



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

December 3, 2025

232 Realty Associates LLC  
c/o Robert DeBlois, Member  
420 Scrabbletown Road, Suite G  
Coventry, RI 02852

**Freshwater Wetlands Permit**

Re: Application No. 24-0307 (IA 6825), RIPDES File No. RIR102771 in reference to the location below:

232 Tiogue Avenue, approximately 2000 feet south of Tiogue Avenue (RI Route 3), approximately 2000 feet southwest of the intersection of Old North Road and Tiogue Avenue, Assessor's Plat 32, Lots 149, 150, 151 and 153, Coventry, RI.

Dear Mr. DeBlois:

Kindly be advised that the Department of Environmental Management's ("DEM") Freshwater Wetlands Program ("Program") has completed its review of your **Application for a Freshwater Wetlands Permit** as described in Rule 3.11 of the Rules and Regulations Governing the Administration and Enforcement of the Fresh Water Wetlands Act, 250-RICR-150-15-3 ("Rules"). This review included a site inspection of the above referenced property ("subject property") and an evaluation of the proposed new residential development, including both multi-family residences and single-family residences, with paved roads, paved driveways, utility lines, stormwater management system, vegetative clearing, and site grading, as illustrated and detailed on site plans submitted with your application. These site plans were received by the DEM on September 22, 2025.

Our observations of the subject property, review of the site plans and evaluation of the proposed project reveals that alterations of jurisdictional areas are proposed. However, pursuant to Rule 3.7 of the Rules, this project meets all Standards, and a **Freshwater Wetlands Permit** may be issued under the following terms and conditions:

Terms and Conditions for **Wetlands Application No. 24-0307: and RIPDES No. RIR102771:**

1. This letter is the DEM's permit for this project under the R.I. Fresh Water Wetlands Act, R.I. Gen. Laws § 2-1-18 et seq.
2. This determination also includes your final authorization to discharge storm water associated with construction activity under the **2020 RIDPES General Permit for Stormwater Discharge During Construction Activity ("CGP")**. For future references and inquiry, your permit authorization number is **RIPDES No. RIR102771**. This RIPDES CGP permit is not transferable to any person except after written notice to the Director, in the form of a Permit Transfer Form available on the RIDEM Stormwater Construction Permitting website.
3. This permit is specifically limited to the project, site alterations and limits of disturbance as detailed on the site plans submitted with your application and received by the DEM on September 22, 2025.

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A copy of the site plans stamped approved by the DEM can be found on the Permit Search page on the OWR Application Portal by searching for any of the permit numbers listed above. Changes or revisions to the project that would alter freshwater wetlands are not authorized without a permit from the DEM.

4. Where the terms and conditions of the permit conflict with the approved site plans, these terms and conditions shall be deemed to supersede the site plans.
5. You must notify this Program in writing of the anticipated start date, and of your contractor's contact information, by submitting the Notice of Start of Construction on the OWR Application Portal from the Requests Tab referencing this Freshwater Wetlands permit number prior to commencement of any permitted site alterations or construction activity. You must also notify this Program upon completion of the project by submitting a Notice of Termination from the Requests Tab on the OWR Application.
6. A copy of the stamped approved site plans and a copy of this permit must be kept at the site at all times during site preparation, construction, and final stabilization. Copies of this permit and the stamped approved plans must be made available for review by any DEM or Town representative upon request.
7. Within ten (10) days of the receipt of this permit, you must record this permit in the land evidence records of the Town of Coventry and a scanned copy of the recorded permit obtained from the Town sent to [DEM.FWW@dem.ri.gov](mailto:DEM.FWW@dem.ri.gov).
8. The effective date of this permit is the date this letter was issued. This permit expires five (5) years from the date of this letter unless renewed pursuant to the Rules.
9. Any material utilized in this project must be clean and free of matter that could pollute any jurisdictional area.
10. Prior to commencement of site alterations, you shall erect or post a sign resistant to the weather and at least twelve (12) inches wide and eighteen (18) inches long, which boldly identifies the initials "DEM" and the application number of this permit. This sign must be maintained at the site in a conspicuous location until such time that the project is complete.
11. Both the owner and the contractor retained to undertake the construction activity are required to comply with all terms and conditions of the CGP. This includes maintaining the Soil Erosion and Sediment Control (SESC) Plan, performing the required inspections and maintenance of the selected Best Management Practices (BMPs), and retaining inspection records. Further information on the requirements of the CGP is available at:  
<http://www.dem.ri.gov/programs/benviron/water/permits/ripdes/pdfs/cgp092620.pdf>.
12. Temporary erosion and sediment controls detailed or described on the approved site plans shall be properly installed at the site prior to or commensurate with site alterations. Such controls shall be properly maintained, replaced, supplemented, or modified as necessary throughout the life of this project to minimize soil erosion and to prevent sediment from being deposited in any freshwater wetland, buffer, floodplain, area subject to storm flowage, or area subject to flooding or other jurisdictional areas not subject to disturbance under this permit.

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13. Upon permanent stabilization of all disturbed soils, temporary erosion and/or sediment controls must be removed.
14. You are responsible for the proper installation, operation, maintenance and stability of any mitigative features, stormwater treatment facilities, and systems of treatment and control that are installed or used in compliance with this permit to prevent harm to adjacent freshwater wetland, buffer or floodplain, area subject to storm flowage, or area subject to flooding or other jurisdictional areas until documentation is provided that this responsibility has been assigned to another entity.
15. The long-term operation and maintenance plan shall be strictly followed. The long-term operation and maintenance plan shall be that entitled: "Stormwater System Operation & Maintenance 232 Tiogue Avenue & 0 Tiffany Rd. Coventry, RI Assessors Plat 32, Lots 149, 150, 151, 153" dated December 10, 2024 and prepared by DiPrete Engineering at Two Stafford Court, Cranston, RI 02920.
16. You are obligated to install, utilize and follow all best management practices detailed or described on the approved site plans in the construction of the project to minimize or prevent adverse impacts to any adjacent freshwater wetland, buffer or floodplain, area subject to storm flowage or jurisdictional area, and the functions and values provided by such freshwater wetlands, buffer or floodplain, area subject to storm flowage or jurisdictional area.

Pursuant to the provisions in 250-RICR-150-15-3.8.13 and 250-RICR-150-15-3.14.4(A), as applicable, any properly recorded and valid Freshwater Wetlands Permit is automatically transferred to the new owner upon sale of the property.

Please be aware that the RIDEM's Rules and Regulations Governing the Establishment of Various Fees (250-RICR-30-00-1) require that RIPDES CGP permit holders to pay an Annual Fee of \$100.00. An invoice will be sent to the owner on record in May/June of each year if the construction was still active as of December 31<sup>st</sup> of the previous year. The owner will be responsible for the Annual Fee until the construction activity has been completed, the site has been properly stabilized, and a completed Notice of Termination (NOT) has been received by the RIPDES Program.

You are required to comply with the terms and conditions of this permit and to carry out this project in compliance with the Rules at all times. Failure to do so may result in an enforcement action by this Department.

In permitting the proposed alterations, the DEM assumes no responsibility for damages resulting from faulty design or construction.

Kindly be advised that this permit is not equivalent to a verification of the type or extent of freshwater wetlands on site. Should you wish to have the types and extent of freshwater wetlands verified, you may submit the appropriate application in accordance with 250-RICR-150-15-3.9.3.

This permit does not remove your obligation to obtain any local, state, or federal approvals or permits required by ordinance or law and does not relieve you from any duties owed to adjacent landowners with specific reference to any changes in drainage.

Please contact Claire Swift of this office (telephone: 401-537-4183) should you have any questions regarding this letter.

Sincerely,

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**martin wencek** Digitally signed by martin  
wencek  
Date: 2025.12.03 09:52:18 -05'00'

Martin D. Wencek, Environmental Scientist IV  
Office of Water Resources  
Freshwater Wetlands Program  
MDW/CVS/cvs

ec: Neal Personeus, DEM Stormwater Program  
Chuck Phelps, Town of Coventry Building Official  
Brenna Guay, DiPrete Engineering

TOWN OF COVENTRY, R.I.  
Dec 05, 2025 12:27P  
JOANNE P AMITRAND, TOWN CLERK