



Oliver Stedman Government Center
4808 Tower Hill Road; Suite 116
Wakefield, RI 02879
401-783-3370

15 DAY PUBLIC NOTICE

File Number: 2019-10-052 Date: January 10, 2020

This office has under consideration the application of:

***169 Main Street, LLC (c/o Rory Douthit) & The Westerly Land Trust
169 Main Street and PO Box 601
Westerly, RI 02891***

for a State of Rhode Island Assent to: ***Demolish an existing building and construct a new restaurant with associated parking, landscaping and a garden. The project is being reviewed under an “experimental use” of CRMC’s Urban Coastal Greenway Policy whereby a 25’ wide greenway is proposed along the Pawcatuck River with an associated 5’ wide construction setback (from the greenway). The project requires a 20’ wide setback variance from the 25’ wide setback standard. Public parking will be provided for the Greenway and the Greenway will be placed in a permanent easement to provide permanent greenspace and public access along the Pawcatuck River.***

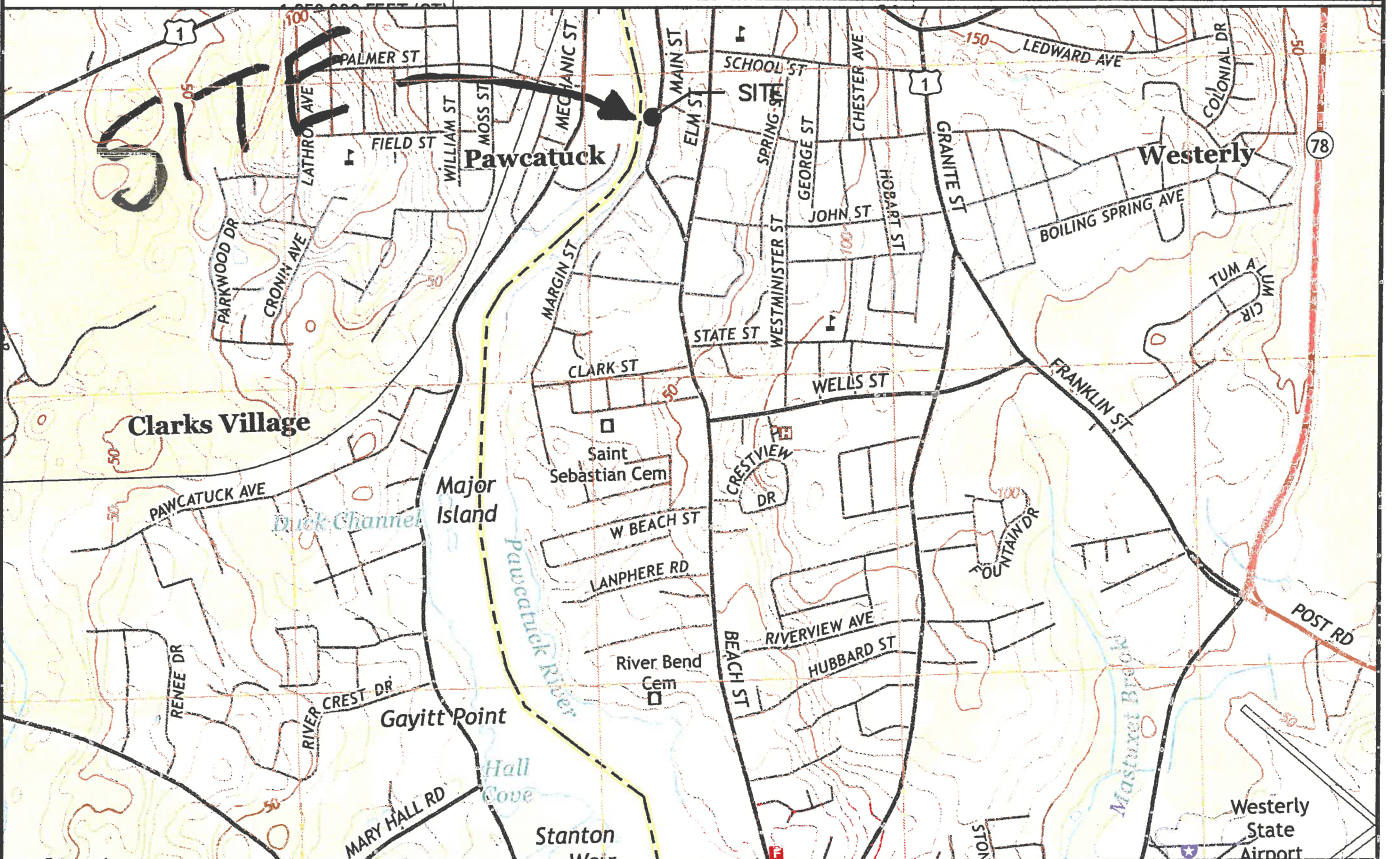
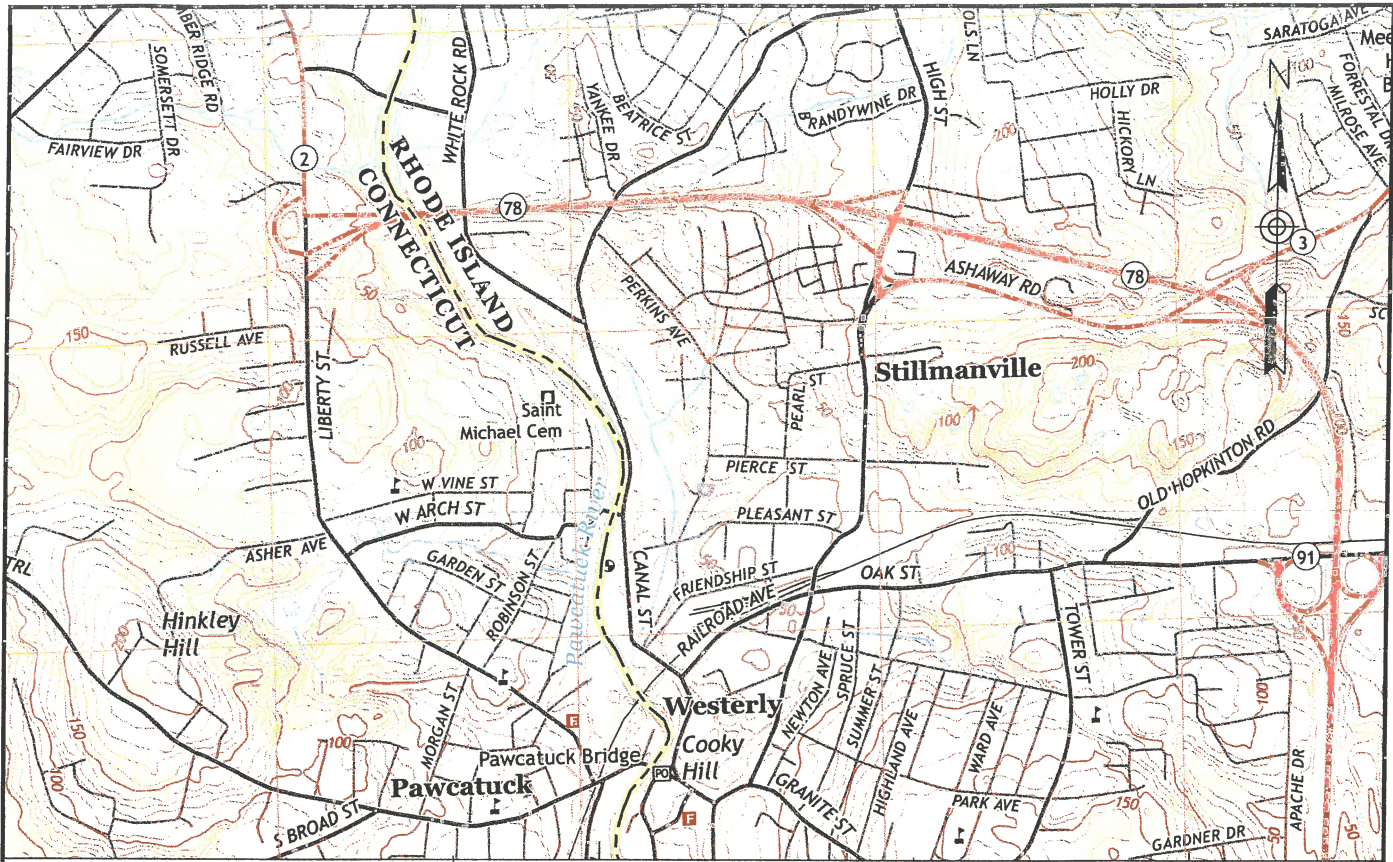
Project Location:	169 & 177 Main Street
City/Town:	Westerly
Plat/Lot:	66
Waterway:	9 & 8

Plans of the proposed work may be seen at the CRMC office in Wakefield.

In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what law or laws, if any, would in their opinion be violated by the work proposed.

If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before January 25, 2020.



CHERENZIA & ASSOCIATES, LTD.
 99 Mechanic St.
 Pawcatuck, CT 06379
 Tel: 860.629.6500
 Fax: 860.599.6090
 P.O. Box 513
 Westerly, RI 02891
 Tel: 401.596.7747
 www.cherenzia.com

CA JOB # 218066
 FEBRUARY 11, 2019
 DRAWN BY: TMT
 CHECK BY: SFC

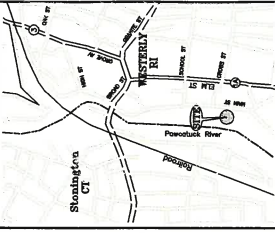
PROPOSED CINDER RESTAURANT
 169 & 177 MAIN STREET
 PLAT 66 LOTS 8 & 9
 WESTERLY, RHODE ISLAND
 PREPARED FOR
169 MAIN STREET, LLC
 c/o RORY DOUTHETT

SITE LOCATION MAP

0' 1,000' 2,000' 4,000'
 SCALE: 1"=2,000'

COASTAL RESOURCES
 MANAGEMENT COUNCIL

RECEIVED
 OCT 16 2019



LOCATION MAP

- NOTES:
1. CONDITIONS SHOWN ARE BASED ON THE LATEST AVAILABLE RECORDS. THE CLIENT IS RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED.
 2. THE CLIENT HAS BEEN ADVISED THAT THE INFORMATION PROVIDED IS FOR GENERAL INFORMATION ONLY AND IS NOT TO BE USED FOR ANY OTHER PURPOSE.
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PLAN REVISIONS	
NO.	DATE
1	8/2/19
2	8/2/19
3	12/17/19
4	12/17/19
5	12/17/19
6	12/17/19
7	12/17/19
8	12/17/19
9	12/17/19
10	12/17/19
11	12/17/19
12	12/17/19
13	12/17/19
14	12/17/19
15	12/17/19
16	12/17/19
17	12/17/19
18	12/17/19
19	12/17/19
20	12/17/19

SCALE: 1"=10'

DRAWN BY: AGC

CHECK BY: STC

DATE: JUNE 14, 2019

ISSUED FOR PERMITTING

SITE PLAN

PROPOSED UNDER RESTAURANT

169 & 177 MAIN STREET

FLAT 66 LOT 8 & 9

WESTERLY, RHODE ISLAND

PREPARED FOR

169 MAIN STREET, LLC

C/O RORY DOUTHITT

SPROUT CHERENZIA

No. 9236

REGISTERED PROFESSIONAL ENGINEER

PE 0000000000

SHEET 1 OF 2

CHERENZIA & ASSOCIATES, LTD.

ZONING CHART - 169 MAIN STREET	
REQUIRED	PROPOSED
LOT AREA (SF)	12,000 SF
FRONT SETBACK (FT)	100
REAR SETBACK (FT)	50
SIDE SETBACK (FT)	50
MAXIMUM HEIGHT	40
PRINCIPAL BALCONY (FT)	30 FT
BLDG SETBACK	30 FT
FRONT SETBACK (FT)	30 FT
CORNER SIDE SETBACK (FT)	30 FT
SIDE SETBACK (FT)	30 FT
REAR SETBACK (FT)	30 FT

ZONING CHART - 177 MAIN STREET	
REQUIRED	PROPOSED
LOT AREA (SF)	12,000 SF
FRONT SETBACK (FT)	100
REAR SETBACK (FT)	50
SIDE SETBACK (FT)	50
MAXIMUM HEIGHT	40
PRINCIPAL BALCONY (FT)	30 FT
BLDG SETBACK	30 FT
FRONT SETBACK (FT)	30 FT
CORNER SIDE SETBACK (FT)	30 FT
SIDE SETBACK (FT)	30 FT
REAR SETBACK (FT)	30 FT

PARKING CHART	
REQUIRED	PROPOSED
SPD SPACES	19
ADA SPACES	1
TOTAL SPACES	20

*REQUIRED - 2 SPACES FOR URBAN CENTER, GREENWAY
+ 1 SPACE (1 METS OR 3 PERSON CAPACITY)
(4 SPACES AT URBAN CAPACITY - 2 SPACES)

PROPOSED RESTAURANT
7,200 SQ. FT.
FFE = 11,122

169 MAIN STREET, LLC
169 & 177 MAIN STREET
FLAT 66 LOT 8 & 9
WESTERLY, RHODE ISLAND

PROPOSED RESTAURANT

169 & 177 MAIN STREET

FLAT 66 LOT 8 & 9

WESTERLY, RHODE ISLAND

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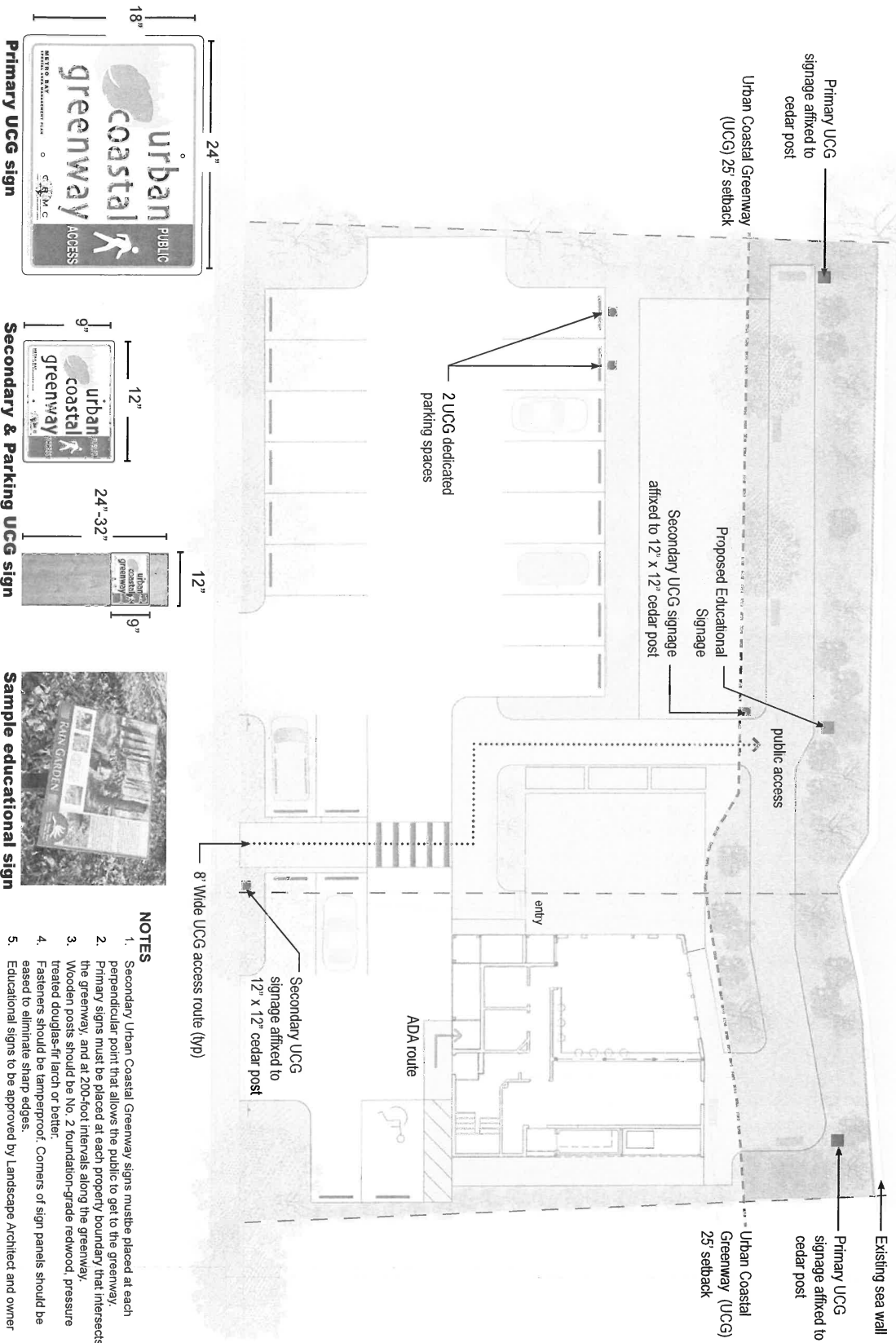
PE 0000000000

SHEET 1 OF 2

CHERENZIA & ASSOCIATES, LTD.

Not to Scale

PAWCATUCK RIVER

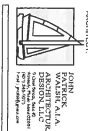


NOTES

1. Secondary Urban Coastal Greenway signs must be placed at each perpendicular point that allows the public to get to the greenway.
2. Primary signs must be placed at each property boundary that intersects the greenway, and at 200-foot intervals along the greenway.
3. Wooden posts should be No. 2 foundation-grade redwood, pressure treated douglas-fir larch or better.
4. Fasteners should be tamperproof. Corners of sign panels should be eased to eliminate sharp edges.
5. Educational signs to be approved by Landscape Architect and owner

CINDER RESTAURANT

169 & 177 MAIN STREET
WESTERLY, RHODE ISLAND



LANDSCAPE ARCHITECT

Rebecca M. Nolan, RLA

169 & 177 MAIN STREET
WESTERLY, RHODE ISLAND
02891-1001

DATE:

CHIERENZIA

ARCHITECT:

DATE: 10/17/2019
DRAWN BY: RAN
SCALE: 1/8" = 1'-0"
FILENAME: Cinder_Curbs

DATE: June 17, 2019
DRAWN BY: RAN
SCALE: 1/8" = 1'-0"
FILENAME: Cinder_Curbs

REVISIONS:



LAYOUT
PLAN

SHEET NO.
L-102

