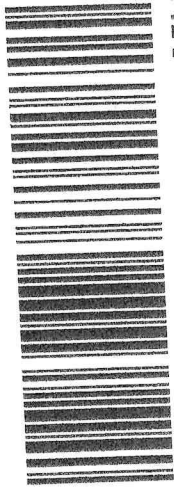


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MELISSA CORDEIRO, TOWN CLERK
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Freshwater Wetlands Program
Office of Water Resources
235 Promenade Street
Providence, RI 02908

91 7199 9991 7033 3614 1963

TOWN OF BRISTOL, RHODE ISLAND

TOWN COUNCIL

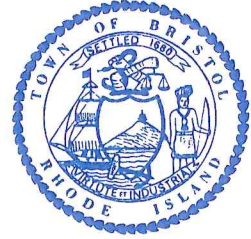
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Council Clerk

Melissa Cordeiro

August 26, 2026

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

RE: Wetland Application No. 25-0032 (IA-6915)

Applicant: Geoffrey Vicente, 11 Waterview Lane, Warren, RI 02885

Property: Tilbury Drive – Assessor's Plat 153, Lot 439, Bristol, Rhode Island

Dear Mr. Wencek:

At its regular meeting held on August 19, 2026, the Bristol Town Council reviewed the Rhode Island Department of Environmental Management's Notice concerning the above-referenced application to alter freshwater wetlands on property located on Tilbury Drive, Assessor's Plat 153, Lot 439, in Bristol.

The Town Council also reviewed the August 19, 2026 memorandum prepared by Diane M. Williamson, Director of the Town of Bristol Department of Community Development, regarding the proposed project and its potential impacts. *(attached)*

The Town of Bristol is an abutter to the subject property through its ownership of three adjacent wetland parcels that were recently preserved for their environmental and open-space value. Given the significant potential impacts to these protected wetlands, surrounding properties, existing drainage conditions, and the Town's preserved open-space holdings, the Town Council has **serious concerns** regarding the proposed project. Following its review, the Town Council voted to formally submit the following comments and **significant concerns** to RIDEM and respectfully requests that they be carefully and fully evaluated as part of its review of Wetland Application No. 25-0032:

1. Extent of Wetlands on the Property

The subject property is an undeveloped, nonconforming single lot of record containing approximately 6,835 square feet of lot area. Based upon the wetland flagging shown on the submitted plan, almost the entire lot consists of wetlands.

Given the extent of wetlands on this relatively small parcel, the Town Council is concerned about the impacts the proposed filling, grading, clearing, excavation, construction, and associated disturbance may have on the existing wetland and its functions and values.

2. Proposed Foundation and Groundwater Conditions

The proposed foundation is shown as being within the water table, with a foundation drain discharging to a splash pad behind the proposed dwelling.

Although the submitted plan does not identify this as a sump pump, based upon the proposed foundation elevation and groundwater table, it appears that a sump pump may be required. The Town is concerned about the potential for the continuous discharge of groundwater from the site and the resulting impacts on the surrounding wetland system and neighborhood drainage conditions.

3. Existing Drainage and Flooding Conditions

According to the Town's GIS drainage mapping, there is no drainage infrastructure in Tilbury Drive north of Leahy Drive and no drainage in Wapping Drive to the west, north of Leahy Drive. Drainage infrastructure in Basswood Drive to the east terminates approximately 160 feet south of the subject property.

Stormwater runoff within this area is therefore primarily overland.

The Town has been called to this neighborhood on several occasions over the years to address existing drainage and flooding conditions. The Town's engineering consultant has also identified several challenges associated with extending drainage infrastructure into this area.

The existing wetlands provide an important function by helping to retain and store overland stormwater flow. The Town Council is concerned that alteration of these wetlands, combined with the additional impervious surface associated with the proposed development and potential groundwater discharge from a sump pump, could exacerbate existing flooding and drainage problems within the surrounding neighborhood.

The Council respectfully requests that RIDEM carefully evaluate the project's potential impacts on the wetlands' ability to retain, store, meter, and slow floodwaters and stormwater runoff.

4. Groundwater Recharge and Private Wells

The Town's GIS mapping for the Bristol County Water Authority indicates that several areas within this neighborhood do not have public water service, including Tilbury Drive and Belvedere Drive, as well as portions of Opechee Drive, Sefton Drive, and Basswood Drive.

As a result, many homes within this neighborhood rely upon private wells.

The existing wetlands provide groundwater recharge that assists in maintaining groundwater supplies within an area where public water is not universally available. The Town Council therefore requests that RIDEM carefully consider whether the proposed wetland alteration could adversely affect the wetland's groundwater recharge function or the groundwater resources relied upon by surrounding properties.

5. Overall Wetland Functions and Values

In light of the existing conditions described above, the Town Council has concerns regarding the cumulative effect of the proposed alteration on the functions and values provided by the freshwater wetlands, particularly:

- Protection of property from flooding and flood flows through the retention, storage, metering, or slowing of stormwater;
- Provision and maintenance of surface water and groundwater supplies through groundwater recharge;
- Protection and maintenance of water quality; and
- The potential effect of additional impervious area and groundwater discharge on existing drainage and flooding conditions within the surrounding neighborhood.

Accordingly, the Bristol Town Council respectfully requests that the Rhode Island Department of Environmental Management give careful consideration to these concerns in its review of **Wetland Application No. 25-0032 (IA-6915)** and evaluate the potential impacts of the proposed project on the existing wetland functions and values and on surrounding properties.

Thank you for the opportunity to provide comments regarding this application. Please include this correspondence as part of the official record for Wetland Application No. 25-0032.

Respectfully submitted,

Melissa Cordeiro

Town Clerk/ Clerk to the Town Council



Town of Bristol, Rhode Island

Department of Community Development

10 Court Street
Bristol, RI 02809
bristolri.gov
401-253-7000

August 19, 2026

TO: Town Council
Steven Contente, Town Administrator

FROM: Diane M. Williamson, Director

RE: **Notice of Significant Alteration of Wetlands –
Permit Application - RIDEM 25-0032
Tilbury Drive – Plat 153, Lot 439**

Diane M. Williamson

The above notice is provided by the RIDEM to inform individuals and agencies about the application to alter wetlands and to provide an opportunity for comments or concerns to be submitted. It is noted that the Town is also an abutter to this site with the ownership of 3 other wetlands parcels adjacent to this property that were recently preserved.

Based on the information submitted with the notice (Erosion Control and Drainage Plan, by Site Engineering dated 9/12/24 as revised 4/10/26), and in review of information in our records, I offer the following for the Town Council's consideration in replying to the notice.

1. This property is an undeveloped nonconforming single lot of record containing approximately 6,835 square feet of lot area.
2. The wetland flagging shown on the plan indicate that almost the entire lot consists of wetlands.
3. The proposed foundation is shown as being in the water table with a foundation drain that discharges to a splash pad behind the proposed dwelling. It does not indicate that this is a "sump pump" but based on the foundation elevation and the ground water table, it appears that a sump pump will be required. Sump pumps in the water table pump constantly.
4. In review of the Town's GIS drainage map, there is no drainage in Tilbury Drive (north of Leahy Drive), no drainage in Wapping Drive to the west (north of Leahy Drive), and

drainage in Basswood to the east ends approximately 160' to the south of this property. Stormwater runoff in this area is overland. Over the years, the Town has been called out several times to try and address the existing drainage and flooding conditions in this neighborhood; however, our engineering consultant has identified several challenges to extending drainage into this area. The existing wetlands help to store the overland stormwater flow. With the alteration of the wetlands and the additional impervious area and sump pump water that this site will discharge, there are concerns about exacerbating existing flooding problems in this neighborhood.

5. In review of the Town's GIS map layer for Bristol County Water Authority, there are several areas without public water availability, including Tilbury and Belvedere Drives and sections of Opechee, Sefton and Basswood Drives. Many homes in this neighborhood rely on private wells. The wetlands help to serve as a recharge for maintaining groundwater supplies which is needed in this area without public water.
6. It is noted, just for your information, that the applicant did request a variance in April 2026 to move the house closer to the street which would have allowed a larger dwelling (30' x 30') within the area proposed for disturbance. This variance was denied and the current proposal now shows a proposed footprint of 30' x 20'.

It is my recommendation that the Town Council provide these comments and concerns to the RIDEM regarding this wetland permit application.