



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

November 7, 2022

Southern Rhode Island Hospitality, LLC & Suffolk Realty, LLC
c/o Thomas DiPrete, Agent
Two Stafford Court
Cranston, RI 02920

REVISED PERMIT

Re: Application No. 17-0004, RIPDES No. RIR101532 and UIC No. 001760 in reference to the property and proposed project located:

Hampton Way & Tower Hill Road, AP 50-4, Lot 22, UP 135,136, 2400 feet +/- NNE to South County Commons Way/Tower Hill Road intersection, South Kingstown, RI

Dear Mr. DiPrete:

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 retaining wall as illustrated and detailed on revised site plans submitted with your application. The revised site plans were received on October 17, 2022.

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. A copy of the site plans stamped approved by the DEM is enclosed. Changes or revisions to the project, which 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 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 July 18, 2023. No additional renewals are available.

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 July 18, 2017 & revised on June 12, 2018 (copy enclosed) remain in effect.

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 note that inspection revealed that the limit of disturbance staking is absent from the property. Before additional clearing commences, the limit of disturbance must be staked or flagged on-site to prevent unauthorized clearing of freshwater wetlands.

Please contact Sophie Clode of this office at (telephone: 401-222-6820 ext. 2777419) should you have any questions regarding this letter.

Sincerely,

Nancy L. Freeman
Nancy L. Freeman, Principal Environmental Scientist
Freshwater Wetlands Program
Office of Water Resources
NLF/SC/sc

Enclosure: Original permit dated July 18, 2017 & revised permit dated June 12, 2018

ec: Kevin Demers, PE, DiPrete Engineering
Nicholas A. Pisani, PE, RIDEM
Neal Personeus, RIDEM Stormwater Program
James D. Rabbitt, Planning Director, Town of South Kingstown
Jamie Gorman, Building Official, Town of South Kingstown



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

June 24, 2021

Southern Rhode Island Hospitality, LLC
c/o Thomas DiPrete, Member
Two Stafford Court
Cranston, RI 02920

RE: Application No. 17-0004 **Application for Renewal** for the site located:

Hampton Way & Tower Hill Road, AP 50-4, Lot 22, UP 135,136, 2400 feet +/- NNE to South County Commons Way/Tower Hill Road intersection, South Kingstown, RI.

Dear Mr. DiPrete:

Kindly be advised that the Department of Environmental Management's ("DEM") Freshwater Wetlands Program ("Program") has completed its review of your Application for Renewal received on June 9, 2021.

It is our understanding that you are requesting renewal of the permit issued for Application No. 17-0004. The original permit was issued on July 18, 2017 to Suffolk Realty, LLC with revisions approved on June 12, 2018 to Southern Rhode Island Hospitality, LLC for alterations to freshwater wetlands at the above-referenced location.

This Program has completed an inspection of the site and has found that your project, at this time, is generally in conformance with those conditions set forth in the original permit as well as the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act, 250-RICR-150-15-1. It is our determination, therefore, that the permit may be renewed. This renewal is valid until July 18, 2023 and expires on that date.

A copy of the original permit letter of July 18, 2017 and the revised permit letter of June 12, 2018 are enclosed for your convenience. It is your responsibility to maintain compliance with the conditions of the permit and to carry out this project in compliance with the Rules at all times. This renewal does not relieve you of any obligations to obtain any local, state, or federal approvals or permits as required by ordinance or law.

Please contact Sophie Clode of this office (telephone: 401-222-6820, ext. 77419) should you have any questions regarding this letter.

Sincerely,

Nancy L. Freeman

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

NLF/SC/sc

Enclosure: Original permit letter dated July 18, 2017
Revised permit letter dated June 12, 2018

ec: Eric Prive, PE, DiPrete Engineering
Nicholas Pisani, PE, RIDEM
Neal Personeus, RIDEM Stormwater Program
RIDEM GWD-UIC Program



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

July 18, 2017

Suffolk Realty, LLC
Thomas H. DiPrete, Member
50 South Commons Way, Unit E4
Wakefield, RI 02879

Insignificant Alteration – Permit

RE: Application No. 17-0004 in reference to the property and proposed project located:

Approximately 200 feet west of Tower Hill Road (U.S. Route 1) near Utility Pole No. 135 and approximately 400 feet north of its intersection with Hampton Way and also extending approximately 600 feet northwest of that intersection, east and west of the Bradley School access drive, Assessor's Plat 50-4, Lot 22, South Kingstown, RI.

Dear Mr. DiPrete:

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 100-room hotel, office building, bank and operation center, parking, paved access driveways, drainage, utilities (connection to public water and sewer) with clearing, grading, retaining walls and associated site alterations as illustrated and detailed on site plans submitted with your application. These site plans were received by the DEM on July 7, 2017.

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: 17-0004; RIPDES No.: RIR101532 and UIC No. 001760

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. This application review has also included review related to the RIPDES "General Permit for Storm Water Discharge Associated with Construction Activity" as well as review of any stormwater infiltration system subject to the RI DEM "Rules for the Discharge of Non-Sanitary Wastewater and Other Fluid To or Below the Ground Surface"
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 July 7, 2017. 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 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 years from the date issued 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 consisting of straw bales, silt fence or other non-biodegradable materials 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. 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.
15. 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.
16. The long term operation and maintenance plan shall be strictly followed. The long term O & M Plan shall be that entitled "Operation and Maintenance Plan, Hampton Way & Tower Hill Road, Located in South Kingstown, RI; Applicant: SCC Investments", dated Revised 5/10/2017, stamped by Kevin Demers of DiPrete Engineering.

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.

Additionally, the Program has reviewed this project in accordance with the standards of the RIPDES General Permit for Storm Water Discharge Associated with Construction Activity ("CGP"). Construction Activities which disturb one (1) or more acres of land and where storm water runoff is directed, via a point source, into a separate storm sewer system or into the waters of the State, are required to seek coverage under the Rhode Island Pollutant Discharge Elimination System (RIPDES) storm water permit. Our review has determined that the project has been designed to meet the requirements of the 2013 GP. This determination therefore includes your final authorization to discharge storm water associated with construction activity under the CGP. For future references and inquiry, your permit authorization number is RIPDES No. **RIR101532**.

Both the owner and the contractor retained to undertake the construction activity are required to comply with all terms and conditions of the CGP. This includes maintaining the Soil Erosion and Sediment Control (SESC) Plan, performing the required inspections and maintenance of the selected Best Management Practices (BMPs), and retaining inspection records. Further information on the requirements of the CGP is available at:

<http://www.dem.ri.gov/pubs/regs/regs/water/ripdesca.pdf>.

Please be aware that the RIDEM's Rules and Regulations Governing the Establishment of Various Fees require that RIPDES CGP permit holders to pay an Annual Fee of \$100.00. An invoice will be sent to the owner on record in May/June of each year if the construction was still active as of December 31st of the previous year. The owner will be responsible for the Annual Fee until the construction activity has been completed, the site has been properly stabilized, and a completed Notice of Termination (NOT) has been received by the RIPDES Program. A copy of the NOT can be found attached to the CGP on the web page referenced above.

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.

Application No. 17-0004

Page 4

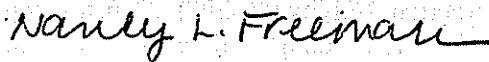
In permitting the proposed alterations, the DEM assumes no responsibility for damages resulting from faulty design or construction.

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 me (telephone: 401-222-6820 x 7408) should you have any questions regarding this letter.

Sincerely,



Nancy L. Freeman, Senior Environmental Scientist
Office of Water Resources
Freshwater Wetlands Program
NLF/nlf

cc: Karen Sorensen, UIC Program

Kevin Demers, P.E., DiPrete Engineering

Nicholas A. Pisani, P.E., RIDEM

xc: Chelsea Siefert, Principal Planner, Town of South Kingstown

Jeffrey T. O'Hara, Building Official, Town of South Kingstown



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

June 12, 2018

Southern Rhode Island Hospitality, LLC
Thomas H. DiPrete, Member
Two Stafford Court
Cranston, RI 02920

REVISED PERMIT

RE: Application No. 17-0004, RIPDES No. RIR101532 and UIC No. 001760 in reference to the property and proposed property located:

Approximately 200 feet west of Tower Hill Road (U.S. Route 1) near Utility Pole No. 135 and approximately 400 feet north of its intersection with Hampton Way and also extending approximately 600 feet northwest of that intersection, east and west of the Bradley School access drive, Assessor's Plat 50-4, Lot 22, South Kingstown, RI.

Dear Mr. DiPrete:

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 100-room hotel, two (2) commercial buildings, parking, paved access driveways, drainage, utilities (connection to public water and sewer) with clearing, grading, retaining walls and associated site alterations as illustrated and detailed on revised site plans submitted with your application. The revised site plans were received on May 8, 2018.

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 May 8, 2018. A copy of the site plans stamped approved by the DEM is enclosed. Changes or revisions to the project, which 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 Town of and supply this Program with written documentation obtained from the Town showing this revised permit was recorded.
6. This revised permit expires four (4) years from the date of issue of the original letter of July 18, 2017 unless renewed pursuant to the Rules.
7. The long-term operation and maintenance plan shall be strictly followed. The long-term O & M Plan shall be that entitled "Operation & Maintenance Plan, Hampton Way & Tower Hill Road, Located in South Kingstown, RI; Applicant: Southern Rhode Island Hospitality, LLC", bearing latest revision date of 5/04/2018, prepared by DiPrete Engineering.

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 July 18, 2017 (copy enclosed) remain in effect.

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 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 me (telephone: 401-222-6820, ext. 7408) should you have any questions regarding this letter.

Sincerely,

Nancy L. Freeman

Nancy L. Freeman, Senior Environmental Scientist
Freshwater Wetlands Program
Office of Water Resources
NLF/nlf

Enclosure: Approved revised site plans, original permit letter

cc: Kevin Demers, P.E., DiPrete Engineering
Nicholas A. Pisani, P.E., RIDEM
Neal Personcus, RIDEM Stormwater Program

xc: Chelsea Siefert, Principal Planner, Town of South Kingstown
Jeffrey T. O'Hara, Building Official, Town of South Kingstown