



Meeting Minutes

Rogers High School, Newport

Meeting held via Teams conference call on September 15, 2021

Meeting Participants

Victoria Howland, Pare

David Potter, Pare

Cathie Ellithorpe, Slam

Kyle Lentini, Downes

Lauren Gluck, Pare

Evan Davenport, Traverse

Ted Tolis, Slam

Anthony Murgida, Gilbane

Robert Young, Newport Public Schools

Collen Jermaine, Newport Public Schools

Martin Wencek, RIDEM – Freshwater
Wetlands

Nicholas Pisani, RIDEM - Stormwater

Ron Gagnon, RIDEM - OCTA *RG*

Purpose of the Meeting

The purpose of the meeting was to review permitting requirements for the proposed Rogers High School Project located in Newport, Rhode Island.

Meeting Minutes

- The project consultants provided a description of the project. The high school site is approximately 40 acres in size and includes the Career and Technical building, athletic facilities, parking, and access roads. Prior to its use as a high school, the site was used by the military and included a quarry for gravel excavation. The site topography slopes from the perimeter of the site to the building areas. An on-site drainage system collects storm water runoff and discharges to the Wickham Road drainage system. The receiving waterbody was identified as Lily Pond, an impaired water.
- The proposed project will include demolition of a portion of the existing Career and Technical Building, construction of a new, more compact building, parking lot improvements and athletic field improvements.

- Freshwater wetlands are present in the northwest corner of the site and in other locations within the existing track and field facility. It is anticipated that permit applications will be submitted in early 2022 and will be subject to the new freshwater wetland regulations that take effect January 15, 2022. It was noted that the site falls in River Protection Region 2. Jurisdictional buffers will be identified and applied for this region.
- The potential for buffer encroachments were identified at the student parking lot at the western side of the site. This parking lot will be reconfigured and slightly reduced to minimize the buffer encroachment and increase the buffer to the adjacent neighborhood.
- An emergent wetland feature and Area Subject to Storm Flow (ASSF) were noted within the existing track and field facility. The proposed expansion of this facility will require that this jurisdictional wetland area be completely filled. DEM indicated that this action would most likely require the submission of an Application to Alter Wetlands for the project. It was noted that the project will not qualify as a Redevelopment Project under the Stormwater Regulations as less than 40% of the site is covered in impervious area.
- The project consultants stated that they will need to perform additional soils testing to determine whether infiltration will be allowable on the site. If infiltration cannot be achieved to treat new impervious cover the submittal may need to demonstrate no increase in pollutants of concern using a pollutant loading analysis. The Offset Method covered in RIDEM guidance could also be used.
- In order to maintain the proposed construction schedule, it is proposed to phase the permitting process into two applications. The first submission would be for coverage under the RIPDES General Permit for Construction Activity to allow early site work and demolition. All work would be conducted outside of jurisdictional wetland areas. The second submission would be an Application to Alter Freshwater Wetlands.
- DEM noted that under the new Freshwater Wetland Regulations applicants for major land development projects will be required to obtain master plan approval prior to filing a freshwater wetland permit application. It was noted that since the City of Newport School Department will be the applicant, master plan approval will not be required.

To facilitate review of the permit applications, please include a copy of these notes with your application submittal. This meeting summary does not relieve the property owner from his/her obligation to obtain any local, state, or federal approvals or permits required by ordinance or law.