

AVIZINIS

ENVIRONMENTAL
SERVICES INC

WETLAND REPORT

SITE LOCATION:
A.P. 321, Lot 52
350 Tillinghast Road
Coventry, Rhode Island

PREPARED FOR:
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PREPARED (August 6, 2025) BY:

Edward J. Avizinis, CPSS, PWS | President



INTRODUCTION

Avizinis Environmental Services, Inc., (AES), has completed the requested field work at the identified property at 350 Tillinghast Road in Coventry, Rhode Island. AES staff visited the site on August 4, 2025 to delineate the regulated wetlands that occur within the property.

Wetlands in Rhode Island are regulated by two agencies, the Department of Environmental Management (DEM), or the Coastal Resources Management Council (CRMC). The State of Rhode Island has created predetermined maps that identify which properties are under which regulatory agency. These maps identify that the subject property is within DEM jurisdiction. Therefore, AES has delineated all onsite wetland features on the lot to meet the standards outlined in section 3.21 of the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act (250-RICR-150-15-3).

EXISTING CONDITIONS

The property extends east from Tillinghast Road along Sisson Road in Coventry, Rhode Island. The lot is developed with a residence with an associated driveway and yard near the southwest corner while the majority of the lot remains primarily forested. All limits of wetland impacting the property have been delineated by AES.

A review of historical aerial photographs available from the DEM Environmental Resource Maps shows that, as of the earliest available photographs taken in 1939, this property was undeveloped and primarily forested. The first sign of development can be seen on the imagery from 1981, and the house is finished by the time of the imagery from 1988.

WETLAND FEATURES

AES has established two wetland flag series on the property and identified one additional wetland feature. Flagging labeled **A1 – A33** delineates the closest limit of a swamp that covers much of the southern portion of the lot and stretching north towards the center of the site. This swamp also extends to the west and south under the two roadways. Within this swamp are two segments of intermittent streams, both of which were GPS located onsite.

Flagging labeled **B1 – B6** delineates the closest limits of a potential vernal pool (PVP). A second PVP lies within the swamp delineated by the A-series of flags in the southern portion of the lot. A vernal pool is a shallow body of water that fills with rain or snowmelt in the rain or fall that serves as valuable breeding habitat for wildlife. To confirm the presence of a vernal pool, a vernal pool survey must be performed during peak season from late March to mid-May.

Offsite to the northeast flows a tributary to Bucks Horn Brook, along with an associated stream and swamp.

REGULATORY SETBACKS

In accordance with wetland regulations (250-RICR-150-15-3), all freshwater wetlands will require a 100-foot Jurisdictional Area, and all rivers, streams, and intermittent streams require a 200-foot jurisdictional area. Any proposed alterations with this zone will require some degree of application and review by the DEM.

Furthermore, a separate buffer zone and construction setback will be required for the wetland. The buffer zone is a naturally vegetated or planted area left to naturalize that is immediately contiguous with the wetland. The setback is a separate zone that limits the placement of structures.

The size of the buffer zone is based on numerous factors including wetland vegetative type, subtype, position within the watershed, and habitat types among other factors. The project area lies within River Protection Region 1. The wetland features delineated by the A-series of flags and the wetland to the northeast surrounding the tributary to Bucks Horn Brook are each a deciduous-dominated swamp that is greater than 10 acres in size. These swamps will therefore each receive a 75-foot buffer zone per section 3.23.H.3.e. However, portions of this swamp bounded by flagging labeled A10 – A13, A17 – A21, and A28 – A33 have a second wetland feature within 50 feet of its outer edge in the form of the two streams and the PVP.

Per section 3.23.F.2., all of these areas are entitled to an additional 25 feet of buffer zone, increasing the total required buffer zone for these regions to 100 feet.

The wetland feature delineated by the B-series of flags is a PVP. Per section 3.23.H.3.i., both this and the PVP within the swamp delineated by the A-series of flags are entitled to a 100-foot buffer zone. If a vernal pool survey performed during peak season (late March to mid-May) determines one of these aren't vernal pools, they will instead be considered swamps and require smaller buffer zones accordingly.

In accordance with 3.23.H.10., the two intermittent streams within the swamp delineated by the A-series of flags, as well as the stream to the northeast associated with the tributary to Bucks Horn Brook, shall each require the application of a 100-foot buffer zone. The tributary to Bucks Horn Brook itself is shown on the USGS Topographic Maps as a blue-lined feature and will therefore be considered a river. Per section 3.23.H.7., this river gets a 150-foot buffer zone.

In addition, a 20-foot construction setback shall be applied to the landward limit of the buffer. Certain construction activities are limited within the setback related to primary structures. Only a 5-foot construction setback pertains to accessory structures (section 3.71.C.1.).

AES Delineation and Regulatory Requirements

Flag Series	Classification	Jurisdictional Area* (ft)	Buffer Zone (ft)	Existing Buffer (ft)	Construction Setback (ft)
A1 – A10 A13 – A17 A21 – A28	Swamp	100	75	variable extent of existing vegetation out to 75 ft	20
A10 – A13 A17 – A21 A28 – A33	Swamp	100	100	variable extent of existing vegetation out to 100 ft	20
B1 – B6	Potential vernal pool (PVP)	100	100	variable extent of existing vegetation out to 100 ft	20
GIS/GPS delineated watercourse	Streams	200	100	variable extent of existing vegetation out to 100 ft	20
GIS/GPS delineated wetland	Swamp	100	75	variable extent of existing vegetation out to 75 ft	20
GIS/GPS delineated watercourse	River (tributary to Bucks Horn Brook)	200	150	variable extent of existing vegetation out to 150 ft	20

*Any area designated as flood plain (excluding X) shall be considered jurisdictional area.

CLOSING

Thank you for giving AES the opportunity to assist you with this project. Please review the attached wetland delineation map which represents the findings of our field work. AES staff have located the wetland flags and other pertinent site features with a Juniper GEOde submetric GPS/GNSS. Although this is not of survey quality it is useful for preliminary planning. This data has also been forwarded to you in conjunction with this report and is in the NAD 1983 RI State Plane format in case this information is useful to you. Please do not hesitate to contact AES should you have any questions on this report.

ATTACHMENTS

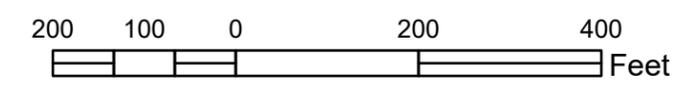
- 1) 2024 AERIAL MAP
- 2) USDA – NRCS SOIL SURVEY MAP
- 3) USGS TOPOGRAPHIC MAP
- 4) WETLAND DELINEATION MAP



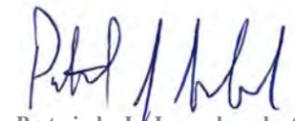
2024 AERIAL MAP
A.P. 321, Lot 52 | 350 Tillinghast Road
Coventry, Rhode Island

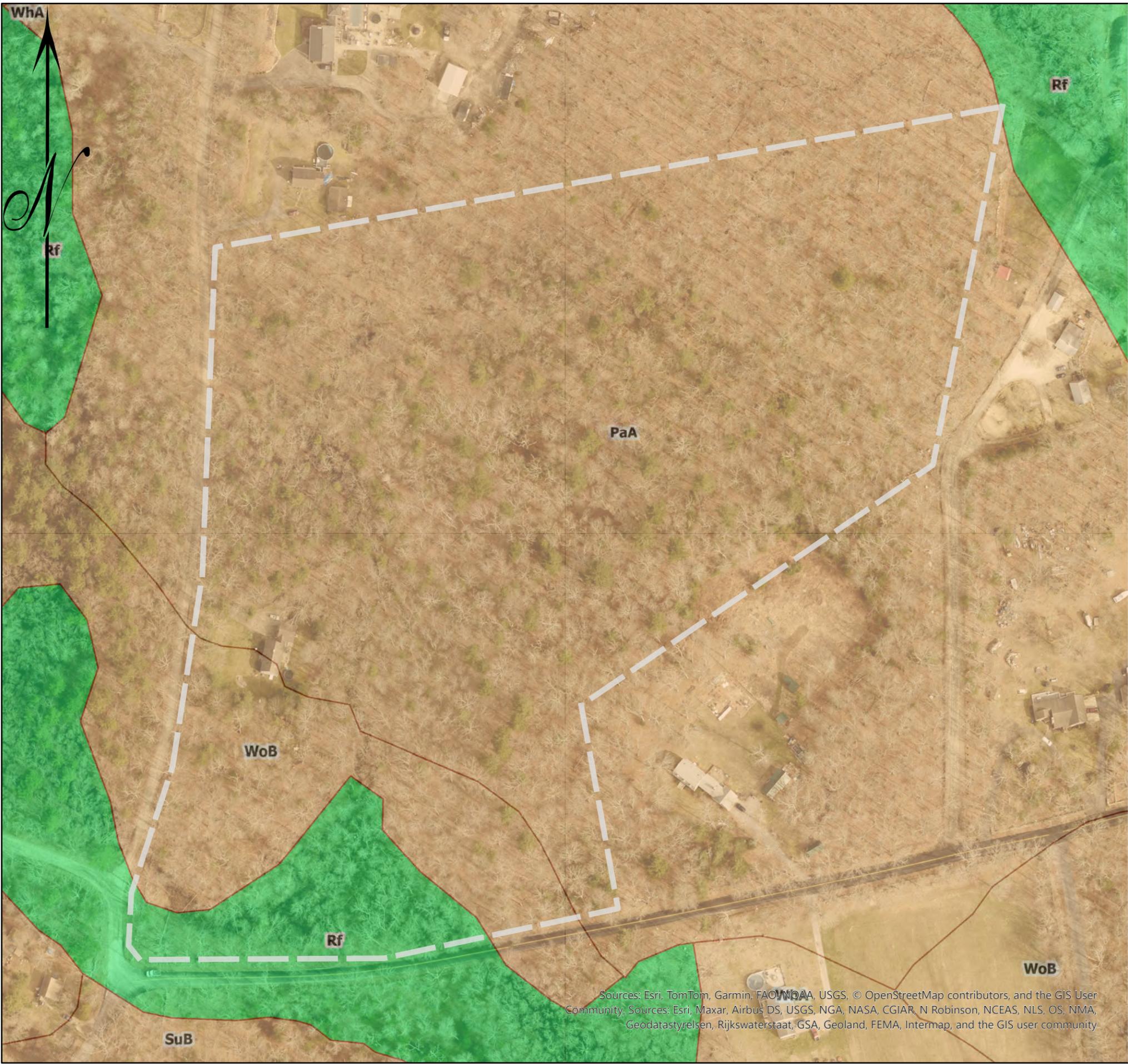
LEGEND

 PROPERTY LINE



- General Notes:
- 1. This map should not be interpreted as a survey quality graphic. It is designed for preliminary planning purposes only. AES recommends consultation with a Professional Land Surveyor for accurate site feature locations.
 - 2. Property lines as depicted on this map have been approximated from plat maps available from the town assessor's online database.
 - 3. Aerial photograph base map and other data layers acquired from the RI DEM and RIGIS database.

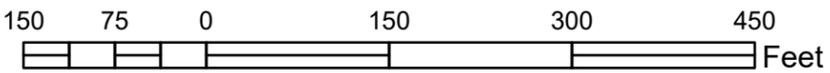
Map created by: 
Patrick J. Loveland, GIS Specialist 07/10/2025



USDA - NRCS SOIL SURVEY MAP
 A.P. 321, Lot 52 | 350 Tillinghast Road
 Coventry, Rhode Island

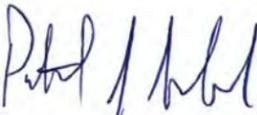
LEGEND

- PaA - Paxton fine sandy loam, 0 to 3 percent slopes
- Rf - Ridgebury, Leicester, and Whitman soils, 0 to 8 percent slopes, extremely stony
- SuB - Sutton fine sandy loam, 0 to 8 percent slopes, very stony
- WhA - Woodbridge fine sandy loam, 0 to 3 percent slopes
- WoB - Woodbridge fine sandy loam, 0 to 8 percent slopes, very stony

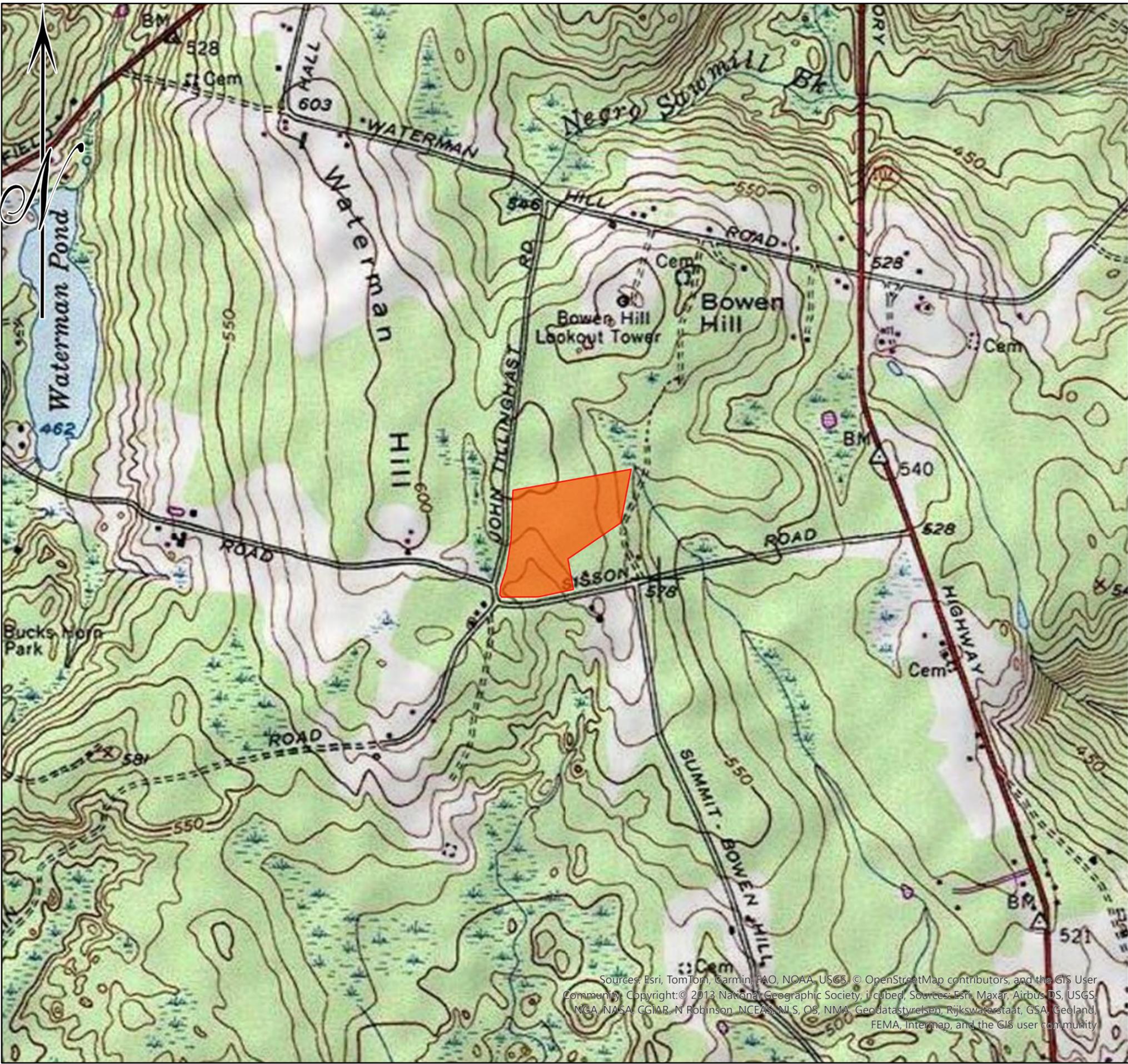


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Sources: Esri, TomTom, Garmin, FAO/UNDA, USGS, © OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, CGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

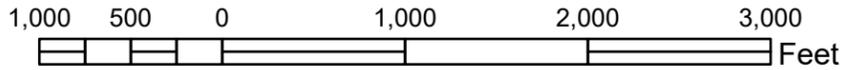
Map created by: 
 Patrick J. Loveland, GIS Specialist

07/10/2025



USGS TOPOGRAPHIC MAP
 A.P. 321, Lot 52 | 350 Tillinghast Road
 Coventry, Rhode Island

LEGEND
 PROPERTY LINE

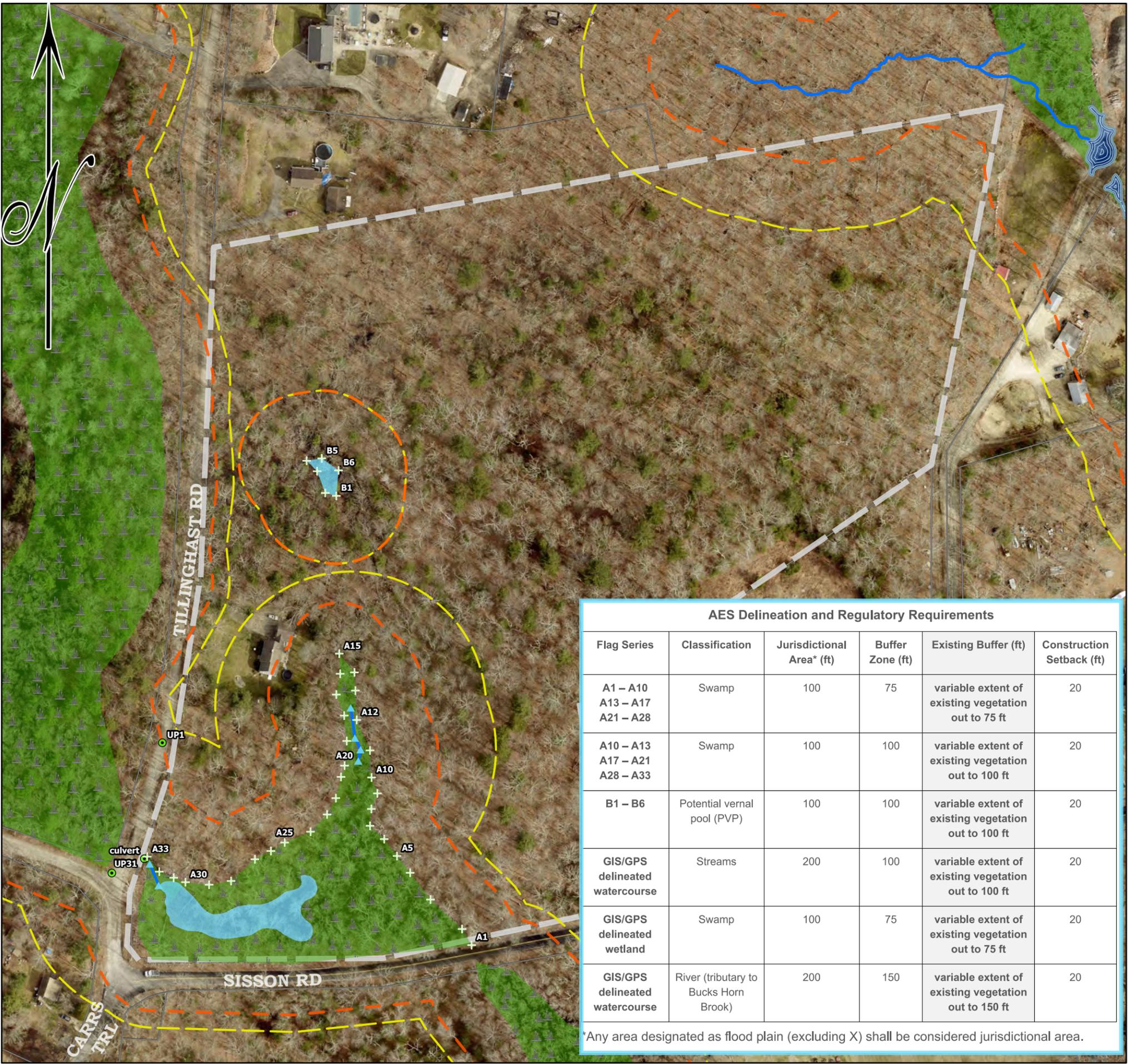


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Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community. Copyright: © 2013 National Geographic Society, i-cubed, Sources: Esri, Maxar, Airbus DS, USGS, NGA, NASA, GGIAR, N Robinson, NCEAS, NLS, OS, NMA, Geodatastyrelsen, Rijkswaterstaat, GSA, Geoland, FEMA, Intermap, and the GIS user community

Map created by: Patrick J. Loveland, GIS Specialist

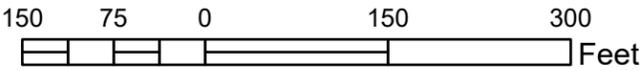
07/10/2025



2025 WETLAND DELINEATION MAP
 A.P. 321, Lot 52 | 350 Tillinghast Road
 Coventry, Rhode Island

LEGEND

- PROPERTY LINE
- GPS BENCHMARK
- AES STREAM GPS POINT
- AES WETLAND FLAG
- JURISDICTIONAL AREA
- BUFFER ZONE
- WETLAND FEATURE
- STREAM
- POTENTIAL VERNAL POOL (PVP)
- RIVER



AES Delineation and Regulatory Requirements					
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- General Notes:
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 - Property lines as depicted on this map have been approximated from plat maps available from the town assessor's online database.
 - Aerial photograph base map and other data layers acquired from the RI DEM and RIGIS database.
 - Site features located with a Juniper Geode Submetric GNSS receiver with SWmaps data collection software. Non-delineated wetland edges have not been field verified and are depicted for graphic purposes only. The required 20-foot construction setbacks are not shown on this map.

Action	Staff	Signed	Dated
Map Prepared By:	Patrick J. Loveland		August 6, 2025
Delineation By:	Timothy J. Avizinis, VP		August 4, 2025
Reviewed By:	Edward J. Avizinis, CPSS, PWS		August 6, 2025

