



State of Rhode Island
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, RI 02879-1900

(401) 783-3370
Fax (401) 783-2069

PUBLIC NOTICE

File Number: 2022-06-136 Date: December 28, 2022

This office has under consideration the application of:

Point Break Realty, LLC
895 Matunuck Beach Road
Wakefield, RI 02879

for a State of Rhode Island Assent to construct and maintain: A new residential boating facility consisting of an upland ramp, a 4' x 62' fixed timber pier, a 3' x 18' access ramp, 4' x 4' access/landing float and an 8' x 18.75' (150sf) terminal float. The facility will extend ~39' seaward of the cited MLW mark and requires a 25' Property Line Extension variance (100%) to the east (Water St) and west (AP 93-1, Lot 63) per Redbook 650-RICR-20-0-01 Section 1.3.1(D)(11)(k).

Project Location:	20 Water Street
City/Town:	South Kingstown
Plat/Lot:	93-1 / 67
Waterway:	Potter Pond, Seaweed Cove, Type 2, Low Intensity Use

Plans of the proposed work can be requested at Cstaff1@crmc.ri.gov.

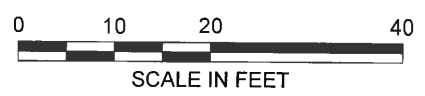
In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what law or laws, if any, would in their opinion be violated by the work proposed.

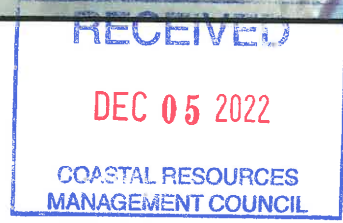
If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before January 28, 2023.

Please email your comments/hearing requests to: cstaff1@crmc.ri.gov; or mail via USPS to: Coastal Resources Management Council; O. S. Government Center, 4808 Tower Hill Road, Rm 116; Wakefield, RI 02879.

/lat



FOR PERMIT ONLY
NOT FOR CONSTRUCTION



PROPOSED RESIDENTIAL DOCK
20 WATER STREET
S. KINGGTOWN

PROPOSED DOCK PLAN - AREAL PHOTOGRAPH

PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		PREPARED FOR: POINT BREAK REALTY	
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: 1" = 20'	3
DATE: May 2022	PROJECT NO: 20-03	REVISION NO.	
		SHEET NO. # OF ##	

NO.	ISSUE/DESCRIPTION	BY	DATE
2	MOVED DOCK TO THE WEST BEYOND WETLAND ADD LANDING FLOAT	RJM	9-8-22
1	ADDED PROPERTY LINE FOR 37 PROSPECT RD	RJM	6-1-22

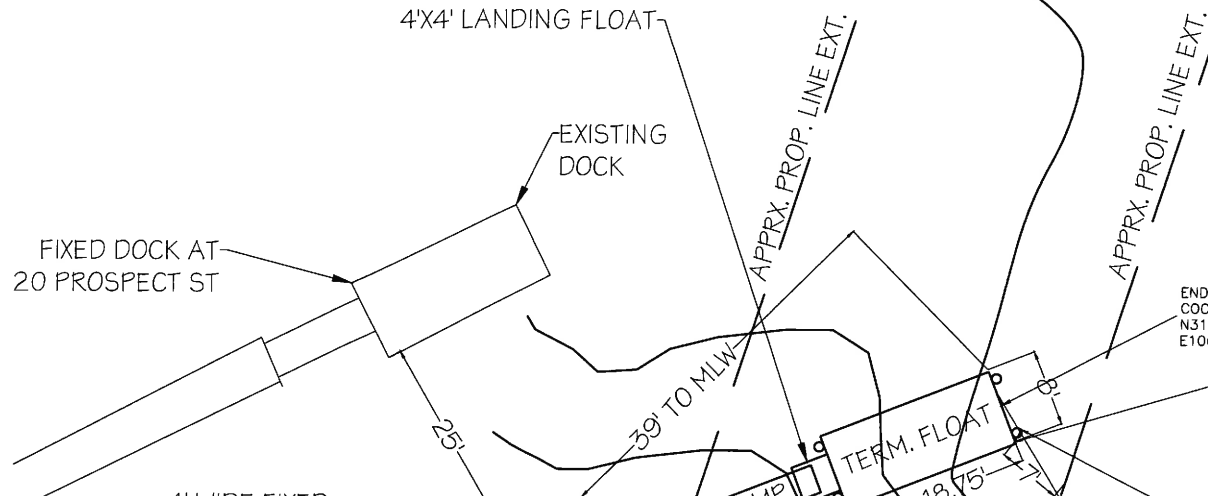
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MAURA AND ANNE TRAVERS
37 PROSPECT ST
AP 93-1, LOT 62

POTTERS POND
CRM TYPE 2 WATERS



MCCANN IRRECOV.
REALTY TRUST
23 PROSPECT ST
AP 93-1, LOT 63



END OF FLOAT
COORDINATES:
N316679.620
E106200.051

MOORING BASED
ON AREAL PHOTO (TYP)

APPRX. PROP. LINE

PHRAGMITES
VEGETATION

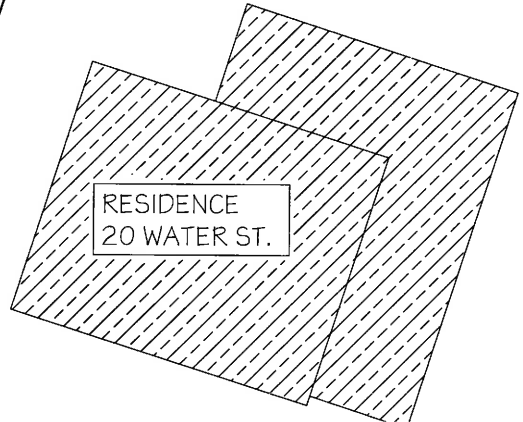
MARSH
GRASS

PHRAGMITES
VEGETATION

HIGH TIDE LINE

GRASSED LAWN
AREA

LENGTH OF STRUC.
TO HIGH TIDE LINE
94'



AP 93-1 LOT 67

C & J PROPERTIES
990 MATUNUCK BEACH RD
AP 93-4, LOT 36

RUSSELL J. MORGAN
No.  6938
REGISTERED
PROFESSIONAL ENGINEER
(CIVIL)
7/6/22



RECEIVED
DEC 05 2022
COASTAL RESOURCES
MANAGEMENT COUNCIL

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PROPOSED RESIDENTIAL DOCK 20 WATER STREET S. KINGGTOWN			
PROPOSED DOCK PLAN			
PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		PREPARED FOR: POINT BREAK REALTY	
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: 1" = 20'	4
DATE: May 2022	PROJECT NO. 20-03	REVISION NO.	SHEET NO. # OF ##

NO.	ISSUE/DESCRIPTION	BY	DATE
2	MOVED DOCK TO THE WEST BEYOND WETLAND	RJM	9-8-22
	ADD LANDING FLOAT		
1	ADDED PROPERTY LINE FOR 37 PROSPECT RD	RJM	6-1-22

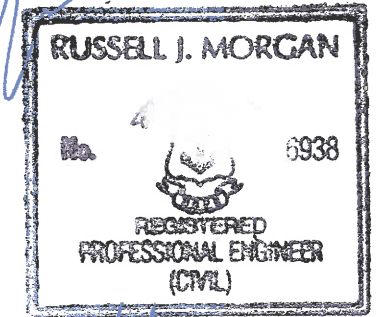
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VERTICAL DATUM CONVERSION

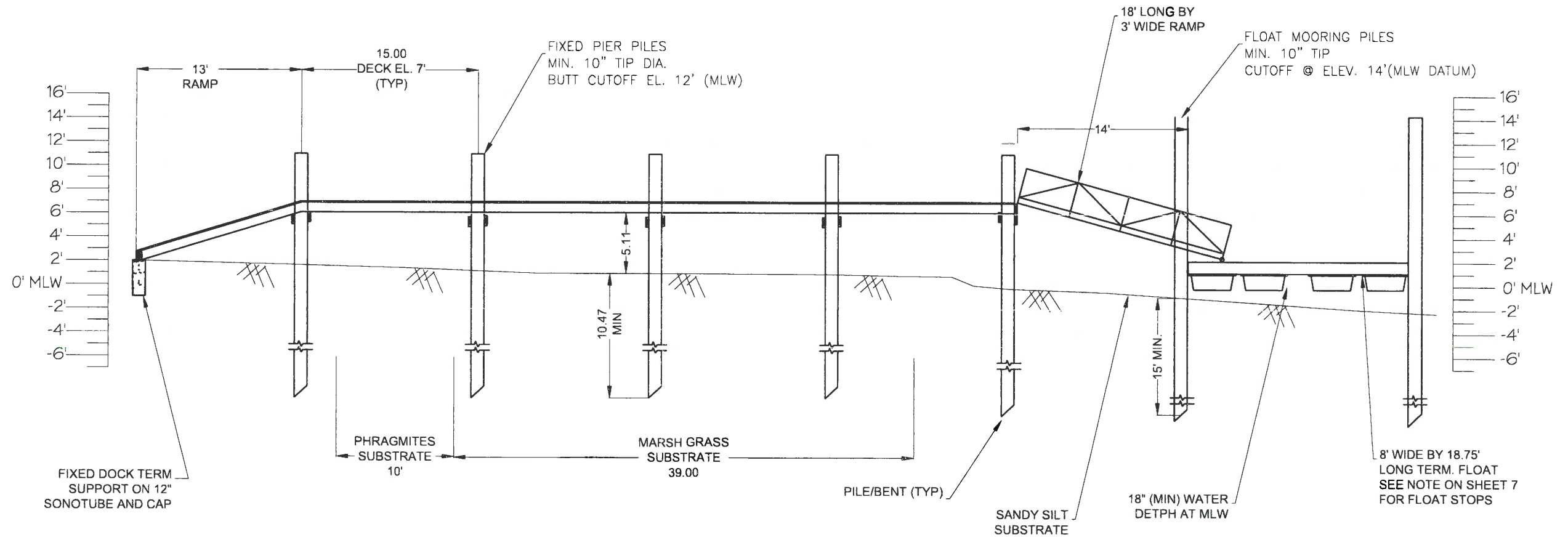
NAVD 88 DATUM

MLW DATUM

MHW + 1.0'	+ 1.05' MHW
MTL + 0.47'	+ 0.53' MTL
MLW - 0.06'	EL. 0' MLW



6/1/22



FOR PERMIT ONLY
NOT FOR CONSTRUCTION

RECEIVED
JUN 24 2022
COASTAL RESOURCES
MANAGEMENT COUNCIL

PROPOSED RESIDENTIAL DOCK 20 WATER STREET S. KINGGTOWN			
PROPOSED DOCK LONG. ELEVATION			
PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879	PREPARED FOR: POINT BREAK REALTY		
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: 1" = 10'	5
DATE: APRIL, 2022	PROJECT NO. 20-03	REVISION NO.	SHEET NO. # OF ##

NO.	ISSUE/DESCRIPTION	BY	DATE

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State of Rhode Island and Providence Plantations
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, RI 02879-1900

(401) 783-3370
Fax (401) 783-3767

January 25, 2023

Michael Stach, Harbormaster
Town of South Kingstown
325 Columbia Street
South Kingstown, RI 02883

Re: CRMC File No. 2022-06-136 Point Break Realty, LLC -- Request for Public Notice Extension end date from January 28, 2023 to February 28, 2023.

Dear Mr. Stach:

We have received your January 19, 2023 request for the extension of the CRMC Public Notice Period as stated on CRMC Public Notice for CRMC File 2022-06-136 for applicant Point Break Realty, LLC. Your request has been granted to extend the public notice time period from January 28, 2023 to February 28, 2023.

If you require additional information, please do not hesitate to contact me.
Thank you.

Sincerely,

Lisa A. Turner, Office Manager
Coastal Resources Management Council

/lat