



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

December 19, 2024

Paul R. and Donna M. Masse  
153 Allegra Lane  
North Kingstown, RI 02852

**Freshwater Wetlands Permit**

Re: Application No. 24-0254 for the property and project located:

Approximately 400 feet northwest of Highland Court, and approximately 650 feet southwest of its intersection with Ten Rod Road, Assessor's Plat 36, Lot 2-11, Exeter, RI.

Dear Mr. and Mrs. Masse:

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 Section 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 dwelling, driveway, stormwater management practices, and utilities (private well and on-site wastewater treatment system) with clearing, grading and landscaping including restoration of unauthorized alterations and additional mitigation plantings as illustrated and detailed on site plans submitted with your application. These site plans were received by the DEM on October 21, 2024.

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 Section 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. 24-0254:

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 (LOD) as detailed on the site plans submitted with your application and received by the DEM on October 21, 2024. 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. Work within the restoration areas described on the site plan is considered temporary until plantings are installed and soils stabilized. The permanent LOD is that which is indicated by the permanent markers.

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](http://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 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 Town of Exeter and supply this Program with written documentation obtained from the Town 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 floodplain, area subject to storm flowage or area subject to flooding or jurisdictional areas and the functions and values provided by such freshwater wetlands, buffers, floodplain or other jurisdictional areas.
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 plantings, screen plantings and seeded restoration areas between the project and any adjacent freshwater wetland areas and buffers except for necessary tree replacement, must be allowed to develop naturally without being subjected to mowing or manicuring.
15. Any plantings which fail to survive one full growing season shall be replaced. Replacement plantings shall be similarly guaranteed for one full growing season.
16. Also prior to commencement of any site alterations, permanent buffer identification markers must be installed along the limit of disturbance at the locations circled in red ink on the approved site plans, in order to provide permanent reference points on site that are clear to present and future property owners. Acceptable permanent type markers include 4" x 4" pressure treated timber posts, galvanized fence posts with cap, or granite or concrete bounds. Markers must extend a minimum twenty-four (24) inches above grade. A permanent-type tag or sign labeled "RIDEM Buffer Marker" must be placed on each marker. No alterations of any kind are permitted beyond these markers without first obtaining the necessary permit from this Program.
17. You must remove boulders and stockpiled soil placed in the 50-foot Buffer Zone associated with the edge of the Z-Series wetland to a suitable upland location outside of any Wetland Jurisdictional Areas.
18. 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:
  - Required Permanent Buffer Markers are circled in red (See Condition No. 17 above).
  - Buffer Marker Site Plan Notes have been revised in red to indicate markers where required.
  - Restoration Notes 9 & 10 have been amended to indicate White Pine plantings and spacing of 20-25-feet on center throughout the defined restoration area.

This project must take place in compliance with these revisions.

19. All electrical utility connections (either new poles and overhead wires or underground trenching) must be installed within the approved limit of disturbance.

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

Sincerely,

*Nancy L. Freeman*

Nancy L. Freeman, Environmental Scientist III  
Office of Water Resources  
Freshwater Wetlands Program

NLF/RKC/rkc

Enclosure: Approved site plans

cc: Ron DeFrancesco, Building Inspector, Town of Exeter  
Mark Dowdell, P.E., Dowdell Engineering Associates, LLC  
Edward Avizinis, MS, CPSS, PWS, Avizinis Environmental Services, Inc.  
Raymond Taylor, P.E., RIDEM OWTS Supervisor  
Bruce Ahern, OC & I  
Martin D. Wencsek, Program Supervisor, Freshwater Wetlands Program