



RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
235 Promenade Street
Providence, Rhode Island 02908

July 8, 2024

Glenn McCrory
570 Glen Hill Drive
Saunderstown, RI 02874

REVISED PERMIT

RE: Application No. **19-0346** in reference to the location below:

Approximately 75 feet east of High Street (at 507-509 High Street), Utility Pole 1815-48, approximately 250 feet south of its intersection with Kingstown Road, Assessor's Plat 48-3, Lot 150, South Kingstown, RI.

Dear Mr. McCrory:

The Department of Environmental Management's ("DEM") Freshwater Wetlands Program ("Program") has completed its review of your Application for Permit Modification and has evaluated your proposed modifications to the five (5) condominium units, gravel parking areas, stormwater treatment structures and associated landscaping as illustrated and detailed on revised site plans submitted with your application. The revised site plans were received by the DEM on May 20, 2024.

Based upon the Program's evaluation of the revised project and pursuant to 250-RICR-150-15-1.11(C) of the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act, 250-RICR-150-15-1, it is the Program's determination that a revised permit for the modified project may be issued under the following terms and conditions:

1. This letter is the DEM's revised permit for this project under the R.I. Fresh Water Wetlands Act, R.I. Gen Laws. § 2-1-18 et seq.
2. This revised permit is specifically limited to the project, site alterations and limits of disturbance as detailed on the site plans submitted with your application and received by the DEM on May 20, 2024. A copy of the site plans stamped approved by the DEM is enclosed. Changes or revisions to the project that would alter freshwater wetlands are not authorized without a permit from the DEM.
3. Where the terms and conditions of the revised permit conflict with the approved site plans, these terms and conditions shall be deemed to supersede the site plans.
4. A copy of the stamped approved site plans and a copy of this revised permit must be kept at the site at all times during site preparation, construction, and final stabilization. Copies of this revised permit and the stamped approved plans must be made available for review by any DEM or town representative upon request.
5. Within ten (10) days of the receipt of this revised permit, you must record this permit in the land evidence records of the Town of South Kingstown and supply this Program with written documentation obtained from the Town showing this revised permit was recorded.
6. This revised permit expires on February 22, 2025 unless renewed pursuant to 250-RICR-150-15-1.9(D)(5).

7. The long-term operation and maintenance plan shall be strictly followed. The long-term O & M Plan shall be that entitled "Long Term Operation and Maintenance Plan, Ap 48-3, Lot 150, 507-509 High Street, South Kingstown, RI; Prepared for Glenn & Gretel McCrory, 200 Lavan Street, Warwick, RI 02888", dated March 7, 2024, Revised June 18, 2024, dated received 6/20/2024, indicated as prepared by Principe Engineering, Inc., 27 Sakonnet Ridge Drive, Tiverton, Rhode Island.
8. The owner shall perform stream maintenance activities in the form of removal of fallen trees that have been observed partially clogging the stream adjacent to the site. In no case shall such work exceed the exempted activities allowed without a permit by the Freshwater Wetlands Rules.

Except as authorized in this revised permit pursuant to revised and approved site plans (enclosed), all terms and conditions previously specified in the Program's permit dated February 22, 2021 (copy enclosed) remain in effect.

Pursuant to the provisions in 250-RICR-150-15-1.7(A)(9) and 250-RICR-150-15-1.11(D), as applicable, any properly recorded and valid permit is automatically transferred to the new owner upon sale of the property.

You are required to comply with the terms and conditions of this revised permit and to carry out this project in compliance with 250-RICR-150-15-1 at all times. Failure to do so may result in an enforcement action by the Program.

In permitting the proposed alterations, the DEM assumes no responsibility for damages resulting from faulty design or construction.

This revised permit does not remove your obligation to obtain any local, state, or federal approvals or permits required by ordinance or law and does not relieve you from any duties owed to adjacent landowners with specific reference to any changes in drainage.

Please contact Rene Legault of this Program (telephone: 401-537-4248) should you have any questions regarding this letter.

Sincerely,



Andy Charpentier, Environmental Scientist III
Freshwater Wetlands Program
Office of Water Resources

AC/RJL/rjl

Enclosure: Approved revised site plans and February 22, 2021 Permit Letter

cc: Jamie Gorman, South Kingstown Building Official
Thomas J. Principe III, PE, Principe Company



RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT
OFFICE OF WATER RESOURCES
235 Promenade Street
Providence, Rhode Island 02908

February 22, 2021

Glenn McCrory
80 Fawn's Run
North Kingstown, RI 02852

Insignificant Alteration – Permit

Re: Application No. 19-0346 in reference to the location below:

Approximately 75 feet east of High Street (at 507-509 High Street), Utility Pole 1815-48, approximately 250 feet south of its intersection with Kingstown Road, Assessor's Plat 48-3, Lot 150, South Kingstown, RI.

Dear Mr. McCrory:

Kindly be advised that the Department of Environmental Management's ("DEM") Freshwater Wetlands Program ("Program") has completed its review of your **Request for Preliminary Determination** application. This review included a site inspection of the above referenced property ("subject property") and an evaluation of the proposed five (5) condominium units with attached decks, expanded gravel parking areas, dumpster enclosure, vegetated bioretention basin and mitigation plantings with associated site alterations as illustrated and detailed on site plans submitted with your application. These revised site plans were received by the DEM on December 30, 2020 and the revised Operation & Maintenance Plan was received by the DEM on February 11, 2021.

Our observations of the subject property, review of the site plans and evaluation of the proposed project reveals that alterations of freshwater wetlands are proposed. However, pursuant to 250-RICR-150-15-1.9 of the Rules and Regulations Governing the Administration and Enforcement of the Fresh Water Wetlands Act, 250-RICR-150-15-1, this project may be permitted as an **insignificant alteration** to freshwater wetlands under the following terms and conditions:

Terms and Conditions for Wetlands Application No. 19-0346:

1. This letter is the DEM's permit for this project under the R.I. Fresh Water Wetlands Act, R.I. Gen. Laws § 2-1-18 et seq.
2. This permit is specifically limited to the project, site alterations and limits of disturbance as detailed on the revised site plans submitted with your application and received by the DEM on December 30, 2020. A copy of the site plans stamped approved by the DEM is enclosed. Changes or revisions to the project that would alter freshwater wetlands are not authorized without a permit from the DEM.
3. Where the terms and conditions of the permit conflict with the approved site plans, these terms and conditions shall be deemed to supersede the site plans.

4. You must notify this Program in writing of the anticipated start date, and of your contractor's contact information, by submitting the Notice of Start of Construction Form prior to commencement of any permitted site alterations or construction activity. You must also notify this Program in writing upon completion of the project. The Start of Construction Form can be found on the webpage: dem.ri.gov/stormwaterconstruction
5. A copy of the stamped approved site plans and a copy of this permit must be kept at the site at all times during site preparation, construction, and final stabilization. Copies of this permit and the stamped approved plans must be made available for review by any DEM or town representative upon request.
6. Within ten (10) days of the receipt of this permit, you must record this permit in the land evidence records of the Town of South Kingstown and supply this Program with written documentation obtained from the Town showing this permit was recorded.
7. The effective date of this permit is the date this letter was issued. This permit expires four (4) years from the date of this letter unless renewed pursuant to the Rules.
8. Any material utilized in this project must be clean and free of matter that could pollute any freshwater wetland.
9. Prior to commencement of site alterations, you shall erect or post a sign resistant to the weather and at least twelve (12) inches wide and eighteen (18) inches long, which boldly identifies the initials "DEM" and the application number of this permit. This sign must be maintained at the site in a conspicuous location until such time that the project is complete.
10. Temporary erosion and sediment controls detailed or described on the approved site plans shall be properly installed at the site prior to or commensurate with site alterations. Such controls shall be properly maintained, replaced, supplemented, or modified as necessary throughout the life of this project to minimize soil erosion and to prevent sediment from being deposited in any wetlands not subject to disturbance under this permit.
11. Upon permanent stabilization of all disturbed soils, temporary erosion and/or sediment controls must be removed.
12. You are responsible for the proper installation, operation, maintenance and stability of any mitigative features, stormwater treatment facilities, and systems of treatment and control that are installed or used in compliance with this permit to prevent harm to adjacent wetlands until documentation is provided that this responsibility has been assigned to another entity. The long-term operation and maintenance plan shall be strictly followed. The long-term O & M Plan shall be that entitled "Operation & Maintenance Plan for the Stormwater Management System; Project: Existing Multi-Family Dwelling and Proposed 5-Unit Condominium Parking and Stormwater Improvements, Assessor's Plat 48-3, Lot 150, 507-509 High Street, South Kingstown, RI; Applicant / Owner's Name: Glenn & Gretel McCrory, 570 Glen Hill Drive, Saunterstown, RI 02874," dated 12/20/2020, dated received 02/11/2021, prepared by Gary C. Lamond, P.E., LLC.
13. A 2.5' wide by 1.5' deep washed crushed stone diaphragm shall be added between the proposed parking area and the bioretention practice to serve as pretreatment for runoff entering the proposed bioretention basin.

14. The owner shall perform stream maintenance activities in the form of removal of fallen trees that have been observed partially clogging the stream adjacent to the site. In no case shall such work exceed the exempted activities allowed without a permit by the Freshwater Wetlands Rules – see Rule 250-RICR-150-15.1.6(C)(1)(j).
15. You are obligated to install, utilize and follow all best management practices detailed or described on the approved site plans in the construction of the project to minimize or prevent adverse impacts to any adjacent freshwater wetlands and the functions and values provided by such wetlands.
16. Since the proposed Bioretention basin may provide some limited volumetric compensation for flood storage, it must be completed prior to any filling or construction alterations within flood plain or areas subject to flooding on the subject property.
17. All plantings of shrubs, trees or other forms of vegetation as shown or detailed on the approved plans, or detailed in this permit, must be installed as soon as possible after completion of final grading; weather and season permitting.
18. Buffer zone plantings of trees and/or shrubs proposed between the project and any adjacent freshwater wetland areas, except for necessary replacement, must be allowed to develop naturally without being subjected to mowing or manicuring.
19. Any plantings which fail to survive one full growing season shall be replaced. Replacement plantings shall be similarly guaranteed for one full growing season.
20. Artificial lighting must be directed away from all vegetated wetland areas. Where this is not possible, the use of deflectors to concentrate lighting away from vegetated wetlands must be employed.
21. You must provide written certification from a registered land surveyor or registered professional engineer that the stormwater drainage system including any and all basins, piping systems, catch basins, culverts, swales and any other stormwater management control features have been constructed/installed in accordance with the site plans approved by this permit. This written certification must be submitted to this Program within twenty (20) days of its request or upon completion of the project.

Pursuant to the provisions in 250-RICR-150-15-1.7(A)(9) and 250-RICR-150-15-1.11(D), as applicable, any properly recorded and valid permit is automatically transferred to the new owner upon sale of the property.

You are required to comply with the terms and conditions of this permit and to carry out this project in compliance with the Rules at all times. Failure to do so may result in an enforcement action by this Department.

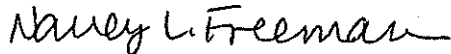
In permitting the proposed alterations, the DEM assumes no responsibility for damages resulting from faulty design or construction.

Kindly be advised that this permit is not equivalent to a verification of the type or extent of freshwater wetlands on site. Should you wish to have the types and extent of freshwater wetlands verified, you may submit the appropriate application in accordance with 250-RICR-150-15-1.8(C).

This permit does not remove your obligation to obtain any local, state, or federal approvals or permits required by ordinance or law and does not relieve you from any duties owed to adjacent landowners with specific reference to any changes in drainage.

Please contact Rene Legault of this office (telephone: 401-222-4700, ext. 77732) should you have any questions regarding this letter.

Sincerely,



Nancy L. Freeman, Principal Environmental Scientist
Office of Water Resources
Freshwater Wetlands Program

NLF/RJL/rjl

Enclosure: Approved site plans

cc: Jon R. Schock, South Kingstown Town Director of Public Works
Jamie Gorman, South Kingstown Town Building Official
Nicholas A. Pisani, PE, Supervisor, DEM Stormwater Program
Gary C. Lamond, Gary C. Lamond, PE, LLC.