



State of Rhode Island  
**Coastal Resources Management Council**  
Oliver H. Stedman Government Center  
4808 Tower Hill Road, Suite 3  
Wakefield, RI 02879-1900

(401) 783-3370  
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December 6, 2022

4772 Old Post Road, LLC  
P.O. Box 233  
Charlestown, RI 02813

RE: File Number: A2022-06-127  
Site Address: 4772 Old Post Road, Charlestown  
Plat: 7 Lot: 51

Owner: 4772 Old Post Road, LLC  
Proj. Desc: 36 Lot Subdivision

Dear 4772 Old Post Rd, LLC:

The CRMC is currently reviewing your application, and has concerns that need to be addressed before further review can proceed. Please address the following issues so staff can complete review of your application:

Please provide detail, both in narrative and in plan form, for the proposed dry hydrant. The dry hydrant was not reviewed under the Preliminary Determination and is a new activity.

Please provide detail plans for the portion of Road C that passes between the two small freshwater wetlands. Please be reminded that staff strongly recommended the utilization of retaining walls to minimize fill and disturbance to these wetland features.

It appears that fill is proposed within 10 feet of these wetlands, despite staff urging of a 10 foot Buffer Zone around the wetlands. Please address.

Please clarify what (if anything) is being done with the existing structures on site.

Please clarify what is proposed for the existing and new trails within CRMC designated Buffer Zone. Please be reminded that all CRMC designated Buffer Zones are required to be permanently undisturbed, and plans to maintain the pathways within the designated Buffer Zones would be considered Buffer Zone Management and require specific addressing.

The submitted narrative states that no Buffer Zone Management is proposed at this time, yet the plans call out future management locations and reference plan notes that do not appear to be part of the plan set. Please remove all mention of future work from plans.

Please provide permanent Buffer Zone Markers at the inland limit of all CRMC designated Buffer Zones. This includes 10 foot Buffer Zones around the smaller, isolated Freshwater Wetlands.

The OWTS on lot 29 does not appear to meet the required 225' Setback. Please address.


Please clarify the responsible party for the operation and maintenance for stormwater. Will there be a Home Owners Association responsible for upkeep of roads and BMPs?

In addition, please revise the Stormwater Facility Maintenance Agreement to replace RIDEM with the Town of Charlestown as Local Jurisdiction.

Please address public comment regarding discrepancies between the CRMC Submitted Plan set and the Town of Charlestown Master Plan approved plan set. There are many concerns of discrepancies. CRMC should be reviewing what the Town reviewed.

This information must be submitted within 30 days of the above date. If the information requested is not provided within this 30 day period, the application will be canceled without prejudice. If you have any questions regarding this letter, please contact the office.

Sincerely,



Amy Silva & Ross Singer  
CRMC Permitting Staff

Cc: Brian King, Crossman Engineering