

# CRMC DECISION WORKSHEET

**2022-12-072**

Cedarhurst Condominium Association

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
2022-12-072	North Kingstown	132 Fishing Cove Road		<b>A</b>	<input type="checkbox"/>	<input type="checkbox"/>
		Plat	141			
		<b>Owner Name and Address</b>				
Date Accepted	1/12/2023	Cedarhurst Condominium Association		Work at or Below MHW		<input type="checkbox"/>
Date Completed	5/19/2023	132 Fishing Cove Road North Kingstown, RI 02852		Lease Required		<input type="checkbox"/>

## PROJECT DESCRIPTION

Buffer zone management consisting of removal of invasive vines and planting with native shrubs

## KEY PROGRAMMATIC ISSUES

**Coastal Feature:** Coastal Wetland

**Water Type:** Type 2, Low Intensity Use

**Red Book:** 1.1.11

**SAMP:** N/A

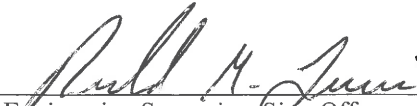
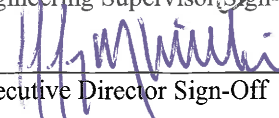
**Variances and/or Special Exception Details:** N/A

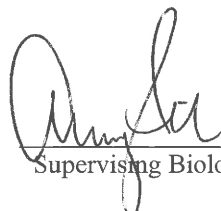
Additional Comments and/or Council Requirements:

Specific Staff Stipulations (beyond Standard stipulations):

## STAFF RECOMMENDATION(S)

Engineer \_\_\_\_\_ Recommendation: \_\_\_\_\_  
 Biologist **PJO** Recommendation: **No Objection**  
 Other Staff \_\_\_\_\_ Recommendation: \_\_\_\_\_

 5/19/23  
 Engineering Supervisor Sign-Off date  
 8 JUNE 2023  
 Executive Director Sign-Off date

 5/19/2023  
 Supervising Biologist Sign-off date  
 Staff Sign off on Hearing Packet (Eng/Bio) date



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

DATE: 05-19-2023  
 TO: Jeffrey M. Willis, Executive Director  
 FROM: Peter O'Rourke

Applicant's Name:	Cedarhurst Condominium Association
CRMC File Number:	2022-12-072
Project:	Buffer zone management consisting of removal of invasive vines and planting with native shrubs
Location:	132 Fishing Cove Road; North Kingstown: Plat(s): 141; Lot(s): 2
Water Type/Name:	2, Fishing Cove (North Kingstown)
Coastal Feature:	Coastal wetland backed by low coastal bluff.
Plans Reviewed:	"Buffer management plan... Cedarhurst at Wickford Harbor..." Dated April 1995 depicting approved view corridor. Proposed vegetation for removal has been flagged on site

**INTRODUCTION:**

The application is for buffer zone management consisting of, remove and treat identified invasive vines namely *Lonicera Japonica*, commonly known as Honeysuckle along the feature of both Phase 1 and 2 of the condominium property. All vines have been individually tagged for removal and staff has visited the property to inspect proposed treatment areas. The property has received a previous assent, 1990-01-068 to allow buffer zone management and created view corridors associated with each building and as shown on the plan.

Objections to this proposal have been received from members of the Association. The nature of the objections appears to be only concerned about a densely vegetated area in front of building 5 and that invasive shrubs in that view path are not being removed and treated. As a result of the objections received, we asked the Association to show proof that the project was approved by the HOA. Minutes from their meeting were forwarded to our office showing an approval dated July 20, 2022.

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

The RICRMP 650-RICR-20-00, aka, the Redbook allows for buffer zone management under section 1.1.11. It is the policy of CRMC to only allow up to 50% of area for buffer zone management if the project is

Signed: *Amy Seib for PJO* Staff Biologist  
 Signed: *N/A* Staff Engineer

appropriately designed and overseen by a Certified Invasives Manager (up to 25% may be done by an applicant without an IM). Therefore, no invasive plan would ever be allowed to treat the entire area. This project has identified invasive vines within the previously approved view corridor for removal which does not equal 25% of the Buffer area and therefore does not require IM oversight or monitoring.

The proposal to replace nonnative invasive honeysuckle with native plants is considered a benefit for the environment and wildlife. This is consistent with the requirements of the above cited section of the Redbook.

**COMMENTS ON OBJECTION:**

The objectors are concerned that the dense area of invasive shrubs within their viewshed are not being treated and question why CRMC would allow this application to go forward, when they claim invasives will grow back if all are not removed.

Staff asked the applicant the question about not treating more area, and the answer from the HOA is that they are going to replace all removed vines with approved native shrubs and it was just a matter of funding. Other areas will be looked at in future applications.

The objectors are members of the HOA which voted to approve this project. The HOA provided staff with documentation of the vote.

**COMMENTS ON APPLICANT'S OBJECTION RESPONSE:**

The objections were discussed with the applicant. They provided us with the agenda and minutes showing approval of the project. They explained that each vine, approximately 114, will be replaced with native shrubs in the same location as the tagged vines.

The reason to limit the proposal is financial as they intend to do extensive plantings on a one-to-one basis replacing invasive shrubs with native shrubs.

**CONCLUSION AND RECOMMENDATIONS:**

This application for buffer zone management meets the standards outlined in our Redbook and the Buffer Zone Management Guidance for Invasive Species Management. I have no objection to council approval of this application and standard assent stipulations will be prepared.

Signed: Amylee for PSO Staff Biologist  
Signed: N/A Staff Engineer