

# Mancosh Management, LLC

December 15, 2021

Tracy Silvia  
Rhode Island Coastal Resource Management Counsel  
Oliver Stedman Building  
4808 Tower Hill Road, Suite 3  
Wakefield, Rhode Island 02879

Reference  
CRMC Application File #A2-21-09-093  
Applicant: William Gilbane  
Location – 1159 Succotash Road Play I-J, Lot 64-2

Dear Ms. Silvia:

I write you on behalf of the property contiguous to the north of the Gilbane property. Our Lot is A.P. I-J, 64-1, is owned by SunsRace Dock, LLC of which I am manager and owner.

I want to give full support to the Gilbane dock application. As submitted, the plan does not impede the use of our existing and permitted dock. We feel the offsets from each respective dock will permit safe boating operation by creating a nearly 25' distance from the Gilbane float to our dock. The Gilbane's should be fully entitled to develop their access to the water as entitled by their ownership and coastal development rights.

I also want to request the CMRC require the removal of illegal and encroaching northerly dock extension of the dock on the property contiguous to the south of the Gilbane dock application. This dock is located on A.P. I-J, Lot 64-3. Although the main dock structure in the east west direction poses no issue to Mr. Gilbane or our SunsRace Dock, the unpermitted north/south dock floats and piling systems traverses near 45' of the 60' opening between the SunsRace Dock and the main dock of this southern lot. This illegal structure completely covers the area which the Gilbane dock needs to access and operate. Its existence effectively eliminates Gilbane's dock development right.

Additionally, the unpermitted extension is so large that it prevents boat dockage on the southern side of my SunsRace Dock for the first 40' of dockage from the channel, the deepest draft section. The piling installation and boat dockage from this extension are 15' off the SunsRace dock. This distance provides no space to dock a vessel in that eastern 40' and still have passage further inland to 2 or 3 other dock spaces on the southern side of SunsRace dock.

This issue needs to be addressed during the Gilbane application which is both a thoughtful design and a fair request for use of his property.

Please feel free to contact me with any questions. My number is below.

Sincerely,



Douglas G. Mancosh  
Manager and Owner  
SunsRace Dock, LLC 401-965-3632

cc. William Gilbane



**LETTER OF NO OBJECTION**

We/I, the undersigned, abutter(s) of 1159 Succotash Road, Narragansett, Rhode Island, 02879, more particularly described as Assessor's Plat I-J, Lot 64-2, hereby acknowledge that we/I have reviewed the Dock Plan Prepared for William Gilbane, prepared by Dowdell Engineering Associates, LLC, which depicts a modification/replacement of an existing dock at 1159 Succotash Road.

We/I have no objection to the granting of the requested relief, namely 20.4' relief from the southerly 25' sideline projection setback, out to a point 73' from mean low water. This is the minimum relief necessary to allow for reasonable access to the proposed float, as well as adequate access to the abutting dock.

Name: Douglas G Mawcosh - Myr Sons Race Dock

Signature: 

Address: A.P. I-J, lot 64-1 - Narragansett

Mail To 13340 Marsh Landing  
Palm Beach Gardens, Fla  
33418

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We/I, the undersigned, abutter(s) of 1159 Succotash Road, Narragansett, Rhode Island, 02879, more particularly described as Assessor's Plat I-J, Lot 64-2, hereby acknowledge that we/I have reviewed the Dock Plan prepared for William Gilbane, prepared by Dowdell Engineering Associates, LLC, which depicts a modification/replacement of an existing dock at 1159 Succotash Road.

We/I have no objection to the granting of the requested relief, namely 21' relief from the southerly 25' sideline projection setback, out to a point 67' from mean low water. This is the minimum relief necessary to allow for reasonable access to the proposed dock and lift, as well as adequate access to the abutting dock.

Name: Douglas C Marcori

Signature: [Handwritten Signature]

Date: 5/1/22

Address: 13340 Marsh Landing Palm Beach Garden Fla

