

CRMC DECISION WORKSHEET

2021-02-098

Jason E. & Ruth C. Meeks

Hearing Date:	
Approved as Recommended	
Approved w/additional Stipulations	
Approved but Modified	
Denied	Vote

APPLICATION INFORMATION						
File Number	Town	Project Location		Category	Special Exception	Variance
2021-02-098	South Kingstown	91 Old Succotash Road		A*	<input type="checkbox"/>	X
		Plat	81-3			
		Owner Name and Address				
Date Accepted	3/5/2021	Jason E. & Ruth C. Meeks		Work at or Below MHW	Yes	
Date Completed	11/2/2021	91 Old Succotash Road South Kingstown, RI 02879		Lease Required	<input type="checkbox"/>	

PROJECT DESCRIPTION

Construct and maintain a residential boating facility consisting of a ~4' x 42' fixed timber pier extending ~31' seaward of the cited MLW mark. The facility requires a 15' and 18' setback variance from 650-RICR-20-00-01 Red Book Section 1.3.1(D)(11)(k)(3).

KEY PROGRAMMATIC ISSUES

Coastal Feature: Coastal wetland

Water Type: Type 2, Low Intensity Use, Potter Pond,

RedBook: 650-RICR-20-00-01 Sections 1.1.6, 1.1.7, 1.1.11, 1.2.1(B), 1.2.2(C), 1.2.3, 1.3.1(B), 1.3.1(C), 1.3.1(D), 1.3.1(R), 1.3.5, 1.3.6

SAMP: 650-RICR-20-00-03 RI's Salt Pond Region, Lands Developed Beyond Carrying Capacity

Variances and/or Special Exception Details:

15' and 18' variance to 650-RICR-20-00-01 Red Book Section 1.3.1(D)(11)(k)(3).

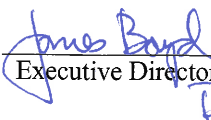
Additional Comments and/or Council Requirements: N/A

Specific Staff Stipulations (beyond Standard stipulations): N/A


STAFF RECOMMENDATION(S)

Engineer	_____	Recommendation:	_____
Biologist	TAS	Recommendation:	Approval
Other Staff	_____	Recommendation:	_____

 11/3/21
 _____ date

 11/3/21
 _____ date
 Deputy Director

 11/3/2021
 _____ date

 11/3/2021
 _____ date
 Staff Sign off on Hearing Packet (Eng/Bio)

Name: Jason E. & Ruth C. Meeks
CRMC File No.: 2021-02-098
Staff Report



STATE OF RHODE ISLAND
COASTAL RESOURCES MANAGEMENT COUNCIL
INTER-OFFICE MEMORANDUM

DATE: 1 November 2021
TO: Jeffrey M. Willis, Executive Director
FROM: T. Silvia, Sr. Environmental Scientist
SUBJECT: CRMC File No. 2021-02-098

Applicant's Name: Jason E. & Ruth C. Meeks
Project: To construct & maintain a residential boating facility per submitted plans
Location: 91 Old Succotash Road, South Kingstown, plat 81-3, lot 3
Water Type/Name: Type II, Potter Pond, Low Intensity Use
Coastal Feature: Coastal wetland
Plans Reviewed: ***“Proposed Residential Boating Facility, Lot 3 of Assessors Map 81-3...91 Old Succotash Road, South Kingstown..”*** dated January 25, 2021 as last revised 9/22/2021 by Jeffrey K. Balch, PLS and Carolyn J. Doyle, RPE (two sheets).
Recommendation: No technical objection, with standard stipulations

STAFF REPORT

1—The proposed facility is located in the upper reaches of the Type 2 shoreline of Potter Pond, within a cove shared by other existing docks (Figure 1). The project includes a shoreline access path leading through a coastal buffer zone to the proposed upland ramp/access stairs, which then leads to the proposed 4' x 42' fixed pier/ramp. A short distance of *Phragmites*-dominated wetland will be crossed for the facility.

2—The facility is to be centered along the applicant's shore frontage, however due to the existing property line (PL) and cove configuration, a 15'(south) and 18' (north) setback variance is required from each abutting PL-extension (ref. 650-RICR-20-00-01 Redbook Section 1.3.1(D)(11)(k)(3)).

3—The ACOE has been notified of the application in May and review remains pending, however, it is staff's interpretation that the project will soon be eligible for their approval. Additionally, the 30day public notice period ended on June 12, 2021 without comment.

4—The facility achieves 1.7’ (MLW) water depth at the terminus and has incorporated lateral access stairs and sufficient elevation over the marsh. The facility will terminate just inland of existing SAV vegetation, avoiding direct shading impacts and no terminal float is proposed.

5—During staff’s site visit, it was determined that the existing naturally vegetated coastal buffer zone had been cleared and the matter was referred to CRMC Enforcement. In coordination with staff, the applicant provided revised plans which allowed for natural revegetation of the 150’ coastal buffer zone, including permanent markers; This plan will resolve the buffer issue.

6—The applicant’s consultants discussed the project with CRMC prior to submittal regarding the PL setbacks. At the time, they had not been able to obtain letters of no objection (LONO) from the affected abutters but wished to proceed with the application in the interim. In late September, the applicant’s attorney confirmed that LONOs could not be obtained and the matter would need to be heard by the full Council in accordance with Section 1.3.1(D)(6)(f). A such, a variance request has recently been received to this effect.

7—Other than the PL-setback variances, the project has been designed to be consistent with the goals and policies of the Redbook, in particular Section 1.3.1(D)-Table 8. It is staff’s opinion that the proposal will not limit future proposed dock siting for the southern abutter and the northern abutter already has a permitted dock. The site conditions necessitate a variance be granted in order to site a dock at this location and it is staff’s opinion that the applicant has chosen a location to minimize impacts to both abutters as well as the existing wetland crossing. The Council should note that although LONOs were not received, neither abutter provided comment during public notice.

8—It is staff’s opinion that the applicant has minimized the variance request and designed a facility consistent with Redbook requirements and other Council-permitted facilities. Staff recommends approval of the facility with necessary variances and withholds standard stipulations pending Council’s decision.

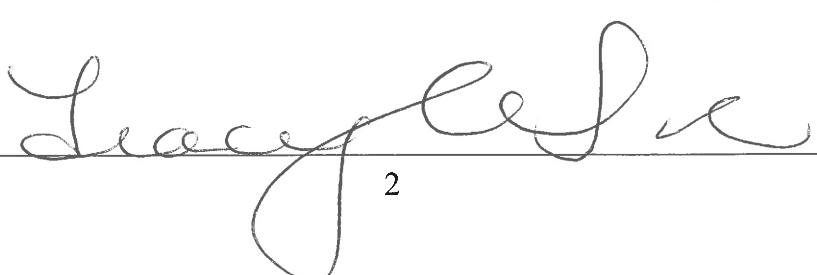


Signature:  Staff Biologist

Figure 1

Meeks #2021-02-098

Legend

-  91 Old Succotash Rd
-  Untitled Placemark

