



RHODE ISLAND  
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

235 Promenade Street, Providence, RI 02908-5767

TDD 401-222-4462

February 17, 2014



PCD Realty  
c/o Coast Realty, Attn: J. Robert Pesce  
1 Realty Way  
East Providence, RI 02914

**REVISED PERMIT**

Re: Application No. 08-0122 in reference to the location below:

Approximately 240 feet northeast of J. Medeiros Way, between the intersections of J. Medeiros Way and Commercial way, and J. Medeiros Way and Almeida Avenue, Utility Pole No. 3, AP 506, Block 3, Lots 11, 11-1, and 11.2, East Providence, RI.

Dear Mr. Pesce:

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 permitted parking lot as illustrated and detailed on revised site plans submitted with your application. The revised site plans were received on January 23, 2014.

Based upon the Program's evaluation of the revised project and pursuant to Rule 11.03 of the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act (Rules), 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, Rhode Island General Laws (RIGL) Section 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 January 23, 2014. 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 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 City of East Providence and supply this Program with written documentation obtained from the City showing this revised permit was recorded.



6. This revised permit expires on May 25, 2018.
7. This Program has made specific revisions to the approved site plans. These revisions are clearly marked in red on the approved plans. This project must take place in compliance with these revisions. **Specifically, the double row of evergreen plantings required under the original approval must be installed on site at the limit of disturbance (refer to sheet 9 of 11 of the originally approved site plans - copy enclosed). Plantings previously planted on site have mostly been removed or have died. These must be replaced to be consistent with the original approval. Please note that substituting white pine for northern white cedar is acceptable, but rosebay rhododendrons must also be planted as shown on the originally approved plans.**
8. All plantings of shrubs, trees or other forms of vegetation as shown or detailed on the originally approved plans, or detailed in this permit, must be installed as soon as possible after completion of final grading; weather and season permitting. **You must notify this Program in writing upon completion of the required plantings for a compliance inspection by a Program representative.**
9. Additionally, a note has also been added to the site plan requiring that all stormwater runoff from the new roof must be directed to the approved stormwater basin.

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 October 3, 2008 (copy enclosed) remain in effect.

This revised permit is valid for the original applicant only unless transferred pursuant to Rule 7.09 of the Rules. You are required to comply with the terms and conditions of this revised 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 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 Claire Swift of this Program (telephone: 401-222-6820 ext. 7418) should you have any questions regarding this letter.

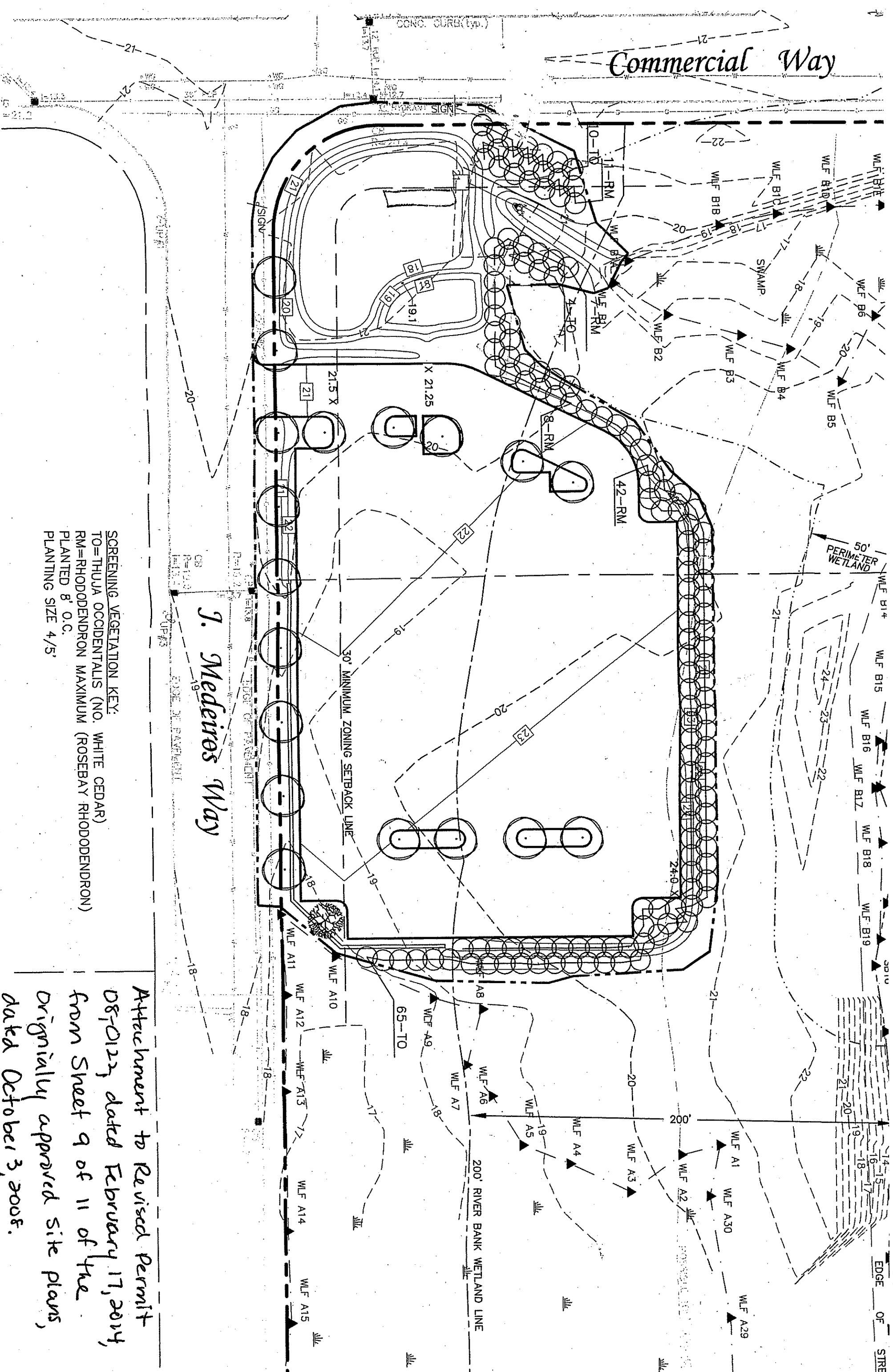
Sincerely,



Martin D. Wencek, Permitting Supervisor  
Office of Water Resources  
Freshwater Wetlands Program  
MDW/CVS/cvs

Enclosure: Approved revised site plans  
Sheet 9 of 11 of the originally approved site plan set

xc: Albert Quattrucci, City of East Providence Building Official  
Eric M. Prive, PE, DiPrete Engineering, Inc.



Commercial Way

J. Medeiros Way

SCREENING VEGETATION KEY:  
 TO=THUJA OCCIDENTALIS (NO. WHITE CEDAR)  
 RM=RHODODENDRON MAXIMUM (ROSEBAY RHODODENDRON)  
 PLANTED 8' O.C.  
 PLANTING SIZE 4/5'

Attachment to Revised Permit  
 D8-0122, dated February 17, 2014,  
 from Sheet 9 of 11 of the  
 originally approved site plans,  
 dated October 3, 2005.



RHODE ISLAND  
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

235 Promenade Street, Providence, RI 02908-5767

TDD 401-222-4462

October 3, 2008

PCD Realty  
c/o Coast Realty, Attn: J. Robert Pesce  
1 Realty Way  
East Providence, RI 02914

**Insignificant Alteration - Permit**

Re: Application No. 08-0122 in reference to the location below:

Approximately 240 feet northeast of J. Medeiros Way, between the intersections of J. Medeiros Way and Commercial way, and J. Medeiros Way and Almeida Avenue, Utility Pole No. 3, AP 506, Block 3, Lots 11, 11-1, and 11.2, East Providence, RI.

Dear Mr. Pesce:

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 construction of a 137-space paved parking lot including associated site grading, landscaping, and stormwater management system, as illustrated and detailed on site plans submitted with your application. These site plans were received on September 26, 2008.

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 Rule 9.00 of the Rules and Regulations Governing the Administration and Enforcement of the Fresh Water Wetlands Act (Rules), this project may be permitted as an **insignificant alteration** to freshwater wetlands under the following terms and conditions:

Terms and Conditions for Application No. 08-0122:

1. This letter is the DEM's permit for this project under the R.I. Fresh Water Wetlands Act, Rhode Island General Laws (RIGL) Section 2-1-18 et seq.
2. This 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 September 26, 2008. 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 immediately prior to the commencement of site alterations and upon completion of the project.
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 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 City of East Providence and supply this Program with written documentation obtained from the City 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 issue.
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 consisting of hay bales and/or silt fence must be removed.
12. You are responsible for the proper operation, maintenance and stability of any mitigative features, facilities, and systems of treatment and control that are installed or used in compliance with this permit to prevent harm to adjacent wetlands.
13. 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.
14. 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.
15. 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.

16. Artificial lighting authorized by this permit 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.

Pursuant to the provisions in Rule 7.09 and Rule 11.04, 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.

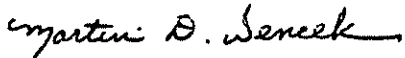
In permitting the proposed alterations, the DEM assumes no responsibility for damages resulting from faulty design or construction.

**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 Rule 8.03.**

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 Claire Swift of this office (telephone: 401-222-6820 x 7418) should you have any questions regarding this letter.

Sincerely,



Martin D. Wencek, Permitting Supervisor  
Office of Water Resources  
Freshwater Wetlands Program

MDW/CVS/cvs

Enclosure: Approved site plans

xc: Albert Quattrucci, East Providence Building Official  
Carl J. Adamo, PE, Garofalo & Associates, Inc.  
Scott P. Rabideau, Natural Resource Services, Inc.