



State of Rhode Island
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 116
Wakefield, RI 02879-1900

INST: 00001908
BK: 3768 Page(s) 91 - 98

(401) 783-3370
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ASSENT

CRMC File No.: 2025-07-066 CRMC Assent No.: A2025-07-066

Whereas,
of

**RI Commerce Corporation
c/o Quonset Development Corp.
95 Cripe Street
North Kingstown, RI 02852**

has applied to the Coastal Resources Management Council for assent to: The project includes improvements to finished automobile staging lots and the construction of Terminal 7. This project is intended to realign Davisville Road to the south and represents that they are the owner(s) of the riparian rights attached to the property involved and submitted plans of the work to be done.

Now, said Council, having fully considered said application in accordance with all the regulations as set forth in the Administrative Procedures Act does hereby authorize said applicant, subject to the provisions of Title 46, Chapter 23 of the General Laws of Rhode Island, 1956, as amended, and all laws which are or may be in force applicable thereto: **The project includes improvements to finished automobile staging lots and the construction of Terminal 7. This project is intended to realign Davisville Road to the south; located at plat 191|192|194, lot 1,67,68,69,72,73|13,3,4|16,17,18,6; Davisville Road, North Kingstown, RI**, in accordance with said plans submitted to this Council and approved by this Council. All work being permitted must be completed on or before **June 2, 2029**, after which date this assent is null and void, (unless written application requesting an extension is received by CRMC sixty (60) days prior to expiration date).

Applicant agrees that as a condition to the granting of this assent, members of the Coastal Resources Management Council or its staff shall have access to applicant's property to make on-site inspections to ensure compliance with the assent.

Licensee shall be fully and completely liable to State, and shall waive any claims against State for contribution or otherwise, and shall indemnify, defend, and save harmless State and its agencies, employees, officers, directors, and agents with respect to any and all liability, damages (including damages to land, aquatic life, and other natural resources), expenses, causes of action, suits, claims, costs (including testing, auditing, surveying, and investigating costs), fees (including attorneys' fees and costs), penalties (civil and criminal), and response, cleanup, or remediation costs assessed against or imposed upon Licensee, State, or the Property, as a result of Licensee's control of the Property, or Licensee's use, disposal, transportation, generation and/or sale of Hazardous Substances or that of Licensee's employees, agents, assigns, sublicensees, contractors, subcontractors, permittees, or invitees.

Nothing in this assent shall be construed to impair the legal rights of this granting of authority or of any person. By this assent the granting authority by no manner, shape, or form assumes any liability or responsibility implied, or in fact, for the stability or permanence of said project; nor by this assent is there any liability implied or in fact assumed or imposed on the granting authority. Further, the

granting authority by its representatives or duly authorized agents shall have the right to inspect said project at all times including, but not limited to, the construction, completion, and all times thereafter.

This Assent is granted with the specific proviso that the construction authorized therein will be maintained in good condition by the owner thereof, his heirs, successors, or assigns for a period of fifty (50) years from the date thereof, after which time this permission shall terminate necessitating either complete removal or a new application.

Permits issued by the CRMC are issued for a finite period of time, confer no property rights, and are valid only with the conditions and stipulations under which they are granted. Permits imply no guarantee of renewal, and may be subject to denial, revocation, or modification.

If this matter appeared before the full Council, a copy of the legal decision from this proceeding may be acquired by contacting the CRMC office in writing.

A copy of this Assent shall be kept on site during construction.

Application for future alteration of the shoreline or other construction or alteration within the CRMC jurisdiction shall be submitted to the CRMC for review prior to commencing such activity.

All applicable policies, prohibitions, and standards of the RICRMP shall be upheld.

All local, state or federal ordinances and regulations must be complied with.

Please be advised that as a further conditions of this Assent, it is hereby stipulated that you and/or your agents shall comply at all times with Federal and State Water Quality Standards and other State standards and regulations regarding water quality, and shall exercise such supervision over and control of these facilities to prevent the dumping or discarding or refuse, sanitary wastes and other pollutants in the tidal waters, either from vessels docked at said facilities or from land adjacent thereto.

No work that involves alteration to wetlands or waters of the United States shall be done under this Assent until the required Federal Permit has been obtained.

Non-compliance with this assent shall result in legal action and/or revocation of this permit.

CAUTION:

The limits of authorized work shall be only for that which was approved by the CRMC. Any activities or alterations in which deviate from this assent or what was detailed on the CRMC approved plans will require a separate application and review. Additionally, if the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then this permit may be found to be null and void. Plans for any future alteration of the shoreline or construction or alteration within the 200' zone of CRMC jurisdiction or in coastal waters must be submitted for review to the CRMC prior to commencing such activity.

Permits, licenses or easements issued by the Council are valid only with the conditions and stipulation under which they are granted and imply no guarantee of renewal. The initial application or an application for renewal may be subject to denial or modification. If an application is granted, said permit, license and easement may be subject to revocation and/or modification for failure to comply with the conditions and stipulations under which the same was issued or for other good cause.

ATTENTION: ALL STRUCTURES AND FILLED AREAS IN THE TIDAL, COASTAL, OR NAVIGABLE WATERS OF THE STATE OF RHODE ISLAND ARE SUBJECT TO:

1. The Superior Property Rights of the State of Rhode Island in the Submerged and Submersible Lands of the Coastal, Tidal, and Navigable Waters;
2. The Superior Navigation Servitude of the United States;
3. The Police Powers of the State of Rhode Island and the United States to regulate Structures in the Tidal, Coastal, or Navigable Waters.

THE SUBMERGED AND SUBMERSIBLE LANDS OF THE TIDAL, COASTAL, AND NAVIGABLE WATERS OF THE STATE ARE OWNED BY THE STATE AND HELD IN TRUST FOR THE PUBLIC. CONVEYANCE OF THESE LANDS IS ILLEGAL; TITLES PURPORTING TO TRANSFER SUCH LANDS ARE VOID. ASSENTS THAT INVOLVE THE FILLING OR USE OF THE STATES SUBMERGED LANDS ARE GRANTED WITH THE PROVISIO THAT IT IS SUBJECT TO THE IMPOSITION OF A USAGE FEE TO BE ESTABLISHED BY THE COASTAL RESOURCES MANAGEMENT COUNCIL.

The lands adjacent to tidal waters and/or access to these lands may be impacted or rendered unusable in the future due to sea level rise, storm surge, and shoreline erosion. Online resources including STORMTOOLS, Shoreline Change Maps, and Sea Levels Affecting Marshes Model (SLAMM) Maps can be accessed through the CRMC website (www.crmc.ri.gov). The Council recommends the use of these resources to evaluate the flood extent and inundation from sea level rise, storm surge and erosion and damages to land, aquatic life, loss of public access and other natural resources on and near the site of the above assent. The project life may be shortened by these processes and may require additional adaptation measure up to and including relocation of the project. By issuing this assent the granting authority neither explicitly nor implicitly assumes any liability or responsibility for the stability or permanence of said project under future climate and shoreline conditions.

SPECIFIC STIPULATIONS OF APPROVAL

General Stipulations

A. The applicant shall record this assent in its entirety in the land evidence records of the Town of North Kingstown within thirty (30) days of the date of assent issuance. Certification by the Town Clerk's office that this stipulation has been complied with shall be furnished to Coastal Resources Management Council by the applicant within fifteen (15) days thereafter. Failure to comply with provision will render this assent null and void.

B. For the purpose of this permit, the wetland feature shall be Wooded Swamp; and the inland edge of the wetland feature shall be the flagged wetland edge.

C. The approved plan shall be those entitled 1) "Port of Davisville, Roadway Relocation, Davisville Road and Maritime Way, North Kingstown, Rhode Island...", " sheets C-001 to C-002 and C-100 to C113 and C-116 to C123 dated March 2026, by Crossman Engineering, stamped by Steven M. Cabral, P.E.. and 2) "Terminal 7 Site Development Project at Quonset Business Park, AP 191, Lots 1, 60, 61, & 67, AP 194 Lots 6, 15, 16, 17, 18 and 72, Davisville Road/Sanford Road...", sheets C-0 to C-6 dated 3/13/2026, by Quonset Development Corporation, stamped by Gregory J. Coren, PE. and 3) NAVFAC, REMOVAL ACTION AT OPERABLE UNOT 10, RESTORATION PLAN, FIGURE 8...", dated 1/26/17, by CBI, designed by M. Biffel Except as stipulated or modified herein, all details and specifications thereon shall be strictly adhered to. Any and all changes require written approval from this office.

D. Prior to commencement of site alterations, you shall post the CRMC assent card. This assent card must be maintained at the site in a conspicuous location until such time that the project is complete.

E. The applicant shall notify CRMC staff at least 48 hours in advance of the approximate date of the start of construction.

F. This assent requires a Freshwater Wetlands buffer zone (Ref. FWWVC) of 50 feet in width as measured landward from the inland edge of the coastal feature. A Variance has been granted to alter 7000ft² of that area as shown on the approved plan.

G. As of the date of assent issuance, all vegetation in the Freshwater buffer zone is to remain in a permanently undisturbed condition. Any and all activities or alterations within the coastal buffer zone not specifically addressed herein including mowing, pruning, trimming, thinning, require written authorization from the CRMC.

H. No alterations (vegetative or otherwise) or activities are allowed on the wetland feature(s) or in the waterway adjacent to the site.

I. All runoff of surface water into the stipulated coastal buffer zone shall be maintained as sheet flow. No concentrated sources of runoff flow (such as pipes or swales) shall be directed into the buffer zone.

J. GDEB (General Dynamics/Electric Boat) will be required to submit a new application for a CRMC Assent for any changes to future design of their stormwater management systems that has not been addressed in this Assent. The design should provide water quality treatment and not to exceed the rates and timing of the peak flows. Also any stormwater basins within the Terminal 7 that are modified/expanded shall require CRMC approval prior to construction.

Earthwork Stipulations

- A. The Permittee shall construct and maintain all soil erosion, runoff, and sediment control practices in accordance with the CRMC approved site plan (referenced herein).
- B. All soil erosion, runoff, sedimentation, and construction activity pollution prevention control measures must be implemented in accordance with CRMC approved site plan (referenced herein) and the approved Soil Erosion and Sediment Control Plan entitled "Soil Erosion and Sediment Control Plan, Port of Davisville, Maritime Way Site Improvements, AP 192, Lot 10 and Lot 12, and Plat 193 Lot 3, North Kingstown, Rhode Island...", dated March 15, 2023, by Pare Corporation.
- C. Prior to the initiation of site alterations or construction including the mobilization of construction vehicles, equipment or machinery, the Limit of Disturbance (LOD) shall be adequately delineated on site (by survey methods where appropriate). No equipment access, equipment or material storage or other activities including construction vehicle parking shall occur beyond the Limit of Disturbance, even on a temporary basis.
- D. Prior to the initiation of site alterations or construction including the mobilization of construction equipment and machinery, all required buffer zones shall be identified with permanent buffer zone markers (see additional details specified herein).
- E. Prior to conducting earthwork and other land disturbing activities, erosion, runoff and sediment control measures shall be installed and maintained in accordance with good engineering practices including the applicable details found in the manufacturer's specifications and/or in the Rhode Island Soil Erosion and Sediment Control Handbook (as amended). These measures must be maintained until the site is stabilized through the establishment of vegetative cover and/or construction of the approved facilities (buildings, roadways, parking areas, etc.) has stabilized soils sufficiently to prevent erosion and sedimentation.
- F. All discharges which result from dewatering operations must flow into pumping settling basins, portable sediment tanks or portable sediment bags which are properly installed and maintained in accordance with good engineering practices including the applicable details found in the manufacturer's specifications and/or in the Rhode Island Soil Erosion and Sediment Control Handbook (as amended).
- G. There shall be no activities (construction, stockpiling vehicle or equipment access, etc.) beyond the approved Limit of Disturbance (LOD), within required buffer zones, on coastal features, in freshwater wetlands or in tidal waters, ponds, streams, rivers and other natural resource areas.
- H. Temporary measures shall be installed to protect permanent or long-term stormwater control and treatment measures as they are installed and throughout the construction phase of the project so that they will function properly when they are brought online. Construction activity shall be restricted in areas where infiltration measures are proposed to prevent compaction. In cases where it is not possible to avoid the area, methods shall be taken to restore the infiltration capacity of the soils.

I. All excavated material shall be cast on the upslope side of the excavation to minimize sedimentation. No excavated material shall be stockpiled beyond the Limit of Disturbance (LOD) or in unauthorized locations.

J. All areas of disturbed soils which are impacted by construction, site work and related activities shall be temporarily stabilized throughout the site construction period. Soil stabilization may be achieved through appropriate temporary measures as described by the Rhode Island Soil Erosion and Sediment Control Handbook (as amended). Where the season is not conducive to the establishment of vegetative cover, other temporary measures shall be employed including the application of mulch and/or use of fiber rolls (erosion control blankets, etc.). Temporary erosion, runoff and sediment controls shall be employed and maintained until temporary or permanent vegetative cover can be achieved and/or site improvements such as approved buildings, roadways and parking areas are constructed resulting in a lack of exposed soil.

K. Stabilization of disturbed areas must, at a minimum, be initiated immediately whenever any clearing, grading, excavating or other earth disturbance activities have permanently ceased on any portion of the site, or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days. Stabilization must be completed using vegetative stabilization measures or using alternative measures whenever vegetative measures are deemed impracticable or during periods of drought. All disturbed soils exposed prior to October 15th shall be seeded by that date. Any such areas which do not have adequate vegetative stabilization by November 15th must be stabilized through the use of non-vegetative erosion control measures. If work continues within any of these areas during the period from October 15th through April 15th, care must be taken to ensure that only the area required for that day's work is exposed, and all erodible soil must be restabilized within five (5) working days.

L. Construction sites must be inspected by or under the supervision of the owner and operator at least once every seven (7) calendar days and within 24 hours after any storm event which generates at least 0.25 inches of rainfall per 24-hour period and/or after a significant amount of runoff. If an inspection reveals a problem, the operator must initiate work to fix the problem immediately after discovering the problem and complete such work by the close of the next workday, if the problem does not require significant repair or replacement, or if the problem can be corrected through routine maintenance.

M. There shall be no discharge or disposal of toxic waste, hazardous materials, oil, grease and other lubricants, excess fertilizer, pesticides or other chemicals or controlled materials either on site or in any area which may enter a wetland, watercourse or groundwater. All spills of such materials shall be reported to the RI Department of Environmental Management for appropriate remediation. All used lubricants, excess chemicals, fertilizers, pesticides, etc., shall be removed from the site for transport, handling and disposal in accordance with all applicable state and federal regulations.

N. All excess excavated materials (soils, rock, gravel, etc.), excess construction materials, demolition debris, temporary erosion, runoff and sediment control measures, etc., shall be removed from the site for appropriate re-use and/or proper disposal at a suitable upland location or landfill. All toxic materials and waste shall be properly transported and disposed of in accordance with applicable state and federal regulations.

O. Upon the successful stabilization of exposed soils, all temporary (interim) erosion, runoff and sediment control measures as well as pollution prevention measures shall be appropriately decommissioned and removed from the site for re-use and/or for disposal at a suitable, legal upland location or landfill. All temporary sediment basins, sediment traps and channels, etc., shall be removed and/or restored in accordance with the approved site plans.

Stipulations for Stormwater Management on Projects Other than Individual Single-Family Residential Lot Development

A. The Permittee shall construct and maintain the stormwater management practices in accordance with the CRMC approved site plan (referenced herein) and the submitted Stormwater Management Plan

B. All stormwater management practices shall be operated and maintained in accordance with the Operation and Maintenance (O&M) Plan, entitled "Stormwater Management Report, Port of Davisville, Maritime Way Site Improvements, AP 192, Lot 10 and Lot 12, and Plat 193 Lot 3, North Kingstown, Rhode Island..." dated March 15, 2023, by Pare Corporation stamped by Robert James Sykes P.E.

Building Stipulations

A. All pertinent requirements of the RI State Building Code as administered by the local building official shall be strictly adhered to.

Buffer Zone Stipulations

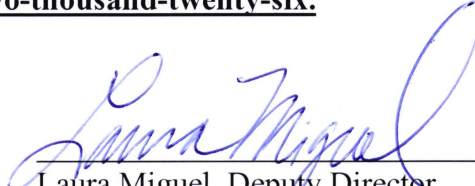
A. Prior to initiating any work on site, permanent markers at least 24" above grade must be installed along the inland edge of the buffer zone from each affected property boundary to any points in between which provide appropriate angle points necessary to delineate the full limit of the CRMC approved buffer zone. The intent of these markers is to provide permanent reference points on-site which are clear to present and future property owners. Acceptable permanent-type markers include 4" x 4" pressure treated timber posts, galvanized fence posts with cap or granite or concrete bounds. A permanent-type fence at least 24" tall may be substituted for markers where desired. As required by this CRMC Assent, no alterations of the buffer zone are allowed including grading, mowing, pruning, thinning, mulching, landscaping or any other activity not specifically approved by the stipulations of this assent or the approved plans.

B. No work on site may be initiated until the buffer zone markers required by condition of this CRMC assent are properly installed. Upon installation of the markers, work on the project may be initiated as herein approved.

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In Witness Whereof, said Coastal Resources Management Council has hereto set their hands and seal this **2nd day of June in the year two-thousand-twenty-six.**



Laura Miguel, Deputy Director
Coastal Resources Management Council

/jla

RECEIVED FOR RECORD
TOWN OF NORTH KINGSTOWN, RI
JUN 10, 2026 09:21 AM
Susan A Murray
DEPUTY CLERK

State of Rhode Island
COASTAL RESOURCES MANAGEMENT COUNCIL

NOTICE OF

ASSENT

CRMC Assent No.: A2025-07-066 Date: June 2, 2026

This certifies that **RI Commerce Corporation**

has permission to The project includes improvements to finished automobile staging lots and the construction of Terminal 7. This project is intended to realign Davisville Road to the south,

situated at Davisville Road
Plat No. 191|192|194

Lot No. 1,67,68,69,72,73|13,3,4|16,17,18,6

Said construction operations to be done in accordance with an approved assent on file in the Offices of the Coastal Resources Management Council and subject further to all the provisions of the building ordinances of the:

City/Town of

North Kingstown

and to all the applicable State, Local and Federal provisions. This assent shall expire three (3) years from the date of this assent.

[Signature]
Official Designee
Coastal Resources Management Council

THIS CARD MUST BE DISPLAYED IN A CONSPICUOUS PLACE ON THE PREMISES.
FAILURE TO DISPLAY WILL RESULT IN LEGAL ACTION.