



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

March 20, 2026

Quonset Development Corporation  
Steven J. King, Managing Director & CEO  
95 Cripe Street  
North Kingstown, RI 02852

### **Freshwater Wetlands Permit**

Re: Application No. 25-0031 and RIPDES No. RIR102774 (*Individual Application No. IA-6847*) in reference to the property and proposed project located:

Approximately 200 feet south of Callahan Road and approximately 330 feet southwest of its intersection with Commerce Park Road, near Utility Pole No. 30, Assessor's Plat 183, Lot 60 and small portion of Lot 48 (also owned by RI Commerce Corporation) in North Kingstown, RI.

Dear Mr. King:

Kindly be advised that the Department of Environmental Management's ("DEM") Freshwater Wetlands Program ("Program") has completed its review of your **Application for a Freshwater Wetlands Permit** as described in Rule 3.11 of the Rules and Regulations Governing the Administration and Enforcement of the Fresh Water Wetlands Act, 250-RICR-150-15-3 ("Rules"). This review included a site inspection of the above referenced property ("subject property") and an evaluation of the proposed construction of a 121-foot by 160-foot switchyard with a control house, transition of underground to overhead electrical equipment and interconnection, a 20-foot-wide access road, stormwater mitigation systems, retaining walls, and timber guardrails with associated clearing, grading, and soil disturbance as illustrated and detailed on site plans submitted with your application. These site plans were received by the DEM on December 23, 2025, and revised Sheet 5 was received by the DEM on February 16, 2026.

Our observations of the subject property, review of the site plans and evaluation of the proposed project reveals that alterations of jurisdictional areas are proposed. However, pursuant to Rule 3.7.3A of the Rules, this project meets the General Variance Criteria, and a **Freshwater Wetlands Permit** may be issued under the following terms and conditions:

#### Terms and Conditions for **Wetlands Application No. 25-0031; and RIPDES No. RIR102774:**

1. This letter is the DEM's permit for this project under the R.I. Fresh Water Wetlands Act, R.I. Gen. Laws § 2-1-18 et seq.
2. This determination also includes your final authorization to discharge storm water associated with construction activity under the **2025 RIDPES General Permit for Stormwater Discharge During Construction Activity ("CGP")**. For future references and inquiry, your permit authorization number is RIPDES No. **RIR102774**. This RIPDES CGP permit is not transferable to any person except after written notice to the Director, in the form of a Permit Transfer Form available on the RIDEM Stormwater Construction Permitting website.

3. This 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 **December 23, 2025, and February 16, 2026 (Sheet 5)**. A copy of the site plans stamped approved by the DEM can be found on the Permit Search page on the OWR Application Portal by searching for any of the permit numbers listed above. Changes or revisions to the project that would alter freshwater wetlands are not authorized without a permit from the DEM.
4. Where the terms and conditions of the permit conflict with the approved site plans, these terms and conditions shall be deemed to supersede the site plans.
5. You must notify this Program of the anticipated start date, and of your contractor's contact information, by submitting a Notice of Start of Construction on the OWR Application Portal from the Requests Tab referencing this Freshwater Wetlands permit number prior to commencement of any permitted site alterations or construction activity. You must also notify this Program upon completion of the project by submitting a Notice of Termination from the Requests Tab on the OWR Application Portal.
6. A copy of the stamped approved site plans and a copy of this permit must be kept at the site at all times during site preparation, construction, and final stabilization. Copies of this permit and the stamped approved plans must be made available for review by any DEM or town representative upon request.
7. Within ten (10) days of the receipt of this permit, you must record this permit in the land evidence records of the Town of North Kingstown and supply this Program with a scanned copy of the recorded permit obtained from the Town which can be sent to [DEM.FWW@dem.ri.gov](mailto:DEM.FWW@dem.ri.gov).
8. The effective date of this permit is the date this letter was issued. This permit expires five (5) years from the date of this letter unless renewed pursuant to the Rules.
9. Any material utilized in this project must be clean and free of matter that could pollute any jurisdictional area.
10. Prior to commencement of site alterations, you shall erect or post a sign resistant to the weather and at least twelve (12) inches wide and eighteen (18) inches long, which boldly identifies the initials "DEM" and this permit number. This sign must be maintained at the site in a conspicuous location until such time that the project is complete.
11. Both the owner and the contractor retained to undertake the construction activity are required to comply with all terms and conditions of the CGP. This includes maintaining the Soil Erosion and Sediment Control (SESC) Plan, performing the required inspections and maintenance of the selected Best Management Practices (BMPs), and retaining inspection records. Further information on the requirements of the CGP is available at:  
<https://dem.ri.gov/sites/g/files/xkgbur861/files/2025-09/cgp-092625.pdf>
12. Temporary erosion and sediment controls detailed or described on the approved site plans shall be properly installed at the site prior to or commensurate with site alterations. Such controls shall be properly maintained, replaced, supplemented, or modified as necessary throughout the life of this project to minimize soil erosion and to prevent sediment from being deposited in any freshwater wetland, buffer, floodplain, or other jurisdictional areas not subject to disturbance under this permit.

13. Upon permanent stabilization of all disturbed soils, temporary erosion and/or sediment controls must be removed.
14. You are responsible for the proper installation, operation, maintenance and stability of any mitigative features, stormwater treatment facilities, and systems of treatment and control that are installed or used in compliance with this permit to prevent harm to adjacent freshwater wetland, buffer, floodplain, or other jurisdictional areas until documentation is provided that this responsibility has been assigned to another entity. The long-term operation and maintenance plan shall be strictly followed. The long-term operation and maintenance plan shall be that entitled: "Stormwater Operation & Maintenance Plan, Project Name: GDQ ESS – Switchyard; Project Location: Callahan Road, North Kingstown, RI 02852; Applicant: GDQ ESS, LLC, 2000 Chapel View Blvd, Suite 500, Cranston, RI 02920; Lessee: GDQ ESS, LLC, 2000 Chapel View Blvd, Suite 500, Cranston, RI 02920", dated March 2024, (Revision 1 – August 2024), dated received 6/03/2025, indicated as prepared by Green Development, LLC, 2000 Chapel View Blvd., Suite 500, Cranston, RI 02920.
15. You are obligated to install, utilize, and follow all best management practices detailed or described on the approved site plans in the construction of the project to minimize or prevent adverse impacts to any adjacent freshwater wetland, buffer, floodplain, or jurisdictional areas and the functions and values provided by such freshwater wetlands, buffer or floodplain.
16. 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 control features have been constructed/installed in accordance with the site plans approved by this permit. This written certification must be submitted to this Program within twenty (20) days of its request or upon completion of the project.
17. Final site grades as depicted on the approved site plans is mandatory and must be installed in accordance with the elevations shown to avoid any increases in the headwater for the culvert.

Pursuant to the provisions in 250-RICR-150-15-3.8.13 and 250-RICR-150-15-3.14.4(A), as applicable, any properly recorded and valid Freshwater Wetlands Permit is automatically transferred to the new owner upon sale of the property.

Please be aware that the RIDEM's Rules and Regulations Governing the Establishment of Various Fees (250-RICR-30-00-1) require that RIPDES CGP permit holders to 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 by the RIPDES Program.

You are required to comply with the terms and conditions of this permit and to carry out this project in compliance with the Rules at all times. Failure to do so may result in an enforcement action by this Department.

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

Kindly be advised that this permit is not equivalent to a verification of the type or extent of freshwater wetlands on site. Should you wish to have the types and extent of freshwater wetlands verified, you may submit the appropriate application in accordance with 250-RICR-150-15-3.9.3.

This 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 Jessica Lord of this office (telephone: 401-537-4249) should you have any questions regarding this letter.

Sincerely,

Nancy L. Freeman, Environmental Scientist III  
Office of Water Resources  
Freshwater Wetlands Program  
NLF/JAL/jal

Enclosure: Approved site plans

cc: Nicholas Pisani, PE, DEM Stormwater Program  
Kevin Morin, PE, Green Development LLC  
Joseph McCue, PWS, McCue Environmental LLC  
Mark DePasquale, Green Development LLC  
Adam White, Town of North Kingstown Director of Public Works  
Amy Silva, Wetland Program Supervisor, CRMC



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

June 25, 2025

Attention: Steven King, P.E.  
95 Cripe Street  
North Kingstown, RI 02852

**RE: WQC/STW File No. 25-005; RIPDES File No. RIR102757; RIPDES IA No. 0000006996**  
**GDQ Energy Storage System**  
**545 Callahan Road**  
**Assessor's Plat 183, Lots 13 and 65**  
**North Kingstown, RI**

Dear Mr. King:

The Rhode Island Department of Environmental Management Office of Water Resources (RIDEM OWR) has reviewed the above-referenced project for compliance with the Rhode Island Pollutant Discharge Elimination System Construction General Permit (CGP). As stated in the application materials, the purpose of the project is to construct and maintain a 210± megawatt (MW) battery energy storage facility with substation. The project will include impervious areas associated with the proposed substation area, battery storage modules, battery storage inverters & transformers, and associated access roads. The proposed design will include an infiltration basin and an infiltrating sand filter basin to provide water quality treatment and two detention basins to provide mitigation of peak runoff discharge rates. Runoff will be delivered to the proposed stormwater management practices primarily by surface runoff and swale flow. Pretreatment practices will consist of a peastone diaphragm and a swale. The work is as further described in your application and detailed on site plans consisting of 10 sheets as prepared by Kevin C. Morin, P.E. of Green Development, LLC, received by RIDEM-OWR on 5/28/2025.

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) This authorization is specific to the project, site alterations, and stormwater management system depicted on the site plans submitted with your application and received by RIDEM on 5/28/2025. 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 Start of Construction Form can be found on the Stormwater Construction Permitting website.
- 3) Prior to construction, you must erect or post a sign resistant to the weather and at least twelve (12) inches wide and (eighteen) 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) 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.
- 5) All fill material shall be clean and free of matter that could cause pollution of the waters of the State.
- 6) The stormwater collection and treatment system approved herein is for the discharge of stormwater only. Any other discharge is prohibited.
- 7) 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.
- 8) 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.
- 9) 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 Operation & Maintenance Plan; Project Name: GDQ ESS-Storage; Project Location: 545 Callahan Road, North Kingstown, RI 02852; Applicant: GDQ ESS, LLC, 2000 Chapel View Blvd, Suite 500, Cranston, RI 02920; Lessee: GDQ ESS, LLC, 2000 Chapel View Blvd, Suite 500, Cranston, RI 02920; Parcel Owner: RI Commerce Corporation, 95 Cripe Street, North Kingstown RI 02852.”, dated January 2024, dated revised April 2025, received 5/28/2025, prepared by Green Development, LLC, 2000 Chapel View Blvd, Suite 500 Cranston, RI 02920.

This permit is not transferable to any person except after written notice to the Director, in the form of a Permit Transfer Form available on the RIDEM Stormwater Construction Permitting website.

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 31st 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 the Rhode Island Department of Environmental Management, 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 me at [Nicholas.pisani@dem.ri.gov](mailto:Nicholas.pisani@dem.ri.gov) or 401-537-4151.

Sincerely,

Nicholas A. Pisani, P.E., Environmental Engineer IV  
Stormwater Engineering and 401 Permitting  
Office of Water Resources  
Rhode Island Department of Environmental Management

cc: Kevin. C. Morin, P.E.