



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

April 17, 2025

National Development Group, Inc.
c/o Christopher Colardo
1481 Atwood Avenue
Johnston, RI 02919

Insignificant Alteration – Permit

Re: Application No. 22-0451 and RIPDES No. RIR102446 for the property and project located:

At 1357 Hartford Avenue, approximately 500 feet north from Utility Pole No. 75, and approximately 500 feet northeast from the intersection of Hartford Avenue and Atwood Avenue, Assessor's Plat 20, Lot 25, Johnston, RI.

Dear Mr. Colrado:

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 three self-storage facility buildings (with no utilities, no water or sewer connections), a paved access road and parking areas, stormwater management improvements, a new utility pole and overhead wiring, screen plantings, grading and landscaped areas as illustrated and detailed on site plans submitted with your application. These site plans were received by the DEM on February 18, 2025.

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. 22-0451; and RIPDES No. RIR102446:

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. RIR102446**. This RIPDES CGP permit is not transferable to any person except after written notice to the Director, in the form of a Permit Transfer Form available on the RIDEM Stormwater Construction Permitting website.

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 February 18, 2025. 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 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 Johnston 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. 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. The long-term operation and maintenance plan shall be strictly followed. The long-term operation and maintenance plan shall be that entitled: "Stormwater Operation, Maintenance and Pollution Prevention Plan For 19.575 SF Self-Storage Facility, 1357 Hartford Avenue, AP 20, Lot 25, Johnston, Rhode Island; Prepared for: National Development Group, Inc., c/o Mr. Christopher Colardo 1481 Atwood Avenue, Johnston, RI 02919", bearing latest revision date of February 2025, dated received 2/18/2025, indicated as Submitted by: Joe Casali Engineering, Inc., 300 Post Road, Warwick, RI 02888.
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. 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. You must notify this Program in writing upon completion of the required plantings for a compliance inspection by a Program representative.
17. Buffer zone plantings of trees 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.
18. Any plantings which fail to survive one full growing season shall be replaced. Replacement plantings shall be similarly guaranteed for one full growing season.
19. Artificial lighting must be directed away from all vegetated wetland and buffer areas. Where this is not possible, the use of deflectors to concentrate lighting away from vegetated wetlands must be employed.
20. 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.
21. This Program has made specific revisions to the approved site plans. These revisions are clearly marked in red on the approved plans and include the following:
 - Additional native shrub plantings have been redlined onto Sheet 5 along the top of slope of the infiltration basin to minimize buffer impacts associated with off-site wetlands not depicted. Shrubs species shall be approximately 8-10 feet on center, at least two feet tall after planting and may include one or more of the shrub species listed below or a similar shrub species (look for low compact or low growing shrubs and suitable for conditions present) listed in the URI Native Plant Guide <https://web.uri.edu/rinativeplants/>:

Shrubs: Sweet Pepperbush (*Clethra alnifolia*), Highbush blueberry (*Vaccium corymbosum*) or Hillside Blueberry (*Vaccinium pallidum*), Maple-leaved Viburnum (*Vaccinium acerifolium*),

Common Juniper (*Juniperus communis var. depressa*), Mountain Holly (*Ilex mucronate*); Pink or Early azaleas (*Rhododendron spp.*). Plants should not be installed on the basin berm.

- Proposed trees at the base of the riprap emergency spillway are not required and have been crossed off in red.
- A temporary limit of disturbance (LOD) has been added to Sheet 4 to include an area of additional plantings to be installed within previously cleared areas within the 100-foot Riverbank Wetland. No clearing of any trees or shrubs that might be present are authorized in order to install the mitigation plantings. Install the mitigation plantings around existing trees or shrubs if necessary. Plantings may include an additional staggered row of tree species identified from the list on the site plans or a staggered row of shrubs comprised of Great Rhododendron (*Rhododendron maximum*), at least 3 feet tall after planting and 10-feet on center. Trees can be substituted along the back row and shrubs moved into the front if desired, as long as a row trees of the same species are present as described on the site plan notes (10-feet on center, 4-feet tall after planting). The area of temporary disturbance must be allowed to revegetate naturally without mowing or manicuring.
- Solid waste comprised of old doors and assorted debris must be removed by hands only method from on-site perimeter wetland and riverbank wetland.

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-150-15-3.9.3.

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 Jessica Lord of this office (telephone: 401-537-4249) should you have any questions regarding this letter.

Sincerely,



Nancy L. Freeman, Environmental Scientist III
Office of Water Resources
Freshwater Wetlands Program
NLF/JAL/jal

Enclosure: Approved site plans

ec: Neal Personeus, Environmental Scientist III, DEM Stormwater Program
Nicholas Pisani, PE, Supervisor DEM Stormwater Program
Joseph A. Casali, P.E., Joe Casali Engineering, Inc.
Edward Civito, Town of Johnston Building Official