

**R.I. DEPARTMENT OF ENVIRONMENTAL MANAGEMENT**  
**FRESHWATER WETLANDS PROGRAM**  
**APPLICATION INSPECTION REPORT**

**Applicant Name:** Quonset Development Corporation

**Application No.:** 25-0133 / IA 6666

**Application Type:** Freshwater Wetland Application

**Biologist:** Lucianna Faraone Coccia

**Response to Deficiency:** No

**Date Received:** 04/16/25

**Date Inspected:** 04/24/25

**Date Completed:** 04/30/25

**Site Location:** 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.

**Region:** The site/parcel is in the Urban Region

**Infill Lot (Y/N):** No

**Rare species or wetland present (Y/N):** No

**I. Jurisdictional Areas:**

- **Freshwater wetlands:** (swamp, river)
- **200- feet from the edge of river or stream**
- **100-feet from the edge of all other freshwater wetlands**
- **Floodplain:**
  - A Zone associated with Sandhill Brook but located off property
- **Buffers** (present/to be created, ~extent):
  - Site is currently developed/cleared, however 25-foot Buffer Zone remains intact
- **Buffer Zone:**
  - Sandhill Brook& tributaries – **50 feet**
  - Swamp, greater than 10 acres (any size on urban region) – **25 feet**

**II. PROJECT PURPOSE AND PROPOSED ALTERATIONS:**

This project proposes a new two-story office building (approx. 4,500 S.F.), a storage building (approx. 39,000 S.F.), with parking and stormwater features. The proposal also includes two concrete pads (approx. 19,360 and 13,728 S.F.), however during site inspection these pads have already been installed. The project is located within a small portion of Buffer in the northwestern corner and within a portion of RIDEM Jurisdictional Area.

**III. REVIEW COMMENTS:**

(X-reference 10-0030, 25-0030)

The site was visited on 04/24/25. At the time of the site inspection the silt fence was installed around the proposed LOD. The site has been graded in several areas, and the two proposed concrete pads have been installed. The site was completely grubbed within the proposed LOD.

The LOD onsite and as depicted on the site plans is outside of the 25-foot swamp Buffer. The southernmost LOD is right at the 25-foot swamp Buffer. The westernmost LOD is right at the chain-link fence onsite. A small portion of the project where the stormwater features are proposed will be located within the Buffer and 100-foot JDA.

During inspection, clearing of associated 25-foot Buffer west of proposed “Pond Complex 2” and the 25-foot buffer zone southeast of proposed “Sediment Trap 2” (associated with wetland flags A42-A47) has been completed without authorization. Site work should cease and desist until a permit has been issued. Plantings within disturbed buffer should be requested.

**APPLICATION RECOMMENDATION:** Tdef engineering, Tdef RE: plantings/buffer

*Signed:* \_\_\_\_\_ 