



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

June 29, 2022

Paragon Mills Venture, LLC  
Joseph Alexander, Managing Member  
2450 Rimrock Road, Suite 100  
Madison, WI 53713

**Insignificant Alteration – Permit**

**RE:** Wetland Application No. 22-0167 and RIPDES Program File No. RIR101441 in reference to the property and proposed project located:

At the Paragon Mills Complex, 144 and 154 Delaine Street, approximately 350 feet south of Delaine Street and approximately 500 feet east of its intersection with Manton Avenue, near utility pole is 4-50 on Manton Avenue, Assessor's Plat 62, Lots 621 and 431, Providence, RI.

Dear Mr. Alexander:

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 redevelopment of a former mill complex (Paragon Mills) including construction of a mixed use residential and commercial development with roadways, utilities, stormwater best management practices, structure removals, invasive plant management, and revegetation and landscaping, as illustrated and detailed on site plans submitted with your application. These site plans were received by the DEM on May 10, 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 (Rules), 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. 22-0167 and RIPDES Program File No. RIR 101441:**

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. **RIR101441**.
3. This permit is specifically limited to the project, site alterations and limits of disturbance (LOD) as detailed on the site plans submitted with your application and received by the DEM on May 10, 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, 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 City 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 Providence 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/ripdes/pdfs/cgp092620.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.
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. The long-term operation and maintenance plan shall be strictly followed. The long-term O & M Plan shall be that entitled "Stormwater Management System Operations & Maintenance Plan, Paragon Mills, 144 Delanie Street, Providence, Rhode Island; Prepared for Paragon Mills Venture, LLC, c/o Mr. Jeremiah Leigh, 2450 Rimrock Road, Suite 100, Madison, WI 53713", dated April 2022, indicated as Prepared by EA Engineering, Science, and Technology, Inc., PBC, 301 Metro Center Boulevard, Suite 102, Warwick, Rhode Island 02886.
17. The amount of organic matter in the bioretention soil used in the proposed bioretention practices shall be 3 to 5%.
18. All proposed plantings in the bioretention areas shall utilize the appropriate species as noted in each of the Planting Details indicated on sheets 19 through 23 of 24 (LA - 19 through LA-23) of the approved plan set and as much as possible, shall be consistent with the plant list under Appendix B of the Stormwater Design and Installation Standards Manual (2010).
19. All existing non-invasive vegetation, especially trees, saplings and shrubs within all the portions of the Riverbank Wetland between the existing buildings and the edge of the River shall remain undisturbed to the maximum extent practicable.
20. No clearing or disturbance of any vegetation is permitted within ten (10) feet from the edge of the Woonasquatucket River.
21. Invasive species management shall occur within the Riverbank Wetland between the existing building and the edge of the Woonasquatucket River as noted on the approved site plans, sheet 20 of 24 (LA - 20).
22. The proposed planting of trees, shrubs, and ground cover between the building and the edge of the Woonasquatucket River within the Riverbank Wetland shall be installed in the locations as depicted and described on sheet 20 of 24 (LA - 20). These plantings must be allowed to develop naturally without being subjected to mowing or manicuring, although invasive species management may continue as necessary. The landscaping measures must ensure that a continuous overhead canopy of vegetation/cover exists and persists between the existing buildings and the edge of the Woonasquatucket River.
23. 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.
24. Any plantings which fail to survive one full growing season shall be replaced. Replacement plantings shall be similarly guaranteed for one full growing season.
25. All disturbed soils must be stabilized with a conservation seed mix appropriate for the hydrology specific for this site as indicated on the approved site plans.
26. Artificial lighting must be directed away from the River and the associated fringe of woody and emergent vegetation. Where this is not possible, the use of deflector shields to concentrate light away from vegetated portions of the Riverbank must be employed.
27. 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.

28. This permit supersedes a previous permit issued by the DEM for the subject property under Application Number 21-0034.
29. This Program has made specific revisions to the approved site plans. These revisions are clearly marked in red on the approved plans. Specifically, several of the site plan sheet numbers have been corrected so that each sheet portrays that the full set of plans consists of 24 sheets. Corrections have been made on sheets 6, 7, 10 through 13, and 15 through 17 to reflect 24 sheets.

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 me at this office (telephone: 401-222-4700, x77403) should you have any questions regarding this letter.

Sincerely,



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

MDW/mdw

Enclosure: Approved site plans

cc: Jeremiah Leigh, Alexander Company/Paragon Mills Venture, LLC  
Joseph M. Atchue, City of Providence Building Official  
Ron Mack, EA Engineering, Science, and Technology  
Jonathan Ford, Horsley Witten Group  
Amy Ball, Horsley Witten Group  
Kelly Owens, RIDEM, Office of Waste Management  
Nick Pisani, DEM, Stormwater Program