



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

June 27, 2025

**Re:** Freshwater Wetlands Application No. **25-0133** in reference to the location below:

Approximately 300 feet south of Foliage Drive, approximately 650 feet southwest of the intersection of Foliage Drive and All American Way, near utility pole no. 11, Assessor's Plat 180, lots 19, 20, 21, 22, North Kingstown, RI.

Dear Applicant:

Please be advised that the DEM's Freshwater Wetlands Program is unable to complete our review of your application at the above-referenced site at this time. The enclosed review comments are intended to obtain additional information and specify what must be revised and/or provided so that we may continue to process your application. Please provide this information as soon as possible. If we do not receive this information within (1) one year of the date of this letter your application will be considered closed pursuant to the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act ("the Rules") per section 3.11.6 A. (1) of the Rules (250-RICR-150-15-3).

Please note that this letter should not be interpreted as a permit to alter wetlands, or as any indication that a permit for a project will ultimately be granted. The enclosed comments are intended to obtain additional information so that we are able to complete our review of your application.

Thank you in advance for your anticipated cooperation in addressing the enclosed comments. Please reference the application number provided above in all communications regarding your application. If you have any questions, please call at me at (401) 537-4209.

Sincerely,

*Andy Charpentier*

Andy Charpentier, Environmental Scientist III

Office of Water Resources

Freshwater Wetlands Program

AC/LFC/lfc

**RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF WATER RESOURCES  
FRESHWATER WETLANDS PROGRAM**

**APPLICATION NUMBER:** 25-0133      **BIOLOGIST:** Lucianna Faraone Coccia

**APPLICANT:** Quonset Development Corporation.

Technical Review Comments of Documents Received by RI DEM on April 10, 2025.

The following items must be provided or addressed in order to complete your application and allow this Program's review to continue:

**BIOLOGICAL REVIEW COMMENTS:**

1. Please be advised that during a site inspection held on April 24, 2025, site work was observed to have begun. Please cease and desist all work in RIDEM Jurisdictional Area until a wetland permit has been issued. Please ensure that erosion and sediment controls are properly installed and maintained until all disturb areas are stabilized.
2. Please provide evergreen shrub plantings such as Great Laurel (*Rhododendron maximum*) and/or Mountain Laurel (*Kalmia latifolia*) within the 25-foot buffer zone west of proposed "Pond Complex 2" and the 25-foot buffer zone southeast of proposed "Sediment Trap 2" (associated with wetland flags A42-A47). Details of these planting (species, spacing, and height after planting) must be depicted on revised landscaping plans.

**ENGINEERING REVIEW COMMENTS:**

**Review Comments:**

- 1) Please note that due to the lack of relevant application materials that were submitted for this application, this reviewer was unable to conduct a full review. Therefore, additional review comments may arise once all pertinent submittal requirements are provided.
- 2) The submitted analysis indicates that the proposed project will result in a 1.66 ac-ft increase in total runoff volume during the 100-year storm (possibly more when the existing swale/basin is accounted for in pre-development analysis). Please note that when requesting a waiver for providing on-site detention to avoid dual-peak coincidences, every possible effort should be made to minimize new impervious areas, maximize infiltration and avoid increases in runoff volume versus existing conditions given the existing localized and downstream flooding issues (see Rhode Island Stormwater Rule 250-RICR-150-10-8.7A). Therefore, please revise the design to avoid increases in total runoff volume to the maximum extent practicable.

- 3) Please provide a pre-development watershed map, node diagram, and HydroCAD analysis for the existing site only (the submitted pre-development map only considers the site as part of the overall watershed which does not meet submittal requirements). Please be sure that this watershed map also considers all upgradient areas that contribute run-on into the site (i.e., the adjacent site and the existing culvert that drains into the existing drainage system that is proposed to discharge into sand filter #3). Please also ensure that the pre-development watershed map and analysis accounts for the existing swale/basin that captures and infiltrates runoff from All American Way (i.e., the area proposed to be redeveloped into sand filter #3).
- 4) Please revise the post development watershed map and HydroCAD analysis to include the off-site areas that contribute runoff into the All-American Way existing drainage system that is proposed to outlet into sand filter #3 (specifically the flows from Plat 180 Lot 7 and the entirety of All American Way; not just the last 500' of the road). Please ensure that the BMP has sufficient storage and conveyance capacity to adequately handle these additional flows that were omitted from the submitted analysis.
- 5) Test-hole DTH 24-3 indicates a SHWT depth of 5' below grade (approximate elevation 52.5'), which would provide 3' or more of vertical separation to the SHWT for the Western and central portion of proposed sand filter #2. However, test-hole DTH 24-4 was dug in an area where existing grade is approximately 59.0' and the SHWT was indicated to be 53" below grade, which corresponds to an elevation of 54.6'. Therefore, the Eastern side of proposed sand filter #2 would only provide 0.9' of vertical separation to the SHWT in the area where the deepest cuts are proposed. Even if you use the results from test-hole DTH 24-2, the most separation that could be provided based on the proposed design would be 2.7' to the SHWT; which is still not adequate. Please revise the design of the proposed BMP to provide at least 3' of vertical separation to the SHWT throughout the entire BMP footprint. Please also address the concern that test-hole DTH 24-4 may indicate a notable lack of vertical separation to the SHWT in the Eastern upgradient half of sand filter #2.
- 6) Please revise the note on site plan sheet 10 about the impermeable liner for Sand Filter #3 so that it is incorporated in all areas of the BMP where there is less than 3' of vertical separation to the SHWT (this site is located in an area with GAA groundwater and the runoff entering this BMP is from roadways, so the system must provide at least 3').
- 7) Please revise the site plans to provide berms, curbing, or more effective grading along the Western border of the proposed "non-pervious area" to ensure all flows are captured by the proposed collection/treatment system.
- 8) Please clarify if the proposed site will host any Land Uses with High Potential for Pollutant Loading (LUHPPL) sources. If any LUHPPL activities are to take place on the proposed site, please identify

such areas and revise the design as necessary to provide appropriate controls for any proposed LUHPPL areas.

- 9) Please depict and label the roof leaders on the site plans.

Kindly be advised that processing of your application may not continue until you resolve the items noted above. Thank you for your anticipated cooperation in this matter.