

Mark Dowdell <m.l.dowdell@gmail.com>

5/3/22 RESPONSE

### Application A2021-09-093 Gilbane - Response to CRMC Comments

Wed, Apr 27, 2022 at 11:38 AM

Tracy Silvia <tsilvia@crmc.ri.gov>  
To: "Gilbane Jr , William J." <WGilbane@gilbaneco.com>  
Cc: Mark Dowdell <mark@dowdelleng.com>

Folks,

I have reviewed the 4/4 revisions with the Supervisors (who reviewed the original versions and provided insight into the two Information Requests).

See below for my updated comments, and provide a final set of revised plans which can be sent to re-Notice. I can send the Notice out while awaiting a revised LONO provided the lift is re-designed per the two Section's criteria listed below.

Thank you,

-TS

Tracy A. Silvia  
Sr. Environmental Scientist  
Coastal Resources Management Council  
Oliver Stedman Government Center  
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Wakefield, RI 02879  
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www.crmc.ri.gov  
tsilvia@crmc.ri.gov



**From:** Tracy Silvia [mailto:tsilvia@crmc.ri.gov]  
**Sent:** Tuesday, April 26, 2022 4:46 PM  
**To:** 'Gilbane Jr , William J.' <WGilbane@GilbaneCo.com>  
**Cc:** 'Mark Dowdell' <mark@dowdelleng.com>  
**Subject:** RE: Application A2021-09-093 Gilbane - Response to CRMC Comments

Hi Bill,

I have just reviewed the 4/4 revised plans/variance request.

As to the adjacent facilities' enforcement status, I have forwarded your comments to Brian Harrington in that Section.

**NOTED.**

An updated LONO from the norther abutter is required for the current design—still needed, understand you are working on it.

**ATTACHED.**

A re-Notice is required for the proposed boat lift and I need to check with engineering section re the proposed lift design/specs.—re-Notice is required as boat lift is new

**NOTED.**

Additionally, traditionally boat lifts over SAV are limited to ~~42,000lb~~ 12ft length/1200lb, my typo tender and touch and go only--please review Section 1.3.1(R) as this is a prohibition which a variance cannot be applied for. Staff cannot support a lift capacity greater than stated. Additionally, please review and certify that the standards of the boat lift section (1.3.1(P) are met in the chosen design.

**PLANS UPDATED TO SHOW MAX 1200LB, 12FT LONG LIFT.**

They also require a minimum 4' water depth, which is more consistent with your current depth proposal.-Staff can support your variance requests relative to current proposed length/water depth.

**NOTED.**

[Quoted text hidden]

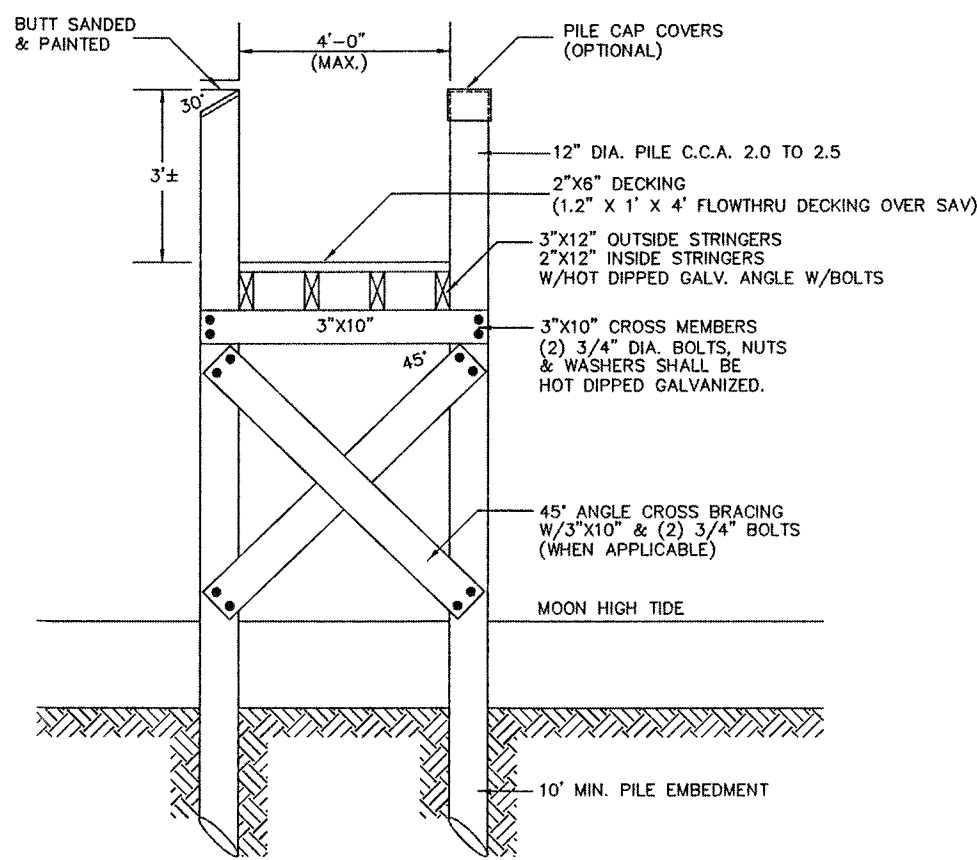
Good morning,

[Quoted text hidden]

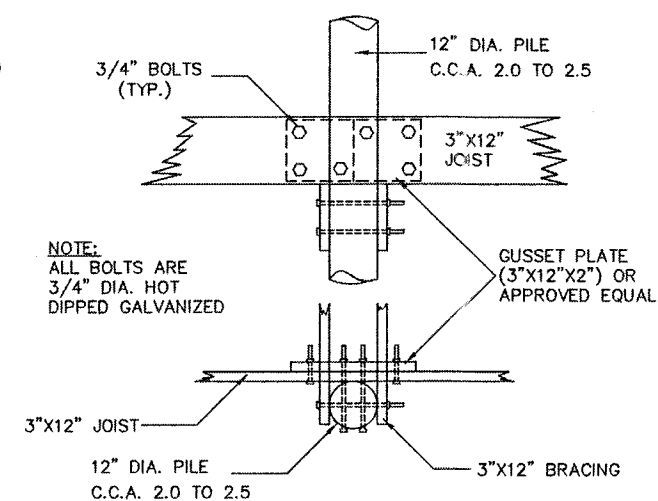




LOCATION MAP  
NOT TO SCALE



DECK CROSS SECTION  
NOT TO SCALE



DETAIL "A"  
NOT TO SCALE

CONSTRUCTION NOTES

1. ALL CONSTRUCTION TO BE DONE WITH HOT DIPPED GALVANIZED CONNECTORS.
2. BOLTED CONSTRUCTION TO BE 5/8" DIA. BOLTS AND FLAT WASHERS THROUGH-OUT EXCEPT DECKING MAY BE NAILED WITH HOT DIPPED GALVANIZED NAILS.
3. ALL LUMBER TO BE TREATED WITH NON-LEACHING WOOD PRESERVATIVES.
4. NO CREOSOTE SHALL BE APPLIED TO ANY PORTION OF THE STRUCTURE.

PROPERTY OWNER:

WILLIAM J. GILBANE, JR.  
91 LIGHTHOUSE DRIVE  
JUPITER, FL 33469

POINT JUDITH POND

NOTE:

THIS PLAN DEPICTS PENDING CRMC FILE #A2021-09-093

BOAT LIFT SHALL ADHERE TO STANDARDS SET FORTH UNDER SECTION 1.3.1(P) AND 1.3.1(R) OF 650-RICR-20-00-1 (THE CRMC RED BOOK), BOAT LIFT CAPACITY CAN BE NO GREATER THAN 1,200 LB AND 12 FT IN LENGTH

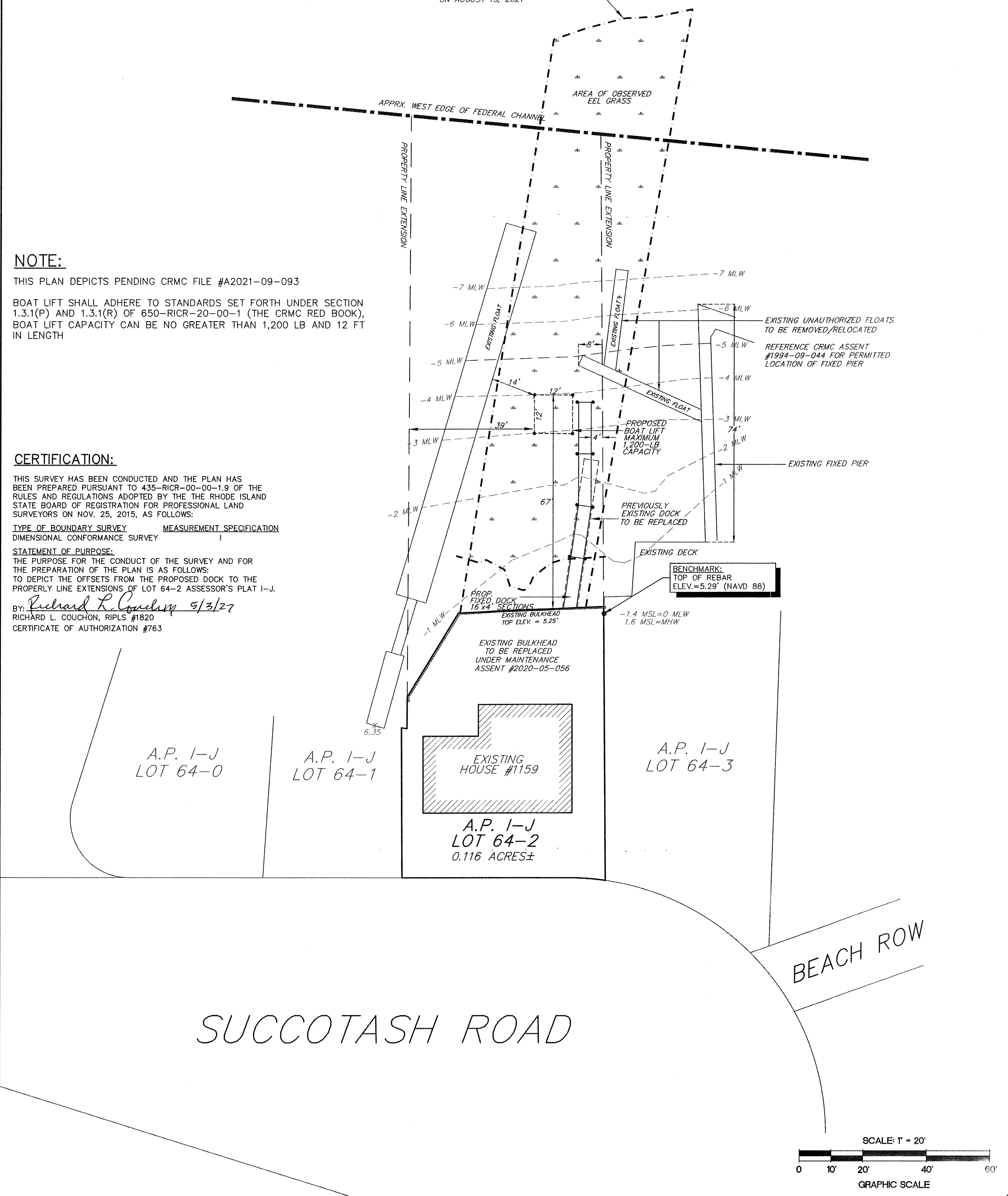
CERTIFICATION:

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY MEASUREMENT SPECIFICATION  
DIMENSIONAL CONFORMANCE SURVEY 1

STATEMENT OF PURPOSE:  
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
TO DEPICT THE OFFSETS FROM THE PROPOSED DOCK TO THE PROPERTY LINE EXTENSIONS OF LOT 64-2 ASSESSOR'S PLAT 1-J.

BY: *Richard L. Couchon* 5/3/22  
RICHARD L. COUCHON, RIPLS #1820  
CERTIFICATE OF AUTHORIZATION #763



NO.	REVISION	DATE
1.	CRMC COMMENTS	12/06/21
2.	CRMC COMMENTS	04/04/22
3.	CRMC COMMENTS	04/29/22

MARK L. DOWDELL  
REGISTERED PROFESSIONAL ENGINEER CIVIL  
5/3/22

RICHARD L. COUCHON  
REGISTERED PROFESSIONAL LAND SURVEYOR  
1820  
5/3/22

**DE DOWDELL ENGINEERING**  
DOWDELL ENGINEERING ASSOCIATES, LLC  
CIVIL & ENVIRONMENTAL ENGINEERS  
SURVEYORS & LAND PLANNERS  
P.O. BOX 1884 • 3949 OLD POST ROAD  
C/O RILEYSTOWN, RHODE ISLAND 02813  
CALL: 401-884-1100  
WEBSITE: dowdelleng.com EMAIL: mark@dowdelleng.com

JOB NO. 3525	DRAWN BY: R.L.C.
DWG. NO. 3525-DCK	CHECKED: M.L.D.
SCALE: AS NOTED	APPROVED: W.D.D.
SHEET: 1	DATE: SEPT. 24, 2021

1 OF 1 SHEETS

