



**RHODE ISLAND**  
**DEPARTMENT OF ENVIRONMENTAL MANAGEMENT**  
OFFICE OF WATER RESOURCES  
235 Promenade Street, Providence, Rhode Island 02908-5767

April 14, 2022

Joseph Paolino  
Trolley Barn Associates, LLC, C/O First Hartford Realty Corp.  
P.O. Box 1270  
Manchester, CT 06045-1270

**RE: WQC/STW File No. 22-038; RIPDES File No. 102327**  
**Proposed Commercial Development: Trolley Barn Plaza**  
**777 Cranston Street**  
**Assessor's Plat 7-2, Lot 1**  
**Cranston, RI**

Dear Mr. Paolino:

The Rhode Island Department of Environmental Management Office of Water Resources (RIDEM OWR) has reviewed the application for compliance with the Rhode Island Pollutant Discharge Elimination System Construction General Permit (CGP). The purpose of the project is to construct and maintain a commercial development including a gas station with buried fuel tanks, a car wash, a restaurant with drive through window, and an auto parts store / warehouse, along with associated parking and access drives, and associated infrastructure including public sewer and water service. Proposed stormwater infrastructure will include closed drainage systems, four (4) lined and sub-drained subsurface sand filters with pretreatment, lined and sub-drained proprietary bioretention filter practice with 1,000-gallon oil/water separator as pretreatment, and a surface infiltration basin surface infiltration basin which will accept and infiltrate flow from all of the aforementioned lined filter practices. Work is as further described in your application and detailed on site plans consisting of 14 sheets as prepared by Dana R. Nisbet, P.E. of DiPrete Engineering, received by RIDEM OWR on 4/11/2022, except for revised Sheet 12 of 14 dated received 4/14/2022.

This letter serves as your permit/authorization to discharge for the above-referenced project, provided that you comply with the application materials, the CGP and the following conditions:

- 1) You must submit the Notice of Start of Construction Form prior to commencement of any permitted site alterations or construction activity. The Start of Construction Form can be found on the Stormwater Construction Permitting website.
- 2) Prior to construction, you must erect or post a sign resistant to the weather and at least twelve (12) inches wide and eighteen (18) inches long, which identifies the initials "DEM" and the application number(s) assigned to this permit. The sign must be posted in a conspicuous location near the site access and maintained until the project is complete.
- 3) A copy of this permit, any inspection records, and a signed and updated SESC Plan, must be kept at the site at all times until the project is complete. Copies of this permit must be made available for review by any

RIDEM or City/Town representative upon request. Electronic versions of required documents that are readily accessible from the construction site are acceptable.

- 4) All fill material shall be clean and free of matter that could cause pollution of the waters of the State.
- 5) The stormwater collection and treatment system approved herein is for the discharge of stormwater only. Any other discharge is prohibited.
- 6) Any alterations, additions or modifications to the stormwater system from that approved herein, including permanent closure, must be reviewed and approved by RIDEM OWR prior to implementation.
- 7) You must submit the Notice of Termination Form upon completion of the project and final site stabilization. The Notice of Termination Form can be found on the Stormwater Construction Permitting website.
- 8) You are responsible for the long-term inspection, cleaning and maintenance of the stormwater collection and treatment system to ensure proper performance of all components until documentation is provided to indicate that this responsibility has been assumed by another entity. Long-term operation and maintenance is to be as described in the Post-Construction Operation and Maintenance Plan entitled "Stormwater System Operation & Maintenance Plan, Trolley Barn Plaza, Cranston, RI; Applicant: Trolley Barn Associates, LLC, c/o First Hartford Realty Corp.", dated 3/30/2022 Revised 4/06/2022, dated received 4/11/2022, prepared by DiPrete Engineering.
- 9) As depicted on the plans all HTM (human transported material) / fill soil within the footprint of the proposed infiltration basin must be removed and the area over-excavated by a minimum of 6" to ensure that all HTM materials have been removed. Backfill this area as per pond fill notes on the plans.
- 10) All requirements of the Letter of Responsibility / Program Letter for RIDEM Office of Land Revitalization & Sustainable Materials Management File No. SR-07-0455 C must be strictly followed.

RIDEM's Rules and Regulations Governing the Establishment of Various Fees require that RIPDES CGP permit holders 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.

Your authorization to discharge **expires at midnight, on September 25, 2025**. If construction has not been completed by that date, there will be measures in place for you to reauthorize.

You are required to adhere to all above terms and conditions and carry out this project in compliance with the CGP at all times. Issuance of this permit does not bar RIDEM, nor any of its various Divisions, from initiating any investigation and/or enforcement actions that it may deem necessary for violations of this permit or of any and all applicable statutes, regulations and/or permits.

This permit has the full force and effect of a permit issued by the Director. This permit does not relieve your obligation to obtain any other applicable local, state and federal permits prior to commencing construction and does not relieve you of any duties owed to adjacent landowners with respect to changes in drainage. RIDEM assumes no responsibilities for damages resulting from faulty design or construction.

If you have any questions regarding the contents of the permit, you may contact me at [nicholas.pisani@dem.ri.gov](mailto:nicholas.pisani@dem.ri.gov) or (401) 222-4700, extension 2777423.

Sincerely,

*Nicholas A. Pisani P.E.*

Nicholas A. Pisani, P.E., Environmental Engineer IV  
Stormwater Construction Program  
Office of Water Resources  
Rhode Island Department of Environmental Management

cc: Dana Nisbet, P.E., DiPrete Engineering  
Jeff Crawford, RIDEM / OLR & SMM