



**Joshua A. Berlinsky, Esq.**  
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April 16, 2026

***Via Electronic Mail***

East Providence Waterfront District Commission  
145 Taunton Avenue  
East Providence, RI 02914  
Attn: Raymond Lavey, Chairman

**Re: Metacomet Development**

Dear Chairman Lavey and fellow members of the East Providence Waterfront District Commission:

As you know, this firm represents Metacomet Property LLC (the “Developer”) in connection with the proposed development to be located at 500 Veterans Memorial Parkway, East Providence (the “Property”).

Of late, there has been a fair amount of conjecture and misinformation in the community concerning the state of the project, and we wanted to take this opportunity to provide the Commission with a comprehensive update of where things stand and hopefully address certain concerns that we know have been raised since we appeared before you last.

I.

Concerning the archaeological work being done at the Property, the Developer, by and through its consultant the Public Archaeology Laboratory, Inc. (“PAL”), resumed their field work at the Property the last week of March. As you know they have been doing field work off and on at the Property since 2024, during the appropriate seasons. The plan is to have one to two crews at the Property for the remainder of the study. We anticipate having the field work completed sometime in June. To date, and as confirmed by PAL, there has been no confirmation of human remains on site, *and any messages or comments the City may have received suggesting otherwise are simply not accurate*. If and when remains are confirmed on site, there is a statutory protocol that must be followed by both PAL and the Developer, and both parties have every intention of adhering to those requirements if necessary, and to the fullest extent applicable.

We also understand that there are questions about whether representatives of the Native American tribes are required to be on site while this work takes place. The requirement in the permit authorizing this work, issued by Rhode Island Historical Preservation & Heritage Commission contains the following requirements as it relates to the Narragansett Tribe:

1. The RIHPHC will send a copy of the permit application to the Narragansett Tribe.
2. The project archaeologist shall seek the input of the Tribe in carrying out the work.
3. The project archaeologist shall inform the Tribe when the fieldwork will begin.
4. The project archaeologist shall send copies of the draft and final report or management memo to the Tribe.
5. The RIHPHC will notify the Tribe when the archaeological report or management memo is accepted and what further work (if any) the RIHPHC has required.



RIHPHC has confirmed that the Developer has satisfied those conditions which have applied up to this point in time, which is how and why this work has been allowed to take place on site. Representatives of the Narragansett Tribe have previously been on site, and, of late, representatives of other Tribes have also inquired as to the status of the archaeological work being conducted. As recently as this week, representatives of the Mashpee Wampanoag Tribe were on-site to witness the work taking place.

The Developer takes its obligations under the applicable review processes seriously and has engaged in good faith with all parties who have an interest in this site, including RIHPHC and the Narragansett Tribe.

RIHPHC's role in this process began with an application by the Developer to CRMC regarding stormwater. Last month, the Developer submitted a formal response to the Coastal Resources Management Council's Preliminary Determination. The Developer aims to meet with the CRMC in the coming months to finalize the stormwater design. Thus far, other than the archaeological component, for which jurisdiction is vested in RIHPHC, the CRMC process has progressed no differently than for similar large-scale developments throughout Rhode Island.

## II.

As it relates to the proposed environmental remediation at the Property, in accordance with the Rhode Island Department of Environmental Management's ("RIDEM's") site investigation and remediation rules and regulations, the Developer, through its consultant Sage Environmental, Inc. ("Sage") performed soil testing throughout the portion of the Property which is to be developed, and submitted a report to RIDEM. The testing confirmed three (3) precise locations on site where the presence of arsenic exceeded the applicable regulatory standard. By way of comparison, Sage has observed higher arsenic levels at some active apple orchards, but in this instance since the site is being developed, these exceedances at Property must be remedied before construction can commence. These exceedances are likely the result of the Property's history as a golf course and is typical of soils in Rhode Island generally, as background studies conducted by RIDEM have documented a wide range of naturally occurring arsenic concentrations, some of which exceed the applicable standard. The remediation plan proposed by Sage contemplated the blending of soil in the areas in which exceedances were identified, with clean fill. The blending proposal was approved by RIHPHC and will be monitored by PAL once it commences.

As part of RIDEM's standard process, that plan is out for public comment consistent with the attached notice, which was sent to abutters of the Property. At the request of KMG, the comment period was extended for an additional ten (10) days, up to April 28, 2026 to allow the public further time within which to provide comments. DEM will not approve the Site Investigation Report until such time as the public comments are addressed to RIDEM's satisfaction. Once the Site Investigation Report is approved, Sage, on behalf of the Developer will commence remediation activities for the identified areas necessary to address these elevated arsenic levels.

We understand there have been questions raised concerning the public safety impact if any, attributable to these exceedances. RIDEM approved the investigatory and remediation plan with safety in mind. As some of you may know, PAL employees are wearing protective suiting during the course of their work on the property in order to avoid direct skin contact with the soil prior to the remediation having taken place. RIDEM's abutters' notice confirmed this approach, stating "...the risk associated with the contaminants of concern (COCs) is direct soil contact ...". There is no hazard to the public as a result of these exceedances so long as one does not come into direct contact with the soil in the vicinity of the exceedances.

## III.



As members of the Waterfront Commission may recall, the proposed development was made possible in accordance with a Zone Change for the Property, which Zone Change was approved by the East Providence City Council in 2021. The Zone Change contained twelve (12) conditions to its implementation, all of which are listed in Section IV of the Ordinance establishing the Metacomet Sub-District.

We wanted to provide an update as to three of those conditions. First, condition #6 required that the portion of the Property currently being utilized as Met Links be subject to a perpetual restriction restricting the construction of buildings located on that portion of the Property, other than buildings supporting the golf or green space use, as well as certain use restrictions. We have submitted a draft of the use restriction to the City Solicitor for his review and comment, and once approved, it will be recorded at the parties' earliest convenience.

Second, condition #2 required the area marked as "B" on the map accompanying the Zone Change Ordinance was to be subdivided and conveyed to the City as a condition to approval of any development plans for the Property, and shall retain its current O1 "Open Space 1" zoning designation. The subdivision of the area in question was approved in 2023, and we have begun conversations with the City Council, again, by and through the City Solicitor, regarding the timing for, and what conditions, if any, that the City may be looking to impose upon, this conveyance. Once these conditions have been finalized and, if necessary, implemented, the Developer will convey that portion of the Property promptly thereafter. We are not looking to re-trade, amend, modify or renegotiate any of those conditions and apologize if the delay in effectuating these processes has caused this Commission, the Council or the City any consternation in that regard.

Finally, as it relates to condition #3, we wanted to let the Commission know that Met Links opened for the 2026 season the last week of March and attendance has been steadily increasing as the weather has improved. This amenity would not have come to fruition without the input and guidance from the Waterfront Commission, and we remain thankful and appreciative for all members' efforts in that regard.

#### IV.

Chairman Lavey and members of the Commission, once the archaeological work is complete and PAL has finished its report, it is our intention to come before you in person so that we can present PAL's findings in a coherent and comprehensive matter and answer any and all questions that you or members of the public may have regarding that aspect of the Project, as well as other aspects of the Development. We understand that questions or concerns may arise that require attention prior to that time however, and we invite you as well as any interested member of the public to submit your questions in writing care of my office so we can provide the appropriate response. By way of example, in response to the occasional inquiry in that regard, we can confirm that the Developer has a title policy for the Property insuring that it owns the Property free and clear without exception and we have no knowledge of any title defect or deficiency that interferes with or precludes ownership to all four corners of the Property.

Many thanks to the City of East Providence for its continued support of the project and to the members of the public for their continued enjoyment of Met Links.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Joshua A. Berlinsky', with a stylized flourish at the end.

**Joshua A. Berlinsky, Esq.**  
**Senior Partner**



April 1, 2026

Ms. Hannah Mitchell, Environmental Scientist I  
RI Department of Environmental Management  
Office of Land Revitalization and Sustainable Materials Management  
235 Promenade Street  
Providence, RI 02908-5767

**RE: *Site Investigation Activities  
Metacomet Redevelopment Project  
500 Veterans Memorial Parkway, East Providence, RI  
Assessor's Map 10, Plat 15, Portion of Lot 1  
East Providence, Rhode Island  
SAGE Project No. M1266***

Dear Ms. Mitchell:

Attached is the Public Notice document notifying abutters that Site Investigation activities at the above-referenced property have been completed. A list of recipients notified is provided in the attached table.

Should you have any questions, comments or require further information, please contact this office.

Sincerely,  
SAGE Environmental, Inc., A Terracon Company

*Emma Vivino*

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Emma Vivino  
Project Assistant

*Becky Raymond*

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Becky Raymond  
Project Manager

BR/ebv

## Notification to Abutters

Metacomet Redevelopment Project  
500 Veterans Memorial Parkway, East Providence, RI  
Assessor's Map 107, Plat 15, Portion of Lot 1  
East Providence, Rhode Island

April 2, 2026

In accordance with the Rhode Island Department of Environmental Management's (RIDEM's) Rules and Regulations for the Investigation and Remediation of Hazardous Material Releases (the Remediation Regulations), that Metacomet Property LLC is providing notice to abutters that a Site Investigation for the above-mentioned property has been completed. The property is further designated as a portion of Lot #1 on Plat #15, Map #107 of the City of East Providence Tax Assessor's plat maps. The goal of the investigation was to determine if a release of hazardous materials occurred on the property. The investigation involved the sampling of environmental media (specifically soil and groundwater) by SAGE Environmental, Inc. The results of the Site Investigation indicate that on-Site impacts are limited to surficial soil, the risk associated with the contaminants of concern (COCs) is direct soil contact, and the concentrations of COCs in soil at the Site are likely a combination of historical use, and emplacement of fill material during various redevelopment activities on-Site. The results of the investigation indicate that concentrations of select Polynuclear Aromatic Hydrocarbons (PAHs) (Benzo(a)pyrene, Benzo(ghi)perylene, and Chrysene), and arsenic were identified in several soil boring locations at concentrations that exceeded the applicable RIDEM Method 1 Residential Direct Exposure Criteria (R-DEC), and/or Industrial/Commercial Direct Exposure Criteria (I/C-DEC). No groundwater impacts were identified. The proposed remedial alternative for the property is soil blending, of select areas, with clean material to dilute the concentrations. After the soil blending, the material will be tested to certify compliance with RIDEM criteria and returned to the Site. Due to particular complexities affecting this property, archaeological oversight will be in place throughout the entirety of the administration of the remedial work which is the subject of this notice. No institutional controls will be necessary as part of this remedy. The future use of the property will be for mixed residential/commercial. RIDEM has determined that the investigation has adequately assessed the nature and extent of the contamination at the property and addressed all concerns in accordance with the Remediation Regulations.

There is a 14-calendar day comment period, commencing with the date of this notice, during which the public may review RIDEM records pertaining to this property and submit written comments regarding the technical feasibility of the preferred remedial alternative. Should you require additional time for review, a request for an extension of the comment period may be made to the Department. Requests must be received by the Department before 4:00pm on the final day of the comment period and may be made in writing to the email or the address below. RIDEM will consider all substantive written comments prior to issuing its final approval of the proposed remedial alternative.

Written comments should be submitted to:

**Ms. Hannah Mitchell**, Environmental Scientist I  
RI Department of Environmental Management  
Office of Land Revitalization and Sustainable Materials Management  
235 Promenade Street  
Providence, RI 02908-5767  
Phone: (401) 537-4342  
Email: [Hannah.mitchell@dem.ri.gov](mailto:Hannah.mitchell@dem.ri.gov)

Arrangements to review RIDEM records may be made by contacting Angela Spadoni, Office of Customer and Technical Assistance, at (401) 537-4029, or by email at [Dem.filereview@dem.ri.gov](mailto:Dem.filereview@dem.ri.gov).





April 2, 2026

**Site Investigation Activities  
Metacomet Redevelopment Project  
500 Veterans Memorial Parkway (Map 107, Plat 15, Lot 1)  
East Providence, Rhode Island  
SAGE Project No. M1266**

Dear Property Owner:

The attached Public Notice is being provided to inform you that Site Investigation activities at the referenced property have been completed. This property neighbors your property (or properties).

Should you have any questions or comments concerning this correspondence, please do not hesitate to contact this office at (401) 723-9900 or the designated contact at the Rhode Island Department of Environmental Management, Office of Land Revitalization & Sustainable Materials Management, stipulated in the Notice.

Sincerely,  
SAGE Environmental, Inc., *A Terracon Company*

*Emma Vivino*

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Emma Vivino  
Project Assistant

*Becky Raymond*

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Becky Raymond  
Project Manager

Attachment