



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

PUBLIC NOTICE

File Number: 2021-03-020 Date: March 15, 2021

This office has under consideration the application of:

**Paraport, LLC / Michael Parascandola
 Perry Mill Marina, LLC
 334 Night Street, Ste 11201
 Warwick, RI 02886**

for a State of Rhode Island Assent to: *Demolish 4 existing buildings and several outbuildings, construct a 7,686 s.f. “Regatta Center” on steel piles above the VE13 flood elevation, install a jib crane, construct a limited marina with transient slips, rebuild small building on concrete wharf and to construct grading, utility and landscaping upgrades. Pursuant to red book (650-RICR-20-00-1) §1.1.7, setback variance(s) are required for the Regatta Center building (43.5’ +/- variance), for the “re-purposed shack” (37’ +/- variance) and for fill (50’ variance) proposed within the minimum 50’ setback required by red book § 1.1.9. Setback variances are not required for the proposed buildings if the Council determines the buildings are “water-dependent” pursuant to §1.1.2(A)(170).*

Project Location:	Perry mill Wharf
City/Town:	Newport
Plat/Lot:	27 / 269
Waterway:	Newport Harbor

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 April 15, 2021 .



RICHARD N. ST. JEAN

REGISTERED PROFESSIONAL ENGINEER



PROJECT LOCATION

RECEIVED
MARCH 5, 2021
 COASTAL RESOURCES
 MANAGEMENT COUNCIL



<p>St. Jean Engineering, LLC Civil, Marine & Structural Consulting Engineering</p>	<p>Perry Mill Marina, LLC Perry Mill Wharf Re-Development Locus Map</p>	<p>DATE February 17, 2021</p>
<p>209 Arnold Neck Drive Warwick, Rhode Island 02886 Ph: 401.398.0999 email: st.jean.engineering@verizon.net</p>	<p>LOCATION: AP 27, Lot 269 Newport Harbor Perry Mill Wharf Newport, Rhode Island</p>	<p>APPLICATION BY: Perry Mill Marina, LLC 334 Knight Street, Suite 11201 Warwick, Rhode Island 02886</p>
<p>SHEET OF 3 36</p>		<p>3 36</p>

S86°09'57"W
(FROM BULKHEAD)

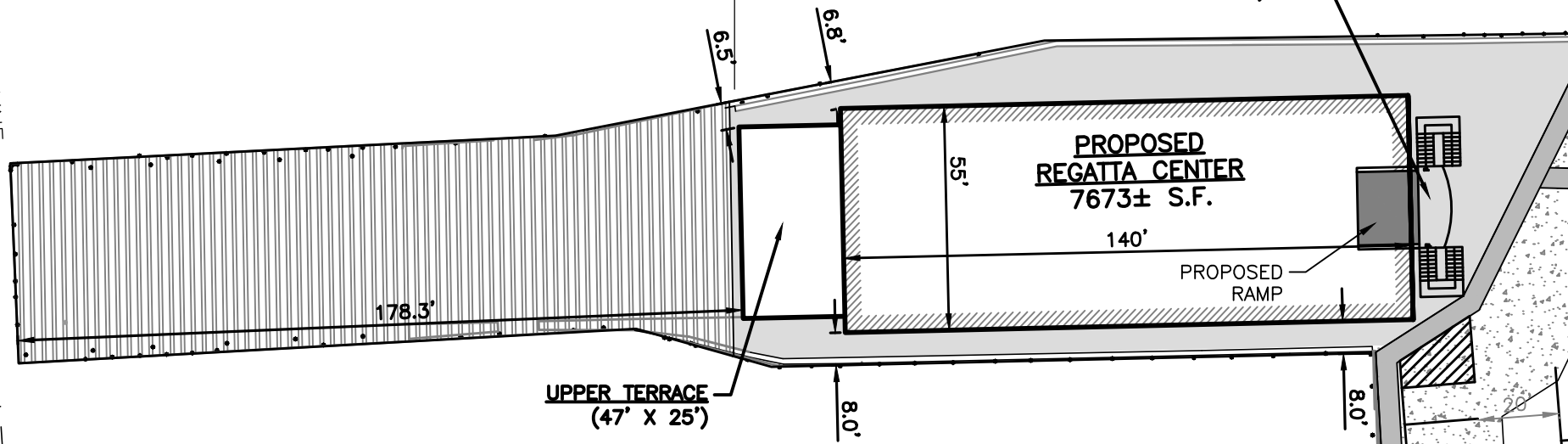
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MARCH 5, 2021
COASTAL RESOURCES
MANAGEMENT COUNCIL

NEWPORT
HARBOR

HARBOR LINE
PER PLAN REFERENCE 9

**ENTRY STAIR &
BALCONY**
(REFER TO
ARCHITECTURAL
PLANS)

DOCK ← APPROXIMATE
LIMIT OF WHARF



UPPER TERRACE
(47' X 25')

**PROPOSED
REGATTA CENTER**
7673± S.F.

140'

PROPOSED
RAMP

STRUCTURAL LOT COVERAGE:

EXISTING BUILDING FOOTPRINTS = 8,982 S.F.
PROPOSED BUILDING FOOTPRINT = 8,848 S.F.
-134 S.F. (1.5% DECREASE)

NEWPORT
HARBOR

LITTORAL LINE 337±'
S86°09'57"W
(FROM BULKHEAD)

MICHAEL E. RUSSELL
No.  7956
**REGISTERED
PROFESSIONAL ENGINEER
(CIVIL)**

Michael E. Russell

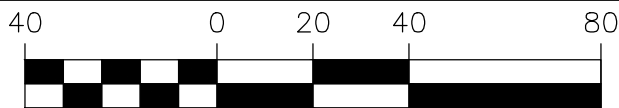
SITE PLAN 1

SCALE: 1" = 40'

DATE : FEBRUARY 17, 2021
PROJ. NO. : 19122



680 Aquidneck Avenue
Middletown, RI 02842
T: 401-354-2050
F: 401-369-9775
WWW.SDE-LDEC.COM

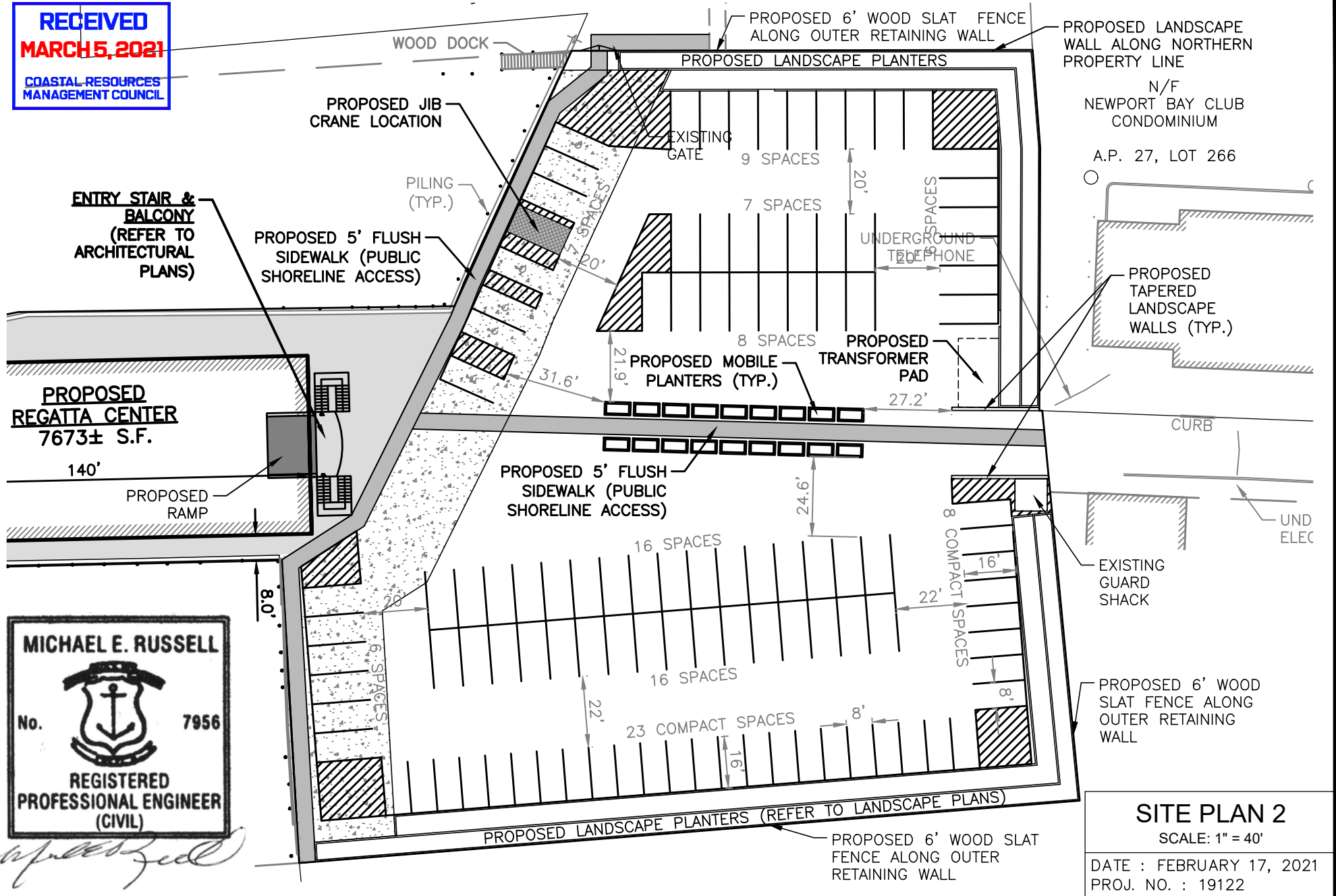


SCALE: 1 INCH = 40 FEET

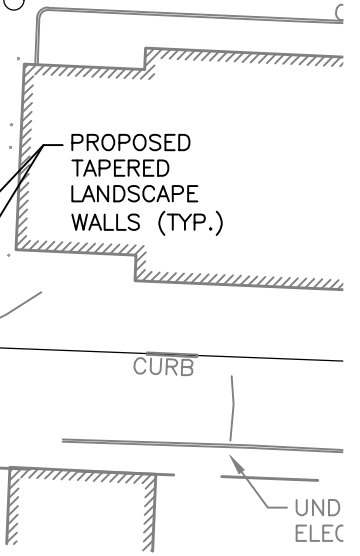
SITE REDEVELOPMENT PLANS
PERRY MILL WHARF
NEWPORT, RHODE ISLAND
PREPARED FOR PERRY MILL MARINA, LLC.

SHEET
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PROPOSED LANDSCAPE WALL ALONG NORTHERN PROPERTY LINE
 N/F
 NEWPORT BAY CLUB CONDOMINIUM
 A.P. 27, LOT 266



MICHAEL E. RUSSELL
 No.  7956
 REGISTERED PROFESSIONAL ENGINEER (CIVIL)

Michael E. Russell

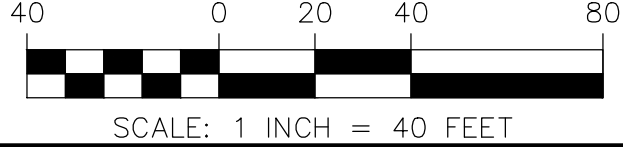
SITE PLAN 2

SCALE: 1" = 40'

DATE : FEBRUARY 17, 2021
 PROJ. NO. : 19122

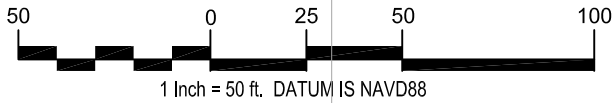


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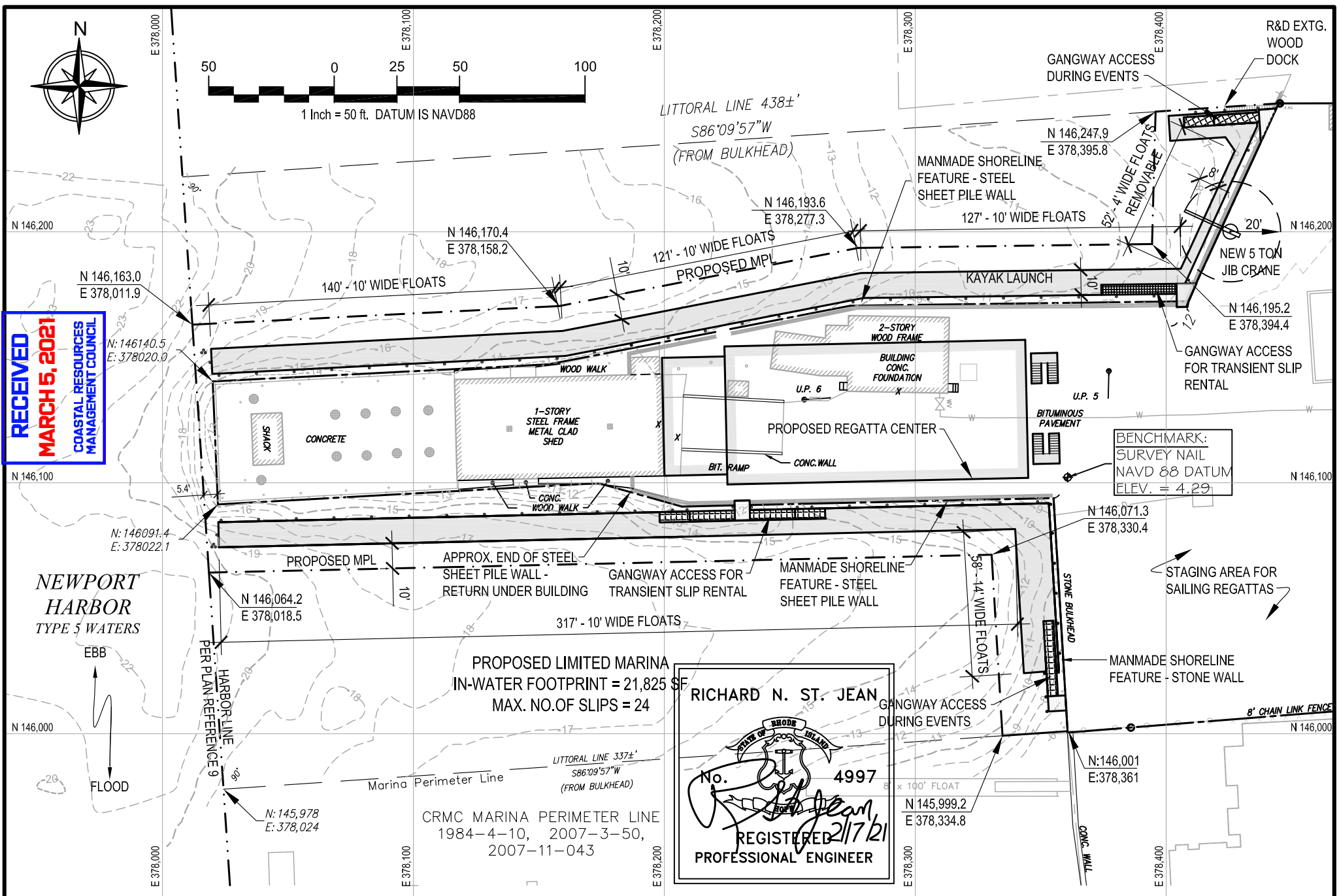


SITE REDEVELOPMENT PLANS
 PERRY MILL WHARF
 NEWPORT, RHODE ISLAND
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NEWPORT HARBOR
TYPE 5 WATERS

RICHARD N. ST. JEAN

REGISTERED 2/17/21
PROFESSIONAL ENGINEER

PROPOSED LIMITED MARINA
IN-WATER FOOTPRINT = 21,825 SF
MAX. NO. OF SLIPS = 24

CRMC MARINA PERIMETER LINE
1984-4-10, 2007-3-50,
2007-11-043

<p>St. Jean Engineering, LLC Civil, Marine & Structural Consulting Engineering</p> <p>209 Arnold Neck Drive Ph: 401.398.0999</p> <p>Warwick, Rhode Island 02886 email: st.jean.engineering@verizon.net</p>	<p>Perry Mill Marina, LLC - Perry Mill Wharf Re-Development Proposed In- Water Plans - Transient Docks - Limited Marina</p>	<p>DATE February 17, 2021</p>
<p>LOCATION: AP 27, Lot 269 Newport Harbor Perry Mill Wharf Newport, Rhode Island</p>	<p>APPLICATION BY: Perry Mill Marina, LLC 334 Knight Street, Suite 11201 Warwick, Rhode Island 02886</p>	<p>REVISIONS:</p>
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