



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

August 10, 2023

Kelly Coates  
100 Sockanossett, LLC  
1414 Atwood Avenue  
Johnston, RI 02919

**REVISED PERMIT**

**Re:** Application No. 19-0258 in reference to the property and proposed project located:

Approximately 850 feet south of Sockanossett Cross Road, opposite utility pole numbers 7 through 14, approximately 2,000 feet southwest of the intersection of Sockanossett Cross Road and New London Avenue, Assessor's Plat 14, Lot 2 and a portion of Lot 15, Cranston, RI.

Dear Mr. Coates:

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 commercial facility with paved parking, stormwater control structures and associated landscaping as illustrated and detailed on revised site plans submitted with your application. The revised site plans were received on April 20, 2023.

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 April 20, 2023. 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. The long term operation and maintenance plan shall be strictly followed. The long term operation and maintenance plan shall be that which was cited in the original Freshwater Wetlands Program permit.

6. 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:  
a) With respect to the Overflow Manhole (OFMH) detail depicted on sheet C-7.4, the notch width shall be zero (the proposed notch in the overflow is deleted), and b) the sheets have been sequentially numbered as sheets 1, 2, and 3 of 3.
7. 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 Cranston and supply this Program with written documentation obtained from the City showing this revised permit was recorded.

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 5, 2020 (copy enclosed) including conditions of the RIPDES and UIC files, remain in effect.

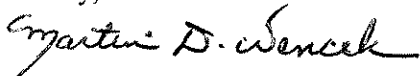
You are required to comply with the terms and conditions of this revised permit and to carry out this project in compliance with 250-RICR-150-15-1 at all times. Failure to do so may result in an enforcement action by the Program.

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 contact me at this office at (telephone: 401-222-6820 ext. 2777403) should you have any questions regarding this letter.

Sincerely,



Martin D. Wencek, Program Supervisor  
Freshwater Wetlands Program  
Office of Water Resources  
MDW/JEK/jek

Enclosures: Approved modified site plans  
Original permit dated February 5, 2020

cc: Neal Personeus, DEM Stormwater Program  
David Rodio, Cranston Director of Building Inspection  
Samuel Hemenway, Garofalo & Associates, Inc.



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

February 5, 2020

100 Sockanosset, LLC  
1414 Atwood Avenue  
Johnston, RI 02919

**Insignificant Alteration – Permit**

**RE:** Wetland Application No. 19-0258; RIPDES File No. RIR101895; Groundwater Discharge/UIC No. 001911 in reference to the location below:

Approximately 850 feet south of Sockanosset Cross Road, opposite utility pole numbers 7 through 14, approximately 2,000 feet southwest of the intersection of Sockanosset Cross Road and New London Avenue, Assessor's Plat 14, Lot 2 and a portion of Lot 15, Cranston, RI.

Dear Mr. Coates:

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 Top Golf recreational facility, paved parking, stormwater treatment structures, and associated landscaping as illustrated and detailed on site plans submitted with your application. The most recently revised site plans were received by the DEM on January 7, 2020.

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, 250-150-15-1, 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. 19-0258; RIPDES No. RIR101895; Groundwater Discharge/UIC No. 001911:**

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. This application review has also included review of any stormwater infiltration system subject to the DEM Groundwater Discharge Rules (Rules for the Discharge of Non-Sanitary Wastewater and Other Fluid to or Below the Ground Surface), 250-RICR-150-05-4.
2. This determination also includes your final authorization to discharge storm water associated with construction activity under the **2018 RIDPES General Permit for Stormwater Discharge During Construction Activity ("CGP")**. For future references and inquiry, your permit authorization number is RIPDES No. **RIR101895**.
3. 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 January 7, 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.

4. 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.
5. 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, including submittal of the Notice of Termination Form. The Start of Construction Form and the Notice of Termination can be found on the webpage: [dem.ri.gov/stormwaterconstruction](http://dem.ri.gov/stormwaterconstruction)
6. 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.
7. Within ten (10) days of the receipt of this permit, you must record this permit in the land evidence records of the City of Cranston and supply this Program with written documentation obtained from the City showing this permit was recorded.
8. 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.
9. Any material utilized in this project must be clean and free of matter that could pollute any freshwater wetland.
10. 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.
11. 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/programs/benviron/water/permits/swcoord/pdf/cpg092618.pdf>.
12. 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.
13. Upon permanent stabilization of all disturbed soils, temporary erosion and/or sediment controls must be removed.

14. 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 O & M Plan pertinent to the previously approved parking expansion at Chapel View shall be that entitled: "Stormwater Management System Operation and Maintenance Plan for Parking Expansion at Chapel View, Assessor's Plat 14, Lot 15, Power Road, Cranston, Rhode Island; Owner/Applicant: Carpiionato Properties, 1414 Atwood Ave, Johnston, Rhode Island 02919"; dated August, 2015, revised September 9, 2016, and updated for BMP Relocation Only-2019; Prepared by Garofalo & Associates, Inc., 85 Corliss Street, Providence, RI 02940. The O & M Plan pertinent to the proposed Mixed Use Development at 100 Sockanosset shall be that entitled: "Stormwater Management System Operation and Maintenance Plan for Mixed Use Development at 100 Sockanosset, 100 Sockanosset Cross Road, Cranston, Rhode Island, Assessor's Plat 14, Lot 2; prepared for 100 Sockanosset LLC, 1414 Atwood Ave, Johnston, Rhode Island 02919", dated April 2019, prepared by Garofalo & Associates, Inc., 85 Corliss Street, Providence, RI 02940.
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. Tree protective devices must be employed for all trees in the Forested Wetland that are adjacent to any work Limit of Disturbance (LOD). These devices shall be removed upon completion of the proposed work.
17. All plantings of proposed vegetation as shown or detailed on the approved plans must be installed as soon as possible after completion of final grading; weather and season permitting.
18. 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.

Please be aware that the RIDEM's Rules and Regulations Governing the Establishment of Various Fees (250-RICR-30-00-1) 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 31<sup>st</sup> 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.

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.

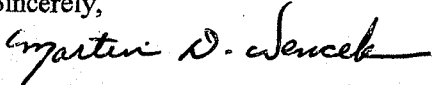
In permitting the proposed alterations, the DEM assumes no responsibility for damages resulting from faulty design or construction.

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 Jane Kelly of this office (telephone: 401-222-4700, ext. 7420) should you have any questions regarding this letter.

Sincerely,



Martin D. Wencek, Program Supervisor  
Office of Water Resources  
Freshwater Wetlands Program  
MDW/mdw

Enclosure: Approved site plans

cc: Neal Personeus, DEM Stormwater Program  
Stanley Pikul, Cranston Building Official  
Sam Hemenway, P.E., Garafalo and Assocaites, Inc.

CEHWA2



**RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT**  
**OFFICE OF WATER RESOURCES**  
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February 3, 2023

Kelly Coates  
100 Sockanossett, LLC  
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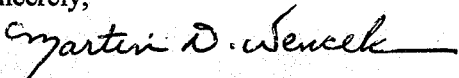
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Sincerely,



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