



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

April 18, 2025

BC Partners, LLC
Representative Steven Carr
781 High Street, Unit C
Cumberland, RI 02864

Freshwater Wetlands Permit

Re: Application No. 24-0240 for the property and project located:

Approximately 60 feet south of Congress Street, Approximately 130 feet southwest of the Congress Street – Vineyard Street intersection, closest utility pole is #10, approximately 300' northwest of the western terminal cul-de-sac of Congress Street, Assessor's plat 41, Lots 228, 229, and 230 (originally subdivided from Lot 153), Woonsocket, RI.

Dear Mr. Carr:

Kindly be advised that the Department of Environmental Management's ("DEM") Freshwater Wetlands Program ("Program") has completed its review of your **Application for a Freshwater Wetlands Permit** as described in Rule 3.11 of the Rules and Regulations Governing the Administration and Enforcement of the Fresh Water Wetlands Act, 250-RICR-150-15-3 ("Rules"). This review included a site inspection of the above referenced property ("subject property") and an evaluation of the proposed subdivision and construction of three single-family homes with clearing, grading, landscaping, a wetland restoration, and associated site alterations as illustrated and detailed on site plans submitted with your application. These site plans were received by the DEM on October 1, 2024, and on April 17, 2025 (two sheets total).

Our observations of the subject property, review of the site plans and evaluation of the proposed project reveals that alterations of jurisdictional areas are proposed. However, pursuant to Rule 3.7.3A of the Rules, this project meets the General Variance Criteria and a **Freshwater Wetlands Permit** may be issued under the following terms and conditions:

Terms and Conditions for Wetlands Application No. 24-0240:

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 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 October 1, 2024, in addition to a second site plan sheet which includes revisions detailing required restorations received on April 17, 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.

3. 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.
4. 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.
5. 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 (choose one) city/town representative upon request.
6. Within ten (10) days of the receipt of this permit, you must record this permit in the land evidence records of the City of Woonsocket and supply this Program with written documentation obtained from the City showing this permit was recorded.
7. The effective date of this permit is the date this letter was issued. This permit expires five (5) years from the date of this letter unless renewed pursuant to the Rules.
8. Any material utilized in this project must be clean and free of matter that could pollute any jurisdictional area.
9. 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.
10. 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 freshwater wetland, buffer, floodplain, area subject to storm flowage, or area subject to flooding or other jurisdictional areas not subject to disturbance under this permit.
11. Upon permanent stabilization of all disturbed soils, temporary erosion and/or sediment controls must be removed.
12. You are obligated to install, utilize, follow and maintain 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 wetland, buffer, or other jurisdictional areas and the functions and values provided by such freshwater wetlands and buffers.
13. 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.

14. Mitigation or screen plantings of trees and/or shrubs proposed between the project and any adjacent freshwater wetland areas and buffers except for necessary replacement, must be allowed to develop naturally without being subjected to mowing or manicuring.
15. Per Rule 3.7.1(B)4, the creation of a new buffer is required. Plantings required in the "Buffer Restoration Area" are as depicted and in accordance with the "Buffer Planting Notes" on the approved plans. Except for necessary replacement, the created buffer must be allowed to develop naturally without being subjected to mowing or manicuring.
16. Any plantings installed as a condition of this permit Specifically, the two sheets have been numbered as sheet 1 of 2 and sheet 2 of 2 accordingly. which fail to survive one full growing season shall be replaced. Replacement plantings shall be similarly guaranteed for one full growing season.
17. 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.
18. This Program has made a specific revision to the approved site plans. This revision is clearly marked in red on the approved plans. Specifically, each sheet shall individually be numbered as sheet 1 of 2 and sheet 2 of 2 accordingly.

Pursuant to the provisions in 250-RICR-150-15-3.8.13 and 250-RICR-150-15-3.14.4(A), as applicable, any properly recorded and valid Freshwater Wetlands Permit is automatically transferred to the new owner upon sale of the property.

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 or jurisdictional areas 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.

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Please contact Hunter Trowbridge of this office (Email: edward.trowbridge@dem.ri.gov; telephone: (401)-537-4363) should you have any questions regarding this letter.

Sincerely,



Martin Wencek, Environmental Scientist IV, Wetlands Program Supervisor
Office of Water Resources
Freshwater Wetlands Program

Enclosure: Approved site plans

cc: Curtis Ruotolo, PE; Advanced Civil Design Inc.
Scott P. Rabideau, PWS; Natural Resource Services, Inc.
Bruce Ahern, DEM, Office of Compliance and Inspection
Ted J. Isabella, Building Official, City of Woonsocket