



RHODE ISLAND

DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

OFFICE OF WATER RESOURCES

235 Promenade Street, Providence, Rhode Island 02908

DATE: February 13, 2026

TO: Permit Applicants and Commenters

SUBJECT: General Permit for Stormwater Discharges in the Mashapaug Watershed

From October 10, 2025 through December 22, 2025, the Rhode Island Department of Environmental Management (“DEM” or “Department”) accepted public comments and held a public hearing on November 20, 2025 regarding the proposed issuance of the above-mentioned permit. During these actions, the Department received numerous verbal and written comments. This letter serves as notice that the Department has reviewed the comments and is issuing the final permit and Fact Sheet. In accordance with Title 250 RICR-150-10-1 §1.48, the Department has also developed a “Response to Comments” document that describes and responds to comments made on the draft permit and specifies the provisions of the draft permit which have been revised in the final permit decision and the reasons for the revision. The permit will become effective on April 1, 2026, and will expire at midnight, March 31, 2031.

Based on the April 1, 2026 effective date and, in accordance with Part I.C.2.a of the permit, **properties with 1 or more acres, but less than 7 acres, of impervious cover (listed in Table 1 enclosed) must submit a completed Notice of Intent (NOI) by October 1, 2026.** In accordance with Part I.C.2.b of the permit, **properties with 7 or more acres of impervious cover (listed in Table 2 enclosed) must submit a completed NOI and Stormwater Management Plan (SWMP) by April 1, 2027.** The NOI form and instructions will soon be available at the below-mentioned website.

The Response to Comments, the final permit, and the revised fact sheet can be found at the DEM’s website at:

www.dem.ri.gov/Mashapaug-stormwater

This letter also serves to inform you that certain parties may be considered aggrieved pursuant to RIGL Chapter 42-35 and may request a formal hearing concerning the DEM’s decision to finalize the permit. If you wish to contest any of the provisions of this permit, you may request a formal hearing within thirty (30) days of receipt of this letter. The request must be submitted to the Administrative Adjudication Division at the following address:

Mary Dalton, Clerk
Department of Environmental Management
Office of Administrative Adjudication
235 Promenade Street, 3rd Floor, Rm 350
Providence, RI 02908

Any request for a formal hearing must conform with the requirements of §1.50 of the Regulations for the Rhode Island Pollutant Discharge Elimination System (250-RICR-150-10-1.50).

Should the Department receive and grant a request for a formal hearing, the contested conditions of the permit will not automatically be stayed. However, in accordance with §1.51 of the Regulations for the Rhode Island Pollutant Discharge Elimination System, you may request a temporary stay for the duration of adjudicatory hearing proceedings. Requests for stays of permit conditions must be submitted to the Office of Water Resources at the following address:

Joseph B. Haberek, P.E.
Administrator for Surface Water Protection
DEM, Office of Water Resources
235 Promenade Street
Providence, Rhode Island 02908

All uncontested conditions of the permit will be effective and enforceable in accordance with the provisions of §1.50 of the Regulations for the Rhode Island Pollutant Discharge Elimination System.

Lastly, this letter serves to notify you that the DEM plans to host a training session on complying with the new permit's requirements in the spring. When this training event is scheduled, the DEM will notify the property owners listed on the attached Tables 1 & 2 and anyone on the Mashapaug General Permit email list. It is highly recommended that you subscribe to the email list, which can be accessed at the following link:

www.dem.ri.gov/Mashapaug-stormwater

If you have any questions regarding this permit, please contact Leon Ly at (401) 537-4262 or at leon.ly@dem.ri.gov.

Sincerely,



Brian D. Lafaille, P.E.
Environmental Engineer IV

Enclosures:

Table 1: Parcels Subject to the Permit with 1-7 acres of Impervious Cover

Table 2: Parcels Subject to the Permit with 7+ acres of Impervious Cover

Table 1: Parcels Subject to the Mashapaug General Permit with 1-7 acres of Impervious Cover

Parcel Owner	Parcel Address	City	Impervious Cover Acres	Merged Parcel?	Plat-Lot#
B&M Realty, LLC	250 Niantic Ave	Providence	4.7	N	50-713
Brown University	40 Park Ln	Providence	3.7	Y	50-719, 50-721
D & D Properties, LLC	195 Dupont Dr	Providence	2.9	N	50-730
Document Realty, LLC	333 Bucklin St	Providence	1.6	N	49-360
Dupont Realty Associates, LLC	175 Dupont Dr	Providence	3.0	N	50-729
FAP Properties XXXIII, LLC	140 Narragansett Ave	Providence	2.5	Y	125-180,125-150, 125-145, 61-146
First Reservoir, LLC	1 Reservoir Ave	Providence	1.5	Y	51-4, 51-305
Foxrock 55 Dupont Realty, LLC	55 Dupont Dr	Providence	4.3	N	50-717
Gutierrez And Sons, LLC	891 Elmwood Ave	Providence	1.1	N	88-129
JLJ Realty Co.	100 Niantic Ave	Providence	4.9	N	50-737
John B. McEnery, Jr	635 Elmwood Ave	Providence	1.3	N	52-39
Mastro Realty Associates	555 Elmwood Ave	Providence	1.0	N	51-304
Morvco Realty, LLC	160 Niantic Ave	Providence	4.8	Y	50-734, 50-735
Ocean State Equity Partners, LLC	361 Reservoir Ave	Providence	5.0	N	126-414
Ocean State Property Management, LLC	50 Niantic Ave	Providence	3.5	N	50-711
Park Lane Realty, LLC	150 Park Ln	Providence	1.1	N	50-718
Pharmacy-Elmwood Ave, LLC	533 Elmwood Ave	Providence	1.9	N	51-318
Prime Storage Providence, LLC	90 Reservoir Ave	Providence	2.8	N	125-134
ProPartners in Parking, LLC	282 Niantic Ave	Providence	4.0	N	50-723
Providence Public Buildings Authority	375 Adelaide Ave	Providence	3.2	N	51-323
RI Public Transit Authority	705 Elmwood Ave	Providence	6.0	Y	60-209, 50-732
Sabrs, LLC	207 Dupont Dr	Providence	2.6	N	50-722
Skywater-Providence, LLC	124 Narragansett Ave	Providence	1.6	N	50-734
State of Rhode Island	50 Park Ln	Providence	2.0	N	50-735
Store Master Funding XIII LLC	88 Niantic Ave	Providence	2.2	N	50-712
Stratford House Associates	675 Elmwood Ave	Providence	1.3	N	52-473
V Mart, LLC	176 Narragansett Ave	Providence	1.0	N	61-159
Wildcat Equities Inc	669 Elmwood Ave	Providence	1.4	N	52-370
ACHIEVEMENT FIRST RHODE ISLAND, INC.	85 GARFIELD AVENUE	Cranston	2.5	N	7-91
ALDI, INC.	1015 CRANSTON STREET	Cranston	1.4	N	7-3765
BAHLMANN GROUP, LLC	51 WASHINGTON AVENUE	Cranston	1.3	Y	7-75, 7-79, 7-80, 7-81, 7-82, 7-83, 7-84, 7-85, 7-86, 7-87, 7-88
BREWERY PARKADE, INC.	GARFIELD AVENUE	Cranston	3.0	N	7-91
CARLSBAD STREET, LLC	123 CARLSBAD STREET	Cranston	3.6	Y	7-3754, 7-3852, 7-3762
CHARLES MONTAGUE REALTY, LLC	99 GARFIELD AVENUE	Cranston	1.4	N	7-3871
COMPREHENSIVE COMMUNITY ACTION, INC.	1090 CRANSTON ST	Cranston	1.6	Y	7-2630, 7-3171
CRANSTON CITY OF BUILDINGS	1070 CRANSTON STREET	Cranston	1.2	Y	7-2371, 7-3164, 7-3165, 7-3166, 7-3167, 7-3168, 7-3169, 7-3840
CRANSTON CITY OF BUILDINGS	109 CARLTON ST	Cranston	1.0	Y	6-854, 6-971, 6-978, 6-1081, 6-1083, 6-2124, 6-3329, 6-3330, 6-3332
CRANSTON CITY OF BUILDINGS	23 JORDAN AVE	Cranston	6.9	N	6-2700

Table 1: Parcels Subject to the Mashapaug General Permit with 1-7 acres of Impervious Cover

Parcel Owner	Parcel Address	City	Impervious Cover Acres	Merged Parcel?	Plat-Lot#
CRANSTON CITY OF SCHOOLS	50 GLADSTONE STREET	Cranston	3.5	N	7-2357
CRANSTON CITY OF SCHOOLS	100 CRESCENT AVENUE	Cranston	2.9	N	7-1900
CRANSTON CITY OF SCHOOLS	155 PRINCESS AVENUE	Cranston	1.1	Y	7-3248, 8-1278
CRANSTON HOUSING AUTHORITY MANORS	50 BIRCH STREET	Cranston	2.8	N	7-787
DEVAN MANOR ASSOCIATES	1214 CRANSTON STREET	Cranston	1.9	N	7-1116
FALVEY LINEN SUPPLY, INC.	50 BURNHAM AVENUE	Cranston	2.4	N	7-3610
FARTHINGALE FROTHINGHAM & FOSTER, LTD	88 SPECTACLE STREET	Cranston	1.3	N	6-3263
GRAYBAR ELECTRIC COMPANY, INC.	245 NIAN TIC AVENUE	Cranston	1.4	N	7-3606
HARRIS HOUSE PARTNERS, LP	28 HARRIS AVENUE	Cranston	2.5	N	7-3142
JMDH REAL ESTATE OF CRANSTON, LLC	14 NAVAHO STREET	Cranston	4.2	Y	7-3515, 7-3739, 7-3745, 7-3746, 7-3867
JUST FAMILY CORPORATION	1011 CRANSTON STREET	Cranston	1.5	N	7-3764
NIANTIC PLACE, LLC	335 NIAN TIC AVENUE	Cranston	4.3	N	7-1111
PAM REALTY, INC.	0 NIAN TIC AVENUE	Cranston	2.7	Y	7-3676, 7-3766
RHODE ISLAND INDUSTRIAL FACILITIES CORP.	5 GARFIELD AVENUE	Cranston	3.2	N	7-3873
TWIN OAKS, INC.	100 SABRA STREET	Cranston	3.2	Y	6-1096, 6-1097, 6-1106, 6-1111, 6-1112, 6-1113, 6-1115, 6-1116, 6-1183, 6-1184, 6-1185, 6-1186, 6-1187, 6-1188, 6-1189, 6-1191, 6-1192, 6-1193, 6-1194, 6-1195, 6-1196, 6-1197, 6-1198, 6-1199, 6-1289
WALTER STREET REALTY, LLC	MANHASSETT STREET	Cranston	2.9	Y	6-1244, 6-1245, 6-1246, 6-1247, 6-1250, 6-3124, 6-3125, 6-3126, 6-3127, 6-3263, 6-3353

Table 2: Parcels Subject to the Mashapaug General Permit with 7+ acres of Impervious Cover

Parcel Owner	Parcel Address	City	Impervious Cover Acres	Merged Parcel?	Plat-Lot#
Little Bay Realty Company, LLC	100 Dupont Dr	Providence	8.6	N	50-710
Mashapaug Partners, LLC	77 Reservoir Ave	Providence	9.4	N	51-326
Providence Water Board	125 Dupont Dr	Providence	10.8	N	50-724
Rhode Island Community Food Bank	170 Niantic Ave	Providence	7.0	N	50-732
CRANSTON BVT ASSOCIATES, LP	300 GARFIELD AVENUE	Cranston	19.7	N	7-3649
LOWES HOME CENTER, INC.	247 GARFIELD AVENUE	Cranston	12.0	N	7-1109
TACO PRODUCTS, INC.	1160 CRANSTON STREET	Cranston	13.0	Y	7-1115, 7-2985, 7-3141, 7-3215, 7-3744