



**RHODE ISLAND  
DEPARTMENT OF ENVIRONMENTAL MANAGEMENT**

235 Promenade Street, Providence, RI 02908-5767 TDD 711

**September 6, 2019**

Audie Osgood  
Senior Project Manager  
DiPrete Engineering  
2 Stafford Street  
Cranston, RI 02920

Dear Mr. Osgood,

I am writing this letter to summarize the issues discussed at the pre-application meeting held on August 9, 2019 at the Rhode Island Department of Environmental Management (DEM). An attendance sheet is attached with this letter.

The purpose of the meeting was to review permitting requirements for the development of rental garages and a storage unit facility to be located at 175 Post Road in Warwick, Rhode Island. Issues discussed at this meeting include:

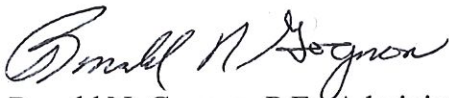
- The site is currently vacant and includes a building and an undetermined amount of impervious cover. A groundwater treatment system was installed in 2005. An Environmental Land Use Restriction (ELUR) has been applied to the site. It is proposed to demolish the building and building slabs and re-grade the site to provide a suitable condition to construct the new buildings, access roads and parking.
- The site is partially located within the 200-foot riverbank wetland associated with the Pawtuxet River. The floodplain associated with this river has been the subject of a Federal Emergency Management Agency (FEMA) study. DEM indicated that this study should be reviewed to determine the floodplain and floodway limits that may affect this project. An un-named stream less than 100-feet wide was also noted on the subject parcel. The associated riverbank wetland and 100-year flood plain for this stream must also be delineated on the site plan. It was also noted that as a result of the dam removal downstream, the river may now be tidally influenced and review with the Coastal Resources Management Council (CRMC) may be required.
- DEM indicated that consideration of the new development will require review by both the Office of Water Resources and the Office of Waste Management.
  - Office of Water Resources – submission of a Freshwater Wetland Request for Preliminary Determination that will include review under the RIPDES General Permit for Construction Activity. The application should include

mapping of the site to properly characterize areas suitable for infiltration. Map areas in "green" to represent areas where concentrated infiltration will not impact or mobilize areas of underground contamination; map areas in "yellow" to indicate where non-concentrated runoff (such as from pervious pavement) will not impact or mobilize areas of underground contamination; map areas in "red" to indicate areas where areas of underground contamination might be potentially adversely impacted or mobilized by any type of infiltration, and where a cap would likely be needed. If the required water quality volume cannot be treated on the site, off site treatment may be proposed within the same watershed. The applicant should determine if the percentage of impervious cover meets the "Redevelopment Standard" in order to determine the required water quality treatment volume.

- The FEMA floodway will need to be depicted on the site plan. All proposed buildings and fill will need to avoid being sited within the FEMA floodway.
- The receiving water is listed as impaired, but as yet no TMDLs (total maximum daily loads) have been established. Impairments include an impairment for bacteria. If any net new impervious cover is being proposed, the submittal needs to demonstrate no increase in pollutant levels. Options are treatment by infiltration (if possible given the ELUR present), off-site compensatory treatment to provide additional pollutant reductions when paired with on-site treatment levels that provide less effective removal rates for bacteria than infiltration, or a pollutant loading analysis that will demonstrate that the proposed project will not increase pollutants loadings for the pollutants of concern.
- Office of Waste Management – Submit an updated Remedial Action Work Plan (RAWP) that shows how the impervious cap and ELUR requirements will be maintained. The RAWP should include details concerning demolition and grading of the site, construction of new impervious surfaces and reuse of any concrete materials as fill on the site. A passive gas system may be required for new building construction.

This concludes RIDEM's comments regarding this meeting. I hope that they are of assistance to you. To facilitate review of your plan or application, please include a copy of this letter with your application submittal. This letter 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.

Sincerely,



Ronald N. Gagnon, P.E., Administrator  
Office of Customer & Technical Assistance

Cc: Meeting Attendees



**RHODE ISLAND DEPARTMENT OF ENVIRONMENTAL MANAGEMENT  
OFFICE OF TECHNICAL & CUSTOMER ASSISTANCE  
MEETING SIGN IN SHEET**

Site Name: Case # 95-029  
Site Address: 175 Post Road, Warwick  
Meeting Date: August 9, 2019

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