



Impact Avoidance and Minimization Narrative

December 10, 2025

Freshwater Wetlands Program
Office of Water Resources
Rhode Island Department of Environmental Management
235 Promenade Street
Providence, RI 02908

RE: Proposed Storage Condo Units
Tiogue Avenue, Coventry, Rhode Island 02816
AP 28, Lot 49

To Whom It May Concern:

The site is located on the southerly side of Tiogue Avenue, approximately 410 feet west of the intersection with Morningside Drive.

The parcel is approximately 3.83 acres in size. The site was previously developed in the 1970s; however, there is currently no structure on the property. Site drainage flows from east to west toward the Mishnock River, which is located on an adjacent parcel. A large wetland complex is also situated on that side of the property. The predominant on-site soil is well-draining, poorly graded sandy gravel. The lot to the northeast is occupied by a McDonald's restaurant, and the lot to the south contains a mobile home park; both are fully developed. McDonald's holds a deeded drainage easement that crosses the frontage of the subject property.

Several steps were taken to minimize impacts to the wetland buffer zone. First, the applicant sought and obtained variances from the Town to reduce the vegetative setback requirement for the proposed building, thereby eliminating buffer disturbance along the southern portion of the site. Second, the applicant purchased additional property from McDonald's, reducing buffer encroachment by approximately 5,000 square feet, and preventing a wetland crossing.

The proposed site improvements include construction of a 10,000-square-foot building and 26,774 square feet of paved area. The increase in stormwater runoff will be managed by Infiltration Basins #1 and #2, each designed to fully infiltrate the 1-year storm event. An Operation and Maintenance Plan has been prepared for the long-term upkeep of the basins. The drainage report demonstrates a reduction in both peak flow rates and total stormwater runoff for all storm design events.

If you have any questions regarding this submission, please contact our office.

Sincerely,
John Hampton, P.E.