



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

November 6, 2025

Keystone, LLC  
c/o Zack Neill  
PO Box 699  
Wakefield, RI 02879

**RE: Individual Application No. IA- 0000012808; UIC File No. 002319**  
**KEYSTONE, LLC**

Located South of Main Street (at 82 Main Street), approximately 50 feet SW of the intersection of Main Street and Hazard Avenue, Assessors Plat 57-1, Lots 73, Wakefield

Dear Mr. Neill:

The Rhode Island Department of Environmental Management Office of Water Resources (RIDEM OWR) has reviewed the above-referenced project for compliance with the RIDEM Stormwater Management, Design and Installation Rules (Stormwater Rules: 250-RICR-150-10-8) and the RIDEM Groundwater Discharge (GWD)/Underground Injection Control (UIC) Program (Groundwater Discharge Rules: 250-RICR-150-05-4). An application was received electronically through the RIDEM OWR Online Permit Application Portal on October 20, 2025, and was verified as complete by RIDEM OWR administrative staff on October 20, 2025.

As stated in the application materials, the purpose of the project is to construct a new mixed-use building, parking areas, and the associated stormwater management system, as further described in your application and detailed on the site plans consisting of 4 sheets as prepared by Patrick Freeman of American Engineering, Inc.

This letter serves as your permit/authorization for the above-referenced project, provided that you comply with the application materials, the Stormwater Rules, the Groundwater Discharge Rules, and the following conditions:

- 1) This authorization is specific to the project, site alterations, and stormwater management system depicted on the site plans submitted with your complete application as verified by RIDEM OWR on October 20, 2025. Any alterations, additions or modifications to the project approved herein must be reviewed and approved by RIDEM OWR prior to implementation.
- 2) You must submit the Notice of Start of Construction Form prior to commencement of any permitted site alterations or construction activity. The Notice of Start of Construction form can be found on the OWR online portal at URL <https://demri.my.site.com/owr>. Once logged in to your portal user account, click on the 'Requests' tab to select this form.
- 3) 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.

- 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) You must provide written certification from a registered land surveyor or registered professional engineer that the stormwater drainage system including any and all basins, piping systems, catch basins, culverts, swales, and any other stormwater management practices have been constructed/installed in accordance with the site plans reviewed for this permit. This written certification is due upon completion of the project or within twenty (20) working days of the request of this Program.
- 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 online portal, under the 'Requests' tab.
- 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 "*Long-Term Operation and Maintenance Plan & Long Term Pollution Prevention Plan for Keystone, LLC.*", prepared by American Engineering, Inc., dated October 20, 2025, submitted online October 20, 2025, and verified as complete by RIDEM OWR on October 20, 2025.
- 9) This permit is not transferable to any person except after written notice to the Director, submitted as an Owner Transfer form, available online through the OWR permit application portal, under the 'Requests' tab.

This UIC/GWD Registration will expire four (4) years from the date of issuance if the stormwater discharge system has not been constructed and installed. Once a registration is expired, a new application must be submitted for any proposed activity subject to the Groundwater Discharge Rules.

You are required to adhere to all above terms and conditions and carry out this project in compliance with the Stormwater Rules and Groundwater Discharge Rules at all times. Issuance of this permit does not bar RIDEM, or any of its various Divisions, from initiating any investigation and/or enforcement actions that it may deem necessary for violations 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 Michael Arguello at Michael.Arguello@dem.ri.gov or (401) 537-4199.

Sincerely,

Neal Personeus, Environmental Scientist III  
Federal 401/State WQC Program; GWD/UIC Program  
Office of Water Resources  
neal.personeus@dem.ri.gov; (401) 537-4263

cc: Charles Horbert, Deputy Administrator, Groundwater & Freshwater Wetlands Protection  
Patrick Freeman, P.E., American Engineering, Inc.