SMITHFIELD TOWN COUNCIL MEETING

SMITHFIELD TOWN HALL

OPEN SESSION

TUESDAY
February 6, 2018
CLOSED SESSION

Motion to convene into Closed Session to:
A. Consider, discuss, and act upon matters pursuant to Rhode Island General Laws Sec. 42-46-5(a)(5); Real Estate; to consider and discuss possible acquisition of property by the Town; and
B. Consider, discuss, and act upon matters pursuant to Rhode Island General Laws Sec. 42-46-5(a)(1), Personnel; to interview Benjamin Dodge for possible appointment to a Town Board or Commission.

AGENDA

I. Regular meeting called to order at 7:00 p.m.
II. Prayer
III. Salute to the Flag
IV. Emergency evacuation and health notification
V. Presentations: None
VI. Minutes:
   A. Move that the minutes of the January 16, 2018 Town Council meeting be approved, as recorded.
   B. Move that the minutes of January 16, 2018 Town Council meeting closed session be approved, as recorded, and sealed.
VII. Consider, discuss and act upon the following possible appointments and reappointments:

D. Smithfield Prevention Coalition reappointments (6) with terms expiring December 2018.

E. Smithfield Affordable Housing Advisory Board appointment with a term expiring March 2020.

VIII. Public Hearings:

A. Consider, discuss, and act upon scheduling a public hearing on February 20, 2018 on proposed amendments to Town Ordinance Chapter 193-13, Article IV, Assessor Fees.

B. Consider, discuss, and act upon scheduling a public hearing on March 6, 2018 to solicit comments on the Year Fourteen (14) RIPDES Small MS4 Annual Report.

C. Consider, discuss, and act upon scheduling a public hearing on March 6, 2018 to consider amendments to the Comprehensive Community Plan involving a change of responsibility for the review of all Comprehensive Permit applications from the Zoning Board of Review to the Planning Board.

D. Conduct a Show-Cause Hearing to consider the possible suspension, revocation, or other sanction regarding the listed Liquor License due to expiration, non-renewal or non-compliance with the conditions of renewal:
   1. Rocco’s LLC d/b/a “Rocco’s Pub & Grub”, 55 Douglas Pike, Unit 101

IX. Licenses and Permits:

A. Consider approving the annual renewal of one (1) Weapon License, as applied, subject to compliance with all State regulations and local ordinances.

X. Old Business: None

XI. New Business:

A. Consider, discuss, and act upon acceptance of a land donation of Plat 40, Lot 450 in the vicinity of Twin River Road.

B. Consider, discuss, and act upon approving Amendment #16 for Group Annuity Contract 2484 with John Hancock Life Insurance Company for the Police and Fire Pension Funds.
C. Consider, discuss, and act upon approving a provisional asset allocation for the Police and Fire Pension Funds.
D. Consider, discuss, and act upon adopting a Resolution authorizing, approving, and directing the employment of certain law firms to represent the Town in potential litigation against contributors of opioid addiction crisis.
E. Consider, discuss, and act upon referring a project to the Economic Development Commission to research a potential redevelopment agency.

XII. Public Comment

XIII. Announce any closed session votes required to be disclosed pursuant to Rhode Island General Laws, Sec. 42-46-4.

XIV. Adjournment.

AGENDA POSTED: FRIDAY, FEBRUARY 2, 2018

The public is welcome to any meeting of the Town Council or its sub-committees. If communication assistance (readers/interpreters/captions) or any other accommodation to ensure equal participation is needed, please contact the Smithfield Town Manager’s office at 401-233-1010 at least forty-eight (48) hours prior to the meeting.
MINUTES OF SMITHFIELD TOWN COUNCIL MEETING
Date: Tuesday, January 16, 2018
Place: Smithfield Town Hall
Time: 6:15 P.M.

Present: Town Council President Paul M. Santucci
Town Council Vice-President Alberto J. LaGreca, Jr.
Town Council Member Maxine A. Cavanagh
Town Council Member Suzanna L. Alba
Town Council Member T. Michael Lawton
Town Solicitor Patricia A. Buckley, Esq.
Town Manager Randy R. Rossi
Town Clerk Carol A. Aquilante

Motion is made by Council Vice-President LaGreca, seconded by Council member Lawton, to consider, discuss and act upon matters pursuant to Rhode Island General Laws Sec. 42-46-5(a)(2), Existing Litigation; Consider, discuss and act upon matters pursuant to Rhode Island General Laws Sec. 42-46-5(1)(1) Personnel; to interview Paul Perrotti and Derek Tomka for possible appointments to a Town Board or Commission and Consider, discuss and act upon matters pursuant to Rhode Island General Laws Sec. 42-46-5(a)(5) Real Estate: Acceptance of a Land Donation. Motion is approved by a unanimous 3/0 vote. Town Clerk Aquilante takes a roll call vote of each Town Council member’s vote to convene the Closed Session. Council member Cavanagh and Council member Alba arrive after the Executive Session was convened.

Council President Santucci calls the Tuesday, January 16, 2018 Smithfield Town Council meeting to order at 7:04 p.m.

II. Town Council President Santucci offers a prayer.

III. Town Council President Santucci conducts a salute to the flag.

IV. The Emergency Evacuation and Health Announcement is made by Town Manager Randy Rossi.

V. Presentation:

A. State of the Town Address by Town Council President Santucci

Council President Santucci reads the State of the Town Address and explains this address is seen through his lens and not the lenses of the entire Town Council.

*see supporting documentation attached.

VI. Minutes:

A. Move that the minutes of the December 18, 2017 Town Council work session be approved, as recorded.

Motion is made by Council member Lawton, seconded by Council Vice-President LaGreca,
that the minutes of the December 18, 2017 Town Council Work Session be approved, as recorded. **Motion is approved by a unanimous 5/0 vote.**

B. **Move that the minutes of the December 19, 2017 Town Council work session be approved, as recorded.**

   **Motion** is made by Council Vice-President LaGreca, seconded by Council member Lawton, that the minutes of the December 18, 2017 Town Council Work Session be approved, as recorded. **Motion is approved by a unanimous 5/0 vote.**

C. **Move that the minutes of the December 19, 2017 Town Council meeting be approved, as recorded.**

   **Motion** is made by Council Vice-President LaGreca, seconded by Council member Cavanagh, that the minutes of the December 19, 2017 Town Council meeting be approved, as recorded. **Motion is approved by a unanimous 5/0 vote.**

D. **Move that the minutes of December 19, 2017 Town Council meeting closed session be approved, as recorded, and sealed.**

   **Motion** is made by Council member Alba, seconded by Council Vice-President LaGreca, that the minutes of the December 19, 2017 Town Council meeting closed session be approved, as recorded, and sealed. **Motion is approved by a unanimous 5/0 vote.**

VII. Consider, discuss and act upon the following possible appointments and reappointments:

A. **Smithfield Housing Authority reappointment with a term expiring January 2023.**

   **Motion** is made by Council member Lawton, seconded by Council member Cavanagh, that the Smithfield Town Council hereby reappoints Alfred Groccia to the Smithfield Housing Authority Review with a term expiring January 2023. **Motion is approved by a unanimous 5/0 vote.**

B. **Smithfield Board of Assessment Review reappointment with a term expiring January 2020.**

   **Motion** is made by Council Vice-President LaGreca, seconded by Council member Cavanagh, that the Smithfield Town Council hereby reappoints Dennis Flis to the Smithfield Board of Assessment Review with a term expiring January 2020. **Motion is approved by a unanimous 5/0 vote.**

C. **Smithfield Tree Warden reappointment with a term expiring December 2018:**

   - Raymond Olson (reappointment)
Motion is made by Council member Alba, seconded by Council Vice-President LaGreca, that the Smithfield Town Council hereby reappoints Raymond Olson as the Smithfield Tree Warden with a term expiring December 2018. Motion is approved by a unanimous 5/0 vote.

VIII. Public Hearings:

A. Consider scheduling a Public Hearing on February 6, 2018 to amend Article 12, “Comprehensive Permit for Low and Moderate Income Housing”, of the Smithfield Zoning Ordinance and refer the amendment to the Town Planner, the Town Engineer and the Planning Board for recommendation pursuant to Article 11, Sec. 11.1, A of the Zoning Ordinance.

Upon further discussion the Town Council members agree to change the scheduled date of the Public Hearing to February 20, 2018.

Motion is made by Council Vice-President LaGreca, seconded by Council member Alba, that the Smithfield Town Council schedules a Public Hearing on February 20, 2018 to amend Article 12 “Comprehensive Permit for Low and Moderate Income Housing”, of the Smithfield Zoning Ordinance and refer the amendment to the Town Planner, the Town Engineer and the Planning Board for recommendation pursuant to Article 11, Sec. 11.1, A of the Zoning Ordinance. Motion is approved by a unanimous 5/0 vote.

B. Conduct a Public Hearing to consider the renewal of the Intoxicating Beverage Licenses, as listed, as applied, subject to compliance with all State regulations, local ordinances, and a Certificate of Good Standing from the RI Division of Taxation.

INTOXICATING BEVERAGE LICENSE RENEWALS 2017-2018

CLASS B-VICTAULLER BEVERAGE LICENSES

1. Richard J. Conti d/b/a “Café Centro”, 566 Putnam Pike
2. Tavern on the Water, LLC d/b/a “Tavern on the Water”, 743 Putnam Pike
   (approved for outdoor bar service)

CLASS B-V LIMITED BEVERAGE LICENSE

1. AKR Corporation d/b/a “Tony’s Pizza Palace”, 200 Pleasant View Avenue
2. Olga’s Famous Pizza, Inc. d/b/a “Famous Pizza”, 343 Waterman Avenue

CLASS D-CLUB BEVERAGE LICENSE

1. Portuguese American Social & Athletic Club, 40 Fenwood Avenue

Council President Santucci opens the Public Hearing.
Council President Santucci closes the Public Hearing.

**Motion** is made by Council Vice-President LaGreca, seconded by Council member Cavanagh, that the Smithfield Town Council approve the renewal of the following Intoxicating Beverage Licenses, as listed, as applied, subject to compliance with all State regulations, local ordinance and a Certificate of Good Standing from the RI Division of Taxation.

**INToxicating BEVERAGE LICENSE RENEWALS 2017-2018**

**CLASS B-VICTAULLER BEVERAGE LICENSES**

1. Richard J. Conti d/b/a “Café Centro”, 566 Putnam Pike
2. Tavern on the Water, LLC d/b/a “Tavern on the Water”, 743 Putnam Pike (approved for outdoor bar service)

**CLASS B-V LIMITED BEVERAGE LICENSE**

1. AKR Corporation d/b/a “Tony’s Pizza Palace”, 200 Pleasant View Avenue
2. Olga’s Famous Pizza, Inc. d/b/a “Famous Pizza”, 343 Waterman Avenue

**CLASS D-CLUB BEVERAGE LICENSE**

1. Portuguese American Social & Athletic Club, 40 Fenwood Avenue

**Motion is approved by a unanimous 5/0 vote.**

IX. Licenses and Permits:

A. **Consider approving the renewal of one (1) Entertainment License, as applied, subject to compliance with all State regulations and local ordinances:**

1. Tavern on the Water, LLC d/b/a “Tavern on the Water”, 743 Putnam Pike

**Motion** is made by Council Vice-President LaGreca, seconded by Council member Cavanagh, that the Smithfield Town Council approve the renewal of one (1) Entertainment License, as applied, subject to compliance with all State regulations and local ordinances.

1. Tavern on the Water, LLC d/b/a “Tavern on the Water”, 743 Putnam Pike

**Motion is approved by a unanimous 5/0 vote.**

B. **Consider approving the renewal of one (1) Special Dance License, as applied, subject to compliance with all State regulations and local ordinances:**

1. Tavern on the Water, LLC d/b/a “Tavern on the Water”, 743 Putnam Pike
Motion is made by Council Vice-President LaGreca, seconded by Council member Lawton, that the Smithfield Town Council approve the annual renewal of one (1) Special Dance License, as applied, subject to compliance with all State regulations and local ordinances:

1. Tavern on the Water, LLC d/b/a “Tavern on the Water”, 743 Putnam Pike

Motion is approved by a unanimous 5/0 vote.

C. Consider approving the annual renewal of one (1) Private Detective License, as applied, subject to compliance with all State regulations, local ordinances and final approval by the Smithfield Police Chief.

1. Mark A. Matteo, 12 Mountaindale Road

Motion is made by Council Vice-President LaGreca, seconded by Council member Alba, that the Smithfield Town Council approve the annual renewal of one (1) Private Detective License, as applied, subject to compliance with all State regulations, local ordinances, and final approval by the Smithfield Police Chief.

1. Mark A. Matteo, 12 Mountaindale Road

Motion is approved by a unanimous 5/0 vote.

X. Old Business: None

XI. New Business:

A. Consider authorizing a Request for Proposals for Actuarial Services.

Town Manager Rossi explains that the Town is continuing its efforts in addressing the Police and Fire Pension Funds and the next phase of the process is to issue an RFP for actuarial services. Town Manager Rossi further explains that this RFP will allow the Town to reign in the exorbitant fees for Actuarial Services and look to gain a fresh perspective of the plans. Town Manager Rossi states that additionally the Town included the Actuarial Services for the Town’s Other Post-Employment Benefits Fund in the RFP to keep all of the fiduciary funds under the same firm.

Motion is made by Council Vice-President LaGreca, seconded by Council member Cavanagh, that the Smithfield Town Council authorizes the advertisement of an RFP for Actuarial Services. Motion is approved by a unanimous 5/0 vote.

B. Consider authorizing a Request for Proposals for a Statistical Revaluation of Real Property.

Drew Manlove, Tax Assessor, is seeking authorization to issue a Request for Proposal for
revaluation of real property. Tax Assessor Manlove explains that Rhode Island State Law requires that the Town of Smithfield conduct a statistical revaluation for the assessment date of 12/31/2018. Tax Assessor Manlove further explains that the funds have been set aside annually for the purpose of conducting triennial revaluations.

Motion is made by Council Vice-President LaGreca, seconded by Council member Alba, that the Smithfield Town Council authorizes the Assessor to issue a Request for Proposal for the purpose of a Statistical Revaluation in 2018. **Motion is approved by a unanimous 5/0 vote.**

C. **Consider, discuss, and act upon proposed tax abatements in the amount of $244,316.61 as recommended by the Tax Assessor.**

Tax Assessor Manlove explains that abatements are due to status and valuation appeals of real estate, tangible personal property, and motor vehicles. Tax Assessor Manlove further explains that the Tax Collector has also asked that $181,275 be abated for uncollectible taxes.

The following are the financial impacts:
Abatements= $244,316.61  
Refunds = $ 2,818.66 (included in Abatement total)

Council member Cavanagh asks about the $181,275.41 amount. Tax Assessor Manlove replies that that amount is included in the $244,316.61 amount.

Motion is made by Council member Cavanagh, seconded by Council Vice-President LaGreca, that the Smithfield Town Council approve the Tax Abatements in the amount of $244,316.61. **Motion is approved by a unanimous 5/0 vote.**

D. **Consider, discuss, and act upon a proposed one year extension for the purchase of gasoline and diesel fuel by the Department of Public Works through the Rhode Island Purchasing Agents Association.**

Town Manager Rossi explains that a few years ago the Town of Smithfield on behalf of the RI Municipal Purchasing Agent Association went out to bid for unleaded gasoline and diesel fuel. Town Manager Rossi further explains that the RI Municipal Purchase Agent Association has agreed to extend the existing contract previously negotiated through June 30, 2018. Town Manager Rossi states that Peterson Oil and Superior Plus also agreed to hold their prices as negotiated and the association did not approve the extension of Santa Buckley because Santa Buckley requested an increase in the previously negotiated contract price from $0.0409 to $0.0879. Town Manager Rossi further states that it is his recommendation that the Department of Public Works an extension agreement by the RI Municipal Purchasing Agent Association until June 30, 2018 be granted to continue purchasing from Peterson Oil and Superior Plus. The Town of Smithfield will use Superior Plus for diesel fuel at a price of $0.0321 and Peterson Oil for unleaded gasoline at a price of $0.0500.

Motion is made by Council Vice-President LaGreca, seconded by Council member Lawton,
that the Smithfield Town Council authorizes the Public Works Director to continue to buy fuel through the RI Municipal Purchasing Agent Associations extended contract pricing from Superior Plus (diesel @ $0.0321) and Peterson Oil (unleaded @ $0.0500) through June 30, 2018. These factors will be applied to the lowest daily prices published by the Oil Price Information Services. **Motion is approved by a unanimous 5/0 vote.**

**E. Consider, discuss, and act upon authorizing the Smithfield Fire Department to accept the RI State Homeland Security Grant Award in the amount of $76,000.00.**

Fire Chief Seltzer explains that before the Town Council this evening is an award notification for a R.I. State Homeland Security Grant Award that the Smithfield Fire Department has received. Chief Seltzer explains that the grant is for the purchase of radio equipment that will be added to the current dispatch center for multiple radio channel operations and to improve communications with mutual aid fire companies. Chief Seltzer states that the total grant award is $76,000 of which the grant cover 100% of the cost of the project and the grant award number from the R.I. Emergency Management Agency is 34-02-2015 SHSP. Chief Seltzer also states that the grant award is from fiscal year 2015, and is leftover money from that year that is funding their project request.

Motion is made by Council member Alba, seconded by Council Vice-President LaGreca, that the Smithfield Town Council authorizes the Smithfield Fire Department to accept the R.I. State Homeland Security Grant Award, award no. 34-02-2015 SHSP, in the amount of $76,000. **Motion is approved by a unanimous 5/0 vote.**

**F. Consider, discuss, and act upon authorizing the School Department to submit the Stage II Application to RIDE.**

Judy Paolucci, School Superintendent, addresses and explains that the School Department is seeking an authorization from the Town Council members to submit the Stage II Application to the Rhode Island Department of Education. Superintendent Paolucci states that the application needs to be submitted by February 1, 2018.

Paul Aiello, Town resident, requests to be heard on this matter, stating that this bond issue will have a major effect on the Smithfield taxpayers.

Council President Santucci explains that School Department will be holding various meeting with the residents of the Town to discuss their concerns.

Superintendent Paolucci confirms that the School Department plans to hold continuous meetings regarding the proposed future bond issue.

**Motion** is made by Council member Alba, seconded by Council Vice-President LaGreca, that the Smithfield Town Council hereby authorizes the School Department to submit the Stage II Application to RIDE. **Motion is approved by a unanimous 5/0 vote.**
G. Consider, discuss, and act upon authorizing Phase 1 for Exercise Equipment in the amount of $18,822.91 through the Massachusetts Higher Education Consortium for the Physical Training Room at the Police Department.

Richard St. Sauvuer, Jr. Police Chief, addresses the Town Council requesting the purchase of exercise equipment for the department’s new Physical Training Room from Gym Source through the MHEC master prices agreement. Chief St. Sauveur states that the cost for this equipment is $18,822.19 and is being funded through the Smithfield Police Department Expansion/Renovation Bond.

Motion is made by Council Vice-President LaGreca, seconded by Council member Cavanagh, that the Smithfield Town Council authorizes the purchase of exercise equipment for the Smithfield Police Department Physical Training Room from Gym Source through the Massachusetts Higher Education Consortium (MHEC) contract pricing in the amount of $18,822.91 funded through the Police Department of Expansion/Renovation Bond. Motion is approved by a unanimous 5/0 vote.

H. Consider, discuss, and act upon awarding a bid as a sole source to Pictometry International Corp. for a six year contract in the total amount of $52,828.00 for a Pictometry update.

Suzanne Kogut, Town employee, states that she is requesting consideration for request to approve competitive bid exemption for sole source and award contract to Pictometry International Corporation. Ms. Kogut explains that Pictometry International Corporation is the current vendor providing undistorted geo-registered oblique digitally collected imagery in the United States. Ms. Kogut further explains that the product has many registered patents and in 2014 the Town contracted to provide imagery to the Town of Smithfield, which is currently being used. Mr. Kogut also states that this imagery is three (3) years old and in need of an update as the Town will be performing a statistical revaluation in 2018. Ms. Kogut further explains that this program is being utilized by the Tax Assessor’s Office, Police Department, Fire Department, Planning and Engineering, and the current data is becoming less effective due to the age of the data. Ms. Kogut states that the Smithfield GIS Committee has unanimously voted to accept the proposal by Pictometry International Corp., based on its proprietary software which allows the Town to view and analyze three (3) previous flyovers, which are valuable. Ms. Kogut further states that it is also recommended the Town do a multi-year contract to avail ourselves of the discounts, and addition, with a multi-year contract, Pictometry will provide its Disaster Response Program. Ms. Kogut explains that GIS monies have already been appropriated in the current budget. The current proposal, utilizing the multi-year discount, is a decrease over the last flyover three (3) years ago and includes an additional building outline file.

Council member Lawton asks if this is the only company for these services. Ms. Kogut replies that Pictometry is not the only company, but, they are the only company with the software for flyovers.
Fire Chief Seltzer explains that their dispatch center uses it regularly.

**Motion** is made by Council member Lawton, seconded by Council member Cavanagh, that the Smithfield Town Council approve the competitive bid exemption for sole source and award the contract to Pictometry International Corp. for six (6) six years not to exceed $52,828.00. **Motion is approved by a unanimous 5/0 vote.**

**XII. Public Comment**

Paul Aiello, Town resident, states that the Town should not be allowed to have a bond issue for this year’s election. Mr. Aiello also states that by adding an additional $41 million dollars to the budget would place the Town in a great deal of debt. Mr. Aiello explains that the Financial Review Commission should examine this issue and what its impact would be on the Town budget. Mr. Aiello also explains that the interest to the Town would be a 3% to 4% increase compounded. Mr. Aiello further explains that it makes absolutely no business sense for this bond amount and according to the Town Charter, the Town Council has the right to deny the bond issue for the ballot, and he encourages them to do so, for the sake of the taxpayers.

Jackson Despres, Town resident, asks Council President Santucci why he allowed Mr. Aiello more than five (5) minutes.

Council President Santucci apologizes for not setting the timer.

Thomas Robitaille, Town resident, states that the Town should be reviewing the application, because he believes their enrollment figures are incorrect and overstated. Mr. Robitaille would also like to know if the Financial Review Commission is in favor of this bond issue.

Joseph O’Connor, Town resident, reads his own personal State of address and does not agree with Council President Santucci, regarding Town residents not being allowed to speak on agenda items.

Donald Brown, Town resident, believes that anyone should be allowed to speak on agenda items. Mr. Brown states that anyone should be allowed to speak and voice their concerns on each and every agenda item.

Jackson Despres, Town resident refers to Sec. 21 of the Rules of Procedure, because they were never modified, regarding discussions of agenda items during the Town Council meetings.

**XIII. Announce any closed session votes required to be disclosed pursuant to RI General Laws, Sec. 42-46-4.**

Council President Santucci announces that there was no votes taken in Executive Session.

**XIV. Adjournment.**

**Motion** is made by Council member Alba, seconded by Council member Lawton, to adjourn the meeting. **Motion is approved by a unanimous 5/0 vote.**
Meeting adjourns at 8:22 P.M.

[Signature]

Town Clerk
PLEASE SEE CLOSED SESSION MINUTES ENVELOPE
MEMO - AGENDA ITEM COVER SHEET

Date: January 29, 2018
To: Smithfield Town Council
From: Drew Manlove, Assessor
Re: Schedule Public Hearing— Amendment to Town Ordinance §193-13

BACKGROUND
A public hearing is needed to make amendments to town ordinance §193-13. The town ordinance outlining assessor fees was last amended in 2004 and is in need of an update to become compatible with current law, technology, and business practices.

FINANCIAL IMPACT
The recommended changes are expected to have little to no financial impact, as most amendments are altering fees for services that are either no longer offered or prohibitively overpriced.

ATTACHMENTS
None

MOTION
Move to schedule a public hearing on amendments to Town Ordinance Chapter 193-13, Article IV, Assessor Fees for Tuesday, February 20, 2018.
§193-13 Fees.

The following fees under this article shall apply:

A. Copy of 11 inches by 17 inches Tax Assessor plat map: $100. Printed copies of public records, including, but not limited to, property records cards, 8.5 inches by 11 inches maps, and 11 inches by 17 inches maps:

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<thead>
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<th>Pages</th>
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<tr>
<td>1-9</td>
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<td>$3.00</td>
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<tr>
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</table>

and $1.00 for each additional ten (10) pages thereafter

B. Copy of 23 inches by 40 inches Tax Assessor plat map: $175. Printed 23 inches by 40 inches maps: $20.00 per page

C. Tangible labels: $50.

DC. GIS fees:

(1) This price list is for a digital plan and topographic information for undeveloped land from the Smithfield GIS:

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<tr>
<th>Acres</th>
<th>Total Charge to Property Owner</th>
<th>Data Processing, Editing and Materials Fees to Town Surveyor</th>
<th>Balance of Fee to Town to Recoup Cost of GIS</th>
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<td>Disclosure 2</td>
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<tr>
<td>Above 450</td>
<td>$15,700</td>
<td>$2,700</td>
<td>$13,000</td>
</tr>
</tbody>
</table>

Note: Includes horizontal and vertical control; must be tied into Town horizontal datum (NAD 83, State Plane) and vertical datum (NAVD 88, Mean Sea Level). These are to be obtained from the Town Surveyor.

(2) A hard copy of the GIS information without topographic data: $25.

(31) Radius map and abutters list for owner-occupied one- to three-family dwellings (with mailing labels): $25 for up to 30 abutters, plus $1 for each additional abutter. Property owner must provide application and/or permit to obtain radius map and abutters list.

(42) Radius map and abutters list for other multifamily/commercial/industrial uses (with mailing labels): $250-$50 for up to 60 abutters, plus $1 for each additional abutter. Property owner must provide application and/or permit to obtain radius map and abutters list.

(5) Data inquiries:

(a) The minimum fee for all data requests shall be as follows:


(6) GIS maps: $5 for a basic map. There will be a charge of $5 for each additional layer of data requested.

(73) With approval of the Financial Town Meeting, all fees generated from the sale of GIS data shall be deposited into Account #7387 in order to supplement funds needed to maintain the GIS system.

D. Other inquiries may require additional fees for the cost of search and retrieval of public documents. Fees will be charged in compliance with Rhode Island Access to Public Records Law (RI 38-2-4).
§193-13 Fees.

The following fees under this article shall apply:

A. Printed copies of public records, including, but not limited to, property records cards, 8.5 inches by 11 inches maps, and 11 inches by 17 inches maps:

1-9 pages Free
10-19 pages $1.00
20-29 pages $2.00
30-39 pages $3.00
40-49 pages $4.00

and $1.00 for each additional ten (10) pages thereafter

B. Printed 23 inches by 40 inches maps: $20.00 per page

C. GIS fees:

(1) Radius map and abutters list for owner-occupied one- to three-family dwellings (with mailing labels): $25 for up to 30 abutters, plus $1 for each additional abutter. Property owner must provide application and/or permit to obtain radius map and abutters list.

(2) Radius map and abutters list for other multifamily/commercial/industrial uses (with mailing labels): $50 for up to 60 abutters, plus $1 for each additional abutter. Property owner must provide application and/or permit to obtain radius map and abutters list.

(3) With approval of the Financial Town Meeting, all fees generated from the sale of GIS data shall be deposited into Account #7387 in order to supplement funds needed to maintain the GIS system.

D. Other inquiries may require additional fees for the cost of search and retrieval of public documents. Fees will be charged in compliance with Rhode Island Access to Public Records Law (RI 38-2-4).
A. Copy of 11 inches by 17 inches Tax Assessor plat map: $100.
Recommended Action: Replace with fee schedule for copies of 8.5x11 and 11x17 records
Explanation: Plat maps are now accessible for free on the town’s website. Charges for printed copies of public records are restricted by RI 38-2-4.

B. Copy of 23 inches by 40 inches Tax Assessor plat map: $175.
Recommended Action: Amend fee from $175 to $20 per page
Explanation: Amended fee covers printing, material, and labor costs associated with printing oversized documents.

C. Tangible labels: $50.
Recommended Action: Remove
Explanation: Printed mailing labels are not a service offered by the assessor’s office, with the exception of those accompanying certified abutters lists, detailed below.

D. GIS fees:
(1) This price list is for a digital plan and topographic information for undeveloped land from the Smithfield GIS:
Recommended Action: Remove section and price list.
Explanation: The topographic data referenced in this section is obsolete. The town does not currently maintain a topographic GIS data layer.

(2) A hard copy of the GIS information without topographic data: $25.
Recommended Action: Remove
Explanation: GIS shapefile data can be shared as easily as emailing compressed data (ZIP file) to organizations requesting the information. Hard copies are no longer relevant to the assessor’s workflow.

(4) Radius map and abutters list for other multifamily/commercial/industrial uses (with mailing labels): $250 for up to 60 abutters, plus $1 for each additional abutter. Property owner must provide application and/or permit to obtain radius map and abutters list.
Recommended Action: Amend fee from $250 to $50
Explanation: $250 is excessive and does not accurately represent the additional material and labor expended to complete an abutters list for a commercial property as compared to a residential property.

(5) Data inquiries:
(a) The minimum fee for all data requests shall be as follows:
Recommended Action: Remove sections [1] and [2]
Explanation: Physical media such as CDs and DVDs are no longer relevant to the assessor’s workflow, as data is easier and cheaper to transfer electronically. Data inquiries will be fulfilled in compliance with RI 38-2.
(6) GIS maps: $5 for a basic map. There will be a charge of $5 for each additional layer of data requested.
Recommended Action: Remove
Explanation: GIS maps are now accessible for free on the town’s website. Charges for printed copies of public records are restricted by RI 38-2-4. GIS maps will be offered according to the new fee schedule in section A.

D. Other inquiries may require additional fees for the cost of search and retrieval of public documents. Fees will be charged in compliance with Rohde Island Access to Public Records Law (RI 38-2-4).
Recommended Action: Add
Explanation: This language is meant to reinforce and acknowledge compliance with superseding state law.

(a) Subject to the provisions of § 38-2-3, a public body must allow copies to be made or provide copies of public records. The cost per copied page of written documents provided to the public shall not exceed fifteen cents ($0.15) per page for documents copyable on common business or legal size paper. A public body may not charge more than the reasonable actual cost for providing electronic records or retrieving records from storage where the public body is assessed a retrieval fee.

(b) A reasonable charge may be made for the search or retrieval of documents. Hourly costs for a search and retrieval shall not exceed fifteen dollars ($15.00) per hour and no costs shall be charged for the first hour of a search or retrieval. For the purposes of this subsection, multiple requests from any person or entity to the same public body within a thirty (30) day time period shall be considered one request.

(c) Copies of documents shall be provided and the search and retrieval of documents accomplished within a reasonable time after a request. A public body upon request, shall provide an estimate of the costs of a request for documents prior to providing copies.

(d) Upon request, the public body shall provide a detailed itemization of the costs charged for search and retrieval.

(e) A court may reduce or waive the fees for costs charged for search or retrieval if it determines that the information requested is in the public interest because it is likely to contribute significantly to public understanding of the operations or activities of the government and is not primarily in the commercial interest of the requester.

History of Section.
MEMORANDUM

TO: Smithfield Town Council

FROM: Nicole M. Chellel, Engineering Aide/GIS Specialist

RE: RIPDES Small MS4 Annual Report, Year 14
Request for a Public Hearing on March 6, 2018

Honorable Council:

SUBJECT:

Request that a public hearing be scheduled on March 6, 2018 for comments on the Year Fourteen (14) RIPDES Small MS4 Annual Report, in the event that twenty-five (25) or more people express interest or have comments about the report.

BACKGROUND:

The Storm Water Phase II RIPDES Regulations became effective on March 10, 2003 and an annual report is due on March 9th each year thereafter. The Phase II regulated communities are required to reduce the discharge of pollutants from their storm sewer system to the “maximum extent practicable” to protect water quality. Regulated communities have developed and implemented a Stormwater Management Program Plan (SWMPP) that consists of Best Management Practices (BMPs) for six minimum control measures. These six minimum control measures consist of the following:

1. **Public Education and Outreach**, which is the distributing of educational materials and performing outreach to inform the public about water quality impacts of polluted stormwater runoff.

2. **Public Involvement / Participation**, which is providing opportunities for the public to participate in program development and implementation, including effectively publicizing hearings, workshops and encouraging citizen participation in the monitoring of potential pollution and illicit discharges.

3. **Illicit Discharge Detection and Elimination**, which is developing and implementing a plan to detect and eliminate illicit discharges to the storm sewer system, including map development of the storm drainage system and informing the public about hazards associated with illegal discharges and improper waste disposal.
4. **Construction Site Stormwater Runoff Controls**, which is developing, implementing and enforcing an erosion and sediment control program for construction activities that disturb more than 1 acre of land.

5. **Post-construction Stormwater Management**, which is developing, implementing and enforcing a program to address discharges of post-construction stormwater runoff from new development and re-development areas through the use of non-structural BMPs.

6. **Pollution Prevention/Good Housekeeping for Municipal Operations**, which is developing and implementing a program to reduce and prevent non-point source pollutant loadings from municipal operations, including training of municipal staff on pollution prevention measures (i.e., street sweeping, reduction in use of street salt and annual catch basin cleaning to name a few).

**FINANCIAL IMPACT:**

The annual report is a cumbersome report to complete and many municipalities contract this task out to consultants. Smithfield Engineering Department has prepared these reports for the last thirteen years.

The cost of completing the requirements imposed by RIDEM and EPA for the Phase II Storm Water Mandate increases each year, as additional requirements are introduced.

Currently, the Smithfield Engineering Department has $30,000 budgeted in FY18 to meet the mandated of the Phase II Stormwater Permit. These funds are used for a variety of stormwater related tasks such as stormwater sampling and testing, permit amendments, drain line CCTV and cleaning and future planning of pollution control best management practices.

**BENEFITS & ACHIEVEMENTS:**

The RIPDES Phase II Stormwater Management Program Plan requires annual succession of stormwater rules, regulations, inspections and maintenance.

These are a few benefits and achievements the Town has gained during Year Fourteen (14):

- The Engineering Department has updated the mapping of Town owned and maintained drainage systems using a handheld GPS unit and GIS inventory which have laid the ground work for the development of a drainage system asset management program. DPW can more effectively schedule inspections and maintenance of all the stormwater collection systems. In addition, this information has been edited and prepared for the use into the publicly available online GIS map tool.

- During the mapping of the Town’s drainage system, a comprehensive inspection was completed for each drainage structure and associated pipe connections. The following are some of the benefits from this task:
  - Unknown and clogged drainage systems were further identified, cleaned and brought back to proper operation, ending long standing drainage problems town wide in many areas.
  - Identification, inspection and logging of RIDOT and town outfalls.
  - Identification of interconnections of the drainage systems between Town, State and private properties with some suspect connections being monitored for illicit discharges.
  - Some structures found to be in hazardous condition were rebuilt by DPW crews.

- Drainage outfalls and stormwater management areas were inspected annually. New drainage outfalls were inspected twice a year, once each during the high and low water table periods. Water
samples from each outfall was then collected and tested for possible illicit discharges into the Town’s stormwater collection system.

PUBLIC NOTICE
In accordance with the Phase II Storm Water Regulations for the Year Fourteen (14) RIPDES MS4 Annual Report, the Town of Smithfield will place advertisements in the local newspaper notifying the public that the report is available for review and comment. If the Town of Smithfield receives a request from twenty-five (25) or more people, a governmental agency, a subdivision or an association having no less than twenty-five (25) members on or before 4:00 PM, March 2, 2018 a public hearing will be required at the March 6th Town Council meeting.

MOTION
Move that the Smithfield Town Council schedule a public hearing at the March 6, 2018 Town Council meeting to address and finalize any comments on the RIPDES small MS4 Annual Report for Year 14. If no public comment is submitted, as outlined above, a public hearing will not be required.

cc: Randy Rossi, Town Manager
    Gary Tikoian, Public Works Director
TOWN OF SMITHFIELD  
PUBLIC NOTICE OF PUBLIC HEARING  
DRAFT RIPDES PHASE II STORMWATER ANNUAL REPORT

A draft Phase II Stormwater Annual Report, prepared in accordance with the Rhode Island Pollution Discharge Elimination System (RIPDES) program general permit for facilities operated by regulated small municipal separate storm sewer systems (MS4s), will be available for review at the Town Engineer’s Office and at the Town’s website starting February 16, 2018. A copy of the Stormwater Management Program Plan (SWMPP) will also be available for review at the Town Engineer’s Office.

RIPDES Permit No.: RIR040034

Copies of the Phase II Stormwater Year Fourteen (14) Annual Report may be obtained at no cost by visiting the Town’s website at smithfieldri.com/engineer and follow the links for the RIPDES Small MS4 Annual Report.

For any questions, contact:

   Engineering Department  
   Town of Smithfield  
   64 Farnum Pike  
   Smithfield, RI 02917  
   Telephone Number: (401) 233-1041

The administrative record containing all documents is on file and may be inspected by appointment at the Town Engineer’s Office mentioned above between 8:30 a.m. and 4:00 p.m., Monday through Friday, except holidays. **Should public comments be received, in writing on or before 4:00 p.m. March 2, 2018, a public hearing will be scheduled for the March 6, 2018 Town Council meeting at 7:00 p.m. in the Smithfield Town Hall.**
DATE: January 29, 2018

TO: Smithfield Town Council

FROM: Michael Phillips, Town Planner

RE: Proposed amendments to the Comprehensive Community Plan

As recommended by the Solicitor’s office and in Compliance with R.I.G.L. §45-53-4, an amendment to the Comprehensive Community Plan changing the responsibility for review of all Comprehensive Permit applications from the Zoning Board of Review to the Planning Board is proposed. The Planning Board will be designated the “Local Review Board” and will assume all responsibility for every stage of review of Comprehensive Permit applications. The amendment is required because there are specific references in the Plan about the responsibility for review of Comprehensive Permit Applications. A separate public hearing will be conducted to consider a corresponding amendment to the Zoning Ordinance.

Recommended Motion: Schedule a Public Hearing on March 6th to consider amendments to the Comprehensive Community Plan that change the responsibility for review of all Comprehensive Permit applications from the Zoning Board of Review to the Planning Board.
Those sections of Comprehensive Community Plan, Town of Smithfield, Rhode Island, adopted by the Smithfield Town Council on May 3, 2016, entitled Land Use, Affordable Housing; entitled Housing, Low and Moderate Income Housing Strategies, Recommended Strategies, Strategy 2; and entitled Housing, Low and Moderate Income Housing Strategies, Implementing the Strategies, are hereby amended to read as follows:

**LAND USE**

**Affordable Housing**

In 2002, the State amended the Rhode Island Low and Moderate Income Housing Act (LMI Act) allowing developers to seek local zoning approval through a comprehensive permit process requiring that 25% of the proposed units must be affordable. As shown in Table LU-3 below, the Zoning Board of Review, which acts as the Comprehensive Permit Review Board approved seven (7) developments under the revised LMI Act representing a total of 212 housing units with 135 affordable units. ...

**HOUSING**

**Low and Moderate Income Housing Strategies**

*Recommended Strategies*

**STRATEGY 2: Select Sites - Identify properties suitable for the approval of LMI Housing projects with special density provisions (See Action H-1.6a).**

1. A maximum density of five (5) units per developable acre may be permitted for any development proposal having at least twenty-five percent (25%), but less than thirty-five percent (35%) low or moderate income housing. The number of affordable housing units in LMI projects shall be established by the Zoning Board Planning Board based on the most recent 30 year average building rate as detailed in Table H-9 so that the Town may attain the 10% affordability goal by 2050 as outlined herein ...

4. Applications for approval of LMI projects on property identified in *Table H-25: Selected Properties for the Construction of Low and Moderate Income Housing*, will be required to file a Comprehensive Permit application with the Zoning Board of Review Planning Board sitting as the “Local Review Board”

6. Housing types other than multifamily, such as mixed use, duplex, or single family housing, may be permitted by the Zoning Board Planning Board on properties listed in Table H-25 if they contribute to the overall goal of providing low and moderate income housing.

**Implementing the Strategies**

*Reaching the 10 Percent Low and Moderate Income Housing Level*

... The number of units projected in Table H-25 provides a range of possibilities for the Town to meet its LMI production goals. Given the reality that not every one of the selected parcels will be developed for LMI housing, the Town will have several opportunities to work with the owners of the selected properties and apply its LMI production policies while achieving the community’s LMI needs. Only the properties listed in Table H-25 are eligible to apply to the Zoning Board Planning Board for the enhanced densities described herein (See Figure H-10 for LMI Site Locations).
Memorandum

DATE: January 31, 2018

TO: Smithfield Town Council

FROM: Carol Banville – License Coordinator

SUBJECT: Show-Cause Hearing for the February 6th Town Council Meeting.

Conduct a Show-Cause Hearing to consider the possible suspension, revocation, or other sanction regarding the listed Liquor Licenses due to non-renewal or non-compliance with the conditions of renewal:

Rocco’s, LLC d/b/a “Rocco’s Pub & Grub”, 55 Douglas Pike, Unit 101
- Failure to obtain a Certificate of Good Standing
- Failure to submit a copy of the Permit to Make Sales at Retail
- Failure to pay the Advertising Fee
- Failure to submit a copy of the Food Business License
- Failure to pay outstanding tangible taxes

*Attached are copies of the certified letters mailed to the above listed establishments notifying them of their deficiencies.
December 20, 2017

Rocco Quattrocchi
8 Lincoln Meadows Drive
Lincoln, RI 02865

Re: Rocco's Pub & Grub, 55 Douglas Pike Smithfield, RI

Dear Mr. Quattrocchi:

This matter has been referred to me for action due to your failure to comply with the licensing requirements of the Town of Smithfield. As you know, you have been operating without a Town license since December 1, 2017 when your prior license expired and you failed to comply with the Town's requirements to renew the license. You have been operating illegally since that time despite the Town's repeated efforts to secure your cooperation in renewing the license.

Please be advised that you have seven days from the date of receipt of this letter to bring yourself into compliance and take the necessary steps to renew your license. If you fail to do so, appropriate action will be taken without further notice to ensure that the illegal operation of our business ceases. Please understand that this is your final notice. I encourage you to give this matter your immediate attention.

Thank you for your anticipated cooperation.

Very truly yours,

PATRICIA A. BUCKLEY
Town Solicitor
pbuckley@benjeslaw.com
PAB/it

Cc: Randy Rossi, Town Manager
    Town Council
    Clerk's Office
Re: Rocco's Pub & Grub, 55 Douglas Pike, Smithfield, RI

Dear Mr. Quattrocchi:

Enclosed is a copy of a letter mailed to you via certified mail on December 20, 2017. The postal service was unable to deliver it to you because no one would sign for it.

As I am sure you realize, you have been operating your above-referenced business illegally and without the required Town of Smithfield license since your license expired November 30, 2017. If you do not secure a license to operate within five days from receipt of this letter you must cease your illegal operation in its entirety immediately. If you persist in operating illegally, action will be taken to terminate your illegal operation without further notice and to ensure that the business remains closed until a license is obtained, as well as to assess any applicable fines for the period of your illegal operation.

I encourage you to give this matter your immediate attention.

Very truly yours,

PATRICIA A. BUCKLEY
Town Solicitor
pbuckley@benjestlaw.com
PAB/tlt

Cc: Randy Rossi, Town Manager
    Town Council
    Clerk's Office
SUMMONS AND NOTICE OF VIOLATION

DATED: January 19, 2018

TO: Rocco Quattrocchi  Rocco Quattrocchi
    Rocco's Pub & Grub  8 Lincoln Meadows Drive
    55 Douglas Pike  Lincoln, RI 02865
    Smithfield, RI 02917
    Cert # 7004 2510 0005 9999 1353  Cert # 7004 2510 0005 9999 1360

RE: Rocco's Pub & Grub, 55 Douglas Pike Smithfield, RI

You are hereby summoned to appear at a hearing to be held by the Town Council of the Town of Smithfield acting as the Board of License Commissioners on Tuesday, February 6, 2018 at the Smithfield Town Hall, Council Chambers, 64 Farnum Pike, Smithfield, Rhode Island at 7:00 o'clock p.m. on the question of appropriate sanctions for your illegal and unlicensed operation of a business, including immediate cessation of continued operations and imposition of fines, relative to your Class BV alcoholic beverage license granted for the premises located at 55 Douglas Pike Smithfield, RI. This hearing has been ordered pursuant to authority granted to the Town Council of the Town of Smithfield under the General laws of the State of Rhode Island, Title 3, Chapter 5

Investigation indicates that you may have violated or breached the laws of the State of Rhode Island and the Town alleges the following violations:

1. Failure to submit a Permit to Make Sales at Retail;
2. Failure to submit a Certificate of Good Standing;
3. Failure to submit food license;
4. Failure to pay tangible taxes; and
5. Failure to pay $20 license advertising fee.

In accordance with the General Laws of Rhode Island, you are notified that you may give testimony and offer evidence at said hearing. You may also obtain legal representation for said hearing at your expense if you so desire.

By Order of the Town Council of the Town of Smithfield:

[Signature]

Paul M. Santucci, President
Smithfield Town Council acting as Board of License Commissioners
Memorandum

DATE: January 31, 2018

TO: Smithfield Town Council

FROM: Carol Banville – License Coordinator

SUBJECT: Annual renewal of One (1) Weapons License for the February 6th Town Council Meeting

BACKGROUND:
Weapons Licenses are now due for renewal. The applicant listed below has filed their application for renewal.

TOWN REVENUE:
The cost to renew the Weapons License is $5.00 per year.

SUPPORTING DOCUMENTS:
Copy of License Application
Copy of BCI (no record)

RECOMMENDED MOTION:
Move that the Smithfield Town Council approve the annual renewal of one (1) Weapons License, as applied, subject to compliance with all State regulations and local ordinances:

TOWN OF SMITHFIELD
OFFICE OF THE TOWN CLERK
LICENSE APPLICATION

PLEASE COMPLETE APPLICATION AND RETURN WITH FEE TO THE OFFICE OF THE TOWN CLERK BY:

FEE: $5.00

PLEASE PRINT:
Note: Please fill in ALL the necessary information.

Date of Application: 1/5/2018

Type of License: Weapons
Name of Applicant: James M. Anderson
Resident Address: 344 Douglas Pike  Smithfield   RI   02917

License Application Status: Renewal
Date of Birth: 8/14/1956
Business Address: 344 Douglas Pike  Smithfield   RI   02917

Map: 
Lot: 

Resident Telephone: (401) 231-729
Business Telephone: (401) 231-729

If incorporated, fill in necessary information: State, Title, Date of Birth, Partner's/Owner's (Other than person applying) (Pres., Vice Pres., Sec., Tres.)

Describe Operation of Business: Selling firearms at retail.

Required to fill requested
Hours of Operation: Monday - Friday 10:00 a.m. to 5:00 p.m.

Signature of Applicant: James M. Anderson
Title: Owner

APPLIES TO BUSINESS ESTABLISHMENTS ONLY:

In Case of Emergency/Person to Contact
Name: Kirby Anderson
Address: 350 Douglas Pike, Smithfield, RI 02917
Telephone: (401) 300-9804

Name: 
Address: 
Telephone:

For Official Use Only

Police Chief: 
Fire Chief: 

Building Official: 
Owner of Premises: 

Rl Dept. of Health: 

At a meeting of the Smithfield Town Council, held on 2/6/18 the above stated application was

( ) Approved   ( ) Denied   License# 1   Date Issued: 

SIGNATURE NOT REQUIRED
SIGNATURE NOT REQUIRED

(1) Approved   ( ) Denied   License# 1   Date Issued: 

SIGNATURE NOT REQUIRED
SMITHFIELD POLICE DEPARTMENT  
215 Pleasant View Avenue, Smithfield, RI 02917  
(401-231-2500)

POLICE CLEARANCE REPORT FOR  
LICENSE APPLICATION

DATE: 1/10/18

1. NAME OF CANDIDATE:  
   LAST: Anderson  
   FIRST: James  
   MIDDLE: Michael

MAIDEN NAME: 8/14/52

2. DATE OF BIRTH: 3/4/1961

3. PLACE OF BIRTH: Providence

4. CURRENT ADDRESS:  
   349 Douglas Pike

5. NAME OF BUSINESS:  
   Jim Anderson's Gun Shop

6. TYPE OF BUSINESS: Firearms Sales

7. BUSINESS ADDRESS: 349 Douglas Pike

8. IS BUSINESS INCORPORATED:  
   IF SO, LIST OFFICERS

9. BUSINESS PHONE: 231-7729  
10. HOME PHONE: 231-7729

11. List below each address which you have maintained beginning with your current address:

<table>
<thead>
<tr>
<th>From Mo./Yr.</th>
<th>To Mo./Yr.</th>
<th>St. No. &amp; Name</th>
<th>City &amp; State</th>
</tr>
</thead>
<tbody>
<tr>
<td>1965 -</td>
<td></td>
<td>349 Douglas Pike</td>
<td>Smithfield RI</td>
</tr>
</tbody>
</table>

12. Have you ever been arrested or detained by any police agency?  
   YES  
   NO

If the answer to question 12 is yes, give details below. Include date, place and charge or reason for detention.

________________________________________________________________________

13. List below two (2) character references

1. Gregg Carlow  
   NAME:  
   ADDRESS: 215 Pleasant View Ave  
   PHONE: 231-2500

2. Kurt King  
   NAME:  
   ADDRESS: 215 Pleasant View Ave  
   PHONE: 231-2500

CANDIDATE'S SIGNATURE:  

Witness:  

__________________________
DATE: January 31, 2018

TO: The Honorable Smithfield Town Council

FROM: Randy R. Rossi, Town Manager

RE: Donation of Land Plat 40, Lot 450

I was contacted by Ms. Barbara Garriepy concerning the donation of her property located at Plat 40, Lot 450 which abuts the Town property on Twin River Road. A Phase I Environmental Site Assessment was completed by Lake Shore Environmental and the property has received a clean bill of health and would be a viable property to accept for the Town.

It’s the recommendation from the administration to accept the land donation from Ms. Garriepy.

Motion:

Moved that the Smithfield Town Council accept the property donation by Ms. Barbara Garriepy of Plat 40, Lot 450.
PHASE I ENVIRONMENTAL SITE ASSESSMENT

AP 40, Lot 450
Smithfield, Rhode Island

December 2017

Prepared For:

Kevin Cleary
Town Engineer
Town of Smithfield
64 Farnum Pike
Smithfield, RI 02917

Prepared By:

LAKE SHORE ENVIRONMENTAL
10 Nate Whipple Highway
Mich Building, 2nd Floor, Suite 3
Cumberland, RI 02864

LSE Project Number 17059A10
December 18, 2017

Mr. Kevin Cleary
Town Engineer
Town of Smithfield
64 Farnum Pike
Smithfield, RI 02917

RE:  Phase I Environmental Site Assessment
Property at AP 40, Lot 450
Smithfield, RI 02917
LSE Project No. 17059A10

We are pleased to submit the enclosed report of the Phase I Environmental Site Assessment (ESA) at the above-referenced site. The assessment was conducted using the Standard Practice E 1527-13 for Environmental Site Assessments by the American Society for Testing and Materials (ASTM, 2013) as general standards for the facility investigation consistent with the scope of investigation of EPA’s Final Rule for All Appropriate Inquiry effective November 1, 2013.

The results of our assessment are summarized in the attached report.

Thank you for the opportunity to conduct this work. Please contact the undersigned if we can be of further assistance.

Sincerely,

Lake Shore Environmental, Inc.

[Signature]
David J. Hazebrouck, P.G., LSP, LEP
Principal

Enclosure
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**SMITHFIELD, RI**

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### 6.1 Interior and Exterior – General Observations

<table>
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<td>Storage of Hazardous Substances and/or Petroleum Products</td>
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</tr>
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<td>Drums</td>
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<td>6.1.6</td>
<td>Unidentified Substance Containers</td>
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<td>Polychlorinated Biphenyls &amp; Hazardous Building Materials</td>
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### 6.2 Interior Areas

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<tbody>
<tr>
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<td>Heating/Cooling Systems</td>
</tr>
<tr>
<td>6.2.2</td>
<td>Stains or Corrosion</td>
</tr>
<tr>
<td>6.2.3</td>
<td>Drains and Sumps</td>
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<tbody>
<tr>
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<tr>
<td>6.3.2</td>
<td>Stained Soil/ Pavement or Stressed Vegetation</td>
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<td>6.3.3</td>
<td>Solid Waste</td>
</tr>
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<td>Waste Water Disposal Structures</td>
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<td>Wells</td>
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<td>Septic Systems</td>
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### 5.2 RIDEM File Review

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<td>Adjacent Listed Sites</td>
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<td>5.2.2</td>
<td>State/Tribal Listed Sites within 0.50 Miles</td>
</tr>
<tr>
<td>5.2.4</td>
<td>Spill Sites Located Within 0.25 mile of Subject Site</td>
</tr>
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<td>Brownfield Sites Located Within 0.25 mile of Subject Site</td>
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### 5.3 Local File Review and Interviews with State and/or Local Government Officials

<table>
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<tr>
<td>5.3.2</td>
<td>Smithfield Building Department</td>
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<table>
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<td>5.4.3</td>
<td>Hydrology</td>
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<th>Subsection</th>
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<tbody>
<tr>
<td>5.5.1</td>
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<td>5.5.2</td>
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<td>Title/Building Records</td>
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<td>Aerial Photograph Research</td>
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<td>5.5.6</td>
<td>Summary of Historical Information</td>
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1.0 EXECUTIVE SUMMARY

Lake Shore Environmental, Inc. (LSE) was retained by the Town of Smithfield to conduct a Phase I Environmental Site Assessment (ESA) of the property listed as AP 40, Lot 450

1.1 Findings, Conclusions and Recommendations

1.1.1 Findings and Opinions

LSE performed a Phase I ESA of the property identified as AP 40, Lot 450 located near the Wenscott Reservoir in Smithfield, RI in conformance with the scope and limitations of ASTM Practice E 1527-13 and the AAI Rule set forth by the EPA on November 1, 2013. The goal of this assessment is to identify Recognized Environmental Conditions (RECs), Historic Recognized Environmental Conditions (HRECs), Controlled Recognized Environmental Conditions (CRECs) or De Minimis Conditions in connection with the subject property or an abutting property. These terms are fully defined below in Section 2.1 of this report. We offer the following findings:

The subject parcel is 0.11 acres in size and is currently vacant and undeveloped. The property is being donated to the Town of Smithfield. The town intends to use the parcel as part of a municipal recreation area.

During LSE’s Site reconnaissance visit, LSE personnel did not observe any evidence that hazardous materials had ever been used, stored, or spilled at or near the subject site. In addition, no evidence was encountered indicating the presence of any underground storage tanks (USTs). No soil staining or stressed vegetation was observed.

The results of the government records search conducted for this assessment are provided below. The subject Site is not listed on the Federal or State government records within the Environmental Record Search database report. No nearby properties of concern were identified with respect to potential off-site sources of contamination.

The Site reconnaissance visit, conducted on June 28, 2017, did not identify direct evidence of releases or disposal of oil or hazardous materials (OHM) at the site.

1.1.2 Conclusions

We have performed this Phase I ESA of the property identified as AP 40, Lot 450 in Smithfield, Rhode Island (the Property) in conformance with the scope and limitations of ASTM Practice E1527-13. Any exceptions to, or deletions from this practice are described in Section 2.1 of this report. This assessment has revealed no evidence of recognized environmental conditions (RECs) in connection with the property.

No further conclusions are made regarding asbestos-containing materials, radon, mold, or lead-based paint since these issues are beyond the ASTM and AAI standard.
1.1.3 Recommendations

LSE does not recommend that any further action be taken at AP 40, Lot 450 in Smithfield, RI. To the best of LSE’s knowledge, the subject site has not been impacted by any hazardous material releases.

2.0 INTRODUCTION

2.1 Purpose and Scope of Services

Lake Shore Environmental, Inc. (LSE) was retained by the Town of Smithfield to conduct a Phase I Environmental Site Assessment (ESA) of the property identified as Assessors Plat 40, Lot 450, which is a landlocked, undeveloped wooded parcel adjacent to the Wenscott Reservoir in Smithfield, Rhode Island (subject site).

This Phase I ESA Report complies with the All Appropriate Inquiries (AAI) Rule set forth and codified by the United States Environmental Protection Agency on November 1, 2013. This Environmental Assessment was also conducted in accordance with the Standard Practice for Environmental Site Assessments (ASTM Practice E 1527-13) developed by the American Society for Testing and Materials (ASTM, 2013). The purpose of this process is to identify Recognized Environmental Conditions (RECs).

REC means the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (2) under conditions indicative of a release to the environment; or (3) under conditions that pose a material threat of a future release to the environment.

A Historic Recognized Environmental Concern (HREC) is a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted residential use criteria established by a regulatory authority, without subjecting the property to any required controls (e.g., property use restrictions, AULs, institutional controls, or engineering controls).

A Controlled Recognized Environmental Concern (CREC) is a REC resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority (e.g., as evidenced by the issuance of a NFA letter or equivalent, or meeting risk-based criteria established by regulatory authority), with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls (e.g., property use restrictions, Activity and Use Limitations (AULs), institutional controls, or engineering controls).

A De Minimis Condition is a condition that does not represent a threat to human health or the environment; and a condition that would not be subject to enforcement action if brought to the attention of regulatory agency. A De minimis condition is not a REC.

The potential for vapor encroachment is considered in the evaluation of on-site releases as well as migration of subsurface vapors as a result of releases to soil or groundwater.
which have occurred off-site. Vapor impacts are evaluated in the same manner as other RECs. For example, a vapor encroachment condition may be identified as a REC if hazardous materials are present or likely to be present at the subject property under conditions indicative of a release, and the condition would generally present a threat to human health or the environment or would generally be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. The mere possibility of a release at a nearby property does not satisfy the definition of a REC.

It is important to note that there may be other environmental issues or conditions at a property that parties may wish to assess in connection with commercial real estate that are outside the scope of this practice (non-scope considerations). These “additional issues” that are outside the standard ASTM practice may include asbestos containing materials (ACM); hazardous building materials (e.g. mercury switches, PCB-containing electrical devices); radon gas (indoor and soil gas); indoor air quality; wetlands; industrial hygiene; regulatory compliance; ecological resources; high voltage power lines; health and safety; endangered species; cultural and historic resources; lead in drinking water; lead-based paint; biological agents; or mold. Further, unless otherwise specified herein, no soil, surface water or groundwater testing was a part of the scope of work performed as part of this ESA.

As specified in the standard, certain responsibilities lie with the “user” of the assessment. The “user” is defined as the party who intends to use the ASTM guidance provided by an environmental professional and is generally the purchaser, owner, lender, property manager, or potential tenant. Under the ASTM standard, it is the responsibility of the “user” to verify whether any environmental liens exist with regard to the subject property, and provide this information to the environmental professional preparing the assessment. Additionally, the “user” must make the professional aware of any specialized knowledge or experience that is material to RECs in connection with the subject property. Information provided in this regard is presented in the Records Review section of this report.

LSE’s work was performed consistent with that level of care and skill ordinarily exercised by members of the profession currently practicing in the same locality under similar conditions. Information provided to LSE by client representatives and Site contacts has been accepted in good faith and assumed to be accurate. LSE’s findings are based on observations and data collected at one point in time; consequently, assessment results are based upon conditions and operations at the time of the site visit. A change in any of these factors may alter the findings and conclusions expressed by LSE.

It should be understood that a site walkthrough, by nature is limited in its ability to fully assess potential environmental liabilities associated with any real estate transaction. Further investigation would be required to identify potential environmental liabilities, which may be present at the site, but were beyond the scope of this Phase I Environmental Assessment. State and federal laws and regulations referenced in this report are provided for information purpose and should not be construed as legal opinion or recommendation. Use and distribution of this document is limited to LSE’s client and those parties identified for distribution by the client.
2.2 **User Reliance**

This report is the work product of LSE, which has been produced in accordance with a specific contract between LSE and its Client who is represented by the party to whom this report is addressed.

This report was prepared for the sole use and benefit of the contracting Client. It does not create any rights or benefits to parties other than the Client and LSE except such other rights as are specifically called for herein.

LSE consents to the release of this report to third parties at the discretion of the Client. However, any use of or reliance upon this information by a party other than the Client shall be solely at the risk of such third party and without legal recourse against LSE, its affiliates, associates, employees, officers, or directors, regardless of whether the action for which recovery of the damage is sought is based upon contract, tort (including the sole, concurrent or other negligence and strict liability of LSE), statute or otherwise. This report shall not be used or relied upon by a party which does not agree to be bound by the above statement. This report is valid as of the date shown and LSE shall not be held responsible for subsequent changes in Physical/Chemical/Environmental Site conditions and/or legislation over which LSE has no control.

3.0 **SITE DESCRIPTION**

3.1 **Location and Legal Description**

The subject 0.11-acre Site is located south of Twin River Road, east of Douglas Pike, and is identified by the Town of Smithfield, RI as AP 40, Lot 450. The Site locus is shown on relevant portions of a United States Geological Survey (USGS) topographic map provided in Figure 1. The Site lot lines are shown on a portion of the Smithfield Assessor’s GIS Map presented in Figure 2.

3.2 **Site and Vicinity General Characteristics**

The Site is located in a rural section of Smithfield historically used for agricultural purposes. According to town records, Lot 450 is currently a vacant, wooded lot. The subject site abuts property currently owned by the Town of Smithfield, and the town plans on keeping the land undeveloped as part of a municipal recreation area.

3.3 **Current Use of the Property**

AP 40, Lot 450 is currently owned by Barbara Garriepy who inherited the property from Prosperity Land Company and wishes to donate the parcel to the Town of Smithfield. The subject property has never developed, and is currently heavily wooded.
3.4 **Description of Structures, Roads, other Improvements**

AP 40, Lot 450 is wooded and contains a walking path and deer trails that bisect the woods. LSE observed no dumping of solid waste or debris in the wooded areas. The parcel lies directly adjacent to the Wenscott Reservoir.

LSE did not observe any evidence indicating that the subject site had ever been developed. The subject site is completely wooded.

3.4.1 Heating Source

Since the subject site is undeveloped and is not improved by any structures, there is no heating source.

3.4.3 Potable Water Supply

Since the subject site is undeveloped and is not improved by any structures, there is no potable water supply.

3.5 **Current Uses of the Adjoining Properties**

Adjacent property uses are provided below. The subject Site is landlocked and undeveloped.

<table>
<thead>
<tr>
<th>Location</th>
<th>Description</th>
<th>Direction from Subject Site</th>
</tr>
</thead>
<tbody>
<tr>
<td>Plat 41 Lot 64</td>
<td>Douglas Pike, Smithfield, RI</td>
<td>Vacant land 0.15 A</td>
</tr>
<tr>
<td>Plat 41 Lot 65</td>
<td>Douglas Pike, Smithfield, RI</td>
<td>Vacant land 0.07 A</td>
</tr>
<tr>
<td>Plat 41 Lot 66</td>
<td>Douglas Pike, Smithfield, RI</td>
<td>Vacant land 0.07 A</td>
</tr>
<tr>
<td>Plat 45, Lot 51</td>
<td>Twin River Road, Lincoln, RI</td>
<td>Vacant Land 12.57 A</td>
</tr>
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4.0 **USER PROVIDED INFORMATION**

An AAI questionnaire pertaining to ownership and potential environmental liens was issued to, and completed by Mr. Kevin Clearly, Town Engineer for the Town of Smithfield. A copy of the questionnaire is provided in Appendix A.

4.1 **Environmental Liens/Activity and Use Limitations**

Based on an interview documented in the attached questionnaire, Mr. Cleary indicated that he is not aware of any environmental liens, environmental land use restrictions (ELURs), activity/use limitations (AULs), conveyances or deed restrictions associated with the subject property, specifically electrical and gas utility easements on the property.
4.2 **Specialized Knowledge**

Based on an interview documented in the attached questionnaire, Mr. Cleary indicated that he has no specialized knowledge or experience related to the property.

4.3 **Valuation Reduction for Environmental Issues**

Based on an interview documented in the attached questionnaire, Mr. Cleary indicated that the parcel is being donated to the Town of Smithfield.

4.4 **Commonly Known or Reasonably Ascertainable Information**

Based on an interview, Mr. Cleary indicated he has knowledge of the past use of the property; he stated that to his knowledge the property has been in an undeveloped, naturally vegetated state for 100 or more years. The following summarizes Mr. Cleary’s responses:

- He has no knowledge of specific chemicals present, or once present at the property.
- He has no knowledge of spills or other chemical releases that may have taken place at the property.
- He has no prior knowledge that the property was developed as a gas station, dry cleaner, machine shop or industrial facility in the past.
- He has not been informed of the past existence of hazardous substances or petroleum products with respect to the property.
- He is not aware of any USTs or septic tanks on the property.
- He is not aware of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the property.
- He does not have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the property.
- He did not indicate when the property was developed as an apple orchard.
- He is not aware of any environmental cleanup that has taken place at the property.

4.5 **Obviousness of the Likely Presence of Contamination**

Based on an interview documented in the attached questionnaire, Mr. Cleary indicated that there are no obvious indicators that point to the presence or likely presence of contamination at the property.

4.6 **Reason for Performing Phase I**

Based on an interview documented in the attached questionnaire, Mr. Cleary indicated that the reason for performing this Phase I report is for the donation of the property to the Town of Smithfield.
4.7 **Owner, Property Manager, and Occupant Information**

Based on an interview documented in the attached questionnaire, Mr. Cleary indicated that he does not know who the current owner is. However, he stated that “according to the Smithfield tax role, Prosperity Land Co., c/o Berge Kooloian has owned the property since the tax roles became electronically organized.”

4.8 **Title Records**

Mr. Cleary indicated that should the Town of Smithfield deem necessary, they will perform a title search.

5.0 **RECORDS REVIEW**

5.1 **Standard Environmental Record Sources (Regulatory Database Research)**

**FEDERAL, STATE, AND LOCAL FILE REVIEW**

Selected Federal and State environmental databases were reviewed using information provided by First Search (EDR) to assist in site assessment research. A copy of the EDR report is provided as **Appendix B**.

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<thead>
<tr>
<th>Database</th>
<th>Urban Radius</th>
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<tr>
<td><strong>Federal Records</strong></td>
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<td></td>
</tr>
<tr>
<td>National Priority List Sites</td>
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</tr>
<tr>
<td>CERCLIS and CERLIS NFRAP Listings</td>
<td>¼ mile</td>
<td>0</td>
</tr>
<tr>
<td>RCRA CORRACTS Facilities</td>
<td>¼ mile</td>
<td>0</td>
</tr>
<tr>
<td>RCRA non-CORRACTS TSD Facilities</td>
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<td>0</td>
</tr>
<tr>
<td>RCRA Generator</td>
<td>Site &amp; adjacent</td>
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<tr>
<td>ERNS Sites</td>
<td>Site only</td>
<td>0</td>
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<tr>
<td>FINDS</td>
<td>Site only</td>
<td>0</td>
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<tr>
<td><strong>State Records</strong></td>
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<td></td>
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<tr>
<td>State/Tribal listed Sites</td>
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<td>4</td>
</tr>
<tr>
<td>Registered Underground Storage Tanks</td>
<td>Site &amp; adjacent</td>
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<tr>
<td>Leaking Underground Storage Tanks</td>
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<td>Solid Waste Facilities and Landfills</td>
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<tr>
<td>Spill Sites</td>
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</tr>
<tr>
<td>State/Tribal Brownfields</td>
<td>¼ mile</td>
<td>0</td>
</tr>
</tbody>
</table>

The subject Site is not listed in any Federal or State Records within the First Search (EDR) database report. The results of the government records search conducted for this assessment are provided below. The USGS map showed the elevation averaging approximately 208-feet above mean sea level.
5.2 **RIDEM File Review**

The results of the government records search conducted for this assessment are provided below. Based on the findings of the environmental database search files at RIDEM’s Office of Waste Management were not reviewed by LSE.

5.2.1 **Adjacent Listed Sites**

No adjacent properties are listed by First Search (EDR) included on the Registered UST or RCRA Generator list. Typically, these properties are not associated with a release of oil or hazardous materials.

5.2.2 **State/Tribal Listed Sites within 0.50 Miles**

Four State sites are listed by EDR within a 0.5-mile radius of the subject Site. No sites within a 0.25-mile radius of the site are listed with documented releases of OHM and the associated response actions that mitigate or eliminate contamination.

5.2.3 **Leaking UST Listed Sites within 0.5 Mile**

No Leaking UST sites are listed by First Search (EDR) within a 0.50 mile radius of the subject Site.

5.2.4 **Spill Sites Located Within 0.25 mile of Subject Site**

No Spill sites are listed by First Search (EDR) within a 0.25-mile radius of the subject Site.

5.2.5 **Brownfield Sites Located Within 0.25 mile of Subject Site**

No Brownfield sites are listed by First Search (EDR) within a 0.25-mile radius of the subject Site.

5.3 **Local File Review and Interviews with State and/or Local Government Officials**

5.3.1 **Fire Department**

LSE contacted the Smithfield Fire Prevention Department on June 29, 2017. No records were on file indicating that any oil or hazardous material releases or spills have been reported at the subject Site or at nearby locations.

5.3.2 **Smithfield Building Department**

Personnel at the Smithfield Building Department and Engineering Office were interviewed on July 10, 2017 regarding past conditions at the Site. To the best of their knowledge, the Site was always been vacant land.
5.4 Physical Setting of Site

5.4.1 Regional Geology

The regional topography shown on the USGS topographic map shows the area sloping to the southeast. Based on the regional topography, groundwater is inferred to flow to the southeast where it presumably discharges to the Wenscott Reservoir.

Surficial soils at the subject site are mapped as Narragansett loams (USDA, 2008). These gently sloping, well drained soils are typically found on side slopes and crests of glacial hills and ridges. Stones and boulders cover 2 to 10 percent of the surface, and rock outcrops cover up to 10 percent. The mapped acreage of this unit is approximately 90 percent Narragansett soils, and 4% percent Bridgehampton soils (silty soil typical of glacial outwash plains), and 6% percent other soils. The areas of this unit consist of either Narragansett soils, Bridgehampton soils, or both. Narragansett and Bridgehampton soils have no major differences in use and management.

The surficial geology within the Site area has been mapped by the USGS as till. Most of the parcel consists of ablation till over bedrock, characterized by numerous boulders protruding from a thin mantel of till.

The bedrock beneath the subject Site consists of the Esmond igneous suite, which is part of the Esmond-Dedham Subterrane. This conglomerate consists of “gray, tan, greenish, or pale-pink, medium- to coarse-grained, mainly equigranular rock that may be foliated. It also contains microcline, perthite, plagioclase, quartz, and accessory biotite, epidote, zircon, allanite, monazite, apatite, sphene, and opaque minerals; secondary muscovite, chlorite, and calcite.” (Hermes, O.D, Gromet, L.P, Murray, D.P, et al., 1994)

5.4.2 Hydrogeology

The quality of groundwater beneath the subject Site is classified by the Rhode Island Department of Environmental Management (RIDEM) as GA. Groundwater classified GA are those groundwater sources known or presumed to of drinking water quality but are not assigned GAA (RIDEM, 1996).

Review of the RIDEM Wellhead Protection Area Map indicates that the nearest wellhead protection area is located 3 miles north of the site.

5.4.3 Hydrology

The subject Site is adjacent to the Wenscott Reservoir, which is classified by RIDEM as a Class B water body (RIDEM, 1997). Class B waters are designated for fish and wildlife habitat and primary and secondary contact recreational activities. They shall be suitable for compatible industrial processes and cooling, hydropower, aquacultural uses, navigation, and irrigation and other agricultural uses. These waters shall have good aesthetic value.
The Site is shown in the March 2, 2009 FEMA Flood Insurance Rate Map for the Town of Smithfield as being in the Other Area Zone X. This area is characterized as areas determined to be outside the 0.2% annual chance floodplain.

5.5 **Historical Use Information of the Property and Adjoining Properties**

5.5.1 **Historical Topographic Maps**

Historic United States Geological Survey (USGS) topographic maps of the Providence and Pawtucket 7.5-Minute Quadrangles (1932 and 1949, respectively) were reviewed for this ESA. These maps show the streets of Smithfield as largely undeveloped with a few farms along Douglas Pike. The subject Site is shown as vacant land. The USGS map shows the Site elevation as being approximately 380-feet above mean sea level (Figure 6).

5.5.2 **Sanborn Fire Insurance Map**

Digital Sanborn Fire Insurance Maps (Sanborn Maps) for the Town of Smithfield were not available from the Library of Congress collection.

5.5.3 **Title/Building Records**

The property field card for Assessors Plat 40, Lot 450 and land evidence records were reviewed at the Smithfield Assessor’s Office and Clerk’s Office; a copy is attached in Appendix C. Title card and deed records date back to 1929.

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Available land evidence records at the Smithfield Clerk’s Office were reviewed for evidence of recorded deed restrictions such as environmental liens, or environmental land use restrictions. There are no environmental liens or land use restrictions recorded. The Property has rights, title and interest of others in and to Wenscott Reservoir and waters thereof and land under the same and all flowage rights in connection with the reservoir as recorded in Book 21 and Page 332.
5.5.4 Aerial Photograph Research

Available aerial photographs for the subject property and vicinity were obtained from Bing Maps for 2017 (Figure 4). Historical aerial photographs available for this site were reviewed for the years 1939, 1952, 1962, 1981, 1988, 1992 and 1997 (Figure 6). The historic raster images from 1939 through 1997 show the lot as vacant undeveloped land. Raster images are presented in Figure 6.

5.5.5 Previous Environmental Reports

Previous environmental reports were not available for the Site.

5.5.6 Summary of Historical Information

Based on research completed at the Smithfield Town Hall, a review of historical aerial photographs, a site visit, and discussions with the current property representative and local officials, the following summary of historical information is offered:

The property has always been vacant, wooded and undeveloped. It was owned by Arthur Gould in the late 1800s who owned a farm and was an ice dealer. Arthur Gould’s family sold originally sold 7.5 acres of the farm to Prosperity Land Company in 1953. Between 1953 and the current period, the Property has been reduced in size to 0.11 acres. The Property was recently inherited by Barbara Garriepy who wants to donate it to the Town.

6.0 SITE RECONNAISSANCE

The site reconnaissance visit was conducted by LSE on June 29, 2017. During the Site visit, the property was inspected for indicators of a release or threat of release of oil or hazardous substances. A Site plan showing pertinent features is provided as Figure 3. Photographs taken during the site inspection are presented in Appendix D. Information provided by the user of this ESA as well as observations made during the Site visit are presented below and in previous sections of this report.

6.1 Interior and Exterior – General Observations

6.1.1 Storage of Hazardous Substances and/or Petroleum Products

No hazardous substances or Petroleum Products have been used or stored on the property.

6.1.2 Storage Tanks

No storage tanks were observed anywhere on the property.

6.1.3 Odors

LSE personnel did not detect any particular odors anywhere on the property.
6.1.4 Pools of Liquid
No pools of liquid were observed anywhere during the site reconnaissance.

6.1.5 Drums
No drums were observed on the property.

6.1.6 Unidentified Substance Containers
No unidentified substance containers were observed.

6.1.7 Polychlorinated Biphenyls & Hazardous Building Materials
No pole-mounted transformers or other devices suspected of containing PCBs were observed anywhere on the property.

6.2 Interior Areas

6.2.1 Heating/Cooling Systems
There are presently no heating systems within the subject site.

6.2.2 Stains or Corrosion
No staining or corrosion was observed anywhere on the property.

6.2.3 Drains and Sumps
There are presently no drains or sumps on the property.

6.3 Exterior Areas

6.3.1 Pits, Ponds, or Lagoons
No pits, ponds or lagoons used for wastewater or stormwater disposal were observed in exterior areas of the property.

6.3.2 Stained Soil/ Pavement or Stressed Vegetation
No stained soil or stressed vegetation was observed on the property.

6.3.3 Solid Waste
No evidence of solid waste dumping was observed on the property.
6.3.4 Waste Water Disposal Structures

No wastewater disposal structures were observed nor are known to be present on the property.

6.3.5 Wells

No irrigation wells, injection wells, abandoned wells, or other wells are known to exist or were observed on the property.

6.3.6 Septic Systems

There is no sanitary sewer disposal system within the property.

7.0 INTERVIEWS

7.1 Interviews with Past and Present Owners and Occupants

Interviews with the Engineer for the Town of Smithfield, Mr. Kevin Cleary were conducted via a standard questionnaire. Information obtained through interviews is discussed throughout this report.

8.0 DEVIATIONS

This report adhered to ASTM Standard E-1527-13 and did not deviate from the standard.
9.0 REFERENCES

Reference Documents/Regulations:


All Appropriate Inquiry Final Rule, 40 C.F.R. Part 312

Records Review:

Title Reviews

Title records and Land Evidence Deed books reviewed, Plat Maps obtained with the Smithfield Assessor’s Office and Town Clerk on September 25, 2015.

Online property tax records to include: Vision Appraisal; http://www.visionappraisal.com/, Appraisal Resources Revaluation Group, LLC; http://www.appraisalresource.com/, Certified Revaluation Company; http://www.crcpropertyinfo.com/, Clipboard; http://clipboardinc.com

Environmental Database

FirstSearch/EDR Database Report of all Federal, State and local agency sites.

RIDEM Waste Management Offices/ 235 Promenade Street, Providence, RI 02908

EPA: Envirofacts: RCRAInfo Search; http://www.epa.gov/enviro/facts/rcrainfo/search.html

Physical Setting Sources


United States Geological Survey, (Georgiaville Quadrangle), Bedrock Geologic Map; United States Department of the Interior, U.S. Geological Survey; Scale 1:24,000.


United States Department of Agriculture Natural Resources Conservation Service in cooperation with ‘Soil Survey of Rhode Island’
R I Department of Environmental Management: Environmental Resource Map for Bedrock Geology, Surficial Geology and Soil mapping; http://www.dem.ri.gov/maps/index.htm

R I Department of Environmental Management: RIDEM Groundwater Classification and Wellhead Protection Map; http://www.dem.ri.gov/maps/index.htm

Google Earth Mapping locations for aerial mapping

Bing Mapping for aerial mapping: http://www.bing.com/maps/

FEMA Map Service Center: http://msc.fema.gov/

Historical Use Sources

UNH Library, Government Information Department, Historic USGS Maps of New England and New York; http://docs.unh.edu/nhtopos/nhtopos.htm

Rhode Island Geographic Information System, Imagery and Base Maps, Non-georeferenced Aerial Photography; http://www.edc.uri.edu/rigis/data/imageryBaseMapsEarthCover.html

Sanborn Fire Insurance Maps

Interviews/Communications:

Mr. Kevin Cleary, Town of Smithfield
Christine Mollo, Smithfield Fire Prevention Secretary
Chief James Waterman, Smithfield Fire Prevention

11.0 LIMITATIONS AND EXCEPTIONS
All work product and reports provided in connection with the performance of Environmental Site Assessments are subject to the following limitations.

1. The observations described in this Report were made under the conditions stated therein. The conclusions presented in the Report were based solely upon the services described therein, and not on scientific tasks or procedures beyond the scope of described services.

2. In preparing this report, LSE, Inc. has relied on certain information provided by state and local officials and information and representations made by other parties referenced therein, and on information contained in the files of state and/or local agencies made available to LSE, Inc. at the time of the site assessment. To the extent that such files are missing, incomplete or not provided to LSE, Inc., LSE, Inc. is not responsible. Although there may have been some degree of overlap in the information provided by these various sources, LSE, Inc. did not attempt to independently verify the accuracy or completeness of all information reviewed or received during the course of this site assessment.

3. The purpose of this Report was to assess the physical characteristics of the subject site with respect to the presence in the environment of hazardous substances, waste or petroleum and chemical products and wastes as defined in the State of Rhode Island Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases. Unless otherwise noted, no specific attempt was made to check the compliance of present or past owners or operators of the subject site with Federal, State, or local laws and regulations, environmental or otherwise.

4. If water level readings have been made in observation wells, these observations were made at the times and under the conditions stated in the Report. However, it must be noted that fluctuations in the level of ground water may occur due to variations in rainfall, passage of time and other factors. Should additional data become available in the future, these data should be reviewed by LSE, Inc., and the conclusions and recommendations presented herein modified accordingly.

5. Except as noted within the text of the Report, no quantitative laboratory testing was performed as part of the site assessment. Where such analyses have been conducted by an outside laboratory, LSE, Inc. has relied upon the data provided, and has not conducted an independent evaluation of the reliability of these tests.

6. If the conclusions and recommendations contained in this report are based, in part, upon various types of chemical data, then the conclusions and recommendations are contingent upon the validity of such data. These data (if obtained) have been reviewed and interpretations made in the Report. If indicated within the Report, some of these data may be preliminary "screening" level data and should be confirmed with quantitative analyses if more specific information is necessary. Moreover, it should be noted that variations in the types and concentrations of contaminants and variations in their flow paths may occur due to seasonal water table fluctuations, past disposal practices, the passage of time and other factors. Should additional chemical data become available in the future, these data should be
reviewed by LSE, Inc. and the conclusions and recommendations presented herein modified accordingly.

7. Chemical analyses may have been performed for specific parameters during the course of this site assessment, as described in the Report. However, it should be noted that additional chemical constituents not searched for during the current study may be present in soil and/or ground water at the subject site.
Figure No. 1
Drawing Title: Topographic Map
Plat 40, Lot 450
Smithfield, RI

Date Prepared: 12/15/17  Prepared By:  DJS
Approximate Scale:  NTS
LSE Proj. No. 17059A10

Source: Map taken from Pawtucket USGS 7.5 quadrangle topo
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Source: Map Dimensions taken from Smithfield GIS Mapping System
Aerial Photo
Plat 40, Lot 450
Smithfield, RI

Source: Map Dimensions taken from Town of Smithfield, RI GIS(2017)
APPENDIX A

AAI QUESTIONNAIRE
Note: In order to qualify for one of the Landowner Liability Protections (LLPs) offered by the Small Business Liability Relief and Brownfields Revitalization Act of 2001, the "User" of this environmental assessment must provide the information requested in the All Appropriate Inquiry (AAI) questionnaire to the Environmental Professional. Failure to provide this information could result in a determination that requirements pertaining to All Appropriate Inquiry have not been met (ASTM E 1527-13, 2013).

Property Address: AP 40, Lot 450, Smithfield, RI 02917
LSE Job Number: 17059A10

The following questionnaire is required by the new ASTM Standard E-1527-13 which adheres to the new All Appropriate Inquires Rule, written into law on November 1, 2013 by the United States Environmental Protection Agency.

If you answer yes to any of the questions, and need additional space to explain, please use additional paper and reference the question number.

(1.) Environmental cleanup liens that are filed or recorded against the site (40 CFR 312.25).

Are you aware of any environmental cleanup liens against the Property that are filed or recorded under federal, tribal, state or local law?

    None that I am aware of in my capacity as the Smithfield Town Engineer.

(2.) Activity and land use limitations that are in place on the site or that have been filed or recorded in a registry (40 CFR 312.26).

Are you aware of any activity and land use limitations (AULs), such as engineering controls, land use restrictions or institutional controls that are in place at the property and/or have been filed or recorded in a registry under federal, tribal state or local law?

    None that I am aware of in my capacity as the Smithfield Town Engineer.

(3.) Specialized knowledge or experience of the person seeking to qualify for the LLP (40 CFR 312.28).

As the user of this Phase I Environmental Site assessment ESA do you have any specialized knowledge or experience related to the Property or nearby properties? For example, are you involved in the same line of business as the current or former occupants of the Property or an adjoining property so that you would have specialized knowledge of the chemicals and processes used by this type of business?

    No, none. To my knowledge the site has remained in an undeveloped, naturally vegetated state for 100 years or more.
(4.) **Relationship of the purchase price to the fair market value of the Property if it were not contaminated (40 CFR 312.29).**

Does the purchase price being paid for this Property reasonably reflect the fair market value of the Property? If you conclude that there is a difference, have you considered whether the lower purchase price is because contamination is known or believed to be present at the Property?

To my knowledge, as the Smithfield Town Engineer, the land is being donated.

(5.) **Commonly known or reasonably ascertainable information about the Property (40 CFR 312.30).**

Are you aware of commonly known or reasonably ascertainable information about the Property that would help the environmental professional to identify conditions indicative of releases or threatened releases? For example, as user,

(a.) Do you know the past uses of the Property?
   
   I do not know of any past use of the site for any reasons.

(b.) Do you know of specific chemicals that are present or once were present at the Property?
   
   None that I am aware of in my capacity as the Smithfield Town Engineer.

(c.) Do you know of spills or other chemical releases that have taken place at the Property?
   
   None that I am aware of in my capacity as the Smithfield Town Engineer.

(d.) Do you have any prior knowledge that the property was developed with a gas station, dry cleaner, machine shop or industrial facility in the past?
   
   None that I am aware of in my capacity as the Smithfield Town Engineer.

(e.) Have you ever been informed of the past existence of hazardous substances or petroleum products with respect to the Property or any facility located on the property?

   None that I am aware of in my capacity as the Smithfield Town Engineer.
Property Address: AP-40, Lot 450, Smithfield, RI 02917
LSE Job Number: 17059A10

(f.) Do you know if one or more underground storage tanks (USTs) or septic tanks were previously located on the Property?
None that I am aware of in my capacity as the Smithfield Town Engineer.

(g.) Do you know of any past, threatened, or pending lawsuits or administrative proceedings concerning a release or threatened release of any hazardous substance or petroleum products involving the Property by any owner or occupant of the Property?
None that I am aware of in my capacity as the Smithfield Town Engineer.

(h.) Do you have any prior knowledge that any hazardous substances or petroleum products, unidentified waste materials, tires, automotive or industrial batteries, or any other waste materials have been dumped above grade, buried and/or burned on the Property?
None that I am aware of in my capacity as the Smithfield Town Engineer.

(i.) What year was the Property building Constructed (if developed)?
Property appears to have never been developed.

(j.) Do you know of any environmental cleanups that have taken place at the Property?
None that I am aware of in my capacity as the Smithfield Town Engineer.

(6.) The degree of obviousness of the presence of likely presence of contamination at the Property, and the ability to detect the contamination by appropriate investigation (40.CFR 312.31).

As the user of this ESA, based on your knowledge and experience related to the Property are there any obvious indicators that point to the presence or likely presence of contamination at the Property?
No, none.

(7.) For what purpose is this Phase I Environmental Site Assessment being conducted, i.e. real estate transaction, lender requirement, etc.?
Real estate transaction; donation of land to the municipality.

(8.) Who is the current owner of the Property and how long has he/she owned the Property?
I do not know. According to the Smithfield Tax Role, Propserity Land Co., c/o Berge Kooloian has owned the property since the tax roles became electronically organized, prior to 2005.
(9.) Do you have a Title Search for the Property? If not, would you like us to order one? This is not within the ASTM Standard scope. However, we are required to ask the Client this question, even though it is an additional scope, not included in the ASTM standard. The approximate cost for a Title Search with analysis and incorporation into the report is $500.

No we do not. The Smithfield Town Manager or Town Solicitor may request a Title Search, should they deem needed.

I certify that the above responses were made to the best of my knowledge.

Print Name: Kevin Cleary, PE, LSIT

Address: 64 Farnum Pike, Smithfield, RI 02917

Relationship to Subject Property: Agent of prospective buyer

Signature: [Signature]

Date: June 27, 2017
APPENDIX B

DATABASE SEARCH
Search Summary Report

TARGET SITE
0 DOUGLAS PIKE
SMITHFIELD, RI 02917

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Search Summary Report

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SMITHFIELD, RI 02917

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## Search Summary Report

**TARGET SITE:** 0 DOUGLAS PIKE  
SMITHFIELD, RI 02917

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- Totals --  
0 0 5 6 3 8 22
# Site Information Report

**Request Date:** JUNE 29, 2017  
**Search Type:** COORD  
**Job Number:** TOWN OF SMITHFIELD

**Target Site:** 0 DOUGLAS PIKE  
SMITHFIELD, RI 02917

## Site Location

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<th>Degrees (Min/Sec)</th>
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<td>71.469959</td>
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<td>Latitude</td>
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## Demographics

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Federal EPA Radon Zone for PROVIDENCE County: 2  
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: 02865  
Number of sites tested: 6

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<th>Area</th>
<th>Average Activity</th>
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<th>% 4-20 pCi/L</th>
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Federal Area Radon Information for PROVIDENCE COUNTY, RI  
Number of sites tested: 179

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Site Information Report

RADON

State Database: RI Radon

Radon Test Results

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<th># &lt; 4 pCi/L</th>
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Target Site Summary Report

Target Property: 0 DOUGLAS PIKE
SMITHFIELD, RI 02917

JOB: TOWN OF SMITHFIELD

TOTAL: 22  GEOCODED: 14  NON GEOCODED: 8

No sites found for target address
# Sites Summary Report

Target Property: 0 DOUGLAS PIKE  
SMITHFIELD, RI 02917  

Job: TOWN OF SMITHFIELD  

Total: 22  
Geocoded: 14  
Non Geocoded: 8

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<th>Address</th>
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| 1      | RCRA-SQG | DIVERSIFIED AUTO COLLISION REP     | 76 DOUGLAS PIKE  
SMITHFIELD, RI 02917 | 0.14 West | + 23     | 1        |
| A2     | RCRA-SQG | FINELINE GRAPHICS INCORPORATED     | 90 DOUGLAS PIKE  
SUITE 4  
SMITHFIELD, RI 02917 | 0.20 WNW  | + 38     | 3        |
| A3     | RCRA NonGen / NLR FINDINGS CO INC THE | 90 DOUGLAS PIKE  
SMITHFIELD, RI 02917 | 0.20 WNW  | + 38     | 14       |
| A4     | RCRA-SQG | DOUGLAS EQUIPMENT CORP             | 90 DOUGLAS PIKE  
SUITE 0  
SMITHFIELD, RI 02917 | 0.20 WNW  | + 38     | 17       |
| 5      | UST      | CARMINE CARCIERI                   | 300 TWIN RIVER RD  
LINCOLN, RI | 0.23 NNE  | + 62     | 19       |
| 6      | AUL      | BACCAIRE (HAROLD) PROPERTY         | 125 DOUGLAS PIKE  
SMITHFIELD, RI | 0.31 WNW  | + 41     | 20       |
| 6      | SHWS     | BACCAIRE (HAROLD) PROPERTY         | 125 DOUGLAS PIKE  
SMITHFIELD, RI | 0.31 WNW  | + 41     | 21       |
| B7     | SHWS     | SMITHFIELD PLATING                 | 163 DOUGLAS PIKE  
SMITHFIELD, RI | 0.43 WNW  | + 49     | 22       |
| B8     | SEMS-ARCHIVE | SMITHFIELD PLATING (FORMER)       | 163 DOUGLAS PIKE  
SMITHFIELD, RI 02917 | 0.43 WNW  | + 49     | 23       |
| 9      | SHWS     | D'AGOSTINO PROPERTY                | 268 RIDGE ROAD  
SMITHFIELD, RI | 0.45 SW   | + 142    | 24       |
## Sites Summary Report

**Target Property:** 0 DOUGLAS PIKE  
SMITHFIELD, RI 02917  

**JOB:** TOWN OF SMITHFIELD

**TOTAL:** 22  
**GEOCODED:** 14  
**NON GEOCODED:** 8

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## Sites Summary Report

**Target Property:** 0 DOUGLAS PIKE  
SMITHFIELD, RI 02917  

**JOB:** TOWN OF SMITHFIELD

**TOTAL:** 22  
**GEOCODED:** 14  
**NON GEOCODED:** 8

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<td>2 &amp;18 RIVER STREET PROVIDENCE, RI</td>
<td>NON GC</td>
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<td>N/A</td>
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<tr>
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</table>
Target Property: 0 DOUGLAS PIKE
SMITHFIELD, RI 02917

Edr ID: 1004779520  DIST/DIR: 0.137 West  ELEVATION: 231  MAP ID: 1

NAME: DIVERSIFIED AUTO COLLISION REP INC  Rev: 12/12/2016
ADDRESS: 76 DOUGLAS PIKE
          SMITHFIELD, RI 02917
          PROVIDENCE
SOURCE: US Environmental Protection Agency

RCRA-SQG:
Date form received by agency: 07/13/2000
Facility name: DIVERSIFIED AUTO COLLISION REP INC
Facility address: 76 DOUGLAS PIKE
          SMITHFIELD, RI 02917
          PROVIDENCE
EPA ID: RIR000500090
Mailing address: DOUGLAS PK
          SMITHFIELD, RI 02917
Contact: PETER HAWLEY
Contact address: 76 DOUGLAS PK
          SMITHFIELD, RI 02917
Contact country: US
Contact telephone: (401) 231-0938
Contact email: Not reported
EPA Region: 01
Classification: Small Small Quantity Generator
Description: Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

Owner/Operator Summary:
Owner/operator name: PETER HAWLEY JR
Owner/operator address: 76 DOUGLAS PK
          SMITHFIELD, RI 02917
Owner/operator country: Not reported
Owner/operator telephone: (401) 231-0938
Legal status: Private
Owner/Operator Type: Owner
Owner/Op start date: Not reported
Owner/Op end date: Not reported

Handler Activities Summary:
U.S. importer of hazardous waste: No
Mixed waste (haz. and radioactive): No
Recycler of hazardous waste: No
Transporter of hazardous waste: No
Treater, storer or disposer of HW: No
Underground injection activity: No
On-site burner exemption: No
Furnace exemption: No
Used oil fuel burner: No

- Continued on next page -
### Site Detail Report

**Target Property:** 0 DOUGLAS PIKE  
SMITHFIELD, RI 02917

**JOB:** TOWN OF SMITHFIELD

<table>
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<th>DIST/DIR: 0.137 West</th>
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</thead>
</table>

**NAME:** DIVERSIFIED AUTO COLLISION REP INC  
**ADDRESS:** 76 DOUGLAS PIKE  
SMITHFIELD, RI 02917  
PROVIDENCE  
**SOURCE:** US Environmental Protection Agency

Violation Status: No violations found

- Used oil processor: No  
- User oil refiner: No  
- Used oil fuel marketer to burner: No  
- Used oil Specification marketer: No  
- Used oil transfer facility: No  
- Used oil transporter: No

**Waste name:** 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:** F003

- Used oil processor: No  
- User oil refiner: No  
- Used oil fuel marketer to burner: No  
- Used oil Specification marketer: No  
- Used oil transfer facility: No  
- Used oil transporter: No

**Violation Status:** No violations found
## Site Detail Report

**Target Property:** 0 DOUGLAS PIKE
**SMITHFIELD, RI 02917**

**JOB:** TOWN OF SMITHFIELD

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### RCRA-SQG

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<tr>
<td>1004779426</td>
<td>0.195 WNW</td>
<td>246</td>
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</table>

**NAME:** FINELINE GRAPHICS INCORPORATED

**ADDRESS:**
90 DOUGLAS PIKE SUITE 4
SMITHFIELD, RI 02917

**SOURCE:** US Environmental Protection Agency

---

RCRA-SQG:
- Date form received by agency: 09/29/2014
- Facility name: FINELINE GRAPHICS INCORPORATED
- Facility address: 90 DOUGLAS PIKE SUITE 4
  SMITHFIELD, RI 02917
- EPA ID: RI5000011510
- Mailing address: DOUGLAS PIKE
  SMITHFIELD, RI 02917
- Contact: RON BEAUREGARD
- Contact address: DOUGLAS PIKE
  SMITHFIELD, RI 02917
- Contact country: US
- Contact phone: 40185432323700
- Telephone ext.: 2
- Contact email: RRB@FLGCORP.COM
- EPA Region: 01

**Land type:** Private

**Classification:** Small Small Quantity Generator

**Description:** Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

**Owner/Operator Summary:**
- Owner/operator name: SURABIAN PAUL
  SMITHFIELD, RI 02917
- Owner/operator phone: (401) 232-3700
- Legal status: Private
- Owner/Operator Type: Owner
- Owner/Op start date: 01/01/1973
- Owner/Op end date: Not reported

- Owner/operator name: FINE LINE GRAPHICS
- Owner/operator address: Not reported
- Owner/operator country: Not reported
- Owner/operator phone: Not reported
- Legal status: Private
- Owner/Operator Type: Operator
- Owner/Op start date: 05/01/1996
- Owner/Op end date: Not reported

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- Continued on next page -
### Site Detail Report

**Target Property:** 0 DOUGLAS PIKE SMITHFIELD, RI 02917  
**JOB:** TOWN OF SMITHFIELD

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<tr>
<td>NAME:</td>
<td>FINELINE GRAPHICS INCORPORATED</td>
<td>Rev: 12/12/2016</td>
<td>ID/Status: RI5000011510</td>
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</tbody>
</table>
| ADDRESS:      | 90 DOUGLAS PIKE SUITE 4  
SMITHFIELD, RI 02917  
PROVIDENCE | | |
| SOURCE:       | US Environmental Protection Agency |

**Handler Activities Summary:**
- U.S. importer of hazardous waste: No
- Mixed waste (haz. and radioactive): No
- Recycler of hazardous waste: No
- Transporter of hazardous waste: No
- Treater, storer or disposer of HW: No
- Underground injection activity: No
- On-site burner exemption: No
- Furnace exemption: No
- Used oil fuel burner: No
- Used oil processor: No
- Used oil refiner: No
- Used oil fuel marketer to burner: No
- Used oil Specification marketer: No
- Used oil transfer facility: No
- Used oil transporter: No

- Waste code: D001
- Waste name: IGNITABLE WASTE

**Historical Generators:**
*Site name:* FINE LINE GRAPHICS INC
*Classification:* Small Quantity Generator

- Waste code: D001
- Waste name: IGNITABLE WASTE

*Date form received by agency:* 04/22/2014
*Site name:* FINE LINE GRAPHICS INC
*Classification:* Large Quantity Generator

- Waste code: D001
- Waste name: IGNITABLE WASTE

*Date form received by agency:* 03/19/2013
*Site name:* FINE LINE GRAPHICS INC
*Classification:* Large Quantity Generator

- Waste code: D001
- Waste name: IGNITABLE WASTE

*Date form received by agency:* 05/22/2012
*Site name:* FINE LINE GRAPHICS INC
*Classification:* Large Quantity Generator

- Waste code: D001
- Waste name: IGNITABLE WASTE

*Date form received by agency:* 04/22/2014
*Site name:* FINE LINE GRAPHICS INC
*Classification:* Large Quantity Generator

- Waste code: D001
- Waste name: IGNITABLE WASTE

- Continued on next page -
Target Property: 0 DOUGLAS PIKE
SMITHFIELD, RI 02917

JOB: TOWN OF SMITHFIELD

EDR ID: 1004779426  DIST/DIR: 0.195 WNW  ELEVATION: 246  MAP ID: A2

NAME: FINELINE GRAPHICS INCORPORATED  Rev: 12/12/2016
ADDRESS: 90 DOUGLAS PIKE SUITE 4  ID/Status: RI5000011510
          SMITHFIELD, RI 02917  PROVIDENCE

SOURCE: US Environmental Protection Agency

Classification: Large Quantity Generator
- Waste code: D001
- Waste name: IGNITABLE WASTE

Date form received by agency: 04/02/2010
Site name: FINE LINE GRAPHICS
Classification: Large Quantity Generator
- Waste code: D001
- Waste name: IGNITABLE WASTE
- Waste code: D011
- Waste name: SILVER

Date form received by agency: 09/08/1997
Site name: FINE LINE GRAPHICS INC
Classification: Small Quantity Generator
- Waste code: D002
- Waste name: CORROSIVE WASTE
- Waste code: D011
- Waste name: SILVER

Biennial Reports:
Last Biennial Reporting Year: 2013

Annual Waste Handled:
Waste code: D001
Waste name: IGNITABLE HAZARDOUS WASTES ARE THOSE WASTES WHICH HAVE A FLASHPOINT OF
LESS THAN 140 DEGREES FAHRENHEIT AS DETERMINED BY A PENSKY-MARTENS
CLOSED CUP FLASH POINT TESTER. ANOTHER METHOD OF DETERMINING THE
FLASH POINT OF A WASTE IS TO REVIEW THE MATERIAL SAFETY DATA SHEET,
WHICH CAN BE OBTAINED FROM THE MANUFACTURER OR DISTRIBUTOR OF THE
MATERIAL. LACQUER THINNER IS AN EXAMPLE OF A COMMONLY USED SOLVENT
WHICH WOULD BE CONSIDERED AS IGNITABLE HAZARDOUS WASTE.
Amount (Lbs): 135895.7

Facility Has Received Notices of Violations:
Regulation violated: Not reported
Area of violation: Used Oil - Generators
Date violation determined: 09/11/2014

- Continued on next page -
## Site Detail Report

**Target Property:** 0 DOUGLAS PIKE  
**SMITHFIELD, RI 02917**  
**JOB:** TOWN OF SMITHFIELD

### RCRA-SQG

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</table>

**NAME:** FINELINE GRAPHICS INCORPORATED  
**ADDRESS:** 90 DOUGLAS PIKE SUITE 4  
SMITHFIELD, RI 02917  
PROVIDENCE

**SOURCE:** US Environmental Protection Agency

---

Date achieved compliance: 01/12/2015  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Viol. dispo. status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Universal Waste - Small Quantity Handlers  
Date violation determined: 09/11/2014  
Date achieved compliance: 01/12/2015

---

Date achieved compliance: 01/12/2015  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Viol. dispo. status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: State Statute or Regulation  
Date violation determined: 09/11/2014  
Date achieved compliance: 01/12/2015

---

Date achieved compliance: 01/12/2015  
Violation lead agency: State  
Enforcement action: WRITTEN INFORMAL  
Viol. dispo. status: Not reported  
Enf. disp. status date: Not reported  
Enforcement lead agency: State  
Proposed penalty amount: Not reported  
Final penalty amount: Not reported  
Paid penalty amount: Not reported

Regulation violated: Not reported  
Area of violation: Generators - Manifest  
Date violation determined: 06/08/2011  
Date achieved compliance: 03/05/2012

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- Continued on next page -

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Site Detail Report

Target Property: 0 DOUGLAS PIKE
SMITHFIELD, RI 02917

J0B: TOWN OF SMITHFIELD

RCRA-SQG

EDR ID: 1004779426  DIST/DIR: 0.195 WNW  ELEVATION: 246  MAP ID: A2

NAME: FINELINE GRAPHICS INCORPORATED
ADDRESS: 90 DOUGLAS PIKE SUITE 4
SMITHFIELD, RI 02917
PROVIDENCE

SOURCE: US Environmental Protection Agency

Enforcement action date: 12/14/2011
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: 18850
Final penalty amount: 8750
Paid penalty amount: 8750

Regulation violated: Not reported
Area of violation: State Statute or Regulation
Date violation determined: 03/10/2008
Date achieved compliance: 04/15/2008

Violation lead agency: State
Enforcement action: INITIAL 3008(A) COMPLIANCE
Enforcement action date: 06/19/2009
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: 35672
Final penalty amount: 30000
Paid penalty amount: 30000

Regulation violated: Not reported
Area of violation: TSD IS-General
Date violation determined: 03/10/2008
Date achieved compliance: 09/09/2009

Violation lead agency: State
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 05/05/2010
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 30000
Paid penalty amount: Not reported

Regulation violated: Not reported
Area of violation: Universal Waste - Small Quantity Handlers
Date violation determined: 03/10/2008
Date achieved compliance: 09/09/2009

Violation lead agency: State
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 05/05/2010
Enf. disposition status: Not reported
Enf. disp. status date: Not reported

- Continued on next page -
Site Detail Report

Target Property: 0 DOUGLAS PIKE
SMITHFIELD, RI 02917

RCRA-SQG

EDR ID: 1004779426  DIST/DIR: 0.195 WNW  ELEVATION: 246  MAP ID: A2

NAME: FINELINE GRAPHICS INCORPORATED
ADDRESS: 90 DOUGLAS PIKE SUITE 4
SMITHFIELD, RI 02917
PROVIDENCE

SOURCE: US Environmental Protection Agency

Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 30000
Paid penalty amount: Not reported

Area of violation: State Statute or Regulation
Date violation determined: 03/10/2008
Date achieved compliance: 09/09/2009
Violation lead agency: State
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 05/05/2010
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 30000
Paid penalty amount: Not reported

Area of violation: TSD IS-Contingency Plan and Emergency Procedures
Date violation determined: 03/10/2008
Date achieved compliance: 09/09/2009
Violation lead agency: State
Enforcement action: FINAL 3008(A) COMPLIANCE ORDER
Enforcement action date: 05/05/2010
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: 30000
Paid penalty amount: Not reported

Area of violation: Universal Waste - Small Quantity Handlers
Date violation determined: 03/10/2008
Date achieved compliance: 09/09/2009
Violation lead agency: State
Enforcement action: INITIAL 3008(A) COMPLIANCE
Enforcement action date: 06/19/2009
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: 35672
Final penalty amount: 30000

- Continued on next page -
## Site Detail Report

**Target Property:**
0 DOUGLAS PIKE  
SMITHFIELD, RI 02917

**JOB:**
TOWN OF SMITHFIELD

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**NAME:** FINELINE GRAPHICS INCORPORATED  
**ADDRESS:** 90 DOUGLAS PIKE SUITE 4  
SMITHFIELD, RI 02917  
PROVIDENCE

**SOURCE:** US Environmental Protection Agency

---

**ID/Status:** RI5000011510

**Rev:** 12/12/2016

---

**Paid penalty amount:** 30000

**Regulation violated:** Not reported

**Area of violation:** State Statute or Regulation

**Date violation determined:** 03/10/2008

**Date achieved compliance:** 09/09/2009

**Violation lead agency:** State

**Enforcement action:** INITIAL 3008(A) COMPLIANCE

**Enforcement action date:** 06/19/2009

**Enf. disposition status:** Not reported

**Enf. disp. status date:** Not reported

**Enforcement lead agency:** State

**Proposed penalty amount:** 35672

**Final penalty amount:** 30000

**Paid penalty amount:** 30000

---

**Regulation violated:** Not reported

**Area of violation:** TSD IS-Contingency Plan and Emergency Procedures

**Date violation determined:** 03/10/2008

**Date achieved compliance:** 09/09/2009

**Violation lead agency:** State

**Enforcement action:** INITIAL 3008(A) COMPLIANCE

**Enforcement action date:** 06/19/2009

**Enf. disposition status:** Not reported

**Enf. disp. status date:** Not reported

**Enforcement lead agency:** State

**Proposed penalty amount:** 35672

**Final penalty amount:** 30000

**Paid penalty amount:** 30000

---

**Regulation violated:** Not reported

**Area of violation:** State Statute or Regulation

**Date violation determined:** 03/10/2008

**Date achieved compliance:** 04/15/2008

**Violation lead agency:** State

**Enforcement action:** FINAL 3008(A) COMPLIANCE ORDER

**Enforcement action date:** 05/05/2010

**Enf. disposition status:** Not reported

**Enf. disp. status date:** Not reported

**Enforcement lead agency:** State

**Proposed penalty amount:** Not reported

**Final penalty amount:** 30000

**Paid penalty amount:** Not reported

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**Regulation violated:** Not reported

- Continued on next page -
**Site Detail Report**

**Target Property:** 0 DOUGLAS PIKE  
SMITHFIELD, RI 02917  

**JOB:** TOWN OF SMITHFIELD  

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**NAME:** FINELINE GRAPHICS INCORPORATED  
**ADDRESS:** 90 DOUGLAS PIKE SUITE 4  
SMITHFIELD, RI 02917  
PROVIDENCE  

**SOURCE:** US Environmental Protection Agency  

**EDR ID:** 1004779426  
**DIST/DIR:** 0.195 WNW  
**ELEVATION:** 246  
**MAP ID:** A2  

**DATE:** 12/12/2016  
**ID/Status:** RI5000011510  

**Area of violation:** TSD IS-General Facility Standards  
**Date violation determined:** 03/10/2008  
**Date achieved compliance:** 05/29/2008  
**Violation lead agency:** State  
**Enforcement action:** FINAL 3008(A) COMPLIANCE ORDER  
**Enforcement action date:** 05/05/2010  
**Enf. disposition status:** Not reported  
**Enf. disp. status date:** Not reported  
**Enforcement lead agency:** State  
**Proposed penalty amount:** Not reported  
**Final penalty amount:** 30000  
**Paid penalty amount:** Not reported  

**Regulation violated:** Not reported  
**Area of violation:** TSD IS-General Facility Standards  
**Date violation determined:** 03/10/2008  
**Date achieved compliance:** 05/29/2008  
**Violation lead agency:** State  
**Enforcement action:** INITIAL 3008(A) COMPLIANCE ORDER  
**Enforcement action date:** 06/19/2009  
**Enf. disposition status:** Not reported  
**Enf. disp. status date:** Not reported  
**Enforcement lead agency:** State  
**Proposed penalty amount:** 35672  
**Final penalty amount:** 30000  
**Paid penalty amount:** 30000  

**Regulation violated:** Not reported  
**Area of violation:** TSD IS-General  
**Date violation determined:** 03/10/2008  
**Date achieved compliance:** 09/09/2009  
**Violation lead agency:** State  
**Enforcement action:** INITIAL 3008(A) COMPLIANCE ORDER  
**Enforcement action date:** 06/19/2009  
**Enf. disposition status:** Not reported  
**Enf. disp. status date:** Not reported  
**Enforcement lead agency:** State  
**Proposed penalty amount:** 35672  
**Final penalty amount:** 30000  
**Paid penalty amount:** 30000  

**Evaluation Action Summary:**  
**Evaluation date:** 01/12/2015  
**Evaluation:** COMPLIANCE SCHEDULE EVALUATION  

- Continued on next page -
### Site Detail Report

**Target Property:** 0 DOUGLAS PIKE  
**SMITHFIELD, RI 02917**

**JOB:** TOWN OF SMITHFIELD

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**RCRA-SQG**

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<th>MAP ID:</th>
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</table>

**NAME:** FINELINE GRAPHICS INCORPORATED  
**ADDRESS:** 90 DOUGLAS PIKE SUITE 4  
**SMITHFIELD, RI 02917**  
**PROVIDENCE**

**SOURCE:** US Environmental Protection Agency

---

Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 09/11/2014  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Used Oil - Generators  
Date achieved compliance: 01/12/2015  
Evaluation lead agency: State

Evaluation date: 09/11/2014  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Universal Waste - Small Quantity Handlers  
Date achieved compliance: 01/12/2015  
Evaluation lead agency: State

Evaluation date: 09/11/2014  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: State Statute or Regulation  
Date achieved compliance: 01/12/2015  
Evaluation lead agency: State

Evaluation date: 03/05/2012  
Evaluation: FOLLOW-UP INSPECTION  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 03/05/2012  
Evaluation: NOT A SIGNIFICANT NON-COMPLIER  
Area of violation: Not reported  
Date achieved compliance: Not reported  
Evaluation lead agency: State

Evaluation date: 06/08/2011  
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE  
Area of violation: Generators - Manifest  
Date achieved compliance: 03/05/2012  
Evaluation lead agency: State

Evaluation date: 06/08/2011  
Evaluation: SIGNIFICANT NON-COMPLIER  
Area of violation: Generators - Manifest  
Date achieved compliance: 03/05/2012  
Evaluation lead agency: State

- Continued on next page -
Site Detail Report

Target Property: 0 DOUGLAS PIKE
   SMITHFIELD, RI 02917

JOB: TOWN OF SMITHFIELD

RCRA-SQG

EDR ID: 1004779426 DIST/DIR: 0.195 WNW ELEVATION: 246 MAP ID: A2

NAME: FINELINE GRAPHICS INCORPORATED
ADDRESS: 90 DOUGLAS PIKE SUITE 4
          SMITHFIELD, RI 02917
          PROVIDENCE
SOURCE: US Environmental Protection Agency

Evaluation date: 07/27/2010
Evaluation: COMPLIANCE SCHEDULE EVALUATION
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 07/27/2010
Evaluation: NOT A SIGNIFICANT NON-COMPLIER
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 03/10/2008
Evaluation: SIGNIFICANT NON-COMPLIER
Area of violation: TSD IS-General
Date achieved compliance: 09/09/2009
Evaluation lead agency: State

Evaluation date: 03/10/2008
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Universal Waste - Small Quantity Handlers
Date achieved compliance: 09/09/2009
Evaluation lead agency: State

Evaluation date: 03/10/2008
Evaluation: SIGNIFICANT NON-COMPLIER
Area of violation: State Statute or Regulation
Date achieved compliance: 04/15/2008
Evaluation lead agency: State

Evaluation date: 03/10/2008
Evaluation: SIGNIFICANT NON-COMPLIER
Area of violation: TSD IS-Contingency Plan and Emergency Procedures
Date achieved compliance: 09/09/2009
Evaluation lead agency: State

Evaluation date: 03/10/2008
Evaluation: SIGNIFICANT NON-COMPLIER
Area of violation: State Statute or Regulation
Date achieved compliance: 09/09/2009
Evaluation lead agency: State

Evaluation date: 03/10/2008
Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: TSD IS-General

- Continued on next page -
Target Property: 0 DOUGLAS PIKE
SMITHFIELD, RI 02917

JOB: TOWN OF SMITHFIELD

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</table>

**NAME:** FINELINE GRAPHICS INCORPORATED
**ADDRESS:** 90 DOUGLAS PIKE SUITE 4
SMITHFIELD, RI 02917
PROVIDENCE

**SOURCE:** US Environmental Protection Agency

**Date achieved compliance:** 09/09/2009
**Evaluation lead agency:** State

**Evaluation date:** 03/10/2008
**Evaluation:** SIGNIFICANT NON-COMPLIER
**Area of violation:** Universal Waste - Small Quantity Handlers
**Date achieved compliance:** 09/09/2009
**Evaluation lead agency:** State

**Evaluation date:** 03/10/2008
**Evaluation:** COMPLIANCE EVALUATION INSPECTION ON-SITE
**Area of violation:** TSD IS-General Facility Standards
**Date achieved compliance:** 05/29/2008
**Evaluation lead agency:** State

**Evaluation date:** 03/10/2008
**Evaluation:** SIGNIFICANT NON-COMPLIER
**Area of violation:** TSD IS-General Facility Standards
**Date achieved compliance:** 05/29/2008
**Evaluation lead agency:** State

**Evaluation date:** 03/10/2008
**Evaluation:** COMPLIANCE EVALUATION INSPECTION ON-SITE
**Area of violation:** State Statute or Regulation
**Date achieved compliance:** 04/15/2008
**Evaluation lead agency:** State

**Evaluation date:** 03/10/2008
**Evaluation:** COMPLIANCE EVALUATION INSPECTION ON-SITE
**Area of violation:** State Statute or Regulation
**Date achieved compliance:** 09/09/2009
**Evaluation lead agency:** State

**Evaluation date:** 03/10/2008
**Evaluation:** COMPLIANCE EVALUATION INSPECTION ON-SITE
**Area of violation:** TSD IS-Contingency Plan and Emergency Procedures
**Date achieved compliance:** 09/09/2009
**Evaluation lead agency:** State
# Site Detail Report

## Target Property:
0 DOUGLAS PIKE
SMITHFIELD, RI 02917

## JOB:
TOWN OF SMITHFIELD

## RCRA NonGen / NLR

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</table>

## NAME:
FINDINGS CO INC THE

## ADDRESS:
90 DOUGLAS PIKE
SMITHFIELD, RI 02917
PROVIDENCE

## SOURCE:
US Environmental Protection Agency

## EPA ID:
RID987466794

## EDI/Status:
PID987466794

## Used oil Specification marketer:
No

## Used oil fuel marketer to burner:
No

## User oil refiner:
No

## Used oil processor:
No

## Used oil fuel burner:
No

## Furnace exemption:
No

## On-site burner exemption:
No

## Underground injection activity:
No

## Treater, storer or disposer of HW:
No

## Transporter of hazardous waste:
No

## Recycler of hazardous waste:
No

## Mixed waste (haz. and radioactive):
No

## U.S. importer of hazardous waste:
No

## Owner/Operator Summary:

### Owner/operator name:
WAYNE B GRANDIDGE

### Owner/operator address:
OWNERSTREET
OWNERCITY, RI 99999

### Owner/operator country:
Not reported

### Owner/operator telephone:
(401) 555-1212

### Legal status:
Private

### Owner/Operator Type:
Owner

### Owner/Op start date:
Not reported

### Owner/Op end date:
Not reported

## Handler Activities Summary:

### U.S. importer of hazardous waste:
No

### Mixed waste (haz. and radioactive):
No

### Recycler of hazardous waste:
No

### Transporter of hazardous waste:
No

### Treater, storer or disposer of HW:
No

### Underground injection activity:
No

### On-site burner exemption:
No

### Furnace exemption:
No

### Used oil fuel burner:
No

### Used oil processor:
No

### User oil refiner:
No

### Used oil marketer to burner:
No

### Used oil Specification marketer:
No

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- Continued on next page -
Site Detail Report

Target Property: 0 DOUGLAS PIKE
SMITHFIELD, RI 02917

RCRA NonGen / NLR

EDR ID: 1000189421  DIST/DIR: 0.195 WNW  ELEVATION: 246  MAP ID: A3

NAME: FINDINGS CO INC THE
ADDRESS: 90 DOUGLAS PIKE
          SMITHFIELD, RI 02917
          PROVIDENCE
SOURCE: US Environmental Protection Agency

Used oil transfer facility: No
Used oil transporter: No

Historical Generators:
Date form received by agency: 04/25/1988
Site name: FINDINGS CO INC THE
Classification: Not a generator, verified

- Waste code: D000
  Waste name: Not Defined

- Waste code: D001
  Waste name: IGNITABLE WASTE

- Waste code: D002
  Waste name: CORROSIVE WASTE

- Waste code: D011
  Waste name: SILVER

Facility Has Received Notices of Violations:
Regulation violated: Not reported
Area of violation: Generators - General
Date violation determined: 03/01/1990
Date achieved compliance: 05/15/1990
Violation lead agency: State
Enforcement action: WRITTEN INFORMAL
Enforcement action date: 03/05/1990
Enf. disposition status: Not reported
Enf. disp. status date: Not reported
Enforcement lead agency: State
Proposed penalty amount: Not reported
Final penalty amount: Not reported
Paid penalty amount: Not reported

Evaluation Action Summary:
Evaluation date: 05/15/1990
Evaluation: COMPLIANCE SCHEDULE EVALUATION
Area of violation: Not reported
Date achieved compliance: Not reported
Evaluation lead agency: State

Evaluation date: 03/01/1990

- Continued on next page -
Target Property: 0 DOUGLAS PIKE
SMITHFIELD, RI 02917

JOB: TOWN OF SMITHFIELD

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<tr>
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<td>0.195 WNW</td>
<td>246</td>
<td>A3</td>
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</tbody>
</table>

NAME: FINDINGS CO INC THE
ADDRESS: 90 DOUGLAS PIKE
SMITHFIELD, RI 02917
PROVIDENCE

SOURCE: US Environmental Protection Agency

Evaluation: COMPLIANCE EVALUATION INSPECTION ON-SITE
Area of violation: Generators - General
Date achieved compliance: 05/15/1990
Evaluation lead agency: State

Rev: 12/12/2016
ID/Status: RID987466794
# Site Detail Report

**Target Property:** 0 DOUGLAS PIKE  
SMITHFIELD, RI 02917

**JOB:** TOWN OF SMITHFIELD

---

### RCRA-SQG

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<th>ELEVATION:</th>
<th>246</th>
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</tr>
</thead>
</table>

**NAME:** DOUGLAS EQUIPMENT CORP  
**ADDRESS:** 90 DOUGLAS PIKE SUITE 0  
SMITHFIELD, RI 02917  
PROVIDENCE

**SOURCE:** US Environmental Protection Agency

**Contact:** PAUL T SORABIAN  
**Contact address:** 90 DOUGLAS PIKE  
SMITHFIELD, RI 02917  
**Contact telephone:** (401) 232-3700  
**Contact country:** US  
**Contact email:** Not reported

**EPA ID:** RID982748626  
**SIC Code:** Not reported  
**Mailing address:** DOUGLAS PIKE  
SMITHFIELD, RI 02917

**Facility name:** DOUGLAS EQUIPMENT CORP  
**Facility address:** 90 DOUGLAS PIKE SUITE 0  
SMITHFIELD, RI 02917

**Date form received by agency:** 12/03/1988

**Facility name:** DOUGLAS EQUIPMENT CORP

**Facility address:** 90 DOUGLAS PIKE SUITE 0

**SMITHFIELD, RI 02917**

**EPA ID:** RID982748626

**Mailing address:** DOUGLAS PIKE  
SMITHFIELD, RI 02917

**Contact:** PAUL T SORABIAN  
**Contact address:** 90 DOUGLAS PIKE  
SMITHFIELD, RI 02917

**Contact telephone:** (401) 232-3700

**Classification:** Small Small Quantity Generator

**Description:** Handler: generates more than 100 and less than 1000 kg of hazardous waste during any calendar month and accumulates less than 6000 kg of hazardous waste at any time; or generates 100 kg or less of hazardous waste during any calendar month, and accumulates more than 1000 kg of hazardous waste at any time

**Owner/Operator Summary:**

**Owner/operator name:** PAUL SURABIAN  
**Owner/operator address:** 90 DOUGLAS PIKE  
SMITHFIELD, RI 02917

**Owner/operator country:** Not reported

**Owner/operator telephone:** (401) 232-3700  
**Legal status:** Private

**Owner/Operator Type:** Owner

**Owner/Op start date:** Not reported  
**Owner/Op end date:** Not reported

**Handler Activities Summary:**

**U.S. importer of hazardous waste:** No

**Mixed waste (haz. and radioactive):** No

**Recycler of hazardous waste:** No

**Transporter of hazardous waste:** No

**Treater, storer or disposer of HW:** No

**Underground injection activity:** No

**On-site burner exemption:** No

**Furnace exemption:** No

**Used oil fuel burner:** No

---

*Continued on next page*
### Site Detail Report

**Target Property:** 0 DOUGLAS PIKE  
SMITHFIELD, RI 02917

**JOB:** TOWN OF SMITHFIELD

### RCRA-SQG

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<th>ELEVATION: 246</th>
<th>MAP ID: A4</th>
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</table>

**NAME:** DOUGLAS EQUIPMENT CORP  
**ADDRESS:** 90 DOUGLAS PIKE SUITE 0  
SMITHFIELD, RI 02917  
PROVIDENCE  
**SOURCE:** US Environmental Protection Agency

- Used oil processor: No
- User oil refiner: No
- Used oil fuel marketer to burner: No
- Used oil Specification marketer: No
- Used oil transfer facility: No
- Used oil transporter: No

- Waste code: D001
  - Waste name: IGNITABLE WASTE

- Waste code: R010
  - Waste name: WASTE OIL

**Violation Status:** No violations found

**Rev:** 12/12/2016  
**ID/Status:** RID982748626
Site Detail Report

Target Property: 0 DOUGLAS PIKE
SMITHFIELD, RI 02917

JOB: TOWN OF SMITHFIELD

<table>
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<td>NAME: CARMINE CARCIERI</td>
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<td>ID/Status: UST-2637</td>
<td>ID/Status: Permanently Closed</td>
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<tr>
<td>ADDRESS: 300 TWIN RIVER RD LINCOLN, RI</td>
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<tr>
<td>SOURCE: RI Department of Environmental Management</td>
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</table>

UST:
Facility ID: UST-2637
Facility Class: Private Residence

Tank ID: 1
Tank Status: Permanently Closed
Tank Capacity: 2000
Tank Substance: Heating Oil No.2
Date Installed: 01/01/1967
Site Detail Report

Target Property: 0 DOUGLAS PIKE
SMITHFIELD, RI 02917

JOB: TOWN OF SMITHFIELD

<table>
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NAME: BACCAIRE (HAROLD) PROPERTY
ADDRESS: 125 DOUGLAS PIKE
SMITHFIELD, RI

SOURCE: RI Department of Environmental Management

AUL:
ELUR Date: 07/13/2005
Count Of Town: 1
Facility Size (Acres): 12.63
Project Code: HB-HWM
SA Date: Not reported
Plat: 42
Lot: 32 & 33
Siterem Site Number: SR-31-0095
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<td>ADDRESS:</td>
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SHWS:
- Project Code: HB-SFA
- Siterem Site Number: SR-31-0095
- Facility Status: Active
- Project Date: 07/17/1985

SHWS:
- Project Code: HB-HWM
- Siterem Site Number: SR-31-0095
- Facility Status: Inactive
- Project Code Desc: HB-HWM
- Project Date: 07/17/2004
## Site Detail Report

**Target Property:** 0 DOUGLAS PIKE  
SMITHFIELD, RI 02917  

**JOB:** TOWN OF SMITHFIELD

### SHWS

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| 1000443722   | 0.428 WNW  | 257       | B7     | SMITHFIELD PLATING | 163 DOUGLAS PIKE  
SMITHFIELD, RI             | RI Department of Environmental Management | 03/20/2017 | Inactive | SMP-SFA | SMP-HWM |

**SHWS:**
- Project Code: SMP-SFA
- SiteRem Site Number: SR-31-1449
- Facility Status: Inactive
- Project Date: 08/30/1990

- Project Code: SMP-HWM
- SiteRem Site Number: SR-31-1449
- Facility Status: Active
- Project Date: 09/12/1995
Target Property: 0 DOUGLAS PIKE
SMITHFIELD, RI 02917

SEMS-ARCHIVE

EDR ID: 1003862832  DIST/DIR: 0.428 WNW  ELEVATION: 257  MAP ID: B8

NAME: SMITHFIELD PLATING (FORMER)
ADDRESS: 163 DOUGLAS PIKE
          SMITHFIELD, RI 02917
          PROVIDENCE

SOURCE: US EPA

SEMS-ARCHIVE:
Site ID: 102202
EPA ID: RID987473394
Federal Facility: N
NPL: Not on the NPL
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

Following information was gathered from the prior CERCLIS update completed in 10/2013:
Site ID: 0102202
Federal Facility: Not a Federal Facility
NPL Status: Not on the NPL
Non NPL Status: NFRAP-Site does not qualify for the NPL based on existing information

CERCLIS-NFRAP Site Contact Details:
Contact Sequence ID: 13326754.00000
Person ID: 13004278.00000

CERCLIS-NFRAP Site Alias Name(s):
Alias Name: KERBERIAN PLATING (FORMER)
Alias Address: Not reported

CERCLIS-NFRAP Assessment History:
Action: PRELIMINARY ASSESSMENT
Date Started: / / Date Completed: 08/05/91
Priority Level: Higher priority for further assessment

Action: ARCHIVE SITE
Date Started: / / Date Completed: 01/25/96
Priority Level: Not reported

Action: SITE INSPECTION
Date Started: / / Date Completed: 01/27/92
Priority Level: NFRAP-Site does not qualify for the NPL based on existing information

Action: DISCOVERY
Date Started: / / Date Completed: 08/30/90
Priority Level: Not reported

Rev: 02/07/2017
ID/Status: 0102202
ID/Status: RID987473394
# Site Detail Report

**Target Property:** 0 DOUGLAS PIKE  
SMITHFIELD, RI  02917

**JOB:** TOWN OF SMITHFIELD

## SHWS

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**NAME:** D'AGOSTINO PROPERTY

**ADDRESS:** 268 RIDGE ROAD  
SMITHFIELD, RI

**SOURCE:** RI Department of Environmental Management

SHWS:
- Project Code: DAGP-HWM
- Siterem Site Number: SR-31-0341 A
- Facility Status: Inactive
- Project Code Desc: DAGP-HWM
- Project Date: 05/02/2013

**Rev:** 03/20/2017  
ID/Status: Inactive  
ID/Status: DAGP-HWM  
ID/Status: SR-31-0341 A
### SHWS

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<td>S106859379</td>
<td>0.468 WSW</td>
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**Name:** PATRIARCA PROPERTY  
**Address:** 257 RIDGE ROAD, SMITHFIELD, RI  
**Source:** RI Department of Environmental Management  
**Rev:** 03/20/2017  
**ID/Status:** Active  
**ID/Status:** PATR-HWM  
**ID/Status:** PATR-SFA  
**ID/Status:** SR-31-1069

SHWS:
- **Project Code:** PATR-HWM
- **Siterem Site Number:** SR-31-1069
- **Facility Status:** Active
- **Project Code Desc:** PATR-HWM
- **Project Date:** 08/04/2004

- **Project Code:** PATR-SFA
- **Siterem Site Number:** SR-31-1069
- **Facility Status:** Active
- **Project Code Desc:** PATR-SFA
- **Project Date:** 09/22/1994
### SHWS

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**NAME:** NORTH PROVIDENCE AUTO SALVAGE, LLC  
**ADDRESS:** 940 SMITHFIELD ROAD  
NORTH PROVIDENCE, RI 02904

**SOURCE:** RI Department of Environmental Management

**Rev:** 03/20/2017  
**ID/Status:** Inactive  
**ID/Status:** AFLN-HWM  
**ID/Status:** SR-24-1011

**SHWS:**  
Project Code: AFLN-HWM  
Siterem Site Number: SR-24-1011  
Facility Status: Inactive  
Project Code Desc: AFLN-HWM  
Project Date: Not reported
Target Property: 0 DOUGLAS PIKE  
SMITHFIELD, RI 02917 

### SHWS

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SHWS:  
Project Code: NPLF-SFA  
Siterem Site Number: SR-24-1012  
Facility Status: Inactive  
Project Code Desc: NPLF-SFA  
Project Date: 02/01/1985
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**NAME:** SMITHFIELD TOWN LANDFILL  
**ADDRESS:** RIDGE ROAD  
SMITHFIELD, RI 02917  
PROVIDENCE  
**SOURCE:** RI Department of Environmental Management

SHWS:  
Project Code: STLF-SFA  
Siterem Site Number: SR-31-1450  
Facility Status: Active  
Project Code Desc: STLF-SFA  
Project Date: 02/01/1985
Database Descriptions

NPL: NPL 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. NPL - National Priority List Proposed NPL - Proposed National Priority List Sites.

NPL Delisted: Delisted NPL 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. Delisted NPL - National Priority List Deletions

CERCLIS: SEMS 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 known 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. SEMS - Superfund Enterprise Management System

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. SEMS-ARCHIVE - Superfund Enterprise Management System Archive

RCRA COR ACT: CORRACTS CORRACTS identifies hazardous waste handlers with RCRA corrective action activity. CORRACTS - Corrective Action Report

RCRA TSD: RCRA-TSDF 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. RCRA-TSDF - RCRA - Treatment, Storage and Disposal

RCRA GEN: RCRA-LQG 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. RCRA-LOG - RCRA - Large Quantity Generators RCRA-SQG - RCRA - Small Quantity Generators. RCRA-CESQG - RCRA - Conditionally Exempt Small Quantity Generators.

Federal IC / EC: US ENG CONTROLS 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. US ENG CONTROLS - Engineering Controls Sites List

US INST CONTROL - Sites with Institutional Controls.
Database Descriptions

ERNS: ERNS Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances. ERNS - Emergency Response Notification System

State/Tribal CERCLIS: 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). SHWS - List of CERCLIS and State Sites in RI

State/Tribal SWL: SWF/LF 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. SWF/LF - Solid Waste Management Facilities

State/Tribal LTANKS: 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). LUST - LUST Case List INDIAN LUST R4 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R8 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R7 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R10 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R5 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R1 - Leaking Underground Storage Tanks on Indian Land. INDIAN LUST R6 - Leaking Underground Storage Tanks on Indian Land.

State/Tribal Tanks: 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. UST - UST Master List AST - Aboveground Storage Tanks. INDIAN UST R7 - Underground Storage Tanks on Indian Land. INDIAN UST R5 - Underground Storage Tanks on Indian Land. INDIAN UST R1 - Underground Storage Tanks on Indian Land. INDIAN UST R9 - Underground Storage Tanks on Indian Land. INDIAN UST R6 - Underground Storage Tanks on Indian Land.

State/Tribal IC / EC: 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. AUL - Waste Management Sites with Environmental Land Use Restrictions

ST/Tribal Brownfields: BROWNFIELDS 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 contaminant. BROWNFIELDS - Brownfields Site List

US Brownfields: US BROWNFIELDS 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. US BROWNFIELDS - A Listing of Brownfields Sites

Other Haz Sites: US CDL A listing of clandestine drug lab locations. The U.S. Department of Justice ("the Department") provides this website 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. US CDL - Clandestine Drug Labs
Database Descriptions


Database Sources

NPL: EPA
Updated Quarterly

NPL Delisted: EPA
Updated Quarterly

CERCLIS: EPA
Updated Quarterly

NFRAP: EPA
Updated Quarterly

RCRA COR ACT: EPA
Updated Quarterly

RCRA TSD: Environmental Protection Agency
Updated Quarterly

RCRA GEN: Environmental Protection Agency
Updated Quarterly

Federal IC / EC: Environmental Protection Agency
Varies

ERNS: National Response Center, United States Coast Guard
Updated Annually

State/Tribal CERCLIS: Department of Environmental Management
Updated Quarterly

State/Tribal SWL: Department of Environmental Management
Updated Quarterly

State/Tribal LTANKS: Department of Environmental Management
Updated Quarterly

State/Tribal Tanks: Department of Environmental Management
Updated Quarterly
Database Sources

State/Tribal IC / EC: Department of Environmental Management
   Varies

ST/Tribal Brownfields: Department of Environmental Management
   Updated Semi-Annually

US Brownfields: Environmental Protection Agency
   Updated Semi-Annually

Other Haz Sites: Drug Enforcement Administration
   Updated Quarterly

Spills: U.S. Department of Transportation
   Updated Annually

Other: Environmental Protection Agency
   Varies
# Street Name Report for Streets near the Target Property

**Target Property:** 0 DOUGLAS PIKE  
**SMITHFIELD, RI 02917**  
**JOB:** TOWN OF SMITHFIELD

<table>
<thead>
<tr>
<th>Street Name</th>
<th>Dist/Dir</th>
<th>Street Name</th>
<th>Dist/Dir</th>
</tr>
</thead>
<tbody>
<tr>
<td>Angell Rd</td>
<td>0.21 ENE</td>
<td>Cavalry Dr</td>
<td>0.24 South</td>
</tr>
<tr>
<td>RI-7</td>
<td>0.09 SW</td>
<td>Ramp</td>
<td>0.20 WNW</td>
</tr>
<tr>
<td>Reverie Ln</td>
<td>0.15 ENE</td>
<td>Thurston St</td>
<td>0.20 WNW</td>
</tr>
<tr>
<td>Twin River Rd</td>
<td>0.18 NNW</td>
<td>Webster St</td>
<td>0.14 West</td>
</tr>
</tbody>
</table>
Black Rings Represent Qtr. Mile Radius; Red Ring Represents 500 ft. Radius

- Target Property (Latitude: 41.878037 Longitude: 71.469959)
- Identified Sites
- National Priority List Sites
- Indian Reservations BIA
APPENDIX C

RECORDS REVIEW SUPPORTING DOCUMENTATION
0 DOUGLAS PIKE

Location 0 DOUGLAS PIKE
Mblu 40/450/

Acct# 16-2705-00
Owner PROSPERITY LAND CO

Assessment $1,800
PID 3636

Building Count 1

Current Value

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<tr>
<th>Assessment</th>
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<tbody>
<tr>
<td>Valuation Year</td>
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<tr>
<td>2016</td>
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</table>

Owner of Record

Owner PROSPERITY LAND CO
Co-Owner C/O BERGE KOLOIAN
Address 1 EAST AVENUE
N PROVIDENCE, RI 02911

Sale Price $0
Certificate
Book & Page 22/484
Sale Date 01/01/1900

Ownership History

<table>
<thead>
<tr>
<th>Ownership History</th>
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</thead>
<tbody>
<tr>
<td>Owner</td>
</tr>
<tr>
<td>PROSPERITY LAND CO</td>
</tr>
</tbody>
</table>

Building Information

Building 1 : Section 1

Year Built: 0
Living Area: 0
Building Percent Good:
Replacement Cost $0
Less Depreciation:

<table>
<thead>
<tr>
<th>Building Attributes</th>
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<tbody>
<tr>
<td>Field</td>
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<tr>
<td>Style</td>
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<tr>
<td>Model</td>
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<tr>
<td>Grade:</td>
</tr>
<tr>
<td>Stories:</td>
</tr>
<tr>
<td>Occupancy</td>
</tr>
<tr>
<td>Exterior Wall 1</td>
</tr>
</tbody>
</table>

Building Photo

(http://images.vgsi.com/photos/SmithfieldRIPhotos//default.jpg)
### Exterior Wall 2

### Roof Structure:

### Roof Cover

### Interior Wall 1

### Interior Wall 2

### Interior Flr 1

### Interior Flr 2

### Heat Fuel

### Heat Type:

### AC Type:

### Total Bedrooms:

### Total Bthrms:

### Total Half Baths:

### Total Xtra Fixtrs:

### Total Rooms:

### Bath Style:

### Kitchen Style:

#### Extra Features

<table>
<thead>
<tr>
<th>Extra Features</th>
<th>Legend</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Data for Extra Features</td>
<td></td>
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</tbody>
</table>

#### Land

#### Land Use

<table>
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<tr>
<th>Use Code</th>
<th>Description</th>
<th>Zone</th>
<th>Alt Land Appr</th>
<th>Category</th>
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<tbody>
<tr>
<td>3900</td>
<td>VAC COM LD</td>
<td>C</td>
<td>No</td>
<td></td>
</tr>
</tbody>
</table>

#### Land Line Valuation

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<tr>
<th>Size (Acres)</th>
<th>Depth</th>
<th>Assessed Value</th>
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<tbody>
<tr>
<td>0.11</td>
<td></td>
<td>$1,800</td>
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</tbody>
</table>

#### Outbuildings

<table>
<thead>
<tr>
<th>Outbuildings</th>
<th>Legend</th>
</tr>
</thead>
<tbody>
<tr>
<td>No Data for Outbuildings</td>
<td></td>
</tr>
</tbody>
</table>
View of the entrance to the trail that lead to AP 40, Lot 450

View of the trail that intersects AP 40, Lot 450

View of trees within AP 40, Lot 450

View of the Wenscott Reservoir seen from the shore of AP 40, Lot 450
APPENDIX E

RESUMES
DIANA J. SEAVER
ENVIRONMENTAL PARALEGAL
dseaver@lakeshoreenvironmentalri.com
W: 401-658-1880

- Proficient at performing research and analysis within the environmental, banking and real estate industries.
- Proficient at verbal and written communication within these same industries.
- Seven years of experience performing paralegal services in support of environmental consulting firm.
- Three years of experience with legal research including Westlaw.
- Proficient with Microsoft office products, and with web site management.
- Rhode Island Notary Public

COMPUTER SKILLS
Microsoft Windows 7 and 8.1; Microsoft Word, Excel, Access, PowerPoint, Publisher and Outlook; Adobe Acrobat 11.0 and Dreamweaver; QuickBooks; ARCGIS Explorer; skilled at conducting research on free and fee based systems including Westlaw, Pacer, Casemaker, EPA databases and other local, state and federal websites.

EDUCATION
Roger Williams University, Bristol, RI
Baccalaureate Paralegal Certificate Program 2011
Lambda Epsilon Chi Honor Society

Providence College, Providence, RI.
Bachelor of Arts 1983

OSHA 40 Hour Hazwopper Training (CFR 1910.120)

PROFESSIONAL EXPERIENCE
Lake Shore Environmental, Inc., Cumberland, RI 10/2005 - Present
Environmental Paralegal

Responsibilities include review of government record searches using on-line environmental databases, review GIS data resources for hydrology, geology and soils, conduct municipal research, site reconnaissance visits, regulatory file reviews and preparation of environmental site assessment reports. Responsibilities include regular communication with clients, developers, state environmental regulatory personnel, and municipal contacts and preparation of report maps and figures. Legal research includes review of land evidence records, title searches, historical information sources, adjoining land uses, flood zones, environmental file reviews at regulatory agencies, review of analytical laboratory data reports and comparison to regulatory standards. Field sampling tasks include collection of environmental media samples using grab and low-flow techniques for groundwater. Administrative tasks include assistance with office management, business development and marketing efforts, and maintenance of the company web site.
David L. Johnston, Esq., Warwick RI

Real Estate Paralegal

9/2013 – 10/2013

Temporary paralegal position for a private law firm. Responsible for the review of all 2012 and 2013 closed real estate transactions for missing lender title policies. Title policies were created through CATIC or Chicago Title Insurance Co. as needed and mailed to the appropriate parties. Responsibilities also included providing assistance with real estate closings involving mortgage documentation and deeds.

CVS Caremark, Woonsocket, RI

Real Estate Deal Administrator

12/2008 – 10/2010

Responsibilities included assisting the Regional Real Estate Director with land/store development and acquisition projects. Reviewed acquisition contracts and commercial lease agreements for accuracy. Regularly communicated with internal personnel, developers, consultants and attorneys regarding confidential site data. Reviewed developer construction budgets and completed internal financial forecasts. Provided preliminary screening research of potential sites identified by developers/brokers, including a review of site plans, tax records, plat maps, environmental assessment data, and demographics.

Homestar Mortgage, Inc., Providence, RI

Loan Officer


Responsibilities included the origination of residential mortgage products and procurement of title insurance and appraisals. Originate conforming, nonconforming, and line of credit mortgage products. Networking responsibilities involved developing referral relationships with real estate agents, appraisers, and attorneys.

Citizens Bank, Providence, RI

Loan Review Officer


Analyze and review commercial loans for compliance with bank credit and risk ratings, policies and procedures. Evaluate loan documentation for accuracy and completeness, and review profit and loss statements. Analyze appraisals used as loan collateral. Prepare a written loan review report summarizing findings.

Participated on the due diligence acquisition team involving the acquisition of area banks, specializing in hotel accounting and mortgage banking analysis. Developed a program utilizing an Access database for assessing mortgage banking servicing compliance during pre and post acquisition due diligence.

Eastland Bank, Woonsocket, RI

Commercial Real Estate Loan Officer (1990 – 1993)

12/1986 – 1/1993

Monitored a $50,000,000 commercial real estate portfolio for loans with payments in arrears, classified by FDIC as criticized assets including manufacturing companies, retail stores, and hotels for credit risk and compliance with restructured loan covenants. Prepared written assessments concerning amounts of exposure, types of business, collateral value, guarantors, repayment terms and current delinquency status.

Audit Manager and Audit Officer (1986 - 1990)

Managed audits of the bank’s Mortgage Banking subsidiary, Eastland Mortgage in Oklahoma, OK; the Corporate Real Estate Lending Department; and Branch Banking. Reviewed accounting records and procedures, analyzed bank proposals and plans to assess risk, and ensured that bank practices, procedures and Federal regulations were followed. Prepared written audit reports documenting the findings of the audit, with recommendations on how to improve internal controls.
DAVID J. HAZEBROUCK, P.G., LSP, LEP
PRINCIPAL - SENIOR PROJECT MANAGER

EDUCATION:

B.S., University of Rhode Island, Geology, 1983
Field Geology, Montana State University, 1983
Various CEUs in environmental sciences required annually for state licenses

MEMBERSHIP/REGISTRATIONS:

Rhode Island Society of Environmental Professionals
Licensed Site Professional Association
Environmental Professionals Organization of Connecticut
Association of Groundwater Scientists and Engineers
Registered Professional Geologist (Maine) No. 335
Licensed Site Professional (Massachusetts) No. 7903
Licensed Environmental Professional (Connecticut) No. 240

EMPLOYMENT EXPERIENCE:

2002 - Present Lake Shore Environmental, Inc.
1989 - 1990 Environmental Scientific Corporation
1985 - 1989 Lincoln Environmental, Inc./BCS Designers/Sure Test
1984 - 1985 U.S. Geologic Survey - Water Resources Division

PROFESSIONAL EXPERIENCE:

Mr. Hazebrouck is a Senior Project Manager and Hydrogeologist in the environmental assessment and remediation industry and is president of Lake Shore Environmental, Inc. Mr. Hazebrouck has extensive experience in developing and implementing environmental site assessments, hydrogeologic studies, hazardous waste investigations, underground storage tank design and compliance programs, and in-situ remediation programs. His project experience ranges from property transfer site assessments to design and implementation of full scale remediation systems at federal superfund sites. He has directed numerous Brownfields redevelopment projects for private developers and state agencies throughout Rhode Island. He has also performed hydrogeologic studies in support of environmental impact assessments, pollutant loading evaluations for proposed development, surface and groundwater quality studies, siting and evaluation of public and industrial groundwater supplies, and has provided expert testimony at municipal and state regulatory hearings.
PUBLICATIONS:


QUALIFICATIONS

I declare that, to the best of my professional knowledge and belief, I meet the definition of environmental professional as defined in 312.10 of 40 CRF 312.

I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CRF Part 312.

______________________________
David J. Hazebrouck, P.G., LSP, LEP
DATE: January 31, 2018

TO: The Honorable Smithfield Town Council

FROM: Randy R. Rossi, Town Manager

RE: Amendment #16 for GAC 2484 JH Life Insurance Company

Enclosed please find Amendment #16 for Group Annuity Contract #2482 with John Hancock Life Insurance Company for the Police and Fire Pension Funds. This amendment will discontinue the contract with John Hancock and transfer all of the plan assets to the Town’s new recorder-keeper Principal with the exception of those pension that are receiving a guaranteed benefit under the plan.

Motion:

Moved that the Smithfield Town Council approve Plan Amendment #16 for Group Annuity Contract #2482 with John Hancock Life Insurance Company for the Police and Fire Pension Funds.
WHEREAS, on July 1, 1975, Town of Smithfield, Rhode Island (hereinafter the “Employer” or “Contract Holder”) established a program for providing pension benefits and other benefits for certain employees and their beneficiaries; and

WHEREAS, John Hancock Mutual Life Insurance Company issued Group Annuity Contract No. 2484 (the “Contract”) effective as of July 1, 1975, to Town of Smithfield, Rhode Island for the purpose of funding such program; and

WHEREAS, effective February 1, 2000, John Hancock Mutual Life Insurance Company demutualized and became John Hancock Life Insurance Company; and

WHEREAS, effective January 1, 2010, John Hancock Life Insurance Company merged with John Hancock Life Insurance Company (U.S.A.) (hereinafter “John Hancock”) remaining as the surviving corporation; and

WHEREAS, effective September 9, 2011, John Hancock and the Contract Holder mutually intended that the current Plan document would no longer be a part of the Contract, and John Hancock’s rights and obligations were to be governed by the provisions of the Contract notwithstanding and contrary provisions of the Plan; and

WHEREAS, effective September 9, 2011, John Hancock and the Contract Holder mutually intended that John Hancock would no longer calculate the benefits due and payable under the Plan and instead such calculation would be calculated and provided to John Hancock by the Contract Holder; and

WHEREAS, by letter dated October 24, 2017 (hereinafter the “Letter”), Town of Smithfield, Rhode Island notified John Hancock that it wishes to discontinue the Contract effective January 31, 2018 and to have the Transferable Balance transferred to Principal Life Insurance Company (“Principal”) as the Transferee, designated in the Letter, after establishing Guaranteed Benefits for certain Participants under the Contract, thus discontinuing the Contributions to the Contract with respect to all Participants; and

WHEREAS, the Contract Holder and John Hancock have identified the individuals listed on the attached Schedule of Participants as those participants in the Plan, or said Participants’ respective survivors and beneficiaries, for whom John Hancock will establish a Guaranteed Benefit annuity under the Contract as of the discontinuance date of January 31, 2018, with each individual’s benefit so guaranteed set forth opposite said individual’s name.

NOW, THEREFORE, it is understood and agreed as follows:

1. The obligations of John Hancock shall be measured solely by the terms and provisions of the Contract and any amendments thereto and John Hancock shall not be considered a party to the Plan.
2. Schedule of Participants attached hereto lists those participants in the Plan, or said Participants’ respective survivors and beneficiaries, for whom John Hancock will establish a Guaranteed Benefit annuity under the Contract as of January 31, 2018, with the amount of each individual’s benefit so guaranteed set forth opposite said individual’s name.


4. In connection with said discontinuance and in accord with the provisions of the Contract, John Hancock shall (1) continue paying the Guaranteed Benefits that are in pay status and (2) establish a Guaranteed Benefit annuity under the Contract for the Guaranteed Benefits established under the Contract as of the discontinuance date of January 31, 2018.

5. In connection with said discontinuance John Hancock shall, in accordance with the provisions of the Contract, transfer to Principal the Transferable Balance determined pursuant to Article II, Section 8 of the Contract, in a lump sum. Until transferred to Principal, the Transferable Balance will be credited with interest at the same rate and in the same manner which would have been applicable if the Transferable Balance had remained in the Immediate Participation Guaranteed Fund.

6. Contract Holder shall notify John Hancock in a timely manner of any changes in status for any payee receiving benefit payments from John Hancock, or any participant due a deferred benefit. If upon the death of a Participant, benefit payments are to be continued to a Contingent Annuitant, a Spouse or a Beneficiary, Contract Holder shall furnish, or shall cause to be furnished, to John Hancock with proper documentation as requested by John Hancock Benefit Payment Services, in order to process such benefit payment.

7. John Hancock will invoice the Contract Holder directly for any special services or reports that may be requested by or on behalf of Contract Holder after the discontinuance date.

Signed in Boston, Massachusetts

JOHN HANCOCK LIFE INSURANCE COMPANY (U.S.A.)

Secretary

Smithfield, Rhode Island

TOWN OF SMITHFIELD, RHODE ISLAND

Date: By: ________________________________

Title: ________________________________
DATE: January 31, 2018

TO: The Honorable Smithfield Town Council

FROM: Randy R. Rossi, Town Manager

RE: Provisional Asset Allocation for Police and Fire Pension Funds

In the Town’s continued efforts in addressing our locally administered pension funds the Police and Fire Pension Committee met on January 30, 2018 to recommend the attach provisional asset allocation. The committee is continuing to work with the Town’s new investment advisor to develop an investment policy which will be brought back to the Town Council at a feature meeting. This provisional asset allocation will provide the investment advisor direction for managing the funds until a full investment policy is adopted.

Motion:

Moved that the Smithfield Town Council approve the provisional asset allocation for the Police and Fire Pension Funds as recommended by the Police and Fire Pension Committee.
## Provisional Asset Allocation

<table>
<thead>
<tr>
<th></th>
<th>Min</th>
<th>Target</th>
<th>Max</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Public Equity Strategies</strong></td>
<td>45%</td>
<td>60%</td>
<td>75%</td>
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<tr>
<td>US Large Cap Equity</td>
<td>25%</td>
<td>30%</td>
<td>55% Russell 1000 Index</td>
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<tr>
<td>US Small Cap Equity</td>
<td>4%</td>
<td>6%</td>
<td>10% Russell 2000 Index</td>
</tr>
<tr>
<td>World Equity ex-US</td>
<td>10%</td>
<td>20%</td>
<td>30% MSCI ACWI ex US</td>
</tr>
<tr>
<td>Emerging Markets Equity</td>
<td>5%</td>
<td>7%</td>
<td>10% MSCI Emg &amp; Frontier IX</td>
</tr>
<tr>
<td>Publicly Traded Real Estate</td>
<td>0%</td>
<td>5%</td>
<td>7% S&amp;P REIT Index</td>
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<tr>
<td><strong>Fixed Income</strong></td>
<td>15%</td>
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<tr>
<td>US High Yield</td>
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<td>10% ML High Yld Master</td>
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<tr>
<td>Core Bonds</td>
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<td>20%</td>
<td>25% Barclays Aggregate</td>
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<td>Short Duration Bonds</td>
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<td><strong>Alternatives</strong></td>
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<td>10%</td>
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<tr>
<td>Hedge Funds</td>
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</table>

**Traditional Benchmark**
- S&P 500: 50%
- MSCI ACWI Index: 20%
- Barclays Aggregate: 30%

**Long Term Benchmark**
- CPI +4.5%: 100%
DATE: January 31, 2018

TO: The Honorable Smithfield Town Council

FROM: Randy R. Rossi, Town Manager

RE: Resolution for Potential Litigation Opioid Addiction Crisis

Opioid abuse has grown to be the leading cause of death for those under the age of 50 and has begun to effect cities and towns across the country. The opioid epidemic is creating pressure on healthcare facilities, as well as police and fire departments, resulting in rising costs, putting a strain on resources, and increasing concerns about public safety. By the Town entering this litigation it will not obligate any taxpayer dollars under this arrangement. Should the litigation be successful, the attorney would be entitled to the reimbursement of reasonable expenses and the agreed upon attorneys’ fee, all of which must be approved by the court.

By the Town entering this litigation it will give us the opportunity to fight the Pharmaceutical Drug Manufactures and Wholesale Drug Distributors who have not met their legal obligations to help prevent this crisis. Any funds that are achieved from the litigation would be used to help combat the opioid crisis in Town through funding educational programs, increased enforcement, and additional medical resources.

Motion:

Moved that the Smithfield Town Council move passage of the resolution to enter potential litigation against contributors of the opioid addiction crisis as presented.
RESOLUTION

AUTHORIZING, APPROVING AND DIRECTING THE EMPLOYMENT OF CERTAIN LAW FIRMS TO REPRESENT THE COMMUNITY IN POTENTIAL LITIGATION AGAINST CONTRIBUTORS OF OPIOID ADDICTION CRISIS.

WHEREAS, the Town of Smithfield is experiencing serious Opioid use as a result of the ready availability of the drug and its abuse; and,

WHEREAS, the Town of Smithfield desires to retain the Law Firms identified herein to advise and represent the Town of Smithfield regarding litigation and the award of damages from the contributors of opioids within the Town.

NOW, THEREFORE, BE IT RESOLVED BY THE SMITHFIELD TOWN COUNCIL, AS FOLLOWS:

Section 1. The Smithfield Town Council, hereby authorizes and approves the employment of the law firms identified in the Legal Services Agreement, attached hereto and incorporated herein as Exhibit “A” (herein referred to as the “Law Firms”) to represent the Town of Smithfield in potential litigation against contributors of the Opioid addiction crises.

Section 2. The Smithfield Town Council hereby authorizes and approves, or confirms authorization and approval, of the Legal Services Agreement, substantially in the form attached hereto and incorporated herein by reference thereto as Exhibit “A”, and directs the Town Manager to execute and enter into the Legal Services Agreement with the Law Firms, setting forth the scope of the work to be performed by the Law Firms, including litigation against contributors to the Opioid addiction crises within the Town of Smithfield and the terms and conditions of the employment of the Law Firms. The Legal Services Agreement may be amended, after approval of this Resolution, without further action of the Smithfield Town Council, with the approval of the Town Manager, whose signature on the Legal Services Agreement shall be evidence of such approval.

Section 3. If any section, paragraph or provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Resolution.

Section 4. This Resolution shall be in full force and effect from and after its adoption as provided by law.

[Signatures for Resolution appear on the following page]
This Resolution was introduced, seconded, and adopted at a duly convened meeting of the Smithfield Town Council, held on February 6, 2018.

Paul M. Santucci, President
Smithfield Town Council

PASSED:

ATTEST:

Carol A. Aquilante, CMC
Town Clerk

CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting Administrator of the governing body of the Smithfield Town Council; that the foregoing is a true and complete copy of a certain Resolution duly adopted by the Smithfield Town Council, at a duly convened meeting properly held on February 6, 2018; that said Resolution appears as a matter of public record in the official records of the governing body; that said meeting was duly held in accordance with all applicable requirements of Rhode Island law; that said Resolution has not been amended, modified, revoked or repealed; and that same is now in full force and effect.

IN TESTIMONY WHEREOF, witness my signature this __________________, 2018.

Carol A. Aquilante, CMC
Town Clerk
EXHIBIT “A”

Legal Services Agreement
LEGAL SERVICES AGREEMENT

RE: Smithfield, Rhode Island civil suit against those legally responsible for the wrongful distribution of prescription opiates and damages caused thereby.

Smithfield, Rhode Island (hereinafter “CLIENT”) hereby retains outside counsel, pursuant to the Rhode Island Disciplinary Rules of Professional Conduct, on a contingent fee basis, to pursue all civil remedies against those in the chain of distribution of prescription opiates responsible for the opioid epidemic which is plaguing Smithfield, Rhode Island, including, but not limited to, filing a claim for public nuisance to abate the damages caused thereby. CLIENT consents to the participation of the following firms (hereinafter “FIRMS”):

HAMEL, WAXLER, ALLEN & COLLINS
395 Smith Street
Providence, Rhode Island

THE LAW OFFICE OF LUCAS MAGAZINE, PLLC
8606 Government Drive
New Port Richey, Florida

BARON & BUDD, PC
3102 Oak Lawn Avenue, Suite 1100
Dallas, Texas

LEVIN, PAPANTONIO, THOMAS, MITCHELL, RAFFERTY & PROCTOR, PA
316 South Baylen Street
Pensacola, Florida

GREENE, KETCHUM, FARRELL, BAILEY & TWEEL, LLP
419 11th Street
Huntington, West Virginia

HILL PETERSON CARPER BEE & DEITZLER PLLC
500 Tracy Way
Charleston, West Virginia

MCHUGH FULLER LAW GROUP
97 Elias Whiddon Road
Hattiesburg, Mississippi

POWELL & MAJESTRO, PLLC
405 Capitol Street, P-1200
Charleston, West Virginia

In consideration, CLIENT agrees to pay thirty percent (30%) of the total recovery (gross) in favor of the CLIENT as an attorney fee whether the claim is resolved by compromise,
settlement, or trial and verdict (and appeal). The gross recovery shall be calculated on the amount obtained before the deduction of costs and expenses. Total fees and expenses shall not exceed fifty percent (50%) of the gross recovery. CLIENT grants the Firm an interest in a fee based on the gross recovery. If a court awards attorneys’ fees, the Firm shall receive the “greater of” the gross recovery-based contingent fee or the attorneys’ fees awarded. **There is no fee if there is no recovery.**

The FIRM shall advance all necessary litigation expenses necessary to prosecute these claims. All such litigation expenses, including the reasonable internal costs of electronically stored information (ESI) and electronic discovery generally or the direct costs incurred from any outside contractor for those services, will be deducted from any recovery after the contingent fee is calculated. **There is no reimbursement of litigation expenses if there is no recovery.**

The CLIENT acknowledges this fee is reasonable given the time and labor required, the novelty and difficulty of the questions involved, and the skill requisite to perform the legal service properly, the likelihood this employment will preclude other employment by the Firm, the fee customarily charged in the locality for similar legal services, the anticipated (contingent) litigation expenses and the anticipated results obtained, the experience, reputation, and ability of the lawyer or lawyers performing the services and the fact that the fee is contingent upon a successful recovery.

This litigation is intended to address a significant problem in the community. The litigation focuses on the wholesale distributors and manufacturers of opioids and their role in the diversion of millions of prescription opiates into the illicit market which has resulted in opioid addiction, abuse, morbidity and mortality. There is no easy solution and no precedent for such an action against this sector of the industry. Many of the facts of the case are locked behind closed doors. The billion-dollar industry denies liability. The litigation will be very expensive and the litigation expenses will be advanced by the Firm with reimbursement contingent upon a successful recovery. The outcome is uncertain, as is all civil litigation, with compensation contingent upon a successful recovery. Consequently, there must be a clear understanding between the CLIENT and the FIRM regarding the definition of a “successful recovery.”

The Firm intends to present a damage model designed to abate the public health and safety crisis. This damage model may take the form of money damages and/or equitable remedies (e.g., an abatement fund). The purpose of the lawsuit is to seek reimbursement of the costs incurred in the past fighting the opioid epidemic and/or recover the funds necessary to abate the health and safety crisis caused by the unlawful conduct of the wholesale distributors and manufacturers of opioids. The CLIENT agrees to compensate the Firm, contingent upon prevailing, by paying 30% of any settlement/resolution/judgment, in favor of the CLIENT, whether it takes the form of monetary damages or equitable relief. For instance, if the remedy is in the form of monetary damages, CLIENT agrees to pay 30% of the gross amount to Firm as compensation and then reimburse the reasonable litigation expenses. If the remedy is in the form of equitable relief (e.g., abatement fund), CLIENT agrees to pay 30% of the gross value of the equitable relief to the Firm as compensation and then reimburse the reasonable litigation expenses. To be clear, the Firm shall not be paid nor receive reimbursement from public funds unless required by law. However, any judgment arising from successful prosecution of the case, or any consideration arising from a settlement of the matter, whether monetary or equitable, shall not be considered public funds for purposes of calculating the contingent fee unless required by
law. Under no circumstances shall the CLIENT be obligated to pay any attorneys fee or any litigation expenses except from moneys expended by defendant(s) pursuant to the resolution of the CLIENT’s claims. If the defendant(s) expend their own resources to abate the public health and safety crisis in exchange for a release of liability, then the Firm will be paid the designated contingent fee from the resources expended by the defendant(s). CLIENT acknowledges this is a necessary condition required by the Firm to dedicate their time and invest their resources on a contingent basis to this enormous project. If the defendant(s) negotiate a release of liability, then the Firm should be compensated based upon the consideration offered to induce the dismissal of the lawsuit.

The division of fees, expenses and labor between the FIRMS will be decided by private agreement between the law firms and subject to approval by the CLIENT. Any division of fees will be governed by the Rhode Island Disciplinary Rules of Professional Conduct including: (1) the division of fees is in proportion to the services performed by each lawyer or each lawyer assumes joint responsibility for the representation of the CLIENT in writing; (2) the CLIENT is advised of the share that each lawyer is to receive and does not object to the participation of all the lawyers involved; and (3) the total fee is reasonable.

The FIRMS shall appoint a contact person to keep the CLIENT reasonably informed about the status of the matter in a manner deemed appropriate by the CLIENT. The CLIENT at all times shall retain the authority to decide the disposition of the case and personally oversee and maintain absolute control of the litigation.

Upon conclusion of this matter, the FIRMS shall provide the CLIENT with a written statement stating the outcome of the matter and, if there is a recovery, showing the remittance to the client and the method of its determination. The closing statement shall specify the manner in which the compensation was determined under the agreement, any costs and expenses deducted by the lawyer from the judgment or settlement involved, and, if applicable, the actual division of the lawyers’ fees with a lawyer not in the same firm, as required in Rule 1.5 of the Rhode Island Disciplinary Rules of Professional Conduct. The closing statement shall be signed by the CLIENT and each attorney among whom the fee is being divided.

Nothing in this Agreement and nothing in the FIRMS’ statement to the CLIENT may be construed as a promise or guarantee about the outcome of this matter. The FIRMS make no such promises or guarantees. FIRMS’ comments about the outcome of this matter are expressions of opinion only and the FIRMS make no guarantee as to the outcome of any litigation, settlement or trial proceedings.
SIGNED, this _____ day of ________________, 2018.

Randy R. Rossi, MBA, CGFM
Town Manager
Town of Smithfield
64 Farnum Pike
Smithfield, RI 02917

Accepted:

By: ______________________________________________
Eva-Marie Mancuso, Hamel, Waxler, Allen & Collins

Date: ________________________________

By: ______________________________________________
Archie Lamb, Levin, Papantonio, Thomas, Mitchell, Rafferty & Proctor, PA

Date: ________________________________
memorandum

DATE: January 31, 2018

TO: The Honorable Smithfield Town Council

FROM: Randy R. Rossi, Town Manager

RE: Refer a project to Economic Development Commission

I have had the pleasure of attending an Economic Development Commission meeting and also meeting individually with some of its members to discuss the future direction of the commission. Based on those conversations it would be helpful to the commission to funnel their efforts into a project based system. One of the first areas to have the commission help with would be to research the possibility of creating a redevelopment agency for the Town.

The General Assembly in 1946 enabled the creation of redevelopment agencies in every city and town throughout the state. I have included some additional information about the redevelopment agency for the City of Providence along with the enabling legislation that gives the powers to City and Town Councils to create a redevelopment agency in their communities.

Motion:

Moved that the Smithfield Town Council refer a project to the Economic Development Commission to research a potential redevelopment agency.
Providence Redevelopment Agency (PRA)

ABOUT

In 1946, the State enabled the creation of redevelopment agencies in every city and town in Rhode Island. Pursuant to this authority, the Providence Redevelopment Agency was established in 1947. Currently, the Agency operates under the powers set out in Chapters 31-33 of Title 45 of the Rhode Island General Laws, the “Redevelopment Act of 1956”.

PROCESS

The focus of the Redevelopment Agency is the elimination and prevention of blighted and substandard areas. The Redevelopment Agency is also granted broad power to foster economic development in substandard and blighted areas.

Historically, Redevelopment Agencies across the country have used their broad powers to acquire properties and clear large tracts of land for redevelopment, based on their purpose of the elimination of blight.

Today, conditions have greatly changed. Fewer dollars are available for large-scale projects. Therefore, the Agency is taking a more nuanced approach to redevelopment which fosters neighborhood revitalization and private investment.

Through the Redevelopment Agency and the Providence City Plan Commission, and with the approval of the Providence City Council, areas of the City which contain blighted and substandard conditions are established as Redevelopment Areas. Redevelopment Plans are then created to establish project areas within the larger Redevelopment Area. This process is designed to create a coordinated strategy that proposes specific improvements to an area.

General Powers and Activities of the Redevelopment Agency:

- Acquisition and lease of property; Eminent Domain;
- Relocation of individuals or businesses;
- Renovation or demolition of property;
- Sale or lease of property;
- Restrictions on use of property;
- Preparation and implementation of Redevelopment Plans;
- Design layout and install sidewalks, public utilities, parks, off-street parking areas and other public improvements through requests for proposals and direct solicitation;
- Proposal of zoning changes;
- Lending and mortgaging of property;
- Issuance of bonds; and,
- Tax Increment Financing plans.

(a) There is created in each community a redevelopment agency to be known as the redevelopment agency of the community.

(b) Redevelopment agencies may also be created by public law for the purposes of exercising the powers set forth in chapters 31-33 of this title, provided an ordinance of the legislative body of the community authorizes the exercise of the provisions of the public law for the purposes of these chapters. The provisions of §§ 45-31-12, 45-31-13, 45-31-14, 45-31-15, and 45-31-21 that are inconsistent with such a public law shall be deemed to be superseded by the public law and not applicable to the redevelopment agency thereby created, upon adoption ordinance putting into effect the purposes of the public law. Where authorized by such a special act, the term "blighted area and substandard area" shall be deemed to include areas where the presence of hazardous materials, as defined in § 23-19.14-2, impairs the use, reuse, or redevelopment of impacted sites.

History of Section.
§ 45-31-10. Resolution of need required for agency to function.

The agency of any community shall not transact any business or exercise any powers under chapters 31 – 33 of this title unless and until the legislative body of the community shall, by resolution declare at any time, that there is a need for a redevelopment agency to function in that community.

History of Section.
(P.L. 1956, ch. 3654, § 29; G.L. 1956, § 45-31-10.)