



WETLAND REPORT

SITE LOCATION:

A.P. 13 , Lots 103 and 104
415 Eddie Dowling Hwy
North Smithfield, Rhode Island

PREPARED FOR:

Joe Casali Engineering, Inc.
c/o Daniel R. DeCesaris, P.E.
300 Post Road
Warwick, Rhode Island

PREPARED (August 12, 2021) BY:

A handwritten signature in blue ink, appearing to read "Edward J. Avizinis".

Edward J. Avizinis, CPSS, PWS | President



INTRODUCTION

Avizinis Environmental Services, Inc., (AES), has completed the requested field work at the identified property at 415 Eddie Dowling Highway, in North Smithfield, Rhode Island. I visited the site on August 12, 2021 to delineate the regulated wetlands that occur within frontage area of the properties.

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 Appendix 2 of the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act (250-RICR-150-15-1).

EXISTING CONDITIONS

The property is located in fairly densely developed part of North Smithfield. There are multiple commercial properties in this part of town as well as heavily used roads. The subject parcel resides between the Route 146 and Route 146A merge. There is a swamp wetland that extends onto the property that contains an intermittent stream in its interior. The closest extent of the wetlands to developable area near the road frontage were delineated by AES.

A review of historic aerial photographs available from the DEM – Environmental Resource Maps, shows many changes to the property surrounding area since the earliest available photographs taken in 1939. A road existed in the vicinity of Route 146A but not within the current Route 146. By 1962, Route 146 can be observed. The lot appears to be cleared and potentially regraded in the 1988 photographs. The 2008 photographs reflect the current layout as it stands today.

The environmental resource maps also show that the property is within a mapped natural heritage area (Unit ID# 21). This means that at some point in time, a rare, threatened, or endangered species was documented within the region. This may have permitting implications depending on what species were documented, the kind of habitat on the property, and what work is proposed.

WETLAND FEATURES

AES has established one wetland flag series on the property. Flagging labeled A1 – A14 delineates the closest limit of a freshwater swamp. The DEM regulations define swamps as wetland features dominated by tree species and comprising an area that is greater than three acres in total size. Since this wetland meets these parameters, DEM shall consider this a swamp wetland. The current regulations require the application of a 50-foot perimeter wetland to the edge of all swamps. The perimeter wetland is an area of upland contiguous with the wetland that is presumed to be significant to the protection of the wetland.

There are also two branches of an intermittent stream within the swamp. The DEM requires rivers and streams to be located by a professional land surveyor, however these features has been approximated on the attached graphic. DEM regulations require the application of a 100-foot riverbank wetland afforded to the banks of watercourses. Similar to the perimeter wetland, the riverbank wetland is an area of protection associated with the river.

Any proposed work that may impact the swamp, intermittent stream, perimeter wetland, or riverbank wetland requires a review and permit from the DEM. DEM maintains the authority to make the final judgement in regard to wetland delineations once applications are submitted. This delineation has not yet been reviewed by DEM staff and is therefore subject to minor adjustments.

CLOSING

Thank you for giving AES the opportunity to assist you with preliminary planning of this project. Please review the attached wetland delineation map which represents the finding of my field work. I have located the wetland flags and other pertinent site features with a Spectra SP20 submetric GPS/GNSS. Although this is not survey quality it is useful for preliminary planning.

It is also important to note that the classifications and regulatory setbacks for the wetlands described in this report will no longer be applicable for applications submitted on January 15, 2022 or later. A new set of regulations shall become active on that day (250-RICR-150-15-2). Should you be in a position where your application will be submitted on or after January 15, 2022, please do not hesitate to contact AES for revised classifications and setbacks that reflect the standards of the new rules.

ATTACHMENTS

- 1) 2021 AERIAL PHOTOGRAPH MAP
- 2) USDA – NRCS SOIL SURVEY MAP
- 3) USGS TOPOGRAPHIC MAP
- 4) WETLAND DELINEATION MAP



2020 AERIAL MAP
A.P. 13, Lots 103 and 104 | 415 Eddie Dowling Hwy
North Smithfield, Rhode Island

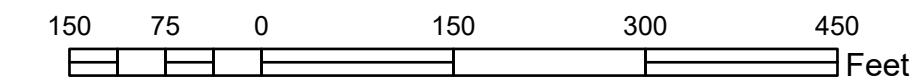
LEGEND



PROPERTY LINES

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.





USDA - NRCS SOIL SURVEY MAP

A.P. 13, Lots 103 and 104 | 415 Eddie Dowling Hwy
North Smithfield, Rhode Island

LEGEND

- Property Lines
- Predominately hydric (66 to 99% components are hydric)

CeC - Canton and Charlton fine sandy loams, very rocky, 3 to 15 percent slopes

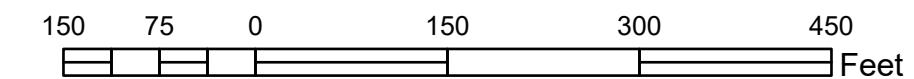
ChB - Canton and Charlton very stony fine sandy loams, 3 to 8 percent slopes

Rf - Ridgebury, Whitman, and Leicester extremely stony fine sandy loams

UD - Udorthents-urban land complex

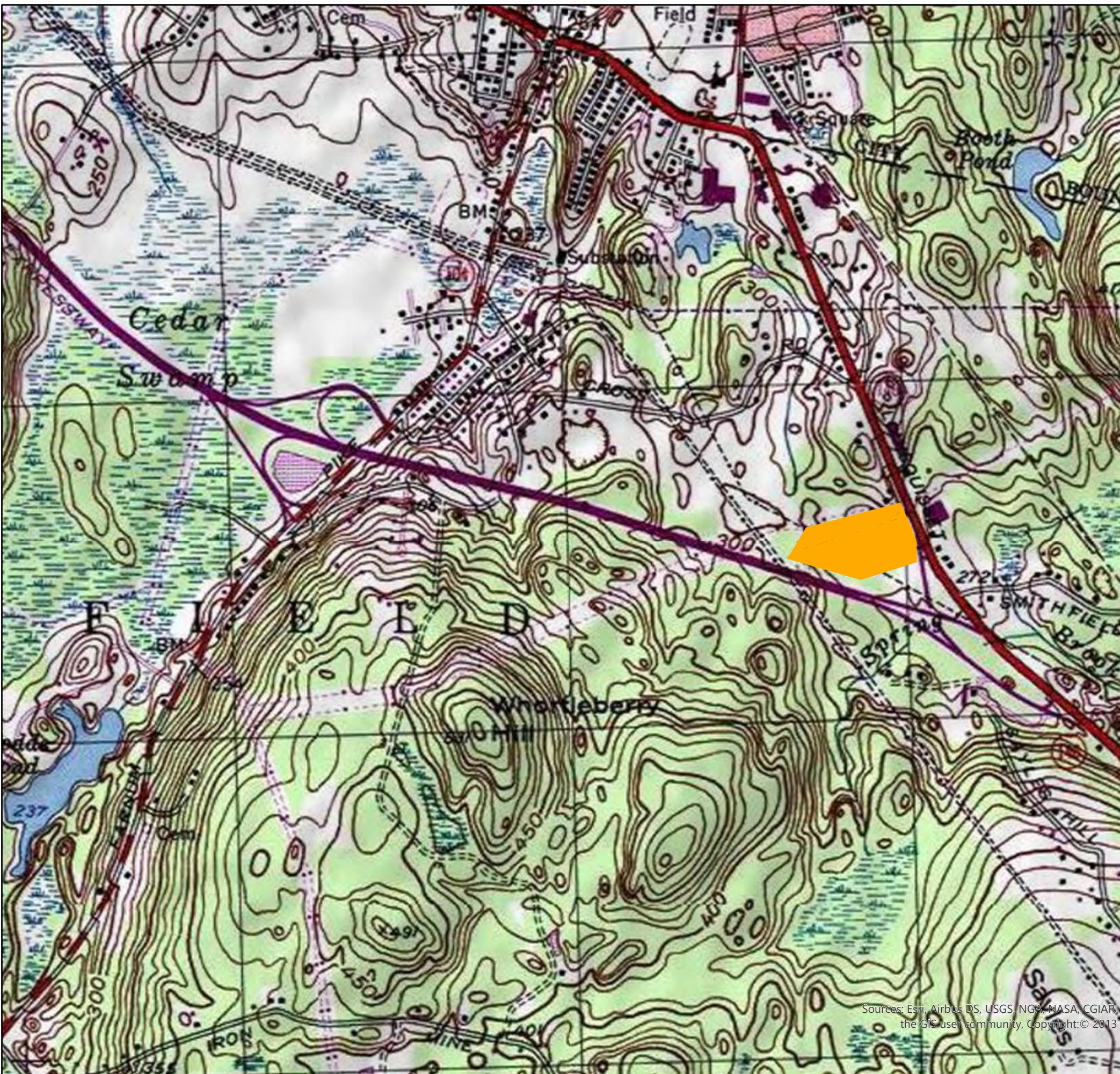
General Notes:

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.



RIDEM, RIGIS, Sources: Esri, Airbus DS, USGS, NGA, NASA, Intermap and the GIS user community, Esri Comm





USGS TOPOGRAPHIC MAP
A.P. 13, Lots 103 and 104 | 415 Eddie Dowling Hwy
North Smithfield, Rhode Island

LEGEND



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.



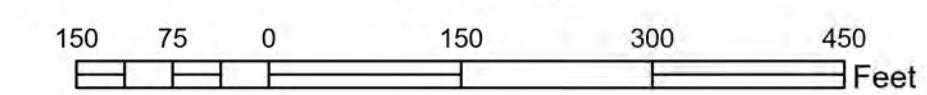
1,000 500 0 1,000 2,000 3,000
Feet



WETLAND DELINEATION MAP
A.P. 13, Lots 103 and 104 | 415 Eddie Dowling Hwy
North Smithfield, Rhode Island

LEGEND

	PROPERTY LINES
	BENCHMARK GPS LOCATION
	AES WETLAND DELINEATION FLAG
	INTERMITTENT STREAM
	FRESHWATER SWAMP
	100-FOOT RIVERBANK WETLAND
	50-FOOT PERIMETER WETLAND





June 22, 2022

Beau R. Raich, Vice President – Real Estate Development
Storage Rentals of America
324 Datura Street, Suite 338
West Palm Beach, FL 33401

RE: REVISED WETLAND REGULATIONS ASSESSMENT – 395 Eddie Dowling Highway, North Smithfield, Rhode Island

Dear Mr. Raich,

Avizinis Environmental Services, Inc., (AES), completed a wetland delineation at the above referenced property, on August 12, 2021. Subsequently, report was generated to describe the wetlands and regulatory setbacks delineated consistent with the standards of the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act (250-RICR-150-15-1) (described as *old rules* in this letter). In lieu of the expected rule change on July 1, 2022, this letter serves as a notice of the proposed classifications and setbacks under the new rules the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act (250-RICR-150-15-3) (described as *new rules* in this letter).

AES had previously established three wetland flag series on the property. Under the old rules (250-RICR-150-15-1), flagging labeled A1 – A14 defines the limits of a *swamp*. Under those rules swamps are forested wetlands that are greater than three acres in size and require the application of a 50-foot perimeter wetland. In addition, multiple branches of an intermittent stream were noted within the A-series. These watercourses require the application of a 100-foot riverbank wetland under the old rules. These were described in an AES report dated August 12, 2021.

In accordance with the new rules, all wetlands, including the A-series, will require a 100-foot Jurisdictional Area. All watercourses shall require a 200-foot Jurisdictional Area. The jurisdictional area is not a buffer zone, but an area in which any proposed activity requires department review.

Furthermore, a separate buffer zone and construction setback shall be required. 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 A-series is located

within River protection region 2, is a deciduous dominated swamp, and within a public drinking waters supply watershed, that exceeds ten acres in size. Based on these parameters, a 75-foot buffer zone is required in accordance with 2.23., H., 3., e., of the new regulations.

All branches of the intermittent stream shall require the application of a 100-foot buffer zone in accordance with section 2.23., H., 10., of the new regulations.

In addition, a 20-foot construction setback shall be applied to the landward limit of the farthest-reaching buffer zone which applies to primary structures. Only a 5-foot construction setback applies to accessory structures.

Under the new regulations, these are not absolute values, and pre-existing conditions are taken into consideration. As such, a variance can be requested to the requirements outlined above, via a wetland application process.

Do not hesitate to contact me with any questions (401-710-2161 or edward@avizinis.com).

Sincerely,



Edward J. Avizinis, CPSS, PWS | President

