of the above referenced property ("subject property") as described by the site plans submitted with your application and received on June 13, 2023.

Per Rule 250-RICR-150-15-3.23, the **Statewide Buffer Zone Designation, your property falls within:**

- River Protection Region 2

Based upon the Program's observations and review, it is our determination that freshwater wetlands are present on or are in close proximity to the subject property. These freshwater wetlands and other jurisdictional areas are regulated by this Department and include, but are not limited to, at least the following types:

Jurisdictional Areas:

- Freshwater Wetlands (see below)
- Buffer: All areas of undeveloped vegetated land adjacent to a freshwater wetland that is to be retained in its natural undisturbed condition or is to be created to resemble a naturally occurring vegetated area. For the purpose of defining buffer in these Rules, "adjacent to" means land area within the buffer zone.
- Floodplain associated with on-site streams
- Contiguous areas that extend outward two hundred (200') feet from the edge of a river or stream
- Contiguous areas that extend one-hundred feet (100') from the edge of all other freshwater wetlands

Freshwater Wetlands and associated Statewide Buffer Zone Designation (include at least the following types):

1. Swamp-Deciduous forested (greater than or equal to one (1) acre and less than ten (10) acres): 50-foot buffer zone with the following exceptions (refer to Rule 3.23F.(2)):

   - Flag Nos. A-8 to A-13 and A-15 to A-27 and B-1 to B-10 receive a 75-foot buffer zone (stream within 50' of the delineated wetland edge); and
   - Flags B-22 and B-23 receive a 75-foot Buffer Zone (where the pond is within 50-feet of the flagged wetland edge near southeast property corner).

2. Two Streams: 100-foot buffer zone

3. Pond (within the swamp) and 25-foot Buffer Zone

The DEM has completed an inspection and review of the wetland edges delineated by you on-site. It is our determination that:

The wetland edges delineated on-site are accurate. These wetland edges have been shown on the site plan submitted with your application and are referenced as Flags A-1 through A-27 and Flag B-1 through B-23.

This letter does not constitute an approval or permit for any proposed project on the subject property. Pursuant to R.I. Gen. Laws § 2-1-21(a) of the Freshwater Wetlands Act and the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act, 250-RICR150-15-3, a permit is required from this Program prior to the commencement of any activity which impacts or alters freshwater wetlands.

This Program assumes that the edges of freshwater wetlands, as flagged or marked on site, have been accurately surveyed and portrayed on site plans submitted in support of your application. This Program makes no guarantee or representation that such survey is accurate.

In addition, you should note that freshwater wetlands are present on this property which may be regulated under Section 404 of the Clean Water Act (Federal Water Pollution Control Act, as amended 33 U.S.C. 1344). Accordingly, a permit may be required from the U.S. Army Corps of Engineers for alteration of these wetland areas.

In accordance with 250-RICR-150-15-3.9.3(H), this verification of the delineated edge of freshwater wetlands is valid for a limited period of five (5) years from the date of issue.

Please contact Sam Dufresne of this Office telephone: (401-222-6820, ext. 277-7275) should you have any questions regarding this letter.

Sincerely,

Nancy L. Freeman

Nancy L. Freeman, Environmental Scientist III
Office of Water Resources
Freshwater Wetlands Program
NLF/SGD/sgd

c: Sergio F. Cherenzia, P.E., President, Cherenzia & Associates, Ltd.
Scott P. Rabideau, PWS, Principle, Natural Resource Services, Inc.

R.I. DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
FRESHWATER WETLANDS PROGRAM

APPLICATION INSPECTION REPORT

Applicant Name: Town of Westerly **Application No.:** 23-0134

Application Type: WETEDGE

Biologist: Sam Dufresne **Response to Deficiency:** No

Date Received: 6/13/2023 **Date Inspected:** 6/30/2023 **Date Completed:** 7/7/2023

Site Location: 83 Tower Street, approximately 300 feet south of Narragansett Ave and approximately 650 feet southeast of Tower Street and its intersection with Narragansett Ave, closest utility pole No. 84, Assessor's Plat 58, Lot 186, Westerly, RI.

Region: River Protection Region 2

RI GP Wetlands Gain/Loss Reporting: None

Infill Lot (Y/N): No

Rare species or wetland present (Y/N): No

I. Jurisdictional Areas:

- **Freshwater wetlands:** Deciduous-forested swamp, 2 intermittent streams, pond
- **200-feet from edge of river or stream**
- **100-feet from the edge of all other freshwater wetlands**
- **Floodplain:** Associated with both streams
- **Buffers** (present/to be created, ~extent)**:** Present
- **Buffer Zone:** Swamp (1-10 acres): 50-feet, intermittent steams: 100-feet, increase swamp buffer zone to 75-feet where pond is within 50-feet of flagged edge.

II. PROJECT PURPOSE AND PROPOSED ALTERATIONS:
Request wetland edge verification.

III. REVIEW COMMENTS:
The subject property is approximately 11.28 acres in size and was entirely vegetated prior to 1955 when it was developed as an elementary school. The building was officially closed in 2020 after being utilized as a community center since 2010. A report titled "The Tower Street School Reuse Study 2021-2022 Summary Report" dated February 23, 2023, outlines the conditions of the building and potential future uses of the property which include a new community center, housing, or workforce development/jobs.

The earliest aerial photograph that shows the school facility is 1962. At that time, almost the entire lot was cleared of vegetation. The southeastern portion of the lot began to re-vegetate and reached its current extent by 1997. This vegetated area is what makes up the biological wetlands and buffers on the property. There are two wetland flag series (A1-27 and B1-23). They are the eastern and western edges of a deciduous-forested swamp that is between 1 and 10 acres. There are two intermittent streams and a pond located within the interior of the wetland edge. The northern intermittent stream begins at a culvert that appears to discharge stormwater runoff from surrounding roads and parking lots. The second, smaller intermittent stream begins from a groundwater seepage. Both streams eventually discharge

into the small pond at the southern property line. At the time of the site inspection, there was standing water in the pond and small pools of standing water within the stream channel fed by the culvert, and gently flowing water from the groundwater fed stream. The pond was surrounded by large boulders, and there is an extremely steep slope along the southern boundary that was created by fill when the developments to the south were built between 1997 and 2008. Most of the vegetated land on the property, including the wetland has extensive human disturbance and is littered with concrete slabs, old fill, and trash.

There is skunk cabbage (*Symplocarpus foetidus*) throughout the extent of the two intermittent streams, and some of the perimeter swamp. The overstory within the wetland and the upland is primarily red maple (*Acer rubrum*), with several invasive species including multiflora rose (*Rosa multiflora*), European privet (*Ligustrum vulgare*) and Japanese Knotweed (*Fallopia japonica*) within the upland areas. The wetland has New York fern (*Thelypteris noveboracensis*), cinnamon fern (*Osmundastrum cinnamomeum*), sensitive fern (*Onoclea sensibilis*), and royal fern (*Osmunda regalis*), as well as scattered arrowwood (*Vibernum dentatum*) and highbush blueberry (*Vaccinium corymbosum*) in the shrub and herbaceous layers. The soils mapped on the site are SuB (primarily non-hydric), and most of the samples taken during the field inspection showed areas of human transported material (HTM) with sand and gravel mixed in with Ap and Bg horizons. The wetland soils had redox features visible, which distinguished them from the upland.

The wetland edge typically follows the general sloping topography on the site, as well as vegetation. Along much of the B-series, the upland contains knotweed, while the wetland transitions to dense fern cover. There is a section between flags A19 and A18 where there appears to be additional wet area west of the flags. The vegetation is multiflora rose and fox grape, with a few scattered skunk cabbage and evidence of water channels. The soils lacked distinctive redox features. It appears that this area is part of the floodplain of the stream. It is not necessary for this to be depicted on site plans since there will be no change to the buffer zone designations. As the topography continues to slope south towards the pond, the quality of the wetland increases and contains distinct mound and pool microtopography along with pockets of standing water. There is less trash and gravel/sand visible. It appears that this was most likely the natural wetland prior to clearing in the 1950s. Several bird species were observed utilizing this lower habitat with denser overstory, including American robin seen bathing in the stream, male northern cardinal, Carolina wren, American and fish crows calling in the tree canopy, downy woodpecker, and catbirds.

The wetland edge is accurate and is defined by topography, vegetational change, and although the soils are not typical hydric soils, the presence of redoximorphic features within the wetland is a distinguishing factor. Most of the vegetation surrounding the wetland is included in the designated buffer zones that are mostly accurate on the site plans. WF #B22 and B23 fall within 50-feet of the interior pond, and the buffer zone for this area needs to be increased by 25-feet from 50 to 75-feet. The western portion of the wetland, between flags A1-10 only receive a 50-foot buffer zone, which is approximately half of the existing vegetation in that area. The wetland in this area is disturbed to the west by a steep slope made of large rocks and other debris and does not hold extensive value as wildlife habitat except for songbirds until it gets closer to the pond.

APPLICATION RECOMMENDATION: Issue Wetland Edge Verification with comments about buffer zone.

Signed: _____

RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
DIVISION OF FRESHWATER WETLANDS

WETLAND APPLICATION REVIEW COVER SHEET

FILE NO: 23-0134

TYPE OF APPLICATION: WETEDGE

RENEWALS REMAINING:

RENEWAL EXPIRATION:

APPLICANT: ,
Town of Westerly swamp + 50' PW

CROSS REFERENCE FILES: 04-0645, 04-0287, 6508 NLF 7/12/23

SITE LOCATION:

83 Tower Street, nearest intersecting street is Narragansett Ave, approximately 0 feet away, closest utility pole No. 84, Assessor's Plat 58, Lot 186, Westerly, RI.

APPLICATION ASSIGNED TO: SGD 6/21/23

REASON FOR SUBMISSION: Request for Wetland Edge Verification 06/13/2023

Prepared: 06/19/2023
Covershe.prg

CHERENZIA
& ASSOCIATES, LTD.

Civil Engineers • Land Surveyors
Land Use Planners • Environmental Consultants

Raymond F. Cherenzia, P.E., L.S., Founder
Sergio F. Cherenzia, P.E., President

June 12, 2023

RI Department of Environmental Management
Office of Water Resources
235 Promenade Street, Room 260
Providence, RI 02908-5767

Subject: Application for a Freshwater Wetlands Request to Verify Wetland Edges
Former Tower Street School Site
83 Tower Street (Plat 58 Lot 186)
Westerly, RI

To Whom It May Concern:

On behalf of Town of Westerly, Cherenzia & Associates, Ltd. is pleased to submit the following Request to Verify Wetland Edges Application materials to the RIDEM Office of Water Resources. The following items are submitted for your review:

1. Completed, Request to Verify Wetland Edges Application.
2. Filing fee of $1,000.00, in accordance with the Fee Assistance Tool found on the RIDEM Website, based on wetland edge length of 1,000ft+.
3. Three (3) copies of each of the following:
   a) Freshwater Wetlands Delineation Report prepared by Natural Resource Services Inc., dated March 8, 2023.
   b) Existing Conditions Plan (24"x36") prepared by Cherenzia & Associates. titled, "Comprehensive Boundary & Topographic Survey, Tower Street School," dated June 8, 2023.

Should you have any questions regarding this submittal, please contact Sergio Cherenzia at 401-596-7747.

Sincerely,

Sergio F. Cherenzia, P.E.
President

Office Location: 99 Mechanic St. • Pawcatuck, CT 06379 • Tel (860) 629-6500 • Fax (860) 599-6090
Mailing Address: P.O. Box 513 • Westerly, RI 02891 • Tel (401) 596-7747

RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT OFFICE OF WATER RESOURCES - Groundwater and Freshwater Wetlands Protection
FRESHWATER WETLANDS PROGRAM

235 Promenade Street, Providence, Rhode Island 02908
Telephone: 401-222-6820; Rhode Island Relay 711
www.dem.ri.gov/wetlands

Place Date Stamp Here

Application No.:

APPLICATION FOR A FRESHWATER WETLANDS DETERMINATION OR PERMIT

PART A - APPLICATION TYPE (See Tables 2, 3, and 4 in 250-RICR-150-15-3.8.9 for more information)

- ☐ Request to Determine the Presence of Jurisdictional Area [250-RICR-150-15-3.9.2] (JADETREC)
- ■ Request to Verify Wetland Edges [250-RICR-150-15-3.9.3] (WETEDGE)
- ☐ New Freshwater Wetlands Permit [250-RICR-150-15-3.11] (FWWAPPREC)
  - ☐ with Variance (VARREC) **OR**
  - ☐ with Joint On-Site Wastewater Treatment System (single-family lot only) (JOINTREC)
- ☐ Application for Significant Alteration [250-RICR-150-15-3.12] (SIGAPPREC)
- ☐ Permit Modification [250-RICR-150-15.3.14.3] (MODIFY)- Existing Permit #: _____

FEE INFORMATION:
To determine your project type and fee amount, use the Fee Assistant Tool.

Table 2 (2) (c)

Permit Fee Amount:
$1,000.00

Check No.:

PART B - APPLICANT INFORMATION AND CERTIFICATION (Note: The applicant must be the owner of the property or easement which is the subject of this application or must be the government agency or entity with power of condemnation over such property or easement):

Name of Applicant/Organization: Town of Westerly

RIDOT PTSID (if applicable)

Name and Title of Organization Representative (if applicable): Shawn Lacey, Town Manager

Applicant's Mailing Address: 45 Broad Street
Street Number and Name or P.O. Box

Westerly	RI	02891
City/Town	State	Zip Code

Applicant's Email Address: slacey@westerlyri.gov

Applicant's Phone Number: 401-348-2530
401-348-2625 (Assistant)

CERTIFICATION/AUTHORIZATION OF APPLICANT:
I hereby certify that I have requested and authorized the investigation, compilation, and submission of all of the information, in whatever form, contained in this Application; that I have personally examined and am familiar with the information submitted herein; and that such information is true, accurate, and complete to the best of my knowledge. I hereby authorize RIDEM personnel access to the property ("site") for purposes of observing conditions pertinent to this application and assessing compliance with any permit or determination resulting from this Application, including any sampling, monitoring, or surveying that may be deemed appropriate, consistent with the RIDEM Administrative Inspection Guidelines.

Applicant's Signature

6/8/2023
Date (mm/dd/yyyy)

If more than one property owner is applying, please use the Supplemental Document: Additional Applicant Information and Certification.

PART C - PROPERTY LOCATION SUBJECT TO THIS APPLICATION:

Primary City/Town: Westerly

Street Abutting Site, with Address (if applicable): 83 Tower Street

Nearest Intersecting Street: Narragansett Ave

Distance (in feet) and Direction to Property from nearest street intersection: 0

Tax Assessor's Plat(s) and Lot Number(s): 58/186

Closest Utility Pole Number: 84

Secondary City/Town (if applicable):

Secondary Tax Assessor's Plat(s) and Lot Number(s) (if applicable):

Has a Freshwater Wetlands application been previously submitted for this property? ■ No ☐ Yes _____
If yes, Previous Permit Application #

Have there been previous enforcement actions for this property? ■ No ☐ Yes _____
If yes, Previous Enforcement Action File #

PART D - PROJECT INFORMATION (Note: The Interactive GIS Map can provide helpful information for answering some of the below questions)

Project Name (*must be project specific*): Former Tower Street School Site

Project Type: School/Church (Developed) Project Size: 11.28 Unit: Acre(s)

Within which river buffer zone region is the site located? ☐ Urban Region ☐ Region 1 ☒ Region 2

Will the project alter Freshwater Wetlands? *If yes, provide amount to be altered.*	☒ No	☐ Yes	_____ sq. ft.
Will the project alter Buffer Zone? *If yes, provide amount to be altered.*	☒ No	☐ Yes	_____ sq. ft.
Will the project alter Watercourse? *If yes, provide amount to be altered.*	☒ No	☐ Yes	_____ linear ft.
Is the project located within a Drinking Water Supply Reservoir Watershed (DWSRW)?	☒ No	☐ Yes	
Is the project located within a Natural Heritage Area?	☒ No	☐ Yes	
Have rare wetland types or rare species been documented?	☒ No	☐ Yes	

If the project proposes any of the following, concurrently submit an *Application for Stormwater Construction Permit and Water Quality Certification*

New or increased impervious cover for property other than a single-family home?	☒ No	☐ Yes	
Disturbance of more than 10,000 sq. ft. of existing impervious cover?	☒ No	☐ Yes	
Fill in any amount of floodplain or alter storm flowage to a river, stream, or wetland on any lot?	☒ No	☐ Yes	
Does this project require a variance from the Freshwater Wetlands Standards?	☒ No	☐ Yes	
Has a variance from local zoning setbacks been sought? *If yes, submit documentation of outcome.*	☒ No	☐ Yes	
Have you participated in a pre-application meeting with RIDEM on this project? *If yes, provide meeting date.*	☒ No	☐ Yes	Provide Date:
Is municipal master plan approval required for this property? *If yes, submit a copy of the approval.*	☒ No	☐ Yes	

PART E - SITE WORK AFFIDAVIT

- Wetland flags are present on site and are correctly and legibly labeled
- The wetland flag numbers on site correspond to those depicted on the plans
- The wetland flags have been accurately surveyed and depicted on the plans
- The proposed Limit of Disturbance (LOD) and other proposed activities and features have been staked and labeled on site (see § 3.8.6).

I have inspected the subject property and its surroundings and do hereby attest that to the best of my knowledge, all site work performed above has been accurately completed and certified at the time of application submission and prior to RIDEM inspection, in accordance with the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act, 250-RICR-150-15-3.

PART F - PROFESSIONAL CERTIFICATION

I hereby certify that I have been authorized by the applicant to prepare documentation to be submitted in support of this Application; that such documentation is in accordance with the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act (250-RICR-150-15-3); and that such documentation is true, accurate, and complete to the best of my knowledge.

Note: The Project Manager / Primary Professional should enter their information first.

Name and Title: Sergio F. Cherenzia, P.E., President d/b/a: Cherenzia & Associates, Ltd.

Email Address: sergio@cherenzia.com Phone Number: 401-596-7747

Signature: _____ Date: 6/6/2023

☑ By checking this box, I attest that I have reviewed and certify the Site Work Affidavit in Part E. I last inspected the property on: 4/26/23

Name and Title: Scott P. Rabideau, PWS, Principal d/b/a: Natural Resource Services, Inc.

Email Address: scott@nrs.wetlands.com Phone Number: 401-568-7390

Signature: _____ Date: 6/6/2023

☐ By checking this box, I attest that I have reviewed and certify the Site Work Affidavit in Part E. I last inspected the property on: _____

Name and Title: _____ d/b/a: _____

Email Address: _____ Phone Number: _____

Signature: _____ Date: _____

☐ By checking this box, I attest that I have reviewed and certify the Site Work Affidavit in Part E. I last inspected the property on: _____

Natural Resource Services, Inc.

March 8, 2023

Mark Castellanos
Cherenzia & Associates
P.O. Box 513
Westerly, RI 02891

RE: Freshwater Wetland Delineation
83 Tower Street, A.P. 58, Lot 186
Westerly, Rhode Island

Dear Mr. Castellanos:

Natural Resource Services, Inc. (NRS) has completed the freshwater wetland delineation within the above referenced property. This fieldwork was performed by staff biologist Hannah Chace on March 7, 2023. The wetland delineation was established in accordance with the standards outlined in Section 3.21 of the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act (250 RICR 150-15-3). These land-use regulations are administered by the RI Department of Environmental Management (DEM), Office of Water Resources (OWR). It is important to note that in accordance with Section 3.9.3 (D) of these regulations, all delineations performed by wetland consultants are not considered to be accurate for state regulatory purposes until the work is reviewed and verified by the DEM, OWR.

As part of our work, a hand-held GPS unit was used to locate the established wetland flagging. While this location work should not be construed as a professional survey, the data obtained is valuable for preliminary planning purposes. An aerial photograph is attached to this letter. The GPS data has been added as an overlay on the photo to provide a visual representation of the established wetland delineation.

The property is located south of Narragansett Avenue. The site is the location of the old Tower Street School. The town tax assessor's database has the subject lot listed as approximately 11.28 acres in size with the existing building built in 1955.

The DEM freshwater wetland regulations establish a 200-foot jurisdictional area (JA) from all rivers and streams, and a 100-foot JA from all vegetated wetlands. The combined streams and vegetated wetland JA is depicted as a dashed blue line on the attached GIS graphic. Any land disturbing activities proposed within the JA require a permit from the DEM.

The rules regulate wetlands and assign buffer zones based on three (3) factors: 1) the river region in which the property is located; 2) the size of the wetland; and 3) the vegetational composition and classification of the wetland. This property falls in River Region 2. Two

intermittent streams are located within the swamp of the property. One of the streams begins at a culvert and the other begins from a groundwater seep area. Both streams should be located by survey to be accurately represented on any site plan to DEM. The streams are each subject to a 100-foot buffer zone.

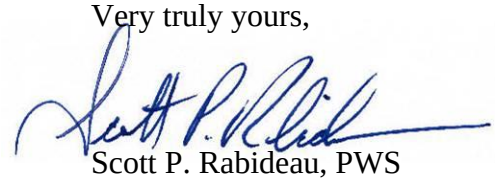
Flagging labeled A1 to A27 and B1 to B23 depicts a deciduous forested swamp. This swamp is between one (1) and ten (10) acres in size and is primarily encompassed within the property. Swamps of this size are subject to a 50-foot buffer zone. When a wetland subtype, in this case the intermittent streams, fall within 50 feet of the delineated wetland edge, the buffer zone is increased an additional 25 feet. Flagging from approximately A8-A27 and B1-B9 will receive a 75-foot buffer zone. Additionally, there is a small pond within the swamp. Flags B21 to B23 are within 50 feet of the pond as well. These areas can be more accurately assessed once the flags are surveyed, and flag, stream and pond locations are more accurately documented.

The wetland regulations recognize that developed areas which exist within the assigned buffer zone should be differentiated from areas which provide habitat value. The term buffer is used to identify an area of undeveloped vegetated land adjacent to a freshwater wetland that is to be retained in its natural undisturbed condition or an area of land that is to be created to resemble a naturally occurring vegetated area. Undeveloped vegetated land is an area of land that does not consist of buildings, impervious surfaces, bare gravel, lawn, or landscaped areas. The area of naturalized vegetation should be located by your surveyor and represented on the existing conditions plan prepared for the DEM application.

In the case of any new development, the wetlands will have setback standards in addition to the buffer zone standards outlined above. Any primary structure shall require an additional 20 feet of setback from the buffer, or existing vegetated land within the buffer zone, and 5 feet of setback for any secondary structures proposed.

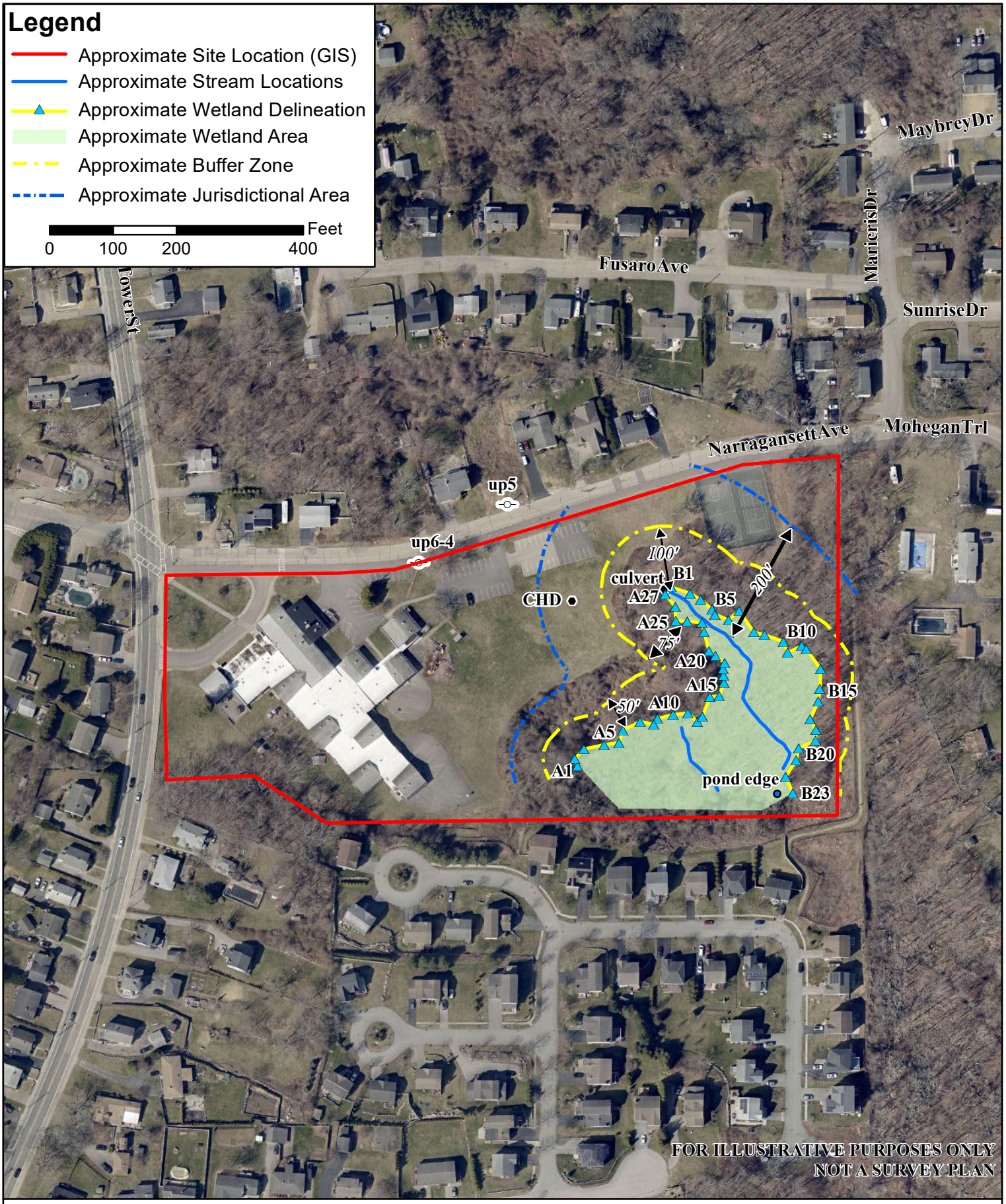
Please do not hesitate to contact me if you have any questions regarding the information presented in this letter of findings or require more guidance if a project is proposed.

Very truly yours,



Scott P. Rabideau, PWS
Principal

Enclosures



Site Sketch Depicting Approximate Wetland Delineation
83 Tower St
A.P. 58, Lot 186

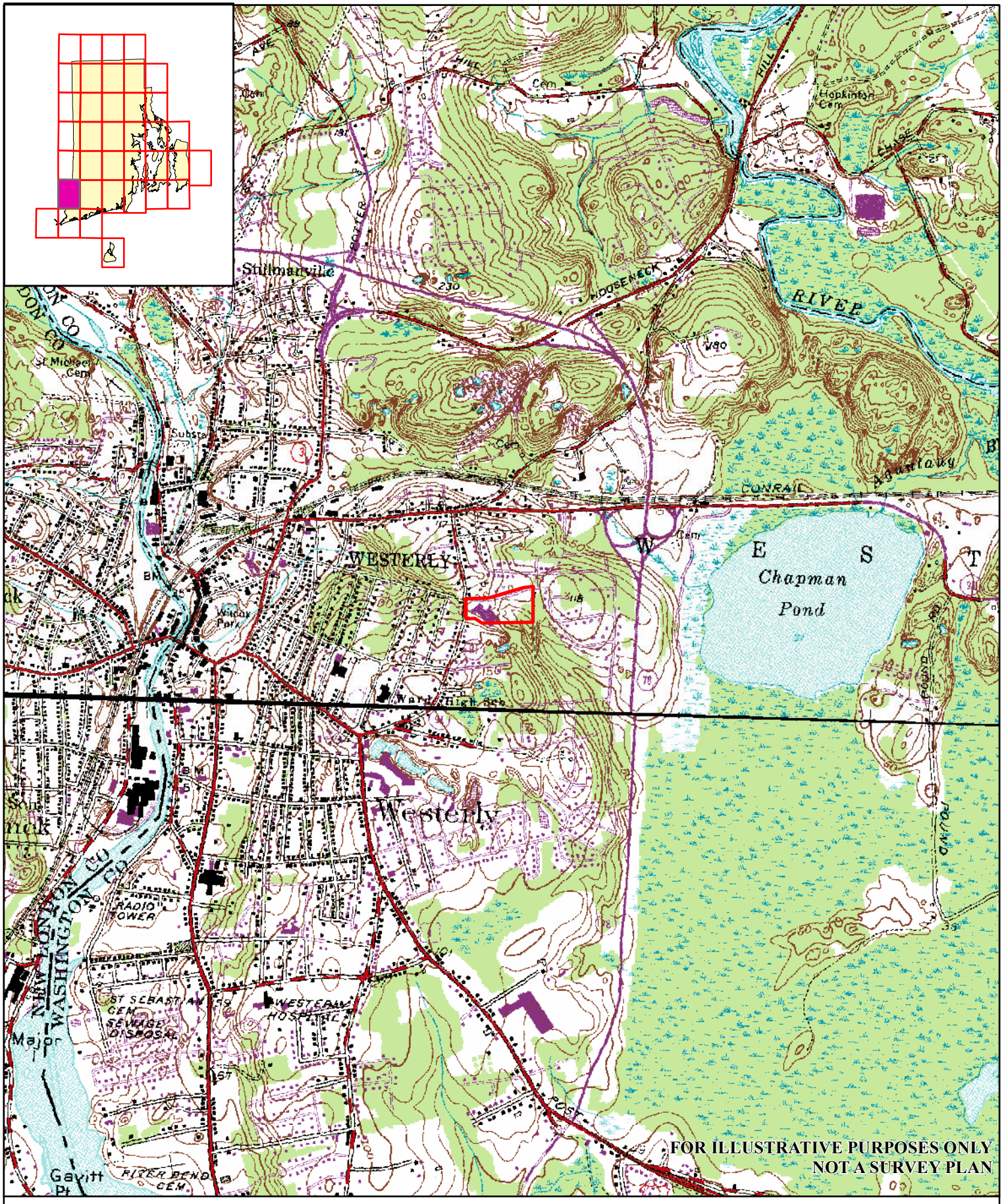
Westerly, RI

Performed by
Hannah Chace - 3/7/2023
Located using hand-held Trimble GeoXH

Spring 2022 aerial
RI DEM Mapping

Natural Resource Services, Inc.
PO Box 311
180 Tinkham Lane
Harrisville, RI 02830
p: (401) 568-7390

(c) RIGIS



USGS Topographic Map
83 Tower St
A.P. 58, Lot 186

Westerly, RI
Ashaway Quad Map

Approximate Site Location
USGS Topographic Series
Contour Interval 10 Feet
National Geodetic Vertical Datum of 1929

0 1,000 2,000 4,000 Feet

RIGIS
Natural Resource Services, Inc.
PO Box 311
180 Tinkham Lane
Harrisville, RI 02830
p: (401) 568-7390
(c) RIGIS

Wetland Edge Delineation Data Form (WETLAND)

Applicant: _____ Wetland No. _____

Project Name: 83 Tower Street, A.P. 58, Lot 186 Flag No. Sequence: A1-A27, B1-B23

City/Town: Westerly Delineation Date: 3/7/2023

Vegetation: List the three dominant species in each vegetative strata along with their NWI status:

Tree	Indicator Status	Herbs	Indicator Status
Acer rubrum	FAC	Symplocarpus foetidus	OBL

Saplings/Shrubs	Indicator Status	Woody Vines	Indicator Status
Rosa multiflora	FACU		
Lonicera morrowii	FACU		

List other vegetative species noted which may have affected determination of the wetland edge: _____

Soil: SCS Soil Survey Mapping Unit: SuB

On Hydric Soils List? ☐ YES ☒ NO

Soil Profile (Note wetland flag no. nearest soil test pit): A8

Horizon	Depth	Matrix Color	Mottling Description	Depth to Saturation	Depth to Free Water
Ap	0-8"	10YR 2/1	10YR 4/6		
Bg	8-10"	2.5Y 4/2	10YR 4/6		
Stony					

Other indicators exhibiting an absence of wetland hydrology (e.g. water marks, drainage patterns, root rhizospheres, etc.; see § 3.21.1 (D) of the Rules): Buttressed roots, Drainage patterns, sediment

Landscape position: Toeslope

Altered/atypical situation? (describe): _____

Comments: _____

Wetland Edge Delineation Data Form (UPLAND)

Applicant: _____ Wetland No. _____

Project Name: 83 Tower Street, A.P. 58, Lot 186 Flag No. Sequence: A1-A27, B1-B23

City/Town: Westerly Delineation Date: 3/7/2023

Vegetation: List the three dominant species in each vegetative strata along with their NWI status:

Tree	Indicator Status	Herbs	Indicator Status
Acer rubrum	FAC		

Saplings/Shrubs	Indicator Status	Woody Vines	Indicator Status
Lonicera morrowii	FACU	Celastrus orbiculatus	UPL
Rosa multiflora	FACU	Lonicera japonica	UPL
Ligustrum vulgare	FACU		

List other vegetative species noted which may have affected determination of the wetland edge: _____

Soil: SCS Soil Survey Mapping Unit: SuB

On Hydric Soils List? ☐ YES ☒ NO

Soil Profile (Note wetland flag no. nearest soil test pit): A8

Horizon	Depth	Matrix Color	Mottling Description	Depth to Saturation	Depth to Free Water
Ap	0-12"	10YR 2/2			
Bw	12-16"	2.5Y 4/4			
Stony	16"				

Other indicators exhibiting an absence of wetland hydrology (e.g. absence of water marks, lack of redoximorphic features, lack of oxidized rhizospheres, etc.): _____

Landscape position: Footslope

Altered/atypical situation? (describe): _____

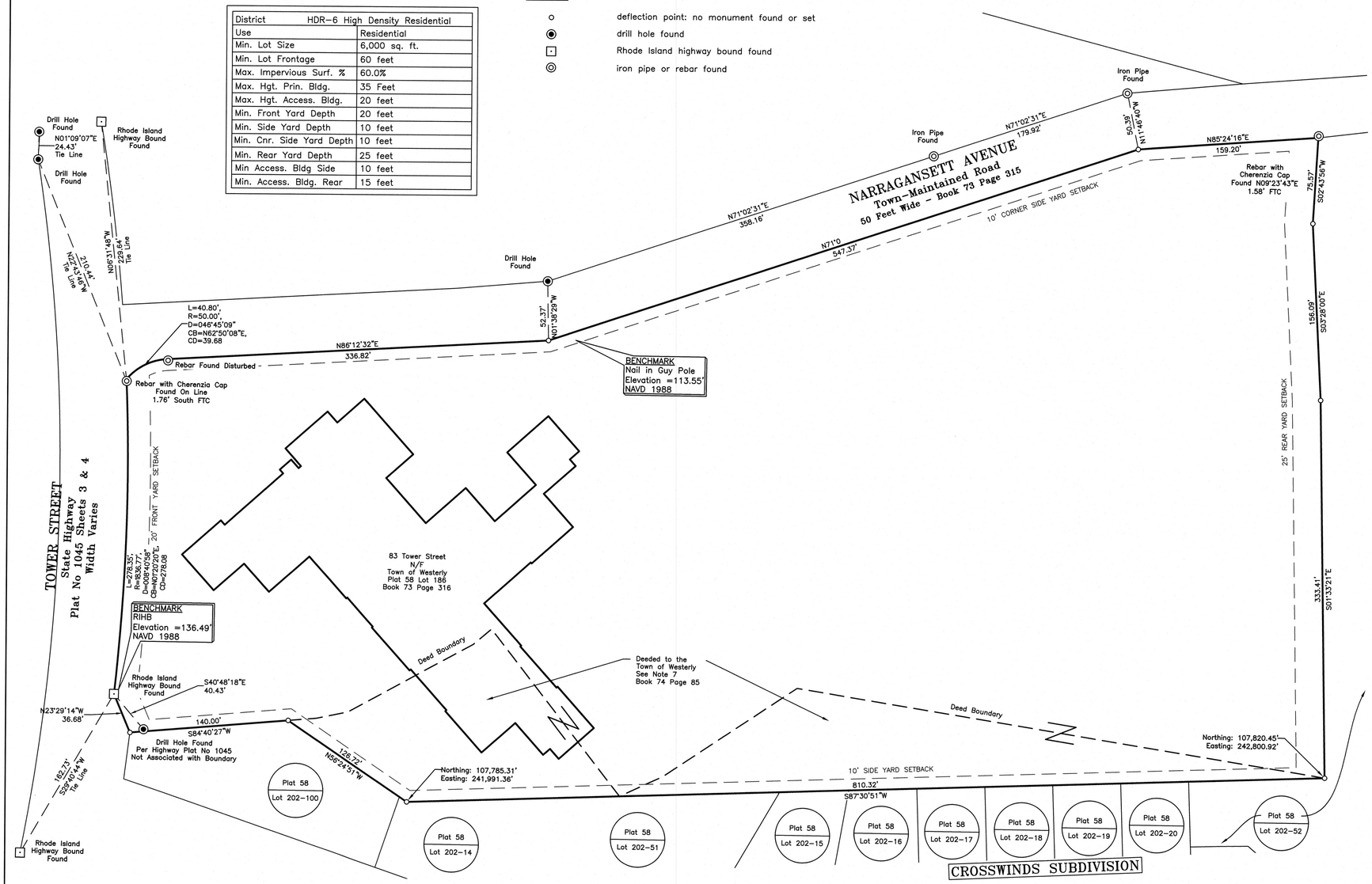
Comments: _____

DISTRICT DIMENSIONAL REGULATIONS

District	HDR–6 High Density Residential
Use	Residential
Min. Lot Size	6,000 sq. ft.
Min. Lot Frontage	60 feet
Max. Impervious Surf. %	60.0%
Max. Hgt. Prin. Bldg.	35 Feet
Max. Hgt. Access. Bldg.	20 feet
Min. Front Yard Depth	20 feet
Min. Side Yard Depth	10 feet
Min. Cnr. Side Yard Depth	10 feet
Min. Rear Yard Depth	25 feet
Min Access. Bldg Side	10 feet
Min. Access. Bldg. Rear	15 feet

LEGEND

- ○ deflection point: no monument found or set
- ◉ drill hole found
- ⊡ Rhode Island highway bound found
- ◎ iron pipe or rebar found



PARCEL IDENTIFICATION TABLE

PLAT & LOT	ADDRESS	N/F	BOOK & PAGE
Plat 58 Lot 202–100	Tower Street	Town of Westerly	Book 2021 Page 31104
Plat 58 Lot 202–14	5 Tailwinds Lane	Zachary D Wells	Book 2020 Page 11569
Plat 58 Lot 202–51	3 Tailwinds Lane	Town of Westerly	Book 2021 Page 31104
Plat 58 Lot 202–15	1 Tailwinds Lane	Bahaa Mahmoud	Book 2021 Page 5028
Plat 58 Lot 202–16	14 Coastwind Drive	Suzanne L Christofaro & Dehui Huang	Book 2016 Page 10636
Plat 58 Lot 202–17	16 Coastwind Drive	Derek R Travers	Book 2018 Page 6963
Plat 58 Lot 202–18	18 Coastwind Drive	Jack H & Mary S Archer	Book 1833 Page 328
Plat 58 Lot 202–19	20 Coastwind Drive	Vincent J & Annette M Delmore	Book 1842 Page 81
Plat 58 Lot 202–20	22 Coastwind Drive	Carmen Q Wu	Book 2018 Page 10904
Plat 58 Lot 202–52	26 Coastwind Drive	Town of Westerly	Book 2021 Page 31104

PLAN REFERENCES:

R1. Perimeter / Open Space Plan
Crosswinds
Assessor's Plat 58 Lot 202
Westerly, Rhode Island
Scale: 1" = 40'
April 2005
Final Revision September 3, 2009
DiPrete Engineering Associates, Inc

R2. Plan to Accompany
Special Use Permit Application
Prepared for Town of Westerly
Plat 58 Lot 186
Tower Street
Westerly, Rhode Island
Scale: 1" = 30'
April 23, 2009
Cherenzia & Associates, Ltd

R3. Existing Conditions Plan
Prepared for
Westerly School Building Committee
Tower Street Elementary School
Narragansett Avenue Extension
Map 58 lot 186
Westerly, Rhode Island
Scale: 1" = 20'
September 29, 1994

R4. Boundary Plan Prepared for Angelo, Gina & Fred DeGiacomo
Thompson Avenue
Assessor's Plat 58 lot 202
Westerly, Rhode Island
Scale: 1" = 50'
August 22, 1992
Cherenzia & Associates, Ltd

R5. Plat Showing Land in Westerly Taken in Fee Simple on Behalf of
The State of Rhode Island & Providence Plantations
By the Director of Public Works
May 14, 1958
Filed in the Office of the
Town Clerk of the Town of Westerly
May 22, 1958
Rhode Island Department of Public Works
Division of Roads and Bridges

R6. State of Rhode Island
Department of Public Roads
Division of Roads and Bridges
Plan, Profile and Sections of Proposed State Highway
Tower Street, Westerly, Washington County
Contract 5815
Sheets 9 & 20 of 56
Approved April 28, 1958

R7. Crosswinds – Picerne Real Estate Group
Water Line As–Built
Assessor's Plat 58 Lot 202
Scale: 1" = 30'
March 2007
Cherenzia Excavation

NOTES:

1. Bearings and North Arrow Orientation are referenced to the Rhode Island State Plane Coordinate System of 1983 (NAD–83).
2. Elevations are referenced to the North American Vertical Datum of 1988 (NAVD–88) as determined by a GNSS observation made by Cherenzia & Associates, March 9, 2023, using geoid model GEOID12B.
3. This parcel is situated entirely within FEMA Flood Hazard Zone Unshaded X, area of less than 0.2% chance annual flood hazard. As shown on Flood Insurance Rate Map Panels 44009C0139J and 44009C0139K, effective April 3, 2020.
4. Limits of Field Topography shown hereon represent information gathered from aerial survey mapping and Field Survey. Aerial survey was conducted by WSP USA in March of 2023. Field Survey was conducted by Cherenzia & Associates, LTD on March 23, 2023 and April 4, 12, 14, 17 & 26 2023.
5. Wetlands were delineated by Natural Resources Services, Inc, March 7 and April 26, 2023. Wetlands delineation flags, intermittent streams and the pond were located by Field Survey by Cherenzia & Associates March 23 and April 17 & 26 2023. Reference is made to a letter of findings dated March 8, 2023.
6. This parcel is situated in the Town of Westerly HDR–6 Zoning District and is subject to the restrictions thereof.
7. The present configuration of the subject parcel is the result of an apparent merger between the parcel described in the hereon noted deed and two gores later conveyed to the Town of Westerly by Albert J & Joseph P Romanella. Reference is made to a Warranty Deed of Albert J and Joseph P Romanella to the Town of Westerly, recorded April 7, 1955, in Book 74 at Page 85 in the Town of Westerly Land Evidence Records.
8. Underground utilities have been located using the best available evidence, including surface features, the herein noted plans, and information derived from other sources. Cherenzia & Associates does not warrant the accuracy of these depictions.
9. This plan was prepared without the benefit of a title report. Cherenzia & Associates is not responsible for any unknown or unrecorded easements that a title report would disclose.
10. Two catch basins located in Narragansett Avenue appear to be connected to the drainage system on the subject parcel. The drainage system outfall is located at a headwall within the limits of the delineated wetland. No easement deed has been found.
11. Catch basins in Tower Street appear to be connected to the drainage system on the subject parcel. No easement deed has been found. See R6.

TABLE OF MONUMENTS NOT DEPICTED

The following found monuments are associated with the southerly adjoiner, the Crosswinds Subdivision per R1.
GBDH Granite Bound Drill Hole

MONUMENT	NORTHING	EASTING
GBDH	107652.98'	242317.39'
GBDH	107603.96'	242404.28'
GBDH	107666.86'	242687.25'
GBDH	107617.08'	242689.48'

STREET INDEX
TOWER STREET
NARRAGANSETT AVE

50' 0' 50' 100' 150'
SCALE: 1" = 50'

CERTIFICATION:

This survey has been conducted and the plan has been prepared pursuant to 435–RICR–00–00–1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on November 25, 2015, as follows:

TYPE OF SURVEY:
COMPREHENSIVE BOUNDARY
DATA ACCUMULATION–PLANIMETRICS

MEASUREMENT SPECIFICATION:
CLASS I
CLASS III

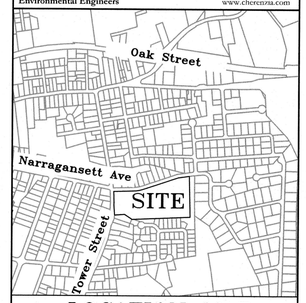
The purpose for the conduct of the survey and the preparation of the plan is to show existing conditions and delineated wetlands in support of an Edge Verification Application.

By: _____
PLS Signature

Mark A. Castellanos PLS #2511
Printed PLS Name & License No.

LS.000A133–COA

CHERENZIA & ASSOCIATES, LTD.
Civil Engineers
Land Surveyors
Land Use Planners
Environmental Engineers
99 Mechanic St.
Pawcatuck, CT 06379
Tel: 860.629.6500
Fax: 860.599.6090
P.O. Box 513
Westerly, RI 02891
Tel: 401.596.7747
www.cherenzia.com



LOCATION MAP

N

PLAN REVISIONS

REV. NO.	DATE	DESCRIPTION	DWN BY	CHK BY

SCALE: 1" = 50'
CA JOB # 223014
DATE JUNE 8, 2023

DRAWN BY: WDR
CHECK BY: MAC

COMPREHENSIVE BOUNDARY & TOPOGRAPHIC SURVEY

BOUNDARY SHEET

TOWER STREET SCHOOL
83 TOWER STREET
MAP 58 LOT 186
WESTERLY, RHODE ISLAND

PREPARED FOR
ROYCE FAMILY FUND, INC

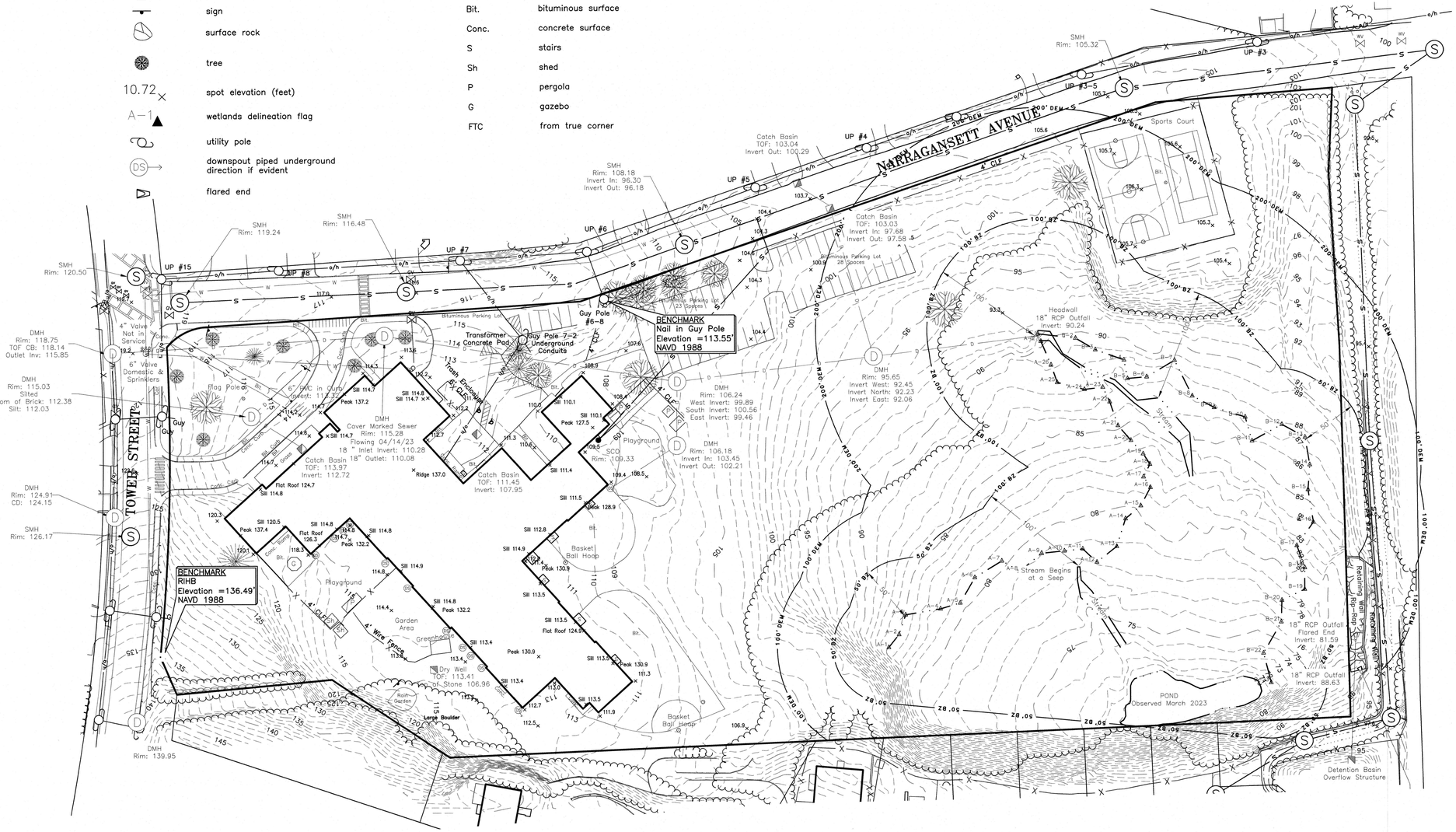
MARK A. CASTELLANOS
No. 2511
PROFESSIONAL LAND SURVEYOR

SV-1

LEGEND

○	deflection point: no monument found or set	TOF	top of frame
◉	drill hole found	SMH	sewer manhole
⊡	Rhode Island highway bound found	DMH	drainage manhole
◎	iron pipe or pin found	CB	catch basin
(D)	drainage manhole	CD	curb drain
(S)	sewer manhole	RCP	reinforced concrete pipe
WV	water shut-off	UP	utility pole
WV	water valve	SCO	sewer cleanout
GV	gas valve	N/F	now or formerly
	catch basin	FTC	from true corner
	sign	Bit.	bituminous surface
	surface rock	Conc.	concrete surface
	tree	S	stairs
10.72 ×	spot elevation (feet)	Sh	shed
A–1 ▲	wetlands delineation flag	P	pergola
	utility pole	G	gazebo
DS →	downspout piped underground direction if evident	FTC	from true corner
	flared end		

o/h	overhead wires
X	fence
D	drainage pipe
	extent of wetlands
	stream
100' DEM	100' DEM jurisdictional area
200' DEM	200' DEM jurisdictional area
	edge of vegetation
50' BZ	50' buffer zone
100' BZ	100' buffer zone



STREET INDEX

TOWER STREET

NARRAGANSETT AVE

50' 0' 50' 100' 150'

SCALE: 1" = 50'

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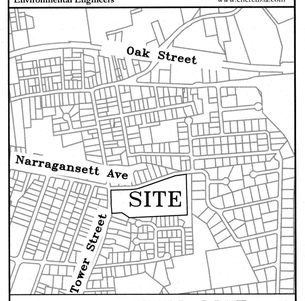


LOCATION MAP

N

PLAN REVISIONS

REV. NO.	DATE	DESCRIPTION	DWN BY	CHK BY

SCALE: 1" = 50'
CA JOB # 223014
DATE JUNE 8, 2023

DRAWN BY: WDR
CHECK BY: MAC

COMPREHENSIVE BOUNDARY & TOPOGRAPHIC SURVEY

EXISTING CONDITIONS

TOWER STREET SCHOOL
83 TOWER STREET
MAP 58 LOT 186
WESTERLY, RHODE ISLAND

PREPARED FOR
ROYCE FAMILY FUND, INC

MARK A. CASTELLANOS
STATE OF RHODE ISLAND
No. 2511
PROFESSIONAL LAND SURVEYOR

SV-2

APPENDIX O

Wetland Impact Evaluation and Attachments

Wetlands (CEST and EA)

General requirements	Legislation	Regulation
Executive Order 11990 discourages that direct or indirect support of new construction impacting wetlands wherever there is a practicable alternative. The Fish and Wildlife Service's National Wetlands Inventory can be used as a primary screening tool, but observed or known wetlands not indicated on NWI maps must also be processed. Off-site impacts that result in draining, impounding, or destroying wetlands must also be processed.	Executive Order 11990	24 CFR 55.20 can be used for general guidance regarding the 8 Step Process.
References		
https://www.hudexchange.info/environmental-review/wetlands-protection		

1. **Does this project involve new construction as defined in Executive Order 11990, expansion of a building's footprint, or ground disturbance?**
   The term "new construction" shall include draining, dredging, channelizing, filling, diking, impounding, and related activities and any structures or facilities begun or authorized after the effective date of the Order.

   ☐ No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

   ☒ Yes → *Continue to Question 2.*

2. **Will the new construction or other ground disturbance impact an on- or off-site wetland?**
   The term "wetlands" means those areas that are inundated by surface or ground water with a frequency sufficient to support, and under normal circumstances does or would support, a prevalence of vegetative or aquatic life that requires saturated or seasonally saturated soil conditions for growth and reproduction. Wetlands generally include swamps, marshes, bogs, and similar areas such as sloughs, potholes, wet meadows, river overflows, mud flats, and natural ponds. Wetlands under E.O. 11990 include isolated and non-jurisdictional wetlands.

   ☒ No, a wetland will not be impacted in terms of E.O. 11990's definition of new construction.
   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map or any other relevant documentation to explain your determination.*

   ☐ Yes, there is a wetland that be impacted in terms of E.O. 11990's definition of new construction.

→*You must determine that there are no practicable alternatives to wetlands development by completing the 8-Step Process.*
Provide a completed 8-Step Process as well as all documents used to make your determination, including a map. Be sure to include the early public notice and the final notice with your documentation.
Continue to Question 3.

3. **For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

Which of the following mitigation actions have been or will be taken? Select all that apply:

- ☐ Permeable surfaces
- ☐ Natural landscape enhancements that maintain or restore natural hydrology through infiltration
- ☐ Native plant species
- ☐ Bioswales
- ☐ Evapotranspiration
- ☐ Stormwater capture and reuse
- ☐ Green or vegetative roofs with drainage provisions
- ☐ Natural Resources Conservation Service conservation easements
- ☐ Compensatory mitigation

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

There are wetland resources located on-Site, which were verified by the Rhode Island Department of Environmental Management (RIDEM) Division of Freshwater Wetlands in July 2023 (attached). The wetlands verified by RIDEM consist of:

- Deciduous Forested Swamp
- Two (2) Intermittent Streams, one fed by culvert/stormwater, and the other apparently groundwater-fed
- One (1) Pond

Buffer zones and jurisdictional areas were defined as follows:

- Jurisdictional Area – 200-feet from the edge of a river or stream, and 100-feet from the edge of all other freshwater wetlands
- Deciduous Forested Swamp – 50-foot buffer zone, increased to 75-feet where wetland flags come within 50-feet of the pond
- Each Intermittent Stream – 100-foot buffer zone
- Pond – 75-foot buffer zone where it is unprotected by other buffer zones (e.g., the buffer zone of the Deciduous Forested Swamp, which surrounds the pond)

Based on preliminary plans for the project, some minor work is proposed within the Jurisdictional Areas and 50' buffer zone of the wetlands, which will require a filing with the RIDEM Division of Freshwater Wetlands, but is anticipated to receive a Finding of Insignificant Alteration as no buffer zone or resource areas are anticipated to be altered at this time.

Relevant documentation attached includes:

- RIDEM Verification of Resource Area Delineation, Application No. 23-0134, 7/12/2023
- Request to Verify Wetland Edges (Application No. 23-0134), prepared by Cherenzia & Associates, Ltd., 6/12/2023 (included as part of Application 23-0134 above)
- Site Plan depicting applicable wetlands boundaries with respect to preliminary project plans (approximate), prepared by Pare Corporation on 6/25/2024

Are formal compliance steps or mitigation required?

☒ Yes

☐ No

LEGEND:

- SITE BOUNDARY
- BUILDING FOOTPRINTS
- TAX ASSESSOR'S PARCELS
- MAJOR (5') CONTOUR INTERVAL
- MINOR (1') CONTOUR INTERVAL
- FOOT PATH
- NOTE: EXISTING / PROPOSED ASPHALT PAVEMENT
- CONCRETE/SIDEWALKS
- EDGE OF PAVEMENT (EOP)
- CURBING
- PAVEMENT PAINT LINES
- FENCELINE
- SURVEY BENCHMARK
- TREELINE
- SHRUBLINE
- TREE
- SHRUB
- ROCK
- BOULDER
- STUMP
- DRAIN LINE (APPROX.)
- CATCH BASINS
- DRAIN MANHOLE
- FLARED END STRUCTURE
- GAS LINE (APPROX.)
- GAS VALVE
- OVERHEAD POWER LINES
- PAD-MOUNTED TRANSFORMER
- UTILITY POLE
- BOLLARD
- SEWER LINE (APPROX.)
- SEWER MANHOLE
- SEWER CLEAN-OUT
- WATER LINE (APPROX.)
- WATER VALVE
- WATER SHUT-OFF
- STREAM
- WETLAND BOUNDARY (APPROX.)
- WETLAND FLAGGING
- BUFFER ZONES
- 100' WETLAND JURISDICTIONAL AREA
- 200' RIVERFRONT JURISDICTIONAL AREA
- BASKETBALL HOOP
- FLAG POLE
- SIGN
- GUARDRAIL

NOTE:

SURVEY DATA DERIVED FROM EXISTING CONDITIONS PLAN PREPARED BY CHERENZIA & ASSOCIATES, LTD. FOR ROYCE FAMILY FUND, INC., DATED JUNE 8, 2023. THIS PLAN IS NOT INTENDED FOR USE AS A CLASS I LAND SURVEY.

NARRAGANSETT AVE

TOWER STREET

DROP-OFF LANE

PROPOSED BUILDING

PROPOSED PLAYGROUND AREA

NEW ATHLETIC COURTS

FUTURE DEVELOPMENT TO BE DETERMINED

WALKING TRAILS

COMMUNITY GARDEN

RIDEM 200' JURIS. AREA

RIDEM 100' JURIS. AREA

75' BZ

50' BZ

INTERMITTENT STREAM (STORMWATER-FED)

INTERMITTENT STREAM (SPRING-FED)

POND

DRYWELLS

RAIN GARDEN (OVERGROWN)

B1 B2 B3 B4 B5 B6 B7 B8 B9 B10 B11 B12 B13 B14 B15 B16 B17 B18 B19 B20 B21 B22 B23

A1 A2 A3 A4 A5 A6 A7 A8 A9 A10 A11 A12 A13 A14 A15 A16 A17 A18 A19 A20 A21 A22 A23 A24 A25 A26 A27

Scale: 1"=40'

0 20' 40' 80'

PARE

SCALE ADJUSTMENT GUIDE

0" 1"

BAR IS ONE INCH ON ORIGINAL DRAWING

83 TOWER STREET

WESTERLY, RHODE ISLAND

REVISIONS:

PROJECT NO.:	24111.00
DATE:	6/25/2024
SCALE:	1" = 40'
DESIGNED BY:	AWB
CHECKED BY:	KMS
DRAWN BY:	AWB
APPROVED BY:	

DRAWING TITLE:

EXISTING WETLAND RESOURCES WITH PROPOSED SITE REDEVELOPMENT

DRAWING NO.:

1.0

SHEET NO. 1 OF 1

Z:\JOBS\24 Jobs\24111.00 Tower Street - Westerly - RI\DWG\Site Plan-Proposed.dwg

RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
235 Promenade Street
Providence, Rhode Island 02908

July 12, 2023

Town of Westerly
Shawn Lacey, Town Manager
45 Broad Street
Westerly, RI 02891

RE: Application No. **23-0134** in reference to the property located:

At 83 Tower Street, approximately 300 feet south of Narragansett Ave and approximately 650 feet southeast of Tower Street and its intersection with Narragansett Ave, near Utility Pole No. 84, Assessor's Plat 58, Lot 186, Westerly, RI.

Dear Mr. Lacey:

Kindly be advised that the Department of Environmental Management's ("DEM") Freshwater Wetlands Program ("Program") has completed its review of your Request to verify freshwater wetland edges. This review included an inspection of the above referenced property ("subject property") as described by the site plans submitted with your application and received on June 13, 2023.

Per Rule 250-RICR-150-15-3.23, the **Statewide Buffer Zone Designation, your property falls within:**

- River Protection Region 2

Based upon the Program's observations and review, it is our determination that freshwater wetlands are present on or are in close proximity to the subject property. These freshwater wetlands and other jurisdictional areas are regulated by this Department and include, but are not limited to, at least the following types:

Jurisdictional Areas:

- Freshwater Wetlands (see below)
- Buffer: All areas of undeveloped vegetated land adjacent to a freshwater wetland that is to be retained in its natural undisturbed condition or is to be created to resemble a naturally occurring vegetated area. For the purpose of defining buffer in these Rules, "adjacent to" means land area within the buffer zone.
- Floodplain associated with on-site streams
- Contiguous areas that extend outward two hundred (200') feet from the edge of a river or stream
- Contiguous areas that extend one-hundred feet (100') from the edge of all other freshwater wetlands

Freshwater Wetlands and associated Statewide Buffer Zone Designation (include at least the following types):

1. Swamp-Deciduous forested (greater than or equal to one (1) acre and less than ten (10) acres): 50-foot buffer zone with the following exceptions (refer to Rule 3.23F.(2)):

   - Flag Nos. A-8 to A-13 and A-15 to A-27 and B-1 to B-10 receive a 75-foot buffer zone (stream within 50' of the delineated wetland edge); and
   - Flags B-22 and B-23 receive a 75-foot Buffer Zone (where the pond is within 50-feet of the flagged wetland edge near southeast property corner).

2. Two Streams: 100-foot buffer zone

3. Pond (within the swamp) and 25-foot Buffer Zone

The DEM has completed an inspection and review of the wetland edges delineated by you on-site. It is our determination that:

The wetland edges delineated on-site are accurate. These wetland edges have been shown on the site plan submitted with your application and are referenced as Flags A-1 through A-27 and Flag B-1 through B-23.

This letter does not constitute an approval or permit for any proposed project on the subject property. Pursuant to R.I. Gen. Laws § 2-1-21(a) of the Freshwater Wetlands Act and the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act, 250-RICR150-15-3, a permit is required from this Program prior to the commencement of any activity which impacts or alters freshwater wetlands.

This Program assumes that the edges of freshwater wetlands, as flagged or marked on site, have been accurately surveyed and portrayed on site plans submitted in support of your application. This Program makes no guarantee or representation that such survey is accurate.

In addition, you should note that freshwater wetlands are present on this property which may be regulated under Section 404 of the Clean Water Act (Federal Water Pollution Control Act, as amended 33 U.S.C. 1344). Accordingly, a permit may be required from the U.S. Army Corps of Engineers for alteration of these wetland areas.

In accordance with 250-RICR-150-15-3.9.3(H), this verification of the delineated edge of freshwater wetlands is valid for a limited period of five (5) years from the date of issue.

Please contact Sam Dufresne of this Office telephone: (401-222-6820, ext. 277-7275) should you have any questions regarding this letter.

Sincerely,

Nancy L. Freeman

Nancy L. Freeman, Environmental Scientist III
Office of Water Resources
Freshwater Wetlands Program
NLF/SGD/sgd

c: Sergio F. Cherenzia, P.E., President, Cherenzia & Associates, Ltd.
Scott P. Rabideau, PWS, Principle, Natural Resource Services, Inc.

R.I. DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
FRESHWATER WETLANDS PROGRAM

APPLICATION INSPECTION REPORT

Applicant Name: Town of Westerly **Application No.:** 23-0134

Application Type: WETEDGE

Biologist: Sam Dufresne **Response to Deficiency:** No

Date Received: 6/13/2023 **Date Inspected:** 6/30/2023 **Date Completed:** 7/7/2023

Site Location: 83 Tower Street, approximately 300 feet south of Narragansett Ave and approximately 650 feet southeast of Tower Street and its intersection with Narragansett Ave, closest utility pole No. 84, Assessor's Plat 58, Lot 186, Westerly, RI.

Region: River Protection Region 2

RI GP Wetlands Gain/Loss Reporting: None

Infill Lot (Y/N): No

Rare species or wetland present (Y/N): No

I. Jurisdictional Areas:

- **Freshwater wetlands:** Deciduous-forested swamp, 2 intermittent streams, pond
- **200-feet from edge of river or stream**
- **100-feet from the edge of all other freshwater wetlands**
- **Floodplain:** Associated with both streams
- **Buffers** (present/to be created, ~extent)**:** Present
- **Buffer Zone:** Swamp (1-10 acres): 50-feet, intermittent steams: 100-feet, increase swamp buffer zone to 75-feet where pond is within 50-feet of flagged edge.

II. PROJECT PURPOSE AND PROPOSED ALTERATIONS:
Request wetland edge verification.

III. REVIEW COMMENTS:
The subject property is approximately 11.28 acres in size and was entirely vegetated prior to 1955 when it was developed as an elementary school. The building was officially closed in 2020 after being utilized as a community center since 2010. A report titled "The Tower Street School Reuse Study 2021-2022 Summary Report" dated February 23, 2023, outlines the conditions of the building and potential future uses of the property which include a new community center, housing, or workforce development/jobs.

The earliest aerial photograph that shows the school facility is 1962. At that time, almost the entire lot was cleared of vegetation. The southeastern portion of the lot began to re-vegetate and reached its current extent by 1997. This vegetated area is what makes up the biological wetlands and buffers on the property. There are two wetland flag series (A1-27 and B1-23). They are the eastern and western edges of a deciduous-forested swamp that is between 1 and 10 acres. There are two intermittent streams and a pond located within the interior of the wetland edge. The northern intermittent stream begins at a culvert that appears to discharge stormwater runoff from surrounding roads and parking lots. The second, smaller intermittent stream begins from a groundwater seepage. Both streams eventually discharge

into the small pond at the southern property line. At the time of the site inspection, there was standing water in the pond and small pools of standing water within the stream channel fed by the culvert, and gently flowing water from the groundwater fed stream. The pond was surrounded by large boulders, and there is an extremely steep slope along the southern boundary that was created by fill when the developments to the south were built between 1997 and 2008. Most of the vegetated land on the property, including the wetland has extensive human disturbance and is littered with concrete slabs, old fill, and trash.

There is skunk cabbage (*Symplocarpus foetidus*) throughout the extent of the two intermittent streams, and some of the perimeter swamp. The overstory within the wetland and the upland is primarily red maple (*Acer rubrum*), with several invasive species including multiflora rose (*Rosa multiflora*), European privet (*Ligustrum vulgare*) and Japanese Knotweed (*Fallopia japonica*) within the upland areas. The wetland has New York fern (*Thelypteris noveboracensis*), cinnamon fern (*Osmundastrum cinnamomeum*), sensitive fern (*Onoclea sensibilis*), and royal fern (*Osmunda regalis*), as well as scattered arrowwood (*Vibernum dentatum*) and highbush blueberry (*Vaccinium corymbosum*) in the shrub and herbaceous layers. The soils mapped on the site are SuB (primarily non-hydric), and most of the samples taken during the field inspection showed areas of human transported material (HTM) with sand and gravel mixed in with Ap and Bg horizons. The wetland soils had redox features visible, which distinguished them from the upland.

The wetland edge typically follows the general sloping topography on the site, as well as vegetation. Along much of the B-series, the upland contains knotweed, while the wetland transitions to dense fern cover. There is a section between flags A19 and A18 where there appears to be additional wet area west of the flags. The vegetation is multiflora rose and fox grape, with a few scattered skunk cabbage and evidence of water channels. The soils lacked distinctive redox features. It appears that this area is part of the floodplain of the stream. It is not necessary for this to be depicted on site plans since there will be no change to the buffer zone designations. As the topography continues to slope south towards the pond, the quality of the wetland increases and contains distinct mound and pool microtopography along with pockets of standing water. There is less trash and gravel/sand visible. It appears that this was most likely the natural wetland prior to clearing in the 1950s. Several bird species were observed utilizing this lower habitat with denser overstory, including American robin seen bathing in the stream, male northern cardinal, Carolina wren, American and fish crows calling in the tree canopy, downy woodpecker, and catbirds.

The wetland edge is accurate and is defined by topography, vegetational change, and although the soils are not typical hydric soils, the presence of redoximorphic features within the wetland is a distinguishing factor. Most of the vegetation surrounding the wetland is included in the designated buffer zones that are mostly accurate on the site plans. WF #B22 and B23 fall within 50-feet of the interior pond, and the buffer zone for this area needs to be increased by 25-feet from 50 to 75-feet. The western portion of the wetland, between flags A1-10 only receive a 50-foot buffer zone, which is approximately half of the existing vegetation in that area. The wetland in this area is disturbed to the west by a steep slope made of large rocks and other debris and does not hold extensive value as wildlife habitat except for songbirds until it gets closer to the pond.

APPLICATION RECOMMENDATION: Issue Wetland Edge Verification with comments about buffer zone.

Signed: _____

RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
DIVISION OF FRESHWATER WETLANDS

WETLAND APPLICATION REVIEW COVER SHEET

FILE NO: 23-0134

TYPE OF APPLICATION: WETEDGE

RENEWALS REMAINING:

RENEWAL EXPIRATION:

APPLICANT: ,
Town of Westerly swamp + 50' PW

CROSS REFERENCE FILES: 04-0645, 04-0287, 6508 NLF 7/12/23

SITE LOCATION:

83 Tower Street, nearest intersecting street is Narragansett Ave, approximately 0 feet away, closest utility pole No. 84, Assessor's Plat 58, Lot 186, Westerly, RI.

APPLICATION ASSIGNED TO: SGD 6/21/23

REASON FOR SUBMISSION: Request for Wetland Edge Verification 06/13/2023

Prepared: 06/19/2023
Covershe.prg

CHERENZIA
& ASSOCIATES, LTD.

Civil Engineers • Land Surveyors
Land Use Planners • Environmental Consultants

Raymond F. Cherenzia, P.E., L.S., Founder
Sergio F. Cherenzia, P.E., President

June 12, 2023

RI Department of Environmental Management
Office of Water Resources
235 Promenade Street, Room 260
Providence, RI 02908-5767

Subject: Application for a Freshwater Wetlands Request to Verify Wetland Edges
Former Tower Street School Site
83 Tower Street (Plat 58 Lot 186)
Westerly, RI

To Whom It May Concern:

On behalf of Town of Westerly, Cherenzia & Associates, Ltd. is pleased to submit the following Request to Verify Wetland Edges Application materials to the RIDEM Office of Water Resources. The following items are submitted for your review:

1. Completed, Request to Verify Wetland Edges Application.
2. Filing fee of $1,000.00, in accordance with the Fee Assistance Tool found on the RIDEM Website, based on wetland edge length of 1,000ft+.
3. Three (3) copies of each of the following:
   a) Freshwater Wetlands Delineation Report prepared by Natural Resource Services Inc., dated March 8, 2023.
   b) Existing Conditions Plan (24"x36") prepared by Cherenzia & Associates. titled, "Comprehensive Boundary & Topographic Survey, Tower Street School," dated June 8, 2023.

Should you have any questions regarding this submittal, please contact Sergio Cherenzia at 401-596-7747.

Sincerely,

Sergio F. Cherenzia, P.E.
President

Office Location: 99 Mechanic St. • Pawcatuck, CT 06379 • Tel (860) 629-6500 • Fax (860) 599-6090
Mailing Address: P.O. Box 513 • Westerly, RI 02891 • Tel (401) 596-7747

RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT OFFICE OF WATER RESOURCES - Groundwater and Freshwater Wetlands Protection
FRESHWATER WETLANDS PROGRAM

235 Promenade Street, Providence, Rhode Island 02908
Telephone: 401-222-6820; Rhode Island Relay 711
www.dem.ri.gov/wetlands

Place Date Stamp Here

Application No.:

APPLICATION FOR A FRESHWATER WETLANDS DETERMINATION OR PERMIT

PART A - APPLICATION TYPE (See Tables 2, 3, and 4 in 250-RICR-150-15-3.8.9 for more information)

- ☐ Request to Determine the Presence of Jurisdictional Area [250-RICR-150-15-3.9.2] (JADETREC)
- ■ Request to Verify Wetland Edges [250-RICR-150-15-3.9.3] (WETEDGE)
- ☐ New Freshwater Wetlands Permit [250-RICR-150-15-3.11] (FWWAPPREC)
  - ☐ with Variance (VARREC) **OR**
  - ☐ with Joint On-Site Wastewater Treatment System (single-family lot only) (JOINTREC)
- ☐ Application for Significant Alteration [250-RICR-150-15-3.12] (SIGAPPREC)
- ☐ Permit Modification [250-RICR-150-15.3.14.3] (MODIFY)- Existing Permit #: _____

FEE INFORMATION:
To determine your project type and fee amount, use the Fee Assistant Tool.

Table 2 (2) (c)

Permit Fee Amount:
$1,000.00

Check No.:

PART B - APPLICANT INFORMATION AND CERTIFICATION (Note: The applicant must be the owner of the property or easement which is the subject of this application or must be the government agency or entity with power of condemnation over such property or easement):

Name of Applicant/Organization: Town of Westerly
RIDOT PTSID (if applicable)

Name and Title of Organization Representative (if applicable): Shawn Lacey, Town Manager

Applicant's Mailing Address: 45 Broad Street
Street Number and Name or P.O. Box

Westerly | RI | 02891
City/Town | State | Zip Code

Applicant's Email Address: slacey@westerlyri.gov

Applicant's Phone Number: 401-348-2530
401-348-2625 (Assistant)

CERTIFICATION/AUTHORIZATION OF APPLICANT:
I hereby certify that I have requested and authorized the investigation, compilation, and submission of all of the information, in whatever form, contained in this Application; that I have personally examined and am familiar with the information submitted herein; and that such information is true, accurate, and complete to the best of my knowledge. I hereby authorize RIDEM personnel access to the property ("site") for purposes of observing conditions pertinent to this application and assessing compliance with any permit or determination resulting from this Application; including any sampling, monitoring, or surveying that may be deemed appropriate, consistent with the RIDEM Administrative Inspection Guidelines.

Applicant's Signature

Date (mm/dd/yyyy): 6/8/2023

If more than one property owner is applying, please use the Supplemental Document: Additional Applicant Information and Certification.

PART C - PROPERTY LOCATION SUBJECT TO THIS APPLICATION:

Primary City/Town: Westerly

Street Abutting Site, with Address (if applicable): 83 Tower Street

Nearest Intersecting Street: Narragansett Ave

Distance (in feet) and Direction to Property from nearest street intersection: 0

Tax Assessor's Plat(s) and Lot Number(s): 58/186

Closest Utility Pole Number: 84

Secondary City/Town (if applicable):

Secondary Tax Assessor's Plat(s) and Lot Number(s) (if applicable):

Has a Freshwater Wetlands application been previously submitted for this property? ■ No ☐ Yes _____
If yes, Previous Permit Application #

Have there been previous enforcement actions for this property? ■ No ☐ Yes _____
If yes, Previous Enforcement Action File #

PART D - PROJECT INFORMATION (Note: The Interactive GIS Map can provide helpful information for answering some of the below questions)

Project Name (*must be project specific*): Former Tower Street School Site

Project Type: School/Church (Developed) Project Size: 11.28 Unit: Acre(s)

Within which river buffer zone region is the site located? ☐ Urban Region ☐ Region 1 ■ Region 2

Will the project alter Freshwater Wetlands? *If yes, provide amount to be altered.*	■ No	☐ Yes	_____ sq. ft.
Will the project alter Buffer Zone? *If yes, provide amount to be altered.*	■ No	☐ Yes	_____ sq. ft.
Will the project alter Watercourse? *If yes, provide amount to be altered.*	■ No	☐ Yes	_____ linear ft.
Is the project located within a Drinking Water Supply Reservoir Watershed (DWSRW)?	■ No	☐ Yes	
Is the project located within a Natural Heritage Area?	■ No	☐ Yes	
Have rare wetland types or rare species been documented?	■ No	☐ Yes	

If the project proposes any of the following, concurrently submit an *Application for Stormwater Construction Permit and Water Quality Certification*

New or increased impervious cover for property other than a single-family home?	■ No	☐ Yes
Disturbance of more than 10,000 sq. ft. of existing impervious cover?	■ No	☐ Yes
Fill in any amount of floodplain or alter storm flowage to a river, stream, or wetland on any lot?	■ No	☐ Yes
Does this project require a variance from the Freshwater Wetlands Standards?	■ No	☐ Yes
Has a variance from local zoning setbacks been sought? *If yes, submit documentation of outcome.*	■ No	☐ Yes
Have you participated in a pre-application meeting with RIDEM on this project? *If yes, provide meeting date.*	■ No	☐ Yes Provide Date:
Is municipal master plan approval required for this property? *If yes, submit a copy of the approval.*	■ No	☐ Yes

PART E - SITE WORK AFFIDAVIT

- Wetland flags are present on site and are correctly and legibly labeled
- The wetland flag numbers on site correspond to those depicted on the plans
- The wetland flags have been accurately surveyed and depicted on the plans
- The proposed Limit of Disturbance (LOD) and other proposed activities and features have been staked and labeled on site (see § 3.8.6).

I have inspected the subject property and its surroundings and do hereby attest that to the best of my knowledge, all site work performed above has been accurately completed and certified at the time of application submission and prior to RIDEM inspection, in accordance with the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act, 250-RICR-150-15-3.

PART F - PROFESSIONAL CERTIFICATION

I hereby certify that I have been authorized by the applicant to prepare documentation to be submitted in support of this Application; that such documentation is in accordance with the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act (250-RICR-150-15-3); and that such documentation is true, accurate, and complete to the best of my knowledge.

Note: The Project Manager / Primary Professional should enter their information first.

Name and Title: Sergio F. Cherenzia, P.E., President d/b/a: Cherenzia & Associates, Ltd.

Email Address: sergio@cherenzia.com Phone Number: 401-596-7747

Signature: _____ Date: 6/6/2023

☑ By checking this box, I attest that I have reviewed and certify the Site Work Affidavit in Part E. I last inspected the property on: 4/26/23

Name and Title: Scott P. Rabideau, PWS, Principal d/b/a: Natural Resource Services, Inc.

Email Address: scott@nrs.wetlands.com Phone Number: 401-568-7390

Signature: _____ Date: 6/6/2023

☐ By checking this box, I attest that I have reviewed and certify the Site Work Affidavit in Part E. I last inspected the property on: _____

Name and Title: _____ d/b/a: _____

Email Address: _____ Phone Number: _____

Signature: _____ Date: _____

☐ By checking this box, I attest that I have reviewed and certify the Site Work Affidavit in Part E. I last inspected the property on: _____

Natural Resource Services, Inc.

March 8, 2023

Mark Castellanos
Cherenzia & Associates
P.O. Box 513
Westerly, RI 02891

RE: Freshwater Wetland Delineation
83 Tower Street, A.P. 58, Lot 186
Westerly, Rhode Island

Dear Mr. Castellanos:

Natural Resource Services, Inc. (NRS) has completed the freshwater wetland delineation within the above referenced property. This fieldwork was performed by staff biologist Hannah Chace on March 7, 2023. The wetland delineation was established in accordance with the standards outlined in Section 3.21 of the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act (250 RICR 150-15-3). These land-use regulations are administered by the RI Department of Environmental Management (DEM), Office of Water Resources (OWR). It is important to note that in accordance with Section 3.9.3 (D) of these regulations, all delineations performed by wetland consultants are not considered to be accurate for state regulatory purposes until the work is reviewed and verified by the DEM, OWR.

As part of our work, a hand-held GPS unit was used to locate the established wetland flagging. While this location work should not be construed as a professional survey, the data obtained is valuable for preliminary planning purposes. An aerial photograph is attached to this letter. The GPS data has been added as an overlay on the photo to provide a visual representation of the established wetland delineation.

The property is located south of Narragansett Avenue. The site is the location of the old Tower Street School. The town tax assessor's database has the subject lot listed as approximately 11.28 acres in size with the existing building built in 1955.

The DEM freshwater wetland regulations establish a 200-foot jurisdictional area (JA) from all rivers and streams, and a 100-foot JA from all vegetated wetlands. The combined streams and vegetated wetland JA is depicted as a dashed blue line on the attached GIS graphic. Any land disturbing activities proposed within the JA require a permit from the DEM.

The rules regulate wetlands and assign buffer zones based on three (3) factors: 1) the river region in which the property is located; 2) the size of the wetland; and 3) the vegetational composition and classification of the wetland. This property falls in River Region 2. Two

intermittent streams are located within the swamp of the property. One of the streams begins at a culvert and the other begins from a groundwater seep area. Both streams should be located by survey to be accurately represented on any site plan to DEM. The streams are each subject to a 100-foot buffer zone.

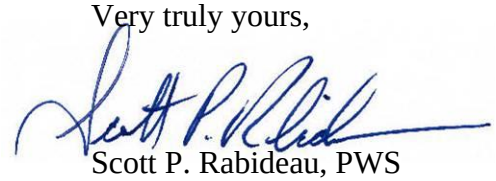
Flagging labeled A1 to A27 and B1 to B23 depicts a deciduous forested swamp. This swamp is between one (1) and ten (10) acres in size and is primarily encompassed within the property. Swamps of this size are subject to a 50-foot buffer zone. When a wetland subtype, in this case the intermittent streams, fall within 50 feet of the delineated wetland edge, the buffer zone is increased an additional 25 feet. Flagging from approximately A8-A27 and B1-B9 will receive a 75-foot buffer zone. Additionally, there is a small pond within the swamp. Flags B21 to B23 are within 50 feet of the pond as well. These areas can be more accurately assessed once the flags are surveyed, and flag, stream and pond locations are more accurately documented.

The wetland regulations recognize that developed areas which exist within the assigned buffer zone should be differentiated from areas which provide habitat value. The term buffer is used to identify an area of undeveloped vegetated land adjacent to a freshwater wetland that is to be retained in its natural undisturbed condition or an area of land that is to be created to resemble a naturally occurring vegetated area. Undeveloped vegetated land is an area of land that does not consist of buildings, impervious surfaces, bare gravel, lawn, or landscaped areas. The area of naturalized vegetation should be located by your surveyor and represented on the existing conditions plan prepared for the DEM application.

In the case of any new development, the wetlands will have setback standards in addition to the buffer zone standards outlined above. Any primary structure shall require an additional 20 feet of setback from the buffer, or existing vegetated land within the buffer zone, and 5 feet of setback for any secondary structures proposed.

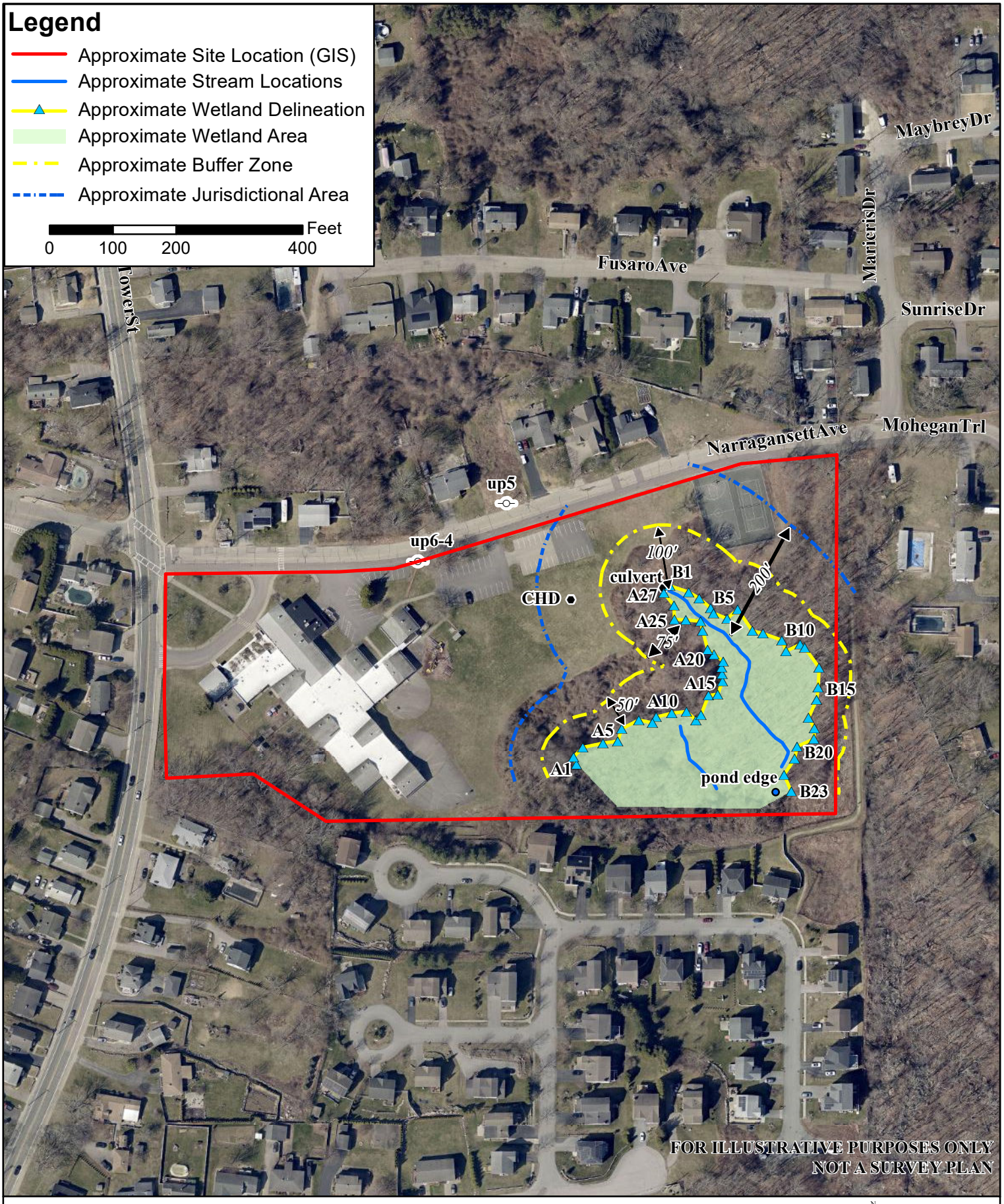
Please do not hesitate to contact me if you have any questions regarding the information presented in this letter of findings or require more guidance if a project is proposed.

Very truly yours,



Scott P. Rabideau, PWS
Principal

Enclosures



Site Sketch Depicting Approximate Wetland Delineation
83 Tower St
A.P. 58, Lot 186

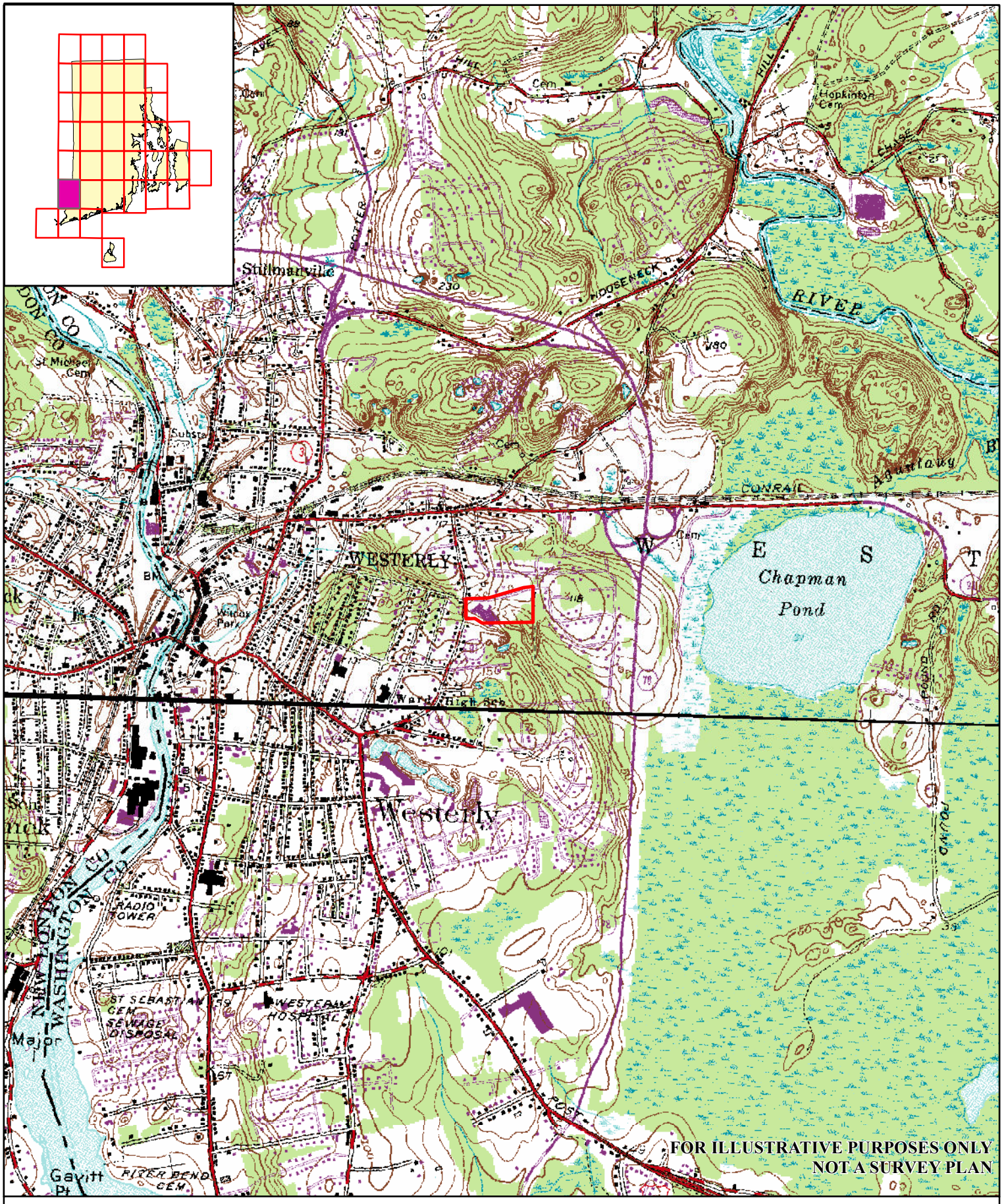
Westerly, RI

Performed by
Hannah Chace - 3/7/2023
Located using hand-held Trimble GeoXH

Spring 2022 aerial
RI DEM Mapping

Natural Resource Services, Inc.
PO Box 311
180 Tinkham Lane
Harrisville, RI 02830
p: (401) 568-7390

(c) RIGIS



USGS Topographic Map
83 Tower St
A.P. 58, Lot 186

Westerly, RI
Ashaway Quad Map

Approximate Site Location
USGS Topographic Series
Contour Interval 10 Feet
National Geodetic Vertical Datum of 1929

0 1,000 2,000 4,000 Feet

RIGIS
Natural Resource Services, Inc.
PO Box 311
180 Tinkham Lane
Harrisville, RI 02830
p: (401) 568-7390
(c) RIGIS

Wetland Edge Delineation Data Form (WETLAND)

Applicant: _____ Wetland No. _____

Project Name: 83 Tower Street, A.P. 58, Lot 186 Flag No. Sequence: A1-A27, B1-B23

City/Town: Westerly Delineation Date: 3/7/2023

Vegetation: List the three dominant species in each vegetative strata along with their NWI status:

Tree	Indicator Status	Herbs	Indicator Status
Acer rubrum	FAC	Symplocarpus foetidus	OBL

Saplings/Shrubs	Indicator Status	Woody Vines	Indicator Status
Rosa multiflora	FACU		
Lonicera morrowii	FACU		

List other vegetative species noted which may have affected determination of the wetland edge: _____

Soil: SCS Soil Survey Mapping Unit: SuB

On Hydric Soils List? ☐ YES ☒ NO

Soil Profile (Note wetland flag no. nearest soil test pit): A8

Horizon	Depth	Matrix Color	Mottling Description	Depth to Saturation	Depth to Free Water
Ap	0-8"	10YR 2/1	10YR 4/6		
Bg	8-10"	2.5Y 4/2	10YR 4/6		
Stony					

Other indicators exhibiting an absence of wetland hydrology (e.g. water marks, drainage patterns, root rhizospheres, etc.; see § 3.21.1 (D) of the Rules): Buttressed roots, Drainage patterns, sediment

Landscape position: Toeslope

Altered/atypical situation? (describe): _____

Comments: _____

Wetland Edge Delineation Data Form (UPLAND)

Applicant: _____ Wetland No. _____

Project Name: 83 Tower Street, A.P. 58, Lot 186 Flag No. Sequence: A1-A27, B1-B23

City/Town: Westerly Delineation Date: 3/7/2023

Vegetation: List the three dominant species in each vegetative strata along with their NWI status:

Tree	Indicator Status	Herbs	Indicator Status
Acer rubrum	FAC		

Saplings/Shrubs	Indicator Status	Woody Vines	Indicator Status
Lonicera morrowii	FACU	Celastrus orbiculatus	UPL
Rosa multiflora	FACU	Lonicera japonica	UPL
Ligustrum vulgare	FACU		

List other vegetative species noted which may have affected determination of the wetland edge: _____

Soil: SCS Soil Survey Mapping Unit: SuB

On Hydric Soils List? ☐ YES ☒ NO

Soil Profile (Note wetland flag no. nearest soil test pit): A8

Horizon	Depth	Matrix Color	Mottling Description	Depth to Saturation	Depth to Free Water
Ap	0-12"	10YR 2/2			
Bw	12-16"	2.5Y 4/4			
Stony	16"				

Other indicators exhibiting an absence of wetland hydrology (e.g. absence of water marks, lack of redoximorphic features, lack of oxidized rhizospheres, etc.): _____

Landscape position: Footslope

Altered/atypical situation? (describe): _____

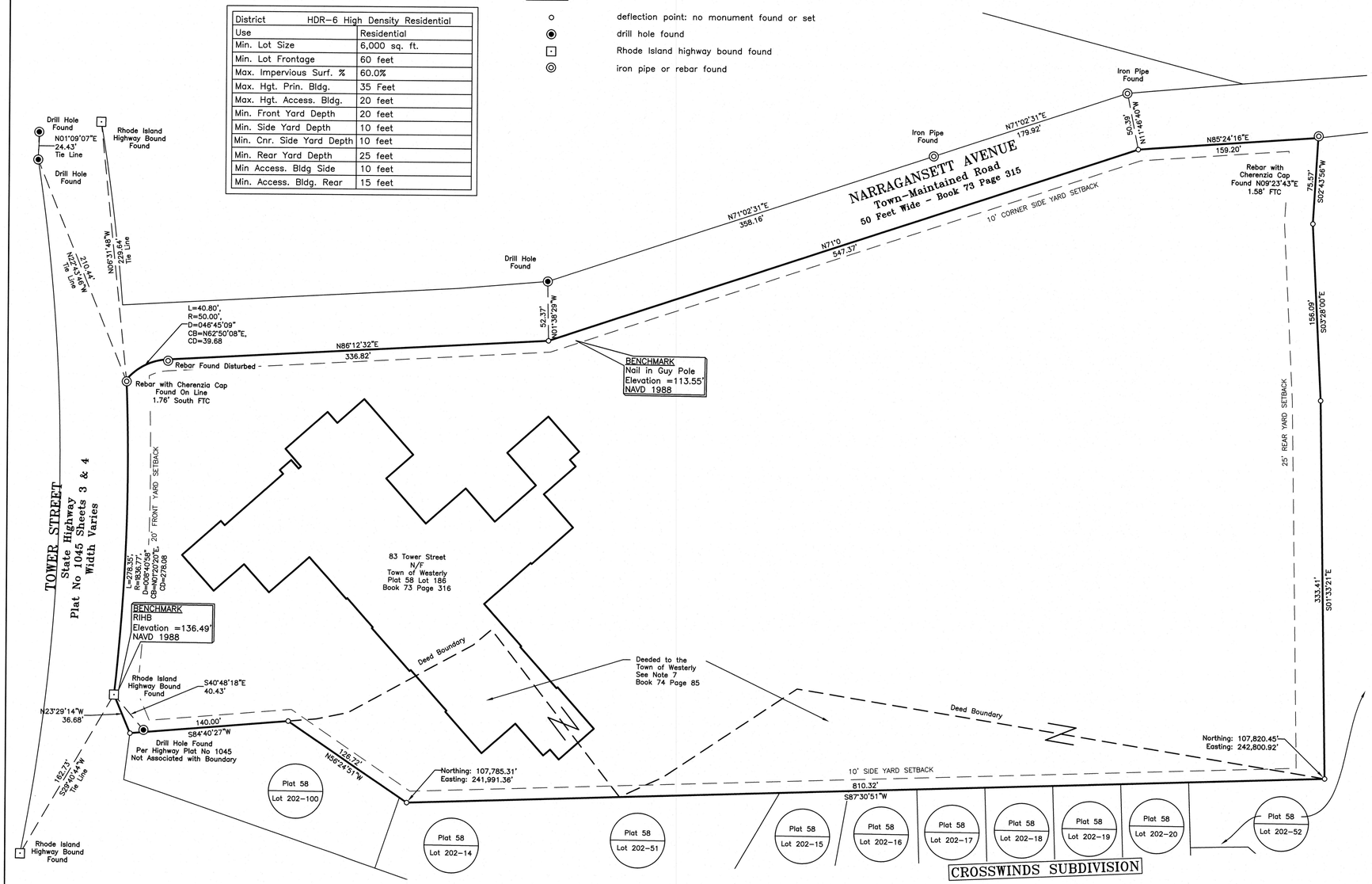
Comments: _____

DISTRICT DIMENSIONAL REGULATIONS

District	HDR–6 High Density Residential
Use	Residential
Min. Lot Size	6,000 sq. ft.
Min. Lot Frontage	60 feet
Max. Impervious Surf. %	60.0%
Max. Hgt. Prin. Bldg.	35 Feet
Max. Hgt. Access. Bldg.	20 feet
Min. Front Yard Depth	20 feet
Min. Side Yard Depth	10 feet
Min. Cnr. Side Yard Depth	10 feet
Min. Rear Yard Depth	25 feet
Min Access. Bldg Side	10 feet
Min. Access. Bldg. Rear	15 feet

LEGEND

- ○ deflection point: no monument found or set
- ◉ drill hole found
- ⊡ Rhode Island highway bound found
- ◎ iron pipe or rebar found



NOTES:

1. Bearings and North Arrow Orientation are referenced to the Rhode Island State Plane Coordinate System of 1983 (NAD–83).
2. Elevations are referenced to the North American Vertical Datum of 1988 (NAVD–88) as determined by a GNSS observation made by Cherenzia & Associates, March 9, 2023, using geoid model GEOID12B.
3. This parcel is situated entirely within FEMA Flood Hazard Zone Unshaded X, area of less than 0.2% chance annual flood hazard. As shown on Flood Insurance Rate Map Panels 44009C0139J and 44009C0139K, effective April 3, 2020.
4. Limits of Field Topography shown hereon represent information gathered from aerial survey mapping and Field Survey. Aerial survey was conducted by WSP USA in March of 2023. Field Survey was conducted by Cherenzia & Associates, LTD on March 23, 2023 and April 4, 12, 14, 17 & 26 2023.
5. Wetlands were delineated by Natural Resources Services, Inc, March 7 and April 26, 2023. Wetlands delineation flags, intermittent streams and the pond were located by Field Survey by Cherenzia & Associates March 23 and April 17 & 26 2023. Reference is made to a letter of findings dated March 8, 2023.
6. This parcel is situated in the Town of Westerly HDR–6 Zoning District and is subject to the restrictions thereof.
7. The present configuration of the subject parcel is the result of an apparent merger between the parcel described in the hereon noted deed and two gores later conveyed to the Town of Westerly by Albert J & Joseph P Romanella. Reference is made to a Warranty Deed of Albert J and Joseph P Romanella to the Town of Westerly, recorded April 7, 1955, in Book 74 at Page 85 in the Town of Westerly Land Evidence Records.
8. Underground utilities have been located using the best available evidence, including surface features, the herein noted plans, and information derived from other sources. Cherenzia & Associates does not warrant the accuracy of these depictions.
9. This plan was prepared without the benefit of a title report. Cherenzia & Associates is not responsible for any unknown or unrecorded easements that a title report would disclose.
10. Two catch basins located in Narragansett Avenue appear to be connected to the drainage system on the subject parcel. The drainage system outfall is located at a headwall within the limits of the delineated wetland. No easement deed has been found.
11. Catch basins in Tower Street appear to be connected to the drainage system on the subject parcel. No easement deed has been found. See R6.

TABLE OF MONUMENTS NOT DEPICTED

The following found monuments are associated with the southerly adjoiner, the Crosswinds Subdivision per R1.
GBDH Granite Bound Drill Hole

MONUMENT	NORTHING	EASTING
GBDH	107652.98'	242317.39'
GBDH	107603.96'	242404.28'
GBDH	107666.86'	242687.25'
GBDH	107617.08'	242689.48'

STREET INDEX
TOWER STREET
NARRAGANSETT AVE

50' 0' 50' 100' 150'
SCALE: 1" = 50'

PARCEL IDENTIFICATION TABLE

PLAT & LOT	ADDRESS	N/F	BOOK & PAGE
Plat 58 Lot 202–100	Tower Street	Town of Westerly	Book 2021 Page 31104
Plat 58 Lot 202–14	5 Tailwinds Lane	Zachary D Wells	Book 2020 Page 11569
Plat 58 Lot 202–51	3 Tailwinds Lane	Town of Westerly	Book 2021 Page 31104
Plat 58 Lot 202–15	1 Tailwinds Lane	Bahaa Mahmoud	Book 2021 Page 5028
Plat 58 Lot 202–16	14 Coastwind Drive	Suzanne L Christofaro & Dehui Huang	Book 2016 Page 10636
Plat 58 Lot 202–17	16 Coastwind Drive	Derek R Travers	Book 2018 Page 6963
Plat 58 Lot 202–18	18 Coastwind Drive	Jack H & Mary S Archer	Book 1833 Page 328
Plat 58 Lot 202–19	20 Coastwind Drive	Vincent J & Annette M Delmore	Book 1842 Page 81
Plat 58 Lot 202–20	22 Coastwind Drive	Carmen Q Wu	Book 2018 Page 10904
Plat 58 Lot 202–52	26 Coastwind Drive	Town of Westerly	Book 2021 Page 31104

PLAN REFERENCES:

R1. Perimeter / Open Space Plan
Crosswinds
Assessor's Plat 58 Lot 202
Westerly, Rhode Island
Scale: 1" = 40'
April 2005
Final Revision September 3, 2009
DiPrete Engineering Associates, Inc

R2. Plan to Accompany
Special Use Permit Application
Prepared for Town of Westerly
Plat 58 Lot 186
Tower Street
Westerly, Rhode Island
Scale: 1" = 30'
April 23, 2009
Cherenzia & Associates, Ltd

R3. Existing Conditions Plan
Prepared for
Westerly School Building Committee
Tower Street Elementary School
Narragansett Avenue Extension
Map 58 lot 186
Westerly, Rhode Island
Scale: 1" = 20'
September 29, 1994

R4. Boundary Plan Prepared for Angelo, Gina & Fred DeGiacomo
Thompson Avenue
Assessor's Plat 58 lot 202
Westerly, Rhode Island
Scale: 1" = 50'
August 22, 1992
Cherenzia & Associates, Ltd

R5. Plat Showing Land in Westerly Taken in Fee Simple on Behalf of The State of Rhode Island & Providence Plantations
By the Director of Public Works
May 14, 1958
Filed in the Office of the
Town Clerk of the Town of Westerly
May 22, 1958
Rhode Island Department of Public Works
Division of Roads and Bridges

R6. State of Rhode Island
Department of Public Roads
Division of Roads and Bridges
Plan, Profile and Sections of Proposed State Highway
Tower Street, Westerly, Washington County
Contract 5815
Sheets 9 & 20 of 56
Approved April 28, 1958

R7. Crosswinds – Picerne Real Estate Group
Water Line As–Built
Assessor's Plat 58 Lot 202
Scale: 1" = 30'
March 2007
Cherenzia Excavation

CERTIFICATION:

This survey has been conducted and the plan has been prepared pursuant to 435–RICR–00–00–1.9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on November 25, 2015, as follows:

TYPE OF SURVEY:
COMPREHENSIVE BOUNDARY
DATA ACCUMULATION–PLANIMETRICS

MEASUREMENT SPECIFICATION:
CLASS I
CLASS III

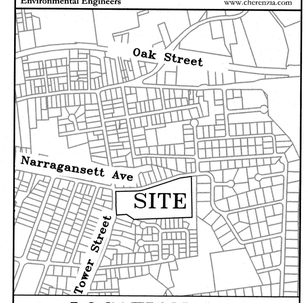
The purpose for the conduct of the survey and the preparation of the plan is to show existing conditions and delineated wetlands in support of an Edge Verification Application.

By: _____
PLS Signature

Mark A. Castellanos PLS #2511
Printed PLS Name & License No.

LS.000A133–COA

CHERENZIA & ASSOCIATES, LTD.
Civil Engineers
Land Surveyors
Land Use Planners
Environmental Engineers
99 Mechanic St.
Pawcatuck, CT 06379
Tel: 860.629.6500
Fax: 860.599.6090
P.O. Box 513
Westerly, RI 02891
Tel: 401.596.7747
www.cherenzia.com



LOCATION MAP

N

PLAN REVISIONS

REV. NO.	DATE	DESCRIPTION	DWN BY	CHK BY

SCALE: 1" = 50'
CA JOB # 223014
DATE JUNE 8, 2023

DRAWN BY: WDR
CHECK BY: MAC

COMPREHENSIVE BOUNDARY & TOPOGRAPHIC SURVEY

BOUNDARY SHEET

TOWER STREET SCHOOL
83 TOWER STREET
MAP 58 LOT 186
WESTERLY, RHODE ISLAND

PREPARED FOR
ROYCE FAMILY FUND, INC

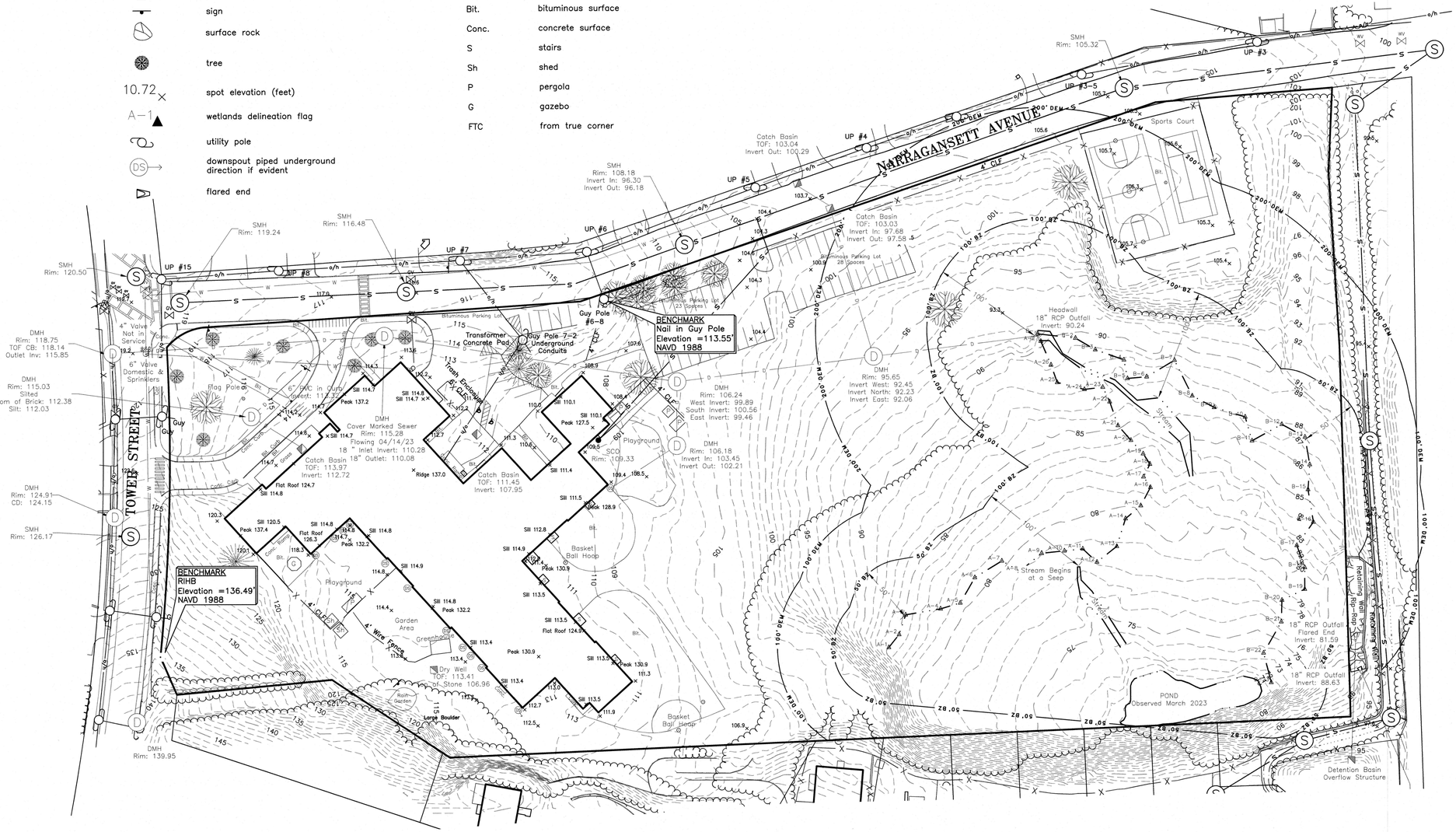
MARK A. CASTELLANOS
No. 2511
PROFESSIONAL LAND SURVEYOR

SV–1

LEGEND

○	deflection point: no monument found or set	TOF	top of frame
◉	drill hole found	SMH	sewer manhole
⊡	Rhode Island highway bound found	DMH	drainage manhole
◎	iron pipe or pin found	CB	catch basin
(D)	drainage manhole	CD	curb drain
(S)	sewer manhole	RCP	reinforced concrete pipe
WV	water shut-off	UP	utility pole
WV	water valve	SCO	sewer cleanout
GV	gas valve	N/F	now or formerly
	catch basin	FTC	from true corner
	sign	Bit.	bituminous surface
	surface rock	Conc.	concrete surface
		S	stairs
	tree	Sh	shed
10.72 ×	spot elevation (feet)	P	pergola
A−1 ▲	wetlands delineation flag	G	gazebo
	utility pole	FTC	from true corner
DS →	downspout piped underground direction if evident		
	flared end		

o/h	overhead wires
X	fence
D	drainage pipe
	extent of wetlands
	stream
100' DEM	100' DEM jurisdictional area
200' DEM	200' DEM jurisdictional area
	edge of vegetation
50' BZ	50' buffer zone
100' BZ	100' buffer zone


NARRAGANSETT AVENUE
TOWER STREET
BENCHMARK
Nail in Guy Pole
Elevation =113.55'
NAVD 1988
BENCHMARK
RIHB
Elevation =136.49'
NAVD 1988
SMH Rim: 105.32
SMH Rim: 108.18
Invert In: 96.30
Invert Out: 96.18
SMH Rim: 119.24
SMH Rim: 116.48
SMH Rim: 120.50
Catch Basin TOF: 103.04 Invert Out: 100.29
Catch Basin TOF: 103.03 Invert In: 97.68 Invert Out: 97.58
Guy Pole #6-8
Guy Pole 7-2 Underground Conduits
Transformer Concrete Pad
Bituminous Parking Lot 23 Spaces
Bituminous Parking Lot 28 Spaces
Sports Court
Headwall 18" RCP Outfall Invert: 90.24
DMH Rim: 118.75 TOF CB: 118.14 Outlet Inv: 115.85
DMH Rim: 115.03 Silted Bottom of Brick: 112.38 Silt: 112.03
DMH Rim: 124.91 CD: 124.15
SMH Rim: 126.17
DMH Rim: 139.95
DMH Rim: 106.24 West Invert: 99.89 South Invert: 100.56 East Invert: 99.46
DMH Rim: 95.65 Invert West: 92.45 Invert North: 92.23 Invert East: 92.06
DMH Cover Marked Sewer Rim: 115.28 Flowing 04/14/23 18 " Inlet Invert: 110.28 18 " Outlet: 110.08
Catch Basin TOF: 113.97 Invert: 112.72
Catch Basin TOF: 111.45 Invert: 107.95
DMH Rim: 106.18 Invert In: 103.45 Invert Out: 102.21
SCO Rim: 109.33
Trash Enclosure
Flag Pole
Playground
Basketball Hoop
Garden Area
Greenhouse
Dry Well TOF: 113.41 Fill Stone 106.96
Rain Garden
Large Boulder
Stream
Stream Begins at a Seep
POND Observed March 2023
Detention Basin Overflow Structure
Retaining Wall Rip-Rap
18" RCP Outfall Flared End Invert: 81.59
18" RCP Outfall Invert: 88.63
4" Valve Not in Service
6" Valve Domestic & Sprinklers
6" DIC in Curb Invert: 112.72
4" CLF
4' Wire Fence
4' Open Rail Fence
Peak 137.2
Peak 137.4
Peak 132.2
Peak 130.9
Peak 128.9
Flat Roof 124.7
Flat Roof 126.3
Flat Roof 124.9
Ridge 137.0
Sill 114.7
Sill 114.8
Sill 114.9
Sill 113.5
Sill 113.4
Sill 111.4
Sill 111.5
Sill 112.8
Sill 110.1
Sill 111.9
Sill 113.0
Sill 112.7
Sill 112.5
Sill 120.5
Sill 114.6
Sill 110.0
Sill 108.9
Sill 108.4
Sill 107.6
Sill 104.4
Sill 103.7
Sill 100.5
Sill 105.6
Sill 105.7
Sill 106.3
Sill 106.6
Sill 105.1
Sill 105.4
Sill 93.3
Sill 96.5
Sill 98.5
Sill 99.4
Sill 108.5
Sill 109.4
Sill 111.3
Sill 111.0
Sill 111.7
Sill 113.6
Sill 114.3
Sill 114.4
Sill 117.0
Sill 117.6
Sill 118.3
Sill 120.3
Sill 121.1
Sill 122.1
Sill 122.7
Sill 123.1
Sill 123.6
Sill 124.2
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APPENDIX P

Wild and Scenic Rivers Impact Evaluation and Attachments

Wild and Scenic Rivers (CEST and EA)

General requirements	Legislation	Regulation
The Wild and Scenic Rivers Act provides federal protection for certain free-flowing, wild, scenic and recreational rivers designated as components or potential components of the National Wild and Scenic Rivers System (NWSRS) from the effects of construction or development.	The Wild and Scenic Rivers Act (16 U.S.C. 1271-1287), particularly section 7(b) and (c) (16 U.S.C. 1278(b) and (c))	36 CFR Part 297
References		
https://www.hudexchange.info/environmental-review/wild-and-scenic-rivers		

1. **Is your project within proximity of a NWSRS river as defined below?**
   Wild & Scenic Rivers: These rivers or river segments have been designated by Congress or by states (with the concurrence of the Secretary of the Interior) as wild, scenic, or recreational
   Study Rivers: These rivers or river segments are being studied as a potential component of the Wild & Scenic River system.
   Nationwide Rivers Inventory (NRI): The National Park Service has compiled and maintains the NRI, a register of river segments that potentially qualify as national wild, scenic, or recreational river areas

   ☒ No
   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination, such as a map identifying the project site and its surrounding area or a list of rivers in your region in the Screen Summary at the conclusion of this screen.*

   ☐ Yes, the project is in proximity of a Nationwide Rivers Inventory (NRI) River.
   → *Continue to Question 2.*

2. **Could the project do *any* of the following?**
   - Have a direct and adverse effect within Wild and Scenic River Boundaries,
   - Invade the area or unreasonably diminish the river outside Wild and Scenic River Boundaries, or
   - Have an adverse effect on the natural, cultural, and/or recreational values of a NRI segment.

Consultation with the appropriate federal/state/local/tribal Managing Agency(s) is required, pursuant to Section 7 of the Act, to determine if the proposed project may have an adverse effect on a Wild & Scenic River or a Study River and, if so, to determine the appropriate avoidance or mitigation measures.
Note: Concurrence may be assumed if the Managing Agency does not respond within 30 days; however, you are still obligated to avoid or mitigate adverse effects on the rivers identified in the NWSRS

☐ No, the Managing Agency has concurred that the proposed project will not alter, directly, or indirectly, any of the characteristics that qualifies or potentially qualifies the river for inclusion in the NWSRS.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.*

☐ Yes, the Managing Agency was consulted and the proposed project may alter, directly, or indirectly, any of the characteristics that qualifies or potentially qualifies the river for inclusion in the NWSRS.

→ *Continue to Question 3.*

3. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Continue to the Worksheet Summary below. Provide documentation of the consultation (including the Managing Agency's concurrence) and any other documentation used to make your determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

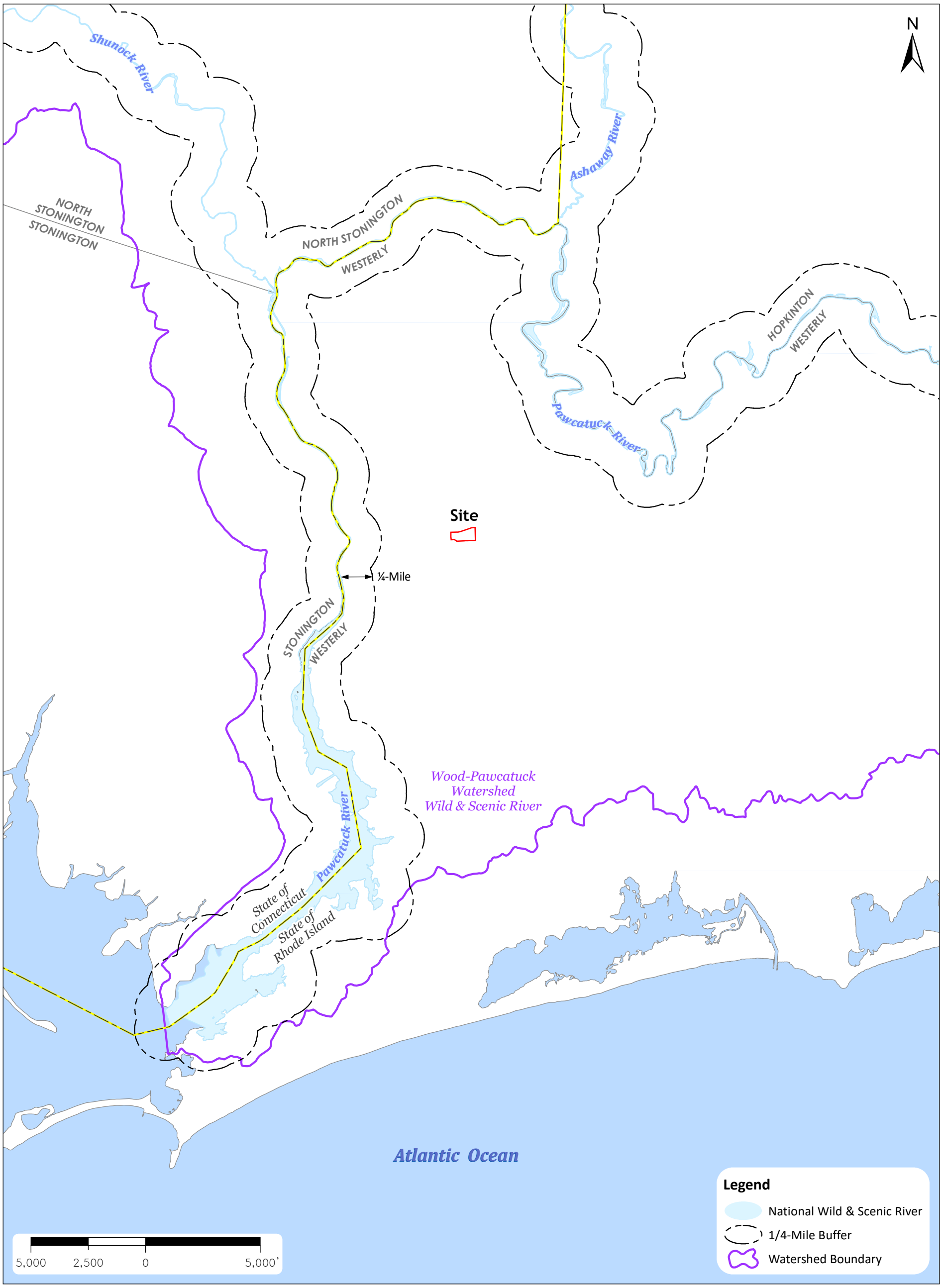
- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The nearest Wild & Scenic River is the Pawcatuck River and tributaries, which generally flows along the boundary of the Town of Westerly with adjacent Rhode Island towns and the Connecticut State Line. The project site is greater than ¼-mile away from the nearest portion of the river, as shown in the attached Figure.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No



ATTACHMENT

RIGIS

PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
8 BLACKSTONE VALLEY PLACE
LINCOLN, RI 02865
401-334-4100

WILD & SCENIC RIVERS

83 TOWER STREET
WESTERLY, RI

PARE PROJECT: 24111.00
DATE: MAY 2024



★ SITE LOCATION

APPENDIX Q

Environmental Justice Impact Evaluation and Attachments

Environmental Justice (CEST and EA)

General requirements	Legislation	Regulation
Determine if the project creates adverse environmental impacts upon a low-income or minority community. If it does, engage the community in meaningful participation about mitigating the impacts or move the project.	Executive Order 12898	
References		
https://www.hudexchange.info/environmental-review/environmental-justice		

HUD strongly encourages starting the Environmental Justice analysis only after all other laws and authorities, including Environmental Assessment factors if necessary, have been completed.

1. **Were any adverse environmental impacts identified in any other compliance review portion of this project's total environmental review?**

   ☒Yes → *Continue to Question 2.*

   ☐No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

2. **Were these adverse environmental impacts disproportionately high for low-income and/or minority communities?**

   ☐Yes

   Explain:

   → *Continue to Question 3. Provide any supporting documentation.*

   ☒No

   Explain:

   Adverse environmental impacts are limited to potential wetland and/or buffer zone impacts to a limited area of the Project Site. These wetlands appear to be confined to the Project Site and are unlikely to have environmental impacts that adversely affect low-income and/or minority communities.

   → *Continue to the Worksheet Summary and provide any supporting documentation.*

3. **All adverse impacts should be mitigated. Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.**

☐Mitigation as follows will be implemented:

→ *Continue to Question 4.*

☐No mitigation is necessary.

Explain why mitigation will not be made here:

→ *Continue to Question 4.*

4. **Describe how the affected low-income or minority community was engaged or meaningfully involved in the decision on what mitigation actions, if any, will be taken.**

→ *Continue to the Worksheet Summary and provide any supporting documentation.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Although the community has some elevated key environmental justice indicators, the Project Site is not located within an Environmental Justice area as defined by the RIDEM's Environmental Justice Policy (amended 2023); however, the former and proposed use of the Project Site includes childcare and educational services covered under the environmental equity and public participation requirements of Rhode Island's *Industrial Property Remediation and Reuse Act* (R.I.G.L. § 23-19.14-5). As such, further environmental investigation of the Site is required prior to redevelopment, and public involvement in the scope and findings of these investigations will allow for members of the public to participate in Site redevelopment activities.

Additionally, the Project proposes the creation of services that will benefit low-income and minority households by providing accessible healthcare and childcare services that are presently in short supply in the community.

Are formal compliance steps or mitigation required?

☐ Yes

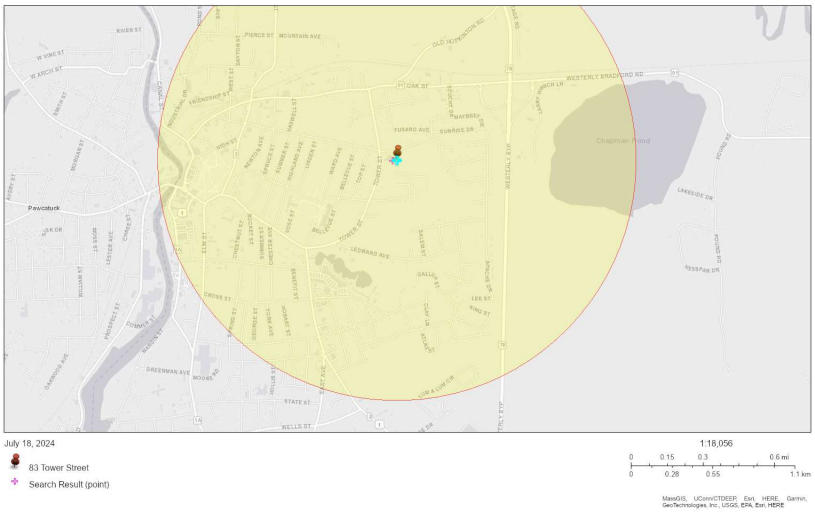
☒ No

EJScreen Community Report

This report provides environmental and socioeconomic information for user-defined areas, and combines that data into environmental justice and supplemental indexes.

Westerly, RI

1 mile Ring Centered at 41.379300,-71.813333
Population: 8,076
Area in square miles: 3.14



COMMUNITY INFORMATION

- Low income: 19 percent
- People of color: 12 percent
- Less than high school education: 10 percent
- Limited English households: 6 percent
- Unemployment: 7 percent
- Persons with disabilities: 12 percent
- Male: 52 percent
- Female: 48 percent
- 79 years — Average life expectancy
- $42,250 — Per capita income
- Number of households: 3,854
- Owner occupied: 63 percent

BREAKDOWN BY RACE

- White: 88%
- Black: 1%
- American Indian: 0%
- Asian: 2%
- Hawaiian/Pacific Islander: 0%
- Other race: 0%
- Two or more races: 4%
- Hispanic: 5%

BREAKDOWN BY AGE

From Ages 1 to 4	3%
From Ages 1 to 18	13%
From Ages 18 and up	87%
From Ages 65 and up	22%

LIMITED ENGLISH SPEAKING BREAKDOWN

Speak Spanish	58%
Speak Other Indo-European Languages	6%
Speak Asian-Pacific Island Languages	36%
Speak Other Languages	0%

Notes: Numbers may not sum to totals due to rounding. Hispanic population can be of any race.
Source: U.S. Census Bureau, American Community Survey (ACS) 2018-2022. Life expectancy data comes from the Centers for Disease Control.

LANGUAGES SPOKEN AT HOME

LANGUAGE	PERCENT
English	88%
Spanish	5%
Other Indo-European	2%
Korean	1%
Chinese (including Mandarin, Cantonese)	1%
Arabic	1%
Total Non-English	12%

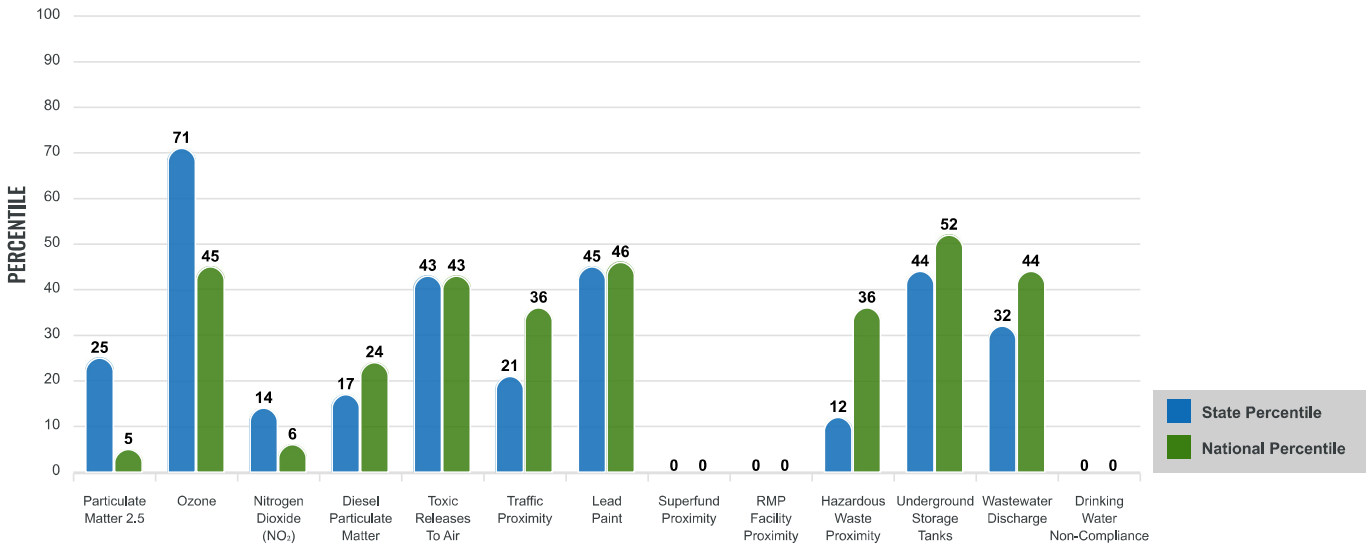
Environmental Justice & Supplemental Indexes

The environmental justice and supplemental indexes are a combination of environmental and socioeconomic information. There are thirteen EJ indexes and supplemental indexes in EJScreen reflecting the 13 environmental indicators. The indexes for a selected area are compared to those for all other locations in the state or nation. For more information and calculation details on the EJ and supplemental indexes, please visit the EJScreen website.

EJ INDEXES

The EJ indexes help users screen for potential EJ concerns. To do this, the EJ index combines data on low income and people of color populations with a single environmental indicator.

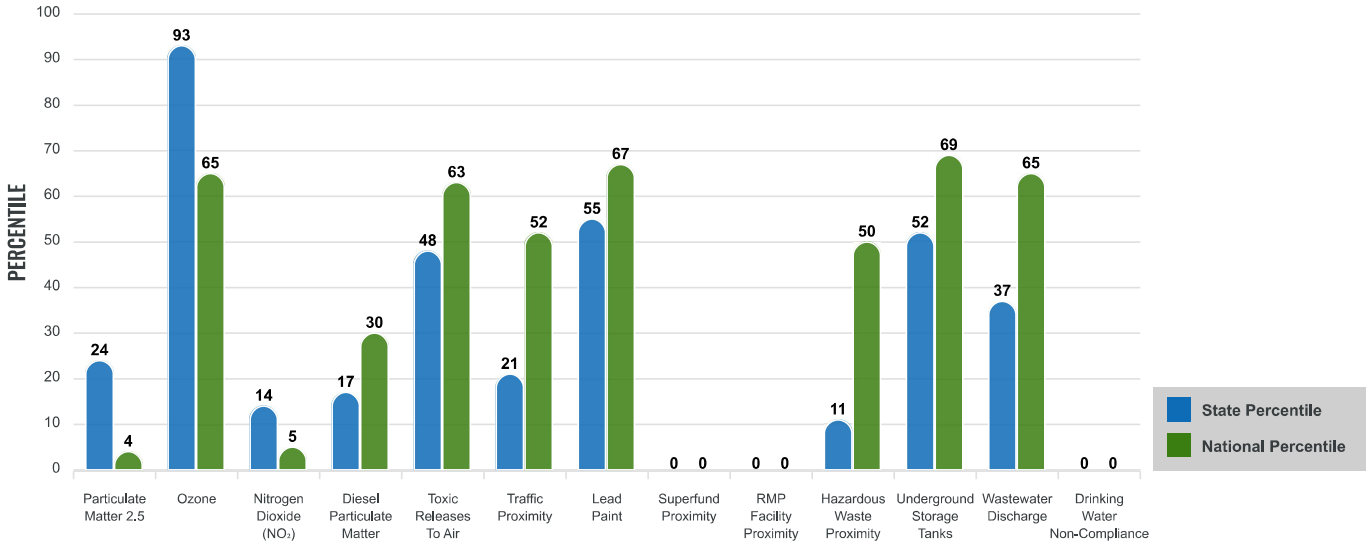
EJ INDEXES FOR THE SELECTED LOCATION



SUPPLEMENTAL INDEXES

The supplemental indexes offer a different perspective on community-level vulnerability. They combine data on percent low-income, percent linguistically isolated, percent less than high school education, percent unemployed, and low life expectancy with a single environmental indicator.

SUPPLEMENTAL INDEXES FOR THE SELECTED LOCATION



Report for 1 mile Ring Centered at 41.379300,-71.813333

Report produced July 18, 2024 using EJScreen Version 2.3

EJScreen Environmental and Socioeconomic Indicators Data

SELECTED VARIABLES	VALUE	STATE AVERAGE	PERCENTILE IN STATE	USA AVERAGE	PERCENTILE IN USA
ENVIRONMENTAL BURDEN INDICATORS					
Particulate Matter 2.5 ($\mu g/m^3$)	5.76	6.38	17	8.45	4
Ozone (ppb)	42	40.3	98	41	61
Nitrogen Dioxide (NO_2) (ppbv)	2.7	8.2	7	7.8	5
Diesel Particulate Matter ($\mu g/m^3$)	0.096	0.182	12	0.191	26
Toxic Releases to Air (toxicity-weighted concentration)	1,000	1,100	40	4,600	60
Traffic Proximity (daily traffic count/distance to road)	680,000	2,900,000	16	1,700,000	46
Lead Paint (% Pre-1960 Housing)	0.49	0.53	43	0.3	73
Superfund Proximity (site count/km distance)	0	0.53	0	0.39	0
RMP Facility Proximity (facility count/km distance)	0	0.47	0	0.57	0
Hazardous Waste Proximity (facility count/km distance)	1	7.7	7	3.5	45
Underground Storage Tanks (count/km^2)	3.4	5.2	49	3.6	72
Wastewater Discharge (toxicity-weighted concentration/m distance)	260	5200	30	700000	63
Drinking Water Non-Compliance (points)	0	0.38	0	2.2	0
SOCIOECONOMIC INDICATORS					
Demographic Index USA	0.63	N/A	N/A	1.34	22
Supplemental Demographic Index USA	1.5	N/A	N/A	1.64	47
Demographic Index State	0.7	1.21	36	N/A	N/A
Supplemental Demographic Index State	1.33	1.41	53	N/A	N/A
People of Color	12%	31%	35	40%	25
Low Income	19%	26%	44	30%	35
Unemployment Rate	7%	6%	68	6%	72
Limited English Speaking Households	6%	6%	73	5%	78
Less Than High School Education	10%	11%	59	11%	59
Under Age 5	3%	5%	46	5%	37
Over Age 64	22%	18%	65	18%	71

*Diesel particulate matter index is from the EPA's Air Toxics Data Update, which is the Agency's ongoing, comprehensive evaluation of air toxics in the United States. This effort aims to prioritize air toxics, emission sources, and locations of interest for further study. It is important to remember that the air toxics data presented here provide broad estimates of health risks over geographic areas of the country, not definitive risks to specific individuals or locations. More information on the Air Toxics Data Update can be found at: https://www.epa.gov/haps/air-toxics-data-update.

Sites reporting to EPA within defined area:

Superfund 0
Hazardous Waste, Treatment, Storage, and Disposal Facilities 0
Water Dischargers 7
Air Pollution 3
Brownfields 5
Toxic Release Inventory 1

Other community features within defined area:

Schools 2
Hospitals 0
Places of Worship 7

Other environmental data:

Air Non-attainment ..... Yes
Impaired Waters ..... Yes

Selected location contains American Indian Reservation Lands* ..... No
Selected location contains a "Justice40 (CEJST)" disadvantaged community ..... Yes
Selected location contains an EPA IRA disadvantaged community ..... Yes

Report for 1 mile Ring Centered at 41.379300,-71.813333

Report produced July 18, 2024 using EJScreen Version 2.3

EJScreen Environmental and Socioeconomic Indicators Data

HEALTH INDICATORS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Low Life Expectancy	20%	19%	60	20%	51
Heart Disease	6.2	5.6	74	5.8	61
Asthma	11.9	12.1	44	10.3	87
Cancer	7.8	6.7	68	6.4	77
Persons with Disabilities	12.2%	13.7%	42	13.7%	46

CLIMATE INDICATORS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Flood Risk	13%	8%	81	12%	74
Wildfire Risk	0%	0%	0	14%	0

CRITICAL SERVICE GAPS

INDICATOR	VALUE	STATE AVERAGE	STATE PERCENTILE	US AVERAGE	US PERCENTILE
Broadband Internet	14%	11%	71	13%	62
Lack of Health Insurance	4%	5%	66	9%	32
Housing Burden	No	N/A	N/A	N/A	N/A
Transportation Access Burden	No	N/A	N/A	N/A	N/A
Food Desert	Yes	N/A	N/A	N/A	N/A

Report for 1 mile Ring Centered at 41.379300,-71.813333

Report produced July 18, 2024 using EJScreen Version 2.3

APPENDIX R

Interagency Review & Public Comment
Log and Attachments

Agencies to Contact as Part of Interagency Review:

Prior to contacting the below agencies, information available online was reviewed for the project in order to streamline the review process. Relevant findings are summarized to each agency when review is initiated.

Agency	Applicable EA Section(s)	Contacted on	Comment Received	Summary of Comments	Included as…
Westerly State Airport c/o Rhode Island Airport Corporation Westerly State Airport 56 Airport Road Westerly, RI 02891 Jonathan N. Savage RIAC Board Chairman Rhode Island Airport Corporation 2000 Post Road Warwick, RI 02886	Airport Hazards	10/3/2024		Letter with Relevant Documentation Mailed on 10/3/2024. As of 11/7/2024, no comments have been received.	Attachment 1
Federal Aviation Administration Cheryl Quaine, Environmental Protection Specialist Office of the Deputy Director Federal Aviation Administration 1200 District Ave Burlington, MA 01803-5078 cheryl.j.quaine@faa.gov *(Form 7460-1 Filing Address – Can also be filed online)* Mail Processing Center Federal Aviation Administration Southwest Regional Office Obstruction Evaluation Group 10101 Hillwood Parkway Fort Worth, TX 76177 https://oeaaa.faa.gov/oeaaa/external/portal.jsp	Airport Hazards	10/3/2024		Letter with Relevant Documentation Mailed on 10/3/2024. As of 11/7/2024, no comments have been received.	Attachment 2

Agency	Applicable EA Section(s)	Contacted on	Comment Received	Summary of Comments	Included as…
Local Emergency Planning Committee (LEPC) Jake Longolucco Local Emergency Planning Committee – District 4 Narragansett Fire Department 40 Caswell Street Narragansett, RI 02882 RILEPC4@gmail.com	Site Contamination Explosive Hazards	10/3/2024		Letter with Relevant Documentation Mailed on 10/3/2024. As of 11/7/2024, no comments have been received.	Attachment 3
Rhode Island Division of Statewide Planning Nancy Hess, Interdepartmental Project Manager Rhode Island Division of Statewide Planning Office of Strategic Planning One Capitol Hill Providence, RI 02908-5871 nancy.hess@doa.ri.gov	Environmental Justice Land Development Socioeconomic Community Services Climate & Energy	10/3/2024	11/1/2024	Letter with Relevant Documentation Mailed on 10/3/2024. On 11/1/2024, Ms. Nancy Hess responded *via* email indicating that, "[t]he Land Use staff from the Division of Statewide Planning have reviewed the… [EA for the subject project] …for consistency with the applicable elements of the State Guide Plan (SGP) and found no conflicts with the land use and natural resources related elements. The proposed project addresses the land use goals and policies for urban reuse/ sustainability within the Urban service Boundary of the Future Land Use Map of SPG 121, Land Use 2025 adequately. The identified mitigation procedures for the potential environmental hazards detailed in the current narrative appear to be sufficient for the intended final use of the property."	Attachment 4
Rhode Island Department of Environmental Management (RIDEM) Division of Fish & Wildlife Services (DFW) Jay Osenkowski, Deputy Chief, Wildlife RIDEM Division of Freshwater Fisheries and Wildlife 277 Great Neck Road West Kingston, RI 02891 Jay.Osenkowski@dem.ri.gov	Coastal Barrier Resources Endangered Species Wild & Scenic Rivers	10/3/2024		Letter with Relevant Documentation Mailed on 10/3/2024. As of 11/7/2024, no comments have been received.	Attachment 5

Agency	Applicable EA Section(s)	Contacted on	Comment Received	Summary of Comments	Included as…
RIDEM Division of Planning & Development (Natural Heritage) Paul Jordan Data Analyst II / GIS Administrator / LWCF ASLO RIDEM Division of Planning & Development 235 Promenade Street Providence, RI 02908 paul.jordan@dem.ri.gov	Endangered Species	10/3/2024	10/3/2024	"There are no RI listed species within ½-mile of [the Project Site]."	Attachment 6
The Greater Atlantic Regional Offices of the National Marine Fisheries Service (NMFS-GAR) Tim Cardiasmenos, NEPA Coordinator Greater Atlantic Regional Fisheries Office National Marine Fisheries Service 55 Great Republic Drive NOAA Fisheries Service Gloucester, MA 01930 timothy.cardiasmenos@noaa.gov	Coastal Barrier Resources Endangered Species Wild & Scenic Rivers	10/3/2024		Letter with Relevant Documentation Mailed on 10/3/2024. As of 11/7/2024, no comments have been received.	Attachment 7
RIDEM Office of Customer & Technical Assistance (OCTA) Ron Gagnon RIDEM - Office of Customer and Technical Assistance 235 Promenade Street Providence, RI 02908-5767 ron.gagnon@dem.ri.gov *For distribution among other RIDEM divisions:*	Environmental Justice Floodplain Management Flood Insurance	10/3/2024		Letter with Relevant Documentation Mailed on 10/3/2024. As of 11/7/2024, no comments have been received.	Attachment 8
Office of Air Resources	Air Quality Site Contamination	10/3/2024		Letter with Relevant Documentation Mailed on 10/3/2024. As of 11/7/2024, no comments have been received.	Attachment 9
Office of Land Revitalization and Sustainable Materials Management (OLRSMM)	Site Contamination Explosive Hazards	10/3/2024		Letter with Relevant Documentation Mailed on 10/3/2024. As of 11/7/2024, no comments have been received.	Attachment 10

Agency	Applicable EA Section(s)	Contacted on	Comment Received	Summary of Comments	Included as…
Office of Water Resources	Coastal Zone Management Wetlands Sole Source Aquifers	10/3/2024		Letter with Relevant Documentation Mailed on 10/3/2024. As of 11/7/2024, no comments have been received.	Attachment 11
Office of Emergency Response	Site Contamination Explosive Hazards	10/3/2024		Letter with Relevant Documentation Mailed on 10/3/2024. As of 11/7/2024, no comments have been received.	Attachment 12
Office of Compliance & Inspection	Site Contamination	10/3/2024		Letter with Relevant Documentation Mailed on 10/3/2024. As of 11/7/2024, no comments have been received.	Attachment 13
Rhode Island Department of Transportation (RIDOT) Joseph D. Baker, Deputy Administrator Rhode Island Department of Transportation 360 Lincoln Avenue Warwick, RI 02888 Joseph.baker@dot.ri.gov Peter Alviti, Jr., P.E., Deputy Chief Director Rhode Island Department of Transportation 2 Capitol Hill Providence, RI 02903 Cynthia.Parker@dot.ri.gov dot.customerservice@dot.ri.gov	Land Development	10/3/2024		Letter with Relevant Documentation Mailed on 10/3/2024. As of 11/7/2024, no comments have been received.	Attachment 14
Rhode Island Water Resources Board (RIWRB) Kathleen M. Crawley, Acting General Manager Rhode Island Water Resources Board Division of Statewide Planning Offices 235 Promenade Street, Suite 230 Providence, RI 02908 Kathleen.Crawley@doa.ri.gov	Land Development Community Services	10/3/2024		Letter with Relevant Documentation Mailed on 10/3/2024. As of 11/7/2024, no comments have been received.	Attachment 15

Agency	Applicable EA Section(s)	Contacted on	Comment Received	Summary of Comments	Included as…
Rhode Island Historical Preservation & Heritage Commission (RIHPHC) Elizabeth Totten, Project Review Rhode Island Historical Preservation & Heritage Commission Old State House 150 Benefit Street Providence, RI 02903 elizabeth.totten@preservation.ri.gov	Historic Preservation	10/3/2024		Letter with Relevant Documentation Mailed on 10/3/2024. As of 11/7/2024, no comments have been received.	Attachment 16
Narragansett Indian Tribal Historic Preservation Office (NITHPO) Mr. John Brown N.I.T. Historic Preservation Office 4425 South County Trail Charlestown, RI 02813 tashtesook@aol.com	Historic Preservation	9/20/2024		Letters were mailed out to the three (3) Tribal Historic Preservation Offices at the same time *via* certified mail; however, the green card for NITHPO has not been returned as of 10/3/2024. A second copy of the letter was mailed on 10/18/2024 through an alternative means that does not require the recipient to sign. As of 11/7/2024, no comments have been received.	Attachment 17
Mashantucket Pequot Tribal Nation Michael Johnson Tribal Historic Preservation Officer 110 Pequot Trail Mashantucket, CT 06338 mejohnson@mptn-nsn.gov	Historic Preservation	9/20/2024		Contact date established based on certified mail receipt. As of 11/7/2024, no comments have been received.	Attachment 18
Mohegan Tribe of Indians of Connecticut James Quinn Tribal Historic Preservation Officer 13 Crow Hill Road Uncasville, CT 06382 jquinn@moheganmail.com	Historic Preservation	9/20/2024		Contact date established based on certified mail receipt. As of 11/7/2024, no comments have been received.	Attachment 19

Agency	Applicable EA Section(s)	Contacted on	Comment Received	Summary of Comments	Included as…
Coastal Resources Management Council (CRMC) Jeffrey Willis, Executive Director Coastal Resources Management Council Oliver H. Stedman Government Center 4808 Tower Hill Road, Suite 3 Wakefield, RI 02879-1900 jwillis@crmc.ri.gov	Coastal Barrier Resources Coastal Zone Management	10/3/2024	10/25/2024	Letter with Relevant Documentation Mailed on 10/3/2024. On 10/25/2024, Mr. Kevin Sloan of CRMC indicated that "because HUD funds are not being used on a project within the coastal zone or a Special Area Management Plan region, the project is not reasonably likely to affect any land or water use or natural resources of the RI coastal zone. As such, a formal review by CRMC is not necessary for this project."	Attachment 20
The United States Department of Agriculture (USDA) Natural Resources Conservation Service (NRCS) R. Phou Vongkhamdy, State Conservationist USDA Natural Resources Conservation Service Rhode Island State Office 60 Quaker Lane, Suite 40 Warwick, RI 02886 pooh.vongkhamdy@usda.gov	Farmlands Protection	10/3/2024		Letter with Relevant Documentation Mailed on 10/3/2024. As of 11/7/2024, no comments have been received.	Attachment 21
U.S. Environmental Protection Agency Drinking Water Source Protection State Program Kira Jacobs, Program Coordinator EPA New England, Region I 5 Post Office Square - Suite 100 Boston, MA 02109-3912 jacobs.kira@epa.gov	Sole Source Aquifers	7/3/2024	9/9/2024	Informal virtual meeting held between Pare personnel & Ms. Jacobs on 7/3/2024 to discuss the documentation needed for the office to adequately review the project. On 9/9/2024, Ms. Jacobs provided a checklist of performance standards that the project will be required to meet as part of its review by her department.	Attachment 22

Public Comments Received:

Commenter Name:	Comment:	Comment Received on:	Response:	Response Provided on:
		[Date]		[Date]
		[Date]		[Date]
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ATTACHMENT 1

October 3, 2024

To Whom it May Concern
Westerly State Airport
56 Airport Road
Westerly, RI 02891

Re: **Environmental Assessment – Tower Street School Community Center**
Town of Westerly
Westerly, RI
Pare Project No. 24111.00

To Whom it May Concern:

On behalf of the Town of Westerly (the "Town") and the Rhode Island Office of the Postsecondary Commissioner (the "Grant Recipient"), Pare Corporation (Pare) is the process of preparing an Environmental Assessment (EA) in accordance with the National Environmental Policy Act (NEPA; 40 CFR § 1500, *et seq.*) for the former Tower Street School/Community Center located at 83 Tower Street in Westerly, Rhode Island (hereinafter, the "Site"). The Westerly State Airport was identified during the EA process as a party with a potential interest in the project proposed at the subject Site.

Relevant project information is summarized below, and a Site Plan and Airport Hazards Map are attached herein.

Project Information:

The Tower Street School – later Community Center – is situated on an approximate 11-acre lot at the southeast intersection of Tower Street and Narragansett Avenue in Westerly. Originally constructed circa 1955 on land that had previously been utilized for agricultural and residential purposes, the existing building was utilized as a public school until its conversion into the Tower Street Community Center circa 2010. As a Community Center, the Site offered various health and wellness services, community-building services, educational services, and childcare/daycare services. A portion of the building was also previously utilized as a refuge.

The Community Center continued to operate through 2020, when financial difficulties associated with the Covid-19 pandemic forced it to close. The Town had intended to sell the property for non-municipal development; however, residents of Westerly expressed preference for a new community center at the Site.

The Town is a recipient of congressionally approved funding that will help finance the renewal of the Site

into a community center offering medical, educational, and childcare services to residents of Westerly. The work anticipated at the Site at this time will involve demolition of the existing building and the construction of a new community center proximal to the former building footprint.

Additional project information is available online at the following pages:

Tower Street School Reuse Study (2021-2022):
https://westerlyri.gov/DocumentCenter/View/11821/Tower-Street-School-Reuse-Study

Town of Westerly Project Page:
https://westerlyri.gov/816/Tower-Street-School-Reuse-Study

Specific Areas of Interest:

Westerly State Airport was identified as an agency with potential interest in the project due to the project's location within the airport's Conical Zone. Other agencies with similar interests that have been contacted as part of this EA are:

- The Rhode Island Airport Corporation
- Federal Aviation Administration (Boston Office)

For your review, we have included relevant excerpts from the draft EA that Pare is preparing that pertain to your areas of interest in this project. A copy of the entire draft EA can be found at the following website; the document may need to be downloaded to properly view certain hyperlinked pages:

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Thank you in advance for your timely review of this package. We would appreciate any comments or concerns within thirty (30) days of the date of this letter. If you have any questions or comments, please do not hesitate to contact me at (401) 334-4100.

Very truly yours,

Timothy P. Thies, P.E.
Senior Vice President/Division Manager
Environmental Division

Pare Corporation
8 Blackstone Valley Place
Lincoln, RI 02865
(401) 334-4100 Ext.4137
www.parecorp.com

PARE CORPORATION

October 3, 2024

Jonathan N. Savage, Chairman
Rhode Island Airport Corporation
2000 Post Road
Warwick, RI 02886

Re: **Environmental Assessment – Tower Street School Community Center**
Town of Westerly
Westerly, RI
Pare Project No. 24111.00

Dear Mr. Savage:

On behalf of the Town of Westerly (the "Town") and the Rhode Island Office of the Postsecondary Commissioner (the "Grant Recipient"), Pare Corporation (Pare) is the process of preparing an Environmental Assessment (EA) in accordance with the National Environmental Policy Act (NEPA; 40 CFR § 1500, *et seq.*) for the former Tower Street School/Community Center located at 83 Tower Street in Westerly, Rhode Island (hereinafter, the "Site"). The Rhode Island Airport Corporation (RIAC) was identified during the EA process as a party with a potential interest in the project proposed at the subject Site.

Relevant project information is summarized below, and a Site Plan and Airport Hazards Map are attached herein.

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The Tower Street School – later Community Center – is situated on an approximate 11-acre lot at the southeast intersection of Tower Street and Narragansett Avenue in Westerly. Originally constructed circa 1955 on land that had previously been utilized for agricultural and residential purposes, the existing building was utilized as a public school until its conversion into the Tower Street Community Center circa 2010. As a Community Center, the Site offered various health and wellness services, community-building services, educational services, and childcare/daycare services. A portion of the building was also previously utilized as a refuge.

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Specific Areas of Interest:

The RIAC was identified as an agency with potential interest in the project due to the project's location within the Conical Zone of the Westerly State Airport. Other agencies with similar interests that have been contacted as part of this EA are:

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- Federal Aviation Administration (Boston Office)

For your review, we have included relevant excerpts from the draft EA that Pare is preparing that pertain to your areas of interest in this project. A copy of the entire draft EA can be found at the following website; the document may need to be downloaded to properly view certain hyperlinked pages:

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LEGEND:

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SURVEY DATA DERIVED FROM EXISTING CONDITIONS PLAN PREPARED BY CHERENZIA & ASSOCIATES, LTD. FOR ROYCE FAMILY FUND, INC., DATED JUNE 8, 2023. THIS PLAN IS NOT INTENDED FOR USE AS A CLASS I LAND SURVEY.

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PARCEL ID: 058-202-20 N/F WU CARMEN Q

PARCEL ID: 058-202-52 N/F WFD ASSOCIATES LP

Scale: 1"=40'

0 20' 40' 80'

PARE

TOWER STREET SCHOOL & COMMUNITY CENTER

83 TOWER STREET
WESTERLY, RI

REVISIONS:

PROJECT NO.:	24111.00
DATE:	6/25/2024
SCALE:	1" = 40'
DESIGNED BY:	AWB
CHECKED BY:	KMS
DRAWN BY:	AWB
APPROVED BY:	

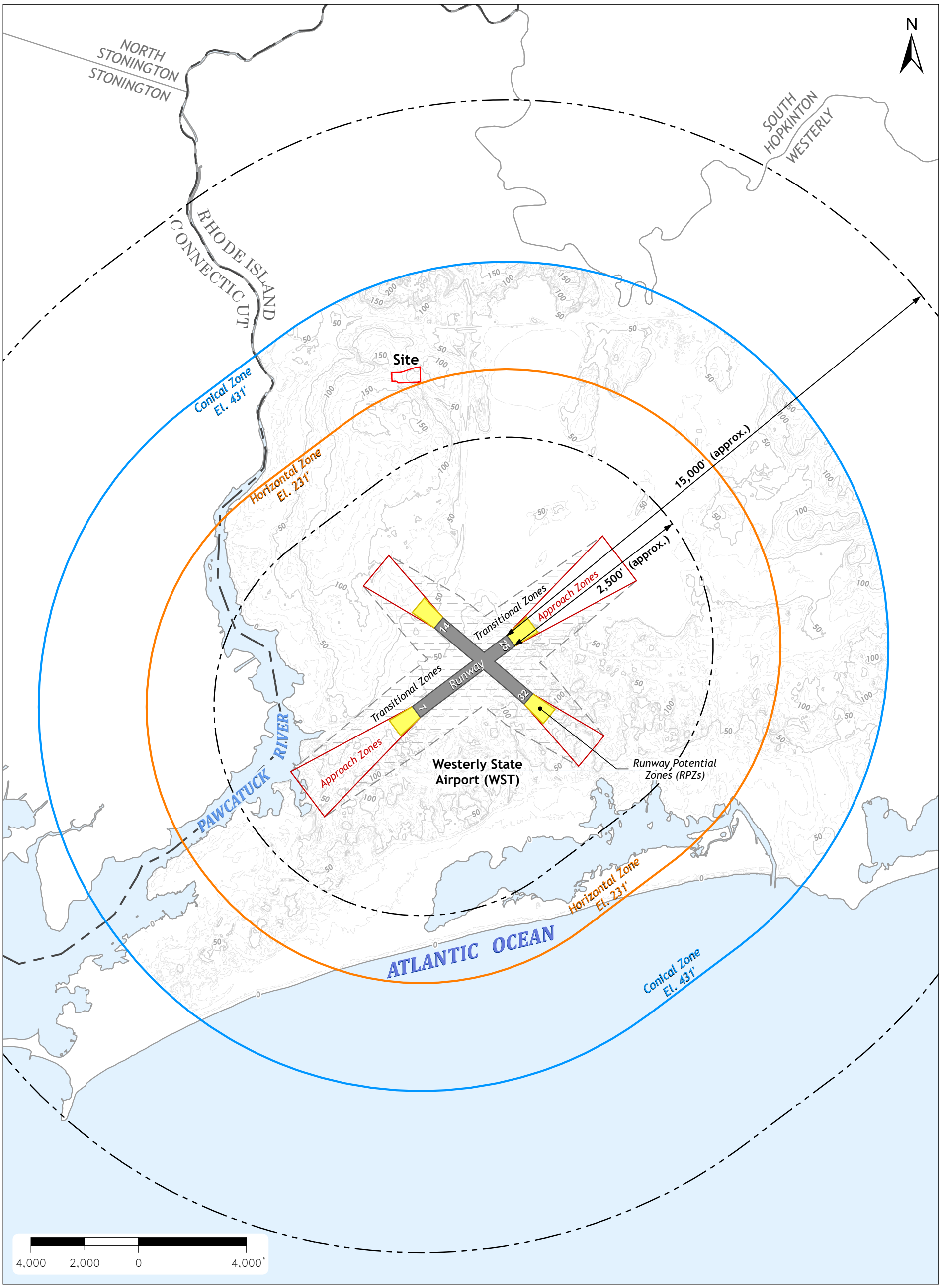
DRAWING TITLE:

SITE PLAN

DRAWING NO.:

1.0

SHEET NO. 1 OF 1



ATTACHMENT

RIGIS

PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
8 BLACKSTONE VALLEY PLACE
LINCOLN, RI 02865
401-334-4100

AIRPORT HAZARDS

83 TOWER STREET
WESTERLY, RI

PARE PROJECT: 24111.00
DATE: MAY 2024

★ SITE LOCATION

Airport Hazards (CEST and EA)

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D
References		
https://www.hudexchange.info/environmental-review/airport-hazards		

1. **To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?**

   ☐No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within the applicable distances to a military or civilian airport.*

   ☒Yes → *Continue to Question 2.*

2. **Is your project located within a Runway Potential Zone/Clear Zone (RPZ/CZ) or Accident Potential Zone (APZ)?**

   ☐Yes, project is in an APZ → *Continue to Question 3.*

   ☐Yes, project is an RPZ/CZ → *Project cannot proceed at this location.*

   ☒No, project is not within an APZ or RPZ/CZ

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within either zone.*

3. **Is the project in conformance with DOD guidelines for APZ?**

   ☐Yes, project is consistent with DOD guidelines without further action.

   Explain how you determined that the project is consistent:

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.*

☐No, the project cannot be brought into conformance with DOD guidelines and has not been approved. → *Project cannot proceed at this location.*

☐Project is not consistent with DOD guidelines, but it has been approved by Certifying Officer or HUD Approving Official.

Explain approval process:

If mitigation measures have been or will be taken, explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The nearest airport to the Project Site is the Westerly State Airport, a public airport that also accommodates some military activity located in Westerly, Rhode Island. The Project is located just outside the Horizontal Zone, and within the Conical Zone, of the Westerly State Airport. An *Airport Layout Plan Update and Land Use Compatibility Plan*, prepared by Vanasse Hangen Brustlin, Inc. (VHB) in 2009, indicates that the proposed Project would not encroach upon the regulated airspace height.

However, using the Federal Aviation Administration's (FAA's) Notice Criteria Tool (version 2018.2.0) with ground survey data recently collected at the Site and the proposed building height according to preliminary design plans, the filing of FAA Form 7460-1 is required due to an exceedance of the criteria outlined at 14 CFR § 77.9(b). Parameters used in the calculation included a ground elevation of 114' above mean sea level (MSL) and a maximum building height of 45' above grade.

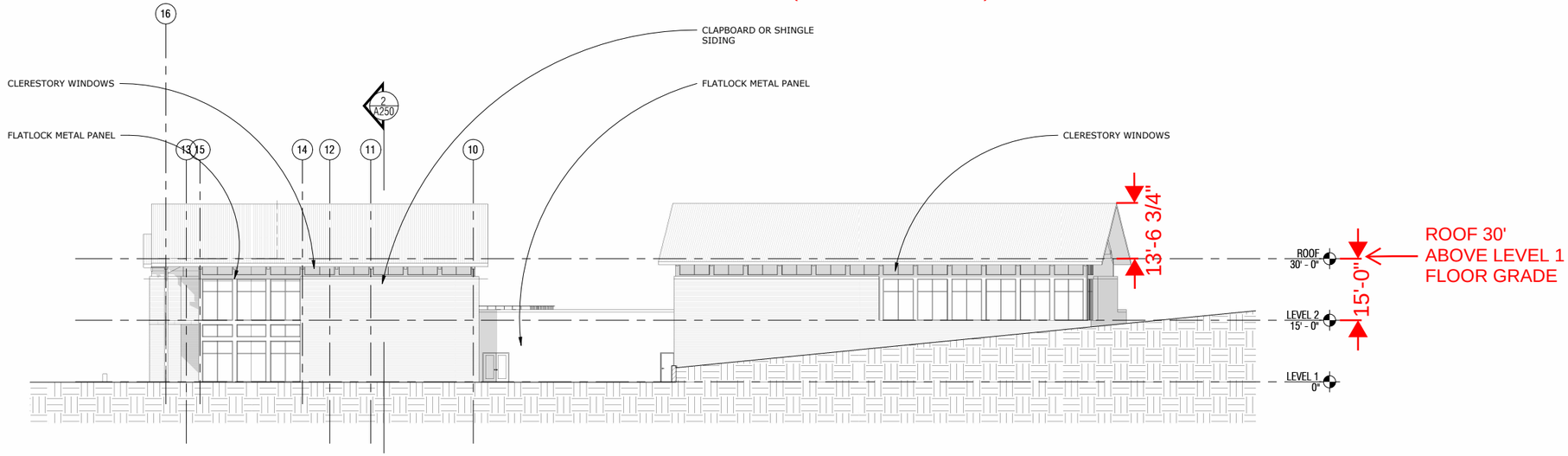
Based on the information available through the Town of Westerly and Westerly State Airport, no issues relative to airspace obstruction are expected to result from the filing and it is expected that the Project will be able to move forward as intended.

Are formal compliance steps or mitigation required?

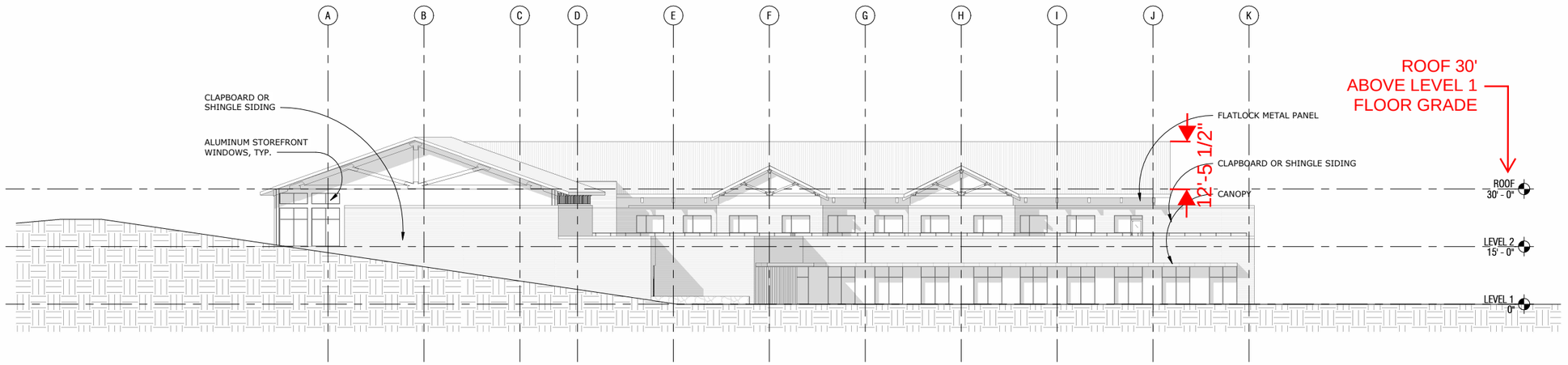
☒ Yes

☐ No

NOTE: BASED ON EXTERIOR BUILDING ELEVATION PLANS, A CONSERVATIVE ESTIMATE OF 15' TO THE TOP OF THE HIGHEST POINT OF THE BUILDING WAS USED WITH THE MEAN ELEVATION FROM SURVEY DATA COLLECTED IN THE PROPOSED BUILDING FOOTPRINT (~114' ABOVE MSL) FOR THE FAA NOTICE CRITERIA TOOL



2 WEST
1/16" = 1'-0"



1 SOUTH
1/16" = 1'-0"

GRO
www.gro-dev.com
p.336.577.0256
info@gro-dev.com
Design & Development Consultant

PRELIMINARY NOT FOR CONSTRUCTION

TOWER STREET SCHOOL

Westerly, RI

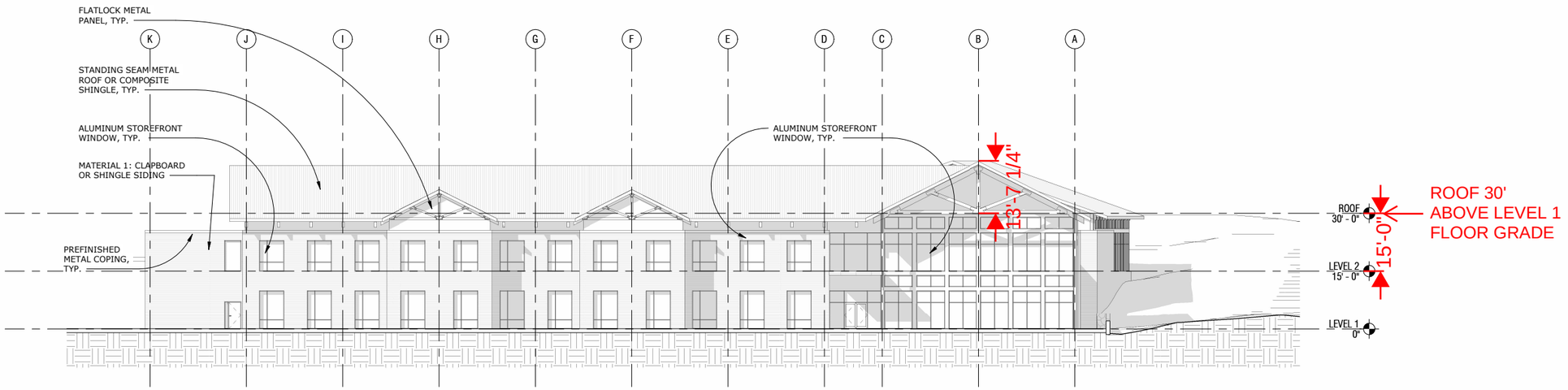
Schematic Design

Issued: 11.06.2023

EXTERIOR BUILDING ELEVATIONS

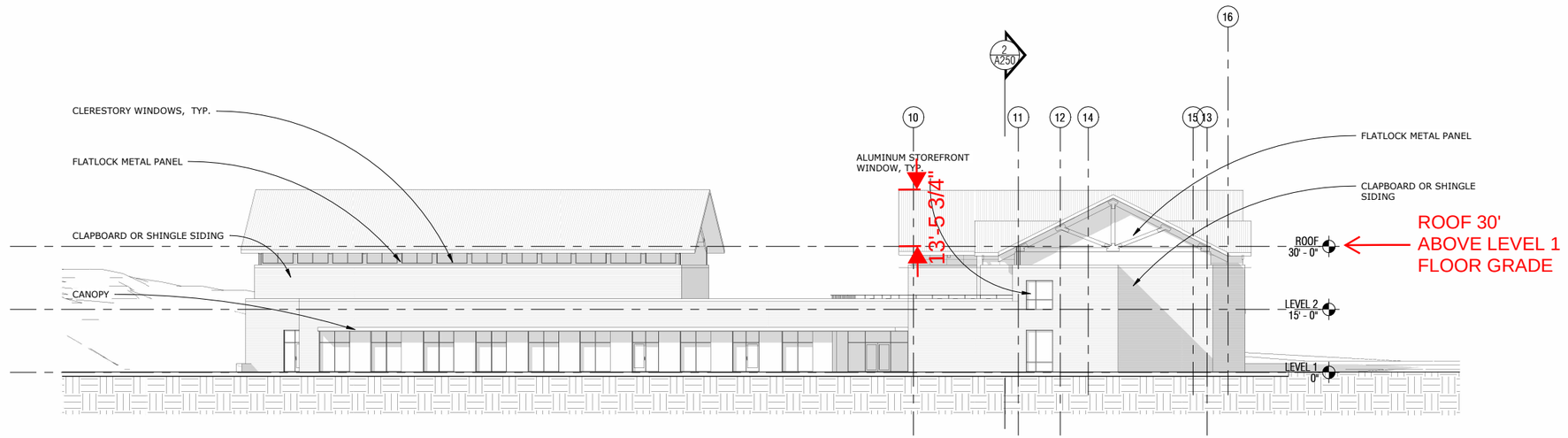
A200

11/10/2023 7:28:39 PM



2 NORTH

1/16" = 1'-0"



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gro

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PRELIMINARY NOT FOR CONSTRUCTION

TOWER STREET SCHOOL

Westerly, RI

Schematic Design

Issued: 11.06.2023

EXTERIOR BUILDING ELEVATIONS

A201

11/10/2023 7:28:52 PM

ATTACHMENT 2

October 3, 2024

Cheryl Quaine, Environmental Protection Specialist
Office of the Deputy Director
Federal Aviation Administration
1200 District Ave
Burlington, MA 01803-5078

Re: **Environmental Assessment – Tower Street School Community Center**
Town of Westerly
Westerly, RI
Pare Project No. 24111.00

Dear Ms. Quaine:

On behalf of the Town of Westerly (the "Town") and the Rhode Island Office of the Postsecondary Commissioner (the "Grant Recipient"), Pare Corporation (Pare) is the process of preparing an Environmental Assessment (EA) in accordance with the National Environmental Policy Act (NEPA; 40 CFR § 1500, *et seq.*) for the former Tower Street School/Community Center located at 83 Tower Street in Westerly, Rhode Island (hereinafter, the "Site"). The Federal Aviation Administration (FAA) was identified during the EA process as a party with a potential interest in the project proposed at the subject Site.

Relevant project information is summarized below, and a Site Plan and Airport Hazards Map are attached herein.

Project Information:

The Tower Street School – later Community Center – is situated on an approximate 11-acre lot at the southeast intersection of Tower Street and Narragansett Avenue in Westerly. Originally constructed circa 1955 on land that had previously been utilized for agricultural and residential purposes, the existing building was utilized as a public school until its conversion into the Tower Street Community Center circa 2010. As a Community Center, the Site offered various health and wellness services, community-building services, educational services, and childcare/daycare services. A portion of the building was also previously utilized as a refuge.

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Specific Areas of Interest:

The FAA was identified as an agency with potential interest in the project due to the project's location within the Conical Zone of the Westerly State Airport. Other agencies with similar interests that have been contacted as part of this EA are:

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For your review, we have included relevant excerpts from the draft EA that Pare is preparing that pertain to your areas of interest in this project. A copy of the entire draft EA can be found at the following website; the document may need to be downloaded to properly view certain hyperlinked pages:

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PARE

TOWER STREET SCHOOL & COMMUNITY CENTER

83 TOWER STREET
WESTERLY, RI

REVISIONS:

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DATE:	6/25/2024
SCALE:	1" = 40'
DESIGNED BY:	AWB
CHECKED BY:	KMS
DRAWN BY:	AWB
APPROVED BY:	

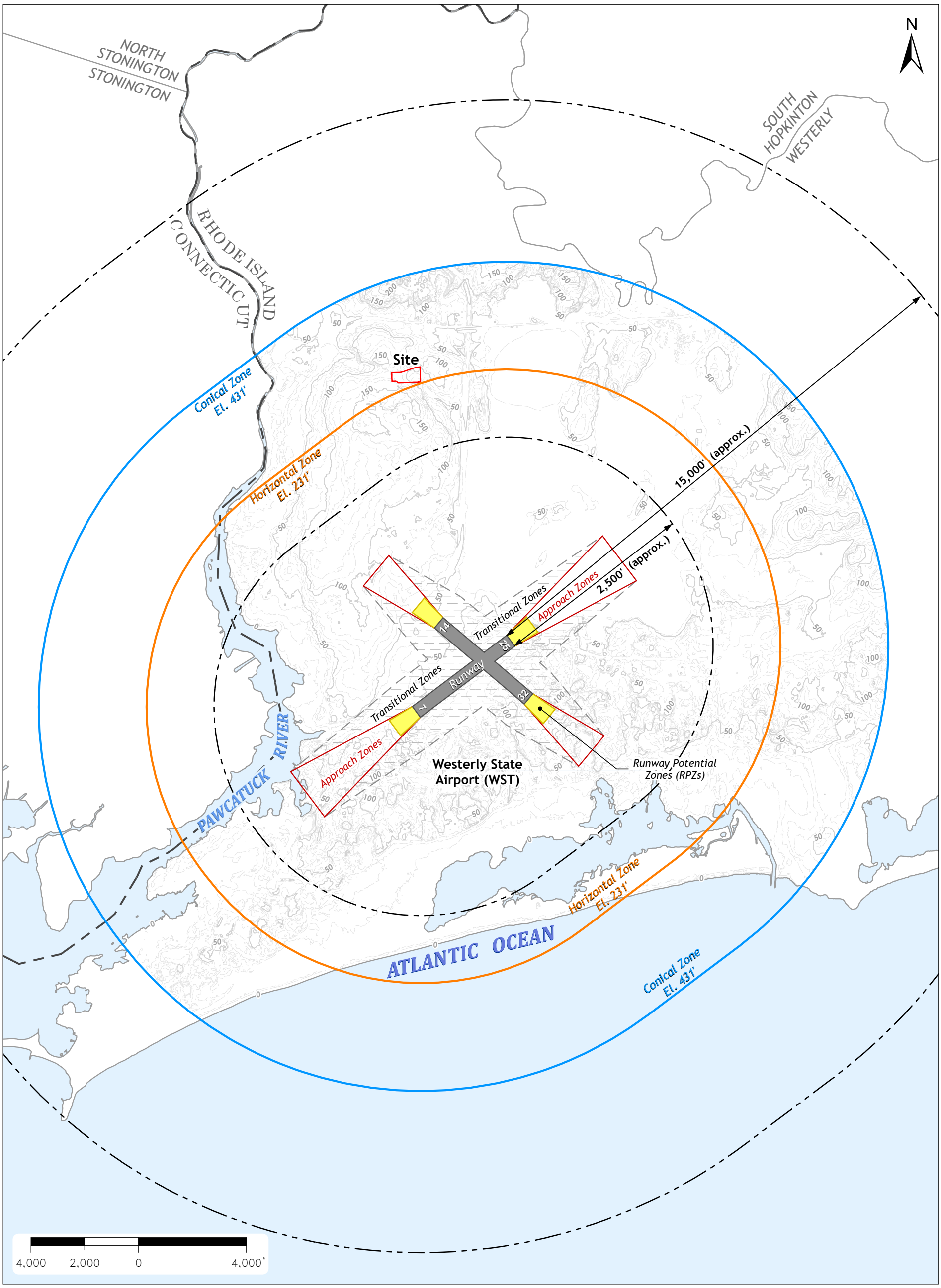
DRAWING TITLE:

SITE PLAN

DRAWING NO.:

1.0

SHEET NO. 1 OF 1



ATTACHMENT

RIGIS

PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
8 BLACKSTONE VALLEY PLACE
LINCOLN, RI 02865
401-334-4100

AIRPORT HAZARDS

83 TOWER STREET
WESTERLY, RI

PARE PROJECT: 24111.00
DATE: MAY 2024

★ SITE LOCATION

Airport Hazards (CEST and EA)

General policy	Legislation	Regulation
It is HUD's policy to apply standards to prevent incompatible development around civil airports and military airfields.		24 CFR Part 51 Subpart D
References		
https://www.hudexchange.info/environmental-review/airport-hazards		

1. **To ensure compatible land use development, you must determine your site's proximity to civil and military airports. Is your project within 15,000 feet of a military airport or 2,500 feet of a civilian airport?**

   ☐No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within the applicable distances to a military or civilian airport.*

   ☒Yes → *Continue to Question 2.*

2. **Is your project located within a Runway Potential Zone/Clear Zone (RPZ/CZ) or Accident Potential Zone (APZ)?**

   ☐Yes, project is in an APZ → *Continue to Question 3.*

   ☐Yes, project is an RPZ/CZ → *Project cannot proceed at this location.*

   ☒No, project is not within an APZ or RPZ/CZ

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within either zone.*

3. **Is the project in conformance with DOD guidelines for APZ?**

   ☐Yes, project is consistent with DOD guidelines without further action.

   Explain how you determined that the project is consistent:

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.*

☐No, the project cannot be brought into conformance with DOD guidelines and has not been approved. → *Project cannot proceed at this location.*

☐Project is not consistent with DOD guidelines, but it has been approved by Certifying Officer or HUD Approving Official.

Explain approval process:

If mitigation measures have been or will be taken, explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting this determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The nearest airport to the Project Site is the Westerly State Airport, a public airport that also accommodates some military activity located in Westerly, Rhode Island. The Project is located just outside the Horizontal Zone, and within the Conical Zone, of the Westerly State Airport. An *Airport Layout Plan Update and Land Use Compatibility Plan*, prepared by Vanasse Hangen Brustlin, Inc. (VHB) in 2009, indicates that the proposed Project would not encroach upon the regulated airspace height.

However, using the Federal Aviation Administration's (FAA's) Notice Criteria Tool (version 2018.2.0) with ground survey data recently collected at the Site and the proposed building height according to preliminary design plans, the filing of FAA Form 7460-1 is required due to an exceedance of the criteria outlined at 14 CFR § 77.9(b). Parameters used in the calculation included a ground elevation of 114' above mean sea level (MSL) and a maximum building height of 45' above grade.

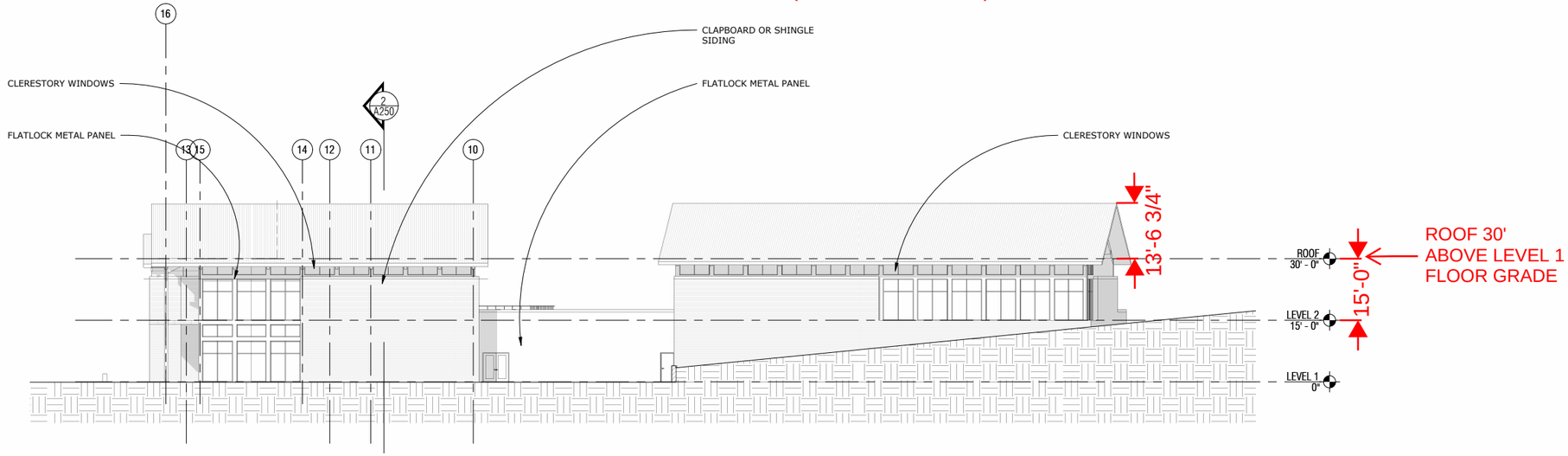
Based on the information available through the Town of Westerly and Westerly State Airport, no issues relative to airspace obstruction are expected to result from the filing and it is expected that the Project will be able to move forward as intended.

Are formal compliance steps or mitigation required?

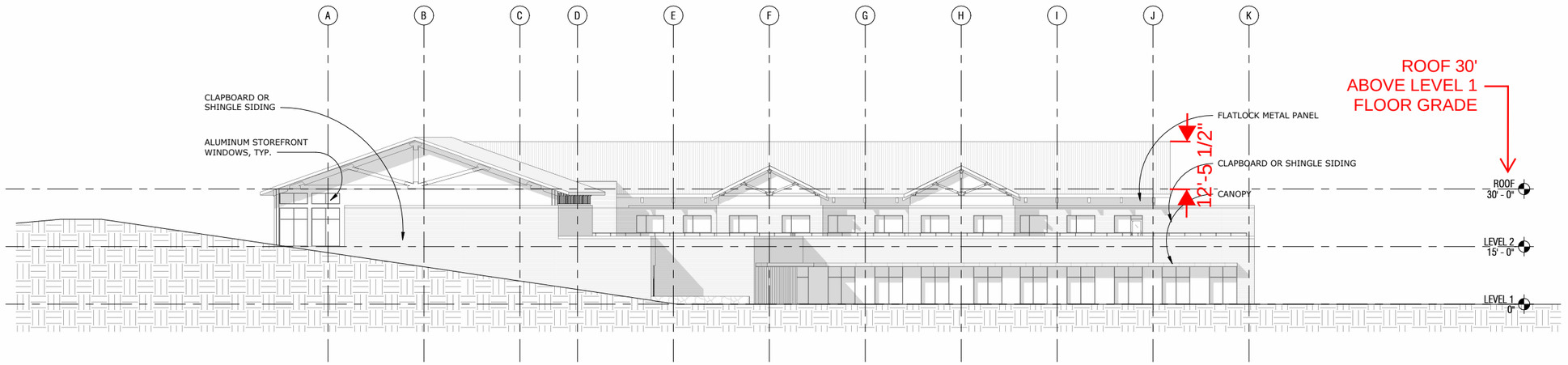
☒ Yes

☐ No

NOTE: BASED ON EXTERIOR BUILDING ELEVATION PLANS, A CONSERVATIVE ESTIMATE OF 15' TO THE TOP OF THE HIGHEST POINT OF THE BUILDING WAS USED WITH THE MEAN ELEVATION FROM SURVEY DATA COLLECTED IN THE PROPOSED BUILDING FOOTPRINT (~114' ABOVE MSL) FOR THE FAA NOTICE CRITERIA TOOL



2 WEST
1/16" = 1'-0"



1 SOUTH
1/16" = 1'-0"

GRO
www.gro-dev.com
p.336.577.0256
info@gro-dev.com
Design & Development Consultant

PRELIMINARY NOT FOR CONSTRUCTION

TOWER STREET SCHOOL

Westerly, RI

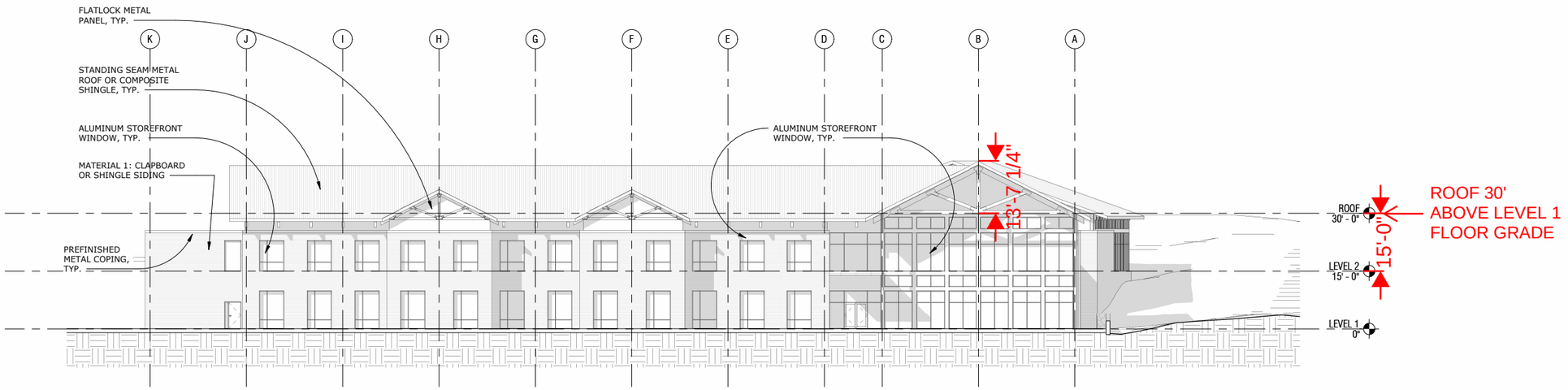
Schematic Design

Issued: 11.06.2023

EXTERIOR BUILDING ELEVATIONS

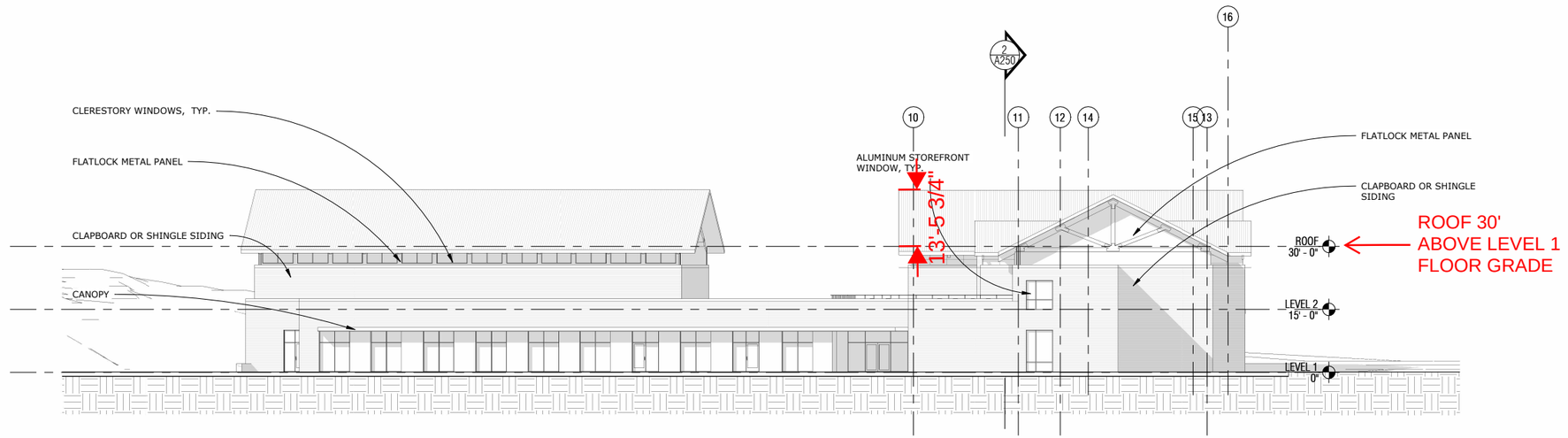
A200

11/10/2023 7:28:39 PM



2 NORTH

1/16" = 1'-0"



1 EAST

1/16" = 1'-0"

NOTE: BASED ON EXTERIOR BUILDING ELEVATION PLANS, A CONSERVATIVE ESTIMATE OF 15' TO THE TOP OF THE HIGHEST POINT OF THE BUILDING WAS USED WITH THE MEAN ELEVATION FROM SURVEY DATA COLLECTED IN THE PROPOSED BUILDING FOOTPRINT (~114' ABOVE MSL) FOR THE FAA NOTICE CRITERIA TOOL

gro

GRO
Design & Development Consultant
www.gro-dev.com
p.336.577.0256
info@gro-dev.com

PRELIMINARY NOT FOR CONSTRUCTION

TOWER STREET SCHOOL

Westerly, RI

Schematic Design

Issued: 11.06.2023

EXTERIOR BUILDING ELEVATIONS

A201

11/10/2023 7:28:52 PM

ATTACHMENT 3

October 3, 2024

Jake Longolucco
Local Emergency Planning Committee – District 4
Narragansett Fire Department
40 Caswell Street
Narragansett, RI 02882

Re: **Environmental Assessment – Tower Street School Community Center**
Town of Westerly
Westerly, RI
Pare Project No. 24111.00

Dear Mr. Longolucco:

On behalf of the Town of Westerly (the "Town") and the Rhode Island Office of the Postsecondary Commissioner (the "Grant Recipient"), Pare Corporation (Pare) is the process of preparing an Environmental Assessment (EA) in accordance with the National Environmental Policy Act (NEPA; 40 CFR § 1500, *et seq.*) for the former Tower Street School/Community Center located at 83 Tower Street in Westerly, Rhode Island (hereinafter, the "Site"). The Local Emergency Planning Committee (LEPC) identified during the EA process as a party with a potential interest in the project proposed at the subject Site.

Relevant project information is summarized below, and a Site Plan and Explosive and Flammable Hazards Map are attached herein.

Project Information:

The Tower Street School – later Community Center – is situated on an approximate 11-acre lot at the southeast intersection of Tower Street and Narragansett Avenue in Westerly. Originally constructed circa 1955 on land that had previously been utilized for agricultural and residential purposes, the existing building was utilized as a public school until its conversion into the Tower Street Community Center circa 2010. As a Community Center, the Site offered various health and wellness services, community-building services, educational services, and childcare/daycare services. A portion of the building was also previously utilized as a refuge.

The Community Center continued to operate through 2020, when financial difficulties associated with the Covid-19 pandemic forced it to close. The Town had intended to sell the property for non-municipal

development; however, residents of Westerly expressed preference for a new community center at the Site.

The Town is a recipient of congressionally approved funding that will help finance the renewal of the Site into a community center offering medical, educational, and childcare services to residents of Westerly. The work anticipated at the Site at this time will involve demolition of the existing building and the construction of a new community center proximal to the former building footprint.

Additional project information is available online at the following pages:

Tower Street School Reuse Study (2021-2022):
https://westerlyri.gov/DocumentCenter/View/11821/Tower-Street-School-Reuse-Study

Town of Westerly Project Page:
https://westerlyri.gov/816/Tower-Street-School-Reuse-Study

Specific Areas of Interest:

The LEPC was identified as an agency with potential interest in the project due to the proposed change in use of the Site relative to the current use (unoccupied) and the potential impact that the project could have on the LEPC's Emergency Response Plan. For your review, we have included relevant excerpts from the draft EA that Pare is preparing that pertain to your areas of interest in this project. A copy of the entire draft EA can be found at the following website; the document may need to be downloaded to properly view certain hyperlinked pages:

https://westerlyri.gov/DocumentCenter/View/14229/2024-10-01-Draft-Part-58-EA---Tower-Street-School

Thank you in advance for your timely review of this package. We would appreciate any comments or concerns within thirty (30) days of the date of this letter. If you have any questions or comments, please do not hesitate to contact me at (401) 334-4100.

Very truly yours,

Timothy P. Thies, P.E.
Senior Vice President/Division Manager
Environmental Division

Pare Corporation
8 Blackstone Valley Place
Lincoln, RI 02865
(401) 334-4100 Ext.4137
www.parecorp.com

LEGEND:

- SITE BOUNDARY
- BUILDING FOOTPRINTS (NOTE: EXISTING / PROPOSED)
- TAX ASSESSOR'S PARCELS
- MAJOR (5') CONTOUR INTERVAL
- MINOR (1') CONTOUR INTERVAL
- FOOT PATH
- ASPHALT PAVEMENT (NOTE: EXISTING / PROPOSED)
- CONCRETE/SIDEWALKS (NOTE: EXISTING / PROPOSED)
- EDGE OF PAVEMENT (EOP) (NOTE: EXISTING / PROPOSED)
- CURBING (NOTE: EXISTING / PROPOSED)
- PAVEMENT PAINT LINES (NOTE: EXISTING / PROPOSED)
- FENCELINE
- SURVEY BENCHMARK
- TREELINE
- SHRUBLINE
- TREES (PROPOSED / EXISTING)
- SHRUB
- ROCK
- BOULDER
- STUMP
- DRAIN LINE (APPROX.)
- CATCH BASINS
- DRAIN MANHOLE
- FLARED END STRUCTURE
- GAS LINE (APPROX.)
- GAS VALVE
- OVERHEAD POWER LINES
- PAD-MOUNTED TRANSFORMER
- UTILITY POLE
- BOLLARD
- SEWER LINE (APPROX.)
- SEWER MANHOLE
- SEWER CLEAN-OUT
- WATER LINE (APPROX.)
- WATER VALVE
- WATER SHUT-OFF
- FLAG POLE
- SIGN
- GUARDRAIL
- STREAM
- WETLAND BOUNDARY (APPROX.)
- WETLAND FLAGGING
- BUFFER ZONES
- 100' WETLAND JURISDICTIONAL AREA
- 200' RIVERFRONT JURISDICTIONAL AREA
- BASKETBALL HOOP

NOTE:

SURVEY DATA DERIVED FROM EXISTING CONDITIONS PLAN PREPARED BY CHERENZIA & ASSOCIATES, LTD. FOR ROYCE FAMILY FUND, INC., DATED JUNE 8, 2023. THIS PLAN IS NOT INTENDED FOR USE AS A CLASS I LAND SURVEY.

NARRAGANSETT AVE

TOWER STREET

DROP-OFF LANE

EXISTING TOWER STREET SCHOOL (UNOCCUPIED)

PROPOSED BUILDING

PROPOSED PLAYGROUND AREA

NEW ATHLETIC COURTS

GAZEBO

PLAYGROUND

COMMUNITY GARDEN (OVERGROWN)

GREENHO...

BOILER ROOM

DUMPSTERS

BIKE RACK

APPROX. LOCATION OF FORMER 4,000-GAL #4 F.O. UST (REMOVED)

EXISTING DRYWELLS

RAIN GARDEN (OVERGROWN)

MISC. PLAYGROUND EQUIPMENT

SWINGSET (SWINGS REMOVED)

COMMUNITY GARDEN

WALKING TRAILS

HEADWALL

SOIL/MATERIAL PILE STORAGE

FUTURE DEVELOPMENT TO BE DETERMINED

ATHLETIC COURTS

RIDEM 200' JURIS. AREA

RIDEM 100' JURIS. AREA

75' BZ

50' BZ

INTERMITTENT STREAM (STORMWATER-FED)

INTERMITTENT STREAM (SPRING-FED)

POND

STORMWATER DETENTION POND

SMALL QUANTITIES OF DUMPING OBSERVED

FOOTPATH

PARCEL ID: 058-053 N/F FALLON ERIC E

PARCEL ID: 058-053A N/F WATERMAN EDWARD A JR

PARCEL ID: 058-053B N/F CADDICK KATHLEEN A

PARCEL ID: 058-065 N/F GAUVIN PHILIP M &

N/F CAPIZZANO KAREN L

PARCEL ID: 058-063 N/F SCAVELLO SALVATORE

PARCEL ID: 058-060 N/F BARON RICHARD P &

PARCEL ID: 058-061 N/F TOSCANO FRANK A

PARCEL ID: 058-057 N/F JOSEPH A

PARCEL ID: 058-058 N/F WOYCIK PETER J

PARCEL ID: 058-058A N/F CHAN KIN PING

PARCEL ID: 058-059 N/F CAPIZZANO FAMILY REALTY TRUST

PARCEL ID: 058-186 N/F TOWER ST SCHOOL

PARCEL ID: 058-202-100 N/F WFD ASSOCIATES LP

PARCEL ID: 058-187 N/F WEBER CHRISTINE M

PARCEL ID: 058-202-14 N/F WELLS ZACHARY D

PARCEL ID: 058-202-51 N/F WFD ASSOCIATES LP

PARCEL ID: 058-202-15 N/F MAHMOUD BAHAA

PARCEL ID: 058-202-17 N/F TRAVERS DEREK R

PARCEL ID: 058-202-18 N/F ARCHER JACK H

PARCEL ID: 058-202-19 N/F DELMORE VINCENT J

PARCEL ID: 058-202-20 N/F WU CARMEN Q

PARCEL ID: 058-202-52 N/F WFD ASSOCIATES LP

Scale: 1"=40'

0 20' 40' 80'

PARE

TOWER STREET SCHOOL & COMMUNITY CENTER

83 TOWER STREET
WESTERLY, RI

REVISIONS:

PROJECT NO.:	24111.00
DATE:	6/25/2024
SCALE:	1" = 40'
DESIGNED BY:	AWB
CHECKED BY:	KMS
DRAWN BY:	AWB
APPROVED BY:	

DRAWING TITLE:

SITE PLAN

DRAWING NO.:

1.0

SHEET NO. 1 OF 1

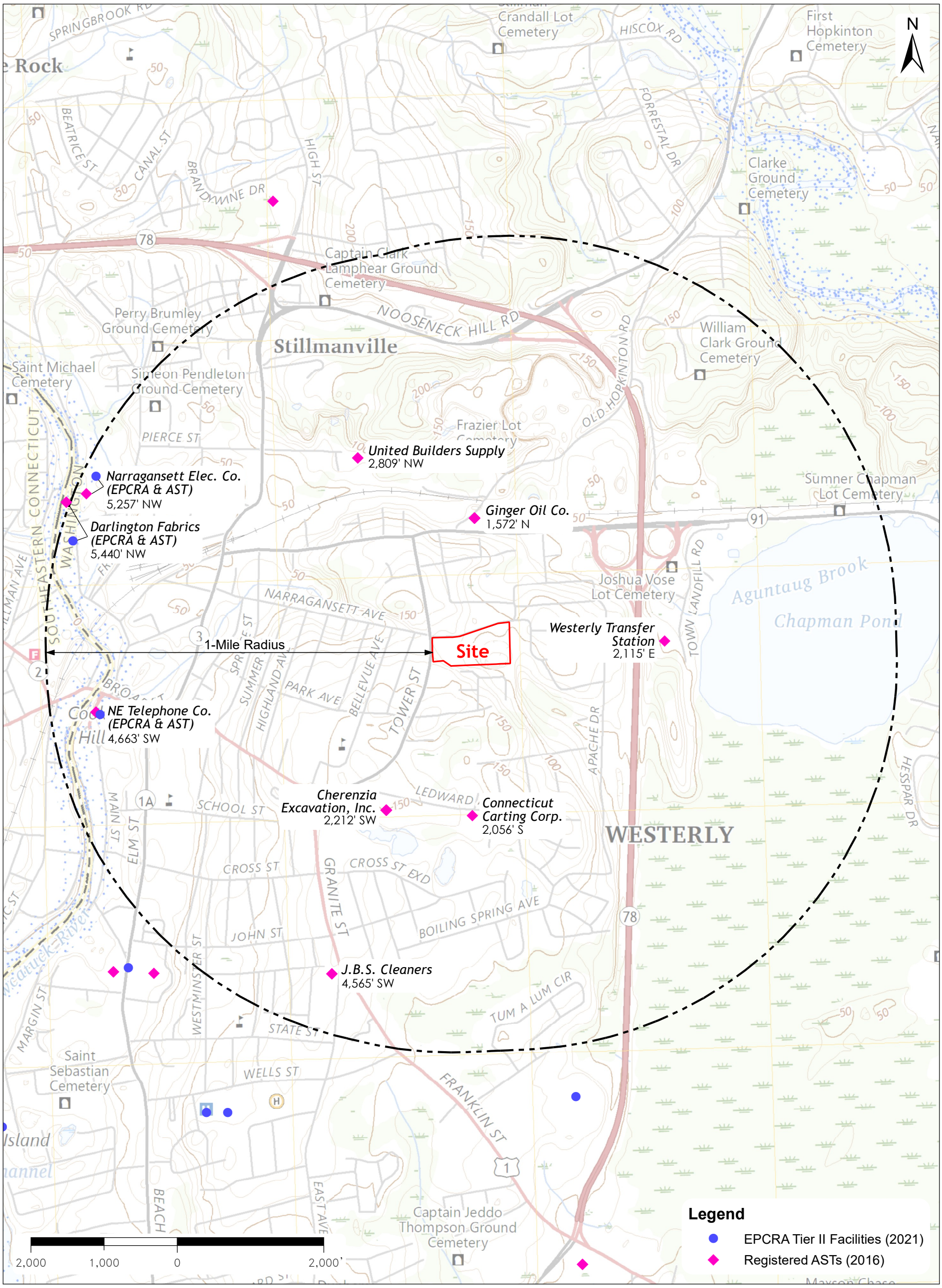


FIGURE XX

RIGIS

PARE CORPORATION

ENGINEERS - SCIENTISTS - PLANNERS
8 BLACKSTONE VALLEY PLACE
LINCOLN, RI 02865
401-334-4100

EXPLOSIVE & FLAMMABLE HAZARDS

83 TOWER STREET
WESTERLY, RI

PARE PROJECT: 24111.00
DATE: MAY 2024



★ SITE LOCATION

Explosive and Flammable Hazards (CEST and EA)

General requirements	Legislation	Regulation
HUD-assisted projects must meet Acceptable Separation Distance (ASD) requirements to protect them from explosive and flammable hazards.	N/A	24 CFR Part 51 Subpart C
Reference		
https://www.hudexchange.info/environmental-review/explosive-and-flammable-facilities		

1. **Is the proposed HUD-assisted project itself the development of a hazardous facility (a facility that mainly stores, handles or processes flammable or combustible chemicals such as bulk fuel storage facilities and refineries)?**

   ☒ No

   → *Continue to Question 2.*

   ☐ Yes

   Explain:

   → *Go directly to Question 5.*

2. **Does this project include any of the following activities: development, construction, rehabilitation that will increase residential densities, or conversion?**

   ☐ No

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

   ☒ Yes

   → *Continue to Question 3.*

3. **Within 1 mile of the project site, are there any current *or planned* stationary aboveground storage containers that are covered by 24 CFR 51C? Containers that are NOT covered under the regulation include:**

   - **Containers 100 gallons or less in capacity, containing common liquid industrial fuels OR**
   - **Containers of liquified petroleum gas (LPG) or propane with a water volume capacity of 1,000 gallons or less that meet the requirements of the 2017 version of National Fire Protection Association (NFPA) Code 58.**

   If all containers within the search area fit the above criteria, answer "no." For any other type of aboveground storage container within the search area that holds one of the

flammable or explosive materials listed in Appendix I of 24 CFR part 51 subpart C, answer "yes."

☐ No

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide all documents used to make your determination.*

☒ Yes

→ *Continue to Question 4.*

4. **Visit HUD's website to identify the appropriate tank or tanks to assess and to calculate the required separation distance using the electronic assessment tool. To document this step in the analysis, please attach the following supporting documents to this screen:**

   - **Map identifying the tank selected for assessment, and showing the distance from the tank to the proposed HUD-assisted project site; and**
   - **Electronic assessment tool calculation of the required separation distance.**

   Based on the analysis, is the proposed HUD-assisted project site located at or beyond the required separation distance from all covered tanks?

   ☒ Yes

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below.*

   ☐ No

   → *Go directly to Question 6.*

5. **Is the hazardous facility located at an acceptable separation distance from residences and any other facility or area where people may congregate or be present?**
   Please visit HUD's website for information on calculating Acceptable Separation Distance.

   ☐ Yes

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.*

   ☐ No

   → *Provide map(s) showing the location of the project site relative to residences and any other facility or area where people congregate or are present and your separation distance calculations.*
   Continue to Question 6.

6. **For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Mitigation measures may include both natural and manmade barriers, modification of the project design, burial or removal of the hazard, or other engineered solutions. Describe selected mitigation measures, including the timeline for implementation, and attach an implementation plan. If negative effects cannot be mitigated, cancel the project at this location.**
   Note that only licensed professional engineers should design and implement blast barriers. If a barrier will be used or the project will be modified to compensate for an unacceptable separation distance, provide approval from a licensed professional engineer.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The Rhode Island Department of Environmental Management (RIDEM) Environmental Resource Mapper was reviewed to identify listings of Aboveground Storage Tanks (ASTs) within a 1-mile radius of the Project Site (data last updated 2016).

Facilities required to submit Tier II reporting information under Section 312 of the Emergency Planning and Community Right-to-Know (EPCRA) were also reviewed due to their potential to use or store large quantities of hazardous materials in above-ground containers other than ASTs (data last updated 2021).

The Project Site was not listed in the AST or EPCRA databases. Nine (9) registered AST facilities and three (3) EPCRA Tier II facilities were identified:

- Ginger Oil Co. 110 Oak Street, Westerly (1,572' NE)
  - ASTs Registered:
    - 1 x 10,000-gallon steel kerosene AST
    - 6 x 10,000-gallon steel #2 fuel oil ASTs
    - 1 x 10,000-gallon steel diesel AST
  - ASTs observed in recent aerial and Google Street View images:
    - 2 x 10,000-gallon steel diesel ASTs (in dike)
    - 3 x 10,000-gallon steel #2 fuel oil ASTs (in dike)
    - 1 x 6,000-gallon steel kerosene AST (in dike)
    - 1 x 25,000-gallon steel diesel AST (in dike)
    - 1 x 25,000-gallon steel #2 fuel oil AST (in dike)
    - 1 x ~500-gal diesel AST (emergency generator)
    - 1 x ~2,500-gallon (~6,600 lb) steel propane AST, typically pressurized (not in dike)
- Connecticut Carting Corp., 65 Ledward Ave, Westerly (2,056' S)
  - 1 x 2,000-gallon diesel Convault AST

- Westerly Transfer Station, Westerly-Bradford Road/39 Larry Hirsh Lane, Westerly (2,115' E)
  - 2 x 500-gallon diesel Convault ASTs

- Cherenzia Excavation, Inc., 25 Ledward Ave, Westerly (2,212' SW)

  Please note that a file review was performed for this property at RIDEM as part of the Phase I ESA, which appears to indicate that these ASTs were removed. Information in the file also appears to contain different AST details than what is presented on the RIDEM Environmental Mapper.
  - 3 x 275-gallon steel waste oil ASTs
  - 2 x 300-gallon steel waste oil AST
  - 2 x 500-gallon steel motor oil ASTs
  - 1 x 500-gallon steel hydraulic oil AST
  - 1 x 1,000-gallon steel diesel AST
  - 2 x 2,000-gallon waste oil ASTs

- United Builders Supply, 30 Oak Street, Westerly (2,809' NW)
  - 1 x 1,500-gallon steel gasoline AST (in dike)
  - 1 x 1,500-gallon steel diesel AST (in dike)

- J.B.S. Cleaners, 1 East Ave, Westerly (4,565' SW)
  - ASTs Registered:
    - 2 x 275-gallon steel #2 fuel oil ASTs (removed)
  - ASTs Observed in Historical Aerial Photographs:
    - 2 x ~1,000-gallon steel propane ASTs (removed)

- NE Telephone Co., 38-44 Main Street, Westerly (4,663' SW)
  - 1 x 500-gallon steel diesel AST (in use)
  - 1 x 500-gallon diesel Convault AST (removed)
  - EPCRA Tier II Submitter in association with hazardous materials related to electrical transmission & distribution

- Narragansett Elec. Co., 18-69 Canal Street, Westerly (5,257' NW)
  - 1 x 500-gallon diesel AST, construction unknown (removed)
  - EPCRA Tier II Submitter in association with hazardous materials related to electrical transmission & distribution

- Darlington Fabrics, 48 Canal Street, Westerly (5,440' NW)
  - 1 x 20,000-gallon steel #6 fuel oil AST
  - 1 x 10,000-gallon steel #2 fuel oil AST
  - EPCRA Tier II Submitter (former) in association with storage/use of ammonia, ethylene glycol, and N-methyl-2-pyrrolidone in excess of threshold planning quantities.

The locations of each listing relative to the Project Site are depicted on the attached Figure, and a second Figure depicts the locations of the ASTs or other hazardous material storage for each property.

Using the HUD Acceptable Separation Distance (ASD) Electronic Assessment Tool, the Project Site appears to be at or greater than the minimum ASD for thermal radiation both for buildings and people

relative to all of the identified listings, as summarized in the table below:

Location	ASD Scenario	ASD (ft) People	ASD (ft) Buildings	Distance (ft) from Project Site
Ginger Oil Co.	Thermal Radiation from Diked Storage (3,770 ft²)	269.41	49.01	1,572.00
	Thermal Radiation from Largest AST	1,057.26	222.67	1,572.00
	Thermal Radiation from Propane AST	405.12	76.80	1,572.00
Connecticut Carting Corp.	Thermal Radiation from Largest AST	369.16	69.27	2,056.00
Westerly Transfer Station	Thermal Radiation from Largest AST	207.20	36.50	2,115.00
Cherenzia Excavation, Inc.	Thermal Radiation from Largest AST	369.16	69.27	2,212.00
United Builders Supply	Thermal Radiation from Diked Storage (492 ft²)	115.01	19.14	2,809.00
J.B.S. Cleaners	Thermal Radiation from Largest AST	161.52	27.68	4,565.00
NE Telephone Co.	Thermal Radiation from Largest AST	207.20	36.50	4,663.00
Narragansett Elec. Co.	Thermal Radiation from Largest AST	207.20	36.50	5,257.00
Darlington Fabrics	Thermal Radiation from Largest AST	963.41	200.85	5,440.00

Copies of the ASD calculations using the HUD tool are attached herein. No indications of proposed future AST storage were found during the course of this assessment.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

ATTACHMENT 4

Arianne Barton

From: Tim Thies
Sent: Friday, November 1, 2024 9:03 AM
To: Arianne Barton
Subject: Fw: Environmental Assessment - Tower Street School Community Center

Timothy P. Thies, P.E.
Senior Vice President/Division Manager
Environmental Division

Pare Corporation
8 Blackstone Valley Place
Lincoln, RI 02865
(401) 334-4100 Ext.4137
www.parecorp.com



From: Hess, Nancy (DOA) <Nancy.Hess@doa.ri.gov>
Sent: Friday, November 1, 2024 9:02 AM
To: Tim Thies <TThies@parecorp.com>
Cc: Gonsalves, Paul (DOA) <Paul.Gonsalves@doa.ri.gov>
Subject: Environmental Assessment - Tower Street School Community Center

You don't often get email from nancy.hess@doa.ri.gov. Learn why this is important
[EXTERNAL]

Hello

The Land Use staff from the Division of Statewide Planning have reviewed the Environmental Assessment for the Tower Street School Community Center for consistency with the applicable elements of the State Guide Plan (SGP) and found no conflicts with the land use and natural resources related elements. The proposed project addresses the land use goals and policies for urban reuse/ sustainability within the Urban service Boundary of the Future Land Use Map of SPG 121, *Land Use 2025* adequately. The identified mitigation procedures for the potential environmental hazards detailed in the current narrative appear to be sufficient for the intended final use of the property.

Thank you for the opportunity to review and should you have any questions please contact Paul Gonsalves or myself.
Nancy

Nancy Hess
Interdepartmental Project Manager
State of RI - Division of Statewide Planning
235 Promenade Street, Suite 230

PARE CORPORATION

October 3, 2024

Nancy Hess, Interdepartmental Project Manager
Rhode Island Division of Statewide Planning
Office of Strategic Planning
One Capitol Hill
Providence, RI 02908-5871

Re: **Environmental Assessment – Tower Street School Community Center**
Town of Westerly
Westerly, RI
Pare Project No. 24111.00

Dear Ms. Hess:

On behalf of the Town of Westerly (the "Town") and the Rhode Island Office of the Postsecondary Commissioner (the "Grant Recipient"), Pare Corporation (Pare) is the process of preparing an Environmental Assessment (EA) in accordance with the National Environmental Policy Act (NEPA; 40 CFR § 1500, *et seq.*) for the former Tower Street School/Community Center located at 83 Tower Street in Westerly, Rhode Island (hereinafter, the "Site"). Your office was identified during the EA process as a party with a potential interest in the project proposed at the subject Site.

Relevant project information is summarized below, and a Site Plan is attached herein.

Project Information:

The Tower Street School – later Community Center – is situated on an approximate 11-acre lot at the southeast intersection of Tower Street and Narragansett Avenue in Westerly. Originally constructed circa 1955 on land that had previously been utilized for agricultural and residential purposes, the existing building was utilized as a public school until its conversion into the Tower Street Community Center circa 2010. As a Community Center, the Site offered various health and wellness services, community-building services, educational services, and childcare/daycare services. A portion of the building was also previously utilized as a refuge.

The Community Center continued to operate through 2020, when financial difficulties associated with the Covid-19 pandemic forced it to close. The Town had intended to sell the property for non-municipal development; however, residents of Westerly expressed preference for a new community center at the Site.

The Town is a recipient of congressionally approved funding that will help finance the renewal of the Site into a community center offering medical, educational, and childcare services to residents of Westerly. The work anticipated at the Site at this time will involve demolition of the existing building and the construction of a new community center proximal to the former building footprint.

Additional project information is available online at the following pages:

Tower Street School Reuse Study (2021-2022):
https://westerlyri.gov/DocumentCenter/View/11821/Tower-Street-School-Reuse-Study

Town of Westerly Project Page:
https://westerlyri.gov/816/Tower-Street-School-Reuse-Study

Specific Areas of Interest:

The Rhode Island Division of Statewide Planning was identified as an agency with potential interest in the project due to the project's potential impacts on environmental justice, land development, socioeconomic factors, community services, and climate and energy. For your review, we have included relevant excerpts from the draft EA that Pare is preparing that pertain to your areas of interest in this project. A copy of the entire draft EA can be found at the following website; the document may need to be downloaded to properly view certain hyperlinked pages:

https://westerlyri.gov/DocumentCenter/View/14229/2024-10-01-Draft-Part-58-EA---Tower-Street-School

Thank you in advance for your timely review of this package. We would appreciate any comments or concerns within thirty (30) days of the date of this letter. If you have any questions or comments, please do not hesitate to contact me at (401) 334-4100.

Very truly yours,

Timothy P. Thies, P.E.
Senior Vice President/Division Manager
Environmental Division

Pare Corporation
8 Blackstone Valley Place
Lincoln, RI 02865
(401) 334-4100 Ext.4137
www.parecorp.com

LEGEND:

- SITE BOUNDARY
- BUILDING FOOTPRINTS (NOTE: EXISTING / PROPOSED)
- TAX ASSESSOR'S PARCELS
- MAJOR (5') CONTOUR INTERVAL
- MINOR (1') CONTOUR INTERVAL
- FOOT PATH
- ASPHALT PAVEMENT (NOTE: EXISTING / PROPOSED)
- CONCRETE/SIDEWALKS (NOTE: EXISTING / PROPOSED)
- EDGE OF PAVEMENT (EOP) (NOTE: EXISTING / PROPOSED)
- CURBING (NOTE: EXISTING / PROPOSED)
- PAVEMENT PAINT LINES (NOTE: EXISTING / PROPOSED)
- FENCELINE
- SURVEY BENCHMARK
- TREELINE
- SHRUBLINE
- TREES (PROPOSED / EXISTING)
- SHRUB
- ROCK
- BOULDER
- STUMP
- DRAIN LINE (APPROX.)
- CATCH BASINS
- DRAIN MANHOLE
- FLARED END STRUCTURE
- GAS LINE (APPROX.)
- GAS VALVE
- OVERHEAD POWER LINES
- PAD-MOUNTED TRANSFORMER
- UTILITY POLE
- BOLLARD
- SEWER LINE (APPROX.)
- SEWER MANHOLE
- SEWER CLEAN-OUT
- WATER LINE (APPROX.)
- WATER VALVE
- WATER SHUT-OFF
- FLAG POLE
- SIGN
- GUARDRAIL
- STREAM
- WETLAND BOUNDARY (APPROX.)
- WETLAND FLAGGING
- BUFFER ZONES
- 100' WETLAND JURISDICTIONAL AREA
- 200' RIVERFRONT JURISDICTIONAL AREA
- BASKETBALL HOOP

NOTE:

SURVEY DATA DERIVED FROM EXISTING CONDITIONS PLAN PREPARED BY CHERENZIA & ASSOCIATES, LTD. FOR ROYCE FAMILY FUND, INC., DATED JUNE 8, 2023. THIS PLAN IS NOT INTENDED FOR USE AS A CLASS I LAND SURVEY.

NARRAGANSETT AVE

TOWER STREET

DROP-OFF LANE

EXISTING TOWER STREET SCHOOL (UNOCCUPIED)

PROPOSED BUILDING

PROPOSED PLAYGROUND AREA

NEW ATHLETIC COURTS

GAZEBO

PLAYGROUND

COMMUNITY GARDEN (OVERGROWN)

GREENHO...

BOILER ROOM

DUMPSTERS

BIKE RACK

APPROX. LOCATION OF FORMER 4,000-GAL #4 F.O. UST (REMOVED)

EXISTING DRYWELLS

RAIN GARDEN (OVERGROWN)

MISC. PLAYGROUND EQUIPMENT

SWINGSET (SWINGS REMOVED)

COMMUNITY GARDEN

WALKING TRAILS

HEADWALL

SOIL/MATERIAL PILE STORAGE

FUTURE DEVELOPMENT TO BE DETERMINED

ATHLETIC COURTS

RIDEM 200' JURIS. AREA

RIDEM 100' JURIS. AREA

75' BZ

50' BZ

INTERMITTENT STREAM (STORMWATER-FED)

INTERMITTENT STREAM (SPRING-FED)

POND

STORMWATER DETENTION POND

SMALL QUANTITIES OF DUMPING OBSERVED

FOOTPATH

PARCEL ID: 058-053 N/F FALLON ERIC E

PARCEL ID: 058-053A N/F WATERMAN EDWARD A JR

PARCEL ID: 058-053B N/F CADDICK KATHLEEN A

PARCEL ID: 058-065 N/F GAUVIN PHILIP M &

N/F CAPIZZANO KAREN L

PARCEL ID: 058-063 N/F SCAVELLO SALVATORE

PARCEL ID: 058-060 N/F BARON RICHARD P &

PARCEL ID: 058-061 N/F TOSCANO FRANK A

PARCEL ID: 058-057 N/F JOSEPH A

PARCEL ID: 058-058 N/F WOYCIK PETER J

PARCEL ID: 058-058A N/F CHAN KIN PING

PARCEL ID: 058-059 N/F CAPIZZANO FAMILY REALTY TRUST

PARCEL ID: 058-186 N/F TOWER ST SCHOOL

PARCEL ID: 058-202-100 N/F WFD ASSOCIATES LP

PARCEL ID: 058-187 N/F WEBER CHRISTINE M

PARCEL ID: 058-202-14 N/F WELLS ZACHARY D

PARCEL ID: 058-202-51 N/F WFD ASSOCIATES LP

PARCEL ID: 058-202-15 N/F MAHMOUD BAHAA

PARCEL ID: 058-202-17 N/F TRAVERS DEREK R

PARCEL ID: 058-202-18 N/F ARCHER JACK H

PARCEL ID: 058-202-19 N/F DELMORE VINCENT J

PARCEL ID: 058-202-20 N/F WU CARMEN Q

PARCEL ID: 058-202-52 N/F WFD ASSOCIATES LP

Scale: 1"=40'

0 20' 40' 80'

PARE

TOWER STREET SCHOOL & COMMUNITY CENTER

83 TOWER STREET
WESTERLY, RI

REVISIONS:

PROJECT NO.:	24111.00
DATE:	6/25/2024
SCALE:	1" = 40'
DESIGNED BY:	AWB
CHECKED BY:	KMS
DRAWN BY:	AWB
APPROVED BY:	

DRAWING TITLE:

SITE PLAN

DRAWING NO.:

1.0

SHEET NO. 1 OF 1

Project Location:

Tower Street School Community Center
83 Tower Street, Westerly, RI 02891
Assessor's Map 58, Lot 186

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The project involves the demolition of an existing building at the Project Location, originally used as a school since construction circa 1955, then as a community center beginning circa 2010. Upon completion of demolition activities, construction of a new community center building with commercial and non-profit tenant leasing options will be completed in roughly the same location where the existing building stands. Some services anticipated to be provided at the new community center will include, but are not limited to:

- Medical and dental, social/mental, and women's and children's health services.
- Recreational activities such as community gardening, sports, and walking trails/paths.
- Primary education supplemental programs and adult continuing education.
- Daycare services.
- Community-building and events.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

This project is necessary to revive a property that formerly served multiple needs for Westerly residents, including offering continuing education and after-school educational programming, community-building, health and wellness services, and recreational activities among many others. Residents of the Town have expressed support for this project and played a major role in the development of project alternatives.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The property on which the project is proposed is currently improved with a school building constructed in 1955 and formerly utilized as the Tower Street Elementary School. In 2010, the Town consolidated schools and Tower Street Elementary School was no longer needed as a public school. As such, the building was converted into a community center (Tower Street School Community Center) operated initially by members of the Westerly School Board. The Community Center offered various services throughout its 10-year operating period at low or no cost to community members, and the year prior to its closure saw more than 3,400 participants in community programs and events. The Covid-19 pandemic significantly affected the Center's staffing and ability to operate, and it was permanently closed in April 2020.

The existing building remains closed and unoccupied today. Several inspections of the building and property have been performed as part of alternatives development and feasibility evaluations, which have identified numerous issues with the building that prevent it from being habitable. These issues are further described in the Draft Tower Street School Reuse Study prepared for the Town in February 2023.

The property comprises a single lot encompassing 11.28 acres of land within an area of primarily residential development. Known environmental constraints of the property include freshwater wetland areas on the southeastern portion of the lot. A letter of Verification of Resource Area Delineation was received by the Rhode Island Department of Environmental Management's (RIDEM's) Freshwater Wetlands Division in July 2023, which confirms the delineation wetland lines for the property, but does not approve work within jurisdictional areas or wetland resources. As details on the design of the project progress, the scope of work for these areas will be developed to a point where filing(s) for alteration to resource areas, if applicable, can be made with the RIDEM.

Constraints to building height may also be present due to the property's location within the Conical Zone of the Westerly State Airport, which requires that a notice of proposed construction or alteration be filed with the Federal Aviation Administration (FAA). The design height of the proposed community center appears to be compliant with the FAA's requirements and no significant changes are expected to result from their review.

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Funding Information

Grant Number	HUD Program	Funding Amount
B-23-CP-RI-1356	Congressionally Directed Spending	$1,500,000.00

Estimated Total HUD Funded Amount: $1,500,000.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: $ 30,000,000.00

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Supporting evidence for the compliance determinations below is included in each **Worksheet Summary**, which can be viewed at the hyperlink in the lefthand column of each category.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☒ No ☐	The project is located within the conical zone of the Westerly State Airport. Using preliminary design parameters for the proposed building height and recent ground survey data of the Site, the FAA Notice Criteria Tool (version 2018.2.0), the filing of FAA Form 7460-1 is required for the project due to an exceedance of the criteria outlined at 14 CFR § 77.9(b). FAA input on the design may be necessary, but it is anticipated that the project will receive a determination of no hazard to air navigation with minimal changes to the current design.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	As shown in the attached Site Plan, the Project is not within a Coastal Barrier Resource System (CBRS) Unit. The nearest CBRS Units are located more than three (3) miles to the south and southwest of the Site. The following units were identified as being closest to the project site: • Misquamut Beach Otherwise Protected Area RI-13P (3.33 mi S) • Maschaug Ponds CBRS System Unit D07 (4.09 mi SSW) • Napatree Units CBRS System Unit D08/Otherwise Protected Area D08P (4.72 mi SW) • Barn Island Unit CBRS System Unit CT-00 (3.74 mi SW) A certified map was also prepared using the U.S. Fish & Wildlife Service CBRS Mapper on July 18, 2024, which indicates that the pin situated on the Project Site is not within a CBRS Unit.

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Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☐ No ☒	The Project Site is situated between FEMA FIRM Panel 44009C0139K, effective 4/3/2020, and Panel 44009C0143J, effective 4/3/2020. According to a FIRMette produced through the FEMA Map Service Center depicting the Site's flood zoning on each Panel, the Site is located within Flood Zone X (unshaded), which is defined as an area of minimal flood hazard, with a less than 0.2% annual chance of flooding.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes ☐ No ☒	The Project Site was historically situated in an area of nonattainment for the 1-hour ozone standard established in 1979, which has since been revoked. The Project Site has not been identified in an area of nonattainment for the 8-hour ozone standard currently in effect. Construction activities during the Project could have a temporary adverse impact on local air quality without proper controls in place. Specifically, the following activities during Project construction must adhere to regulatory requirements intended to mitigate adverse impacts on air quality: • Asbestos abatement necessary for existing building demolition must meet the requirements of the *Rhode Island Air Pollution Control Regulation No. 22 - Air Toxics* (250-RICR-120-05-22) as well as other regulatory requirements further discussed under Site Contamination. • Lead-based paint must be removed from surfaces in accordance with the RIDEM requirements for *Removal of Lead-Based Paint from Exterior Surfaces* (250-RICR-120-05-24) as well as other regulatory requirements further discussed under Site Contamination. • All construction activities must be performed in a way that prevents noncompliance with the Rhode Island regulations for *Visible Emissions* (250-RICR-120-05-01) and *Fugitive Dusts* (250-RICR-120-05-05). • Any fuel burning devices intended for use during construction activities (e.g., emergency generators) may require a permit under the *Rhode Island Air Pollution Control Regulations No. 9* (250-RICR-120-05-09) or *No. 43* (250-RICR-120-05-43). • Where feasible, diesel engines operating on-site during construction activities should limit idling in accordance with the *Rhode Island Diesel Engine Anti-Idling Program* (250-RICR-120-05-45).

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Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes ☐ No ☒	No activities proposed as part of this project are anticipated to be completed below or above the high-water mark of tidal waters, within a 200' contiguous area of coastal resource areas, within 50' of a contiguous freshwater resource, in floodplains associated with coastal or contiguous resource areas, or within critical coastal areas. The nearest coastal resource is located approximately 0.8 miles west of the Project Site. The nearest critical coastal area is the Salt Pond Region SAMP, located roughly 2.5 miles south of the Project Site. A Site Plan depicting the approximate extent of the jurisdictional area of the CRMC relative to the Site is provided herein. Additionally, the proposed project does not consist of and is not expected to include those certain inland activities requiring review by the Rhode Island Coastal Resources Management Council (CRMC) regardless of distance from coastal features.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☒ No ☐	A Phase I ESA was completed by Pare Corporation on August 19, 2024 which did not identify any RECs, HRECs, or CRECs associated with the Site. Several non-REC and *de minimis* conditions were identified at the Site, including: • Past use of #4 fuel oil to heat the building, stored in a 5,000-gallon underground storage tank (UST). This finding is considered a non-REC because the UST was removed in 1995 in accordance with applicable UST closure requirements, at which time no evidence of a release was encountered. • Dry wells observed on the Site, which discharge directly to the Site subsurface, were considered non-RECs because information available during the ESA indicates that they were installed in the 1990s and receive roof runoff from a portion of the Site building, an allowable practice of the Rhode Island Stormwater Design and Installation Standards Manual. No evidence was identified during the ESA to indicate that the dry wells had received other sources of effluent, such as effluent that could contain oil and/or hazardous materials. • Solid wastes observed to be disposed of on-Site were considered *de minimis* conditions due to the limited quantities observed and the types of materials primarily observed (residential food wrapper waste and small piles of discarded soil/asphalt).

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Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
Contamination and Toxic Substances (Con't) 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☒ No ☐	Additionally, several conditions outside the scope of a standard ASTM Phase I ESA were identified, including: • Asbestos-containing building materials (ACBM) are present in Site structures. • The potential for radon gas in current and future Site structures to accumulate to concentrations in excess of the EPA's Action Limit of 4 picocuries per liter (pCi/L). • The potential for lead-based paint to be present at the Site (Note that since completion of the ESA, a lead hazard evaluation was identified which confirmed the presence of lead-based paint). • The potential for materials contaminated with polychlorinated biphenyls (PCBs) to be present at the Site. • Apparent mold and mildew impacts to the building interior, which appears to be related to water damage observed in the building. Compliance will be achieved as part of demolition and construction activities associated with the proposed new building on the project Site. Currently, the following are anticipated to be necessary as the project progresses: • Lead-based paint abatement in accordance with the Rhode Island Department of Health's (RIDOH's) requirements for *Lead Inspections* (216-RICR-50-15-05) and *Lead Safe Work Practices* (216-RICR-50-15-12), and the RIDEM requirements for *Removal of Lead-Based Paint from Exterior Surfaces* (also known as *Air Pollution Control Regulation No. 24*; 250-RICR-120-05-24) by professionals licensed in accordance with 216-RICR-50-15-11. • Abatement of ACBM in the existing building in accordance with the RIDOH's *Asbestos Control* regulations (216-RICR-50-15-01) and the Rhode Island *Air Pollution Control Regulation No. 22 - Air Toxics* (250-RICR-120-05-22). • The installation of a radon gas mitigation system in any future building(s) proposed at the site by Rhode Island licensed professionals in accordance with the RIDOH's *Radon Control* regulations (216-RICR-50-15-02) and the Rhode Island State Building Code (*RISBC*; 510-RICR-00-00-01, *et seq*.).

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Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
Contamination and Toxic Substances (Con't) 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☒ No ☐	• The proper removal and disposal of all remaining equipment and electrical, mechanical, and structural materials from the existing building as part of demolition activities. Any manufactured products known or suspected to contain PCBs in concentrations of 50 ppm or greater, and any wastes derived from such products, shall be managed in accordance with the requirements of the Toxic Substances Control Act (TSCA; 40 CFR § 761), the RIDEM *Rules and Regulations for Hazardous Waste Management* (250-RICR-140-10-01), and the RIDEM *Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases* (250-RICR-140-30-01), as applicable. • As current plans for the site include proposed childcare facilities, the project is subject to the Rhode Island *Industrial Property Remediation and Reuse Act*, also known as the Safe School Siting Act (R.I.G.L. § 23-19.14), which requires that subsurface investigations, including, but not limited to, collection of soil, groundwater, and soil gas samples, be performed at properties on which childcare and/or educational facilities are proposed. • As applicable, any excess soils that are intended to be excavated from the Site should be properly characterized for disposal at a licensed facility. It is recommended that characterization be performed in advance of the start of construction activities to better anticipate construction schedule and costs. • Mold and mildew issues at the Site appear to be associated with water damage which may have occurred when the building was unoccupied. This issue is expected to be abated with completion of demolition and new building construction activities. The town should ensure that the proposed building design will meet applicable local, state, and federal building code requirements, which should ensure that future mold and mildew growth is adequately inhibited and the conditions that promote the growth of mold and mildew are properly mitigated. Additionally, contractors involved in demolition activities should be informed of its presence in order to provide proper respiratory protection and medical surveillance to their employees as necessary.

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Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☒ No ☐	An Informal Consultation under Section 7 is necessary due to the Site's location within the ranges and/or known habitat of several Federally endangered or threatened species.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No ☒	The Rhode Island Department of Environmental Management (RIDEM) Environmental Resource Mapper was reviewed to identify listings of Aboveground Storage Tanks (ASTs) within a 1-mile radius of the Project Site (data last updated 2016). Facilities required to submit Tier II reporting information under Section 312 of the Emergency Planning and Community Right-to-Know (EPCRA) were also reviewed due to their potential to use or store large quantities of hazardous materials in above-ground containers other than ASTs (data last updated 2021). The Project Site was not listed in the AST or EPCRA databases. Nine (9) registered AST facilities and three (3) EPCRA Tier II facilities were identified within the search distance of the Project Site. Using the HUD Acceptable Separation Distance (ASD) Electronic Assessment Tool, the Project Site appears to be at or greater than the minimum ASD for thermal radiation both for buildings and people relative to all of the identified listings. No indications of proposed future AST storage were found during the course of this review.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No ☒	The Project Site is not located within an area containing soils considered to be Prime Farmland or Farmland of Statewide Importance.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☐ No ☒	The Project Site is situated between FEMA FIRM Panel 44009C0139K, effective 4/3/2020, and Panel 44009C0143J, effective 4/3/2020. According to a FIRMette produced through the FEMA Map Service Center depicting the Site's flood zoning on each Panel, the Site is located within Flood Zone X (unshaded), which is defined as an area of minimal flood hazard, with a less than 0.2% annual chance of flooding. No floodplains are depicted within the proposed Project Area.

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Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes ☐ No ☒	A review of state and national historic properties, as well as archeological sites, did not produce any listed sites with known significance to Indigenous Americans within one (1) mile of the project Site. An archaeological site of Indigenous American significance (Nursery Site, RI-273) was identified roughly 1.3 miles to the south-southeast of the Site. Based on past development and use of the Site, it appears unlikely that adverse impacts on Indigenous American artifacts will occur as a result of this project; however, Native Americans tribes were historically present in the area of Westerly and surrounding towns for thousands of years, and the potential to encounter artifacts of Native American archeological, religious, and/or cultural significance cannot be eliminated. Should evidence of historical Native American use of the Site be encountered during the project, the Rhode Island Historic Preservation and Heritage Society (RIHPHS) shall be notified, and work shall be paused until such time that an archeological survey can be completed and interested parties agree that work associated with the project can continue.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes ☐ No ☒	The project involves the demolition of an existing structure formerly used as a school and later a community center, and the new construction of a building intended to be commercial tenant-occupied and serve as a community center. Commercial tenants known or anticipated to occupy the new building at this time include Wood River Health Center, which will provide medical services to the local community. Demolition and construction activities will be performed in accordance with all local noise ordinances, and noise is not anticipated to reach excessive levels through the anticipated future site use. Future tenants that are not reasonably known or anticipated at this time will need to comply with the requirements of the municipal noise ordinance and would be unlikely to cause excessive noise in this situation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ No ☒	The project site is located within the Pawcatuck Sole Source Aquifer. Correspondence with the EPA was initiated on 7/2/2024. The EPA provided a checklist of review documentation that should be provided for review as the final design for the project nears completion.

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Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes ☒ No ☐	There are wetland resources located on-Site, which were verified by the Rhode Island Department of Environmental Management (RIDEM) Division of Freshwater Wetlands in July 2023 (attached). The wetlands verified by RIDEM consist of: • Deciduous Forested Swamp • Two (2) Intermittent Streams, one fed by culvert/stormwater, and the other apparently groundwater-fed • One (1) Pond Buffer zones and jurisdictional areas were defined as follows: • Jurisdictional Area – 200-feet from the edge of a river or stream, and 100-feet from the edge of all other freshwater wetlands • Deciduous Forested Swamp – 50-foot buffer zone, increased to 75-feet where wetland flags come within 50-feet of the pond • Each Intermittent Stream – 100-foot buffer zone • Pond – 75-foot buffer zone where it is unprotected by other buffer zones (e.g., the buffer zone of the Deciduous Forested Swamp, which surrounds the pond) Based on preliminary plans for the project, some minor work is proposed within the Jurisdictional Areas and 50' buffer zone of the wetlands, which will require a filing with the RIDEM Division of Freshwater Wetlands, but is anticipated to receive a Finding of Insignificant Alteration as no buffer zone or resource areas are anticipated to be altered.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ No ☒	The nearest Wild & Scenic River is the Pawcatuck River and tributaries, which generally flows along the boundary of the Town of Westerly with adjacent Rhode Island towns and the Connecticut State Line. The Project Site is greater than ¼-mile away from the nearest portion of this Wild and Scenic River.

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Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes ☐ No ☒	While the community has some elevated key environmental justice indicators, the Project Site is not located within an Environmental Justice area as defined by the RIDEM's Environmental Justice Policy (amended 2023); however, the former and proposed use of the Project Site includes childcare and educational services covered under the environmental equity and public participation requirements of Rhode Island's *Industrial Property Remediation and Reuse Act* (R.I.G.L. § 23-19.14-5). As such, further environmental investigation of the Site is required prior to redevelopment, and public involvement in the scope and findings of these investigations will allow for members of the public to participate in Site redevelopment activities. Additionally, the Project proposes the creation of services that will benefit low-income and minority households by providing accessible healthcare and childcare services that are presently in short supply in the community.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

(1) Minor beneficial impact
(2) No impact anticipated
(3) Minor Adverse Impact – May require mitigation
(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

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Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	**2**	This project is not anticipated to result in a significant change to land use and zoning, and will result in an aesthetic improvement to urban design.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	**2**	Stormwater will primarily be managed through a series of low-impact designs that will allow for improved treatment and offset the increased footprint of impervious area at the site.
Hazards and Nuisances including Site Safety and Noise	**2**	This project is not anticipated to result in a significant change to site safety or noise.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	**1**	This project will provide a space for commercial tenants who are expected to hire locally and provide employment for younger residents of Westerly and surrounding communities.
Demographic Character Changes, Displacement	**2**	This project is not anticipated to result in a significant change to demographic characteristics. The project is anticipated to serve most demographics present in Westerly.
Environmental Justice	**1**	While the project is not located within an Environmental Justice area, the Project proposes the creation of services that will benefit low-income and minority households by providing accessible healthcare and childcare services that are presently in short supply in the community.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	**1**	The project will improve access to educational facilities by providing a space where continuing education classes will be offered. The site was previously used for these purposes until its closure circa 2020.
Commercial Facilities	**1**	The project will provide tenant space for commercial business, which will create local jobs and is a more feasible option for many types of small businesses than purchase of their own facility.
Health Care and Social Services	**1**	The project will improve access to health care and social services by providing a space that offers medical services, community recreation, and childcare services. The site was previously used for similar purposes until its closure circa 2020.
Solid Waste Disposal / Recycling	**2**	This project is not anticipated to result in a significant increase in solid waste generation.

DRAFT

Environmental Assessment Factor	Impact Code	Impact Evaluation
Waste Water / Sanitary Sewers	**2**	This project is not anticipated to result in a significant impact to wastewater/sanitary sewers. The site is presently serviced by municipal sewer, and the proposed project will utilize these existing connections with minor spatial and use modifications.
Water Supply	**2**	This project is not anticipated to result in a significant impact to water supply. The site is presently serviced by municipal water, and the proposed project will utilize these existing connections with minor spatial and use modifications.
Public Safety - Police, Fire and Emergency Medical	**2**	This project is not anticipated to result in a significant impact to public safety, and may have beneficial impacts particularly on emergency medical services.
Parks, Open Space and Recreation	**1**	The project will have a beneficial impact on open space and recreation, by providing open space for community gardening, recreational sports, and walking trails.
Transportation and Accessibility	**2**	The project is not anticipated to result in a significant change to transportation or accessibility. ADA accommodations will improve accessibility to the proposed building relative to the existing structure. The proposed layout also includes a drop-off/pick-up lane that could be used by public transportation services; public transportation is available in the area where the project is located.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	**2**	This project is not anticipated to result in a significant impact to natural features or water resources, and may have a beneficial impact with control and mitigation of invasive plants during construction.
Vegetation, Wildlife	**1**	Portions of vegetated areas of the site are impacted by invasive plants that can be addressed and/or mitigated during construction activities.
Other Factors	**--**	--

Environmental Assessment Factor	Impact Code	Impact Evaluation
CLIMATE AND ENERGY		
Climate Change Impacts	**1**	Stormwater management proposed as part of this project will result in an improvement to overall stormwater quality and will ensure that the systems are sized to manage the higher volume of stormwater expected to occur during a single storm event as climate change continues to impact local weather patterns.

DRAFT

Environmental Assessment Factor	Impact Code	Impact Evaluation
Energy Efficiency	**1**	The proposed project will include the demolition of a building constructed circa 1955, with the construction of a new building conforming to current energy efficiency requirements for new buildings.

Additional Studies Performed:

Draft Tower Street School Reuse Study, prepared by an ad hoc Committee for the Tower Street Redevelopment for the Town of Westerly c/o Westerly Town Council on 2/23/2023

Field Inspection (Date and completed by):

1/5/2022 – Allied Consulting Services visited the Site as part of inspection and evaluation of mechanical/HVAC, plumbing, electrical, and communications services in the existing building.
5/26/2022 – Environmental Lead Detection, Inc. performed a Lead-Based Paint survey of the building.
6/1/2022, 6/3/2022 – AltTech Services visited the Site to conduct a hazardous building material assessment.
6/16/2022 – On-Site Insight visited the site to assess the property value as part of a Capital Needs Assessment.
6/17/2024 – Pare personnel visited the Site as part of the Phase I ESA Site Reconnaissance.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

See Attached Interagency Review Log, note that consultation is ongoing and information will be amended as responses are received.

List of Permits Obtained:

7/12/2023 – Verification of Resource Area Delineation – RIDEM Division of Freshwater Wetlands
Additional permits shall be obtained as development of project details continues.

Public Outreach [24 CFR 50.23 & 58.43]:

The public has been involved in this project since its inception. In June 2022, a series of 35 interviews were held with local Key Leaders regarding the reuse of the property. A public forum was subsequently held on July 19, 2022, which more than 60 individuals attended. In September 2022, a Community Needs Assessment was conducted to evaluate potential reuse of the subject property. Respondents to these events had a significant impact on the project development and alternative development.

This draft EA and the associated documents were made publicly available for viewing on 10/2/2024.

Cumulative Impact Analysis [24 CFR 58.32]:

N/A

DRAFT

ATTACHMENT 5

October 3, 2024

Jay Osenkowski, Deputy Chief, Wildlife
RIDEM Division of Fish and Wildlife
277 Great Neck Road
West Kingston, RI 02891

Re: **Environmental Assessment – Tower Street School Community Center**
Town of Westerly
Westerly, RI
Pare Project No. 24111.00

Dear Mr. Osenkowski:

On behalf of the Town of Westerly (the "Town") and the Rhode Island Office of the Postsecondary Commissioner (the "Grant Recipient"), Pare Corporation (Pare) is the process of preparing an Environmental Assessment (EA) in accordance with the National Environmental Policy Act (NEPA; 40 CFR § 1500, *et seq.*) for the former Tower Street School/Community Center located at 83 Tower Street in Westerly, Rhode Island (hereinafter, the "Site"). The RIDEM Division of Fish and Wildlife was identified during the EA process as a party with a potential interest in the project proposed at the subject Site.

Relevant project information is summarized below, and a Site Plan is attached herein.

Project Information:

The Tower Street School – later Community Center – is situated on an approximate 11-acre lot at the southeast intersection of Tower Street and Narragansett Avenue in Westerly. Originally constructed circa 1955 on land that had previously been utilized for agricultural and residential purposes, the existing building was utilized as a public school until its conversion into the Tower Street Community Center circa 2010. As a Community Center, the Site offered various health and wellness services, community-building services, educational services, and childcare/daycare services. A portion of the building was also previously utilized as a refuge.

The Community Center continued to operate through 2020, when financial difficulties associated with the Covid-19 pandemic forced it to close. The Town had intended to sell the property for non-municipal development; however, residents of Westerly expressed preference for a new community center at the Site.

The Town is a recipient of congressionally approved funding that will help finance the renewal of the Site into a community center offering medical, educational, and childcare services to residents of Westerly. The work anticipated at the Site at this time will involve demolition of the existing building and the construction of a new community center proximal to the former building footprint.

Additional project information is available online at the following pages:

Tower Street School Reuse Study (2021-2022):
https://westerlyri.gov/DocumentCenter/View/11821/Tower-Street-School-Reuse-Study

Town of Westerly Project Page:
https://westerlyri.gov/816/Tower-Street-School-Reuse-Study

Specific Areas of Interest:

The RIDEM Division of Fish and Wildlife was identified as an agency with potential interest in the project due to the project's potential impacts on wildlife at the site. For your review, we have included relevant excerpts from the draft EA that Pare is preparing that pertain to your areas of interest in this project. A copy of the entire draft EA can be found at the following website; the document may need to be downloaded to properly view certain hyperlinked pages:

https://westerlyri.gov/DocumentCenter/View/14229/2024-10-01-Draft-Part-58-EA---Tower-Street-School

Thank you in advance for your timely review of this package. We would appreciate any comments or concerns within thirty (30) days of the date of this letter. If you have any questions or comments, please do not hesitate to contact me at (401) 334-4100.

Very truly yours,

Timothy P. Thies, P.E.
Senior Vice President/Division Manager
Environmental Division

Pare Corporation
8 Blackstone Valley Place
Lincoln, RI 02865
(401) 334-4100 Ext.4137
www.parecorp.com

LEGEND:

- SITE BOUNDARY
- BUILDING FOOTPRINTS (NOTE: EXISTING / PROPOSED)
- TAX ASSESSOR'S PARCELS
- MAJOR (5') CONTOUR INTERVAL
- MINOR (1') CONTOUR INTERVAL
- FOOT PATH
- ASPHALT PAVEMENT (NOTE: EXISTING / PROPOSED)
- CONCRETE/SIDEWALKS (NOTE: EXISTING / PROPOSED)
- EDGE OF PAVEMENT (EOP) (NOTE: EXISTING / PROPOSED)
- CURBING (NOTE: EXISTING / PROPOSED)
- PAVEMENT PAINT LINES (NOTE: EXISTING / PROPOSED)
- FENCELINE
- SURVEY BENCHMARK
- TREELINE
- SHRUBLINE
- TREES (PROPOSED / EXISTING)
- SHRUB
- ROCK
- BOULDER
- STUMP
- DRAIN LINE (APPROX.)
- CATCH BASINS
- DRAIN MANHOLE
- FLARED END STRUCTURE
- GAS LINE (APPROX.)
- GAS VALVE
- OVERHEAD POWER LINES
- PAD-MOUNTED TRANSFORMER
- UTILITY POLE
- BOLLARD
- SEWER LINE (APPROX.)
- SEWER MANHOLE
- SEWER CLEAN-OUT
- WATER LINE (APPROX.)
- WATER VALVE
- WATER SHUT-OFF
- FLAG POLE
- SIGN
- GUARDRAIL
- STREAM
- WETLAND BOUNDARY (APPROX.)
- WETLAND FLAGGING
- BUFFER ZONES
- 100' WETLAND JURISDICTIONAL AREA
- 200' RIVERFRONT JURISDICTIONAL AREA
- BASKETBALL HOOP

NOTE:

SURVEY DATA DERIVED FROM EXISTING CONDITIONS PLAN PREPARED BY CHERENZIA & ASSOCIATES, LTD. FOR ROYCE FAMILY FUND, INC., DATED JUNE 8, 2023. THIS PLAN IS NOT INTENDED FOR USE AS A CLASS I LAND SURVEY.

NARRAGANSETT AVE

TOWER STREET

DROP-OFF LANE

EXISTING TOWER STREET SCHOOL (UNOCCUPIED)

PROPOSED BUILDING

PROPOSED PLAYGROUND AREA

NEW ATHLETIC COURTS

GAZEBO

PLAYGROUND

COMMUNITY GARDEN (OVERGROWN)

GREENHO...

BOILER ROOM

DUMPSTERS

BIKE RACK

APPROX. LOCATION OF FORMER 4,000-GAL #4 F.O. UST (REMOVED)

EXISTING DRYWELLS

RAIN GARDEN (OVERGROWN)

MISC. PLAYGROUND EQUIPMENT

SWINGSET (SWINGS REMOVED)

COMMUNITY GARDEN

WALKING TRAILS

HEADWALL

SOIL/MATERIAL PILE STORAGE

FUTURE DEVELOPMENT TO BE DETERMINED

ATHLETIC COURTS

RIDEM 200' JURIS. AREA

RIDEM 100' JURIS. AREA

75' BZ

50' BZ

INTERMITTENT STREAM (STORMWATER-FED)

INTERMITTENT STREAM (SPRING-FED)

POND

STORMWATER DETENTION POND

SMALL QUANTITIES OF DUMPING OBSERVED

FOOTPATH

PARCEL ID: 058-053 N/F FALLON ERIC E

PARCEL ID: 058-053A N/F WATERMAN EDWARD A JR

PARCEL ID: 058-053B N/F CADDICK KATHLEEN A

PARCEL ID: 058-065 N/F GAUVIN PHILIP M &

N/F CAPIZZANO KAREN L

PARCEL ID: 058-063 N/F SCAVELLO SALVATORE

PARCEL ID: 058-060 N/F BARON RICHARD P &

PARCEL ID: 058-061 N/F TOSCANO FRANK A

PARCEL ID: 058-057 N/F JOSEPH A

PARCEL ID: 058-058 N/F WOYCIK PETER J

PARCEL ID: 058-058A N/F CHAN KIN PING

PARCEL ID: 058-059 N/F CAPIZZANO FAMILY REALTY TRUST

PARCEL ID: 058-186 N/F TOWER ST SCHOOL

PARCEL ID: 058-202-100 N/F WFD ASSOCIATES LP

PARCEL ID: 058-187 N/F WEBER CHRISTINE M

PARCEL ID: 058-202-14 N/F WELLS ZACHARY D

PARCEL ID: 058-202-51 N/F WFD ASSOCIATES LP

PARCEL ID: 058-202-15 N/F MAHMOUD BAHAA

PARCEL ID: 058-202-17 N/F TRAVERS DEREK R

PARCEL ID: 058-202-18 N/F ARCHER JACK H

PARCEL ID: 058-202-19 N/F DELMORE VINCENT J

PARCEL ID: 058-202-20 N/F WU CARMEN Q

PARCEL ID: 058-202-52 N/F WFD ASSOCIATES LP

Scale: 1"=40'

0 20' 40' 80'

PARE

TOWER STREET SCHOOL & COMMUNITY CENTER

83 TOWER STREET
WESTERLY, RI

REVISIONS:

PROJECT NO.:	24111.00
DATE:	6/25/2024
SCALE:	1" = 40'
DESIGNED BY:	AWB
CHECKED BY:	KMS
DRAWN BY:	AWB
APPROVED BY:	

DRAWING TITLE:

SITE PLAN

DRAWING NO.:

1.0

SHEET NO. 1 OF 1

Endangered Species Act (CEST and EA)

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 *et seq*.); particularly section 7 (16 USC 1536).	50 CFR Part 402
References		
https://www.hudexchange.info/environmental-review/endangered-species		

1. **Does the project involve any activities that have the potential to affect species or habitats?**

☐No, the project will have No Effect due to the nature of the activities involved in the project.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

☐No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office.

Explain your determination:

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

☒Yes, the activities involved in the project have the potential to affect species and/or habitats. → *Continue to Question 2.*

2. **Are federally listed species or designated critical habitats present in the action area?**

Obtain a list of protected species from the Services. This information is available on the FWS Website or you may contact your local FWS and/or NMFS offices directly.

☐No, the project will have No Effect due to the absence of federally listed species and designated critical habitat.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation*

may include letters from the Services, species lists from the Services' websites, surveys or other documents and analysis showing that there are no species in the action area.

☒Yes, there are federally listed species or designated critical habitats present in the action area. → *Continue to Question 3.*

3. What effects, if any, will your project have on federally listed species or designated critical habitat?

☐No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation should include a species list and explanation of your conclusion, and may require maps, photographs, and surveys as appropriate.*

☒May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

→ *Continue to Question 4, Informal Consultation.*

☐Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

→ *Continue to Question 5, Formal Consultation.*

4. Informal Consultation is required

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?

☐Yes, the Service(s) concurred with the finding.

→ *Based on the response, the review is in compliance with this section. Continue to Question 6 and provide the following:*

(1) A biological evaluation or equivalent document
(2) Concurrence(s) from FWS and/or NMFS
(3) Any other documentation of informal consultation

Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.

☐No, the Service(s) did not concur with the finding. → *Continue to Question 5.*

5. Formal consultation is required

Section 7 of ESA (16 USC 1536) mandates consultation to resolve potential impacts to federally listed endangered and threatened species and critical habitats. If a HUD assisted project may affect any endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

→ *Once consultation is complete, the review is in compliance with this section. Continue to Question 6 and provide the following:*

(1) A biological assessment, evaluation, or equivalent document
(2) Biological opinion(s) issued by FWS and/or NMFS
(3) Any other documentation of formal consultation

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the proposed measures that will be implemented to mitigate for the impact or effect, including the timeline for implementation.

☐Mitigation as follows will be implemented:

☐No mitigation is necessary.

Explain why mitigation will not be made here:

<u>Worksheet Summary</u>

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Federal Species:

The Project Site is located within an area where the following species were noted through the U.S. Fish & Wildlife Service's IPaC Tool:

- Northern Long-Eared Bat (*Myotis septentrionalis*) – Federal Endangered Species
- Tricolored Bat (*Perimyotis subflavus*) – Proposed for Listing as Federally Endangered
- Monarch Butterfly (*Danaus plexippus*) – Candidate for Listing as Federally Endangered
- Bald Eagle (*Haliaeetus leucocephalus*) – Delisted under the Endangered Species Act, but "take" remains regulated through the Bald and Golden Eagle Protection Act (16 U.S.C. § 668 *et seq*.)
- Golden Eagle (*Aquila chrysaetos*) – Not listed under the Endangered Species Act, but "take" remains regulated through the Bald and Golden Eagle Protection Act.
- Additionally, several bird species for which "take" is regulated under the Migratory Bird Treaty Act of 1918 and amendments (16 U.S.C. § 703 *et seq*.) were identified as traveling through or near the Project Site during migration. Several species listed are considered Birds of Conservation Concern.

The Project Site was also identified through the U.S. Fish & Wildlife Service's Environmental Conservation Online System (ECOS) as within the spatial range of the following species:

- Piping Plover (*Charadrius melodus*) – Federal Threatened Species (Northeast Region)
- Rufa Red Knot (*Calidris canutus rufa*) – Federal Threatened Species – Critical habitat has been designated outside of the Project Area.

The following additional species were identified through the "Species by State" search tool offered by ECOS as having ranges that extend into the State of Rhode Island:

- Roseate Tern (*Sterna dougallii dougallii*) – Federal Endangered Species (Northeast Region) – Range appears to be outside of the Project Site, along coastal beaches.
- Sandplain Gerardia (*Agalinis acuta*) – Federal Endangered Species – There are four (4) managed habitats for this species in Rhode Island, located in Richmond and South Kingstown.
- Small Whorled Pogonia (*Isotria medeoloides*) – Federal Threatened Species – The only reported sighting(s) appear to have been in Providence County.
- American Burying Beetle (*Nicrophorus americanus*) – Federally Threatened Species, documented in Washington County, Rhode Island, but appears to have only been found on Block Island.
- Hawksbill sea turtle (*Eretmochelys imbricata*) – Federally Endangered Species – This species spends most of its life in the ocean and lays its eggs onshore, but typically in warmer climates such as Florida and the Virgin Islands. It does not appear that this species has been spotted in Rhode Island, and it would be unlikely to be present on the Project Site, which is more than 2-miles inland from the Atlantic Coast and almost 1-mile inland of the nearest estuary.
- Leatherback sea turtle (*Dermochelys coriacea*) – Federally Endangered Species – This species spends most of its life in the ocean and lays its eggs onshore, but typically in warmer climates such as Florida and the Virgin Islands. This species has been spotted foraging in cooler waters off the coast of New England, but is not likely to come ashore and would be unlikely to be present on the Project Site, which is more than 2-miles inland from the Atlantic Coast and almost 1-mile inland of the nearest estuary.

The National Oceanic and Atmospheric Administration (NOAA) ESA Section 7 Mapper was used to evaluate the Site's proximity to the ranges of certain endangered marine species. A ½-mile buffer was applied to the Project Site boundary to evaluate direct consequences as a result of Site redevelopment, and indirect consequences associated with any proposed alterations of resource areas on-Site and/or

changes to roadway traffic in the vicinity of the Site as a result of redevelopment activities and future use of the Site.

Based on these parameters, the Project Site does not appear to be located within the ranges of Atlantic Sturgeon, Shortnose Sturgeon, Atlantic Salmon, Sea Turtles, Atlantic Large Whales, or any Critical Habitat. The closest habitats to the Project Site consist of Atlantic Sturgeon, Shortnose Sturgeon, and Sea Turtle (Loggerhead, Leatherback, and Kemp's Ridley Sea Turtles) overlapping migrating and foraging habitats that are situated roughly 5,000-feet to the southwest of the Site.

State Species:

The State of Rhode Island has promulgated its own legislation (R.I.G.L. § 20-37) protecting species from extirpation, which is managed as the state's Natural Heritage Program. The Program maintains a GIS layer of "Natural Heritage Areas," last updated in March 2023, which consists of reported sightings of state-listed rare, endangered, and/or threatened species, community, and/or nesting site as a calculated buffer zone area in which said species is known or reasonably anticipated to be present.

This GIS layer was consulted through the RIDEM Environmental Resource Mapper for the Project Site. The Site is not located within a Natural Heritage Area; the nearest Natural Heritage Area is located approximately 1,800' to the northeast of the Site. Based on this information, it is unlikely that any state-listed species of concern will be adversely impacted by the Project.

Based on the above information, it is possible that one or more species listed above, if present at the Project Site, could be impacted by the Project. ***As such, an informal consultation is required.***

Are formal compliance steps or mitigation required?

☒ Yes

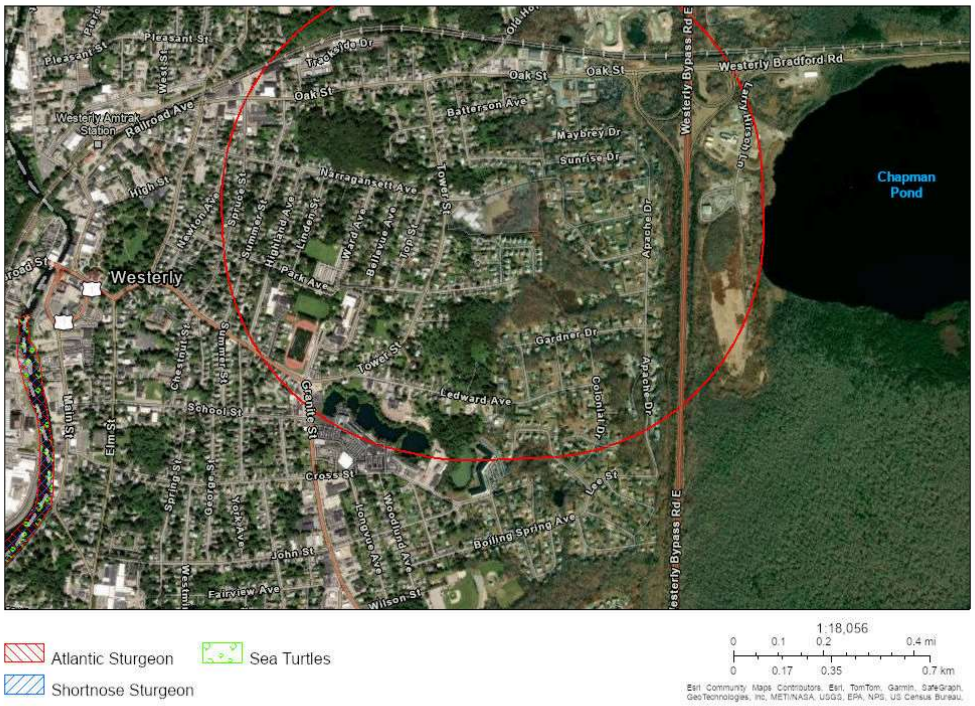
☐ No

Drawn Action Area & Overlapping S7 Consultation Areas

Area of Interest (AOI) Information

Area : 697.43 acres

Sep 9 2024 10:47:47 Eastern Daylight Time



The Action Area was determined to be the entire Site Parcel Boundary with a 0.5-mile buffer applied. This buffer is a reasonable distance to evaluate effects on endangered and threatened species from both direct and indirect consequences of the Project, such as redevelopment of the Project Site itself, any impacts to waterbodies located on-Site, and impacts from roadway traffic associated with Site redevelopment and future use.

Summary

Name	Count	Area(acres)	Length(mi)
Atlantic Sturgeon	0	0	N/A
Shortnose Sturgeon	0	0	N/A
Atlantic Salmon	0	0	N/A
Sea Turtles	0	0	N/A
Atlantic Large Whales	0	0	N/A
In or Near Critical Habitat	0	0	N/A

ATTACHMENT 6

Arianne Barton

From: Jordan, Paul (DEM) <paul.jordan@dem.ri.gov>
Sent: Thursday, October 3, 2024 12:53 PM
To: Arianne Barton
Subject: RE: Natural Heritage and Endangered Species Areas - Westerly

[EXTERNAL]

Arianne – There are no RI listed species within ½ mile of that location.
Paul

Paul Jordan
Data Analyst II / GIS Administrator / LWCF ASLO
Rhode Island Department of Environmental Management
Division of Planning & Development
235 Promenade Street, Providence, RI 02908
401.537.4497 paul.jordan@dem.ri.gov

From: Arianne Barton <ABarton@parecorp.com>
Sent: Thursday, October 3, 2024 12:40 PM
To: Jordan, Paul (DEM) <paul.jordan@dem.ri.gov>
Subject: Natural Heritage and Endangered Species Areas - Westerly

Good afternoon, Paul, could you please review the attached letter and maps at your earliest convenience and provide additional information on the natural heritage area depicted on one of the attached maps, as well as any other relevant information as specified in the letter?

A similar letter is also being sent by mail to the RIDEM Division of Fish & Wildlife as well as the NOAA Greater Atlantic Regional Fisheries Office.

Thank you!

Arianne Barton
Senior Environmental Scientist

Pare Corporation
8 Blackstone Valley Place
Lincoln, RI 02865
401-334-4100 Office
401-519-6874 Direct
508-446-7796 Mobile
www.parecorp.com (-> urldefense.com) [parecorp.com]

October 3, 2024

Paul Jordan
Data Analyst II / GIS Administrator / LWCF ASLO
RIDEM Division of Planning & Development
235 Promenade Street
Providence, RI 02908
sent via email: paul.jordan@dem.ri.gov

Re: **Environmental Assessment – Tower Street School Community Center**
Town of Westerly
Westerly, RI
Pare Project No. 24111.00

Dear Mr. Jordan:

On behalf of the Town of Westerly (the "Town") and the Rhode Island Office of the Postsecondary Commissioner (the "Grant Recipient"), Pare Corporation (Pare) is the process of preparing an Environmental Assessment (EA) in accordance with the National Environmental Policy Act (NEPA; 40 CFR § 1500, *et seq.*) for the former Tower Street School/Community Center located at 83 Tower Street in Westerly, Rhode Island (hereinafter, the "Site"). The RIDEM Division of Planning & Development was identified during the EA process as a party with a potential interest in the project proposed at the subject Site.

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The Town is a recipient of congressionally approved funding that will help finance the renewal of the Site into a community center offering medical, educational, and childcare services to residents of Westerly. The work anticipated at the Site at this time will involve demolition of the existing building and the construction of a new community center proximal to the former building footprint.

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https://westerlyri.gov/816/Tower-Street-School-Reuse-Study

Specific Areas of Interest:

The RIDEM Division of Planning & Development was identified as an agency with potential interest in the project due to the project's potential impacts on wildlife at the site. While no Natural Heritage Areas were identified on or adjacent to the Site, endangered species and/or other sensitive natural communities may be present. For your review, we have included relevant excerpts from the draft EA that Pare is preparing that pertain to your areas of interest in this project. A copy of the entire draft EA can be found at the following website; the document may need to be downloaded to properly view certain hyperlinked pages:

https://westerlyri.gov/DocumentCenter/View/14229/2024-10-01-Draft-Part-58-EA---Tower-Street-School

Thank you in advance for your timely review of this package. We would appreciate any comments or concerns within thirty (30) days of the date of this letter. If you have any questions or comments, please do not hesitate to contact me at (401) 334-4100.

Very truly yours,

Timothy P. Thies, P.E.
Senior Vice President/Division Manager
Environmental Division

Pare Corporation
8 Blackstone Valley Place
Lincoln, RI 02865
(401) 334-4100 Ext.4137
www.parecorp.com

LEGEND:

- SITE BOUNDARY
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EXISTING TOWER STREET SCHOOL (UNOCCUPIED)

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PARE

TOWER STREET SCHOOL & COMMUNITY CENTER

83 TOWER STREET
WESTERLY, RI

REVISIONS:

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SCALE:	1" = 40'
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CHECKED BY:	KMS
DRAWN BY:	AWB
APPROVED BY:	

DRAWING TITLE:

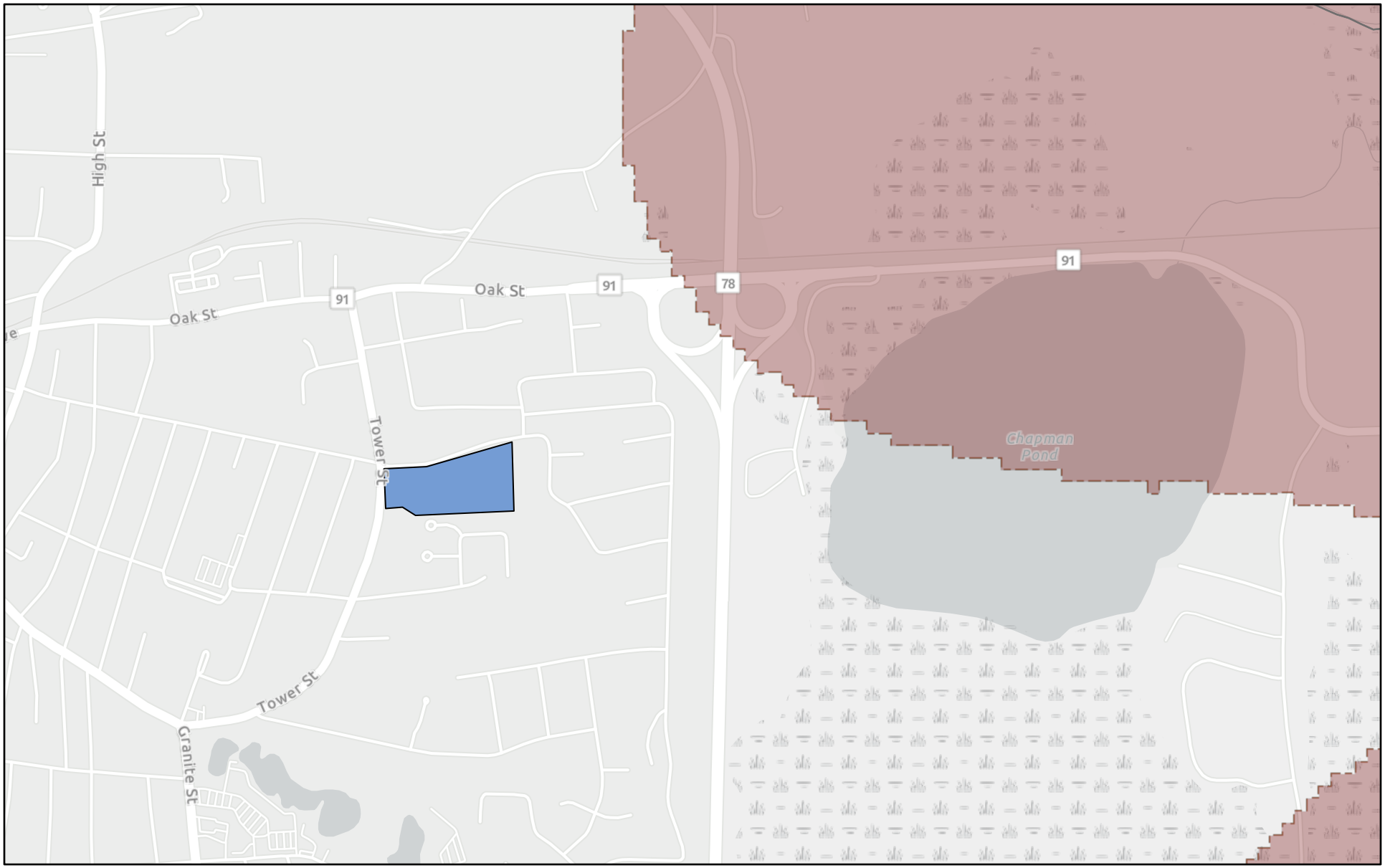
SITE PLAN

DRAWING NO.:

1.0

SHEET NO. 1 OF 1

RIDEM Environmental Resource Map



10/3/2024, 12:31:47 PM

RI Municipal Boundaries

RI_Natural_Heritage_Area

SiteBoundary

1:18,056

0 0.1 0.2 0.4 mi

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Esri Community Maps Contributors, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS | Copyright:© 2013 National Geographic Society, i-cubed | USGS The National Map: National

Endangered Species Act (CEST and EA)

General requirements	ESA Legislation	Regulations
Section 7 of the Endangered Species Act (ESA) mandates that federal agencies ensure that actions that they authorize, fund, or carry out shall not jeopardize the continued existence of federally listed plants and animals or result in the adverse modification or destruction of designated critical habitat. Where their actions may affect resources protected by the ESA, agencies must consult with the Fish and Wildlife Service and/or the National Marine Fisheries Service ("FWS" and "NMFS" or "the Services").	The Endangered Species Act of 1973 (16 U.S.C. 1531 *et seq*.); particularly section 7 (16 USC 1536).	50 CFR Part 402
References		
https://www.hudexchange.info/environmental-review/endangered-species		

1. **Does the project involve any activities that have the potential to affect species or habitats?**

☐No, the project will have No Effect due to the nature of the activities involved in the project.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

☐No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office.

Explain your determination:

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

☒Yes, the activities involved in the project have the potential to affect species and/or habitats. → *Continue to Question 2.*

2. **Are federally listed species or designated critical habitats present in the action area?**

Obtain a list of protected species from the Services. This information is available on the FWS Website or you may contact your local FWS and/or NMFS offices directly.

☐No, the project will have No Effect due to the absence of federally listed species and designated critical habitat.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation*

may include letters from the Services, species lists from the Services' websites, surveys or other documents and analysis showing that there are no species in the action area.

☒Yes, there are federally listed species or designated critical habitats present in the action area. → *Continue to Question 3.*

3. What effects, if any, will your project have on federally listed species or designated critical habitat?

☐No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation should include a species list and explanation of your conclusion, and may require maps, photographs, and surveys as appropriate.*

☒May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

→ *Continue to Question 4, Informal Consultation.*

☐Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

→ *Continue to Question 5, Formal Consultation.*

4. Informal Consultation is required

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?

☐Yes, the Service(s) concurred with the finding.

→ *Based on the response, the review is in compliance with this section. Continue to Question 6 and provide the following:*

(1) A biological evaluation or equivalent document
(2) Concurrence(s) from FWS and/or NMFS
(3) Any other documentation of informal consultation

Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.

☐No, the Service(s) did not concur with the finding. → *Continue to Question 5.*

5. Formal consultation is required

Section 7 of ESA (16 USC 1536) mandates consultation to resolve potential impacts to federally listed endangered and threatened species and critical habitats. If a HUD assisted project may affect any endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

→ *Once consultation is complete, the review is in compliance with this section. Continue to Question 6 and provide the following:*

(1) A biological assessment, evaluation, or equivalent document
(2) Biological opinion(s) issued by FWS and/or NMFS
(3) Any other documentation of formal consultation

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the proposed measures that will be implemented to mitigate for the impact or effect, including the timeline for implementation.

☐Mitigation as follows will be implemented:

☐No mitigation is necessary.

Explain why mitigation will not be made here:

<u>Worksheet Summary</u>

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Federal Species:

The Project Site is located within an area where the following species were noted through the U.S. Fish & Wildlife Service's IPaC Tool:

- Northern Long-Eared Bat (*Myotis septentrionalis*) – Federal Endangered Species
- Tricolored Bat (*Perimyotis subflavus*) – Proposed for Listing as Federally Endangered
- Monarch Butterfly (*Danaus plexippus*) – Candidate for Listing as Federally Endangered
- Bald Eagle (*Haliaeetus leucocephalus*) – Delisted under the Endangered Species Act, but "take" remains regulated through the Bald and Golden Eagle Protection Act (16 U.S.C. § 668 *et seq*.)
- Golden Eagle (*Aquila chrysaetos*) – Not listed under the Endangered Species Act, but "take" remains regulated through the Bald and Golden Eagle Protection Act.
- Additionally, several bird species for which "take" is regulated under the Migratory Bird Treaty Act of 1918 and amendments (16 U.S.C. § 703 *et seq*.) were identified as traveling through or near the Project Site during migration. Several species listed are considered Birds of Conservation Concern.

The Project Site was also identified through the U.S. Fish & Wildlife Service's Environmental Conservation Online System (ECOS) as within the spatial range of the following species:

- Piping Plover (*Charadrius melodus*) – Federal Threatened Species (Northeast Region)
- Rufa Red Knot (*Calidris canutus rufa*) – Federal Threatened Species – Critical habitat has been designated outside of the Project Area.

The following additional species were identified through the "Species by State" search tool offered by ECOS as having ranges that extend into the State of Rhode Island:

- Roseate Tern (*Sterna dougallii dougallii*) – Federal Endangered Species (Northeast Region) – Range appears to be outside of the Project Site, along coastal beaches.
- Sandplain Gerardia (*Agalinis acuta*) – Federal Endangered Species – There are four (4) managed habitats for this species in Rhode Island, located in Richmond and South Kingstown.
- Small Whorled Pogonia (*Isotria medeoloides*) – Federal Threatened Species – The only reported sighting(s) appear to have been in Providence County.
- American Burying Beetle (*Nicrophorus americanus*) – Federally Threatened Species, documented in Washington County, Rhode Island, but appears to have only been found on Block Island.
- Hawksbill sea turtle (*Eretmochelys imbricata*) – Federally Endangered Species – This species spends most of its life in the ocean and lays its eggs onshore, but typically in warmer climates such as Florida and the Virgin Islands. It does not appear that this species has been spotted in Rhode Island, and it would be unlikely to be present on the Project Site, which is more than 2-miles inland from the Atlantic Coast and almost 1-mile inland of the nearest estuary.
- Leatherback sea turtle (*Dermochelys coriacea*) – Federally Endangered Species – This species spends most of its life in the ocean and lays its eggs onshore, but typically in warmer climates such as Florida and the Virgin Islands. This species has been spotted foraging in cooler waters off the coast of New England, but is not likely to come ashore and would be unlikely to be present on the Project Site, which is more than 2-miles inland from the Atlantic Coast and almost 1-mile inland of the nearest estuary.

The National Oceanic and Atmospheric Administration (NOAA) ESA Section 7 Mapper was used to evaluate the Site's proximity to the ranges of certain endangered marine species. A ½-mile buffer was applied to the Project Site boundary to evaluate direct consequences as a result of Site redevelopment, and indirect consequences associated with any proposed alterations of resource areas on-Site and/or

changes to roadway traffic in the vicinity of the Site as a result of redevelopment activities and future use of the Site.

Based on these parameters, the Project Site does not appear to be located within the ranges of Atlantic Sturgeon, Shortnose Sturgeon, Atlantic Salmon, Sea Turtles, Atlantic Large Whales, or any Critical Habitat. The closest habitats to the Project Site consist of Atlantic Sturgeon, Shortnose Sturgeon, and Sea Turtle (Loggerhead, Leatherback, and Kemp's Ridley Sea Turtles) overlapping migrating and foraging habitats that are situated roughly 5,000-feet to the southwest of the Site.

State Species:

The State of Rhode Island has promulgated its own legislation (R.I.G.L. § 20-37) protecting species from extirpation, which is managed as the state's Natural Heritage Program. The Program maintains a GIS layer of "Natural Heritage Areas," last updated in March 2023, which consists of reported sightings of state-listed rare, endangered, and/or threatened species, community, and/or nesting site as a calculated buffer zone area in which said species is known or reasonably anticipated to be present.

This GIS layer was consulted through the RIDEM Environmental Resource Mapper for the Project Site. The Site is not located within a Natural Heritage Area; the nearest Natural Heritage Area is located approximately 1,800' to the northeast of the Site. Based on this information, it is unlikely that any state-listed species of concern will be adversely impacted by the Project.

Based on the above information, it is possible that one or more species listed above, if present at the Project Site, could be impacted by the Project. ***As such, an informal consultation is required.***

Are formal compliance steps or mitigation required?

☒ Yes

☐ No

ATTACHMENT 7

October 3, 2024

Tim Cardiasmenos, NEPA Coordinator
Greater Atlantic Regional Fisheries Office
National Marine Fisheries Service
55 Great Republic Drive
NOAA Fisheries Service
Gloucester, MA 01930

Re: **Environmental Assessment – Tower Street School Community Center**
Town of Westerly
Westerly, RI
Pare Project No. 24111.00

Dear Mr. Cardiasmenos:

On behalf of the Town of Westerly (the "Town") and the Rhode Island Office of the Postsecondary Commissioner (the "Grant Recipient"), Pare Corporation (Pare) is the process of preparing an Environmental Assessment (EA) in accordance with the National Environmental Policy Act (NEPA; 40 CFR § 1500, *et seq.*) for the former Tower Street School/Community Center located at 83 Tower Street in Westerly, Rhode Island (hereinafter, the "Site"). The National Marine Fisheries Service (NMFS) was identified during the EA process as a party with a potential interest in the project proposed at the subject Site.

Relevant project information is summarized below, and a Site Plan is attached herein.

Project Information:

The Tower Street School – later Community Center – is situated on an approximate 11-acre lot at the southeast intersection of Tower Street and Narragansett Avenue in Westerly. Originally constructed circa 1955 on land that had previously been utilized for agricultural and residential purposes, the existing building was utilized as a public school until its conversion into the Tower Street Community Center circa 2010. As a Community Center, the Site offered various health and wellness services, community-building services, educational services, and childcare/daycare services. A portion of the building was also previously utilized as a refuge.

The Community Center continued to operate through 2020, when financial difficulties associated with the Covid-19 pandemic forced it to close. The Town had intended to sell the property for non-municipal development; however, residents of Westerly expressed preference for a new community center at the Site.

The Town is a recipient of congressionally approved funding that will help finance the renewal of the Site into a community center offering medical, educational, and childcare services to residents of Westerly. The work anticipated at the Site at this time will involve demolition of the existing building and the construction of a new community center proximal to the former building footprint.

Additional project information is available online at the following pages:

Tower Street School Reuse Study (2021-2022):
https://westerlyri.gov/DocumentCenter/View/11821/Tower-Street-School-Reuse-Study

Town of Westerly Project Page:
https://westerlyri.gov/816/Tower-Street-School-Reuse-Study

Specific Areas of Interest:

The NMFS was identified as an agency with potential interest in the project due to the project's potential impacts on wildlife and endangered species at the site. For your review, we have included relevant excerpts from the draft EA that Pare is preparing that pertain to your areas of interest in this project. A copy of the entire draft EA can be found at the following website; the document may need to be downloaded to properly view certain hyperlinked pages:

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Thank you in advance for your timely review of this package. We would appreciate any comments or concerns within thirty (30) days of the date of this letter. If you have any questions or comments, please do not hesitate to contact me at (401) 334-4100.

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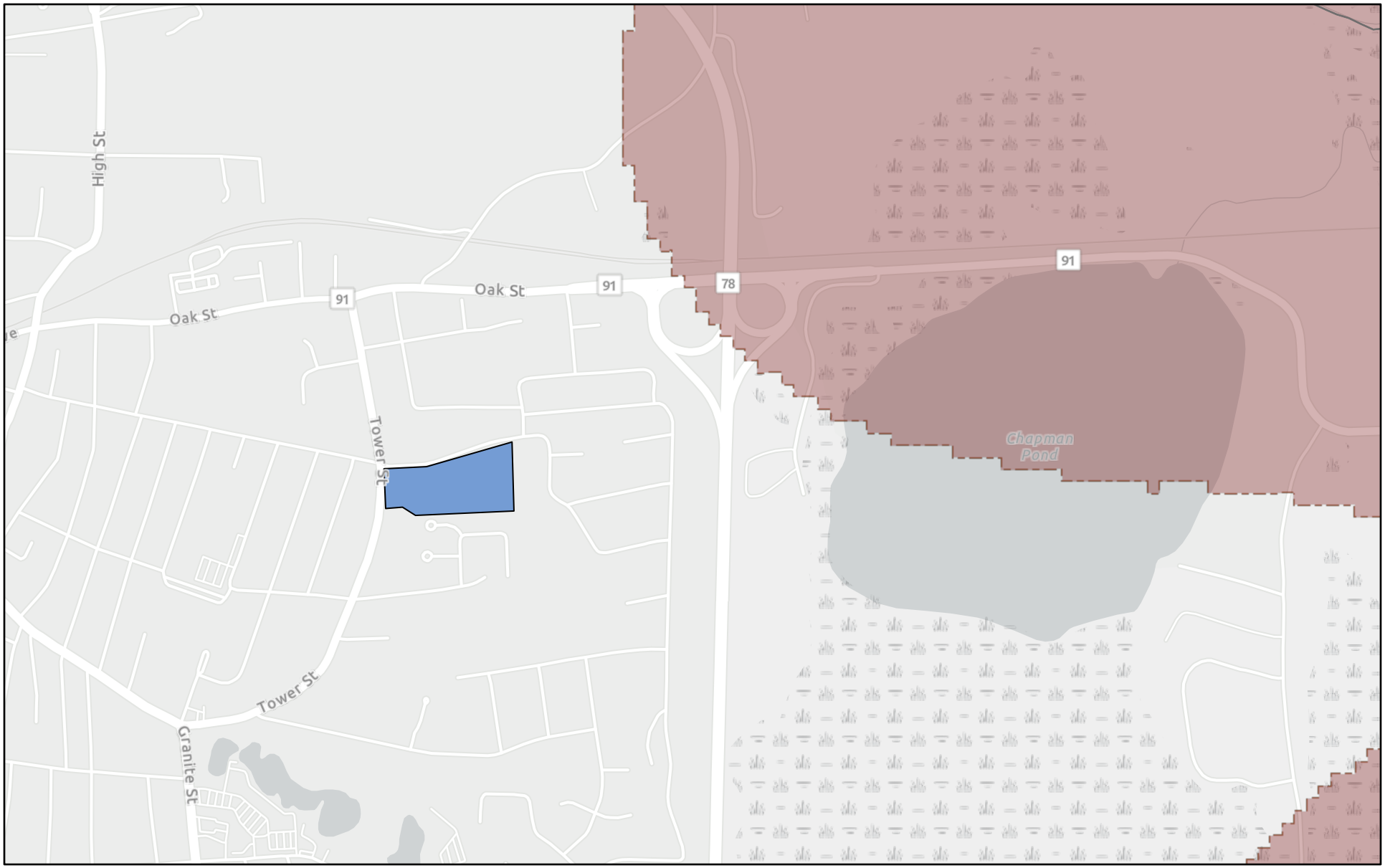
RIDEM Environmental Resource Map



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RI Municipal Boundaries

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SiteBoundary

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1. **Does the project involve any activities that have the potential to affect species or habitats?**

☐No, the project will have No Effect due to the nature of the activities involved in the project.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

☐No, the project will have No Effect based on a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office.

Explain your determination:

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

☒Yes, the activities involved in the project have the potential to affect species and/or habitats. → *Continue to Question 2.*

2. **Are federally listed species or designated critical habitats present in the action area?**

Obtain a list of protected species from the Services. This information is available on the FWS Website or you may contact your local FWS and/or NMFS offices directly.

☐No, the project will have No Effect due to the absence of federally listed species and designated critical habitat.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation*

may include letters from the Services, species lists from the Services' websites, surveys or other documents and analysis showing that there are no species in the action area.

☒Yes, there are federally listed species or designated critical habitats present in the action area. → *Continue to Question 3.*

3. What effects, if any, will your project have on federally listed species or designated critical habitat?

☐No Effect: Based on the specifics of both the project and any federally listed species in the action area, you have determined that the project will have absolutely no effect on listed species or critical habitat.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination. Documentation should include a species list and explanation of your conclusion, and may require maps, photographs, and surveys as appropriate.*

☒May Affect, Not Likely to Adversely Affect: Any effects that the project may have on federally listed species or critical habitats would be beneficial, discountable, or insignificant.

→ *Continue to Question 4, Informal Consultation.*

☐Likely to Adversely Affect: The project may have negative effects on one or more listed species or critical habitat.

→ *Continue to Question 5, Formal Consultation.*

4. Informal Consultation is required

Section 7 of ESA (16 USC. 1536) mandates consultation to resolve potential impacts to endangered and threatened species and critical habitats. If a HUD-assisted project may affect any federally listed endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

Did the Service(s) concur with the finding that the project is Not Likely to Adversely Affect?

☐Yes, the Service(s) concurred with the finding.

→ *Based on the response, the review is in compliance with this section. Continue to Question 6 and provide the following:*

(1) A biological evaluation or equivalent document
(2) Concurrence(s) from FWS and/or NMFS
(3) Any other documentation of informal consultation

Exception: If finding was made based on procedures provided by a letter of understanding, memorandum of agreement, programmatic agreement, or checklist provided by local HUD office, provide whatever documentation is mandated by that agreement.

☐No, the Service(s) did not concur with the finding. → *Continue to Question 5.*

5. Formal consultation is required

Section 7 of ESA (16 USC 1536) mandates consultation to resolve potential impacts to federally listed endangered and threatened species and critical habitats. If a HUD assisted project may affect any endangered or threatened species or critical habitat, then compliance is required with Section 7. See 50 CFR Part 402 Subpart B Consultation Procedures.

→ *Once consultation is complete, the review is in compliance with this section. Continue to Question 6 and provide the following:*

(1) A biological assessment, evaluation, or equivalent document
(2) Biological opinion(s) issued by FWS and/or NMFS
(3) Any other documentation of formal consultation

6. For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the proposed measures that will be implemented to mitigate for the impact or effect, including the timeline for implementation.

☐Mitigation as follows will be implemented:

☐No mitigation is necessary.

Explain why mitigation will not be made here:

<u>Worksheet Summary</u>

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Federal Species:

The Project Site is located within an area where the following species were noted through the U.S. Fish & Wildlife Service's IPaC Tool:

- Northern Long-Eared Bat (*Myotis septentrionalis*) – Federal Endangered Species
- Tricolored Bat (*Perimyotis subflavus*) – Proposed for Listing as Federally Endangered
- Monarch Butterfly (*Danaus plexippus*) – Candidate for Listing as Federally Endangered
- Bald Eagle (*Haliaeetus leucocephalus*) – Delisted under the Endangered Species Act, but "take" remains regulated through the Bald and Golden Eagle Protection Act (16 U.S.C. § 668 *et seq*.)
- Golden Eagle (*Aquila chrysaetos*) – Not listed under the Endangered Species Act, but "take" remains regulated through the Bald and Golden Eagle Protection Act.
- Additionally, several bird species for which "take" is regulated under the Migratory Bird Treaty Act of 1918 and amendments (16 U.S.C. § 703 *et seq*.) were identified as traveling through or near the Project Site during migration. Several species listed are considered Birds of Conservation Concern.

The Project Site was also identified through the U.S. Fish & Wildlife Service's Environmental Conservation Online System (ECOS) as within the spatial range of the following species:

- Piping Plover (*Charadrius melodus*) – Federal Threatened Species (Northeast Region)
- Rufa Red Knot (*Calidris canutus rufa*) – Federal Threatened Species – Critical habitat has been designated outside of the Project Area.

The following additional species were identified through the "Species by State" search tool offered by ECOS as having ranges that extend into the State of Rhode Island:

- Roseate Tern (*Sterna dougallii dougallii*) – Federal Endangered Species (Northeast Region) – Range appears to be outside of the Project Site, along coastal beaches.
- Sandplain Gerardia (*Agalinis acuta*) – Federal Endangered Species – There are four (4) managed habitats for this species in Rhode Island, located in Richmond and South Kingstown.
- Small Whorled Pogonia (*Isotria medeoloides*) – Federal Threatened Species – The only reported sighting(s) appear to have been in Providence County.
- American Burying Beetle (*Nicrophorus americanus*) – Federally Threatened Species, documented in Washington County, Rhode Island, but appears to have only been found on Block Island.
- Hawksbill sea turtle (*Eretmochelys imbricata*) – Federally Endangered Species – This species spends most of its life in the ocean and lays its eggs onshore, but typically in warmer climates such as Florida and the Virgin Islands. It does not appear that this species has been spotted in Rhode Island, and it would be unlikely to be present on the Project Site, which is more than 2-miles inland from the Atlantic Coast and almost 1-mile inland of the nearest estuary.
- Leatherback sea turtle (*Dermochelys coriacea*) – Federally Endangered Species – This species spends most of its life in the ocean and lays its eggs onshore, but typically in warmer climates such as Florida and the Virgin Islands. This species has been spotted foraging in cooler waters off the coast of New England, but is not likely to come ashore and would be unlikely to be present on the Project Site, which is more than 2-miles inland from the Atlantic Coast and almost 1-mile inland of the nearest estuary.

The National Oceanic and Atmospheric Administration (NOAA) ESA Section 7 Mapper was used to evaluate the Site's proximity to the ranges of certain endangered marine species. A ½-mile buffer was applied to the Project Site boundary to evaluate direct consequences as a result of Site redevelopment, and indirect consequences associated with any proposed alterations of resource areas on-Site and/or

changes to roadway traffic in the vicinity of the Site as a result of redevelopment activities and future use of the Site.

Based on these parameters, the Project Site does not appear to be located within the ranges of Atlantic Sturgeon, Shortnose Sturgeon, Atlantic Salmon, Sea Turtles, Atlantic Large Whales, or any Critical Habitat. The closest habitats to the Project Site consist of Atlantic Sturgeon, Shortnose Sturgeon, and Sea Turtle (Loggerhead, Leatherback, and Kemp's Ridley Sea Turtles) overlapping migrating and foraging habitats that are situated roughly 5,000-feet to the southwest of the Site.

State Species:

The State of Rhode Island has promulgated its own legislation (R.I.G.L. § 20-37) protecting species from extirpation, which is managed as the state's Natural Heritage Program. The Program maintains a GIS layer of "Natural Heritage Areas," last updated in March 2023, which consists of reported sightings of state-listed rare, endangered, and/or threatened species, community, and/or nesting site as a calculated buffer zone area in which said species is known or reasonably anticipated to be present.

This GIS layer was consulted through the RIDEM Environmental Resource Mapper for the Project Site. The Site is not located within a Natural Heritage Area; the nearest Natural Heritage Area is located approximately 1,800' to the northeast of the Site. Based on this information, it is unlikely that any state-listed species of concern will be adversely impacted by the Project.

Based on the above information, it is possible that one or more species listed above, if present at the Project Site, could be impacted by the Project. ***As such, an informal consultation is required.***

Are formal compliance steps or mitigation required?

☒ Yes

☐ No

IPaC **U.S. Fish & Wildlife Service**

IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction *in the defined project area*. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Washington County, Rhode Island



Local office

New England Ecological Services Field Office

(603) 223-2541
(603) 223-0104

70 Commercial Street, Suite 300
Concord, NH 03301-5094

NOT FOR CONSULTATION

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species[1] and their critical habitats are managed by the Ecological Services Program of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries[2]).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact NOAA Fisheries for species under their jurisdiction.

1. Species listed under the Endangered Species Act are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the listing status page for more information. IPaC only shows species that are regulated by USFWS (see FAQ).
2. NOAA Fisheries, also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME	STATUS
Northern Long-eared Bat *Myotis septentrionalis* Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9045	Endangered
Tricolored Bat *Perimyotis subflavus* Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/10515	Proposed Endangered

Insects

NAME	STATUS

NOT FOR CONSULTATION

Monarch Butterfly Danaus plexippus Wherever found No critical habitat has been designated for this species. https://ecos.fws.gov/ecp/species/9743	Candidate

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

There are no critical habitats at this location.

You are still required to determine if your project(s) may have effects on all above listed species.

Bald & Golden Eagles

Bald and golden eagles are protected under the Bald and Golden Eagle Protection Act[1] and the Migratory Bird Treaty Act[2].

Any person or organization who plans or conducts activities that may result in impacts to bald or golden eagles, or their habitats[3], should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

There are likely bald eagles present in your project area. For additional information on bald eagles, refer to Bald Eagle Nesting and Sensitivity to Human Activity

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Oct 15 to Aug 31
Golden Eagle Aquila chrysaetos This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds elsewhere

NOT FOR CONSULTATION

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (▪)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

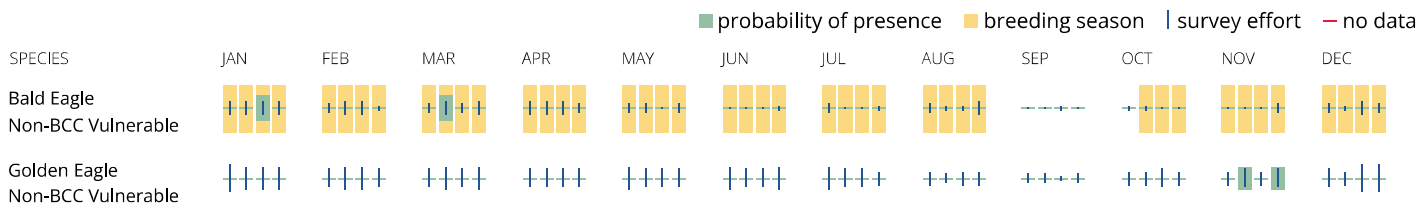
Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.

NOT FOR CONSULTATION



What does IPaC use to generate the potential presence of bald and golden eagles in my specified location?

The potential for eagle presence is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply). To see a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs of bald and golden eagles in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur. Please contact your local Fish and Wildlife Service Field Office if you have questions.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act[1] and the Bald and Golden Eagle Protection Act[2].

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats[3] should follow appropriate regulations and consider implementing appropriate conservation measures, as described in the links below. Specifically, please review the "Supplemental Information on Migratory Birds and Eagles".

1. The Migratory Birds Treaty Act of 1918.
2. The Bald and Golden Eagle Protection Act of 1940.

Additional information can be found using the following links:

- Eagle Management https://www.fws.gov/program/eagle-management
- Measures for avoiding and minimizing impacts to birds https://www.fws.gov/library/collections/avoiding-and-minimizing-incidental-take-migratory-birds
- Nationwide conservation measures for birds https://www.fws.gov/sites/default/files/ documents/nationwide-standard-conservation-measures.pdf
- Supplemental Information for Migratory Birds and Eagles in IPaC https://www.fws.gov/media/supplemental-information-migratory-birds-and-bald-and-golden-eagles-may-occur-project-action

The birds listed below are birds of particular concern either because they occur on the USFWS Birds of Conservation Concern (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ below. This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the E-bird data mapping tool (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found below.

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, see the PROBABILITY OF PRESENCE SUMMARY below to see when these birds are most likely to be present and breeding in your project area.

NAME	BREEDING SEASON
American Oystercatcher Haematopus palliatus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/8935	Breeds Apr 15 to Aug 31

NOT FOR CONSULTATION

Bald Eagle Haliaeetus leucocephalus This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1626	Breeds Oct 15 to Aug 31
Black-billed Cuckoo Coccyzus erythropthalmus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9399	Breeds May 15 to Oct 10
Blue-winged Warbler Vermivora cyanoptera This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 1 to Jun 30
Bobolink Dolichonyx oryzivorus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 20 to Jul 31
Chimney Swift Chaetura pelagica This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Mar 15 to Aug 25
Eastern Whip-poor-will Antrostomus vociferus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Aug 20
Golden Eagle Aquila chrysaetos This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities. https://ecos.fws.gov/ecp/species/1680	Breeds elsewhere
Grasshopper Sparrow Ammodramus savannarum perpallidus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA https://ecos.fws.gov/ecp/species/8329	Breeds Jun 1 to Aug 20
Least Tern Sternula antillarum antillarum This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 25 to Sep 5
Lesser Yellowlegs Tringa flavipes This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9679	Breeds elsewhere
Long-eared Owl asio otus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/3631	Breeds Mar 1 to Jul 15
Prairie Warbler Setophaga discolor This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 1 to Jul 31

NOT FOR CONSULTATION

Prothonotary Warbler Protonotaria citrea This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 1 to Jul 31
Red-headed Woodpecker Melanerpes erythrocephalus This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Sep 10
Rusty Blackbird Euphagus carolinus This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Saltmarsh Sparrow Ammospiza caudacuta This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska. https://ecos.fws.gov/ecp/species/9719	Breeds May 15 to Sep 5
Scarlet Tanager Piranga olivacea This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds May 10 to Aug 10
Semipalmated Sandpiper Calidris pusilla This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA	Breeds elsewhere
Willet Tringa semipalmata This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds Apr 20 to Aug 5
Wood Thrush Hylocichla mustelina This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.	Breeds May 10 to Aug 31

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read "Supplemental Information on Migratory Birds and Eagles", specifically the FAQ section titled "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence (■)

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is 0.25/0.25 = 1; at week 20 it is 0.05/0.25 = 0.2.

NOT FOR CONSULTATION

3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

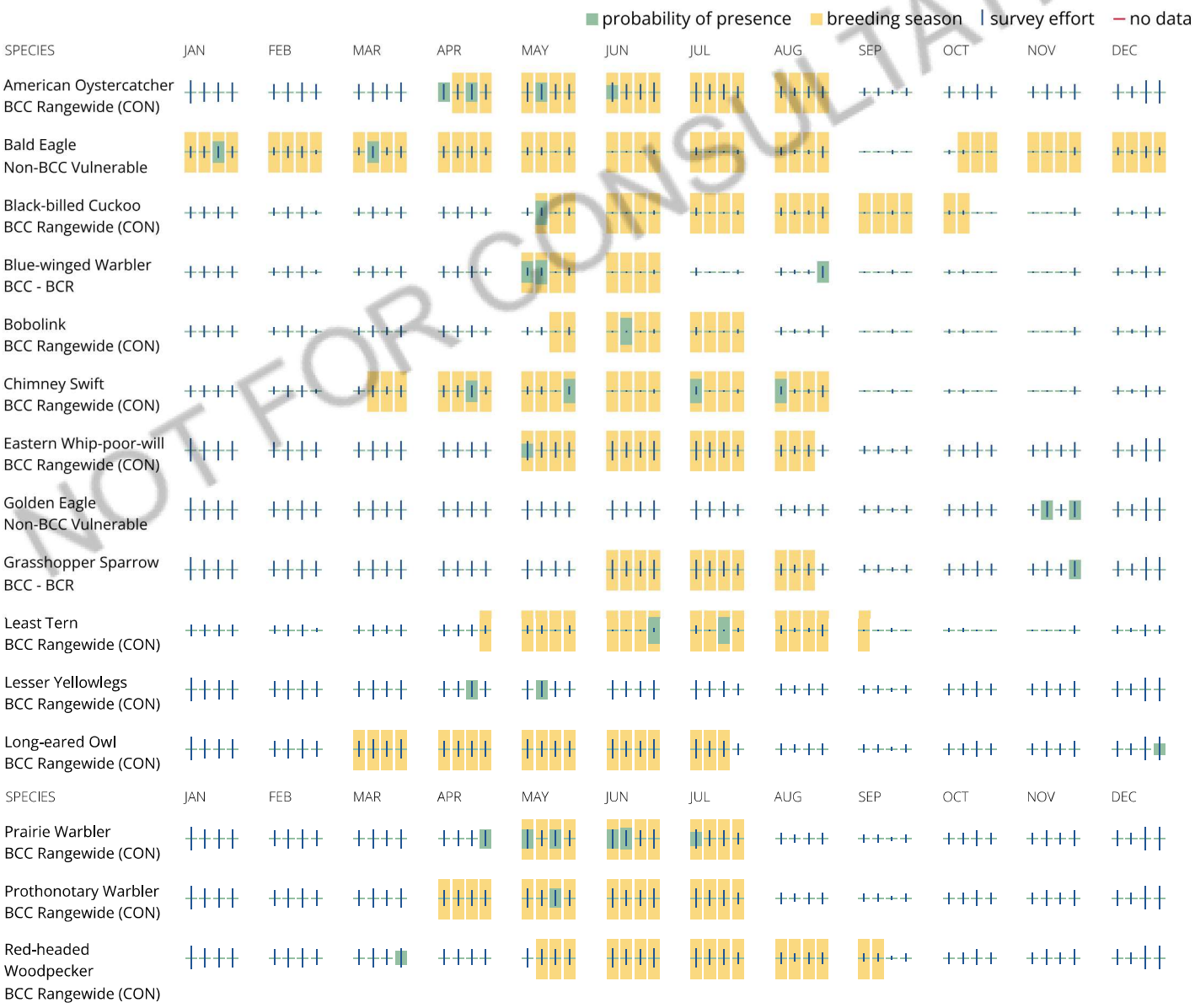
Breeding Season (▪)
Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (|)
Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

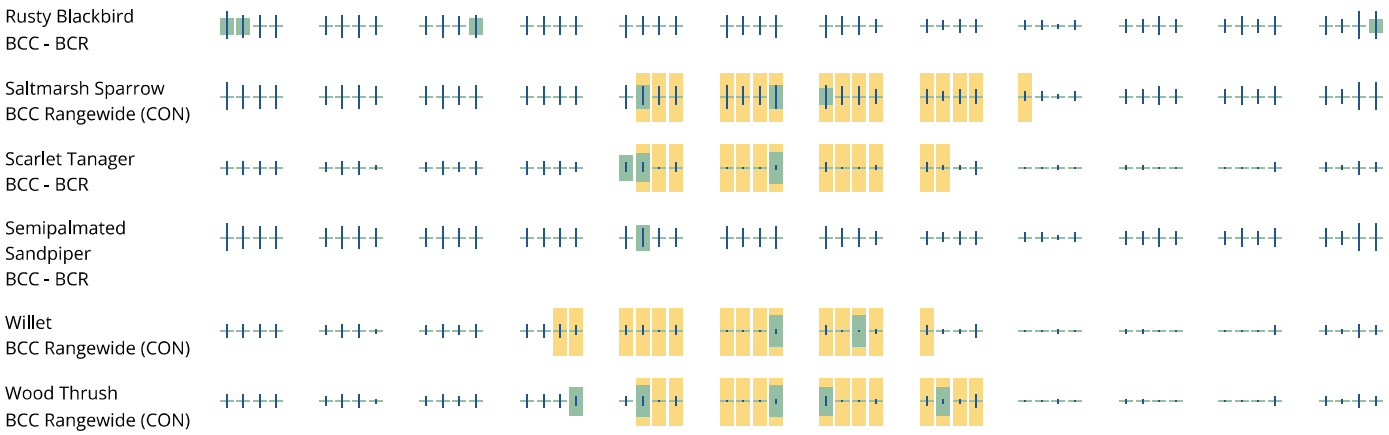
To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (–)
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe
Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



NOT FOR CONSULTATION



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

Nationwide Conservation Measures describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the Probability of Presence Summary. Additional measures or permits may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the list of migratory birds that potentially occur in my specified location?

The Migratory Bird Resource List is comprised of USFWS Birds of Conservation Concern (BCC) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the Avian Knowledge Network (AKN). The AKN data is based on a growing collection of survey, banding, and citizen science datasets and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle (Eagle Act requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the Rapid Avian Information Locator (RAIL) Tool.

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the Avian Knowledge Network (AKN). This data is derived from a growing collection of survey, banding, and citizen science datasets.

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering or migrating in my area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may query your location using the RAIL Tool and look at the range maps provided for birds in your area at the bottom of the profiles provided for each bird in your results. If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are Birds of Conservation Concern (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the Eagle Act requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

NOT FOR CONSULTATION

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the Northeast Ocean Data Portal. The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the Diving Bird Study and the nanotag studies or contact Caleb Spiegel or Pam Loring.

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to obtain a permit to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

NOT FOR CONSULTATION

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the National Wildlife Refuge system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

There are no refuge lands at this location.

Fish hatcheries

There are no fish hatcheries at this location.

Wetlands in the National Wetlands Inventory (NWI)

Impacts to NWI wetlands and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local U.S. Army Corps of Engineers District.

This location did not intersect any wetlands mapped by NWI.

NOTE: This initial screening does **not** replace an on-site delineation to determine whether wetlands occur. Additional information on the NWI data is provided below.

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tuberficid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate Federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.

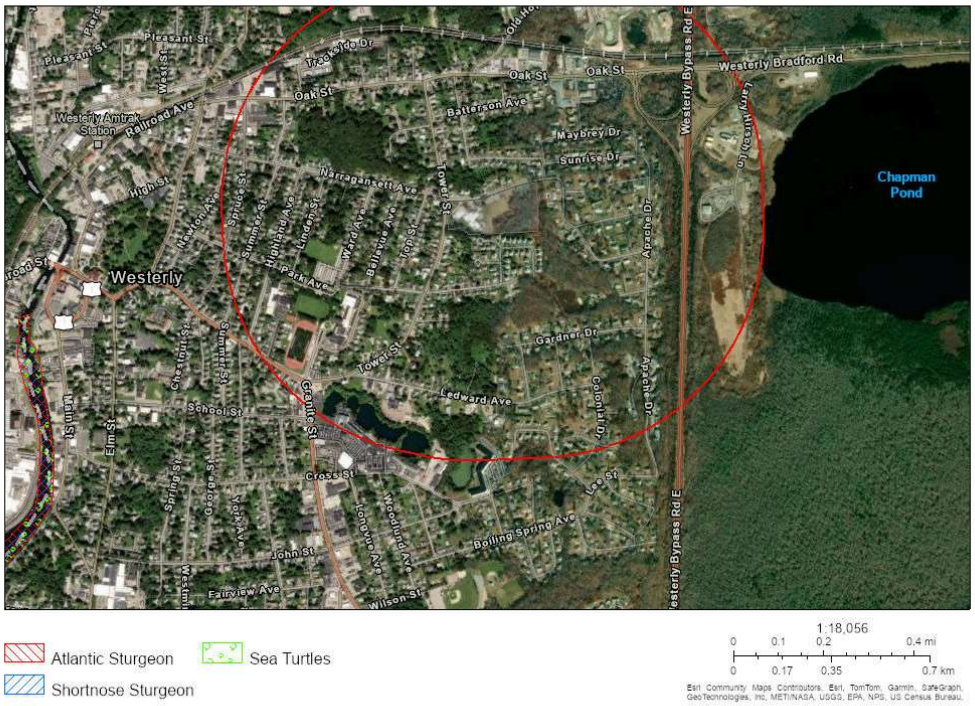
NOT FOR CONSULTATION

Drawn Action Area & Overlapping S7 Consultation Areas

Area of Interest (AOI) Information

Area : 697.43 acres

Sep 9 2024 10:47:47 Eastern Daylight Time



The Action Area was determined to be the entire Site Parcel Boundary with a 0.5-mile buffer applied. This buffer is a reasonable distance to evaluate effects on endangered and threatened species from both direct and indirect consequences of the Project, such as redevelopment of the Project Site itself, any impacts to waterbodies located on-Site, and impacts from roadway traffic associated with Site redevelopment and future use.

Summary

Name	Count	Area(acres)	Length(mi)
Atlantic Sturgeon	0	0	N/A
Shortnose Sturgeon	0	0	N/A
Atlantic Salmon	0	0	N/A
Sea Turtles	0	0	N/A
Atlantic Large Whales	0	0	N/A
In or Near Critical Habitat	0	0	N/A

ATTACHMENT 8

October 3, 2024

Ron Gagnon
RIDEM - Office of Customer and Technical Assistance
235 Promenade Street
Providence, RI 02908-5767

Re: **Environmental Assessment – Tower Street School Community Center**
Town of Westerly
Westerly, RI
Pare Project No. 24111.00

Dear Mr. Gagnon:

On behalf of the Town of Westerly (the "Town") and the Rhode Island Office of the Postsecondary Commissioner (the "Grant Recipient"), Pare Corporation (Pare) is the process of preparing an Environmental Assessment (EA) in accordance with the National Environmental Policy Act (NEPA; 40 CFR § 1500, *et seq.*) for the former Tower Street School/Community Center located at 83 Tower Street in Westerly, Rhode Island (hereinafter, the "Site"). Several offices of the RIDEM were identified during the EA process as parties with a potential interest in the project proposed at the subject Site. Relevant project information is summarized below, and a Site Plan is attached herein.

Project Information:

The Tower Street School – later Community Center – is situated on an approximate 11-acre lot at the southeast intersection of Tower Street and Narragansett Avenue in Westerly. Originally constructed circa 1955 on land that had previously been utilized for agricultural and residential purposes, the existing building was utilized as a public school until its conversion into the Tower Street Community Center circa 2010. As a Community Center, the Site offered various health and wellness services, community-building services, educational services, and childcare/daycare services. A portion of the building was also previously utilized as a refuge.

The Community Center continued to operate through 2020, when financial difficulties associated with the Covid-19 pandemic forced it to close. The Town had intended to sell the property for non-municipal development; however, residents of Westerly expressed preference for a new community center at the Site. The Town is a recipient of congressionally approved funding that will help finance the renewal of the Site into a community center offering medical, educational, and childcare services to residents of Westerly. The work anticipated at the Site at this time will involve demolition of the existing building and the construction of a new community center proximal to the former building footprint.

Additional project information is available online at the following pages:

Tower Street School Reuse Study (2021-2022):
https://westerlyri.gov/DocumentCenter/View/11821/Tower-Street-School-Reuse-Study

Town of Westerly Project Page:
https://westerlyri.gov/816/Tower-Street-School-Reuse-Study

Specific Areas of Interest:

Several offices of the RIDEM were identified as parties with potential interest in the project, specifically:

- Office of Air Resources due to the project's potential environmental impact on air quality;
- Office of Land Revitalization and Sustainable Materials Management due to the potential for unidentified environmental concerns at the site and its anticipated use as a childcare/daycare facility;
- Office of Water Resources due to the presence of existing stormwater management practices, wetland resources, and aquifer resources at the site;
- Office of Emergency Response due to the presence of potential hazardous materials hazards currently near and potentially proposed at the site; and
- Office of Compliance and Inspection due to the potential for unidentified environmental concerns at the site.

For your review, we have included relevant excerpts from the draft EA that Pare is preparing that pertain to these offices' areas of interest in this project. A copy of the entire draft EA can be found at the following website; the document may need to be downloaded to properly view certain hyperlinked pages:

https://westerlyri.gov/DocumentCenter/View/14229/2024-10-01-Draft-Part-58-EA---Tower-Street-School

Thank you in advance for your timely review of this package. We would appreciate any comments or concerns within thirty (30) days of the date of this letter. If you have any questions or comments, please do not hesitate to contact me at (401) 334-4100.

Very truly yours,

Timothy P. Thies, P.E.
Senior Vice President/Division Manager
Environmental Division

Pare Corporation
8 Blackstone Valley Place
Lincoln, RI 02865
(401) 334-4100 Ext.4137
www.parecorp.com

LEGEND:

- SITE BOUNDARY
- BUILDING FOOTPRINTS (NOTE: EXISTING / PROPOSED)
- TAX ASSESSOR'S PARCELS
- MAJOR (5') CONTOUR INTERVAL
- MINOR (1') CONTOUR INTERVAL
- FOOT PATH
- ASPHALT PAVEMENT (NOTE: EXISTING / PROPOSED)
- CONCRETE/SIDEWALKS (NOTE: EXISTING / PROPOSED)
- EDGE OF PAVEMENT (EOP) (NOTE: EXISTING / PROPOSED)
- CURBING (NOTE: EXISTING / PROPOSED)
- PAVEMENT PAINT LINES (NOTE: EXISTING / PROPOSED)
- FENCELINE
- SURVEY BENCHMARK
- TREELINE
- SHRUBLINE
- TREES (PROPOSED / EXISTING)
- SHRUB
- ROCK
- BOULDER
- STUMP
- DRAIN LINE (APPROX.)
- CATCH BASINS
- DRAIN MANHOLE
- FLARED END STRUCTURE
- GAS LINE (APPROX.)
- GAS VALVE
- OVERHEAD POWER LINES
- PAD-MOUNTED TRANSFORMER
- UTILITY POLE
- BOLLARD
- SEWER LINE (APPROX.)
- SEWER MANHOLE
- SEWER CLEAN-OUT
- WATER LINE (APPROX.)
- WATER VALVE
- WATER SHUT-OFF
- FLAG POLE
- SIGN
- GUARDRAIL
- STREAM
- WETLAND BOUNDARY (APPROX.)
- WETLAND FLAGGING
- BUFFER ZONES
- 100' WETLAND JURISDICTIONAL AREA
- 200' RIVERFRONT JURISDICTIONAL AREA
- BASKETBALL HOOP

NOTE:

SURVEY DATA DERIVED FROM EXISTING CONDITIONS PLAN PREPARED BY CHERENZIA & ASSOCIATES, LTD. FOR ROYCE FAMILY FUND, INC., DATED JUNE 8, 2023. THIS PLAN IS NOT INTENDED FOR USE AS A CLASS I LAND SURVEY.

NARRAGANSETT AVE

TOWER STREET

DROP-OFF LANE

EXISTING TOWER STREET SCHOOL (UNOCCUPIED)

PROPOSED BUILDING

PROPOSED PLAYGROUND AREA

NEW ATHLETIC COURTS

GAZEBO

PLAYGROUND

COMMUNITY GARDEN (OVERGROWN)

GREENHO...

BOILER ROOM

DUMPSTERS

BIKE RACK

APPROX. LOCATION OF FORMER 4,000-GAL #4 F.O. UST (REMOVED)

EXISTING DRYWELLS

RAIN GARDEN (OVERGROWN)

MISC. PLAYGROUND EQUIPMENT

SWINGSET (SWINGS REMOVED)

COMMUNITY GARDEN

WALKING TRAILS

HEADWALL

SOIL/MATERIAL PILE STORAGE

FUTURE DEVELOPMENT TO BE DETERMINED

ATHLETIC COURTS

RIDEM 200' JURIS. AREA

RIDEM 100' JURIS. AREA

75' BZ

50' BZ

INTERMITTENT STREAM (STORMWATER-FED)

INTERMITTENT STREAM (SPRING-FED)

POND

STORMWATER DETENTION POND

SMALL QUANTITIES OF DUMPING OBSERVED

FOOTPATH

PARCEL ID: 058-053 N/F FALLON ERIC E

PARCEL ID: 058-053A N/F WATERMAN EDWARD A JR

PARCEL ID: 058-053B N/F CADDICK KATHLEEN A

PARCEL ID: 058-065 N/F GAUVIN PHILIP M &

N/F CAPIZZANO KAREN L

PARCEL ID: 058-063 N/F SCAVELLO SALVATORE

PARCEL ID: 058-060 N/F BARON RICHARD P &

PARCEL ID: 058-061 N/F TOSCANO FRANK A

PARCEL ID: 058-057 N/F JOSEPH A

PARCEL ID: 058-058 N/F WOYCIK PETER J

PARCEL ID: 058-058A N/F CHAN KIN PING

PARCEL ID: 058-059 N/F CAPIZZANO FAMILY REALTY TRUST

PARCEL ID: 058-186 N/F TOWER ST SCHOOL

PARCEL ID: 058-202-100 N/F WFD ASSOCIATES LP

PARCEL ID: 058-187 N/F WEBER CHRISTINE M

PARCEL ID: 058-202-14 N/F WELLS ZACHARY D

PARCEL ID: 058-202-51 N/F WFD ASSOCIATES LP

PARCEL ID: 058-202-15 N/F MAHMOUD BAHAA

PARCEL ID: 058-202-17 N/F TRAVERS DEREK R

PARCEL ID: 058-202-18 N/F ARCHER JACK H

PARCEL ID: 058-202-19 N/F DELMORE VINCENT J

PARCEL ID: 058-202-20 N/F WU CARMEN Q

PARCEL ID: 058-202-52 N/F WFD ASSOCIATES LP

Scale: 1"=40'

0 20' 40' 80'

PARE

TOWER STREET SCHOOL & COMMUNITY CENTER

83 TOWER STREET
WESTERLY, RI

REVISIONS:

PROJECT NO.:	24111.00
DATE:	6/25/2024
SCALE:	1" = 40'
DESIGNED BY:	AWB
CHECKED BY:	KMS
DRAWN BY:	AWB
APPROVED BY:	

DRAWING TITLE:

SITE PLAN

DRAWING NO.:

1.0

SHEET NO. 1 OF 1

Project Location:

Tower Street School Community Center
83 Tower Street, Westerly, RI 02891
Assessor's Map 58, Lot 186

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The project involves the demolition of an existing building at the Project Location, originally used as a school since construction circa 1955, then as a community center beginning circa 2010. Upon completion of demolition activities, construction of a new community center building with commercial and non-profit tenant leasing options will be completed in roughly the same location where the existing building stands. Some services anticipated to be provided at the new community center will include, but are not limited to:

- Medical and dental, social/mental, and women's and children's health services.
- Recreational activities such as community gardening, sports, and walking trails/paths.
- Primary education supplemental programs and adult continuing education.
- Daycare services.
- Community-building and events.

Statement of Purpose and Need for the Proposal [40 CFR 1508.9(b)]:

This project is necessary to revive a property that formerly served multiple needs for Westerly residents, including offering continuing education and after-school educational programming, community-building, health and wellness services, and recreational activities among many others. Residents of the Town have expressed support for this project and played a major role in the development of project alternatives.

Existing Conditions and Trends [24 CFR 58.40(a)]:

The property on which the project is proposed is currently improved with a school building constructed in 1955 and formerly utilized as the Tower Street Elementary School. In 2010, the Town consolidated schools and Tower Street Elementary School was no longer needed as a public school. As such, the building was converted into a community center (Tower Street School Community Center) operated initially by members of the Westerly School Board. The Community Center offered various services throughout its 10-year operating period at low or no cost to community members, and the year prior to its closure saw more than 3,400 participants in community programs and events. The Covid-19 pandemic significantly affected the Center's staffing and ability to operate, and it was permanently closed in April 2020.

The existing building remains closed and unoccupied today. Several inspections of the building and property have been performed as part of alternatives development and feasibility evaluations, which have identified numerous issues with the building that prevent it from being habitable. These issues are further described in the Draft Tower Street School Reuse Study prepared for the Town in February 2023.

The property comprises a single lot encompassing 11.28 acres of land within an area of primarily residential development. Known environmental constraints of the property include freshwater wetland areas on the southeastern portion of the lot. A letter of Verification of Resource Area Delineation was received by the Rhode Island Department of Environmental Management's (RIDEM's) Freshwater Wetlands Division in July 2023, which confirms the delineation wetland lines for the property, but does not approve work within jurisdictional areas or wetland resources. As details on the design of the project progress, the scope of work for these areas will be developed to a point where filing(s) for alteration to resource areas, if applicable, can be made with the RIDEM.

Constraints to building height may also be present due to the property's location within the Conical Zone of the Westerly State Airport, which requires that a notice of proposed construction or alteration be filed with the Federal Aviation Administration (FAA). The design height of the proposed community center appears to be compliant with the FAA's requirements and no significant changes are expected to result from their review.

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Funding Information

Grant Number	HUD Program	Funding Amount
B-23-CP-RI-1356	Congressionally Directed Spending	$1,500,000.00

Estimated Total HUD Funded Amount: $1,500,000.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: $ 30,000,000.00

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Supporting evidence for the compliance determinations below is included in each **Worksheet Summary**, which can be viewed at the hyperlink in the lefthand column of each category.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 and 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes ☒ No ☐	The project is located within the conical zone of the Westerly State Airport. Using preliminary design parameters for the proposed building height and recent ground survey data of the Site, the FAA Notice Criteria Tool (version 2018.2.0), the filing of FAA Form 7460-1 is required for the project due to an exceedance of the criteria outlined at 14 CFR § 77.9(b). FAA input on the design may be necessary, but it is anticipated that the project will receive a determination of no hazard to air navigation with minimal changes to the current design.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes ☐ No ☒	As shown in the attached Site Plan, the Project is not within a Coastal Barrier Resource System (CBRS) Unit. The nearest CBRS Units are located more than three (3) miles to the south and southwest of the Site. The following units were identified as being closest to the project site: • Misquamut Beach Otherwise Protected Area RI-13P (3.33 mi S) • Maschaug Ponds CBRS System Unit D07 (4.09 mi SSW) • Napatree Units CBRS System Unit D08/Otherwise Protected Area D08P (4.72 mi SW) • Barn Island Unit CBRS System Unit CT-00 (3.74 mi SW) A certified map was also prepared using the U.S. Fish & Wildlife Service CBRS Mapper on July 18, 2024, which indicates that the pin situated on the Project Site is not within a CBRS Unit.

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Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	Yes ☐ No ☒	The Project Site is situated between FEMA FIRM Panel 44009C0139K, effective 4/3/2020, and Panel 44009C0143J, effective 4/3/2020. According to a FIRMette produced through the FEMA Map Service Center depicting the Site's flood zoning on each Panel, the Site is located within Flood Zone X (unshaded), which is defined as an area of minimal flood hazard, with a less than 0.2% annual chance of flooding.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes ☐ No ☒	The Project Site was historically situated in an area of nonattainment for the 1-hour ozone standard established in 1979, which has since been revoked. The Project Site has not been identified in an area of nonattainment for the 8-hour ozone standard currently in effect. Construction activities during the Project could have a temporary adverse impact on local air quality without proper controls in place. Specifically, the following activities during Project construction must adhere to regulatory requirements intended to mitigate adverse impacts on air quality: • Asbestos abatement necessary for existing building demolition must meet the requirements of the *Rhode Island Air Pollution Control Regulation No. 22 - Air Toxics* (250-RICR-120-05-22) as well as other regulatory requirements further discussed under Site Contamination. • Lead-based paint must be removed from surfaces in accordance with the RIDEM requirements for *Removal of Lead-Based Paint from Exterior Surfaces* (250-RICR-120-05-24) as well as other regulatory requirements further discussed under Site Contamination. • All construction activities must be performed in a way that prevents noncompliance with the Rhode Island regulations for *Visible Emissions* (250-RICR-120-05-01) and *Fugitive Dusts* (250-RICR-120-05-05). • Any fuel burning devices intended for use during construction activities (e.g., emergency generators) may require a permit under the *Rhode Island Air Pollution Control Regulations No. 9* (250-RICR-120-05-09) or *No. 43* (250-RICR-120-05-43). • Where feasible, diesel engines operating on-site during construction activities should limit idling in accordance with the *Rhode Island Diesel Engine Anti-Idling Program* (250-RICR-120-05-45).

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Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes ☐ No ☒	No activities proposed as part of this project are anticipated to be completed below or above the high-water mark of tidal waters, within a 200' contiguous area of coastal resource areas, within 50' of a contiguous freshwater resource, in floodplains associated with coastal or contiguous resource areas, or within critical coastal areas. The nearest coastal resource is located approximately 0.8 miles west of the Project Site. The nearest critical coastal area is the Salt Pond Region SAMP, located roughly 2.5 miles south of the Project Site. A Site Plan depicting the approximate extent of the jurisdictional area of the CRMC relative to the Site is provided herein. Additionally, the proposed project does not consist of and is not expected to include those certain inland activities requiring review by the Rhode Island Coastal Resources Management Council (CRMC) regardless of distance from coastal features.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☒ No ☐	A Phase I ESA was completed by Pare Corporation on August 19, 2024 which did not identify any RECs, HRECs, or CRECs associated with the Site. Several non-REC and *de minimis* conditions were identified at the Site, including: • Past use of #4 fuel oil to heat the building, stored in a 5,000-gallon underground storage tank (UST). This finding is considered a non-REC because the UST was removed in 1995 in accordance with applicable UST closure requirements, at which time no evidence of a release was encountered. • Dry wells observed on the Site, which discharge directly to the Site subsurface, were considered non-RECs because information available during the ESA indicates that they were installed in the 1990s and receive roof runoff from a portion of the Site building, an allowable practice of the Rhode Island Stormwater Design and Installation Standards Manual. No evidence was identified during the ESA to indicate that the dry wells had received other sources of effluent, such as effluent that could contain oil and/or hazardous materials. • Solid wastes observed to be disposed of on-Site were considered *de minimis* conditions due to the limited quantities observed and the types of materials primarily observed (residential food wrapper waste and small piles of discarded soil/asphalt).

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Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
Contamination and Toxic Substances (Con't) 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☒ No ☐	Additionally, several conditions outside the scope of a standard ASTM Phase I ESA were identified, including: • Asbestos-containing building materials (ACBM) are present in Site structures. • The potential for radon gas in current and future Site structures to accumulate to concentrations in excess of the EPA's Action Limit of 4 picocuries per liter (pCi/L). • The potential for lead-based paint to be present at the Site (Note that since completion of the ESA, a lead hazard evaluation was identified which confirmed the presence of lead-based paint). • The potential for materials contaminated with polychlorinated biphenyls (PCBs) to be present at the Site. • Apparent mold and mildew impacts to the building interior, which appears to be related to water damage observed in the building. Compliance will be achieved as part of demolition and construction activities associated with the proposed new building on the project Site. Currently, the following are anticipated to be necessary as the project progresses: • Lead-based paint abatement in accordance with the Rhode Island Department of Health's (RIDOH's) requirements for *Lead Inspections* (216-RICR-50-15-05) and *Lead Safe Work Practices* (216-RICR-50-15-12), and the RIDEM requirements for *Removal of Lead-Based Paint from Exterior Surfaces* (also known as *Air Pollution Control Regulation No. 24*; 250-RICR-120-05-24) by professionals licensed in accordance with 216-RICR-50-15-11. • Abatement of ACBM in the existing building in accordance with the RIDOH's *Asbestos Control* regulations (216-RICR-50-15-01) and the Rhode Island *Air Pollution Control Regulation No. 22 - Air Toxics* (250-RICR-120-05-22). • The installation of a radon gas mitigation system in any future building(s) proposed at the site by Rhode Island licensed professionals in accordance with the RIDOH's *Radon Control* regulations (216-RICR-50-15-02) and the Rhode Island State Building Code (*RISBC*; 510-RICR-00-00-01, *et seq*.).

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Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
Contamination and Toxic Substances (Con't) 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes ☒ No ☐	• The proper removal and disposal of all remaining equipment and electrical, mechanical, and structural materials from the existing building as part of demolition activities. Any manufactured products known or suspected to contain PCBs in concentrations of 50 ppm or greater, and any wastes derived from such products, shall be managed in accordance with the requirements of the Toxic Substances Control Act (TSCA; 40 CFR § 761), the RIDEM *Rules and Regulations for Hazardous Waste Management* (250-RICR-140-10-01), and the RIDEM *Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases* (250-RICR-140-30-01), as applicable. • As current plans for the site include proposed childcare facilities, the project is subject to the Rhode Island *Industrial Property Remediation and Reuse Act*, also known as the Safe School Siting Act (R.I.G.L. § 23-19.14), which requires that subsurface investigations, including, but not limited to, collection of soil, groundwater, and soil gas samples, be performed at properties on which childcare and/or educational facilities are proposed. • As applicable, any excess soils that are intended to be excavated from the Site should be properly characterized for disposal at a licensed facility. It is recommended that characterization be performed in advance of the start of construction activities to better anticipate construction schedule and costs. • Mold and mildew issues at the Site appear to be associated with water damage which may have occurred when the building was unoccupied. This issue is expected to be abated with completion of demolition and new building construction activities. The town should ensure that the proposed building design will meet applicable local, state, and federal building code requirements, which should ensure that future mold and mildew growth is adequately inhibited and the conditions that promote the growth of mold and mildew are properly mitigated. Additionally, contractors involved in demolition activities should be informed of its presence in order to provide proper respiratory protection and medical surveillance to their employees as necessary.

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Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes ☒ No ☐	An Informal Consultation under Section 7 is necessary due to the Site's location within the ranges and/or known habitat of several Federally endangered or threatened species.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes ☐ No ☒	The Rhode Island Department of Environmental Management (RIDEM) Environmental Resource Mapper was reviewed to identify listings of Aboveground Storage Tanks (ASTs) within a 1-mile radius of the Project Site (data last updated 2016). Facilities required to submit Tier II reporting information under Section 312 of the Emergency Planning and Community Right-to-Know (EPCRA) were also reviewed due to their potential to use or store large quantities of hazardous materials in above-ground containers other than ASTs (data last updated 2021). The Project Site was not listed in the AST or EPCRA databases. Nine (9) registered AST facilities and three (3) EPCRA Tier II facilities were identified within the search distance of the Project Site. Using the HUD Acceptable Separation Distance (ASD) Electronic Assessment Tool, the Project Site appears to be at or greater than the minimum ASD for thermal radiation both for buildings and people relative to all of the identified listings. No indications of proposed future AST storage were found during the course of this review.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part 658	Yes ☐ No ☒	The Project Site is not located within an area containing soils considered to be Prime Farmland or Farmland of Statewide Importance.
Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes ☐ No ☒	The Project Site is situated between FEMA FIRM Panel 44009C0139K, effective 4/3/2020, and Panel 44009C0143J, effective 4/3/2020. According to a FIRMette produced through the FEMA Map Service Center depicting the Site's flood zoning on each Panel, the Site is located within Flood Zone X (unshaded), which is defined as an area of minimal flood hazard, with a less than 0.2% annual chance of flooding. No floodplains are depicted within the proposed Project Area.

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Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes ☐ No ☒	A review of state and national historic properties, as well as archeological sites, did not produce any listed sites with known significance to Indigenous Americans within one (1) mile of the project Site. An archaeological site of Indigenous American significance (Nursery Site, RI-273) was identified roughly 1.3 miles to the south-southeast of the Site. Based on past development and use of the Site, it appears unlikely that adverse impacts on Indigenous American artifacts will occur as a result of this project; however, Native Americans tribes were historically present in the area of Westerly and surrounding towns for thousands of years, and the potential to encounter artifacts of Native American archeological, religious, and/or cultural significance cannot be eliminated. Should evidence of historical Native American use of the Site be encountered during the project, the Rhode Island Historic Preservation and Heritage Society (RIHPHS) shall be notified, and work shall be paused until such time that an archeological survey can be completed and interested parties agree that work associated with the project can continue.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes ☐ No ☒	The project involves the demolition of an existing structure formerly used as a school and later a community center, and the new construction of a building intended to be commercial tenant-occupied and serve as a community center. Commercial tenants known or anticipated to occupy the new building at this time include Wood River Health Center, which will provide medical services to the local community. Demolition and construction activities will be performed in accordance with all local noise ordinances, and noise is not anticipated to reach excessive levels through the anticipated future site use. Future tenants that are not reasonably known or anticipated at this time will need to comply with the requirements of the municipal noise ordinance and would be unlikely to cause excessive noise in this situation.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes ☐ No ☒	The project site is located within the Pawcatuck Sole Source Aquifer. Correspondence with the EPA was initiated on 7/2/2024. The EPA provided a checklist of review documentation that should be provided for review as the final design for the project nears completion.

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Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes ☒ No ☐	There are wetland resources located on-Site, which were verified by the Rhode Island Department of Environmental Management (RIDEM) Division of Freshwater Wetlands in July 2023 (attached). The wetlands verified by RIDEM consist of: • Deciduous Forested Swamp • Two (2) Intermittent Streams, one fed by culvert/stormwater, and the other apparently groundwater-fed • One (1) Pond Buffer zones and jurisdictional areas were defined as follows: • Jurisdictional Area – 200-feet from the edge of a river or stream, and 100-feet from the edge of all other freshwater wetlands • Deciduous Forested Swamp – 50-foot buffer zone, increased to 75-feet where wetland flags come within 50-feet of the pond • Each Intermittent Stream – 100-foot buffer zone • Pond – 75-foot buffer zone where it is unprotected by other buffer zones (e.g., the buffer zone of the Deciduous Forested Swamp, which surrounds the pond) Based on preliminary plans for the project, some minor work is proposed within the Jurisdictional Areas and 50' buffer zone of the wetlands, which will require a filing with the RIDEM Division of Freshwater Wetlands, but is anticipated to receive a Finding of Insignificant Alteration as no buffer zone or resource areas are anticipated to be altered.
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes ☐ No ☒	The nearest Wild & Scenic River is the Pawcatuck River and tributaries, which generally flows along the boundary of the Town of Westerly with adjacent Rhode Island towns and the Connecticut State Line. The Project Site is greater than ¼-mile away from the nearest portion of this Wild and Scenic River.

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Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes ☐ No ☒	While the community has some elevated key environmental justice indicators, the Project Site is not located within an Environmental Justice area as defined by the RIDEM's Environmental Justice Policy (amended 2023); however, the former and proposed use of the Project Site includes childcare and educational services covered under the environmental equity and public participation requirements of Rhode Island's *Industrial Property Remediation and Reuse Act* (R.I.G.L. § 23-19.14-5). As such, further environmental investigation of the Site is required prior to redevelopment, and public involvement in the scope and findings of these investigations will allow for members of the public to participate in Site redevelopment activities. Additionally, the Project proposes the creation of services that will benefit low-income and minority households by providing accessible healthcare and childcare services that are presently in short supply in the community.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

(1) Minor beneficial impact
(2) No impact anticipated
(3) Minor Adverse Impact – May require mitigation
(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

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Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	**2**	This project is not anticipated to result in a significant change to land use and zoning, and will result in an aesthetic improvement to urban design.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	**2**	Stormwater will primarily be managed through a series of low-impact designs that will allow for improved treatment and offset the increased footprint of impervious area at the site.
Hazards and Nuisances including Site Safety and Noise	**2**	This project is not anticipated to result in a significant change to site safety or noise.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	**1**	This project will provide a space for commercial tenants who are expected to hire locally and provide employment for younger residents of Westerly and surrounding communities.
Demographic Character Changes, Displacement	**2**	This project is not anticipated to result in a significant change to demographic characteristics. The project is anticipated to serve most demographics present in Westerly.
Environmental Justice	**1**	While the project is not located within an Environmental Justice area, the Project proposes the creation of services that will benefit low-income and minority households by providing accessible healthcare and childcare services that are presently in short supply in the community.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	**1**	The project will improve access to educational facilities by providing a space where continuing education classes will be offered. The site was previously used for these purposes until its closure circa 2020.
Commercial Facilities	**1**	The project will provide tenant space for commercial business, which will create local jobs and is a more feasible option for many types of small businesses than purchase of their own facility.
Health Care and Social Services	**1**	The project will improve access to health care and social services by providing a space that offers medical services, community recreation, and childcare services. The site was previously used for similar purposes until its closure circa 2020.
Solid Waste Disposal / Recycling	**2**	This project is not anticipated to result in a significant increase in solid waste generation.

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Environmental Assessment Factor	Impact Code	Impact Evaluation
Waste Water / Sanitary Sewers	**2**	This project is not anticipated to result in a significant impact to wastewater/sanitary sewers. The site is presently serviced by municipal sewer, and the proposed project will utilize these existing connections with minor spatial and use modifications.
Water Supply	**2**	This project is not anticipated to result in a significant impact to water supply. The site is presently serviced by municipal water, and the proposed project will utilize these existing connections with minor spatial and use modifications.
Public Safety - Police, Fire and Emergency Medical	**2**	This project is not anticipated to result in a significant impact to public safety, and may have beneficial impacts particularly on emergency medical services.
Parks, Open Space and Recreation	**1**	The project will have a beneficial impact on open space and recreation, by providing open space for community gardening, recreational sports, and walking trails.
Transportation and Accessibility	**2**	The project is not anticipated to result in a significant change to transportation or accessibility. ADA accommodations will improve accessibility to the proposed building relative to the existing structure. The proposed layout also includes a drop-off/pick-up lane that could be used by public transportation services; public transportation is available in the area where the project is located.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	**2**	This project is not anticipated to result in a significant impact to natural features or water resources, and may have a beneficial impact with control and mitigation of invasive plants during construction.
Vegetation, Wildlife	**1**	Portions of vegetated areas of the site are impacted by invasive plants that can be addressed and/or mitigated during construction activities.
Other Factors	**--**	--

Environmental Assessment Factor	Impact Code	Impact Evaluation
CLIMATE AND ENERGY		
Climate Change Impacts	**1**	Stormwater management proposed as part of this project will result in an improvement to overall stormwater quality and will ensure that the systems are sized to manage the higher volume of stormwater expected to occur during a single storm event as climate change continues to impact local weather patterns.

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Environmental Assessment Factor	Impact Code	Impact Evaluation
Energy Efficiency	**1**	The proposed project will include the demolition of a building constructed circa 1955, with the construction of a new building conforming to current energy efficiency requirements for new buildings.

Additional Studies Performed:

Draft Tower Street School Reuse Study, prepared by an ad hoc Committee for the Tower Street Redevelopment for the Town of Westerly c/o Westerly Town Council on 2/23/2023

Field Inspection (Date and completed by):

1/5/2022 – Allied Consulting Services visited the Site as part of inspection and evaluation of mechanical/HVAC, plumbing, electrical, and communications services in the existing building.
5/26/2022 – Environmental Lead Detection, Inc. performed a Lead-Based Paint survey of the building.
6/1/2022, 6/3/2022 – AltTech Services visited the Site to conduct a hazardous building material assessment.
6/16/2022 – On-Site Insight visited the site to assess the property value as part of a Capital Needs Assessment.
6/17/2024 – Pare personnel visited the Site as part of the Phase I ESA Site Reconnaissance.

List of Sources, Agencies and Persons Consulted [40 CFR 1508.9(b)]:

See Attached Interagency Review Log, note that consultation is ongoing and information will be amended as responses are received.

List of Permits Obtained:

7/12/2023 – Verification of Resource Area Delineation – RIDEM Division of Freshwater Wetlands
Additional permits shall be obtained as development of project details continues.

Public Outreach [24 CFR 50.23 & 58.43]:

The public has been involved in this project since its inception. In June 2022, a series of 35 interviews were held with local Key Leaders regarding the reuse of the property. A public forum was subsequently held on July 19, 2022, which more than 60 individuals attended. In September 2022, a Community Needs Assessment was conducted to evaluate potential reuse of the subject property. Respondents to these events had a significant impact on the project development and alternative development.

This draft EA and the associated documents were made publicly available for viewing on 10/2/2024.

Cumulative Impact Analysis [24 CFR 58.32]:

N/A

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ATTACHMENT 9

ATTACHMENT 10

ATTACHMENT 11

ATTACHMENT 12

ATTACHMENT 13

ATTACHMENT 14

October 3, 2024

Peter Alviti, Jr., P.E., Deputy Chief Director
Rhode Island Department of Transportation
2 Capitol Hill
Providence, RI 02903

Re: **Environmental Assessment – Tower Street School Community Center**
Town of Westerly
Westerly, RI
Pare Project No. 24111.00

Dear Mr. Alviti:

On behalf of the Town of Westerly (the "Town") and the Rhode Island Office of the Postsecondary Commissioner (the "Grant Recipient"), Pare Corporation (Pare) is the process of preparing an Environmental Assessment (EA) in accordance with the National Environmental Policy Act (NEPA; 40 CFR § 1500, *et seq.*) for the former Tower Street School/Community Center located at 83 Tower Street in Westerly, Rhode Island (hereinafter, the "Site"). The RIDEM Division of Planning & Development was identified during the EA process as a party with a potential interest in the project proposed at the subject Site.

Relevant project information is summarized below, and a Site Plan is attached herein.

Project Information:

The Tower Street School – later Community Center – is situated on an approximate 11-acre lot at the southeast intersection of Tower Street and Narragansett Avenue in Westerly. Originally constructed circa 1955 on land that had previously been utilized for agricultural and residential purposes, the existing building was utilized as a public school until its conversion into the Tower Street Community Center circa 2010. As a Community Center, the Site offered various health and wellness services, community-building services, educational services, and childcare/daycare services. A portion of the building was also previously utilized as a refuge.

The Community Center continued to operate through 2020, when financial difficulties associated with the Covid-19 pandemic forced it to close. The Town had intended to sell the property for non-municipal development; however, residents of Westerly expressed preference for a new community center at the Site.

The Town is a recipient of congressionally approved funding that will help finance the renewal of the Site into a community center offering medical, educational, and childcare services to residents of Westerly. The work anticipated at the Site at this time will involve demolition of the existing building and the construction of a new community center proximal to the former building footprint.

Additional project information is available online at the following pages:

Tower Street School Reuse Study (2021-2022):
https://westerlyri.gov/DocumentCenter/View/11821/Tower-Street-School-Reuse-Study

Town of Westerly Project Page:
https://westerlyri.gov/816/Tower-Street-School-Reuse-Study

Specific Areas of Interest:

RIDOT was identified as an agency with potential interest in the project due to the project's potential impacts on traffic and land development. For your review, we have included relevant excerpts from the draft EA that Pare is preparing that pertain to your areas of interest in this project. A copy of the entire draft EA can be found at the following website; the document may need to be downloaded to properly view certain hyperlinked pages:

https://westerlyri.gov/DocumentCenter/View/14229/2024-10-01-Draft-Part-58-EA---Tower-Street-School

Thank you in advance for your timely review of this package. We would appreciate any comments or concerns within thirty (30) days of the date of this letter. If you have any questions or comments, please do not hesitate to contact me at (401) 334-4100.

Very truly yours,

Timothy P. Thies, P.E.
Senior Vice President/Division Manager
Environmental Division

Pare Corporation
8 Blackstone Valley Place
Lincoln, RI 02865
(401) 334-4100 Ext.4137
www.parecorp.com

PARE CORPORATION

October 3, 2024

Joseph D. Baker, Deputy Administrator
Rhode Island Department of Transportation
360 Lincoln Avenue
Warwick, RI 02888

Re: **Environmental Assessment – Tower Street School Community Center**
Town of Westerly
Westerly, RI
Pare Project No. 24111.00

Dear Mr. Baker:

On behalf of the Town of Westerly (the "Town") and the Rhode Island Office of the Postsecondary Commissioner (the "Grant Recipient"), Pare Corporation (Pare) is the process of preparing an Environmental Assessment (EA) in accordance with the National Environmental Policy Act (NEPA; 40 CFR § 1500, *et seq.*) for the former Tower Street School/Community Center located at 83 Tower Street in Westerly, Rhode Island (hereinafter, the "Site"). The RIDEM Division of Planning & Development was identified during the EA process as a party with a potential interest in the project proposed at the subject Site.

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Very truly yours,

Timothy P. Thies, P.E.
Senior Vice President/Division Manager
Environmental Division

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(401) 334-4100 Ext.4137
www.parecorp.com

LEGEND:

- SITE BOUNDARY
- BUILDING FOOTPRINTS (NOTE: EXISTING / PROPOSED)
- TAX ASSESSOR'S PARCELS
- MAJOR (5') CONTOUR INTERVAL
- MINOR (1') CONTOUR INTERVAL
- FOOT PATH
- ASPHALT PAVEMENT (NOTE: EXISTING / PROPOSED)
- CONCRETE/SIDEWALKS (NOTE: EXISTING / PROPOSED)
- EDGE OF PAVEMENT (EOP) (NOTE: EXISTING / PROPOSED)
- CURBING (NOTE: EXISTING / PROPOSED)
- PAVEMENT PAINT LINES (NOTE: EXISTING / PROPOSED)
- FENCELINE
- SURVEY BENCHMARK
- TREELINE
- SHRUBLINE
- TREES (PROPOSED / EXISTING)
- SHRUB
- ROCK
- BOULDER
- STUMP
- DRAIN LINE (APPROX.)
- CATCH BASINS
- DRAIN MANHOLE
- FLARED END STRUCTURE
- GAS LINE (APPROX.)
- GAS VALVE
- OVERHEAD POWER LINES
- PAD-MOUNTED TRANSFORMER
- UTILITY POLE
- BOLLARD
- SEWER LINE (APPROX.)
- SEWER MANHOLE
- SEWER CLEAN-OUT
- WATER LINE (APPROX.)
- WATER VALVE
- WATER SHUT-OFF
- FLAG POLE
- SIGN
- GUARDRAIL
- STREAM
- WETLAND BOUNDARY (APPROX.)
- WETLAND FLAGGING
- BUFFER ZONES
- 100' WETLAND JURISDICTIONAL AREA
- 200' RIVERFRONT JURISDICTIONAL AREA
- BASKETBALL HOOP

NOTE:

SURVEY DATA DERIVED FROM EXISTING CONDITIONS PLAN PREPARED BY CHERENZIA & ASSOCIATES, LTD. FOR ROYCE FAMILY FUND, INC., DATED JUNE 8, 2023. THIS PLAN IS NOT INTENDED FOR USE AS A CLASS I LAND SURVEY.

NARRAGANSETT AVE

TOWER STREET

DROP-OFF LANE

EXISTING TOWER STREET SCHOOL (UNOCCUPIED)

PROPOSED BUILDING

PROPOSED PLAYGROUND AREA

NEW ATHLETIC COURTS

GAZEBO

PLAYGROUND

COMMUNITY GARDEN (OVERGROWN)

GREENHO...

BOILER ROOM

DUMPSTERS

BIKE RACK

APPROX. LOCATION OF FORMER 4,000-GAL #4 F.O. UST (REMOVED)

EXISTING DRYWELLS

RAIN GARDEN (OVERGROWN)

MISC. PLAYGROUND EQUIPMENT

SWINGSET (SWINGS REMOVED)

COMMUNITY GARDEN

WALKING TRAILS

HEADWALL

SOIL/MATERIAL PILE STORAGE

FUTURE DEVELOPMENT TO BE DETERMINED

ATHLETIC COURTS

RIDEM 200' JURIS. AREA

RIDEM 100' JURIS. AREA

75' BZ

50' BZ

INTERMITTENT STREAM (STORMWATER-FED)

INTERMITTENT STREAM (SPRING-FED)

POND

STORMWATER DETENTION POND

SMALL QUANTITIES OF DUMPING OBSERVED

FOOTPATH

PARCEL ID: 058-053 N/F FALLON ERIC E

PARCEL ID: 058-053A N/F WATERMAN EDWARD A JR

PARCEL ID: 058-053B N/F CADDICK KATHLEEN A

PARCEL ID: 058-065 N/F GAUVIN PHILIP M &

N/F CAPIZZANO KAREN L

PARCEL ID: 058-063 N/F SCAVELLO SALVATORE

PARCEL ID: 058-060 N/F BARON RICHARD P &

PARCEL ID: 058-061 N/F TOSCANO FRANK A

PARCEL ID: 058-057 N/F JOSEPH A

PARCEL ID: 058-058 N/F WOYCIK PETER J

PARCEL ID: 058-058A N/F CHAN KIN PING

PARCEL ID: 058-059 N/F CAPIZZANO FAMILY REALTY TRUST

PARCEL ID: 058-186 N/F TOWER ST SCHOOL

PARCEL ID: 058-202-100 N/F WFD ASSOCIATES LP

PARCEL ID: 058-187 N/F WEBER CHRISTINE M

PARCEL ID: 058-202-14 N/F WELLS ZACHARY D

PARCEL ID: 058-202-51 N/F WFD ASSOCIATES LP

PARCEL ID: 058-202-15 N/F MAHMOUD BAHAA

PARCEL ID: 058-202-17 N/F TRAVERS DEREK R

PARCEL ID: 058-202-18 N/F ARCHER JACK H

PARCEL ID: 058-202-19 N/F DELMORE VINCENT J

PARCEL ID: 058-202-20 N/F WU CARMEN Q

PARCEL ID: 058-202-52 N/F WFD ASSOCIATES LP

Scale: 1"=40'

0 20' 40' 80'

PARE

TOWER STREET SCHOOL & COMMUNITY CENTER

83 TOWER STREET
WESTERLY, RI

REVISIONS:

PROJECT NO.:	24111.00
DATE:	6/25/2024
SCALE:	1" = 40'
DESIGNED BY:	AWB
CHECKED BY:	KMS
DRAWN BY:	AWB
APPROVED BY:	

DRAWING TITLE:

SITE PLAN

DRAWING NO.:

1.0

SHEET NO. 1 OF 1

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes ☐ No ☒	While the community has some elevated key environmental justice indicators, the Project Site is not located within an Environmental Justice area as defined by the RIDEM's Environmental Justice Policy (amended 2023); however, the former and proposed use of the Project Site includes childcare and educational services covered under the environmental equity and public participation requirements of Rhode Island's *Industrial Property Remediation and Reuse Act* (R.I.G.L. § 23-19.14-5). As such, further environmental investigation of the Site is required prior to redevelopment, and public involvement in the scope and findings of these investigations will allow for members of the public to participate in Site redevelopment activities. Additionally, the Project proposes the creation of services that will benefit low-income and minority households by providing accessible healthcare and childcare services that are presently in short supply in the community.

Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

Impact Codes: Use an impact code from the following list to make the determination of impact for each factor.

(1) Minor beneficial impact
(2) No impact anticipated
(3) Minor Adverse Impact – May require mitigation
(4) Significant or potentially significant impact requiring avoidance or modification which may require an Environmental Impact Statement

DRAFT

Environmental Assessment Factor	Impact Code	Impact Evaluation
LAND DEVELOPMENT		
Conformance with Plans / Compatible Land Use and Zoning / Scale and Urban Design	**2**	This project is not anticipated to result in a significant change to land use and zoning, and will result in an aesthetic improvement to urban design.
Soil Suitability/ Slope/ Erosion/ Drainage/ Storm Water Runoff	**2**	Stormwater will primarily be managed through a series of low-impact designs that will allow for improved treatment and offset the increased footprint of impervious area at the site.
Hazards and Nuisances including Site Safety and Noise	**2**	This project is not anticipated to result in a significant change to site safety or noise.

Environmental Assessment Factor	Impact Code	Impact Evaluation
SOCIOECONOMIC		
Employment and Income Patterns	**1**	This project will provide a space for commercial tenants who are expected to hire locally and provide employment for younger residents of Westerly and surrounding communities.
Demographic Character Changes, Displacement	**2**	This project is not anticipated to result in a significant change to demographic characteristics. The project is anticipated to serve most demographics present in Westerly.
Environmental Justice	**1**	While the project is not located within an Environmental Justice area, the Project proposes the creation of services that will benefit low-income and minority households by providing accessible healthcare and childcare services that are presently in short supply in the community.

Environmental Assessment Factor	Impact Code	Impact Evaluation
COMMUNITY FACILITIES AND SERVICES		
Educational and Cultural Facilities	**1**	The project will improve access to educational facilities by providing a space where continuing education classes will be offered. The site was previously used for these purposes until its closure circa 2020.
Commercial Facilities	**1**	The project will provide tenant space for commercial business, which will create local jobs and is a more feasible option for many types of small businesses than purchase of their own facility.
Health Care and Social Services	**1**	The project will improve access to health care and social services by providing a space that offers medical services, community recreation, and childcare services. The site was previously used for similar purposes until its closure circa 2020.
Solid Waste Disposal / Recycling	**2**	This project is not anticipated to result in a significant increase in solid waste generation.

DRAFT

ATTACHMENT 15

PARE CORPORATION

October 3, 2024

Kathleen M. Crawley, Acting General Manager
Rhode Island Water Resources Board
Division of Statewide Planning Offices
235 Promenade Street, Suite 230
Providence, RI 02908

Re: **Environmental Assessment – Tower Street School Community Center**
Town of Westerly
Westerly, RI
Pare Project No. 24111.00

Dear Ms. Crawley:

On behalf of the Town of Westerly (the "Town") and the Rhode Island Office of the Postsecondary Commissioner (the "Grant Recipient"), Pare Corporation (Pare) is the process of preparing an Environmental Assessment (EA) in accordance with the National Environmental Policy Act (NEPA; 40 CFR § 1500, *et seq.*) for the former Tower Street School/Community Center located at 83 Tower Street in Westerly, Rhode Island (hereinafter, the "Site"). The Rhode Island Water Resources Board was identified during the EA process as a party with a potential interest in the project proposed at the subject Site.

Relevant project information is summarized below, and a Site Plan is attached herein.

Project Information:

The Tower Street School – later Community Center – is situated on an approximate 11-acre lot at the southeast intersection of Tower Street and Narragansett Avenue in Westerly. Originally constructed circa 1955 on land that had previously been utilized for agricultural and residential purposes, the existing building was utilized as a public school until its conversion into the Tower Street Community Center circa 2010. As a Community Center, the Site offered various health and wellness services, community-building services, educational services, and childcare/daycare services. A portion of the building was also previously utilized as a refuge.

The Community Center continued to operate through 2020, when financial difficulties associated with the Covid-19 pandemic forced it to close. The Town had intended to sell the property for non-municipal development; however, residents of Westerly expressed preference for a new community center at the Site.

The Town is a recipient of congressionally approved funding that will help finance the renewal of the Site into a community center offering medical, educational, and childcare services to residents of Westerly. The work anticipated at the Site at this time will involve demolition of the existing building and the construction of a new community center proximal to the former building footprint.

Additional project information is available online at the following pages:

Tower Street School Reuse Study (2021-2022):
https://westerlyri.gov/DocumentCenter/View/11821/Tower-Street-School-Reuse-Study

Town of Westerly Project Page:
https://westerlyri.gov/816/Tower-Street-School-Reuse-Study

Specific Areas of Interest:

The Rhode Island Water Resources Board was identified as an agency with potential interest in the project due to the project's potential impacts on water supply and groundwater resources. For your review, we have included relevant excerpts from the draft EA that Pare is preparing that pertain to your areas of interest in this project. A copy of the entire draft EA can be found at the following website; the document may need to be downloaded to properly view certain hyperlinked pages:

https://westerlyri.gov/DocumentCenter/View/14229/2024-10-01-Draft-Part-58-EA---Tower-Street-School

Thank you in advance for your timely review of this package. We would appreciate any comments or concerns within thirty (30) days of the date of this letter. If you have any questions or comments, please do not hesitate to contact me at (401) 334-4100.

Very truly yours,

Timothy P. Thies, P.E.
Senior Vice President/Division Manager
Environmental Division

Pare Corporation
8 Blackstone Valley Place
Lincoln, RI 02865
(401) 334-4100 Ext.4137
www.parecorp.com

LEGEND:

- SITE BOUNDARY
- BUILDING FOOTPRINTS (NOTE: EXISTING / PROPOSED)
- TAX ASSESSOR'S PARCELS
- MAJOR (5') CONTOUR INTERVAL
- MINOR (1') CONTOUR INTERVAL
- FOOT PATH
- ASPHALT PAVEMENT (NOTE: EXISTING / PROPOSED)
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- WETLAND FLAGGING
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- 100' WETLAND JURISDICTIONAL AREA
- 200' RIVERFRONT JURISDICTIONAL AREA
- BASKETBALL HOOP

NOTE:

SURVEY DATA DERIVED FROM EXISTING CONDITIONS PLAN PREPARED BY CHERENZIA & ASSOCIATES, LTD. FOR ROYCE FAMILY FUND, INC., DATED JUNE 8, 2023. THIS PLAN IS NOT INTENDED FOR USE AS A CLASS I LAND SURVEY.

NARRAGANSETT AVE

TOWER STREET

DROP-OFF LANE

EXISTING TOWER STREET SCHOOL (UNOCCUPIED)

PROPOSED BUILDING

PROPOSED PLAYGROUND AREA

NEW ATHLETIC COURTS

GAZEBO

PLAYGROUND

COMMUNITY GARDEN (OVERGROWN)

GREENHO...

BOILER ROOM

DUMPSTERS

BIKE RACK

APPROX. LOCATION OF FORMER 4,000-GAL #4 F.O. UST (REMOVED)

EXISTING DRYWELLS

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MISC. PLAYGROUND EQUIPMENT

SWINGSET (SWINGS REMOVED)

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WALKING TRAILS

HEADWALL

SOIL/MATERIAL PILE STORAGE

FUTURE DEVELOPMENT TO BE DETERMINED

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RIDEM 200' JURIS. AREA

RIDEM 100' JURIS. AREA

75' BZ

50' BZ

INTERMITTENT STREAM (STORMWATER-FED)

INTERMITTENT STREAM (SPRING-FED)

POND

STORMWATER DETENTION POND

SMALL QUANTITIES OF DUMPING OBSERVED

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PARCEL ID: 058-053A N/F WATERMAN EDWARD A JR

PARCEL ID: 058-053B N/F CADDICK KATHLEEN A

PARCEL ID: 058-065 N/F GAUVIN PHILIP M &

N/F CAPIZZANO KAREN L

PARCEL ID: 058-063 N/F SCAVELLO SALVATORE

PARCEL ID: 058-060 N/F BARON RICHARD P &

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PARCEL ID: 058-202-15 N/F MAHMOUD BAHAA

PARCEL ID: 058-202-17 N/F TRAVERS DEREK R

PARCEL ID: 058-202-18 N/F ARCHER JACK H

PARCEL ID: 058-202-19 N/F DELMORE VINCENT J

PARCEL ID: 058-202-20 N/F WU CARMEN Q

PARCEL ID: 058-202-52 N/F WFD ASSOCIATES LP

Scale: 1"=40'

0 20' 40' 80'

PARE

TOWER STREET SCHOOL & COMMUNITY CENTER

83 TOWER STREET
WESTERLY, RI

REVISIONS:

PROJECT NO.:	24111.00
DATE:	6/25/2024
SCALE:	1" = 40'
DESIGNED BY:	AWB
CHECKED BY:	KMS
DRAWN BY:	AWB
APPROVED BY:	

DRAWING TITLE:

SITE PLAN

DRAWING NO.:

1.0

SHEET NO. 1 OF 1

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	**Compliance Determinations**
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Environmental Assessment Factors [24 CFR 58.40; Ref. 40 CFR 1508.8 &1508.27] Recorded below is the qualitative and quantitative significance of the effects of the proposal on the character, features and resources of the project area. Each factor has been evaluated and documented, as appropriate and in proportion to its relevance to the proposed action. Verifiable source documentation has been provided and described in support of each determination, as appropriate. Credible, traceable and supportive source documentation for each authority has been provided. Where applicable, the necessary reviews or consultations have been completed and applicable permits of approvals have been obtained or noted. Citations, dates/names/titles of contacts, and page references are clear. Additional documentation is attached, as appropriate. **All conditions, attenuation or mitigation measures have been clearly identified.**

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DRAFT

Environmental Assessment Factor	Impact Code	Impact Evaluation
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Solid Waste Disposal / Recycling	**2**	This project is not anticipated to result in a significant increase in solid waste generation.

DRAFT

Environmental Assessment Factor	Impact Code	Impact Evaluation
Waste Water / Sanitary Sewers	**2**	This project is not anticipated to result in a significant impact to wastewater/sanitary sewers. The site is presently serviced by municipal sewer, and the proposed project will utilize these existing connections with minor spatial and use modifications.
Water Supply	**2**	This project is not anticipated to result in a significant impact to water supply. The site is presently serviced by municipal water, and the proposed project will utilize these existing connections with minor spatial and use modifications.
Public Safety - Police, Fire and Emergency Medical	**2**	This project is not anticipated to result in a significant impact to public safety, and may have beneficial impacts particularly on emergency medical services.
Parks, Open Space and Recreation	**1**	The project will have a beneficial impact on open space and recreation, by providing open space for community gardening, recreational sports, and walking trails.
Transportation and Accessibility	**2**	The project is not anticipated to result in a significant change to transportation or accessibility. ADA accommodations will improve accessibility to the proposed building relative to the existing structure. The proposed layout also includes a drop-off/pick-up lane that could be used by public transportation services; public transportation is available in the area where the project is located.

Environmental Assessment Factor	Impact Code	Impact Evaluation
NATURAL FEATURES		
Unique Natural Features, Water Resources	**2**	This project is not anticipated to result in a significant impact to natural features or water resources, and may have a beneficial impact with control and mitigation of invasive plants during construction.
Vegetation, Wildlife	**1**	Portions of vegetated areas of the site are impacted by invasive plants that can be addressed and/or mitigated during construction activities.
Other Factors	**--**	--

Environmental Assessment Factor	Impact Code	Impact Evaluation
CLIMATE AND ENERGY		
Climate Change Impacts	**1**	Stormwater management proposed as part of this project will result in an improvement to overall stormwater quality and will ensure that the systems are sized to manage the higher volume of stormwater expected to occur during a single storm event as climate change continues to impact local weather patterns.

DRAFT

ATTACHMENT 16

October 3, 2024

Elizabeth Totten, Project Review
Rhode Island Historical Preservation & Heritage Commission
Old State House
150 Benefit Street
Providence, RI 02903

Re: **Environmental Assessment – Tower Street School Community Center**
Town of Westerly
Westerly, RI
Pare Project No. 24111.00

Dear Ms. Totten:

On behalf of the Town of Westerly (the "Town") and the Rhode Island Office of the Postsecondary Commissioner (the "Grant Recipient"), Pare Corporation (Pare) is the process of preparing an Environmental Assessment (EA) in accordance with the National Environmental Policy Act (NEPA; 40 CFR § 1500, *et seq.*) for the former Tower Street School/Community Center located at 83 Tower Street in Westerly, Rhode Island (hereinafter, the "Site"). The Rhode Island Historical Preservation & Heritage Commission (RIHPHC) was identified during the EA process as a party with a potential interest in the project proposed at the subject Site.

Relevant project information is summarized below, and a Site Plan and Historical Resources Map are attached herein.

Project Information:

The Tower Street School – later Community Center – is situated on an approximate 11-acre lot at the southeast intersection of Tower Street and Narragansett Avenue in Westerly. Originally constructed circa 1955 on land that had previously been utilized for agricultural and residential purposes, the existing building was utilized as a public school until its conversion into the Tower Street Community Center circa 2010. As a Community Center, the Site offered various health and wellness services, community-building services, educational services, and childcare/daycare services. A portion of the building was also previously utilized as a refuge.

The Community Center continued to operate through 2020, when financial difficulties associated with the Covid-19 pandemic forced it to close. The Town had intended to sell the property for non-municipal development; however, residents of Westerly expressed preference for a new community center at the Site.

The Town is a recipient of congressionally approved funding that will help finance the renewal of the Site into a community center offering medical, educational, and childcare services to residents of Westerly. The work anticipated at the Site at this time will involve demolition of the existing building and the construction of a new community center proximal to the former building footprint.

Additional project information is available online at the following pages:

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https://westerlyri.gov/DocumentCenter/View/11821/Tower-Street-School-Reuse-Study

Town of Westerly Project Page:
https://westerlyri.gov/816/Tower-Street-School-Reuse-Study

Specific Areas of Interest:

RIHPHS was identified as an agency with potential interest in the project due to the project's potential impacts on historical and/or archeological resources. While no historical or archeological resources were identified on the Site through a review of existing information, there is a potential for historic, religious, and/or cultural objects of importance to state and/or tribal interests to be present at the Site given the area's historical use by Native American tribes and early American settlers.

The Rhode Island Historical Preservation Commission prepared a survey of the Town in 1978 (*Historic and Architectural Resources of Westerly, Rhode Island: A Preliminary Report*), which was further reviewed as part of this EA. The survey offers the following relevant information:

> *The bounty afforded by Westerly's waters was first realized by Indian residents, who caught large quantities of fish, particularly shad, in the spring, with weirs, scoops and seines. Misquamicut, the Indian name for the present town of Westerly, means red fish--a salmon. The Indians also farmed the land; one of their largest agricultural clearings was established near Chapman Pond* (p. 3-4).
>
> *Indians occupied the area for probably thousands of years. Exact dates are unknown since no Indian sites have yet been dated, but when Europeans came to America, the Narragansett Indian tribe was well established. The Narragansetts occupied the area until about 1632, when they were defeated in a fierce struggle with the Pequots… The Pequot domain extended along the coast from the Connecticut River to Weekapaug Brook and inland for twenty-five to thirty miles. It is said that they established a fort at Weekapaug* (p. 4).
>
> *Pequots settled along Mastuxet Brook about 1654 and remained there until forced to cross the river into Connecticut when Westerly's first colonial settlers arrived around 1661… Today, the Indians*

> *who lived in Westerly for centuries are remembered only through a liberal sprinkling of place names over the land and through their artifacts which are found at a number of archeological sites* (p. 4).
>
> *In 1660, a private company was organized in Newport to purchase and settle Misquamicut; in the same year, the sachem Sosoa, or Socho, deeded to Robert Stanton, William Vaughan and several other associates the area that approximately comprises today's town of Westerly* (p. 5).

Additionally, the survey indicates that two (2) historic districts, Bradford Village Historic District and Misquamicut Historic District are particularly noted for their significance to Native American history and culture.

This survey report is available online at the following website:
https://preservation.ri.gov/sites/g/files/xkgbur406/files/pdfs_zips_downloads/survey_pdfs/westerly.pdf

A review of state and national historic properties, as well as archeological sites, did not produce any listed sites with known significance to Indigenous Americans within one (1) mile of the project Site. An archaeological site of Indigenous American significance (Nursery Site, RI-273) was identified roughly 1.3 miles to the south-southeast of the Site.

A copy of the entire draft EA can be found at the following website; the document may need to be downloaded to properly view certain hyperlinked pages:

https://westerlyri.gov/DocumentCenter/View/14229/2024-10-01-Draft-Part-58-EA---Tower-Street-School

Thank you in advance for your timely review of this package. We would appreciate any comments or concerns within thirty (30) days of the date of this letter. If you have any questions or comments, please do not hesitate to contact me at (401) 334-4100.

Very truly yours,

Timothy P. Thies, P.E.
Senior Vice President/Division Manager
Environmental Division

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NOTE:

SURVEY DATA DERIVED FROM EXISTING CONDITIONS PLAN PREPARED BY CHERENZIA & ASSOCIATES, LTD. FOR ROYCE FAMILY FUND, INC., DATED JUNE 8, 2023. THIS PLAN IS NOT INTENDED FOR USE AS A CLASS I LAND SURVEY.

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DROP-OFF LANE

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75' BZ

50' BZ

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INTERMITTENT STREAM (SPRING-FED)

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PARE

TOWER STREET SCHOOL & COMMUNITY CENTER

83 TOWER STREET
WESTERLY, RI

REVISIONS:

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SCALE:	1" = 40'
DESIGNED BY:	AWB
CHECKED BY:	KMS
DRAWN BY:	AWB
APPROVED BY:	

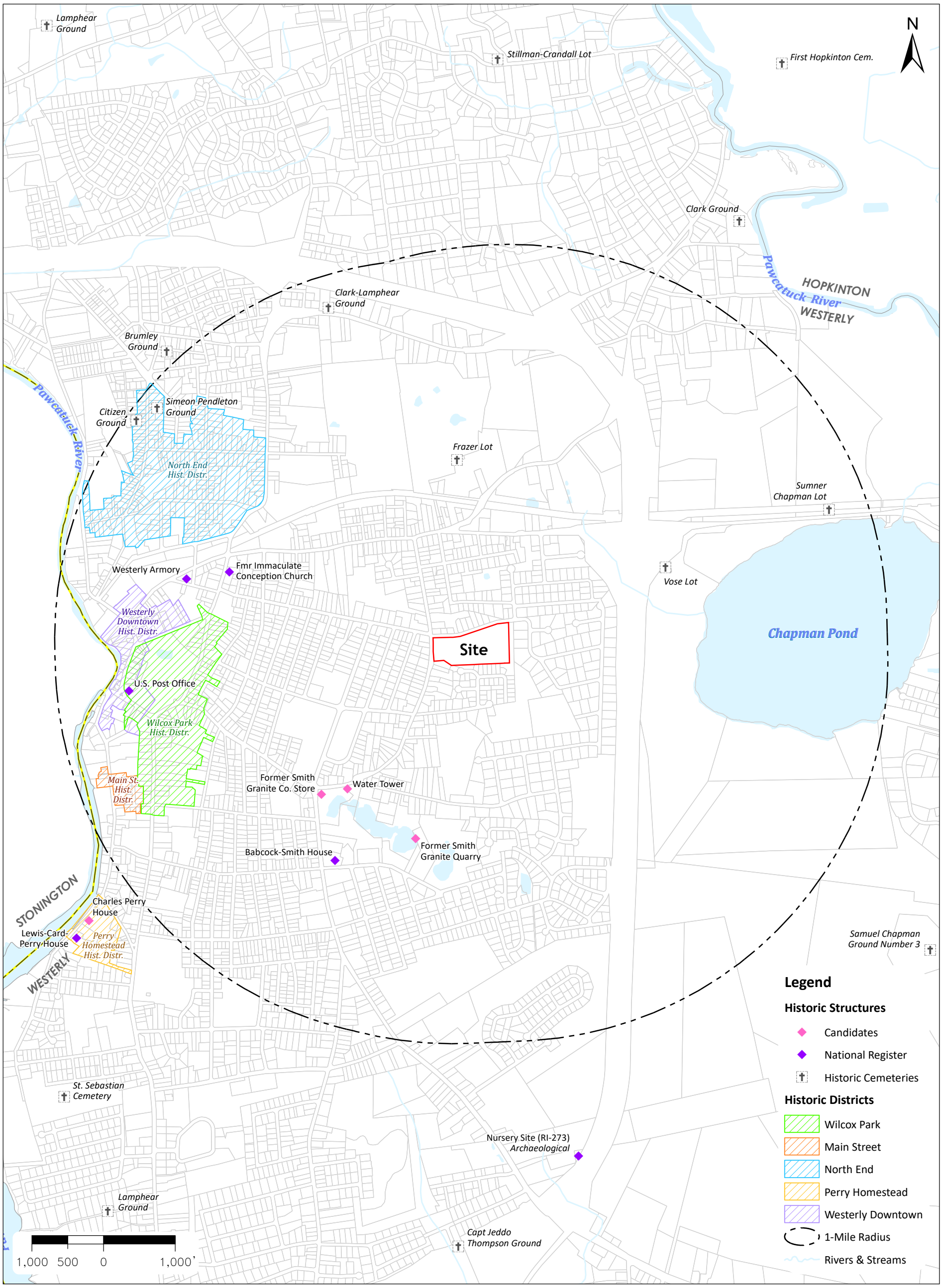
DRAWING TITLE:

SITE PLAN

DRAWING NO.:

1.0

SHEET NO. 1 OF 1



ATTACHMENT

RIGIS

PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
8 BLACKSTONE VALLEY PLACE
LINCOLN, RI 02865
401-334-4100

HISTORIC RESOURCES

83 TOWER STREET
WESTERLY, RI

PARE PROJECT: 24111.00
DATE: MAY 2024



★ SITE LOCATION

Historic Preservation (CEST and EA)

General requirements	Legislation	Regulation
Regulations under Section 106 of the National Historic Preservation Act (NHPA) require a consultative process to identify historic properties, assess project impacts on them, and avoid, minimize, or mitigate adverse effects	Section 106 of the National Historic Preservation Act (16 U.S.C. 470f)	36 CFR 800 "Protection of Historic Properties"
References		
https://www.hudexchange.info/environmental-review/historic-preservation		

Threshold

Is Section 106 review required for your project?

☐ No, because the project consists solely of activities listed as exempt in a Programmatic Agreement (PA). (See the PA Database to find applicable PAs.)
Either provide the PA itself or a link to it here. Mark the applicable exemptions or include the text here:

→ *Continue to the Worksheet Summary.*

☐ No, because the project consists solely of activities included in a No Potential to Cause Effects memo or other determination [36 CFR 800.3(a)(1)].
Either provide the memo itself or a link to it here. Explain and justify the other determination here:

→ *Continue to the Worksheet Summary.*

☒Yes, because the project includes activities with potential to cause effects (direct or indirect). → *Continue to Step 1.*

The Section 106 Process

After determining the need to do a Section 106 review, initiate consultation with regulatory and other interested parties, identify and evaluate historic properties, assess effects of the project on properties listed on or eligible for the National Register of Historic Places, and resolve any adverse effects through project design modifications or mitigation.

Note that consultation continues through all phases of the review.

Step 1: Initiate consultation

Step 2: Identify and evaluate historic properties

Step 3: Assess effects of the project on historic properties

Step 4: Resolve any adverse effects

Step 1 - Initiate Consultation

The following parties are entitled to participate in Section 106 reviews: Advisory Council on Historic Preservation; State Historic Preservation Officers (SHPOs); federally recognized Indian tribes/Tribal Historic Preservation Officers (THPOs); Native Hawaiian Organizations (NHOs); local governments; and project grantees. The general public and individuals and organizations with a demonstrated interest in a project may participate as consulting parties at the discretion of the RE or HUD official. Participation varies with the nature and scope of a project. Refer to HUD's website for guidance on consultation, including the required timeframes for response. Consultation should begin early to enable full consideration of preservation options.

Use the When To Consult With Tribes checklist within Notice CPD-12-006: Process for Tribal Consultation to determine if you should invite tribes to consult on a particular project. Use the Tribal Directory Assessment Tool (TDAT) to identify tribes that may have an interest in the area where the project is located. Note that consultants may not initiate consultation with Tribes.

Select all consulting parties below (check all that apply):

☐State Historic Preservation Officer (SHPO)

☐Advisory Council on Historic Preservation

☒Indian Tribes, including Tribal Historic Preservation Officers (THPOs)

☐Native Hawaiian Organizations (NHOs)

List all tribes that were consulted here and their status of consultation:

Mashantucket Pequot Indian Tribe- Connecticut
Mohegan Tribe of Indians of Connecticut- Connecticut
Narragansett Indian Tribe- Rhode Island

Letters were sent to each THPO by the Town (Responsible Official) in the week ending 9/21/2024

☒Other Consulting Parties

List all consulting parties that were consulted here and their status of consultation:

Rhode Island Historic Preservation & Heritage Commission (RIHPHC)

Describe the process of selecting consulting parties and initiating consultation here:

The Tribal Directory Assessment Tool (TDAT) through HUD EGIS was used to determine which tribes required consultation due to proximity to the project site. The Town of Westerly began consultation with Tribal representatives in September 2024. Certified receipts were received for two (2) of the three (3) tribes on September 20, 2024. The Narragansett Tribe has not returned a certified receipt to date, and it may be necessary to contact them through alternate means if the certified receipt is not obtained within a week or two.

Provide all correspondence, notices, and notes (including comments and objections received) and continue to Step 2.

Step 2 - Identify and Evaluate Historic Properties

Define the Area of Potential Effect (APE), either by entering the address(es) or providing a map depicting the APE. Attach an additional page if necessary.

The project address is 83 Tower Street in Westerly, RI. According to a review of State and National Register of Historic Places, there are no historic properties within a 1-mile radius of the project site. The nearest state and federal listings are depicted on the attached Figure.

Gather information about known historic properties in the APE. Historic buildings, districts and archeological sites may have been identified in local, state, and national surveys and registers, local historic districts, municipal plans, town and county histories, and local history websites. If not already listed on the National Register of Historic Places, identified properties are then evaluated to see if they are eligible for the National Register.

Refer to HUD's website for guidance on identifying and evaluating historic properties.

In the space below, list historic properties identified and evaluated in the APE.
Every historic property that may be affected by the project should be listed. For each historic property or district, include the National Register status, whether the SHPO has concurred with the finding, and whether information on the site is sensitive. Attach an additional page if necessary.

There are no historic properties within a 1-mile radius of the project site. In order to verify this, the Rhode Island Historic Preservation & Heritage Commission (RIHPHC) are being contacted for additional information.

Provide the documentation (survey forms, Register nominations, concurrence(s) and/or objection(s), notes, and photos) that justify your National Register Status determination.

Was a survey of historic buildings and/or archeological sites done as part of the project?
If the APE contains previously unsurveyed buildings or structures over 50 years old, or there is a likely presence of previously unsurveyed archeological sites, a survey may be necessary. For

Archeological surveys, refer to HP Fact Sheet #6, Guidance on Archeological Investigations in HUD Projects.

☐ Yes → *Provide survey(s) and report(s) and continue to Step 3.*
Additional notes:

☒ No → *Continue to Step 3.*

Step 3 - Assess Effects of the Project on Historic Properties

Only properties that are listed on or eligible for the National Register of Historic Places receive further consideration under Section 106. Assess the effect(s) of the project by applying the Criteria of Adverse Effect. (36 CFR 800.5)] Consider direct and indirect effects as applicable as per HUD guidance.

Choose one of the findings below - No Historic Properties Affected, No Adverse Effect, or Adverse Effect; and seek concurrence from consulting parties.

☒ No Historic Properties Affected
Document reason for finding:

☒ No historic properties present. → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

☐ Historic properties present, but project will have no effect upon them. → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

If consulting parties concur or fail to respond to user's request for concurrence, project is in compliance with this section. No further review is required. If consulting parties object, refer to (36 CFR 800.4(d)(1)) and consult further to try to resolve objection(s).

☐ No Adverse Effect
Document reason for finding:

Does the No Adverse Effect finding contain conditions?

☒ Yes

Check all that apply: (check all that apply)

☐ Avoidance

☐ Modification of project

☒ Other

Describe conditions here:

Due to historical Native American occupancy of the New England area for thousands of years, the potential to encounter artifacts of Native American archeological, religious, and/or cultural significance cannot be eliminated. Should evidence of historical Native American use of the Site be encountered during the project, the RIHPHS shall be notified, and work shall be paused until such time that an archeological survey can be completed and interested parties agree that work associated with the project can continue.

→ *Monitor satisfactory implementation of conditions. Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

☐ No → *Provide concurrence(s) or objection(s) and continue to the Worksheet Summary.*

If consulting parties concur or fail to respond to user's request for concurrence, project is in compliance with this section. No further review is required. If consulting parties object, refer to (36 CFR 800.5(c)(2)) and consult further to try to resolve objection(s).

☐ Adverse Effect

Document reason for finding:

Copy and paste applicable Criteria into text box with summary and justification.
Criteria of Adverse Effect: 36 CFR 800.5]

Notify the Advisory Council on Historic Preservation of the Adverse Effect and provide the documentation outlined in 36 CFR 800.11(e). The Council has 15 days to decide whether to enter the consultation (Not required for projects covered by a Programmatic Agreement).

→ *Continue to Step 4.*

Step 4 - Resolve Adverse Effects

Work with consulting parties to try to avoid, minimize or mitigate adverse effects. Refer to HUD guidance and 36 CFR 800.6 and 800.7.

Were the Adverse Effects resolved?

☐ Yes

Describe the resolution of Adverse Effects, including consultation efforts and participation by the Advisory Council on Historic Preservation:

For the project to be brought into compliance with this section, all adverse impacts must be mitigated. Explain in detail the exact measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Provide signed Memorandum of Agreement (MOA) or Standard Mitigation Measures Agreement (SMMA). Continue to the Worksheet Summary.*

☐ No

The project must be cancelled unless the "Head of Agency" approves it. Either provide approval from the "Head of Agency" or cancel the project at this location.

Describe the failure to resolve Adverse Effects, including consultation efforts and participation by the Advisory Council on Historic Preservation and "Head of the Agency":

Explain in detail the exact conditions or measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Provide correspondence, comments, documentation of decision, and "Head of Agency" approval. Continue to the Worksheet Summary.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The Rhode Island Historical Preservation Commission prepared a survey of the Town in 1978 (*Historic and Architectural Resources of Westerly, Rhode Island: A Preliminary Report*), which was further reviewed as part of this EA. The survey offers the following relevant information:

> *The bounty afforded by Westerly's waters was first realized by Indian residents, who caught large quantities of fish, particularly shad, in the spring, with weirs, scoops and seines. Misquamicut, the Indian name for the present town of Westerly, means red fish--a salmon. The Indians also farmed the land; one of their largest agricultural clearings was established near Chapman Pond* (p. 3-4).
>
> *Indians occupied the area for probably thousands of years. Exact dates are unknown since no Indian sites have yet been dated, but when Europeans came to America, the Narragansett Indian tribe was well established. The Narragansetts occupied the area until about 1632, when they were defeated in a fierce struggle with the Pequots… The Pequot domain extended along the coast from the Connecticut River to Weekapaug Brook and inland for twenty-five to thirty miles. It is said that they established a fort at Weekapaug* (p. 4).
>
> *Pequots settled along Mastuxet Brook about 1654 and remained there until forced to cross the river into Connecticut when Westerly's first colonial settlers arrived around 1661… Today, the Indians who lived in Westerly for centuries are remembered only through a liberal sprinkling of place names over the land and through their artifacts which are found at a number of archeological sites* (p. 4).
>
> *In 1660, a private company was organized in Newport to purchase and settle Misquamicut; in the same year, the sachem Sosoa, or Socho, deeded to Robert Stanton, William Vaughan and several other associates the area that approximately comprises today's town of Westerly* (p. 5).

Additionally, the survey indicates that two (2) historic districts, Bradford Village Historic District and Misquamicut Historic District are particularly noted for their significance to Native American history and culture.

A review of state and national historic properties, as well as archeological sites, did not produce any listed sites with known significance to Indigenous Americans within one (1) mile of the project Site, as shown on the attached Figure. An archaeological site of Indigenous American significance (Nursery Site, RI-273) was identified roughly 1.3 miles to the south-southeast of the Site. The RIHPHS will be contacted to verify this information, which was necessary to prepare and evaluate in advance for ease of review.

Based on past development and use of the Site, it appears unlikely that adverse impacts on Indigenous American artifacts will occur as a result of this project; however, Native Americans tribes were historically present in the area of Westerly and surrounding towns for thousands of years, and the potential to encounter artifacts of Native American archeological, religious, and/or cultural significance cannot be eliminated. Should evidence of historical Native American use of the Site be encountered during the project, the RIHPHS shall be notified, and work shall be paused until such time that an archeological survey can be completed and interested parties agree that work associated with the project can continue.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

ATTACHMENT 17

ATTACHMENT 18

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Michael Johnson
Tribal Historic Preservation Officer
Mashantucket Pequot Tribal Nation
110 Pequot Trail
Mashantucket, CT 06338

9590 9402 7060 1225 8681 53

2. Article Number *(Transfer from service label)*
7021 0950 0000 4012 4771

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AGENT OF FOXWOODS RESORT CASINO ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 9/20/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

James Quinn
Tribal Historic Preservation Officer
Mohegan Tribe of Southeastern CT
13 Crow Hill Road
Uncasville, CT 06382

9590 9402 7060 1225 8697 85

2. Article Number *(Transfer from service label)*
7021 0950 0000 4012 4757

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 9-20-24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

ATTACHMENT 19

PLACE STICKER AT TOP OF ENVELOPE TO THE RIGHT
OF THE RETURN ADDRESS, FOLD AT DOTTED LINE

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Michael Johnson
Tribal Historic Preservation Officer
Mashantucket Pequot Tribal Nation
110 Pequot Trail
Mashantucket, CT 06338

9590 9402 7060 1225 8681 53

2. Article Number *(Transfer from service label)*
7021 0950 0000 4012 4771

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X AGENT OF FOXWOODS RESORT CASINO ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 9/20/24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

SENDER: *COMPLETE THIS SECTION*

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

James Quinn
Tribal Historic Preservation Officer
Mohegan Tribe of Southeastern CT
13 Crow Hill Road
Uncasville, CT 06382

9590 9402 7060 1225 8697 85

2. Article Number *(Transfer from service label)*
7021 0950 0000 4012 4757

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X ☐ Agent ☐ Addressee

B. Received by *(Printed Name)* | C. Date of Delivery 9-20-24

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Adult Signature
☐ Adult Signature Restricted Delivery
☐ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2020 PSN 7530-02-000-9053 Domestic Return Receipt

ATTACHMENT 20

Arianne Barton

From: ksloan@crmc.ri.gov
Sent: Friday, October 25, 2024 2:52 PM
To: Tim Thies
Cc: Arianne Barton
Subject: RE: Westerly Environmental Assessment

You don't often get email from ksloan@crmc.ri.gov. Learn why this is important

[EXTERNAL]

Good afternoon Mr. Thies,

Thank you for getting back to me. As I mentioned in the voicemail, the CRMC has reviewed the Environmental Assessment for the Tower Street School Community Center and agree with the analysis on pages 8-10. The project is a HUD funded project. HUD funded projects are listed activities in the CRMC Federal Consistency Manual (Table 3) and typically require federal consistency review. However, because HUD funds are not being used on a project within the coastal zone or a Special Area Management Plan region, the project is not reasonably likely to affect any land or water use or natural resources of the RI coastal zone. As such, a formal review by CRMC is not necessary for this project.

If you have any questions, please reach out.

Thank you,
-Kevin A. Sloan
Federal Consistency Coordinator
RI CRMC

From: Tim Thies <TThies@parecorp.com>
Sent: Friday, October 25, 2024 1:56 PM
To: ksloan@crmc.ri.gov
Cc: Arianne Barton <ABarton@parecorp.com>
Subject: Westerly Environmental Assessment

Mr. Sloan,

I received your voicemail from earlier today. You can send any responses you have regarding the EA to my email (tthies@parecorp.com).

Thanks for your review and I look forward to hearing from you.

Thanks, Tim

Timothy P. Thies, P.E.

Senior Vice President/Division Manager

Environmental Division

October 3, 2024

Jeffrey Willis, Executive Director
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, RI 02879-1900

Re: **Environmental Assessment – Tower Street School Community Center**
Town of Westerly
Westerly, RI
Pare Project No. 24111.00

Dear Mr. Willis:

On behalf of the Town of Westerly (the "Town") and the Rhode Island Office of the Postsecondary Commissioner (the "Grant Recipient"), Pare Corporation (Pare) is the process of preparing an Environmental Assessment (EA) in accordance with the National Environmental Policy Act (NEPA; 40 CFR § 1500, *et seq.*) for the former Tower Street School/Community Center located at 83 Tower Street in Westerly, Rhode Island (hereinafter, the "Site"). The Coastal Resources Management Council (CRMC) was identified during the EA process as a party with a potential interest in the project proposed at the subject Site.

Relevant project information is summarized below, and a Site Plan is attached herein.

Project Information:

The Tower Street School – later Community Center – is situated on an approximate 11-acre lot at the southeast intersection of Tower Street and Narragansett Avenue in Westerly. Originally constructed circa 1955 on land that had previously been utilized for agricultural and residential purposes, the existing building was utilized as a public school until its conversion into the Tower Street Community Center circa 2010. As a Community Center, the Site offered various health and wellness services, community-building services, educational services, and childcare/daycare services. A portion of the building was also previously utilized as a refuge.

The Community Center continued to operate through 2020, when financial difficulties associated with the Covid-19 pandemic forced it to close. The Town had intended to sell the property for non-municipal development; however, residents of Westerly expressed preference for a new community center at the Site.

The Town is a recipient of congressionally approved funding that will help finance the renewal of the Site into a community center offering medical, educational, and childcare services to residents of Westerly. The work anticipated at the Site at this time will involve demolition of the existing building and the construction of a new community center proximal to the former building footprint.

Additional project information is available online at the following pages:

Tower Street School Reuse Study (2021-2022):
https://westerlyri.gov/DocumentCenter/View/11821/Tower-Street-School-Reuse-Study

Town of Westerly Project Page:
https://westerlyri.gov/816/Tower-Street-School-Reuse-Study

Specific Areas of Interest:

The CRMC was identified as an agency with potential interest in the project due to the project's proximity to coastal resources. For your review, we have included relevant excerpts from the draft EA that Pare is preparing that pertain to your areas of interest in this project. A copy of the entire draft EA can be found at the following website; the document may need to be downloaded to properly view certain hyperlinked pages:

https://westerlyri.gov/DocumentCenter/View/14229/2024-10-01-Draft-Part-58-EA---Tower-Street-School

Thank you in advance for your timely review of this package. We would appreciate any comments or concerns within thirty (30) days of the date of this letter. If you have any questions or comments, please do not hesitate to contact me at (401) 334-4100.

Very truly yours,

Timothy P. Thies, P.E.
Senior Vice President/Division Manager
Environmental Division

Pare Corporation
8 Blackstone Valley Place
Lincoln, RI 02865
(401) 334-4100 Ext.4137
www.parecorp.com

LEGEND:

- SITE BOUNDARY
- BUILDING FOOTPRINTS (NOTE: EXISTING / PROPOSED)
- TAX ASSESSOR'S PARCELS
- MAJOR (5') CONTOUR INTERVAL
- MINOR (1') CONTOUR INTERVAL
- FOOT PATH
- ASPHALT PAVEMENT (NOTE: EXISTING / PROPOSED)
- CONCRETE/SIDEWALKS (NOTE: EXISTING / PROPOSED)
- EDGE OF PAVEMENT (EOP) (NOTE: EXISTING / PROPOSED)
- CURBING (NOTE: EXISTING / PROPOSED)
- PAVEMENT PAINT LINES (NOTE: EXISTING / PROPOSED)
- FENCELINE
- SURVEY BENCHMARK
- TREELINE
- SHRUBLINE
- TREES (PROPOSED / EXISTING)
- SHRUB
- ROCK
- BOULDER
- STUMP
- DRAIN LINE (APPROX.)
- CATCH BASINS
- DRAIN MANHOLE
- FLARED END STRUCTURE
- GAS LINE (APPROX.)
- GAS VALVE
- OVERHEAD POWER LINES
- PAD-MOUNTED TRANSFORMER
- UTILITY POLE
- BOLLARD
- SEWER LINE (APPROX.)
- SEWER MANHOLE
- SEWER CLEAN-OUT
- WATER LINE (APPROX.)
- WATER VALVE
- WATER SHUT-OFF
- FLAG POLE
- SIGN
- GUARDRAIL
- STREAM
- WETLAND BOUNDARY (APPROX.)
- WETLAND FLAGGING
- BUFFER ZONES
- 100' WETLAND JURISDICTIONAL AREA
- 200' RIVERFRONT JURISDICTIONAL AREA
- BASKETBALL HOOP

NOTE:

SURVEY DATA DERIVED FROM EXISTING CONDITIONS PLAN PREPARED BY CHERENZIA & ASSOCIATES, LTD. FOR ROYCE FAMILY FUND, INC., DATED JUNE 8, 2023. THIS PLAN IS NOT INTENDED FOR USE AS A CLASS I LAND SURVEY.

NARRAGANSETT AVE

TOWER STREET

DROP-OFF LANE

EXISTING TOWER STREET SCHOOL (UNOCCUPIED)

PROPOSED BUILDING

PROPOSED PLAYGROUND AREA

NEW ATHLETIC COURTS

GAZEBO

PLAYGROUND

COMMUNITY GARDEN (OVERGROWN)

GREENHO...

BOILER ROOM

DUMPSTERS

BIKE RACK

APPROX. LOCATION OF FORMER 4,000-GAL #4 F.O. UST (REMOVED)

EXISTING DRYWELLS

RAIN GARDEN (OVERGROWN)

MISC. PLAYGROUND EQUIPMENT

SWINGSET (SWINGS REMOVED)

COMMUNITY GARDEN

WALKING TRAILS

HEADWALL

SOIL/MATERIAL PILE STORAGE

FUTURE DEVELOPMENT TO BE DETERMINED

ATHLETIC COURTS

RIDEM 200' JURIS. AREA

RIDEM 100' JURIS. AREA

75' BZ

50' BZ

INTERMITTENT STREAM (STORMWATER-FED)

INTERMITTENT STREAM (SPRING-FED)

POND

STORMWATER DETENTION POND

SMALL QUANTITIES OF DUMPING OBSERVED

FOOTPATH

PARCEL ID: 058-053 N/F FALLON ERIC E

PARCEL ID: 058-053A N/F WATERMAN EDWARD A JR

PARCEL ID: 058-053B N/F CADDICK KATHLEEN A

PARCEL ID: 058-065 N/F GAUVIN PHILIP M &

N/F CAPIZZANO KAREN L

PARCEL ID: 058-063 N/F SCAVELLO SALVATORE

PARCEL ID: 058-060 N/F BARON RICHARD P &

PARCEL ID: 058-061 N/F TOSCANO FRANK A

PARCEL ID: 058-057 N/F JOSEPH A

PARCEL ID: 058-058 N/F WOYCIK PETER J

PARCEL ID: 058-058A N/F CHAN KIN PING

PARCEL ID: 058-059 N/F CAPIZZANO FAMILY REALTY TRUST

PARCEL ID: 058-186 N/F TOWER ST SCHOOL

PARCEL ID: 058-202-100 N/F WFD ASSOCIATES LP

PARCEL ID: 058-187 N/F WEBER CHRISTINE M

PARCEL ID: 058-202-14 N/F WELLS ZACHARY D

PARCEL ID: 058-202-51 N/F WFD ASSOCIATES LP

PARCEL ID: 058-202-15 N/F MAHMOUD BAHAA

PARCEL ID: 058-202-17 N/F TRAVERS DEREK R

PARCEL ID: 058-202-18 N/F ARCHER JACK H

PARCEL ID: 058-202-19 N/F DELMORE VINCENT J

PARCEL ID: 058-202-20 N/F WU CARMEN Q

PARCEL ID: 058-202-52 N/F WFD ASSOCIATES LP

Scale: 1"=40'

0 20' 40' 80'

PARE

TOWER STREET SCHOOL & COMMUNITY CENTER

83 TOWER STREET
WESTERLY, RI

REVISIONS:

PROJECT NO.:	24111.00
DATE:	6/25/2024
SCALE:	1" = 40'
DESIGNED BY:	AWB
CHECKED BY:	KMS
DRAWN BY:	AWB
APPROVED BY:	

DRAWING TITLE:

SITE PLAN

DRAWING NO.:

1.0

SHEET NO. 1 OF 1

Coastal Barrier Resources (CEST and EA)

General requirements	Legislation	Regulation
HUD financial assistance may not be used for most activities in units of the Coastal Barrier Resources System (CBRS). See 16 USC 3504 for limitations on federal expenditures affecting the CBRS.	Coastal Barrier Resources Act (CBRA) of 1982, as amended by the Coastal Barrier Improvement Act of 1990 (16 USC 3501)	
References		
https://www.hudexchange.info/environmental-review/coastal-barrier-resources		

Projects located in the following states must complete this form.

Alabama	Georgia	Massachusetts	New Jersey	Puerto Rico	Virgin Islands
Connecticut	Louisiana	Michigan	New York	Rhode Island	Virginia
Delaware	Maine	Minnesota	North Carolina	South Carolina	Wisconsin
Florida	Maryland	Mississippi	Ohio	Texas	

1. **Is the project located in a CBRS Unit?**

☒No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a CBRS Unit.*

☐Yes → *Continue to Question 2.*

> Federal assistance for most activities may not be used at this location. You must either choose an alternate site or cancel the project. In very rare cases, federal monies can be spent within CBRS units for certain exempted activities (e.g., a nature trail), after consultation with the Fish and Wildlife Service (FWS) (see 16 USC 3505 for exceptions to limitations on expenditures).

2. **Indicate your selected course of action.**

☐ After consultation with the FWS the project was given approval to continue

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map and documentation of a FWS approval.*

☐ Project was not given approval

Project cannot proceed at this location.

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

As shown in the attached Site Plan, the Project is not within a CBRS Unit. The nearest CBRS Units are located more than three (3) miles to the south and southwest of the Site. The following units were identified as being closest to the project site:

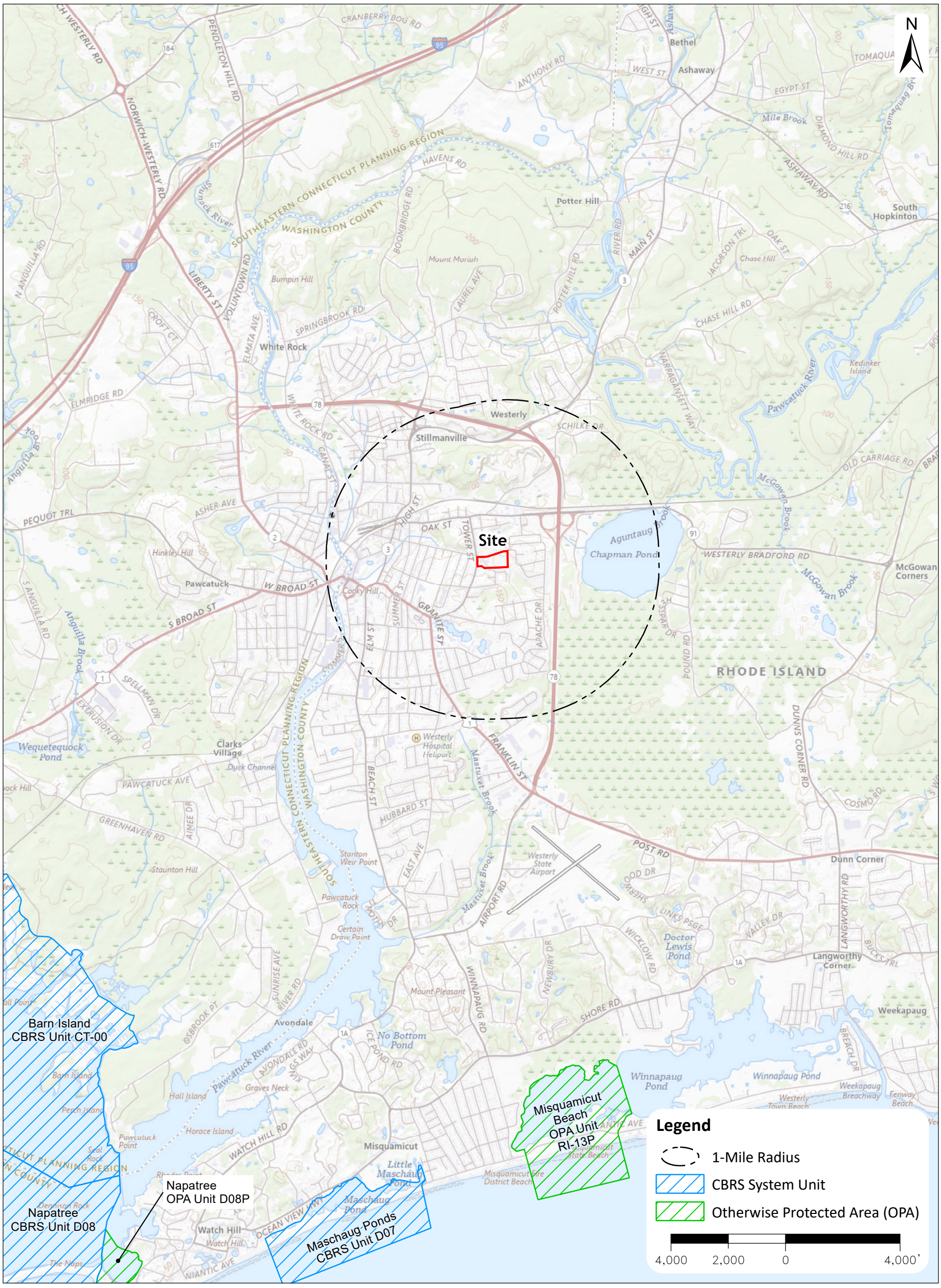
- Misquamut Beach Otherwise Protected Area RI-13P (3.33 mi S)
- Maschaug Ponds CBRS System Unit D07 (4.09 mi SSW)
- Napatree Units CBRS System Unit D08/Otherwise Protected Area D08P (4.72 mi SW)
- Barn Island Unit CBRS System Unit CT-00 (3.74 mi SW)

A certified map was also prepared using the U.S. Fish & Wildlife Service CBRS Mapper on July 18, 2024, which indicates that the pin situated on the Project Site is not within a CBRS Unit.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No



ATTACHMENT

RIGIS

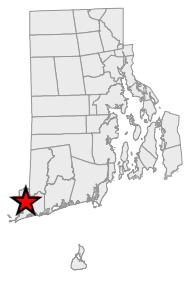
PARE CORPORATION

ENGINEERS - SCIENTISTS - PLANNERS
8 BLACKSTONE VALLEY PLACE
LINCOLN, RI 02865
401-334-4100

COASTAL BARRIER RESOURCES SYSTEM (CBRS) UNITS

83 TOWER STREET
WESTERLY, RI

PARE PROJECT: 24111.00
DATE: MAY 2024



★ SITE LOCATION

U.S. Fish and Wildlife Service

Coastal Barrier Resources System Mapper Documentation



CBRS Units

Otherwise Protected Area
System Unit
CBRS Buffer Zone
-71.813559, 41.379334

0 65 130 260 390 ft

1:4,514

The pin location displayed on the map is a point selected by the user. Failure of the user to ensure that the pin location displayed on this map correctly corresponds with the user supplied address/location description below may result in an invalid federal flood insurance policy. **The U.S. Fish and Wildlife Service (Service) has not validated the pin location with respect to the user supplied address/location description below. The Service recommends that all pin locations be verified by federal agencies prior to use of this map for the provision or denial of federal funding or financial assistance**. Please note that a structure bisected by the Coastal Barrier Resources System (CBRS) boundary (i.e., both "partially in" and "partially out") is within the CBRS and therefore affected by CBRA's restrictions on federal flood insurance. A pin placed on a bisected structure must be placed on the portion of the structure within the unit (including any attached features such as a deck or stairs).

User Name: Arianne Barton
User Organization: Pare Corporation
User Supplied Address/Location Description: 83 Tower Street, Westerly RI
Pin Location: Outside CBRS
Pin Flood Insurance Prohibition Date: N/A
Pin System Unit Establishment Date: N/A

The user placed pin location is not within the CBRS. The official CBRS maps are accessible at https://www.fws.gov/library/collections/official-coastal-barrier-resources-system-maps.

The CBRS information is derived directly from the CBRS web service provided by the Service. This map was exported on 7/18/2024 and does not reflect changes or amendments subsequent to this date. The CBRS boundaries on this map may become superseded by new boundaries over time.

This map image may be void if one or more of the following map elements do not appear: basemap imagery, CBRS unit labels, prohibition date labels, legend, scale bar, map creation date. For additional information about flood insurance and the CBRS, visit: https://www.fws.gov/node/263838.

Coastal Zone Management Act (CEST and EA)

General requirements	Legislation	Regulation
Federal assistance to applicant agencies for activities affecting any coastal use or resource is granted only when such activities are consistent with federally approved State Coastal Zone Management Act Plans.	Coastal Zone Management Act (16 USC 1451-1464), particularly section 307(c) and (d) (16 USC 1456(c) and (d))	15 CFR Part 930
References		
https://www.onecpd.info/environmental-review/coastal-zone-management		

Projects located in the following states must complete this form.

Alabama	Florida	Louisiana	Mississippi	Ohio	Texas
Alaska	Georgia	Maine	New Hampshire	Oregon	Virgin Islands
American Samona	Guam	Maryland	New Jersey	Pennsylvania	Virginia
California	Hawaii	Massachusetts	New York	Puerto Rico	Washington
Connecticut	Illinois	Michigan	North Carolina	Rhode Island	Wisconsin
Delaware	Indiana	Minnesota	Northern Mariana Islands	South Carolina	

1. **Is the project located in, or does it affect, a Coastal Zone as defined in your state Coastal Management Plan?**

   ☐Yes → *Continue to Question 2.*

   ☒No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide a map showing that the site is not within a Coastal Zone.*

2. **Does this project include activities that are subject to state review**?

   ☐Yes → *Continue to Question 3.*

   ☒No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination.*

3. **Has this project been determined to be consistent with the State Coastal Management Program**?

   ☐Yes, with mitigation. → *Continue to Question 4.*

   ☐Yes, without mitigation. → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide documentation used to make your determination.*

☐No, project must be canceled.

Project cannot proceed at this location.

4. Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Continue to the Worksheet Summary below. Provide documentation of the consultation (including the State Coastal Management Program letter of consistency) and any other documentation used to make your determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

Coastal features in Rhode Island are managed under the State's Coastal Resources Management Program, administered by the Rhode Island Coastal Resources Management Council (CRMC). The CRMC has jurisdiction over the following coastal wetland resources under the "Red Book" (650-RICR-20-00-1):

- Activities above and beneath the mean high-water mark of tidal waters, including any activities that extend inland from tidal waters.
- Inland activities proposed on coastal features or within all directly associated contiguous areas which are necessary to preserve the integrity of coastal resources, or any portion of which extends onto the most inland shoreline feature or its 200' contiguous area.
- Coastal wetlands, which includes salt-water and brackish wetlands, contiguous freshwater wetlands, and the area within a 50' buffer of a contiguous freshwater wetland.
- Floodplains associated with coastal resources and contiguous freshwater resources.
- Critical coastal areas subject to a Special Area Management Plan (SAMP).
- Certain inland activities, regardless of distance from coastal features, which may have an adverse impact on coastal regions of the State. Specifically, the following inland activities:
    - Power generation over 40 megawatts.
    - Chemical or petroleum processing, transfer, or storage.
    - Mineral extraction.
    - Sewage treatment and disposal.
    - Solid waste disposal facilities.
    - Desalination plants.

No activities proposed as part of this project are anticipated to be completed below or above the high-water mark of tidal waters, within a 200' contiguous area of coastal resource areas, within 50' of a contiguous freshwater resource, in floodplains associated with coastal or contiguous resource areas, or within critical coastal areas. The nearest coastal resource is located approximately 0.8 miles west of the Project Site. The nearest critical coastal area is the Salt Pond Region SAMP, located roughly 2.5 miles south of the Project Site. A Site Plan depicting the approximate extent of the jurisdictional area of the CRMC relative to the Site is provided herein.

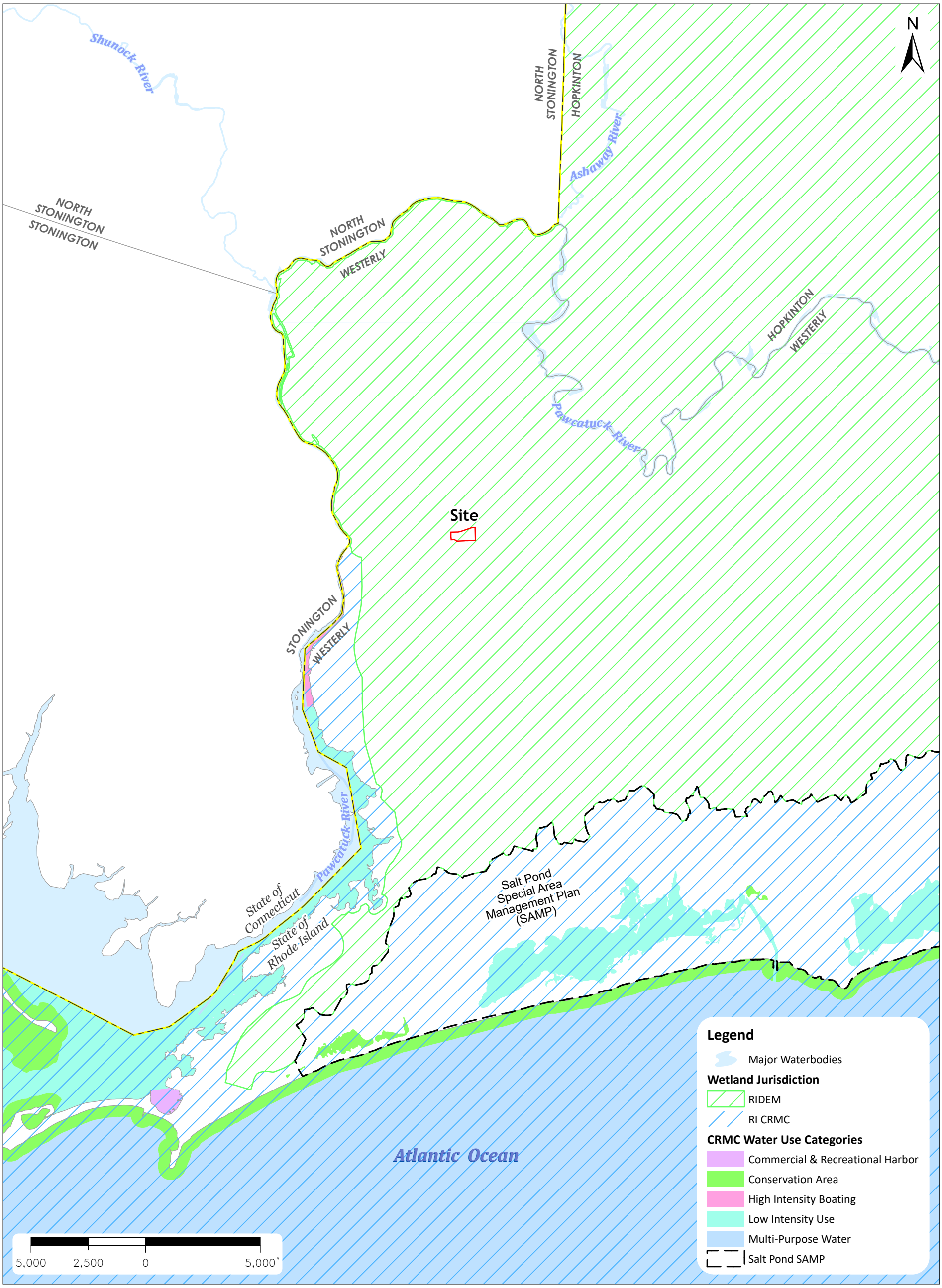
Additionally, the proposed project does not consist of and is not expected to include those certain inland activities requiring review by the CRMC regardless of distance from coastal features.

Any activities proposed at the Project Site which involve the alteration, filling, dredging, or other disturbance of wetland resources in association with the Project remain subject to jurisdiction under the Rhode Island Department of Environmental Management (RIDEM) Office of Water Resources.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No



ATTACHMENT

RIGIS

PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
8 BLACKSTONE VALLEY PLACE
LINCOLN, RI 02865
401-334-4100

RESOURCES JURISDICTIONAL TO THE RHODE ISLAND COASTAL RESOURCES MANAGEMENT COUNCIL (CRMC)

83 TOWER STREET
WESTERLY, RI

PARE PROJECT: 24111.00
DATE: MAY 2024



★ SITE LOCATION

Town of Westerly
Salt Pond Region SAMP
CRMC Land Use Classification Map

Land Use Code

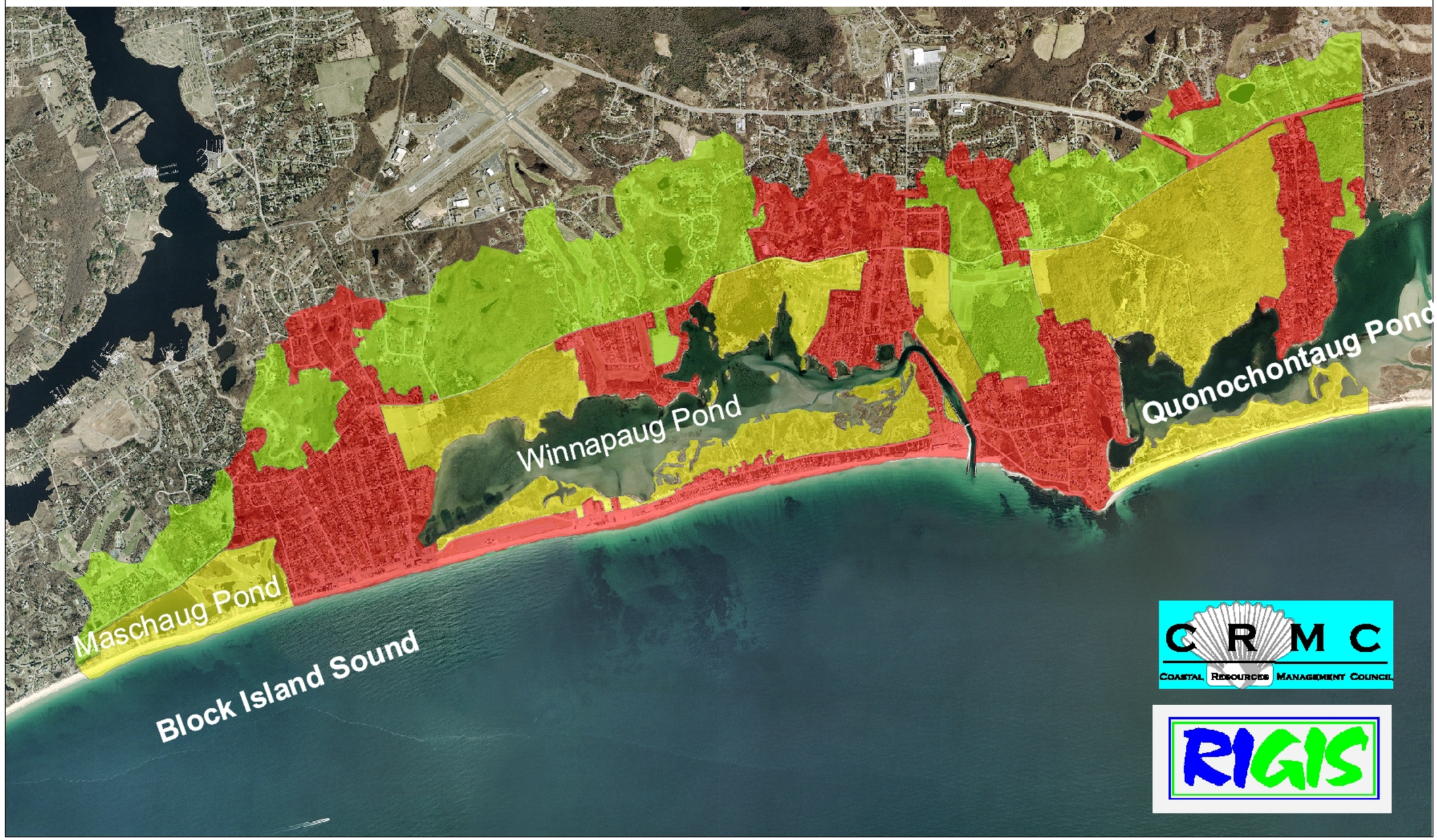
- Lands of Critical Concern
- Developed Beyond Carrying Capacity
- Self-Sustaining Lands

N

5,000 0 5,000

Feet

effective April 12, 1999



CRMC
Coastal Resources Management Council

RIGIS

ATTACHMENT 21

October 3, 2024

R. Phou Vongkhamdy, State Conservationist
USDA Natural Resources Conservation Service
Rhode Island State Office
60 Quaker Lane, Suite 40
Warwick, RI 02886

Re: **Environmental Assessment – Tower Street School Community Center**
Town of Westerly
Westerly, RI
Pare Project No. 24111.00

Dear Mr. Vongkhamdy:

On behalf of the Town of Westerly (the "Town") and the Rhode Island Office of the Postsecondary Commissioner (the "Grant Recipient"), Pare Corporation (Pare) is the process of preparing an Environmental Assessment (EA) in accordance with the National Environmental Policy Act (NEPA; 40 CFR § 1500, *et seq.*) for the former Tower Street School/Community Center located at 83 Tower Street in Westerly, Rhode Island (hereinafter, the "Site"). The National Resources Conservation Service (NRCS) was identified during the EA process as a party with a potential interest in the project proposed at the subject Site.

Relevant project information is summarized below, and a Site Plan is attached herein.

Project Information:

The Tower Street School – later Community Center – is situated on an approximate 11-acre lot at the southeast intersection of Tower Street and Narragansett Avenue in Westerly. Originally constructed circa 1955 on land that had previously been utilized for agricultural and residential purposes, the existing building was utilized as a public school until its conversion into the Tower Street Community Center circa 2010. As a Community Center, the Site offered various health and wellness services, community-building services, educational services, and childcare/daycare services. A portion of the building was also previously utilized as a refuge.

The Community Center continued to operate through 2020, when financial difficulties associated with the Covid-19 pandemic forced it to close. The Town had intended to sell the property for non-municipal development; however, residents of Westerly expressed preference for a new community center at the Site.

The Town is a recipient of congressionally approved funding that will help finance the renewal of the Site into a community center offering medical, educational, and childcare services to residents of Westerly. The work anticipated at the Site at this time will involve demolition of the existing building and the construction of a new community center proximal to the former building footprint.

Additional project information is available online at the following pages:

Tower Street School Reuse Study (2021-2022):
https://westerlyri.gov/DocumentCenter/View/11821/Tower-Street-School-Reuse-Study

Town of Westerly Project Page:
https://westerlyri.gov/816/Tower-Street-School-Reuse-Study

Specific Areas of Interest:

The NRCS was identified as an agency with potential interest in the project due to the project's potential to impact Prime Farmland and/or Farmland of Statewide Importance. For your review, we have included relevant excerpts from the draft EA that Pare is preparing that pertain to your areas of interest in this project. A copy of the entire draft EA can be found at the following website; the document may need to be downloaded to properly view certain hyperlinked pages:

https://westerlyri.gov/DocumentCenter/View/14229/2024-10-01-Draft-Part-58-EA---Tower-Street-School

Thank you in advance for your timely review of this package. We would appreciate any comments or concerns within thirty (30) days of the date of this letter. If you have any questions or comments, please do not hesitate to contact me at (401) 334-4100.

Very truly yours,

Timothy P. Thies, P.E.
Senior Vice President/Division Manager
Environmental Division

Pare Corporation
8 Blackstone Valley Place
Lincoln, RI 02865
(401) 334-4100 Ext.4137
www.parecorp.com

LEGEND:

- SITE BOUNDARY
- BUILDING FOOTPRINTS (NOTE: EXISTING / PROPOSED)
- TAX ASSESSOR'S PARCELS
- MAJOR (5') CONTOUR INTERVAL
- MINOR (1') CONTOUR INTERVAL
- FOOT PATH
- ASPHALT PAVEMENT (NOTE: EXISTING / PROPOSED)
- CONCRETE/SIDEWALKS (NOTE: EXISTING / PROPOSED)
- EDGE OF PAVEMENT (EOP) (NOTE: EXISTING / PROPOSED)
- CURBING (NOTE: EXISTING / PROPOSED)
- PAVEMENT PAINT LINES (NOTE: EXISTING / PROPOSED)
- FENCELINE
- SURVEY BENCHMARK
- TREELINE
- SHRUBLINE
- TREES (PROPOSED / EXISTING)
- SHRUB
- ROCK
- BOULDER
- STUMP
- DRAIN LINE (APPROX.)
- CATCH BASINS
- DRAIN MANHOLE
- FLARED END STRUCTURE
- GAS LINE (APPROX.)
- GAS VALVE
- OVERHEAD POWER LINES
- PAD-MOUNTED TRANSFORMER
- UTILITY POLE
- BOLLARD
- SEWER LINE (APPROX.)
- SEWER MANHOLE
- SEWER CLEAN-OUT
- WATER LINE (APPROX.)
- WATER VALVE
- WATER SHUT-OFF
- FLAG POLE
- SIGN
- GUARDRAIL
- STREAM
- WETLAND BOUNDARY (APPROX.)
- WETLAND FLAGGING
- BUFFER ZONES
- 100' WETLAND JURISDICTIONAL AREA
- 200' RIVERFRONT JURISDICTIONAL AREA
- BASKETBALL HOOP

NOTE:

SURVEY DATA DERIVED FROM EXISTING CONDITIONS PLAN PREPARED BY CHERENZIA & ASSOCIATES, LTD. FOR ROYCE FAMILY FUND, INC., DATED JUNE 8, 2023. THIS PLAN IS NOT INTENDED FOR USE AS A CLASS I LAND SURVEY.

NARRAGANSETT AVE

TOWER STREET

DROP-OFF LANE

EXISTING TOWER STREET SCHOOL (UNOCCUPIED)

PROPOSED BUILDING

PROPOSED PLAYGROUND AREA

NEW ATHLETIC COURTS

GAZEBO

PLAYGROUND

COMMUNITY GARDEN (OVERGROWN)

GREENHO...

BOILER ROOM

DUMPSTERS

BIKE RACK

APPROX. LOCATION OF FORMER 4,000-GAL #4 F.O. UST (REMOVED)

EXISTING DRYWELLS

RAIN GARDEN (OVERGROWN)

MISC. PLAYGROUND EQUIPMENT

SWINGSET (SWINGS REMOVED)

COMMUNITY GARDEN

WALKING TRAILS

HEADWALL

SOIL/MATERIAL PILE STORAGE

FUTURE DEVELOPMENT TO BE DETERMINED

ATHLETIC COURTS

RIDEM 200' JURIS. AREA

RIDEM 100' JURIS. AREA

75' BZ

50' BZ

INTERMITTENT STREAM (STORMWATER-FED)

INTERMITTENT STREAM (SPRING-FED)

POND

STORMWATER DETENTION POND

SMALL QUANTITIES OF DUMPING OBSERVED

FOOTPATH

PARCEL ID: 058-053 N/F FALLON ERIC E

PARCEL ID: 058-053A N/F WATERMAN EDWARD A JR

PARCEL ID: 058-053B N/F CADDICK KATHLEEN A

PARCEL ID: 058-065 N/F GAUVIN PHILIP M &

N/F CAPIZZANO KAREN L

PARCEL ID: 058-063 N/F SCAVELLO SALVATORE

PARCEL ID: 058-060 N/F BARON RICHARD P &

PARCEL ID: 058-061 N/F TOSCANO FRANK A

PARCEL ID: 058-057 N/F JOSEPH A

PARCEL ID: 058-058 N/F WOYCIK PETER J

PARCEL ID: 058-058A N/F CHAN KIN PING

PARCEL ID: 058-059 N/F CAPIZZANO FAMILY REALTY TRUST

PARCEL ID: 058-186 N/F TOWER ST SCHOOL

PARCEL ID: 058-202-100 N/F WFD ASSOCIATES LP

PARCEL ID: 058-187 N/F WEBER CHRISTINE M

PARCEL ID: 058-202-14 N/F WELLS ZACHARY D

PARCEL ID: 058-202-51 N/F WFD ASSOCIATES LP

PARCEL ID: 058-202-15 N/F MAHMOUD BAHAA

PARCEL ID: 058-202-17 N/F TRAVERS DEREK R

PARCEL ID: 058-202-18 N/F ARCHER JACK H

PARCEL ID: 058-202-19 N/F DELMORE VINCENT J

PARCEL ID: 058-202-20 N/F WU CARMEN Q

PARCEL ID: 058-202-52 N/F WFD ASSOCIATES LP

Scale: 1"=40'

0 20' 40' 80'

PARE

TOWER STREET SCHOOL & COMMUNITY CENTER

83 TOWER STREET
WESTERLY, RI

REVISIONS:

PROJECT NO.:	24111.00
DATE:	6/25/2024
SCALE:	1" = 40'
DESIGNED BY:	AWB
CHECKED BY:	KMS
DRAWN BY:	AWB
APPROVED BY:	

DRAWING TITLE:

SITE PLAN

DRAWING NO.:

1.0

SHEET NO. 1 OF 1

Farmlands Protection (CEST and EA)

General requirements	Legislation	Regulation
The Farmland Protection Policy Act (FPPA) discourages federal activities that would convert farmland to nonagricultural purposes.	Farmland Protection Policy Act of 1981 (7 U.S.C. 4201 et seq.)	7 CFR Part 658
Reference		
https://www.hudexchange.info/environmental-review/farmlands-protection		

1. **Does your project include any activities, including new construction, acquisition of undeveloped land or conversion, that could convert agricultural land to a non-agricultural use?**

   ☒Yes → *Continue to Question 2.*

   ☐No

   Explain how you determined that agricultural land would not be converted:

   → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documentation supporting your determination.*

2. **Does "important farmland," including prime farmland, unique farmland, or farmland of statewide or local importance regulated under the Farmland Protection Policy Act, occur on the project site?**

   You may use the links below to determine important farmland occurs on the project site:

   - Utilize USDA Natural Resources Conservation Service's (NRCS) Web Soil Survey http://websoilsurvey.nrcs.usda.gov/app/HomePage.htm
   - Check with your city or county's planning department and ask them to document if the project is on land regulated by the FPPA (zoning important farmland as non-agricultural does not exempt it from FPPA requirements)
   - Contact NRCS at the local USDA service center http://offices.sc.egov.usda.gov/locator/app?agency=nrcs or your NRCS state soil scientist http://soils.usda.gov/contact/state_offices/ for assistance

   ☒No → *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide any documents used to make your determination.*

   ☐Yes → *Continue to Question 3.*

3. **Consider alternatives to completing the project on important farmland and means of avoiding impacts to important farmland.**
   - Complete form **AD-1006**, "Farmland Conversion Impact Rating" http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1045394.pdf and contact the state soil scientist before sending it to the local NRCS District Conservationist.
     (NOTE: for corridor type projects, use instead form **NRCS-CPA-106**, "Farmland Conversion Impact Rating for Corridor Type Projects: http://www.nrcs.usda.gov/Internet/FSE_DOCUMENTS/stelprdb1045395.pdf.)
   - Work with NRCS to minimize the impact of the project on the protected farmland. When you have finished with your analysis, return a copy of form AD-1006 (or form NRCS-CPA-106 if applicable) to the USDA-NRCS State Soil Scientist or his/her designee informing them of your determination.

Document your conclusion:

☐Project will proceed with mitigation.

Explain in detail the proposed measures that must be implemented to mitigate for the impact or effect, including the timeline for implementation.

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

☐Project will proceed without mitigation.

Explain why mitigation will not be made here:

→ *Based on the response, the review is in compliance with this section. Continue to the Worksheet Summary below. Provide form AD-1006 and all other documents used to make your determination.*

Worksheet Summary

Compliance Determination

Provide a clear description of your determination and a synopsis of the information that it was based on, such as:

- Map panel numbers and dates
- Names of all consulted parties and relevant consultation dates
- Names of plans or reports and relevant page numbers
- Any additional requirements specific to your region

The Project Site is not located within an area containing soils considered to be Prime Farmland or Farmland of Statewide Importance. Documentation is attached herein.

Are formal compliance steps or mitigation required?

☐ Yes

☒ No

Prime Farmland & Farmland of Statewide Importance



6/12/2024, 4:17:03 PM

1:18,056

0 0.1 0.2 0.4 mi

0 0.17 0.35 0.7 km

Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS, US Census Bureau, USDA, USFWS

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ATTACHMENT 22

Arianne Barton

From: Jacobs, Kira <Jacobs.Kira@epa.gov>
Sent: Monday, September 9, 2024 4:36 PM
To: Kali Sander; Arianne Barton
Subject: RE: Follow-Up Contact Information from Sole Source Aquifer MOU Discussion
Attachments: EPA R1 SSA Project Review Checklist for MA Projects 08.06.2024.docx

[EXTERNAL]

Hi Kali and Arianne,
Here's the updated checklist. My apologies for the delay! This is for MA which is similar to RI. I will send you an updated Rhode Island one, hopefully tomorrow.
I will also send you an example letter for a Rhode Island project.
Best, Kira

Kira Jacobs
Source Water Protection Coordinator
EPA Region 1, Boston, MA
Phone 617-918-1817
Email jacobs.kira@epa.gov

From: Jacobs, Kira
Sent: Monday, July 8, 2024 4:36 PM
To: Kali Sander <ksander@parecorp.com>; Arianne Barton <ABarton@parecorp.com>
Subject: RE: Follow-Up Contact Information from Sole Source Aquifer MOU Discussion

Thanks for the reminder! I apologize for that. I will find the most updated version and share it with you along with an example letter.
Best, Kira

From: Kali Sander <ksander@parecorp.com>
Sent: Monday, July 8, 2024 4:28 PM
To: Jacobs, Kira <Jacobs.Kira@epa.gov>; Arianne Barton <ABarton@parecorp.com>
Subject: Re: Follow-Up Contact Information from Sole Source Aquifer MOU Discussion

Caution: This email originated from outside EPA, please exercise additional caution when deciding whether to open attachments or click on provided links.

Hi Kira,

We hope you had a relaxing Fourth of July and weekend! Thank you again for speaking with us last week.
Arianne and I were just chatting about our project, and realized we never received the SSA checklist you shared with us during the Teams call. If you would be able to provide us with that whenever you have a chance, it would be greatly appreciated!!

Thanks again!
Kali

From: Jacobs, Kira <Jacobs.Kira@epa.gov>
Sent: Wednesday, July 3, 2024 3:09 PM
To: Arianne Barton <ABarton@parecorp.com>
Cc: Kali Sander <ksander@parecorp.com>
Subject: RE: Follow-Up Contact Information from Sole Source Aquifer MOU Discussion

[EXTERNAL]

Thank you! I will send you the other information by COB today.
Happy 4th!
Kira

From: Arianne Barton <ABarton@parecorp.com>
Sent: Wednesday, July 3, 2024 2:42 PM
To: Jacobs, Kira <Jacobs.Kira@epa.gov>
Cc: Kali Sander <ksander@parecorp.com>
Subject: Follow-Up Contact Information from Sole Source Aquifer MOU Discussion

Caution: This email originated from outside EPA, please exercise additional caution when deciding whether to open attachments or click on provided links.

Good afternoon, Kira, thank you again for meeting with us so soon and for explaining the requirements for SSA review! Below is the contact information for relevant parties that were discussed in our call:

The Rhode Island Department of Environmental Management (RIDEM) Water Resources Staff overseeing Underground Injection Control:

Nicholas Pisani, Environmental Engineer IV, Program Supervisor
Groundwater Discharge Program
RIDEM Office of Water Resources
Phone: (401) 537-4151
Email: nicholas.pisani@dem.ri.gov

There is also a general UIC program hotline and email if that's helpful:
Phone: (401) 222-3961
Email: DEM.UIC@dem.ri.gov

Pare Corporation's direct state point-of-contact for this project (whom I believe will be the recipient of the HUD grant):

Rachel Doyle, MS, Director, Business Services
Rhode Island Office of the Postsecondary Commissioner
Phone: (401) 584-4934
Email: rachel.doyle@riopc.edu

If you have any questions, please let us know! In the meantime, we will continue to work with the Town of Westerly and RIOPC on ensuring that we have everything needed for your review!

Thank you and have a great 4th of July!

Arianne Barton
Senior Environmental Scientist

Pare Corporation
8 Blackstone Valley Place
Lincoln, RI 02865
401-334-4100 Office
401-519-6874 Direct
508-446-7796 Mobile
www.parecorp.com



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EPA Region 1 Sole Source Aquifer Project Review Information For Projects Located in ~~Massachusetts~~ Rhode Island

Updated August 2024

Commented [AB1]: Please note that this document was forwarded to me by Ms. Jacobs, who indicated that the EPA is still working on the Rhode Island version but that it would generally be the same as this Massachusetts template. I modified the text of the document in track changes to reflect my expectations of what the Rhode Island version will look like, but this is not the official EPA version of the Rhode Island checklist.

To initiate an EPA SSA Review, please contact:

Kira Jacobs, EPA Region 1, Boston, MA

phone: 617-918-1817

email: jacobs.kira@epa.gov

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Some tips to make the process as efficient as possible:

- ✓ Prior to initiating a project review, it is recommended that the applicant or consultant speak to EPA by phone at the number above. It is recommended that applicants follow up with an email if you do not receive a response in a timely way.
- ✓ Responses to the following questions will assist EPA's Sole Source Aquifer (SSA) Program staff in evaluating whether proposed project has the potential to contaminate a sole source aquifer. EPA may request additional information as necessary. The more detailed response, the faster the review can be completed.
- ✓ Please note that every project is different. Some of the questions below may not apply to every project. Before completing the checklist, please contact EPA if there are questions about what is needed for the review.
- ✓ After the final checklist is received by EPA, every attempt is made to provide a response within 30 days. In recent years, there has been an increase in requests for project review and a decrease in EPA staffing. Thus, it has been taking longer than usual for EPA to complete reviews. If there is a delay or if EPA has any questions, you will be notified.

Checklist to assist in EPA's review:

Date checklist is completed and sent to EPA: [Date]

1. **Background information**
   Provide information regarding:

• name of the proposed project	Education Center Expansion
• the address of the project	83 Tower Street, Westerly, RI 02891
• a detailed map showing the location of the project	See attached Plans
• a groundwater flow map	See attached Plans
• What is the depth of excavation?	[Fill in Response if known]
• construction drawings (if applicable)	See attached Plans
• name of sole source aquifer	Pawcatuck Basin Aquifer System
• any relevant correspondence with other agencies, such as ~~MassDEP~~RIDEM, or local public utilities	RIDEM Verification of Resource Area Delineation, Application No. 23-0134, 7/12/2023
• any environmental site assessments (ESAs) conducted	ASTM Phase I ESA

2. **Provide a 2-3 paragraph project description.**

   The project involves the demolition of an existing building that was most recently utilized as a community center and initially constructed in the 1950's for use as a school. Upon demolition, a new community center will be constructed within the approximate former building footprint. The proposed project will result in a net increase of impervious surface by approximately 55,500 square feet.

Specifically, provide:

a. **The dollar amount (approximate) of Federal funding being provided for this project and the total cost of the project itself**

   Federal Funding: $1,500,000.00
   Total Cost: $30,000,000.00

b. **Source of Federal funding,** (e.g., funding is being provided by the Federal Highway Administration, Housing and Urban Development etc.)

   Housing and Urban Development
   Congressionally Approved Spending

Stormwater Management

3. **Will the project result in any increase of impervious surface? If so, what is the area?**

   Roughly 55,500± ft^2 (~1.28 acres) of additional impervious surface are expected to result from completion of the project.

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4. **Provide a description of how storm water is currently treated on the project site.**

   Two (2) drywells along the southwest side of the building receive roof runoff for infiltration. A rain garden is also present on the southwest portion of the property, though it has not been maintained due to the site being unoccupied since roughly 2020. Surface water across the remainder of the Site is collected by catch basins which discharge to a drain line that traverses the site from Narragansett Avenue to the west to a headwall located on the eastern portion of the site. Stormwater exits the headwall as an intermittent stream which discharges to a spring-fed pond located on the southeast corner of the site.

5. **How will storm water be treated on this site during construction and after the project is complete?**

   Stormwater during construction will be treated in accordance with the Rhode Island Pollutant Discharge Elimination System (RIPDES) Program's Construction General Permit (CGP). Low Impact Development will be utilized to manage much of the stormwater on-site:

   - Construction is primarily limited to previously disturbed portions of the site, and minimal clearing/grading is anticipated as part of project construction.
   - A portion of stormwater that would typically be managed as roof runoff will be absorbed into a green roof system proposed on a portion of the new community center building, reducing the total volume of roof runoff required for infiltration.
   - Stormwater from rooftops, roadways, driveways, and parking lots on other areas of the site will be directed to qualifying pervious areas for infiltration.

Wastewater Management

6. **How will wastewater be disposed of?**

   Wastewater is anticipated to be limited to primarily graywater and cooking/kitchen wash water. All wastewater anticipated to be generated on-site will be managed through the municipal sewer system and, as applicable, plumbing will be equipped with grease traps that will be maintained in accordance with the manufacturer's recommendations.

7. **Will any other liquid or solid waste be generated? If so, how will it be disposed of?**

   No significant quantities of other types of liquid waste are expected to be generated at this time. There is a potential for small (e.g., < 5-gallons/year) quantities of liquid medical waste to be generated depending on the type and frequency of relevant services offered by a prospective tenant of the new community building, which provides certain medical/urgent care services. All medical waste will be managed in accordance with the RIDEM *Medical Waste Regulations* (250 RICR 140-15-1).

Drinking Water

8. **Are there any public or private wells in or near the project site that may provide direct routes for contaminants to access the aquifer?** If yes, please identify the wells and describe how close are the wells to the project. If there are any public water supply wells, is the project located in GA or GAA Classified Groundwater and/or a ~~Zone II~~Wellhead Protection Area? If yes, has the applicant provided details about this project to the local water supplier/water superintendent?

   The project is located in an area of groundwater classified as GA by the RIDEM; however, no public or private drinking water wells exist on the project Site or are known to exist within 500-feet of the Site. The Site is located outside of Westerly's Aquifer Protection Zone and Local Wellhead Protection Zones.

9. **What is the source of drinking water for this project?**

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Municipal potable water is and will be supplied by the Westerly Water Department.

Underground Injection Control (UIC) wells

10. **Does the project require registration of Underground Injection Control (UIC) wells?**

[Fill in Response]

Commented [AB2]: If the proposed building will also use drywells like the ones that are presently at the site, then the answer would be 'yes'

If yes, has the applicant registered the UIC well with ~~MassDEP~~RIDEM? Please provide a copy of any email correspondence with ~~MassDEP~~RIDEM.

- Applicants must apply for UIC registration **before** construction begins, not **after** the construction is complete.
- Any proposed UIC wells need to be approved by ~~MassDEP~~RIDEM. ~~MassDEP~~ RIDEM needs a UIC registration application with the required ~~UIC Stormwater Technical Compliance Form~~documentation outlined therein, such as~~,~~ existing sampling/monitoring data, site plans, and cross-sectional plans showing the proposed UIC well structures.
- For more information, please contact: ~~Joe Cerutti~~Nicholas Pisani, Program Supervisor, RIDEM~~MassDEP~~ Office of Water Resources, Groundwater Discharge/UIC Program ~~Drinking Water Program, UIC program coordinator~~, ~~mobile~~Office Phone: 401-537-4151~~781-465-4123~~, Email: nicholas.pisani@dem.ri.gov, UIC Division Main Phone: (401) 222-6820, UIC Division General Email: DEM.UIC@dem.ri.gov

[Detail Relevant Correspondence & Applications Submitted, as applicable]

Other Potential Source of Contamination:

11. **Are there any underground storage tanks present or to be installed? Include details of such tanks.**

No USTs presently exist at the site, and no USTs are anticipated to be installed in the future. A 5,000-gallon #4 fuel oil UST was formerly used at the site for heating purposes. The UST was removed in 1995 in accordance with applicable UST closure requirements, at which time no evidence of a release was encountered.

12. **Are there any hazardous waste sites in the project area? Do any such waste sites have underground plumes with monitoring wells that may be disturbed?** Include details.

An ASTM Phase I ESA was performed at the site in August 2024, which included a review of environmental listings for the Site and surrounding properties. No groundwater plumes or environmental listings with the potential to have impacted groundwater beneath the property were identified in the Phase I ESA.

13. **Are there any deep pilings that may provide access to the aquifer?**

No, the proposed building will be constructed with a slab-on-grade foundation.

Groundwater Protection Measures:

14. **Are Best Management Practices (BMPs) planned to address any possible risks or concerns?** Please provide a list of BMPs.

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Stormwater during construction and subsequent to project completion shall be managed in accordance with the Rhode Island *Stormwater Management, Design, and Installation Rules* (250 RICR 150-10-8).

15. **Does the project include any improvements that may be beneficial to the aquifer, such as improvements to the wastewater treatment plan?**

    The project will involve modifications to the existing stormwater conveyance systems at the site that will improve treatment and infiltration of stormwater. The existing stormwater management system was initially constructed at the time of building construction in the 1950's, with the most recent modifications known occurring in the 1990's. Current performance standards did not exist in the 1950's and have been greatly improved since the 1990's.

16. **Is there any other information that could be helpful in determining if this project may have an effect on the aquifer?**

    [Fill in Response or Delete/write N/A]

Contact Information for Project Applicant:

Name and position title:	Melissa Davy, Assistant Town Manager
Address:	Town of Westerly 45 Broad Street Westerly, RI 02891
Email:	(401) 338-3111
Phone number:	mdavy@westerlyri.gov
If the letter should be addressed to someone else, please provide their name, position title, and address:	Ms. Rachel Doyle, Director of Business Services Rhode Island Office of the Postsecondary Commissioner 560 Jefferson Blvd Warwick, RI 02886 Phone: 401-584-4934 Email: rachel.doyle@riopc.edu

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