



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: 2023-05-053 Date: June 21, 2023

This office has under consideration the application of:

Mark & Cheryl Demello
395 Park Avenue
Portsmouth, RI 02871

for a State of Rhode Island Assent to construct and maintain: A Residential Boating Facility consisting of a total 188' feet in length, terminating at 50' beyond Mean Low Water (MLW) and requiring a Variance to the side Setback Standard Section 1.3.1(D)(11)(k).

Project Location:	395 Park Avenue
City/Town:	Portsmouth
Plat/Lot:	25 / 45
Waterway:	Sakonnet River

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

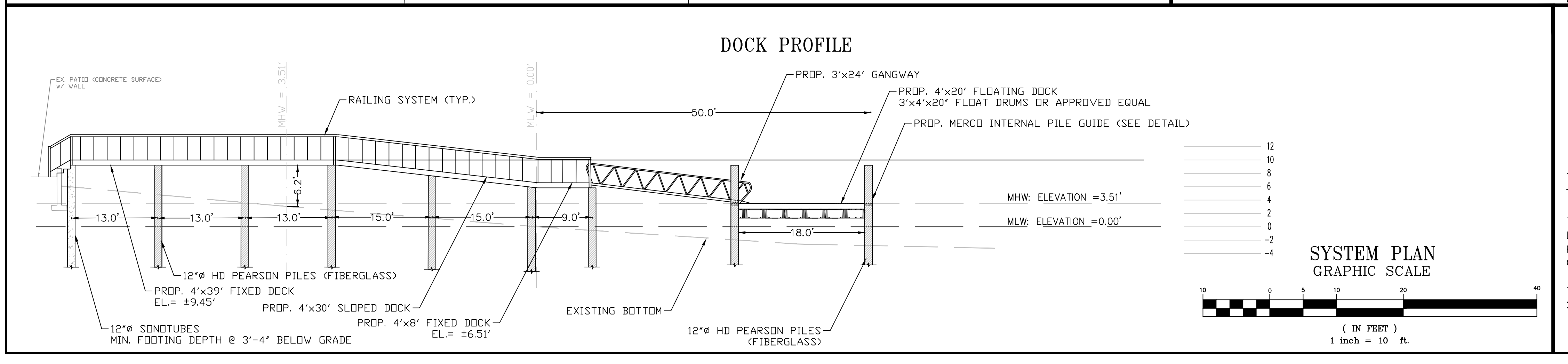
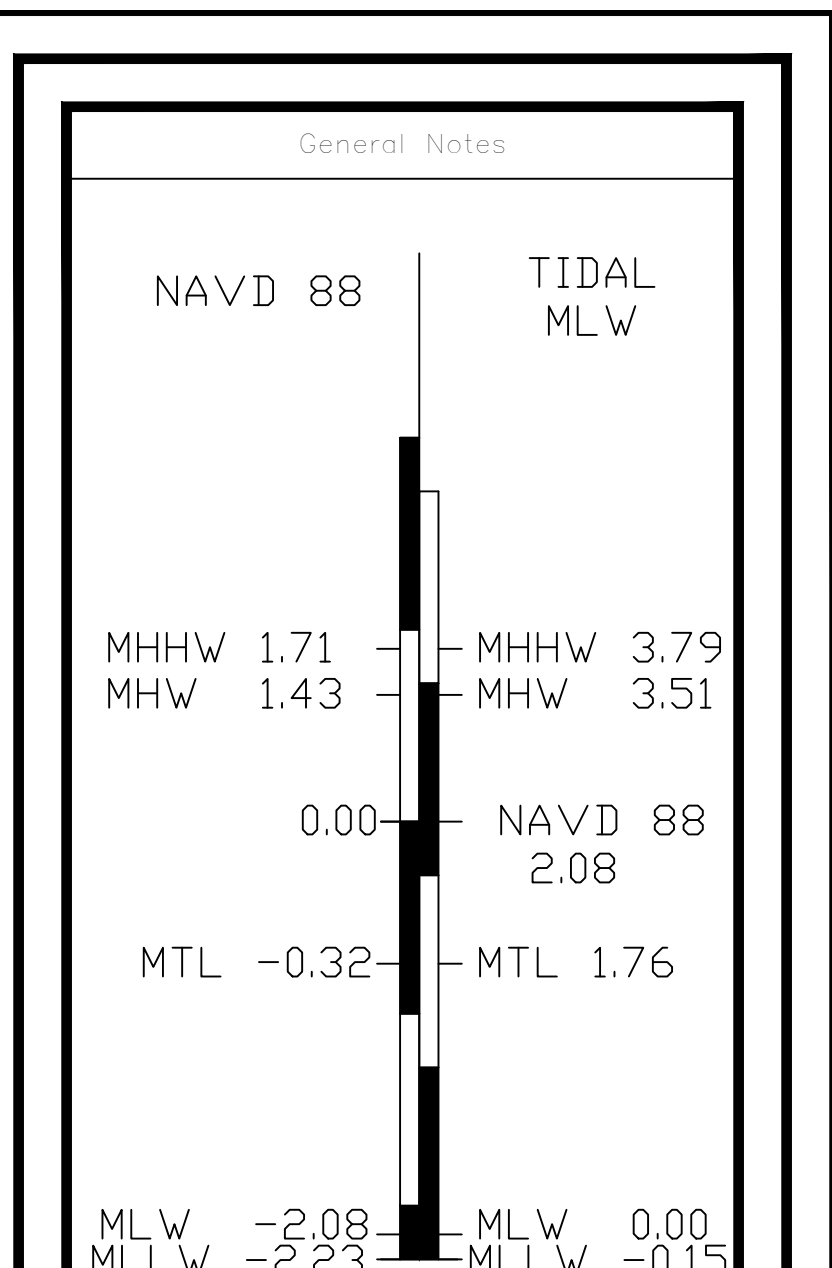
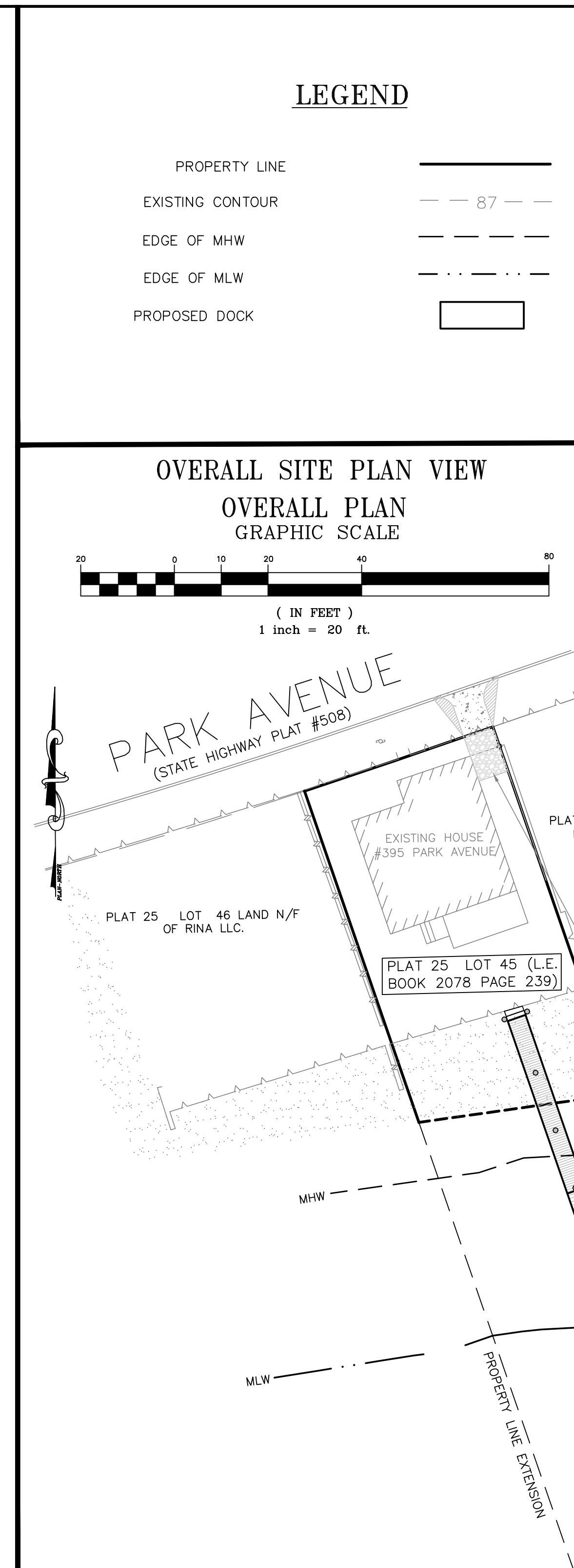
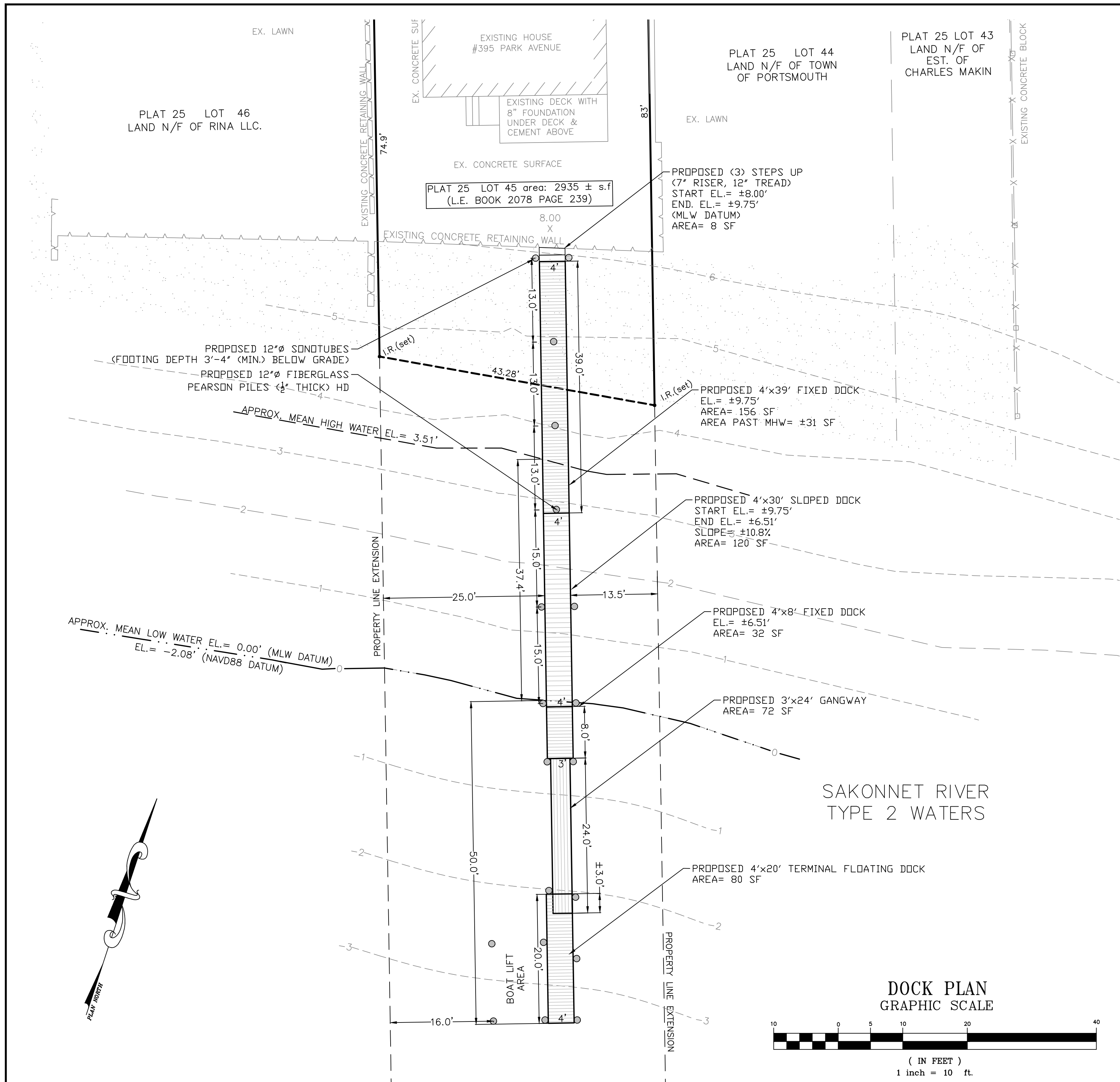
In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

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 July 21, 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



ZONING (R10):

MIN. LOT AREA:
MIN. FRONT YARD:
MIN. REAR YARD:
MIN. SIDE YARD:
MAX. LOT COVERAGE:
MAX. BUILDING HEIGHT:

REGULATION:
10,000 SF
100 FT
20 FT
20 FT
10 FT
20%
35 FT

VARIANCE NOTE:

THE FOLLOWING ARE A LIST OF ITEMS THAT DO NOT FULLY MEET CRMC'S RULES AND REGULATIONS DUE TO EXISTING SITE CONSTRAINTS AND ARE REQUESTING RELIEF:

1.) PROPERTY LINE (EXTENSION) SETBACK - 25' MIN. REQUIRED
-13.5' PROVIDED

Thomas J. Principe, III
No. 9107
REGISTERED PROFESSIONAL ENGINEER

RECEIVED
5/5/2023
COASTAL RESOURCES MANAGEMENT COUNCIL

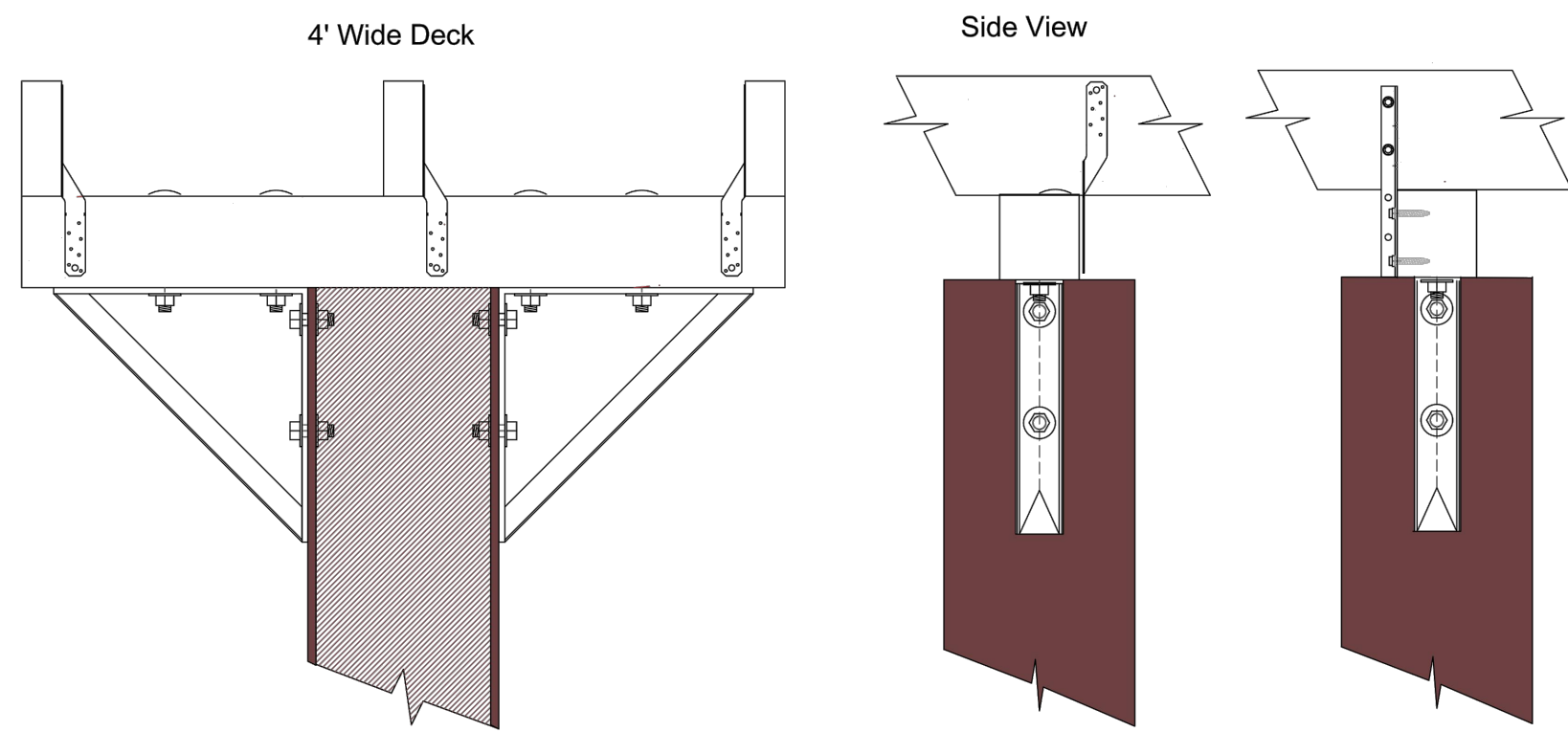
PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
ESTABLISHED IN 1981

PO BOX 298
TIVERTON, RI 02878
PHONE: 401.265.1090
EMAIL: PRINCIPEENGINEERING@GMAIL.COM
WWW.PRINCIPEBUILDERSRI.COM

NEW DOCK PLANS
for
AP 25 LOT 45
395 PARK AVENUE
in
PORTSMOUTH, RHODE ISLAND

Project	Sheet
Date 04/28/2023	1 OF 3
Scale	

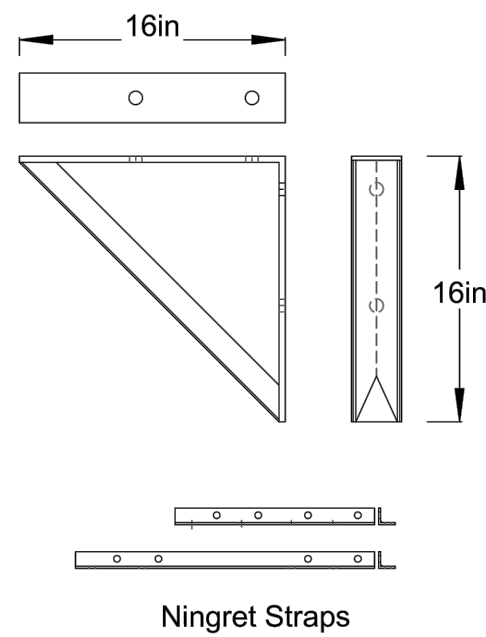
C:\Users\Joshua\Principe Engineering\Drawings\Survey\2022\SVY_2022-2_395_Park_Ave_Portsmouth_Dock Design.dwg, DWG To PDF.pc3



- Monopile Requirements:**
- 2 Monopile Brackets
 - 4 x 6 P.T. Beam (Pile Cap) for 4' wide deck
 - 4 - 3/4 x 2 Galvanized bolts
 - 8 - 3/4" Galvanized Standard Washers
 - 4 - 3/4" Galvanized Curved Washers
 - 4 - 3/4 x 8 Galvanized Timber Bolts (6" Timber)
 - Simpson MTS12 Twist Strap 16 ga.
 - 10d galvanized nails
 - (or Ningret Straps & Bolts) Ningret Marine - (401) 364-0200

Curved Washers

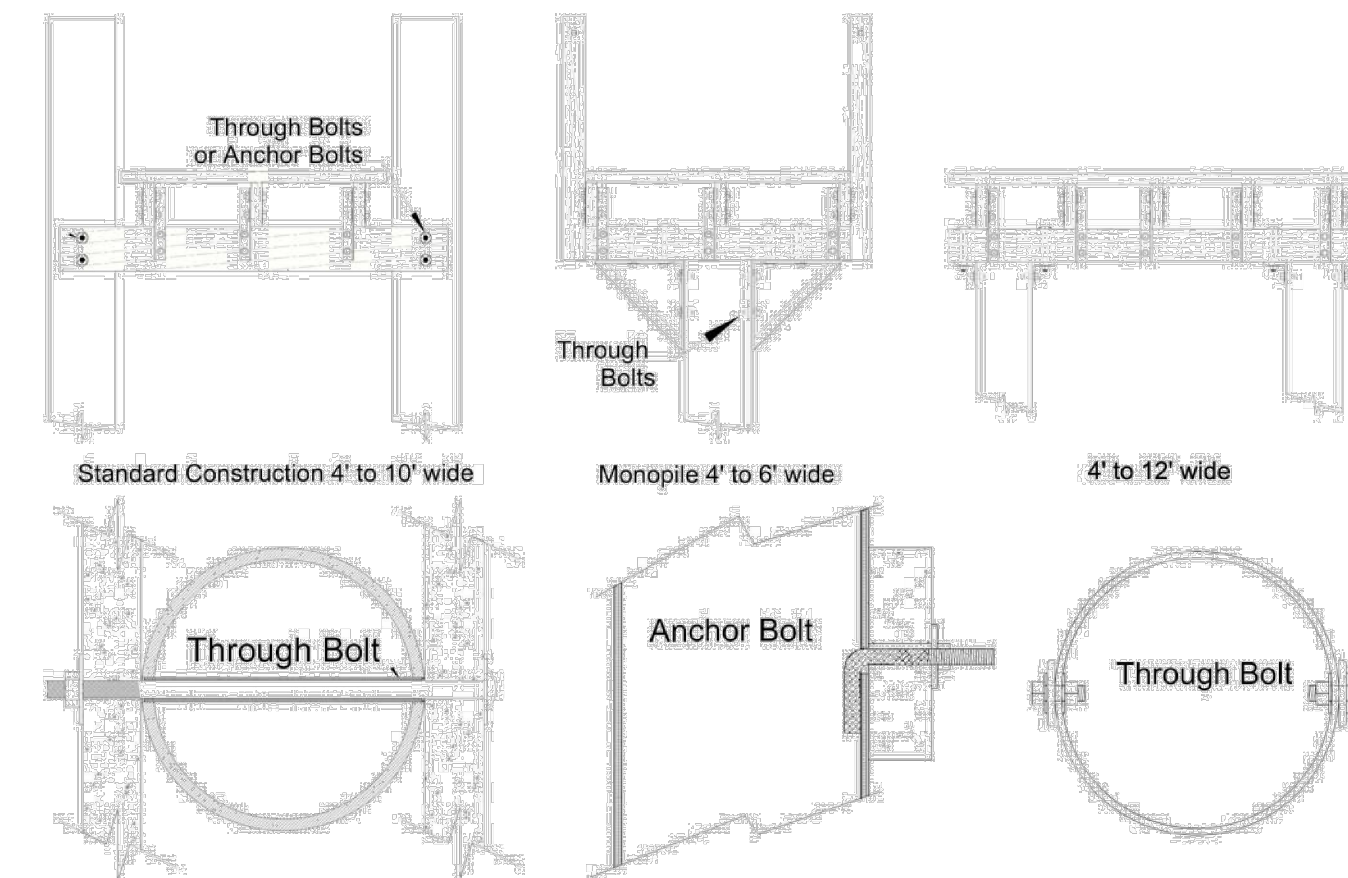
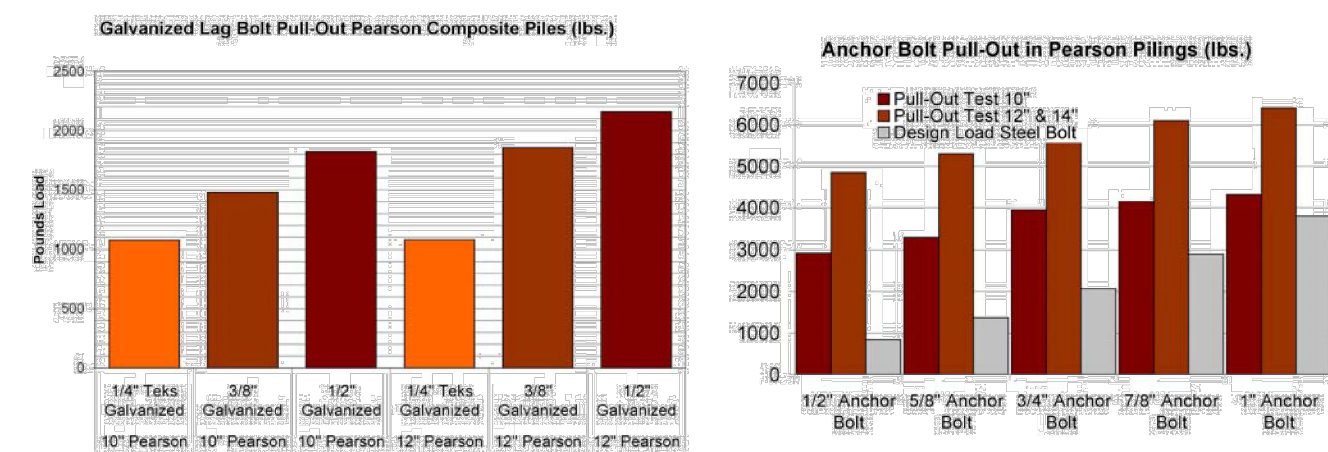
SIMPSON TWIST TIES



Attachment and Assembly Data

Due to the three dimensional fiber architecture of Pearson Pilings fiberglass reinforcements, through-bolts and anchor bolts are all used for various installations and applications. Even lag bolts can be used for non-structural fastening. The holding and pull-out strength of bolted connections to the composite pile typically exceed the operating load recommendations for galvanized bolts as shown below. Structural cross members, beams, boat lifts and ramp hardware should be attached using either anchor bolts or through bolts.

Lag bolts may be used for non-structural connections and fitting of cleats, line holders, hand rails, fenders, ladders, benches and lighting fixtures. 1/2" Washer Head Tek screws should be used for attaching pile caps - most self tapping screws will work, but avoid those with flanges on the drill section.

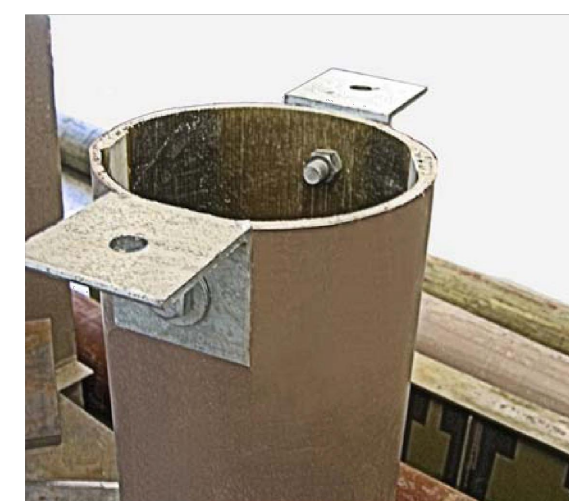


© 2007 Pearson Pilings LLC



Pearson Pilings Testing Angle Bracket / 3/4" Bolts

In order to determine recommended loading for the use of galvanized brackets with a single 3/4" bolt, an axial load test was performed. To simplify the fixture, the 4" square brackets were attached to the end of a 10" diameter pile so that the flats were above the pile top by .250".



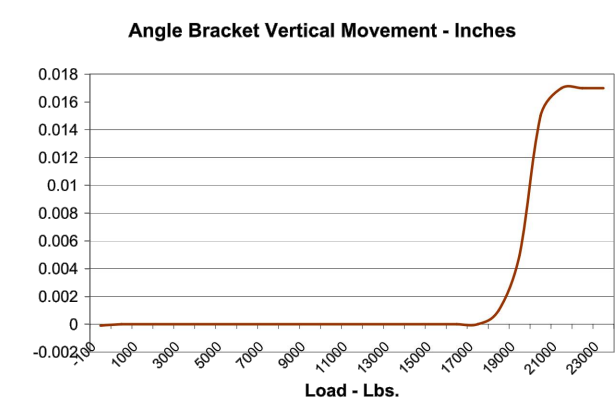
Assembled Brackets - 10" Pile



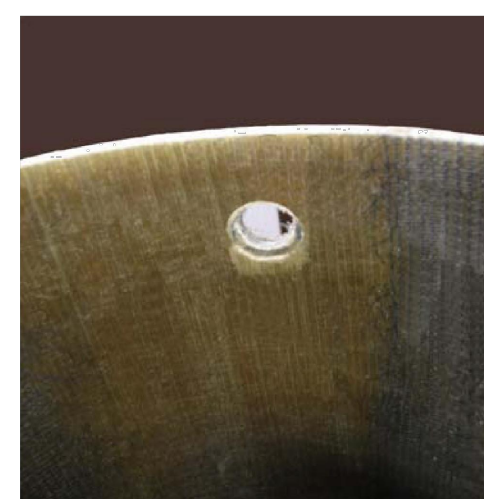
18,000 lb load distributed over 2 brackets. The load was applied in increments of 1,000 lbs. - there was a compressive deformation in the composite pile wall at 18,000 lbs. total load (9,000 lbs. per bracket).

Testing performed at the Kirk Laboratory, Civil Engineering Dept., University of Rhode Island © 2007 Pearson Pilings, LLC

The elongation in the pile wall did not propagate from 18,000 lbs. to 23,000 lbs. at which point the 3/4" bolts started to deform. The test was discontinued at this point.



Bolt Hole Elongation - exterior

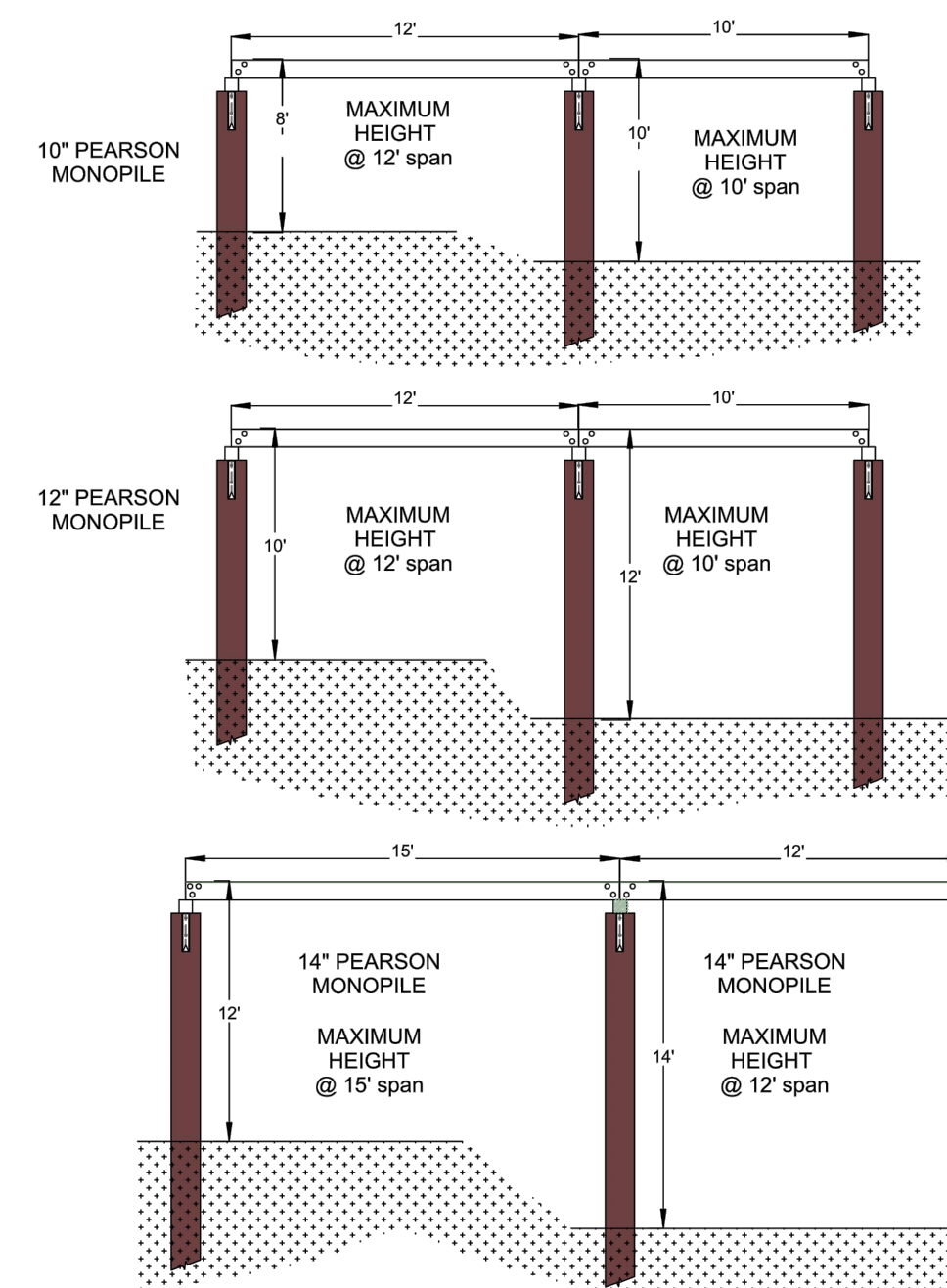


Bolt Hole Elongation - interior

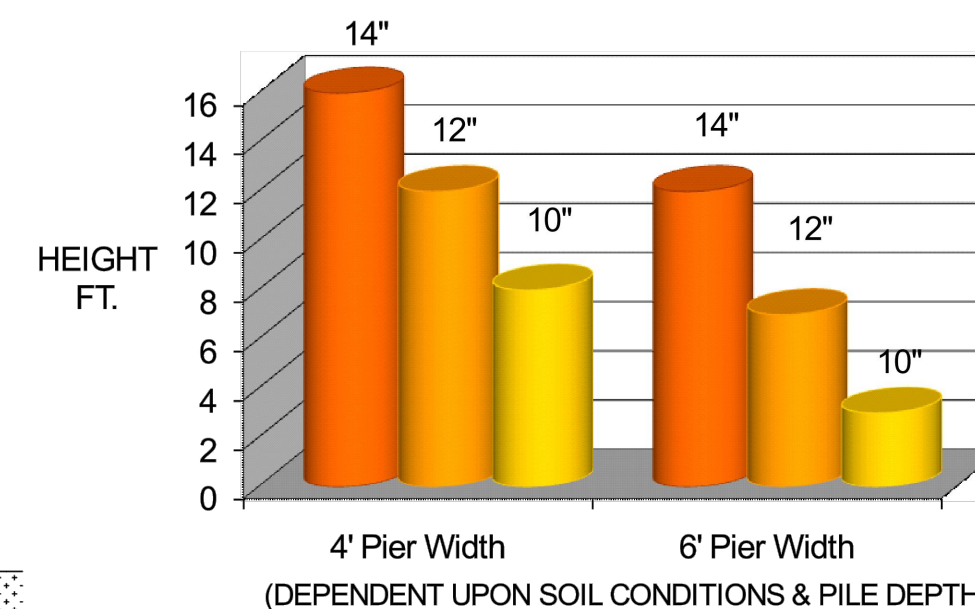
The nominal working load of a 3/4" galvanized bolt is typically 4,400 lbs. and the yield of the composite pile wall (10" diameter) is 9,000 lbs. with a recommended capacity for bolt shear the same as the working load of the bolt.

Q1. What kind of pile drivers have you used on Pearson Piles?

A1. We have used drop, impact (hydraulic, pneumatic, diesel) and vibratory hammers with a sheet pile clamp to drive the composite piles with no problems and little or no damage to the cosmetics. What does seem to work best with vibratory hammers is a sheet pile clamp that grips one edge of the pile. We usually insert a 1/4 section of a pile cut-off to reduce cosmetic damage, but even without it we only damage 8" of the top. Normally this is cut off when capping the piles. A pile clamp works well, but the clamp pressure needs to be reduced and a wood plug inserted into the composite pile. The top 3-to-4 feet will then be trimmed off.



PEARSON MONOPILE MAXIMUM HEIGHT ABOVE GROUND PLANE 10' SPACING



Monopile height recommendations are for lateral stability only.

This information is provided by Pearson Pilings as an example of use. Any implied warranties of merchantability and fitness for a particular purpose are disclaimed. Suitability for a particular purpose is the responsibility of the project engineer. This document is the property of Pearson Pilings and is not to be reproduced in whole or in part without permission.

DRAWN BY: PCM
DATE: NOVEMBER 2009
© 2009 PEARSON PILINGS LLC

MONOPILE HEIGHT RECOMMENDATIONS

FILE NAME: MONOPILE DOCK SPACING



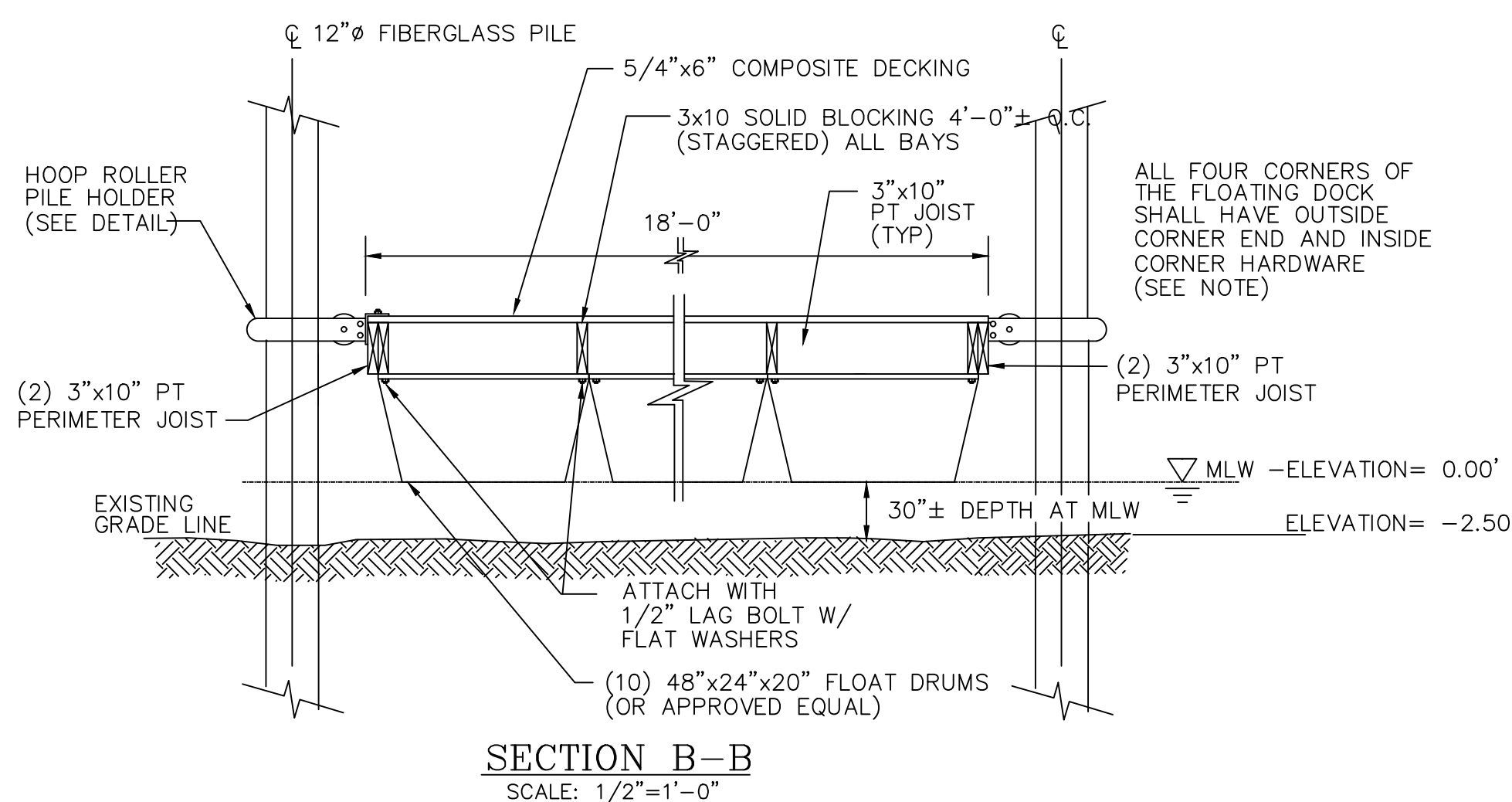
This information is provided by Pearson Pilings as an example of use. Any implied warranties of merchantability and fitness for a particular purpose are disclaimed. Suitability for a particular purpose is the responsibility of the project engineer. This document is the property of Pearson Pilings and is not to be reproduced in whole or in part without permission.

DRAWN BY: PCM
DATE: SEPTEMBER 2008
© 2008 PEARSON PILINGS LLC

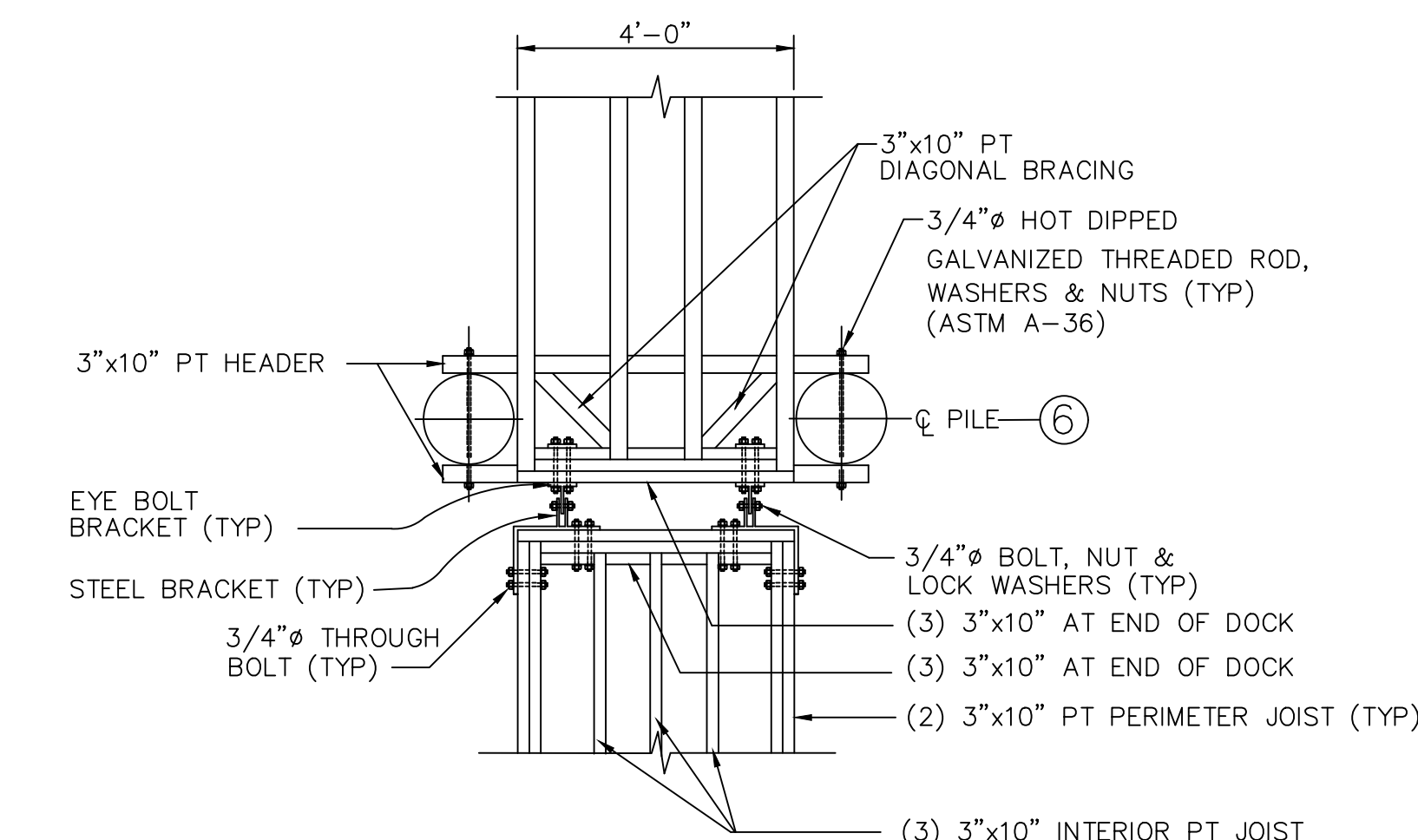
MONOPILE MATERIALS

FILE NAME: Vmechanical attachments and hardware/monopile materials

Pearson Pilings LLC
44 Airport Road
Fall River, MA 02720
508-675-0594
www.pearsonpilings.com



SECTION B-B
SCALE: 1/2"=1'-0"



DETAIL C-PLAN VIEW
SCALE: 1/2"=1'-0"

NOTE:
DECKING OMITTED FOR CLARITY

Engineering Data - Pearson Composite Piles



Materials Properties	Piling Diameter				
	8"	10"	12"	14"	16"
Reinforcement (grams/square meter)	2269	6072	7997	8329	10084
A quasi-isotropic three dimensional proprietary fabric utilizing e-glass grade filaments Exceptional damage tolerance with no crack propagation					
Resin Matrix An epoxy / vinyl ester, with high elongation, low styrene monomer, excellent hydrolytic stability and high heat deflection temperature, will not leach, inert, high chemical resistance, insoluble in any common hydrocarbons, mild acidic or alkaline solutions					
Mechanical Properties	Piling Diameter				
Minimum Values	8"	10"	12"	14"	16"
Axial Tensile Strength - psi	50,122	50,490	68,000	66,890	64,300
Axial Tensile Modulus - (MOE) - psi	4,547,780	3,530,000	4,030,000	4,100,000	3,960,000
Axial Flexural Strength - psi	58,400	79,650	89,400	91,450	89,600
Axial Compressive Strength - psi	43,320	67,000	76,800	77,460	74,800
Transverse Tensile Strength - psi	11,733	29,000	27,600	28,700	28,400
Transverse Tensile Modulus - psi	2,433,870	1,760,000	1,774,000	1,760,000	1,770,000
Interlaminar Shear Strength - psi	13,000	12,000	12,000	12,000	12,000
Effective Bending Stiffness - psi	1.190E+08	3.214E+08	9.333E+08	1.528E+09	2.507E+09
Young's Modulus	4,547,780	3,530,000	4,030,000	4,100,000	3,960,000
Poisson's Ratio	0.22	0.25	0.23	0.24	0.24
Allowable Bending Moment - kips-ft (FS = 2)	16	19	56	69	101
Allowable Axial Load - kips short column	100	210	280	515	800
Barcol Hardness	>50	>50	>50	>50	>50
Glass to Resin Ratio - by weight	~60:40	~60:40	~60:40	~60:40	~60:40
Aprox. Wall Thickness - inches	~.117	~0.250	~0.375	~0.375	~0.500
Aprox. Weight - lbs/ft	4	7	10	13	20
Thermal Expansion - in/in/°F	<.000014	<.000012	<.000006	<.000006	<.000006
Water Absorption - %	<.25	<.25	<.25	<.25	<.25

For more information contact:
Pearson Pilings, LLC
846 Airport Road
Fall River, MA 02720
508-675-0594
www.pearsonpilings.com

Pearson Pilings does have the ability to customize laminates to meet the needs of your project should requirements exceed our standard piling specifications

© 2013 Pearson Pilings LLC

General Notes

Thomas J. Principe, III
No. 9107
REGISTERED PROFESSIONAL ENGINEER

DETAILS PROVIDED BY:

PEARSON PILINGS, LLC
846 AIRPORT ROAD
FALL RIVER, MA 02720
PHONE: 508.675.0594

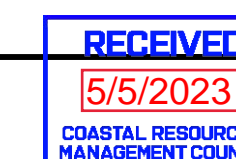


No.	Revision/Issue	Date

PRINCEPIE COMPANY
PRINCEPIE COMPANY, INC.
ENGINEERING DIVISION
ESTABLISHED IN 1961
PO BOX 298
TIVERTON, RI 02878
PHONE: 401.265.1090
EMAIL: PRINCEPIENGINEERING@GMAIL.COM
WWW.PRINCEPIEBUILDERSRI.COM

NEW DOCK PLANS
for
AP 25 LOT 45
395 PARK AVENUE
in
PORTSMOUTH, RHODE ISLAND

Project	Sheet
Date: 04/28/2023	2 OF 3
Scale:	



CRMC Mailing List for Mark & Cheryl Demello
CRMC File Number 2023-05-053

Mark & Cheryl Demello
395 Park Avenue
Portsmouth, RI 02871
markhomeandsite@aol.com

Rina LLC
5 Riverside St
Portsmouth RI 02871

Town Council
Town of Portsmouth
2200 E. Main Road
Portsmouth, RI 02871
TownCouncil@portsmouthri.gov

CRMC (2023-05-053)
O. S. Government Center
4808 Tower Hill Road
Wakefield, RI 02879

Thomas J. Principe, III, PE
tom@principeengineering.com

Lisa Turner

From: Lisa Turner <lturner@crmc.ri.gov>
Sent: Wednesday, June 21, 2023 12:26 PM
To: 'markhomeandsite@aol.com'
Cc: 'tom@principeengineering.com'
Subject: Public Notice - CRMC File No 2023-05-053 - Demello - Portsmouth
Attachments: Public Notice - CRMC File No 2023-05-053 - Demello - Portsmouth.pdf

Good Afternoon: The attached public notice is being sent today with a comment end-period of July 21, 2023. Please feel free to contact me if you have any questions.

Thank you,

Lisa Turner

Lisa A. Turner, Office Manager
Coastal Resources Management Council
Oliver Stedman Government Center
4808 Tower Hill Road; Room 116
Wakefield, RI 02879
401-783-3370

Lisa Turner

From: Lisa Turner <lturner@crmc.ri.gov>
Sent: Wednesday, June 21, 2023 12:28 PM
To: 'TownCouncil@portsmouthri.gov'
Subject: Public Notice - CRMC File No. 2023-05-053 - Demello - Portsmouth
Attachments: Public Notice - CRMC File No 2023-05-053 - Demello - Portsmouth.pdf

Good Afternoon: Please note that comments must be received by CRMC on or before July 21, 2023 for the attached public notice.

Thank you,

Lisa Turner

Lisa A. Turner, Office Manager
Coastal Resources Management Council
Oliver Stedman Government Center
4808 Tower Hill Road; Room 116
Wakefield, RI 02879
401-783-3370

Lisa Turner

From: Lisa Turner <lturner@crmc.ri.gov>
Sent: Wednesday, June 21, 2023 12:33 PM
To: Abby brown, Chair, Harbor Commission; Anne-Marie Corbett ; Aquidneck Island Planning Commission; 'Brian D. Woodhead, DPW Director, Portsmouth'; 'Eleanor Borges (MBMahoney26@gmail.com)'; 'Gareth Eames, Portsmouth Building Official'; 'Jennifer M. West , Portsmouth TC'; 'Johanna Vietry, Friends of the Waterfront'; Jules Opton-Himmel, Walrus & Carpenter Oysters; 'Keith Hamilton, President, Portsmouth Town Council'; Lea Hitchen, Portsmouth Town Planner; 'Leon C. Lesinski, Portsmouth Planning'; Linda Ujifusa, RI Senator, Portsmouth; 'Matthew Helfand, Portsmouth Town Assessor'; Rep Susan Donovan; Rep Terri Cortvriend; 'Richard A. Rainer Jr., Town Manager'; 'Terri Simoni'; 'Terri Simoni'
Subject: Public Notice - CRMC File No 2023-05-053 - Demello - Portsmouth
Attachments: Public Notice - CRMC File No 2023-05-053 - Demello - Portsmouth.pdf

Good Afternoon: Please note that comments must be received by CRMC on or before July 21, 2023 for the attached public notice.

Thank you,

Lisa Turner

Lisa A. Turner, Office Manager
Coastal Resources Management Council
Oliver Stedman Government Center
4808 Tower Hill Road; Room 116
Wakefield, RI 02879
401-783-3370

Lisa Turner

From: Lisa Turner <lturner@crmc.ri.gov>
Sent: Wednesday, June 21, 2023 12:34 PM
To: Alison Hoffman, Esq; RIAG Office; Amanda Barker; 'Amy Rose Weinreich, Charlestown TC'; 'Bruce Eastman, RISA'; 'Carol Wordell, Little Compton Town Clerk'; 'Catie Alves, STB CoastKeeper'; 'Charlotte Taylor'; 'Christine Andrews, QDC'; 'Chuck Horbert, RIDEM'; 'Daniel B Breen, CIV USARMY CENAE'; 'David Latham'; 'David Murdock'; 'David Prescott, Save the Bay'; 'Deborah Mongeau, Librarian'; 'Edward A Mello, Jamestown Interim Town Admin'; 'Elizabeth Totten'; 'Ellen Golde, RIAG Office'; 'Eric Schneider, RIDEM Fish and Wildlife'; 'Glenn Modica'; 'Grace Moses, US ACOE'; 'Janet Tarro, Town Clerk, Narragansett'; 'Jean Bellm, Exec Asst, Barrington'; 'Jeanne Spencer, Tiverton Town Clerk's Office'; 'Jeannette Alyward, North Kingstown TC'; 'Jeffrey C. Hall, Exec. Dir, ASRI'; 'Jeffrey Gardner'; 'Jeffrey M. Willis, Executive Director, CRMC'; 'Jennifer M. West, Portsmouth TC'; 'Jessica Capaldi, Town of Warren'; 'Joan Chabot, Town Clerk, Tiverton'; 'John Brown, THPO, Narragansett Indian Tribe'; 'John Torgan'; 'John Williams, Warwick Cove Marina'; 'Jonathan F. Stone, Exec Dir'; 'Jude Zeh'; 'Kathy & Steve Jacques'; 'Kathy & Steve Jacques'; 'Kendra L. Beaver, Esq, Save the Bay'; 'Kevin R. Kotelly, USACOE'; 'Laura C. Swistak, City Clerk, Newport'; 'Laura Dwyer, Leah Stoddard, E Prov Deputy Clerk'; 'Leigh Carney, Town Clerk'; 'Leslie Martin, USARMY USACE'; 'Lisa Turner'; 'Lynn D'Abrosca, City Clerk, Warwick'; 'Mary Leblanc, Westerly Town Clerk'; 'Matt Gineo, Oldport Marine'; 'Matt O'Brien, AP Reporter'; 'Melanie Jewett Army, AICP, RIDOT'; 'Melissa Cordeiro, Bristol Town Clerk'; 'Meredith J. DeSisto, Barrington TC'; 'Michael Arguello, RIDEM Water Resources'; 'Michael McGivney'; 'Mike Jarbeau, Save The Bay'; 'Neal Personous, RIDEM'; 'Nick Donadio'; 'Peter A. Healey'; 'Peter M. Vieira, Marine Construction'; 'Phil Capaldi'; 'Philip Hervey, Town Manager'; 'Priscilla De La Cruz, Audubon Society of RI'; 'Providence City Clerk'; 'Rebecca Russell RIDEM Water Resources'; 'RIAG/Environmental & Energy Unit'; 'Richard Goldstein Pawtucket TC'; 'Richard Kalunian'; 'Robert Lyons, Ocean House Marina'; 'Robin Barlow, RI Builders'; 'Rodman R. Black Jr. HIIA'; 'Rosalba Zanni'; 'Sandrea Speroni, Town Clerk's Office'; 'Sarah Frazar, RIDEM'; 'Scott Briggs, Librarian'; 'Shirley Frietag, NRPA President'; 'Susan Flynn, SK Town Clerk'; 'Thomas R. Evans, State Librarian'; 'tim rockwell'; 'Tracy A. Nelson, Cranston City Clerk'; 'Wendy J. W. Marshall, Middletown TC'

Subject: Public Notice - CRMC File No 2023-05-053 - Demello - Portsmouth
Attachments: Public Notice - CRMC File No 2023-05-053 - Demello - Portsmouth.pdf

Good Afternoon: Please note that comments must be received by CRMC on or before July 21, 2023 for the attached public notice.

Thank you,

Lisa Turner

Lisa A. Turner, Office Manager
Coastal Resources Management Council
Oliver Stedman Government Center
4808 Tower Hill Road; Room 116
Wakefield, RI 02879
401-783-3370