

US EPA ARCHIVE DOCUMENT



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY

Region 1
1 Congress Street, Suite 1100
BOSTON, MA 02114-2023

January 27, 2009

Mr. James Baccala
Baccala Concrete Corporation
100 Armento Street
Johnston, RI 02919

RECEIVED

JAN 28 2009

Dear Mr. Baccala:

R.I.D.E.M.
OFFICE OF WASTE MANAGEMENT

On Tuesday, September 9, 2008, representatives of the U.S. Environmental Protection Agency visited your property located at 100 Armento Street in Johnston, Rhode Island and met with you briefly to discuss the status of EPA's cleanup of the Centredale Manor Superfund Site (the "Centredale Manor Site"), which is located adjacent to your property. This letter follows some questions you have raised during our discussions.

As brief background, the Centredale Manor Site consists of two parcels, 2072 and 2074 Smith Street, encompassing approximately 9.7 acres, as well as sediments and floodplain areas of the Woonasquatucket River from Route 44 southerly to the Allendale Dam and further to an area just below the Lyman Mill Dam. The two parcels, which were previously operated as a chemical company and a barrel refurbisher, are now occupied by the Centerdale Manor and Brook Village apartment buildings. Analysis of soil, sediment, wetlands and flood plain samples at the Centredale Manor Site have revealed elevated levels of hazardous substances, including dioxin, polychlorinated biphenyls, polycyclic aromatic hydrocarbons, and several volatile organic compounds and semi-volatile organic compounds.

You have asked some questions about a property owner's responsibility for cleanup costs. For EPA to establish that a person is liable for Site-related cleanup costs, we must show that there has been a release or threatened release of Site-related hazardous substances and that the person fits into at least one of the following four categories:

1. the current owner or operator of the property at which there has been a release of Site-related contamination;
2. the owner or operator of the property at the time that the Site-related contaminants were disposed of at the property;
3. a party who by contract, agreement or otherwise arranged for disposal or treatment, or arranged with a transporter for transport for disposal or treatment, of Site-related contaminants at the Centredale Manor Site; or



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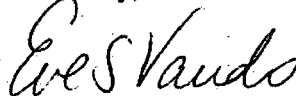
4. a party who accepts or accepted any Site-related contaminants for transport to the Centredale Manor Site for disposal or treatment.

EPA is currently conducting a Feasibility Study at the Centredale Manor Site which is a detailed analysis of the various alternatives that can be used to clean up the Site. Some of the alternatives being evaluated require the use of additional properties for such activities as dewatering; temporary storage; and/or permanent disposal. As part of the Feasibility Study, EPA has been evaluating a number of properties in Johnston and North Providence, including your property, to see if any of the properties would be suitable for any of these activities. EPA has not yet selected a cleanup alternative. In Summer 2009, we expect to issue the Feasibility Study and, within a year, recommend a cleanup alternative which will be published in a Proposed Plan and issued to the public for comment.

Once EPA has selected a cleanup approach, we will be able to determine to what extent your property could be of interest to EPA and/or the parties that may ultimately perform the cleanup. At that time, we will be able to discuss any potential liability protections and property transfer mechanisms which could be incorporated into any agreements. EPA will make every effort to insure a fair process and to protect the interests of all parties.

Your continuing participation in discussions with EPA about this important environmental matter is greatly appreciated. Please call me at (617) 918-1089 if you have any questions.

Sincerely,



Eve Vaudo

cc: Louis Maccarone, RIDEM/
Anna Krasko, EPA
Stacy Greendlinger, EPA

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