

April 27, 2023

**Via E-mail and Regular Mail**

Lisa Turner  
Coastal Resources Management Council  
Oliver H. Stedman Government Center  
4808 Tower Hill Road  
Wakefield, RI 02879-1900  
[lturner@cmrc.ri.gov](mailto:lturner@cmrc.ri.gov); [cstaff1@cmrc.ri.gov](mailto:cstaff1@cmrc.ri.gov)

**Re: Application of New York Yacht Club, No. 2022-09-020**

Dear Ms. Turner:

In accordance with the management procedures of the CRMC and in anticipation of the meeting presently scheduled for Tuesday, May 9, 2023, please be advised that Applicant New York Yacht Club anticipates presenting testimony from expert witnesses, Richard St. Jean and Martha Werenfels. Mr. St. Jean is expected to testify as to the design of Applicant's proposed dock and its compliance with CRMC Rules and Regulations. Ms. Werenfels is expected to testify regarding the design of Applicant's waterfront renovations. Copies of Mr. St. Jean's and Ms. Werenfels' resumes are enclosed, together with copies of certain renderings depicting Applicant's proposed dock. Additionally enclosed is correspondence from the City of Newport regarding Applicant's proposed dock and public access proposal.

Very truly yours,



JOSHUA S. PARKS  
[jparks@apslaw.com](mailto:jparks@apslaw.com)

Encl.

cc (via email): Jeffrey Willis  
Elizabeth Noonan, Esq.

# St. Jean Engineering, LLC

*Structural, Marine & Civil Engineering*

*Licensed In: Rhode Island  
Massachusetts  
Connecticut  
New Jersey (Retired)  
Maine (Retired)  
U.S. Virgin Islands*

## ***Richard St. Jean, P.E.***

**Services Offered** Civil, Structural, and Marine Engineering services from preliminary design planning through final design and construction documents.

**Purpose** The firm was founded in 1989 as Professional Engineering Services, and has since changed its name to St. Jean Engineering, LLC (SJE). SJE's main focus from the onset has been to provide Structural, Civil and Marine Engineering services to small and large companies, facility owners, and Engineering firms needing a specialized design consultant.

**Registrations** Licensed Professional Engineer - Rhode Island  
Licensed Civil Engineer – Massachusetts  
Licensed Professional Engineer – Connecticut  
Licensed Professional Engineer – Maine (*retired*)  
Licensed Professional Engineer – New Jersey (*retired*)  
Licensed Professional Engineer- U.S. Virgin Islands

**Professional Affiliations** American Society of Civil Engineers  
Rhode Island Society of Professional Engineers  
American Concrete Institute  
Cold-Formed Steel Engineers Institute

### **PROFESSIONAL EXPERIENCE**

Private Consultant, St. Jean Engineering, LLC, 1989 - present  
Pare Engineering Corporation  
Senior Civil/Site Engineer/Consultant, 1989 - 1995  
Allen, Demurjian, Major & Nitsh, Inc., West Warwick, RI  
Senior Civil/Site Engineer, 1988 - 1989  
C.E. Maguire, Inc., Providence, RI  
Civil Engineer, 1987 - 1988  
Stone & Webster Engineering Corporation, Boston, MA  
Structural Engineer, 1982 - 1987  
General Dynamics Corporation, Electric Boat Division, Groton, CT  
Engineering Assistant, 1976 - 1981

### **EDUCATION**

University of Rhode Island  
B.S., Civil & Environmental Engineering, 1981  
Graduate Course Work in Hydrology - University of Rhode Island  
Wentworth Institute of Technology  
A.S., Architectural Engineering, 1976

### **Rhode Island Fast Ferry, Inc.**

Quonset Point, North Kingstown, Rhode Island

The Owner of the Rhode Island Fast Ferry approached St. Jean Engineering in 2002 to help with the permitting and design for a ferry terminal for a route from North Kingstown, Rhode Island to Martha's Vineyard, Massachusetts. The site at the time was part of a marine railway facility used by the Navy and most recently occupied by an aquaculture company. Further complicating the permitting was joint ownership of the property by RIDOT and QDC, and being in the flight path of the Quonset Airport. To date we have permitted demolition of a section of the existing railway structure, permitted a new commercial fixed pier and received FAA approval for a new building (yet to be built), design of a steel sheet piling seawall. Additionally, SJE designed and permitted all aspects of the project including grading, drainage, utilities, and structures. Full permitting through RIDEM, CRMC and USACE.

### **Old Harbor**

New Shoreham, Rhode Island

St. Jean Engineering along with Fairbanks Engineering Corporation performed an investigation of the existing fixed docks and steel sheet pile bulkhead in Old Harbor, Block Island. As a result of our findings the Town contracted St. Jean Engineering to design a new steel bulkhead and design new timber docks for the harbor, docks to support the local fishing fleet and an overwater loading ramp. Included in the scope of work was the design, permitting, soliciting bids for the project and serving as a construction overseer. The project was completed by Reagan Construction in 2011.

### **Fort Adams**

Newport, Rhode Island

The Louis Berger Group teamed with St. Jean Engineering to provide marine engineer services for development of Fort Adams to support the America's Cup races. The work was for the State of Rhode Island. Efforts assigned to SJE included the complete design of a 24 feet wide by 240 feet long concrete and timber pier to serve as the port of call for the Oliver Hazard Perry Tall Ship. The steel pipe pile supported pier was designed with pre-cast concrete pile caps to meet construction schedule demands. In addition to the fixed pier, design included adjustable concrete floating docks to support various sailing races staged at the facility. The project was constructed by Reagan Construction.

### **Falkner Island**

Gilford, Connecticut

The U.S. Fish and Wildlife Services contracted St. Jean Engineering to design a repair to a small boat basin and landing dock for the bird sanctuary at Falkner Island, Connecticut. The work included designing a repair for the stone breakwater and steel sheet pile bulkhead at the Island. The work was completed in 2006.

### **Road Town Ferry and Tender Piers**

**Road Town, Tortola, BVI**

Contracted by Dawson Wells Consulting Engineers to provide the structural design and site planning for the new Ferry Pier and Tender Landing adjacent to the Cruise Ship pier in Road Town, Tortola. Designed and a concrete pier on steel pipe pilings and a sheet pile filled tender pier. In addition to the design we produce the construction documents for bidding and provided construction engineering support throughout the construction of the project. The project was completed in 2009.

**Sea Level Rise Study  
New Shoreham, Rhode Island**

SJE recently completed a Sea Level rise study for the Town of New Shoreham. The study involved converting Lidar point cloud data and a digital elevation model into maps showing the effects of different degrees of sea level rise on the island. Emergency access routes were investigated along with the potential for inundation of critical utilities serving the Island.

**Crowley Port Facility Improvements  
St. Thomas, USVI**

Under contract with the Kraus Manning Group, SJE provided structural engineering services to support the installation of High Mast Lighting and the proposed installation of a new Container Crane. The work included the design of concrete foundations and the evaluation of existing and proposed slabs on grade.

**Road Town Ferry Docks  
Road Town, Tortola, BVI**

Provided inspections services for the Road Town Ferry Docks at the Customs office. Dive inspections were carried out by Goulet Consulting Engineering and Commercial Diving Services. Findings were evaluated by SJE and submitted to the Kraus Manning Group to develop repairs to the docks.

**Ann Street Pier  
Newport, Rhode Island**

Designed a complete tear down and new municipal dock/ferry landing facility for the City of Newport. The project was contracted as a design build. SJE teamed with Reagan Construction out of Middletown, Rhode Island and was awarded the contract on the basis of experience. The facility included ADA accessibility components, a wood shingles roof for waiting passengers, and a ticket booth. The project was completed in 2013 by Reagan Construction.

**Save The Bay  
Providence, Rhode Island**

Designed a floating wave attenuator and a fixed dock with a roofed over observation platform at the terminal end of the fixed dock for outdoor classroom activities for local school districts. The facility is ADA compliant and includes kayak launch docks for public use. To date the wave attenuator has been installed and Save the Bay is awaiting funding to construct the fixed pier to access the floating attenuator. The project was constructed by Reagan Construction.

**J. Goodison Shipyard  
North Kingstown, Rhode Island**

Complete design of a new 6-acre shipyard with a 900-ton travel lift and travel lift piers extending 160 feet into Narragansett Bay. Design included all surveying, structural, buildings, marine side engineering, site engineering, and permitting. The design and construction were fast tracked. Design and construction was completed in just under 2 years.



## St. Jean Engineering, LLC

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*Structural, Marine & Civil Engineering*

**St. Jean Engineering, LLC (SJE)** provides Marine Engineering services from preliminary design planning through final design, permitting and construction support.

The firm was originally founded in 1989 as

Professional Engineering Services, changing its name to St. Jean Engineering in 2002. The company's clients have included the State of Rhode Island, the Rhode Island Department of Environmental Management, the U.S. Fish and Wildlife Agency, the BVI Port Authority, contractors, facility owners, municipalities, small and large companies, and other engineering firms needing a specialized design consultant.

In the past 25 years, marine projects have included design of port facilities throughout Rhode Island and the Caribbean, as well as ferry piers, large scale private marinas, dredging projects, design of wave attenuation structures, docks, travel lift bays, buildings in high hazard coastal areas and the inspection of marine facilities. The combination of experience in structural, civil and marine engineering allows SJE to offer complete design solutions to coastal and near shore projects.

## II. EXPERIENCE & MANAGEMENT SAMPLE OF PROJECTS

**Client: City of Newport**

**Job: Demolition and Design Build “Ann Street Pier”**

The City of Newport contracted the team of St. Jean Engineering, LLC and Reagan Construction to demolish the existing Ann Street Pier facility, which had fallen under disrepair and construct a new updated Pier facility closely matching the existing pier. The new pier was constructed over an existing 36” concrete storm water outfall and constructed to meet present day accessibility requirements. The work included permitting, design of the piles and the covered roof area to meet current building code requirements. Construction took place over the winter months so as not to interfere with the ferry schedule and tourists.



**Completed Pier Looking North West**



**Client: Dawson Wells / BVI Port Authority**

**Job: Design Tender Landing, Breakwater and Ferry Pier in Road Town, Tortola**



**Tender Pier Sheet Pile Wall During Construction**



**Cutting Sheet Piling to Finish Elevation**

In 2008 Dawson and Wells commissioned St. Jean Engineering to design a tender landing, breakwater, and ferry pier to service the inter-island ferries and cruise ship tenders calling on Road Town, Tortola. Engineering services included the design of an anchored steel sheet pile bulkhead system and construction of a stone breakwater installed to protect the expanded dock area. The tender landing was constructed using steel sheet pile as a seawall and the ferry pier was a concrete structure founded on 30 inch steel piles extending up to 105 ft below the seabed. The structures are part of a secure port facility. The new facility went into service in October of 2010.



**Tender Landing, Breakwater and Piles for Ferry Dock During Construction – Breakwater in**



**Completed Tender Landing**

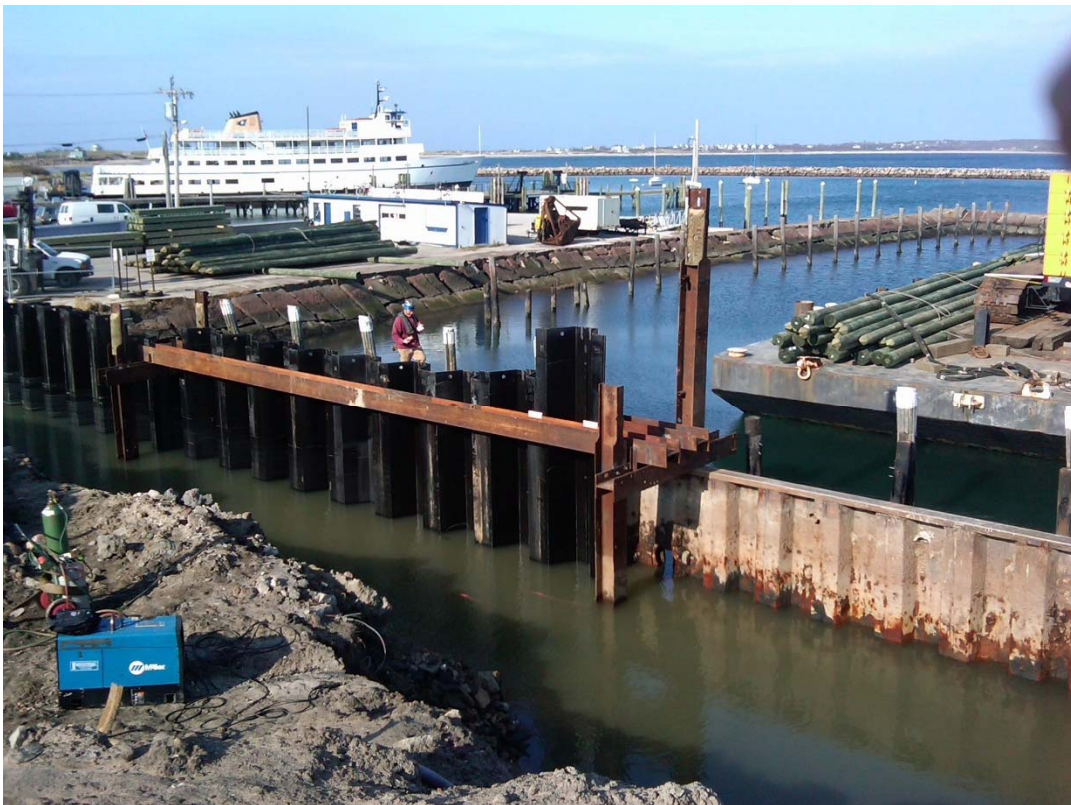


**Client: Town of New Shoreham, Block Island**

**Job: Install New Steel Bulkhead and Dock Facilities, Repair Breakwater, and Construct a New Bait Dock**

In 2008, the Town of New Shoreham in Block Island contracted St. Jean Engineering a repair to a failed steel bulkhead and the town docks along the south and west of Old Harbor, an area of approximately 22,000 square feet. Old Harbor is located adjacent to the Rhode Island Sound on the east shore of Block Island. The project included designing new cantilever sheet pile wall behind the existing failed wall, new timber docks, updating utilities, repairing the existing breakwater and constructing a new bait dock north of the existing breakwater.

Additionally, SJE was contracted for landside improvements including trenching for the updated utilities, removal of stones encountered during driving the new sheet piling, constructing a temporary electrical enclosure, re-paving disturbed areas and minor drainage modification to account for erratic runoff patterns. The work also included construction of a new Harbor Masters building. The new facility went into service in June of 2011.



New Sheet Pile Wall Under Construction



Steel Bulkhead Pile Cap and Start of Timber Framing



Completed Dock Facility



**Client: State of Rhode Island**

**Job: New Sailing and Tall Ship Docks at Fort Adams, Newport**

In 2013, the State of Rhode Island contracted The Louis Berger Group to design improvements to the Fort Adams Park. A major portion of the work was to develop in-water facilities where international sailing regattas could be held and to serve as the home port of the Rhode Island tall ship, the Oliver Hazard Perry. Newport Rhode Island is a historic sailing city and was the home of the America's Cup races for many years. The Louis Berger Group contracted St. Jean Engineering to act as their Marine and Coastal Engineer to design the piers and docking system. The design involved incorporating a wave fence below the fixed pier to provide calmer seas for the timber slips in the lee of the pier. Work was completed in the spring of 2015 and the facility was one of the few destinations in the world to host a leg of the Volvo race trials.



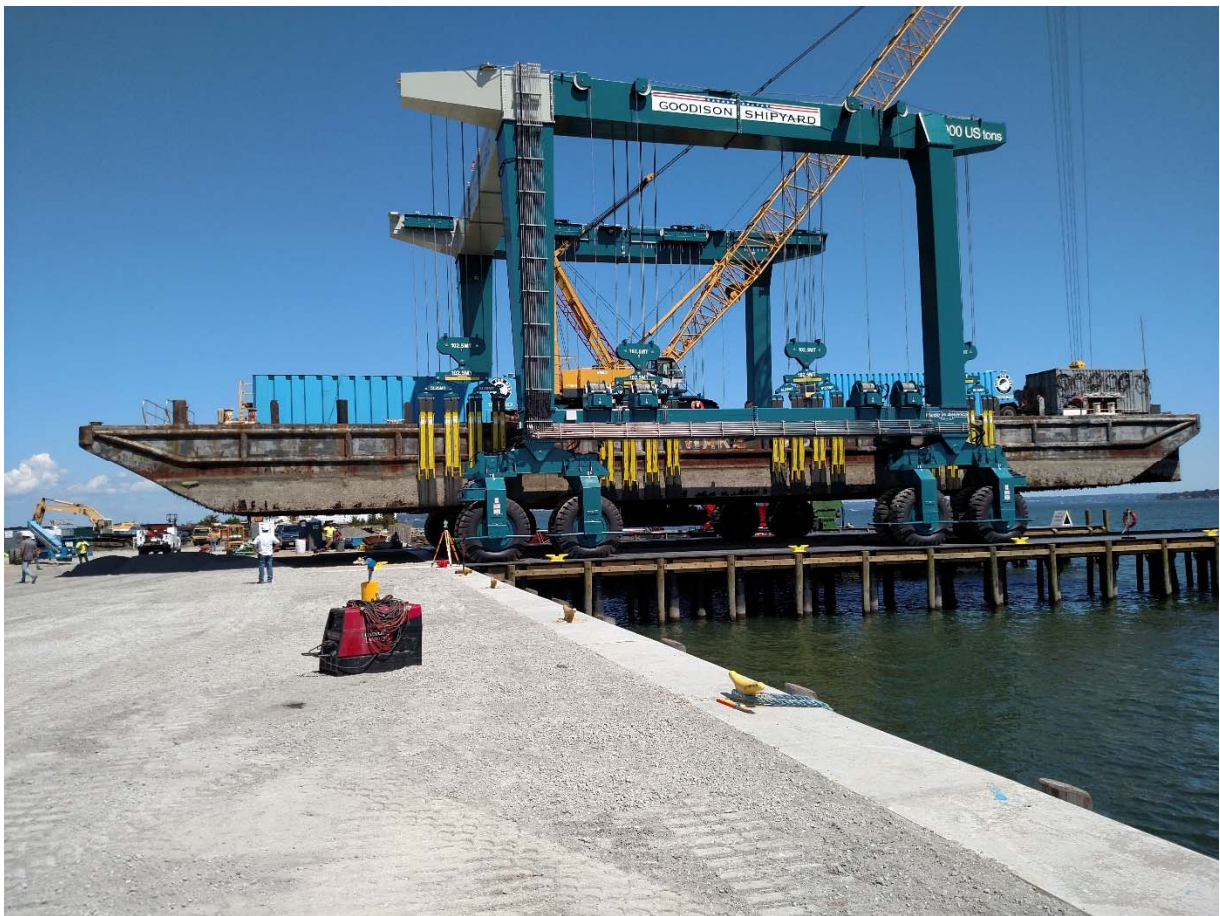
**Completed Facility with the U.S. Coast Guard Tall Ship, The Eagle,  
Berthed Along the North Face of the Pier**

**Client: Goodison Shipyard**  
**Job: New Shipyard, Quonset Point, Rhode Island**

St. Jean Engineering was contracted to design a new ship repair yard in 2015 on a vacant property on the coast of Narragansett Bay. The site was filled with dredge spoils as part of the WWII effort in 1940. Ships and barges weighing up to 900 tons are brought ashore for repairs. Ground pressure under the travel lift tires reach up to 18,750 psf per tire so ground stabilization was required. The design included complete site design, design of the travel lift piers, support



buildings, utilities, and the travel lift piers and berthing facilities. The project was fast tracked, requiring time span of 2 years from start of design to opening date, to support existing repair contracts and financing constraints. The project was completed one month ahead of schedule. The repair yard services U.S. Coast Guard vessels, Ferries, Barges and Offshore Fishing Vessels.



**Initial 1,100 Ton Test Lift Used to Certify Load Capacity of Travel Lift**





## MARTHA L. WERENFELS, FAIA, LEED AP

SENIOR PRINCIPAL | DBVW ARCHITECTS

Martha Werenfels has extensive experience in a wide range of historic preservation projects, including restoration of national historic landmarks, rehabilitation of various building types, and compilation of preservation assessments and feasibility studies. Martha's attention to detail and organized nature make her a natural fit for highly skilled preservation work. Her uncompromising work ethic and kind spirit result in the highest quality product and happy clients. Martha's experience includes working for federal and state preservation agencies and serving on a historic district commission.

### PROFESSIONAL

Total Years of Experience: 38  
DBVW since: 1996

### EDUCATION

Cornell University  
Bachelor of Architecture

Brown University  
Master's Degree in American History

### PROFESSIONAL & BOARD AFFILIATIONS

National Trust for Historic Preservation  
Board of Advisors, Washington, DC

Historic Preservation Education Foundation  
Board of Directors, Washington, DC

RI Historical Preservation & Heritage  
Commission Review Board, Providence, RI

Providence Preservation Society  
Member of Planning and Architectural  
Review Committee, Providence, RI

Grow Smart RI  
Board of Directors, Providence, RI

Public Archaeology Lab  
Board of Directors/Chairperson,  
Providence, RI

American Institute of Architects - RI Chapter  
President 2002 | Board of Directors  
2000-2003

### TEACHING & LECTURING

Roger Williams University  
Visiting Professor, Graduate Design Studio

Brown University Learning Community  
Instructor: "Preservation in Providence"

### REGISTRATIONS

Rhode Island #1983  
Massachusetts #11074  
Connecticut #10643  
Maine #512192  
Vermont #003.0057908  
LEED 2.2 Accredited Professional

### SELECTED PROJECTS

**Mary Baker Eddy House**, Newton, MA  
DBVW is currently providing construction administration services for the restoration of the historic Mary Baker Eddy House Museum.

**Rough Point Museum**, Newport, RI  
DBVW Architects performed a detailed assessment of the Rough Point building envelope, which had longstanding infiltration issues. DBVW completed general and targeted assessments of the building, developing a series of recommendations for long term preservation. DBVW is currently in the process of completing construction documents for the phased restoration of the exterior building envelope, including slate roof replacement, masonry repairs, and repointing.

**Plymouth Town Hall**, Plymouth, MA  
After completing a feasibility study for locating Plymouth's municipal offices in a historic courthouse in the center of town, DBVW completed the restoration of the 1820 Courthouse as well as construction of a 60,000 sf addition to accommodate the town's offices. The new addition is designed to fit into the historic context and evoke the simple, but elegant architecture of a New England meeting house.

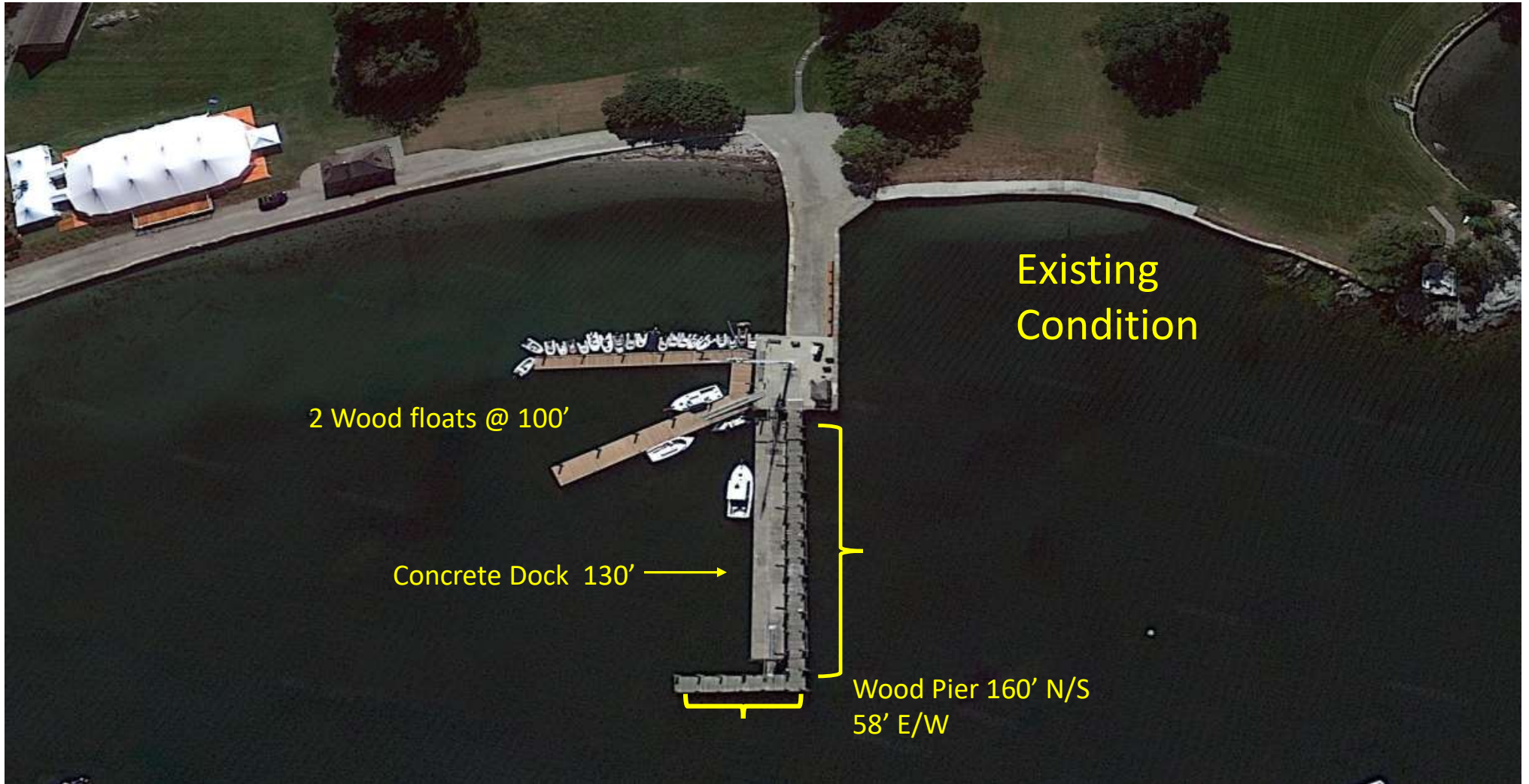
**International Tennis Hall of Fame at the Newport Casino**, Newport, RI  
Beginning in 1997, DBVW has completed numerous phases of work at McKim, Mead & White's renowned Newport Casino, including restoring the Casino's north wing after a fire, reconstructing a two-story, 185 foot long porch and recreating historic decorative paint finishes on the vaulted ceiling of a former billiard room. On the top floor of the building, within a former attic space, a new Information Resource Center was created to house the impressive collections of the International Tennis Hall of Fame.

**Yale University Sterling Memorial Library**, New Haven, CT  
Beginning in 2012, DBVW has completed several phases of exterior restoration work at SML. On York Street, DBVW designed a new accessible entrance that involved reconfiguring the stairs and moat wall and adding symmetrical stone ramps. Along Wall Street, DBVW reconstructed all of the buttresses and restored the stained glass windows and masonry facade. Services also included exterior restoration along High Street and into the courtyard.

**Yale University 320 York Street**, New Haven, CT  
Following the completion of an existing conditions assessment, DBVW developed construction documents for the exterior restoration of 320 York Street. DBVW worked with Ann Beha Architects on the adaptive reuse of this building into the intellectual hub for the teaching and research of humanities at Yale.

**Taunton City Hall**, Taunton, MA  
DBVW completed a feasibility study for restoring the historic City Hall, which had suffered fire damage. After developing several different options, the City chose DBVW's design to restore the historic building and construct a 30,000 sf addition. The addition is designed to be compatible with the historic building while making an important new contribution to downtown Taunton.

**The Tabernacle at Oaks Bluff**, Oak Bluffs, MA  
This phased restoration of a large wrought iron structure included replacement of a multi-tiered, asbestos cement roof, restoring the cupola to its original configuration, wrought iron restoration, structural stabilization and the addition of architectural illumination. DBVW is currently providing architectural services for Phase V of the restoration, which involves roof restoration, new restrooms, and new addition for storage space.



Existing  
Condition

2 Wood floats @ 100'

Concrete Dock 130' →

Wood Pier 160' N/S  
58' E/W











THE CITY OF NEWPORT

**RESOLUTION**

**OF THE  
COUNCIL**

**No. 2023-33**

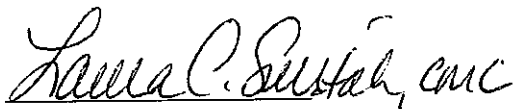
WHEREAS: the New York Yacht Club (NYYC) is currently in the permitting phase of their dock construction project with the Coastal Resource Management Council (CRMC) and they have been asked to increase public access in Newport Harbor; and

WHEREAS: the City of Newport is also in the permitting phase with the CRMC for the construction of the Stone Pier Dinghy Dock; and

WHEREAS: the New York Yacht Club would like to donate the sum of \$100,000 towards the construction of the Stone Pier Dinghy Dock. NOW THEREFORE BE IT

RESOLVED: that the City of Newport accepts the donation of \$100,000 from the New York Yacht Club, subject to CRMC approval of their application, to be used for the construction of the Stone Pier Dinghy Dock and the City Manager is authorized to sign a letter to the Coastal Resource Management Council on behalf of the City indicating the City's acceptance of the donation.

IN COUNCIL  
READ AND PASSED  
APRIL 12, 2023



Laura Swistak, CMC  
City Clerk





CITY OF NEWPORT  
CITY MANAGER  
Joseph J. Nicholson, Jr., Esq.

April 14, 2023

Jeffrey Willis, Executive Director  
Coastal Resources Management Council  
Oliver H. Stedman Government Building  
4808 Tower Hill Road  
Wakefield, RI 02879

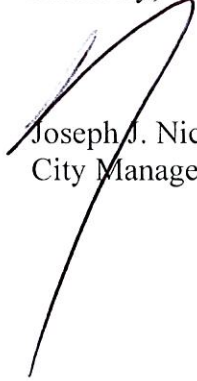
Re: CRMC File No. 2022-09-020  
Application of New York Yacht Club

Dear Mr. Willis:

The New York Yacht Club is currently under consideration for a new dock at their property. To fulfill the public access component of their application, under RICRMP § 1.3.6, the NYYC requests to contribute towards the new Stone Pier Dinghy Dock at King Park. The NYYC would like to donate \$100,000 towards the construction of the new Stone Pier Dinghy Dock. The new City-owned dinghy dock will improve public access to Newport Harbor by providing a safe and spacious dock for all users to enjoy.

The City of Newport accepts the donation from the New York Yacht Club. We look forward to offering improved public access to the harbor. If there is any problem with this public access plan, please advise my office as soon as possible.

Sincerely,

  
Joseph J. Nicholson, Jr.  
City Manager

cc: S. Land, Newport Harbormaster