



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

July 10, 2025

D & M Boca Development, LLC
c/o Dennis DeGrazia
92 Faunce Corner Road, Suite 160
Dartmouth, MA 02747

REVISED PERMIT

Re: Wetlands Application No. 22-0264, RIPDES No. RIR101247, and UIC No. 001650 in reference to the property and proposed project located:

Approximately 150 feet south of Gooding Avenue, and approximately 300 feet southeast of its intersection with Broadcommon Road, near Utility Pole No. 218, Assessor's Plat 111, Lot 1, Bristol, RI.

Dear Mr. DeGrazia:

The Department of Environmental Management's ("DEM") Freshwater Wetlands Program ("Program") has completed its review of your **Application for Permit Modification** to the permitted 80-room hotel and associated parking area, screen plantings, retaining wall, stormwater mitigation systems, and utilities (electrical utility connection and connections to town water line, gas line, and sewer line) and has evaluated your proposed modifications, which include changing the layout of the hotel and parking lot and changes to the stormwater mitigation systems as illustrated and detailed on revised site plans submitted with your application. The revised site plans were received on April 9, 2025.

Based upon the Program's evaluation of the revised project and pursuant to 250-RICR-150-15-3.14.3 of the Rules and Regulations Governing the Administration and Enforcement of the Freshwater Wetlands Act, 250-RICR-150-15-3, it is the Program's determination that a revised permit for the modified project may be issued under the following terms and conditions:

1. This letter is the DEM's revised permit for this project under the R.I. Fresh Water Wetlands Act, R.I. Gen. Laws § 2-1-18 et seq.
2. This revised permit is specifically limited to the project, site alterations and limits of disturbance as detailed on the site plans submitted with your application and received by the DEM on April 9, 2025. A copy of the site plans stamped approved by the DEM is enclosed. Changes or revisions to the project, which would alter freshwater wetlands are not authorized without a permit from the DEM.
3. Where the terms and conditions of the revised permit conflict with the approved site plans, these terms and conditions shall be deemed to supersede the site plans.
4. A copy of the stamped approved site plans and a copy of this revised permit must be kept at the site at all times during site preparation, construction, and final stabilization. Copies of this revised permit and the stamped approved plans must be made available for review by any DEM or town representative upon request.

5. Within ten (10) days of the receipt of this revised permit, you must record this permit in the land evidence records of the Town of Bristol and supply this Program with written documentation obtained from the Town showing this revised permit was recorded.
6. The long-term operation and maintenance plan shall be strictly followed. The long-term operation and maintenance plan shall be that entitled "Operation & Maintenance Plan, Mainstay / Sleep Inn Hotel, Located in Bristol, Rhode Island; Applicant: D & M Boca Development", dated 1-23-2018, Revised 2-28-2024, dated received 1/16/2025, prepared by DiPrete Engineering.
7. Where the site plans depict a retaining wall over the proposed Northern white cedar (*Thuja occidentalis*) plantings, those plantings must be installed at the base of the retaining wall. You must notify this Program in writing upon completion of the required plantings for a compliance inspection by a Program representative. This must be fulfilled prior to on-site operations.
8. This revised permit expires on December 6, 2025, unless renewed pursuant to the Rules.

Except as authorized in this revised permit pursuant to revised and approved site plans (enclosed), all terms and conditions previously specified in the Program's permit dated December 6, 2024 (copy enclosed) remain in effect.

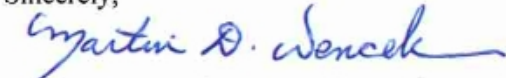
You are required to comply with the terms and conditions of this revised permit and to carry out this project in compliance with 250-RICR-150-15-3 at all times. Failure to do so may result in an enforcement action by the Program.

In permitting the proposed alterations, the DEM assumes no responsibility for damages resulting from faulty design or construction.

This revised permit does not remove your obligation to obtain any local, state, or federal approvals or permits required by ordinance or law and does not relieve you from any duties owed to adjacent landowners with specific reference to any changes in drainage.

Please contact me at this office at (telephone: 401-537-4194) should you have any questions regarding this letter.

Sincerely,



Martin D. Wencek, Program Supervisor
Freshwater Wetlands Program
Office of Water Resources
MDW/JAL/jal

Enclosure: Original permit dated December 6, 2024

cc: Nicholas Pisani, DEM Stormwater Program
Kevin DeMers, PE, DiPrete Engineering