



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

February 29, 2024

Envine, LLC
c/o Lawrence C. Leblanc, Manager
PO Box 1299
Charlestown, RI 02813

REVISED PERMIT

Re: Application No. 21-0063, and RIPDES File No. RIR102171, in reference to the property and proposed project located:

Approximately 5,000 feet southwest of the intersection of Worden's Pond Road and Leisure Drive and approximately 3,400 feet northeast of the intersection of Gravelly Hill Road and Shannock Road, Along South Shore Village Boulevard, Assessor's Plat 65 Lots 3 and 5, South Kingstown, RI.

Dear Mr. Leblanc:

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 as illustrated and detailed on revised site plans submitted with your application. The revised site plans were received on February 23, 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 February 23, 2024. 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 on December 20, 2026 pursuant to legislation enacted regarding the tolling of valid permits (R.I. Gen. Laws § 42-17.1-2.5).
7. **All restoration plantings detailed on Sheet 3 of site plans must be installed by May 1, 2024.** Please contact this office upon completion of the required plantings so that a representative of this Program can conduct a compliance inspection.
8. The long-term operation and maintenance plan shall be strictly followed. The long-term operation and maintenance plan shall be that entitled "Stormwater System Operation & Maintenance Plan, South Shore Village Re-Permitting, Located in South Kingstown, RI; Applicant: Envine, LLC", dated Revised: 6/19/2023, dated received 7/05/2023, 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 December 20, 2022 (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 contact Sophie Clode of this office at (telephone: 401-537-4211) should you have any questions regarding this letter.

Sincerely,



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

Enclosure: Original permit dated December 20, 2022

ec: Christopher Duhamel, PE, PLS, DiPrete Engineering
Nicholas Pisani, PE, RIDEM Stormwater Program



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

December 20, 2022

Envine, LLC
Lawrence C. LaBlanc, Manager
P.O. Box 1299
Charlestown, RI 02813

Insignificant Alteration – Permit

RE: Wetland Application No. 21-0063, and RIPDES File No. RIR102171, for the property and project located:

Approximately 5,000 feet southwest of the intersection of Worden's Pond Road and Leisure Drive and approximately 3,400 feet northeast of the intersection of Gravelly Hill Road and Shannock Road, Assessor's Plat 65 Lots 3 and 5, South Kingstown, RI.

Dear Mr. LaBlanc:

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 285-unit retirement community and nine (9) hole golf course with associated dwellings, septic systems, recreational areas and buildings, roadways, driveways, utilities, landscaping and stormwater control structures as illustrated and detailed on site plans submitted with your application. These site plans were received by the DEM on August 1, 2022.

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. 21-0063:

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 determination also includes your final authorization to discharge storm water associated with construction activity under the **2020 RIDPES General Permit for Stormwater Discharge During Construction Activity ("CGP")**. For future references and inquiry, your permit authorization number is RIPDES No. **RIR102171**.

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 August 1, 2022. 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. The Start of Construction Form can be found on the webpage: 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 city/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 Town of South Kingstown and supply this Program with written documentation obtained from the Town 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. 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.
12. Upon permanent stabilization of all disturbed soils, temporary erosion and/or sediment controls must be removed.
13. 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.

14. 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.
15. The long-term operation and maintenance plan shall be strictly followed. The long-term O & M Plan shall be that entitled, "Stormwater System Operation & Maintenance Plan, South Shore Village Re-permitting, Located in South Kingstown, RI; Applicant Envine, LLC", dated July 27, 2022, and received by this Program on August 1, 2022, indicated as prepared by DiPrete Engineering.
16. 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.
17. 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.
18. You are required to employ a Professional Golf Course Superintendent who has obtained a R.I. Pesticide License for the purpose of implementing the Turf Management Program and Integrated Pest Management Program.
19. This Program has made specific revisions to the approved site plans. These revisions are clearly marked in red on the approved plans. Specifically, each sheet of the plan set has been renumbered to reflect a total of 13 sheets.

Please be advised that there are three areas currently on-site where the Limit of Disturbance is not consistent with the approved site plans as depicted. The observed activities in these three areas represent unauthorized alterations of freshwater wetlands on the subject property. None of these areas are of a significant enough concern to warrant enforcement proceedings at this time. You are however, hereby instructed to correct these areas of unauthorized work by undertaking the following measures:

- 1) Silt has eroded and has breached the silt fence in the immediate vicinity of wetland flag number WF-117A. The silt that has been transported beyond the silt fence barrier into Perimeter Wetland must be removed by hand and the fence repaired to prevent additional erosion from entering the subject wetland area. **This must be accomplished as soon as possible, season permitting, but no later than January 6, 2023.**
- 2) Clearing and grading beyond the approved limit of disturbance into Perimeter Wetland has occurred in the vicinity of wetland flags WF-113A and WF-114A. This area measures approximately 10 feet north/south by approximately 20 feet east/west; approximately 200 square feet total. This area of Perimeter Wetland must be replanted with native shrub species consistent with the surrounding shrub vegetation. The selected shrubs shall be no less than 4 feet tall after planting and placed no more than 8 feet on center (a total of at least 6 plants).
- 3) Clearing and grading beyond the approved limit of disturbance into Perimeter Wetland has occurred in the vicinity of wetland flags WF-65D and WF-66D. This area measures approximately 16 feet north/south by approximately 40 feet east/west; approximately 640 square feet total. This area of Perimeter Wetland must be replanted with native shrub species consistent with the surrounding shrub vegetation. The selected shrubs shall be no less than 4 feet tall after planting and placed no more than 8 feet on center (a total of at least 17 plants).

All restoration plantings noted herein must be installed no later than May 1, 2023. Please contact this office upon completion of the required plantings so that a representative of this Program can conduct a compliance inspection of the aforementioned areas.

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 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.

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. 27777420) should you have any questions regarding this letter.

Sincerely,



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

Enclosure: Approved site plans

cc: Ron Cutlip, Managing On-Site Golf Course Architect
Jamie Gorman, South Kingstown Building Official
Richard Bourbonnais, South Kingstown Public Works Director
Christopher Duhamel, DiPrete Engineering
Nick Pisani, DEM, Stormwater Program



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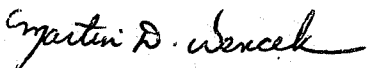
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