

**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:** 12/11/25

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

**Date Completed:** 02/02/26

**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)

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. RIDEM requested in previous deficiency that site work cease and desist until a permit has been issued. This has been addressed.

Additionally, plantings within disturbed buffer have been requested in the form of evergreen 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) have been provided on “Landscape Plan 2” sheet 15 of 15.

**APPLICATION RECOMMENDATION:** engineering deficiencies, no bio comments at this time

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