

# CRMC DECISION WORKSHEET

2022-06-032

Safe Harbor Allen Harbor

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
2022-06-032	North Kingstown	84 Wescott Road		<b>B</b>	<input type="checkbox"/>	<input type="checkbox"/>
		Plat	194			
		<b>Owner Name and Address</b>				
Date Accepted	6/21/2022	Safe Harbor Allen Harbor		Work at or Below MHW	X	
Date Completed	11/23/2022	14785 Preston Road Suite 975 Dallas, TX 75254		Lease Required	<input type="checkbox"/>	

## PROJECT DESCRIPTION

Install a negative lift. This negative lift will include a 40ft +/- steel sheet pile bulkhead with a deadman anchoring system and concrete cap, 62ft +/- of cantilevered steel sheet pile bulkhead with a concrete cap, an 1,100ft<sup>2</sup> concrete platform, a new 20ft gangway, 950ft<sup>2</sup> +/- of new floats, 13 new 12" timber piles, regrading of the shoreline and upland area, and the addition of a vessel well.

## KEY PROGRAMMATIC ISSUES

**Coastal Feature:** Manmade Shoreline, Coastal wetland and Contiguous Freshwater Wetland

**Water Type:** Type 3, High Intensity Boating

**Red Book:** 1.1.6.F, 1.1.3, 1.2.1.D, 1.2.2.C, 1.2.2.F, 1.3.1.A, 1.3.1.D, 1.3.1.G

**SAMP:** n/a

Variances and/or Special Exception Details: n/a

Additional Comments and/or Council Requirements:


Specific Staff Stipulations (beyond Standard stipulations):

## STAFF RECOMMENDATION(S)

Engineer	<u>RML</u>	Recommendation:	<u>Approval</u>
Biologist	_____	Recommendation:	_____
Other Staff	_____	Recommendation:	_____


  
 Engineering Supervisor Sign-Off \_\_\_\_\_ date 11/23/22
  

  
 Executive Director Sign-Off \_\_\_\_\_ date 28 Nov 22

Supervising Biologist Sign-off \_\_\_\_\_ date \_\_\_\_\_
   

  
 Staff Sign off on Hearing Packet (Eng/Bio) \_\_\_\_\_ date 1/5/23



STATE OF RHODE ISLAND  
COASTAL RESOURCES MANAGEMENT COUNCIL  
STAFF REPORT TO THE COUNCIL

DATE: 11/23/2022  
TO: Jeffrey M. Willis, Executive Director  
FROM: Richard M. Lucia, P.E.

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Applicant's Name:	Safe Harbor Allen Harbor
CRMC File Number:	2022-06-032
Project:	Install a negative lift, negative lifts have the ability to lift boats below ground level therefore, allowing a boat in or out of the water. This negative lift will include a 40ft +/- steel sheet pile bulkhead with a deadman anchoring system and concrete cap, 62ft +/- of cantilevered steel sheet pile bulkhead with a concrete cap, an 1,100ft <sup>2</sup> concrete platform, a new 20ft gangway, 950ft <sup>2</sup> +/- of new floats, 13 new 12" timber piles, regrading of the shoreline and upland area, and the addition of a vessel well.
Location:	84 Wescott Road; North Kingstown: Plat(s): 194; Lot(s): 19
Water Type/Name:	Type 3, High Intensity Boating, Allen Harbor
Coastal Feature:	Manmade Shoreline, Coastal wetland and Contiguous Freshwater Wetland
Plans Reviewed:	"Safe Harbor Marinas, Allen Harbor, 84 Westcott Road, North Kingston, RI 02852, Marina Improvements, 84 Westcott Road (Plat 194, Lot 19), North Kingston, RI 02852..."", sheets 1-11, by Race Coastal Engineering, Stamped by Devin Jon Santa P.E.

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#### INTRODUCTION:

The proposed project is located within the Quonset Davisville Port and Business Park. The site is located immediately north of the Quonset Davisville Navy Yacht Club and borders the Type 3 waters of Allen Harbor. The upland area contains remnant pavement and concrete roadways and parking areas along with early successional vegetation (field and brush). A coastal wetland borders much of the northern shoreline with patchy low marsh along the eastern shoreline. A large contiguous coastal wetland complex (brackish marsh with contiguous freshwater wetland borders the western portion of the project site). This area of wetland will not be impacted by this project.

The applicant has stated that the proposed marina improvements are in order to provide a safe and operational boatyard and marine storage and maintenance facility.

Please note of relevance a CRMC Assent (B2008-08-061) was issued at the site for Dry Stack Storage for 168 boats, a boat ramp, bulkheaded boat launch area, a floating pier, parking area and associated stormwater facilities.

Name: Safe Harbor Allen Harbor  
CRMC File No.: 2022-06-032  
Staff Report

**COMMENTS ON APPLICATION/APPLICABLE POLICIES, STANDARDS & ETC:**

CRMP Red Book Section § 1.2.1.D-Type 3 Waters, High Intensity Boating:

The project meets the requirements of this section of the Red Book, as stated in this section:

*“The highest priority uses of Type 3 waters and adjoining land areas within the Council jurisdiction are:  
(1) Marinas, mooring areas, public launching ramps, and other facilities that support recreational boating and enhance public access to tidal waters; and  
(2) Boatyards and other businesses that service recreational boaters.”*

CRMP Red Book Section § 1.1.6.F-Type 3 Category B Requirements:

The applicant has addressed all 11 Category B requirements and it is staff opinion that the project has met all the Category B requirements of this section. No variances are required from RICRMP standards.

CRMP Red Book Section § 1.3.1.G Shoreline Protection

A 40 foot steel sheet pile bulkhead with deadman and 63 feet of cantilevered steel pile bulkhead is proposed. An allowance for vertical sheetpile walls are stated in the RICRMP of this section.

*“Where structural shoreline protection may be authorized riprap revetments are preferred to vertical steel, timber, or concrete seawalls and bulkheads except where vertical structures may be proposed to service ports, marinas and other water dependent uses bordering Types 3, 5 and 6 waters...”*

Additionally, the RICRMP allows for an exception to constructing seawalls for water dependent uses. As in past CRMC decisions marina work of this type has been considered water dependent and thus the prohibition does not apply.

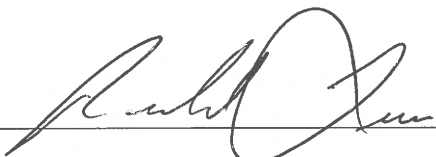
*“The construction of new seawalls and bulkheads is prohibited, except for shorelines bordering Types 3, 5 and 6 waters where the proposed seawall or bulkhead directly serves a water-dependent use or where an applicant demonstrates to the satisfaction of the CRMC that there is no technically feasible alternative.”*

The construction of the vertical wall will require the removal of the existing riprap slope wall which will lead to an increase in the extent of tidal waters that now exist by cutting out the slope of the revetment that extends seaward.

Please note the Army Corp of Engineers have issued their permit (General Permit 2, Permit # 2022-02266) on November 4, 2022. Additionally, Neal Personcus of RIDEM, has confirmed that a RIDEM Water Quality Certificate was not required for this project.

**RECOMMENDATIONS AND CONCLUSION:**

Please note, the Town Council of North Kingstown has submitted a letter of no substantive objection (October 18, 2022) for this project. It is the opinion of CRMC reviewing staff that this project meets the requirements of the RICRMP, since it is consistent with the designated priority use of this water body (Type 3 Waters, High Intensity Boating). Based on the above, CRMC staff has no objections to the project.

Signed  STAFF ENGINEER