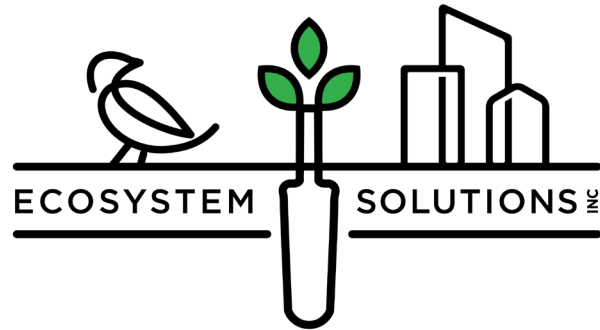


Est. 2003



RI: 401.741.3263
MA: 508.997.0268
www.ecosystem-solutions.com

January 28, 2026

Project no. W25-2209

Richard Pelletier
6 Acres of Pine Road
Coventry, RI 02816

RE: WETLAND Findings Report
6 Acres of Pine Road / A.P. 318, Lot 60
Coventry, Rhode Island

Mr. Pelletier,

At your request, Ecosystem Solutions, Inc. (ESI) has completed an onsite investigation for wetlands and wetland jurisdictional areas on and in the close vicinity of the above referenced property ("Property"). Site work was performed on November 13th, 2025. The site investigation for wetlands was performed in accordance with the Rhode Island Fresh Water Wetlands Act (R.I.G.L. 2-1-18 et. seq.) ("Act"), and the Rules and Regulations Governing the Administration and Enforcement of Freshwater Wetlands (250-RICR-150-15-3) ("Rules"), enacted on July 1, 2022.

The Property is located within RIDEM River Region 2 and is within RIDEM jurisdiction under the Act.

Property Description

The Property is located west of Acres of Pine Road and south of Flat River Road. The northeast corner of the Property is +/- 80 linear feet from the intersection between Acres of Pine Road and Flat River Road. The Washington Secondary Bike path runs parallel to the northern Property line, while the bank of the Flat River Reservoir borders a portion of the western Property line and partially runs parallel to the southwestern "panhandle" piece of the Property. According to the CAI Town of Coventry property card, the lot ("Lot") is 3.54 acres in size and contains a "Cape" style single-family house built in 2021 with a garage, patio, paved driveway, dock on the Flat River Reservoir, sand beach and recreational lawn. The Lot is partially developed with some upland forested areas onsite in the southern portions of the Property.

Wetland Resources

Wetland resource areas on and in close proximity to the site consist of: the bank of Flat River Reservoir (ES-series), one (1) deciduous forested swamp (ES100-series), and one (1) unnamed river (SB-series). Although the deciduous forested swamp and unnamed river are located off site, their Jurisdictional Areas and Buffer Zones extend onto the Lot. Wetlands were flagged and labeled in the field using pink flagging tape, while

the bank of the unnamed river and the bank of the Flat River Reservoir were flagged and labeled using blue flagging tape.

Vegetation on and in close proximity to the site includes, but is not limited to, red maple (*Acer rubrum*), eastern white pine (*Pinus strobus*), winterberry (*Ilex verticillata*), royal fern (*Osmunda regalis*), and various sedge species (*Carex spp.*)

Soils throughout the upland areas on site consist of HkC - Hinckley loamy sand, 8 to 15 percent slopes and MmB - Merrimac fine sandy loam, 3 to 8 percent slopes. Soils throughout the wetland areas on site consist of SxA - Swansea-Freetown muck, occasionally ponded, 0 to 1 percent, occasionally flooded.

Picture 1. General view of the offsite deciduous forested swamp (ES100-series)





Picture 2. A typical view of the unnamed river found within the deciduous forested swamp off site.



Picture 3. Looking north at Acres of Pine Road at the subject Property (left) and the offsite deciduous forested swamp (right)

A table summary of wetland areas on or near site is below:

Table 1. Wetland types & locations

Flag Series	Classification / Protection	Approx. Location
ES101 – ES111 (Pink Flags)	Deciduous forested swamp ≥ 1 and < 10 acre in size, in River Protection Region 2 w/ 50' Buffer Zone ¹	Located off-site to the east of Acres of Pine Road. Some flags can be seen from the road.
ES1 – ES12 (Blue flags)	Bank of Flat River Reservoir, in River Protection Region 2 w/ 50' Buffer Zone ²	Located along the western Property line. Flagging begins at the southwest Property line and travels north along the bank of Flat River Reservoir, ending where the bank turns west, away from the developed portion of the site.
SB1 – SB11 (Blue flags)	Unnamed River, in River Protection Region 2 w/ 100' Buffer Zone ³	Located within the ES-series deciduous forested swamp to the east of the off-site wetland flagging. The river flows south from Gorton House Pond, located north of Flat River Road, into Flat River Reservoir between lots 25 and 26.1. The river is identified as a perennial river on the USGS topographic map.

- 1 Per Rule 3.23(F)(2), An additional twenty-five feet (25') will be added to the buffer zone width when one (1) or more differing freshwater wetland types or subtypes are present within fifty feet (50') inward of the freshwater wetland edge, but in no case will a buffer zone exceed the limit of a jurisdictional area. *In this case, the ES100-series flags would normally have a 50' buffer zone, but because there is another wetland type within 50' of the wetland boundary in some locations, it adds 25' to the buffer zone in those locations, for a total of 75'. This occurs in several locations throughout these series, specifically at flags ES-109 to ES-111,*
- 2 Per Rule 3.23 (H)(2) b., Ponds greater than ten (10) acres within River Protection Region 1 or River Protection Region 2 are designated a one-hundred-foot (100') buffer zone, but designated portions of Flat River Reservoir receive a fifty-foot (50') buffer zone, which applies here.
- 3 Per Rule 3.23 (H)(10), all unnamed rivers in River Protection Region 2 are designated a one-hundred-foot (100') buffer zone.

Regulated Wetland Areas and Jurisdiction

Wetland Types

The Property is located within River Protection Region 2. Three (3) freshwater wetland types exist on Property.

- Swamp: The off-site wetland bound by the ES 100-series flags, is best described as a deciduous forested swamp ≥ 1 and < 10 acres in size.

-
- River: An unnamed perennial river bound by the SB-series flags. This river is *not* classified as a Cold Water Fishery by DEM.
 - Pond: The Flat River Reservoir is greater than ten (10) acres and is bound by the ES-series flags.

Wetland Permitting Definitions

State-RIDEM & CRMC

As mentioned above, work and activities in and around wetland resource areas (freshwater wetlands and their buffers and buffer zones) are regulated by RIDEM *at this site*. RIDEM regulates most work and activities in upland-adjacent areas, and is defined as follows:

- Jurisdictional Area: Includes any Freshwater Wetlands, Buffers, Floodplains, Areas Subject to Storm Flowage, Areas Subject to Flooding, and a contiguous, variable width area extending outward from a River, Stream, Drinking Water Supply Reservoir, or any other Freshwater Wetland Type. The Jurisdictional Area includes all lands and waters that are subject to regulation under the Rules. Jurisdictional Areas for each of the wetland types on-site are as follows:
 - Swamp: 100 feet.
 - River: 200 feet.
 - Pond: 100 feet.

Work within jurisdictional areas requires pre-construction review by RIDEM, limited exemptions and wetlands General Permit requirements notwithstanding.

- Buffer Zone: A varying width area contiguous to and extending outward from a Freshwater Wetland in which work is regulated by the RIDEM or CRMC (RIDEM for this Property). Any work proposed within the Buffer Zone of a Freshwater Wetland may require the creation of additional Buffer (see “Buffer” definition below), if the lot is developed (i.e. an area of land that consists of buildings, impervious surfaces, bare gravel, lawn, or landscaped areas). While RIDEM has influence on work inside of Jurisdictional Areas, most of their rules and regulations are implemented on work within the Buffer Zone. All “Buffer” (as explained below) exists strictly within the Buffer Zone of the particular Freshwater Wetland.

Deciduous forested swamp ≥ 1 and < 10 acres in size, in River Protection Region 2, is designated a 50’ Buffer Zone.

- *Flags ES-101 to ES-111 qualify for a 50’ Buffer Zone¹*

Unnamed River within River Protection Region 2 is designated a 100’ Buffer Zone.

- *Flags SB-1 to SB-11 qualify for a 100’ Buffer Zone.²*

Bank of Flat River Reservoir within River Protection Region 2 is designated a 100' Buffer Zone.

o *Flags ES-1 to ES-12 qualify for a 50' Buffer Zone.*³

- 1- As mentioned above, the ES100-series wetland has a 75' buffer zone in certain locations due to its proximity to the unnamed river, namely adjacent to flags *ES-109 to ES-111*.
- 2- As mentioned above, all unnamed rivers in River Protection Region 2 are designated a one-hundred-foot (100') buffer zone.
- 3- As mentioned above, Ponds greater than ten (10) acres within River Protection Region 1 or River Protection Region 2 are designated a one-hundred-foot (100') buffer zone, but designated portions of Flat River Reservoir receive a fifty-foot (50') buffer zone, which applies here.

- **Buffer:** An area of undeveloped vegetated land adjacent to (within the Buffer Zone of) a Freshwater Wetland that is to be *retained in its natural undisturbed condition* or is to be *created to resemble a naturally occurring vegetated area*. All work proposed within the Buffer of a Freshwater Wetland must meet the performance standards set forth in the Rules through a Variance.

The western and central portions of the Property are developed, containing the house, garage, patio, paved driveway, dock, sand beach and recreational lawn. The northwest, northeast, and southern portions of the Lot, however, contain undeveloped forested uplands. Acres of Pine Road separates the subject Lot from the off-site swamp and unnamed river and to the east. Any improvements to the eastern end of the paved driveway or the sand beach (widening, paving, replacing, etc.) would require permitting within these jurisdictional areas. It is ESI's opinion that the Buffer does not extend into the areas occupied by the driveway, Acres of Pine Road, or the maintained sand beach. All other areas such as undeveloped upland forest are considered Buffer.

- **Setback:** The minimum distance from the edge of a freshwater wetland at which an approved activity or alteration may take place. The Setback standards for primary structures (e.g. residential dwellings, commercial, industrial structures, schools, churches, etc.) is that they must be located to meet a setback distance of no less than the Buffer width *plus twenty feet (20')*. Accessory structures must be located to meet a setback distance of no less than the Buffer *plus five feet (5')*. Setbacks for Onsite Wastewater Treatment Systems (OWTS) are such that the leach field and the required ten foot (10') cleared zone around it shall be located outside the Buffer.

Property Specifications

Under the current Rules, which were promulgated on July 1, 2022, property specifications factor into the size of different regulatory areas and the performance standards of said regulatory areas. As such, prior to defining the on-Property wetlands and their regulatory areas, the following information was collected:

1. What River Protection Region is the Property in? **River Protection Region 2.**
2. How large is the Property? **3.54 acres**
3. Is the Property an existing lot of record? **Yes**
4. Are there existing structures on the Property? **Yes**

-
5. Is there a mapped Natural Heritage Area/Endangered Species present on Property? **No**
 6. Is there a RIDEM designated Cold Water Fishery on the Property? **No**
 7. Is there a Drinking Water Supply Reservoir on the Property or is the Property in the watershed of a Drinking Water Supply Reservoir? **No**
 8. Is there a Vernal Pool present on the Property? **No**
 9. Does the lot qualify as an Infill Lot per §3.7.1(B)(5)(a)? **No- it is greater than 1 acre in size.**
 10. Is the Flood Protection Standard Applicable? **Yes – FEMA Flood Zone AE (BFE 249.6)**

Wetland Jurisdiction

ES100-Series (ES100 to ES111)

- *Wetland type:* **Swamp – Deciduous Forested**
- *Wetland size:* **≥ 1 acre and < 10 acres**
- *Wetland location:* **Located off-site to the east of Acres of Pine Road. Some flags can be seen from the road.**
- *Two wetland types within 50' of the outer wetland boundary?:* **Yes, flags ES-109 to ES-111 are within 50' of the unnamed river to the east.**
- *Jurisdictional Area per Rule §3.5.2:* **100 feet**
- *Buffer Zone per Rule §3.23(H)(3):* **50-foot Buffer Zone**
- *Buffer present per Rule §3.7.1(B)(1)?:* **Yes- the Buffer is present within the undisturbed, naturally vegetated portions of the Buffer Zone. This includes most of the Buffer Zone except for the areas containing the paved road.**
- *May RIDEM require creation of new Buffer per Rule §3.7.1(B)?:* **N/A-Buffer already maximized**

SB-series (SB1- SB11)

- *Wetland type:* **Unnamed River**
- *Wetland size:* **N/A**
- *Wetland location:* **Located within the ES-series to the east of the wetland line off-site. The river flows north to south and is labeled as a USGS Perennial River.**
- *Two wetland types within 50' of the outer wetland boundary:* **Yes, but not applicable for rivers.**
- *Jurisdictional Area per Rule §3.5.2:* **200 feet**
- *Buffer Zone per Rule §3.23(H)(3):* **100-foot Buffer Zone**
- *Buffer present per Rule §3.7.1(B)(1)?:* **Yes- the Buffer is present within the undisturbed, naturally vegetated portions of the Buffer Zone. This includes most of the Buffer Zone except for the areas containing the paved road.**
- *May RIDEM require creation of new Buffer per Rule §3.7.1(B)?:* **N/A-Buffer already maximized**

ES series (ES1 to ES12)

- *Wetland type:* **Bank of Flat River Reservoir**
- *Wetland size:* **Pond > 10 acres in size**
- *Wetland location:* **Located along the western property line. Following the bank of the pond.**
- *Two wetland types within 50' of the outer wetland boundary:* **No**
- *Jurisdictional Area per Rule §3.5.2:* **100 feet**

- *Buffer Zone per Rule §3.23(H)(3): 50-foot Buffer Zone*
- *Buffer present per Rule §3.7.1(B)(1)?: The Buffer is present within the undisturbed portions of the Buffer Zone; however, this does not include the entirety of the Buffer Zone, as most of it is comprised of maintained sand beach.*
- *May RIDEM require creation of new Buffer per Rule §3.7.1(B)?: Yes-RIDEM may require creation of new buffer to resemble a naturally occurring vegetated area.*

Other Resources

A search of other critical resources within the project area was conducted using GIS software and data available through various governmental agencies (RIEMA, CRMC, RIDEM, RIGIS et. al.). The results of our search are listed in the table below.

Table 2. Selected RIGIS Environmental Data Layers

Mapped Resource on or Within Proximity to Site	Yes	No
Drinking Water Supply Reservoir		✓
Drinking Water Supply Watershed		✓
303(d) Impaired Waters List	✓ ¹	
Cesspool Phaseout		✓
Environmental Justice Area		✓
Natural Heritage Area		✓
Sole Source Aquifer		✓
Sewered Area		✓
OWTS Critical Resource Area		✓
FEMA Flood zone	✓ ²	
Surface Water Protection Area		✓
Coldwater Fishery	✓ ³	

- 1- The Flat River Reservoir is labeled under 303 (d) Impaired Waters List for mercury in fish tissue and non-native aquatic vegetation.
- 2- According to the FEMA Flood map Service Center, the Property is within Flood Zone AE with a base flood elevation of 249.6 feet
- 3- Although the unnamed river itself is not a Cold Water Fishery, it is a headwater to the South Branch of the Pawtuxet River which is a Cold Water Fishery.

The statements above represent the observations and opinions by a qualified wetland scientist. However, DEM is the final arbiter of the jurisdiction. We recommend a Wetland Edge Verification application to verify wetland types and boundaries. Further, the above opinions are predicated on *current* conditions. Should you have any questions regarding this letter, please do not hesitate to call at (401) 741-3263 or by using the other contact information above.










Sincerely,
Ecosystem Solutions, Inc.
 Brandon B. Faneuf, M.S.
 PWS, RPSS, CWB, CPESC



Samantha Carew, WPIT

BF/sc
 attachments

MAP NOTES :
 Wetland and bank flagging were GPS'd by Ocean State Planners Inc.

-  6 Acres of Pine Rd. (Map 318, Lot 60)
-  Wetland Boundary
-  River Bank
-  Bank of Pond
-  Swamp ≥ 1 acre and < 10 acres
-  50' Buffer Zone
-  75' Buffer Zone
-  100' River Buffer Zone
-  Vegetated Buffer

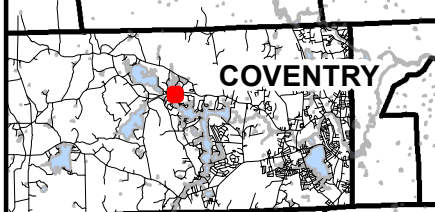
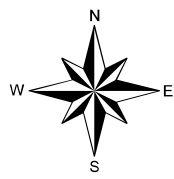


RI State, 37 Towns



100 Jefferson Blvd, Suite 225
 Warwick, RI 02888

FIGURE 1

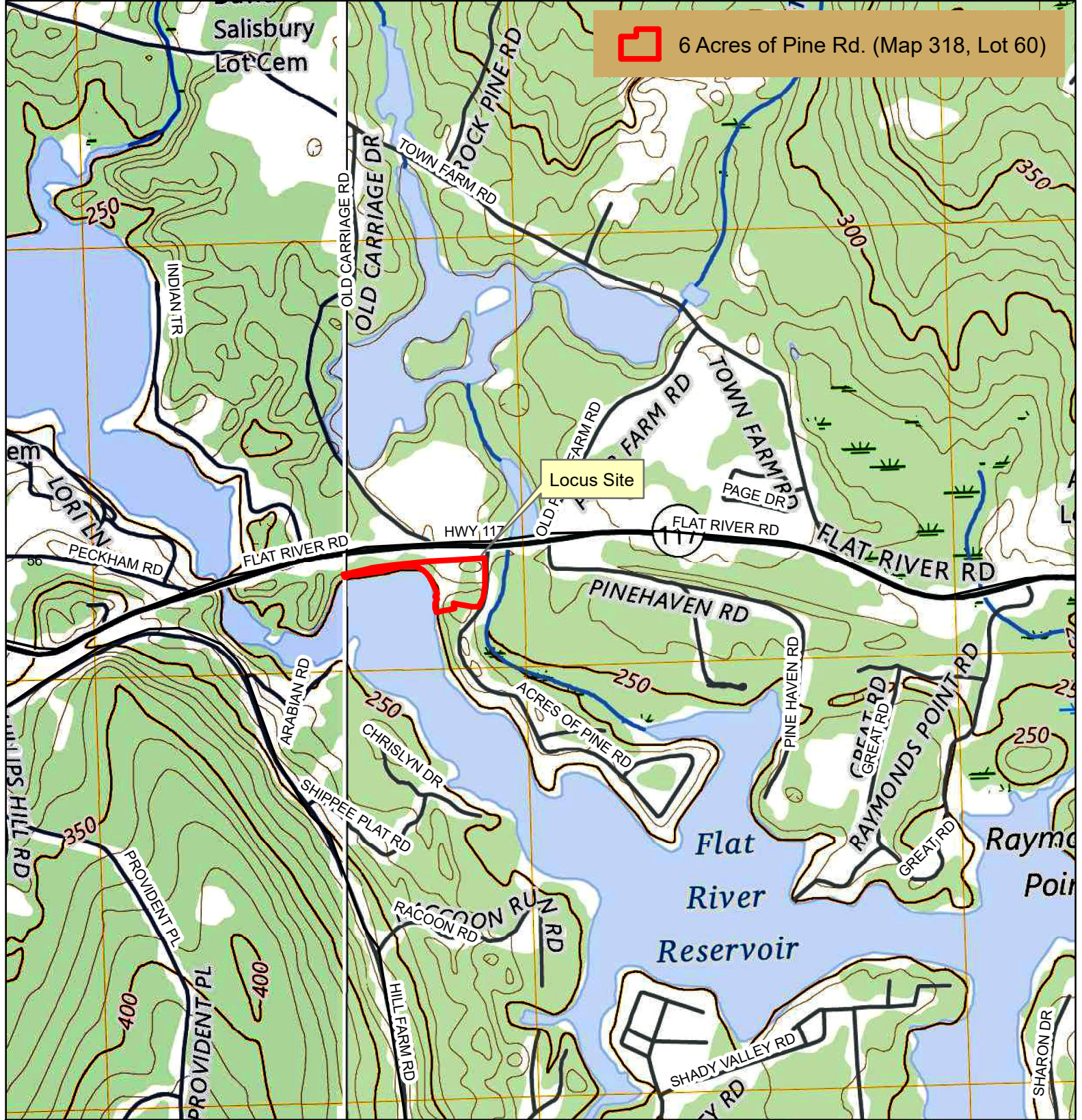



Wetland Delineation Map
 6 Acres of Pine Road / A.P . 318 Lot 60
 Coventry, Rhode Island

DATE:	1-28-2026	PROJECT #:	W25-2209
CREATED BY:	BF	SCALE:	1 inch = 100 feet

2025 Spring Aerial Photograph



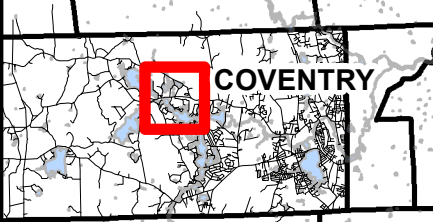
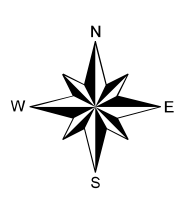


 6 Acres of Pine Rd. (Map 318, Lot 60)



100 Jefferson Blvd, Suite 225
Warwick, RI 02888

FIGURE 2



USGS Map
6 Acres of Pine Road / A.P. 318, Lot 60
Coventry, Rhode Island

DATE:	1-28-2026	PROJECT #:	W25-2209
CREATED BY:	BF	SCALE:	1 inch = 1,000 feet

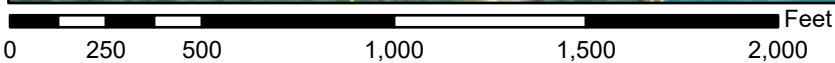
USGS Overlay



National Flood Hazard Layer FIRMMette



71°37'39"W 41°42'28"N



71°37'1"W 41°42'1"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i>
		With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i>
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i>
		Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i>
		Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i>
		Area with Flood Risk due to Levee <i>Zone D</i>
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i>
		Effective LOMRs
GENERAL STRUCTURES		Area of Undetermined Flood Hazard <i>Zone D</i>
		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **12/4/2025 at 6:57 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Wetland Edge Delineation Form (UPLAND)

Applicant: _____ Wetland No. 1
 Project: 6 Acres of Pine Road Flag No. Sequence: ES-101 to ES-111
 City/Town: Coventry Date: 11/13/2025

Vegetation: List the three dominant species in each vegetative strata along with their NWI status:

<u>Trees</u>	Indicator <u>Status</u>	<u>Herbs</u>	Indicator <u>Status</u>
Pinus strobus	FACU		

Saplings/Shrubs _____ Woody Vines _____

List other vegetative species noted which map have affected determination of the wetland edge:

Soil: SCS Soil Survey Mapping Unit: HkC- Hinckley ls, 8-15%
 On Hydric Soils List? (Y/N) N

Soil Profile (Note wetland flag no. nearest soil test pit): ES-103

Horizon	Depth	Matrix Color	Mottling Description	Depth to Saturation	Depth to Free Water	Soil Texture
HTM	0-20"	-	-	-	-	-

Other indicators exhibiting an absence of wetland hydrology (e.g. absence of water marks, lack of redoximorphic features, lack of oxidized rhizospheres, etc.):

Landscape position: Sideslope
Altered/atypical situation? (describe) -

Comments: Upland consists of the side slope extending from Acres of Pine Road

Wetland Edge Delineation Form (WETLAND)

Applicant: _____ Wetland No. 1
 Project: 6 Acres of Pine Road Flag No. Sequence: ES-101 to ES-111
 City/Town: Coventry Date: 11/13/2025

Vegetation: List the three dominant species in each vegetative strata along with their NWI status:

<u>Trees</u>	Indicator <u>Status</u>	<u>Herbs</u>	Indicator <u>Status</u>
Acer rubrum	FAC	Osmunda regalis Carex spp.	OBL FACW

<u>Saplings/Shrubs</u>		<u>Woody Vines</u>
Ilex verticillata	FACW	

List other vegetative species noted which map have affected determination of the wetland edge:

Soil: SCS Soil Survey Mapping Unit: FeA- Freetown muck, 0-1%
 On Hydric Soils List? (Y/N) Y

Soil Profile (Note wetland flag no. nearest soil test pit): ES-103

Horizon	Depth	Matrix Color	Mottling Description	Depth to Saturation	Depth to Free Water	Soil Texture
Oa	0-20"	N 2.5/0	-	-	-	-

Other hydrological indicators (e.g. water marks, drainage patterns, root rhizospheres, etc.; see Appendix 4(A)(4) of the Rules): Presence of water stained leaves and standing water.

Landscape position: Toeslope
Altered/atypical situation? (describe)

Comments: The wetland is at the bottom of the slope from Acres of Pine Rd.
Standing water near test pit