

# CRMC DECISION WORKSHEET

2023-09-048

Gerald & Barbara Candelmo

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
2023-09-048	Narragansett	5 Mollusk Drive		A*	<input type="checkbox"/>	X
		Plat	R-2			
		<b>Owner Name and Address</b>				
Date Accepted	9/15/23	Gerald & Barbara Candelmo		Work at or Below MHW		X
Date Completed	11/20/23	5 Mollusk Drive Narragansett, RI 02882		Lease Required	<input type="checkbox"/>	

## PROJECT DESCRIPTION

A residential boating facility consisting of a 4' x 97' fixed timber pier, 3' x 16' aluminum gangway and 8' x 18.75' (150sf) terminal float, extending 93' seaward of the cited MLW mark. The facility requires a 43' length variance to Redbook 650-RICR-20-00-01 Section 1.3.1(D)(11)(1)(2).

## KEY PROGRAMMATIC ISSUES

- Coastal Feature:** Coastal beach backed by manmade shoreline (riprap revetment)
- Water Type:** Type 2, Low Intensity Use, Point Judith Pond, Great Island
- Red Book:** Section 1.1.7, 1.2.1(B), 1.2.2(A), 1.2.2(F), 1.2.3, 1.3.1(D), 1.3.5
- SAMP:** Salt Pond Region, Lands Developed Beyond Carrying Capacity

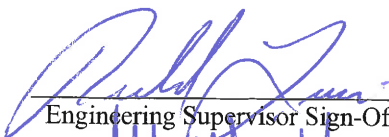
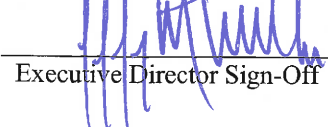
Variations and/or Special Exception Details:  
43' length variance to Redbook 650-RICR-20-00-01 Section 1.3.1(D)(11)(1)(2).

Additional Comments and/or Council Requirements:  
Subject to close of public notice without further comment

Specific Staff Stipulations (beyond Standard stipulations): N/A

## STAFF RECOMMENDATION(S)

Engineer \_\_\_\_\_ Recommendation: \_\_\_\_\_  
 Biologist TAS Recommendation: Approval  
 Other Staff \_\_\_\_\_ Recommendation: \_\_\_\_\_

 11/20/23  
 Engineering Supervisor Sign-Off \_\_\_\_\_ date  
 20 Nov 23  
 Executive Director Sign-Off \_\_\_\_\_ date

Supervising Biologist Sign-off \_\_\_\_\_ date  
 Staff Sign off on Hearing Packet (Eng/Bio) \_\_\_\_\_ date

Name: Gerald & Barbara Candelmo  
CRMC File No.: 2023-09-048  
Staff Report



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

DATE: 20 November 2023  
TO: Jeffrey M. Willis, Executive Director  
FROM: T. Silvia, Sr. Environmental Scientist

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Applicant's Name:	Gerald & Barbara Candelmo
CRMC File Number:	2023-09-048
Project:	To c/m a residential boating facility
Location:	5 Mollusk Drive; Narragansett; Plat(s): R-2; Lot(s): 336
Water Type/Name:	2, Point Judith Pond (Great Island)
Coastal Feature:	Coastal beach backed by riprap revetment
Plans Reviewed:	"Proposed Residential Dock, 5 Mollusk Dr, Narragansett..Gerald Candelmo.." seven sheets dated August 10, 2023 with sheets 3-5 last revised 10-12-2023 by Russell Morgan, PE
<u>Staff Recommendation:</u>	No objection, pending close of public notice without further comment

## A) INTRODUCTION

1-- The project site is located on the northwestern side of a peninsula extending southwesterly into Point Judith Pond from Great Island (*Figure 1*). Directly fronting the site is a coastal beach backed by manmade shoreline (riprap revetment) consistent with adjacent properties. A small mowed lawn area exists as access for the proposed facility. Surrounding use is a mix of seasonal and permanent residents within the Great Island community. The majority of dwellings on this Island maintain a residential boating facility and several exist directly to the west on Mollusk Drive.

2--The application was accepted 9/15/2023 and staff contacted the consulting engineer on 9/26/2023 requesting revised plans to clarify technical details. A site visit was conducted 9/29/2023 and the application sent to a 30-day public notice period 10/23/23 following receipt of revised plans on 10/13/2023.

3—The Army Corps of Engineers (ACOE) has been sent a copy of the public notice, although they canceled their November joint meeting so no discussion was held. It is staff's opinion that the project appears eligible for a Pre-Construction Notification (PCN) GP approval from the ACOE.

## **B) PROPOSED PROJECT:**

The applicant is proposing to construct a residential boating facility consisting of a 4' x 97' fixed timber pier, 3' x 16' aluminum gangway and 8' x 18.75' (150sf) terminal float, extending 93' seaward of the cited MLW mark. The facility requires a 43' length variance to Redbook 650-RICR-20-00-01 Section 1.3.1(D)(11)(1)(2).

## **C) APPLICABLE REGULATIONS/STAFF COMMENTS:**

1--One comment has been received during the public notice period. The party did not object to the facility but had concerns with the property lines (PL) depicted on the public notice plans. Staff contacted the party to clarify CRMC noticing and survey requirements, noting that only projects located within 25' of the PL require the PLS stamp (not applicable to this project) and that the public notice plans clearly note the depicted PLs are approximate only.

2--A 43' length variance is required from Section 1.3.1(D)(11)(1)(2) as the facility is proposed to extend 93' seaward of the cited MLW mark. Due to the existing site conditions, siting the facility at the standard 50' MLW results in less than 18" of water depth at the terminus, which would require its own variance.

3--Staff would have referred the application to the administrative dock review meeting for approval, however only length variances to 75' MLW (25' variance) within Point Judith Pond are eligible for administrative review; The 43' variance request requires full Council review. In order to meet the upcoming Coastal Council meeting agenda, this report will be finalized prior to final close of the 30-day public notice period, which ends on 11/23/2023.

4--The cited depth at the terminus of the proposed facility is just over -2' MLW, which is consistent with CRMC minimum water depth (18"/-3') for residential docks. The length is also consistent with the other existing docks along this shoreline.

5--The proposed project is consistent with Type 2 waters (low intensity use) along Great Island's shoreline, which contain numerous existing residential docks, primarily for seasonal use. Consistent with CRMC requirement, 5' clearance at the cited MHW mark is provided for lateral access below the dock.

6--The consulting PE states the project is designed in accordance with the dock standards contained within Section 1.3.1(D)(11), unless otherwise noted (*see variance request*). There is no submerged aquatic vegetation (SAV) present at the site. The proposed location within the 60' wide lot appears to allow for the potential future siting of adjacent parcel's docks.

7--Section 1.3.5 relates to scenic value protection and enhancement. It is staff's opinion that a proposed residential boating facility in this environment is consistent with the current aesthetics of the area, given the proliferation of docks along this shoreline and high boating activity in this waterbody.

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**D) COMMENTS ON VARIANCE REQUEST:**

1—It is staff’s opinion that the application conforms with the applicable goals and policies of the CRMP as discussed in “C” above. Construction of a residential boating facility is consistent with existing and expected uses of this waterbody and shoreline. Excepting the requested length variance which is required by existing site conditions, the project has been designed consistent with Section 1.3.1(D) dock standards.

2—It is also staff’s opinion that the project will not result in significant adverse environmental impacts or use conflicts, including cumulative. As indicated herein, the design meets the siting requirements except for the variance noted and is consistent with existing uses and similar CRMC permitted docks on this shoreline. There are no known mooring fields within 50’ of the proposed facility and the closest SAV area is located further seaward than the proposal. The facility appears to allow for both existing and future nearby recreational uses.

3—Due to the existing lot’s water depth, the standard 50’ MLW construction length cannot be met at this site. Staff agrees with the current design to provide appropriate water depth while remaining consistent with nearby facility lengths.

4—It is staff’s opinion that the applicant has minimized the variance request and defers to the Council for consideration of the remaining variance criteria.

**E) SUMMARY:**

It is staff’s opinion that the proposed residential boating facility is designed consistent with the Redbook and similar nearby CRMC past dock permits, including the proposed length. It is also staff’s opinion there will remain sufficient room for future potential dock proposals on this shoreline, depending on the particular site data. Provided the public notice concludes without additional comment, staff has no objection to the approval of this facility and withholds standard stipulations pending Council’s decision.

Signed: \_\_\_\_\_



T. Silvia, Staff Biologist



**Figure 1: 2023-09-048**  
CANDELMO DOCK PROPOSAL

