



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

April 2, 2025

CMC Family Limited Partnership  
c/o Charles Coelho  
120 Hopeworth Avenue  
Bristol, RI 02809

RE: Application No. 24-0236 in reference to the property located:

Approximately 800 feet east of Crandall Road, and approximately 1,200 feet northeast of its intersection with Dion Avenue, Assessor's Plat 614, Lot 101 and Plat 605, Lot 129, Tiverton, RI.

Dear Mr. Coelho:

Kindly be advised that the Department of Environmental Management's ("DEM") Freshwater Wetlands Program ("Program") has completed its review of your Request to verify freshwater wetland edges. This review included an inspection of the above referenced property ("subject property") as described by the site plans submitted with your application and received on February 26, 2025.

Per Rule 250-RICR-150-15-3.23, the **Statewide Buffer Zone Designation**, your property falls within:

- River Protection Region 1

Based upon the Program's observations and review, it is our determination that freshwater wetlands are present on or are in close proximity to the subject property. These freshwater wetlands and other jurisdictional areas are regulated by this Department and include, but are not limited to, at least the following types:

**Freshwater Wetlands and associated Statewide Buffer Zone Designation:**

- **River – Tributary to Adamsville Brook: 150' Buffer Zone**
  - River channel within the A and B-Series flagged swamp is also designated as a cold water fishery
- **Deciduous Forested Swamp: 75' Buffer Zone**
  - The A and B-Series flags delineate a deciduous forested swamp that is greater than 10 acres.
- **Deciduous Forested Swamp: 50' Buffer Zone**
  - The C-Series flags delineate a deciduous forested swamp that is between 1 and 10 acres in size.

- **Vernal Pool: 100' Buffer Zone**
  - The PVP100-Series flags delineate a vernal pool with greater than 50% undeveloped vegetated land within 100 feet of its edge.
  
- **Vernal Pool: 100' Buffer Zone**
  - The PVP200-Series flags (flags not depicted on the site plan but represented as an open water body) within the C-Series wetland north of the 100-Series vernal pool) delineate a vernal pool with greater than 50% undeveloped vegetated land within 100 feet of its edge.

**Buffer:** All areas of undeveloped vegetated land adjacent to a freshwater wetland that is to be retained in its natural undisturbed condition or is to be created to resemble a naturally occurring vegetated area. For the purpose of defining buffer in the Rules, “adjacent to” means land area within the Buffer Zone. Undeveloped vegetated land is an area of land that does not consist of buildings, impervious surfaces, bare gravel, lawn, or landscaped areas.

**Other Jurisdictional Areas:**

- Contiguous Areas that extend out from 200-feet from the edge of a river or stream
- Contiguous Areas that extend out from 100-feet from the edge of all other freshwater wetlands

**Floodplain:**

- Associated with all rivers and streams

The DEM has completed an inspection and review of the wetland edges delineated by you on-site. It is our determination that:

The wetland edges delineated on-site are accurate. These wetland edges have been shown on the site plan submitted with your application and are referenced as Flag Numbers A5 to A44, B1 to B44, C1 to C74, and PCP101 to PVP113. Although not depicted on the site plans and therefore not verified, the PVP200-Series vernal pool flags within the C-Series Swamp were observed on-site to be generally accurate. In addition, off-site flags A1 through A4 and A5-A6; C81-C82, and C19-CA24 have not been verified but appear generally accurate as depicted.

Please note that, you should not infer that any verification of wetland edges carried out by this Department to date represents a determination that this is the extent of all wetlands on your property. The Department has verified only those edges delineated and shown by you on-site and on the site plans submitted with your application and as qualified in this letter. Should you wish to verify the edge of any additional wetlands, a new application will be required.

This letter does not constitute an approval or permit for any proposed project on the subject property. Pursuant to R.I. Gen. Laws § 2-1-21(a) of the Freshwater Wetlands Act and the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act, 250-RICR150-15-3, a permit is required from this Program prior to the commencement of any activity which impacts or alters freshwater wetlands.

This Program assumes that the edges of freshwater wetlands, as flagged or marked on site, have been accurately surveyed and portrayed on site plans submitted in support of your application. This Program makes no guarantee or representation that such survey is accurate.

In addition, you should note that freshwater wetlands are present on this property which may be regulated under Section 404 of the Clean Water Act (Federal Water Pollution Control Act, as amended 33 U.S.C. 1344). Accordingly, a permit may be required from the U.S. Army Corps of Engineers for alteration of these wetland areas.

In accordance with 250-RICR-150-15-3.9.3(H), this verification of the delineated edge of freshwater wetlands is valid for a limited period of five (5) years from the date of issue.

Please contact Ryan Corvese of this Office telephone: (401-537-4245) should you have any questions regarding this letter.

Sincerely,



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

cc: William F. Smith, PE, Civil Engineering Concepts, Inc.  
Brandon Faneuf, PWS, Ecosystem Solutions