



MEMORANDUM

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

FROM: Chelsea Siefert, Chief Operating Officer

DATE: March 30, 2026

SUBJECT: Project Updates

This memorandum is a follow up to our communication from March 23, 2026 regarding projects in the Quonset Business Park.

Odor Complaints

The Quonset Development Corporation (QDC), which manages and develops the Quonset Business Park, has received odor complaints in the West Davisville area from residents. QDC staff have gone out to multiple sites on several occasions to try to pinpoint both the reported odor and point of origin.

We have provided these complaints to the Rhode Island Department of Environmental Management (RIDEM), who has the expertise to assess air quality. We have also had conversations with RIDEM about the need for assessment and monitoring. We have asked that RIDEM provide us with regular updates on the matter.

Additionally, we have received complaints as recently as Sunday, March 29, 2026. A member of our team went out to the area to assess. We have also informed RIDEM of the complaint and our assessment.

Bitumar has informed QDC that it has retained an environmental consultant/expert to review its facility.

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.

It's important to understand that 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 takes 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, which is then used in the pyrolysis process. The project design choice ensures that the dewatering process, which is often accompanied by undesirable odors, is not conducted in Quonset.

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 QDC. Some of those conditions include:

- Receipt of all required permits
- A demonstration of a biosolids pyrolysis process using dewatered wastewater 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, including lighting plans, building permits, fire protection, etc.

This project has undergone a thorough and transparent public review process, including presentations, conversations and consideration by the 11-member Quonset board, which represents communities across Rhode Island, including two appointees of the North Kingstown Town Council as well as neighboring communities.

Earlier today, at the request of the Speaker of the House, Quonset has agreed to an in-depth review of the pyrolysis project by a specially appointed legislative commission conducting a comprehensive statewide evaluation of waste management strategies. We support this step which will allow for broad public input and help ensure all options are carefully considered.

Quonset Development Corporation will continue to update you on these projects. We have created a project page to provide background information and updates for the public, here: <https://quonset.com/project-updates>. We would be happy to answer any additional questions that you may have.