



MEMORANDUM

TO: Gregory A. Mancini, President, North Kingstown Town Council
Ralph Mollis, Town Manager, North Kingstown

FROM: Steven J. King, P.E., Managing Director

DATE: March 23, 2026

SUBJECT: Project Updates

This memorandum provides an update on the current operations at 31 Cross Park Avenue and outlines potential future operations being explored at a site on All American Way. Both projects are adhering to all federal and state rules and regulations. Additionally, Quonset Development Corporation has imposed its own conditions over and above standard permitting to ensure the projects operate as intended and abide by the high standards we set for all of our tenants at the business park.

Current Operations at 31 Cross Park Avenue

There is currently a pyrolysis facility operating at 31 Cross Park Road that converts wood chips into biochar. Pyrolysis is the heating of an organic material in the absence of oxygen. Without oxygen combustion does not occur. The biomass thermally decomposes into combustible gases and bio-char. Biochar is a solid, carbon-rich material. The biochar will then be bagged and likely used as a soil fertilizer.

The equipment is equipped with pollution control systems, per their permit, and the facility is bound by emissions limits and controls.

The following permits have been issued for Cross Park Avenue facility:

- RI DEM Freshwater Wetland Permit: April 2023
- RI DEM General Permit for Stormwater Discharge During Construction Activities: April 2023
- RI DEM Minor Source Air Permit: May 2023
- QDC Technical Review Conditional Approval: May 2023

Potential, Future Operations at All American Way

Global Soil Solutions, an affiliated entity of the Cross Park Avenue facility, is exploring another use for pyrolysis at a site on All American Way. Pyrolysis would be used to create biochar from the byproducts of the wastewater treatment process.

The pyrolysis process would differ significantly from the wastewater treatment process that has unfolded at a facility in Woonsocket. First, Pyrolysis does not incinerate materials and disburse them into the air. Secondly, the Woonsocket facility took in liquid sludge. The process that Global Soil Solutions is exploring involves the de-watering of the sludge at an off-site facility not located in North Kingstown. The product created after the de-watering would be a “cake” like substance. That substance would be used as feed stock for the biochar process, like the wood chips are now for the system on Cross Park.

Before Global Soil Solutions would be allowed to open this type of facility, they are required to meet certain conditions and requirements put in place by Quonset Development Corporation. Some of those conditions include:

- All required permits
- A demonstration of a biosolids biochar using wastewater processed material
- Confirmation that the manufacturing process can achieve the intended results
- A contract with the Narragansett Bay Commission to supply the facility with feed stock materials
- Other conditions related to the facility building, like lighting plans, building permits, fire protection, etc.

The following permits have been sought for the project:

- RIDEM Air Quality Permit: issued January 2026
- RIDEM Freshwater Wetland Permit: under review – response to comments submitted December 2025
- QDC Technical Review Conditional Approval: issued November 2025
- QDC Technical Review Committee Variance approval for setbacks Quonset hut: issued April 2025

Quonset Development Corporation will continue to update you on these projects. We would be happy to answer any additional questions that you may have.