

Warren Hall, Civil Engineer
PE # 5114, PLS # 1917, 63 Elmwood Ave.
Middletown, RI 02842
401-849-5905

February 19, 2021
CRMC
Att: Ross Singer, Staff Engineer
4808 Tower Hill Rd.
Wakefield, RI 02879

Applicant: 2018-12-037; Jonathan Janikies, 166 Waterway, Saunderstown, RI 02874,
AP NB Lot 1 (Narragansett) & AP 1, Lot 148 (North Kingstown), Residential pier and
boatlift

Dear Ross,

Please find attached additional application materials consisting of the following:

- 1) Amendment to Variance request, dated 2-18-21, three sheets
- 2) Narragansett Harbor Management Commission Special Meeting Notice and Agenda for May 5, 2020 zoom public meeting, two sheets
- 3) Narragansett Harbor Management Commission Meeting Minutes from May 5, 2020, passing item 5R (166 Waterway Boating Facility) 6-0, sheets one, two and four
- 4) Plan Showing Mooring Area C Adjacent to Proposed Pier Dated Feb 19, 2021, sheet 1 of 1

Attached plan shows the applicant's mooring, there were no other moorings in the area at that time.

Boat lift requirements have been discussed with the applicant and the lift will be operated and maintained per the plans, no vessel gunwale in the raised position will be any higher than the deck elevation of 12.0 mean low water.

I trust this all the information requested at this time. If you need any additional information please let me know.

Respectfully Submitted,



Warren Hall, PE, PLS

Warren Hall, Civil Engineer
PE # 5114, PLS # 1917, 63 Elmwood Ave.
Middletown, RI 02842
401-849-5905

February 18, 2021
CRMC
4808 Tower Hill Rd.
Wakefield, RI 02879

Applicant: Jonathan Janikies, 166 Waterway, Saunderstown, RI 02874, AP NB Lot 1 (Narragansett) & AP 1, Lot 148 (North Kingstown), Residential pier and boatlift

RE: Amendment to Variance Request:
Section 1.1.7 Variances from standards 1.3.1.D.11. (1), (r) & (m)

Pier to extend 72' beyond mean low water where 50' is allowed. Pier to be located within a Town of Narragansett Mooring Field, where a 50' setback is required. Site conditions require installation methods for ledge anchors and pre drilled greenheart wood pile rock sockets, where driven piles are required.

See attached Town of Narragansett Harbor Management Commission minutes from May 5, 2020 meeting passing application 2018-12-037

Please amend our variance request to include the following standards:

1.3.1.D.11.r : Geologic site conditions shall exist which are appropriate for driven pile structural support.

1.3.1.D.11. m : All residential and limited recreational docks, piers, and floats shall meet the setback policies and standards contained in municipal harbor management plans and/or harbor ordinances approved by the Council. However, in all cases, residential and limited recreational docks, piers, and floats shall be setback at least fifty (50) feet from approved mooring fields and three-times the U.S. Army Corps of Engineers authorized project depth from federal navigation projects (e.g., navigation channels and anchorage areas)

A):

1. The proposed alteration conforms with applicable goals and policies of the Coastal Resources Management Program.

a) Water type in this area is type two, where the council allows residential piers. As proposed this pier will be elevated a minimum 15' above mean low water allowing for public access laterally along the shoreline.

b) In order to reduce wave impacts and provide clearance beyond an existing large rock outcrop it is requested to extend the pier an additional 22' beyond the allowed 50' seaward of mean low water.

c) Ledge anchors will be used on a set of piles aligned with the large outcrop, located 71' from beginning of pier, also, where access is not possible for a barge mounted pile driver, pre drilled rock sockets will be used anywhere pile driving is prevented due to soil conditions. These details are also used for construction pricing, providing options, and preventing disagreements between contractor and homeowners.

d) Pier will be located within 50' of Town of Narragansett Mooring Area C, as defined within the Narragansett Harbor Management Plan. This application was presented to the Narragansett Harbor Management Commission on May 5, 2020, a vote of 6-0 passed the application. This mooring field is defined with approximate coordinates and within the area of the proposed pier as running in a northerly direction, 50' offset from the shoreline / docks, which allows docks and provides for the 50' setback from all docks within the area.

2) Proposed alteration will not result in use conflicts or adverse environmental impacts:

a) The proposed pier is very similar to other piers that have been permitted and constructed in the area. As proposed the design provides 11.5' clearance to the deck from mean high water, allowing all uses to continue laterally along the shoreline and within the tidal zone.

b) All of the proposed materials have been used in the past and resulted in no effect on the marine environment. Water depths obstruct any intense use of this area including fishing, navigation, and commerce.

3) Due to site conditions the standard cannot be met:

a) Pre-existing rock outcrops, are being avoided by extending over the area of concern.

4) The modification requested by the applicant is the minimum variance to the applicable standard(s) necessary to allow a reasonable alteration or use of the site.

a) The proposed extension will provide the clearance from the existing rock outcrop, reducing wave action to the fixed access pier and allows the facility to more safely operate.

5) Hardship is not the result of any action by the applicant or predecessor in title:

a) Limiting rock outcrops are present at the site and are a natural condition.

6) Due to conditions at the site, the standard will cause the applicant an undue hardship:

a) By avoiding a large rock outcrop, located between 34' to 39' applicant's request for a variance will reduce wave impacts to the fixed access pier providing a safer area to operate. Existing mooring field description considered docks.

B): NA

C): a) All other program requirements have been met;

D): a) Local municipality, Narragansett Harbor Management Commission reviewed, voted 6-0 and passed the application on May 5, 2020.

Respectfully Submitted,



Warren Hall, PE, PLS



Narragansett Harbor Management Commission
Special Meeting Notice and Agenda
Tuesday, May 5, 2020 at 7:00pm
to be convened electronically
Narragansett Town Hall, 25 Fifth Avenue

**HARBOR
MANAGEMENT
COMMISSION**

Chair

Harvey Cataldo

Vice Chair

Bryan Couture

Secretary

Joseph Hart

Members

Thomas Hoxsie

Matt Melchiori

Ray Morrocco

John Jennings

John Thompson

Jeffrey Berry

**Community
Development**

Director

Michael DeLuca

Liaison Staff

Jill Sabo

Town Harbormaster

Kevin Connors

Note: this meeting is NOT open for onsite attendance.

Please sign in via computer or cellphone app using the ZOOM access code
or dial in for audio only via one of the numbers listed below.

Join Zoom Meeting

<https://us02web.zoom.us/j/83762620412>

Meeting ID: 837 6262 0412

One tap mobile

+13126266799,,83762620412# US (Chicago)

+19294362866,,83762620412# US (New York)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 929 436 2866 US (New York)

+1 301 715 8592 US (Germantown)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

+1 253 215 8782 US (Tacoma)

Meeting ID: 837 6262 0412

Find your local number: <https://us02web.zoom.us/j/83762620412>

AGENDA

CONSENT AGENDA

All items listed with "C" are considered to be routine or have been previously reviewed by the Harbor Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Board member so requests; in which event the item will be removed from the General Order of Business and considered in its normal sequence on the Agenda.

1C Minutes: Possible action to approve the minutes of the Regular Meeting held on February 4, 2020 and the Special Meeting held on April 28, 2020.

2C Harbor Masters Report: Discussion and possible action to receive the monthly Harbor Masters Report and place on file.

3C Correspondence



Narragansett Harbor Management Commission
Special Meeting Notice and Agenda
Tuesday, May 5, 2020 at 7:00pm
to be convened electronically
Narragansett Town Hall, 25 Fifth Avenue

REGULAR AGENDA

4R Open Forum – Town Council Rules

NEW BUSINESS

5R CRMC Boating Facility Application (File # 2018-12-037): Discussion and possible action regarding the pending application before the Coastal Resources Management Council for a boating facility located at 166 Waterway Drive in Narragansett.

6R CRMC Boating Facility Application (File # 2020-04-022): Discussion and possible action regarding the pending application before the Coastal Resources Management Council for a boating facility located at 2 Woodsia Road in Narragansett.

7R CRMC Boating Facility Application (File # 1995-04-026): Discussion and possible action regarding the pending application before the Coastal Resources Management Council for a boating facility located at 15 Narrows Road in Narragansett.

8R CRMC Preliminary Determination (File # 2020-023-029): Discussion of an application for preliminary determination for a new aquaculture site in Point Judith Pond.

9R CRMC Public Notice (File # DP-20-179; WQC 20-066): Discussion and possible action regarding a pending application before the Coastal Resources Management Council for widening of the existing 15-foot deep West Bulkhead channel in Point Judith Harbor by 50 feet for approximately 700 feet and extending this same channel approximately 1,200 feet into the North Basin area.

ADJOURNMENT

**Narraganset Harbor Management Commission
Meeting Minutes**

May 5, 2020 (via ZOOM)

I. Call to order

@ 1906 hrs. by Vice-Chairman Bryan Couture

II. Roll Call

Harvey Cataldo, Bryan Couture, Ray Morrocco, John Jennings, John Thompson, Kevin Connors & Jill Sabo

III. Approval of Consent Agenda

April 28, 2020 Minutes, Harbormaster Report **, and Correspondence

Motion to approve by B. Couture / J. Hart. Approved: 7 - 0

IV. Open Forum

a) N/A

V. New Business

- a) **5R / CRMC Boating Facility Application @ 166 Waterway Dr** – No discussion. Motion to approve: J. Jennings / Ray Morrocco. Passed 6 – 0. *WJK*
- b) **6R / CRMC Boating Facility Application @ 2 Woodsia Rd** – No discussion. Motion to approve: J. Hart / Jeff Barry. Passed 6 – 0. *WJK*
- c) **7R / CRMC Boating Facility Application @ 15 Narrows Rd** – Only discussion was that it will not be an obstruction to the channel. Motion to approve. Passed 6 – 0.
- d) **8R / CRMC Preliminary Determination for New Aquaculture Site** – In attendance was applicant Andrew Van Hemelrijck, CRMC member Dave Beutel, and DEM member Anna Gerber Williams. Recusing from discussion was NHMC Chairman H. Cataldo.
- (1) Applicant stated that he currently possess an aquaculture area north & east of the proposed location that he uses in the summer months. It was learned that his license for this area had expired yet all tackle remains.
- (2) Applicant stated that the new proposed area would be used in the winter months only in an area just west of Little Comfort Island. Applicant also stated that this area is a known channel; used primarily in the winter months. Applicant stated

that the application is desired for November through March but change it to December through March.

- (3) Applicant is seeking a total of .60 acres between an enlarged existing site (.55) and a new proposed site (.05).
 - (4) NHMC has much concern of both areas. The winter site (.05) would be in the middle of a channel that leads from the west side of Little Comfort Island and meets that main Pt Judith Pond channel just east of High Point. NHMC stated that even though this may be used less often in the winter months, it is still used and remains viable. The existing site as stated by the NHMC is an area of recreational use which could be impacted by the proposed size (.55). Lastly, NHMC asked for GIS mapping of all existing aquaculture sites on Pt. Judith Pond.
 - (5) DEM had concerns over the use of larger site as they recognized this area as recreational. DEM also had concerns over the origin of seedings as they do not want foreign or diseased aquaculture being developed in Pt Judith Pond.
 - (6) CRMC had concerns that the proposed power washing would be held on the water and stated that this would not be approved. CRMC also added that this winter site would be a back-channel obstruction. CRMC continued that only .68 acres remain on Pt Judith Pond and that this proposed area of .60 acres would most likely prohibit any further aquaculture sites. Lastly, CRMC re-acknowledged that the applicant is not currently licensed and that any/all existing tackle would have to be removed, possibly by a date of June 15, 2020.
 - (7) Applicant acknowledged all aforementioned comments.
- e) **9R / CRMC Public Notice for Dredging near the Jerusalem Bulkhead** – No discussion / all in favor / no vote required.

VI. Old Business

- a) N/A

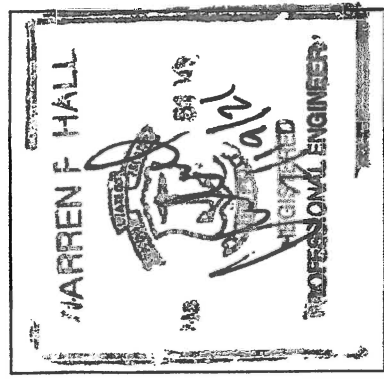
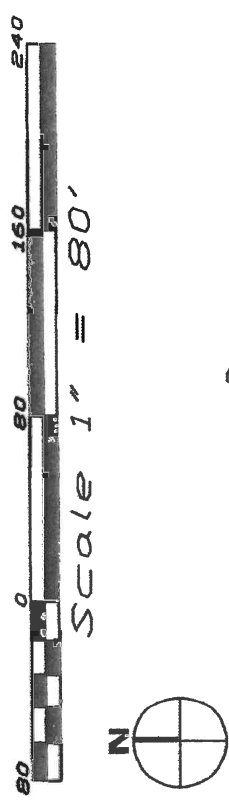
VII. Adjournment

Motion to adjourn: B Couture / J. Jennings. Approved: 7 – 0 @ 2035 hrs. Next Meeting: June 2, 2020.

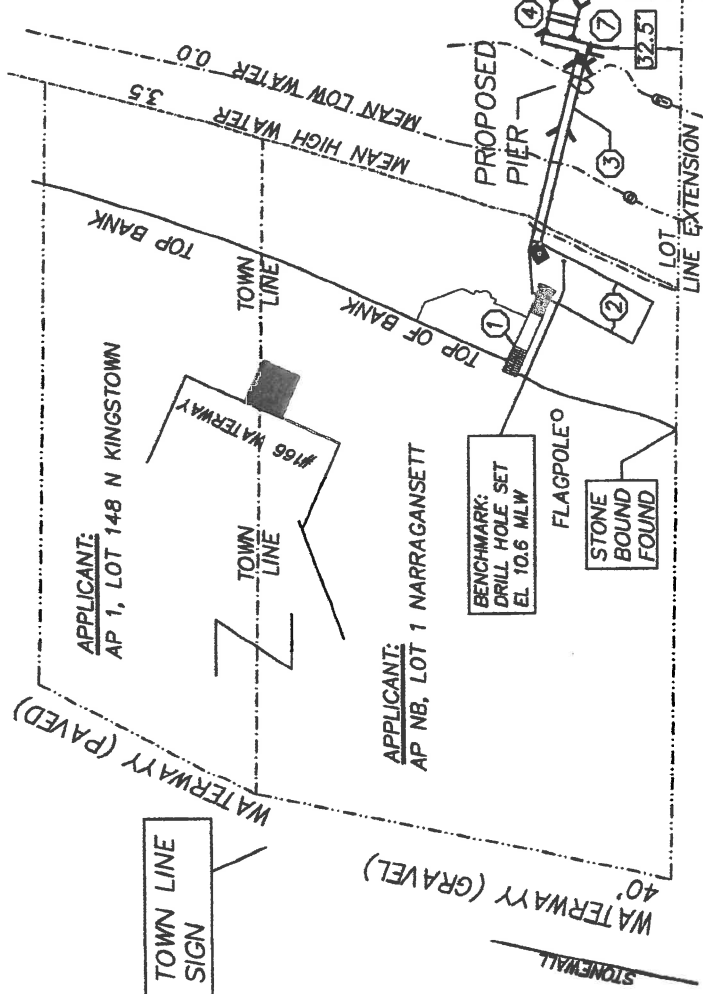
Joe Hart / NHMC Secretary

**** Harbormaster verbal report**

1. Main Harbormaster boat has been commissioned and launched.
2. Narrows River Harbormaster boat will be commissioned soon.
3. 7 new mooring permits have been issued.
4. All mooring renewals were sent out; processing is slow due to a lag in returns as well as COVID-19 logistical in receiving the actual renewals to date.
5. Mooring inspections are moving forward yet no reports have been received to date. Also, it is exactly unclear if all inspections area being performed as "on-deck" inspections. H/M Connors to follow-up.



NARRAGANSETT BAY
WEST PASSAGE
CRM TYPE 2 WATER
EBB
FLOOD



N: 153014 E: 349982

N: 153017 E: 350165

APPLICANT'S MOORING
N: 152845.8
E: 350126.6

165'
DISTANCE TO
NO OTHER MOORINGS
WITHIN 200'

TOWN OF NARRAGANSETT
MOORING AREA C

N: 149600 E: 349814

N: 149118 E: 350292

SEE CRMC FILE 2009-06-048 FOR BUFFER ZONE REQUIREMENTS

- ① EXISTING STEPS
- ② EXISTING CONCRETE DECK
- ③ PROPOSED PIER
- ④ 30,000# BOAT LIFT
- ⑦ JET SKI LIFT

PLAN SHOWING MOORING AREA C
ADJACENT TO :
PROPOSED RESIDENTIAL PIER FOR:
JONATHAN JANIKIES
166 WATERWAY
NARRAGANSETT AP NB, LOT 1
NORTH KINGSTOWN, AP 1, LOT 148
BY: WARREN HALL, CIVIL ENGINEER
FEB 19, 2021 SHEET 1 OF 1

2018-12-037

Warren Hall, Civil Engineer
PE # 5114, PLS # 1917
63 Elmwood Ave.
Middletown, RI 02842
401-849-5905

September 21, 2020

Support for lift and pier location

As proposed the lift and end of fixed pier assembly will be located in 5' of water, and 75' beyond mean low water

There is a large rock located within 15' of the fixed portion of this pier. Also a southeast exposure to the RI Sound.

Rock is located within wave breaking and tripping zone, increasing wave loads to any structure located within the immediate area.

This location minimizes the impact of breaking wave on lift and pier, $H_b = 5 / .78 = 6.4'$ (breaking wave height adjacent to the lift area)

During storm events, owner has a mooring for his use.

Water depth minimizes impacts to bottom and boat hull

If rock was to be removed it will require either blasting, splitting, ripping and then removal by mechanical means.

Recently the Army Corps of Engineers put a condition on a RI pier project while driving piles, requiring a soft start. (from the permit: "A "soft start" is required to allow animals an opportunity to leave the project vicinity before sound pressure levels increase. In addition to using a soft start at the beginning of the work day for pile driving, one must also be used at any time following cessation of pile driving for a period of 30 minutes or longer. For impact pile driving: pile driving will commence with an initial set of three strikes by the hammer at 40% energy, followed by a one minute wait period, then two subsequent 3-strike sets at 40% energy, with one minute waiting periods, before initiating continuous impact driving.")

Recently constructed pier and boat lift within area of this one has water depth of 5' with similar fetch exposure. There are no known problems with it.


Warren Hall, PE, PLS

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401-849-5905

April 10, 2020

Mr. Willie Mosunic, Applications Coordinator
CRMC
4808 Tower Hill Rd.
Wakefield, RI 02879

RE: 2018-12-037: Residential Pier Jonathan Janikies, Revision

Dear Mr. Mosunic,

Submitted on behalf of the applicant, Jonathan Janikies, please find enclosed revised plans showing:

- Pier now proposed to extend 72' beyond mean low water.
- Boat lift is now located at end of pier, where the water depth is 6.5' during a low tide.
- New jet ski lift added to the south end of the fixed access pier.
- Boat lift changed to 30,000-pound capacity

Clarifications of design:

- All piles shall be greenheart
- All Framing members including: stringers, cap beams, cross bracing shall be power lam $F_b=2400\text{psi}$, $E=1800\text{ksi}$, $F_v=300\text{psi}$
- Boat lift piles checked for combined axial & bending stress combination

I have included 4 copies of the following:

- Narrative of Construction, dated 4-9-20
- Section 1.1.7, variance request, dated 4-9-20
- Plan set, sheets 1 thru 10, dated 4-2-20

Also, verification the pier and lift are designed to meet all applicable standards 1.3.1(D) 1.3.1(P) of the CRMC standards, except for the variance as requested.

If you request any additional information or have any questions, please feel free to call me at 849-5905.

Respectfully Submitted,


Warren Hall, PE, PLS



NARRATIVE OF CONSTRUCTION
FOR
RESIDENTIAL PIER and BOATLIFT APPLICATION
JONATHAN JANIKIES
AP NB, LOT 1 (NARRAGANSETT) & AP 1, LOT 148 (N. KINGSTOWN)
166 WATERWAY, 02874

Date: April 9, 2020

As proposed the project will consist of a new 4' x 111' residential pier a 30,000# boatlift and a jet ski lift. The pier will extend 72' beyond mean low water with a terminus fixed access deck.

A variance is requested from 1.3.1.D.11.1, pier to extend 72' beyond mean low water where 50' is allowed.

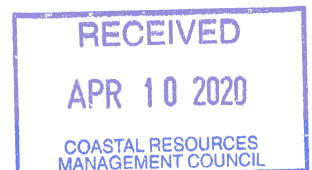
Equipment that will be used during construction will consist of a barge-mounted pile driver, utility trucks, and general tools used by dock builders. Piles will be driven or drilled to a minimum 10' embedment. Access for the equipment will be over water and public roads.

Prior to construction, the pier will be staked out by a Rhode Island Professional Land Surveyor. All construction will be supervised, inspected and certified to CRMC that all work has been completed in accordance with the approved plans. This certification will be completed by a licensed Rhode Island Professional Engineer. I am confident both of these functions will be performed by myself.

Materials to be used on this pier have been used in the past on similar projects, they include: timbers and power lam beams (ACQ & COP GUARD treated), wood piles (CCA treated), metal connectors (hot dipped galvanized). The ACQ & CCA treatment is a non-leaching preservative.

Work is scheduled to begin as soon as permits are in place, and is expected to take 4 weeks to complete.


Warren Hall, PE, PLS



Warren Hall, Civil Engineer
PE # 5114
PLS # 1917
63 Elmwood Ave.
Middletown, RI 02842
401-849-5905

April 9, 2020
Mr. Willie Mosunic, Applications Coordinator
CRMC
4808 Tower Hill Rd.
Wakefield, RI 02879

Applicant: Jonathan Janikies, 166 Waterway, Saunderstown, RI 02874, AP NB Lot 1 (Narragansett) & AP 1, Lot 148 (North Kingstown), Residential pier and boatlift

RE: Section 1.1.7 Variances from standards 1.3.1.D.11.1
Pier to extend 72' beyond mean low water where 50' is allowed.

A):

1. The proposed alteration conforms with applicable goals and policies of the Coastal Resources Management Program.

a) Water type in this area is type two, where the council allows residential piers. As proposed this pier will be elevated a minimum 15' above mean low water allowing for public access laterally along the shoreline.

b) In order to reduce wave impacts and provide clearance beyond an existing large rock outcrop it is requested to extend the pier an additional 22' beyond the allowed 50' seaward of mean low water.

2) Proposed alteration will not result in use conflicts or adverse environmental impacts:

a) The proposed pier is very similar to other piers that have been permitted and constructed in the area. As proposed the design provides 11.5' clearance to the deck from mean high water, allowing all uses to continue laterally along the shoreline and within the tidal zone.

b) All of the proposed materials have been used in the past and resulted in no effect on the marine environment. Water depths obstruct any intense use of this area including fishing, navigation, and commerce.

3) Due to site conditions the standard cannot be met:

a) Pre-existing rock outcrops, are being avoided by extending over the area of concern.



4) The modification requested by the applicant is the minimum variance to the applicable standard(s) necessary to allow a reasonable alteration or use of the site.

a) The proposed extension will provide the clearance from the existing rock outcrop, reducing wave action to the fixed access pier and allows the facility to more safely operate.

5) Hardship is not the result of any action by the applicant or predecessor in title:

a) Limiting rock outcrops are present at the site and are a natural condition.

6) Due to conditions at the site, the standard will cause the applicant an undue hardship:

a) By avoiding a large rock outcrop, located between 34' to 39' applicant's request for a variance will reduce wave impacts to the fixed access pier providing a safer area to operate.

B): NA; **C):** a) All other program requirements have been met; **D):** a) Local municipality requirements are not causing the relief requested.

Respectfully Submitted,



Warren Hall, PE, PLS

