



STATE OF RHODE ISLAND
COASTAL RESOURCES MANAGEMENT COUNCIL

ENFORCEMENT SIGN-OFF

TO: Jeffrey M. Willis
DEPT: Executive Director, CRMC
FROM: Brian A. Harrington
DEPT: Enforcement Section, CRMC
SUBJECT: Extension of CRMC Assent A2017-05-014

PAGE: 1
DATE: November 21, 2023

Assent Number:	A2017-05-014 (modified 5/26/2018 & 10/19/2023)
Applicant Name:	Lake RI, LLC c/o The Bollard Group
Project Location:	Cormorant Point Road, Narragansett; Plat N-M; Lot 5-A
Water Type/Name:	Type 1, Conservation Areas; Narrow River
Coastal Feature:	Coastal wetland complex

Project Description: Construct/maintain residential development

FINDINGS:

Staff performed a Compliance check on September 12, 2023 and found:

- 1. Regulations which approved the original Assent have not changed or IF so, do not affect the Assent conditions.
- 2. Conditions of the site have not changed.
- 3. Regulations and/or conditions on site have changed as follows:

STAFF RECOMMENDATIONS:

- Approve
- Deny
- Approve with modifications:

Signed  Enforcement



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

REQUEST FOR ASSENT EXTENSION

Assent/Permit Number: <u>2017-05-014</u>		(including extensions) Expiration Date: <u>11/15/2023</u>
Name of Assent Holder: <u>Lake RI, LLC c/o The Bollard Group</u>		
Location of Project: <u>Cormorant Point Road</u>		
City/Town: <u>Narragansett, RI</u>	Plat: <u>N-M</u>	
	Lot: <u>5-A</u>	

Name of Present Owner: <u>Lake RI, LLC c/o The Bollard Group</u>		
Mailing Address: <u>1 Joy Street</u>		
City/Town: <u>Boston</u>	State: <u>MA</u>	
	Zip: <u>02108</u>	
Phone Number: <u>617-529-7888</u>	Email Address: <u>j.pagliuca@comcast.net</u>	

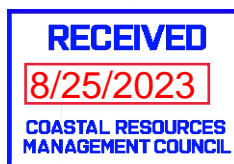
Indicate reason for extension request: <u>We were not ready to build this house at the time of the original application. Now we are ready to start construction.</u>
Indicate what (if any) work has been done: <u>An architect has designed a home for the property and the plans have been submitted to the town of Narragansett for approval. We plan to start construction in September of 2023.</u>

Judy Pagliuca
 Owner Name (PRINT)

Judy Pagliuca
 Owner's Signature (SIGN)

Note: The applicant acknowledges by evidence of their signature that they have reviewed the Rhode Island Coastal Resources Management Program, and have, where possible adhered to the policies and standards of the program. The applicant also acknowledges by evidence of their signature that to the best of their knowledge the information contained in the application is true and valid. The filing of false information can result in the Coastal Resources Management Council revoking State Assent. Applicant requires that as a condition to the granting of this assent, members of the CRMC or its staff shall be access to the applicant's property to make on-site inspections to insure compliance with the assent. This application is made under oath and subject to penalties of perjury. 5/00

/ajt 10-2021





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

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Fax (401) 783-3767

May 11, 2023

Lake RI, LLC
c/o The Bollard Group
One Joy Street
Boston, MA 02108

RE: Extension #3 of CRMC Assent No. 2017-05-014
Site Location: Cormorant Point Road, Narragansett
Plat(s): N-M Lot(s): 5-A

Dear Sir/Madam:

Coastal Resources Management Council Assent File Number A2017-05-014 is granted a one year extension from November 15, 2022 and will expire on November 15, 2023.

All future Assent Extensions will be subject to the provisions of Rhode Island Coastal Resources Management Council Management Procedures Section 5.12.

Sincerely,

Laura Miguel, Deputy Director
Coastal Resources Management Council

/lat



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

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March 14, 2022

Lake RI, LLC
c/o The Bollard Group
One Joy Street
Boston, MA 02108

RE: Extension #2 of CRMC Assent No. 2017-05-014 – Four Bedroom residential dwelling with pervious driveway and stormwater BMP; in ground pool and accessory structures; establish vegetated buffer zone. Dwelling to be serviced by OWTS and public water. Site Location: Cormorant Point Road, Narragansett, RI; Plat(s): N-M Lot(s): 5-A

Dear Sir/Madam:

Coastal Resources Management Council Assent File Number A2017-05-014 is granted a one year extension from November 14, 2021 and will expire on November 14 2022.

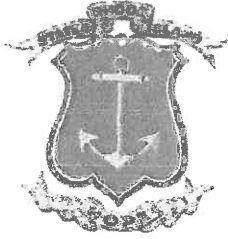
All future Assent Extensions will be subject to the provisions of Rhode Island Coastal Resources Management Council Management Procedures Section 5.12.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeffrey M. Willis".

Jeffrey M. Willis, Executive Director
Coastal Resources Management Council

/lat



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) 783-3767

November 10, 2020

Lake RI, LLC c/o The Bollard Group
One Joy Street
Boston, MA 02108

RE: Extension of CRMC Assent No. 2017-05-014
Site Location: Cormorant Point Road, Narragansett
Plat(s): N-M Lot(s): 5-A

Dear Sir/Madam:

Coastal Resources Management Council Assent File Number A2017-05-014 is granted a one year extension from 11/14/2020 and will expire on 11/14/2021.

All future Assent Extensions will be subject to the provisions of Rhode Island Coastal Resources Management Council Management Procedures Section 5.12.

Sincerely,

Jeffrey M. Willis, Acting Executive Director
Coastal Resources Management Council

/bms



State of Rhode Island
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 116
Wakefield, RI 02879-1900

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ASSENT MODIFICATION

October 19, 2023

Lake RI, LLC
c/o The Bollard Group
One Joy Street
Boston, MA 02108

RE: Modification of CRMC Assent A 2017-05-014; Relocate driveway/OWTS locations per approved plans & change approved OWTS design per RIDEM approved plans August 2023.
Site Address: 5 Cormorant Point Road, Narragansett, RI; Plat: N-M, Lot: 5-A

Dear Sir/Madam:

The Rhode Island Coastal Resources Management Council has reviewed your request for modification of assent no. A2017-05-014 and approves the modification with the following alterations to stipulations:

Stipulations of Approval:

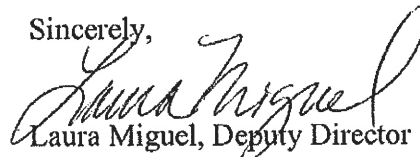
1. The applicant shall record this 2nd Modification of Assent in its entirety in the land evidence records of the City/Town of Narragansett within thirty (30) days of the date of assent issuance. Certification by the Town Clerk's office that this stipulation has been complied with shall be furnished to Coastal Resources Management Council by the applicant within fifteen (15) days thereafter. Failure to comply with provision will render this assent null and void.
2. The approved site plans shall be those titled "Site Plan, Cormorant Point Road, AP N-M, Lot 5A, Narragansett..." dated 08/24/23 by Jason P. Clough, RPE. Except as stipulated or modified herein, all details and specifications thereon shall be strictly adhered to. Any and all changes require written approval from this office.
3. The approved OWTS shall be installed and maintained pursuant to the RIDEM's most recent OWTS approval dated August 28, 2023.



Lake RI, LLC
CRMC Assent A2017-05-014
October 19, 2023
Page Two

Unless modified by this document, **all work** authorized by this CRMC Assent Modification Approval must be completed within the 3-year approval period established in the original CRMC Assent, and, **previously extended to November 15, 2023**. In cases where the approved work will not be completed within this time frame, an Assent Extension Request Form must be submitted 60 days prior to the expiration of the established time frame for work completion. **In addition, all stipulations of the original CRMC assent remain in full force and effect except as modified by the stipulations contained herein and/or by the plans approved by this assent modification approval.**

Sincerely,

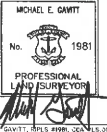


Laura Miguel, Deputy Director
Coastal Resources Management Council

/lat



RECEIVED FOR RECORD
JANET TARRO
TOWN CLERK
NARRAGANSETT, R.I.
OCT 20, 2023 08:56:28AM
Vol: 1024 PG: 411



SURVEYOR'S CERTIFICATE

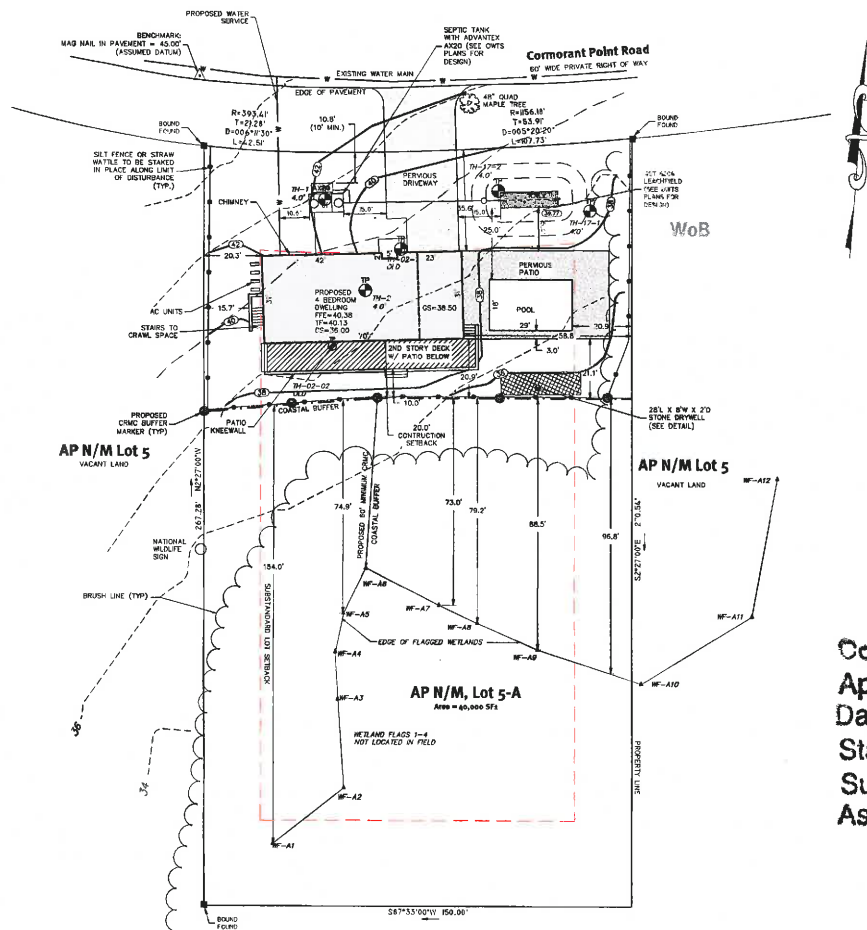
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 45A-RCR-00-001.8 OF THE RULES AND REGULATIONS ADOPTED BY THE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 23, 2006, AS FOLLOWS:

- LIMITED CONVEYANCE BOUNDARY SURVEY (BUILDING LOCATION) CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: "LOCATE THE RELATIONSHIP BETWEEN THE LOT LINES AND PROPOSED BUILDING FOR THE PURPOSE OF OBTAINING A BUILDING PERMIT."

1/24/2023

MICHAEL E. GAVITT, P.L.S. #1981, COM. EX. 13, 0000160



Coastal Resources Management Council
Approved Plans
 Date 10/11/23
 Staff Member TS
 Subject to Stipulations contained in
 Assent Number 2023-05-014
MODIFICATION
2

General Notes:

1. THE PARCEL IS FOUND ON ASSESSOR'S PLAT N/A, LOT 5-A IN THE TOWN OF NARRAGANSETT, WASHINGTON COUNTY, RHODE ISLAND.
2. THE OWNER PER DEED BOOK 804, PAGE 676 IS LAKE RL, LLC.
3. THE AREA OF THE PARCEL IS 45,000 S.F.
4. THE PROPOSED BUILDING COVERAGE IS 98%.
5. THE PARCEL IS LOCATED IN ZONE X PER FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 440502020A, DATED OCTOBER 16, 2013.
6. THE PARCEL IS ZONED R-80 PER THE ASSESSOR'S ONLINE DATABASE. PLEASE CONTACT THE ZONING DEPARTMENT FOR ANY ADDITIONAL INFORMATION OR FOR A CERTIFICATE OF ZONING.
7. THE PARCEL IS LOCATED IN THE COASTAL AND FRESHWATER WETLAND OVERLAY DISTRICT AND THE HIGH WATER LIMITATIONS OVERLAY DISTRICT.
8. THERE WERE NO CEMETRIES, GRAVE SITES AND/OR BURIAL GROUNDS OBSERVED WITHIN THE LIMITS OF THE SURVEY.
9. ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY OBSERVATIONS ONLY. SURVEY ENGINEERING IS NOT RESPONSIBLE FOR MISSING UNDERGROUND UTILITIES, EITHER IN SERVICE OR ABANDONED, NOT OBSERVED AT THE TIME OF THE SURVEY. (PLEASE CONTACT DIGUATE 72 WORKING HOURS PRIOR TO ANY CONSTRUCTION AT 1-888-344-7233).
10. ELECTRIC AND TELECOMMUNICATION SERVICE SHALL BE EITHER OVERHEAD OR UNDERGROUND AS COORDINATED WITH THE OWNER, NATIONAL GRID AND THE TELECOMMUNICATION PROVIDER.
11. A NEW WATER SERVICE IS PROPOSED FROM THE WATER MAIN LOCATED IN CORMORANT POINT ROAD. THE CONTRACTOR SHALL COORDINATE THE WATER SERVICE WITH THE APPROPRIATE WATER AUTHORITY.
12. THE DWS SHALL BE INSTALLED IN ACCORDANCE WITH THE IDEM APPROVED ONSITE WASTEWATER TREATMENT SYSTEM PLANS. REFERENCE IDEM APPLICATION NO. CURRENTLY UNDER REVIEW.
13. THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES, BOTH UNDERGROUND AND OVERHEAD, BEFORE ANY WORK BEGINS IN ACCORDANCE WITH THE 2019 STATE REGULATION LAW ENACTED BY THE R.I. LEGISLATURE AND BY CONTACTING THE INDIVIDUAL UTILITY COMPANIES. EXCAVATION SHALL BE IN ACCORDANCE WITH ALL STATE, FEDERAL, RULES AND REGULATIONS OF THE STATE OR FEDERAL AGENCIES THAT MAY BE APPLICABLE. ANY DAMAGE TO EXISTING UTILITIES SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO REPAIR.
14. EXISTING SITE FEATURES SHALL REMAIN UNLESS OTHERWISE NOTED ON THESE PLANS.
15. CONTRACTOR TO NOTIFY DESIGN ENGINEER WITH ANY DISCREPANCIES.
16. THE CONTRACTOR SHALL OBTAIN ALL NECESSARY LOCAL PERMITS PRIOR TO CONSTRUCTION.
17. THE CONTRACTOR SHALL PROMOTE POSITIVE DRAINAGE AWAY FROM THE BUILDING.
18. ANY DAMAGE TO PRIVATE PROPERTY CAUSED BY THE CONTRACTOR SHALL BE REPAIRED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
19. CONTRACTOR TO COMPLY WITH ALL APPLICABLE EROSION CONTROL REQUIREMENTS IN ACCORDANCE WITH LOCAL AND STATE REGULATIONS.
20. UNLESS SPECIFIED OTHERWISE ALL MATERIALS SHALL MEET THE R.I. DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.

Minimum Lot Requirements

MIN. STANDARD LOT OF RECORD	MIN. LOT AREA	FRONTAGE	FRONT YARD	SEC YARD	REAR YARD
	80,000	80 FT.	30 FT.	20 FT.	30 FT.

CRMC Notes:

1. THE LIMIT OF DISTURBANCE IS 0.298 ACRES, AS SHOWN ON PLAN.
2. CONSTRUCTION IS ANTICIPATED TO BEGIN FALL 2023 OR UPON RECEIPT OF ALL NECESSARY APPROVALS. CONSTRUCTION DURATION IS EXPECTED TO BE 12-18 MONTHS.
3. ALL CONSTRUCTION METHODS AND EQUIPMENT USED WILL BE STANDARD FOR RESIDENTIAL CONSTRUCTION.
4. ELECTRIC AND TELECOMMUNICATION SERVICE SHALL BE UNDERGROUND OR OVERHEAD, AS COORDINATED WITH THE OWNER, NATIONAL GRID, AND THE TELECOMMUNICATION PROVIDER. INFORMATION ON PROPOSED WATER SERVICE AND THE ONSITE WASTEWATER TREATMENT SYSTEM ARE AS DISCUSSED IN THE GENERAL NOTES SECTION ABOVE.
5. PEDESTRIAN ACCESS TO THE SHORE WILL NOT BE IMPACTED BY THIS PROJECT.

Plan Reference:

1. SURVEY PLAN SHOWING ASSESSOR'S PLAT N/A, LOT 5-A, CORMORANT ROAD NARRAGANSETT, RI, BY FELYN SURVEYS INC., REUSED 11/21/2016, JOB NO. 1215, DRAWING NO. 1215 (UNRECORDED)
2. 3-A, 3-B, 3-C, 3-D, 3-E, 3-F, 3-G, 3-H, 3-I, 3-J, 3-K, 3-L, 3-M, 3-N, 3-O, 3-P, 3-Q, 3-R, 3-S, 3-T, 3-U, 3-V, 3-W, 3-X, 3-Y, 3-Z, 3-AA, 3-AB, 3-AC, 3-AD, 3-AE, 3-AF, 3-AG, 3-AH, 3-AI, 3-AJ, 3-AK, 3-AL, 3-AM, 3-AN, 3-AO, 3-AP, 3-AQ, 3-AR, 3-AS, 3-AT, 3-AU, 3-AV, 3-AW, 3-AX, 3-AY, 3-AZ, 3-BA, 3-BB, 3-BC, 3-BD, 3-BE, 3-BF, 3-BG, 3-BH, 3-BI, 3-BJ, 3-BK, 3-BL, 3-BM, 3-BN, 3-BO, 3-BP, 3-BQ, 3-BR, 3-BS, 3-BT, 3-BU, 3-BV, 3-BW, 3-BX, 3-BY, 3-BZ, 3-CA, 3-CB, 3-CC, 3-CD, 3-CE, 3-CF, 3-CG, 3-CH, 3-CI, 3-CJ, 3-CK, 3-CL, 3-CM, 3-CN, 3-CO, 3-CP, 3-CQ, 3-CR, 3-CS, 3-CT, 3-CT, 3-CU, 3-CV, 3-CW, 3-CX, 3-CY, 3-CZ, 3-DA, 3-DB, 3-DC, 3-DD, 3-DE, 3-DF, 3-DG, 3-DH, 3-DI, 3-DJ, 3-DK, 3-DM, 3-DN, 3-DO, 3-DP, 3-DQ, 3-DR, 3-DS, 3-DT, 3-DU, 3-DV, 3-DW, 3-DX, 3-DY, 3-DZ, 3-EA, 3-EB, 3-EC, 3-ED, 3-EE, 3-EF, 3-EG, 3-EH, 3-EI, 3-EJ, 3-EK, 3-EL, 3-EM, 3-EN, 3-EO, 3-EP, 3-EQ, 3-ER, 3-ES, 3-ET, 3-ET, 3-EU, 3-EV, 3-EW, 3-EX, 3-EY, 3-EZ, 3-FA, 3-FB, 3-FC, 3-FD, 3-FE, 3-FF, 3-FG, 3-FH, 3-FI, 3-FJ, 3-FK, 3-FL, 3-FL, 3-FM, 3-FN, 3-FO, 3-FP, 3-FQ, 3-FR, 3-FS, 3-FT, 3-FT, 3-FU, 3-FV, 3-FW, 3-FX, 3-FY, 3-FZ, 3-GA, 3-GB, 3-GC, 3-GD, 3-GE, 3-GE, 3-GF, 3-GG, 3-GH, 3-GI, 3-GJ, 3-GK, 3-GL, 3-GL, 3-GM, 3-GN, 3-GO, 3-GP, 3-GQ, 3-GR, 3-GS, 3-GT, 3-GT, 3-GU, 3-GV, 3-GW, 3-GX, 3-GY, 3-GZ, 3-HA, 3-HB, 3-HC, 3-HD, 3-HE, 3-HE, 3-HF, 3-HG, 3-HI, 3-HI, 3-HJ, 3-HK, 3-HL, 3-HL, 3-HM, 3-HN, 3-HO, 3-HP, 3-HQ, 3-HR, 3-HS, 3-HT, 3-HT, 3-HU, 3-HV, 3-HW, 3-HX, 3-HY, 3-HZ, 3-IA, 3-IB, 3-IC, 3-ID, 3-IE, 3-IE, 3-IF, 3-IG, 3-IH, 3-II, 3-II, 3-IJ, 3-IK, 3-IL, 3-IL, 3-IM, 3-IN, 3-IO, 3-IP, 3-IQ, 3-IR, 3-IS, 3-IT, 3-IT, 3-IU, 3-IV, 3-IW, 3-IX, 3-IY, 3-IZ, 3-JA, 3-JB, 3-JC, 3-JD, 3-JE, 3-JE, 3-JF, 3-JG, 3-JH, 3-JI, 3-JI, 3-JJ, 3-JK, 3-JL, 3-JL, 3-JM, 3-JN, 3-JO, 3-JP, 3-JQ, 3-JR, 3-JS, 3-JT, 3-JT, 3-JU, 3-JV, 3-JW, 3-JX, 3-JY, 3-JZ, 3-KA, 3-KB, 3-KC, 3-KD, 3-KE, 3-KE, 3-KF, 3-KG, 3-KH, 3-KI, 3-KI, 3-KJ, 3-KK, 3-KL, 3-KL, 3-KM, 3-KN, 3-KO, 3-KP, 3-KQ, 3-KR, 3-KS, 3-KT, 3-KT, 3-KU, 3-KV, 3-KW, 3-KX, 3-KY, 3-KZ, 3-LA, 3-LB, 3-LC, 3-LD, 3-LE, 3-LE, 3-LF, 3-LG, 3-LH, 3-LI, 3-LI, 3-LJ, 3-LK, 3-LL, 3-LL, 3-LM, 3-LN, 3-LO, 3-LP, 3-LQ, 3-LR, 3-LS, 3-LT, 3-LT, 3-LU, 3-LV, 3-LW, 3-LX, 3-LY, 3-LZ, 3-MA, 3-MB, 3-MC, 3-MD, 3-ME, 3-ME, 3-MF, 3-MG, 3-MH, 3-MI, 3-MI, 3-MJ, 3-MK, 3-ML, 3-ML, 3-MN, 3-MN, 3-MO, 3-MP, 3-MQ, 3-MR, 3-MS, 3-MT, 3-MT, 3-MU, 3-MV, 3-MW, 3-MX, 3-MY, 3-MZ, 3-NA, 3-NB, 3-NC, 3-ND, 3-NE, 3-NE, 3-NF, 3-NG, 3-NH, 3-NI, 3-NI, 3-NJ, 3-NK, 3-NL, 3-NL, 3-NM, 3-NN, 3-NO, 3-NP, 3-NQ, 3-NR, 3-NS, 3-NT, 3-NT, 3-NU, 3-NV, 3-NW, 3-NX, 3-NY, 3-NZ, 3-OA, 3-OB, 3-OC, 3-OD, 3-OE, 3-OE, 3-OF, 3-OG, 3-OH, 3-OI, 3-OI, 3-OJ, 3-OK, 3-OL, 3-OL, 3-OM, 3-ON, 3-OO, 3-OP, 3-OQ, 3-OR, 3-OS, 3-OT, 3-OT, 3-OU, 3-OV, 3-OW, 3-OX, 3-OY, 3-OZ, 3-PA, 3-PB, 3-PC, 3-PD, 3-PE, 3-PE, 3-PF, 3-PG, 3-PH, 3-PI, 3-PI, 3-PJ, 3-PK, 3-PL, 3-PL, 3-PM, 3-PM, 3-PO, 3-PP, 3-PQ, 3-PR, 3-PS, 3-PT, 3-PT, 3-PU, 3-PV, 3-PW, 3-PX, 3-PY, 3-PZ, 3-QA, 3-QB, 3-QC, 3-QD, 3-QE, 3-QE, 3-QF, 3-QG, 3-QH, 3-QI, 3-QI, 3-QJ, 3-QK, 3-QL, 3-QL, 3-QM, 3-QN, 3-QO, 3-QP, 3-QL, 3-QR, 3-QS, 3-QT, 3-QT, 3-QU, 3-QV, 3-QW, 3-QX, 3-QY, 3-QZ, 3-RA, 3-RB, 3-RC, 3-RD, 3-RE, 3-RE, 3-RF, 3-RG, 3-RH, 3-RI, 3-RI, 3-RJ, 3-RK, 3-RL, 3-RL, 3-RM, 3-RN, 3-RO, 3-RP, 3-RQ, 3-RR, 3-RS, 3-RT, 3-RT, 3-RU, 3-RV, 3-RW, 3-RX, 3-RY, 3-RZ, 3-SA, 3-SB, 3-SC, 3-SD, 3-SE, 3-SE, 3-SF, 3-SG, 3-SH, 3-SI, 3-SI, 3-SJ, 3-SK, 3-SL, 3-SL, 3-SM, 3-SN, 3-SO, 3-SP, 3-SQ, 3-SR, 3-SS, 3-ST, 3-ST, 3-SU, 3-SV, 3-SW, 3-SX, 3-SY, 3-SZ, 3-TA, 3-TB, 3-TC, 3-TD, 3-TE, 3-TE, 3-TF, 3-TG, 3-TH, 3-TI, 3-TI, 3-TJ, 3-TK, 3-TL, 3-TL, 3-TM, 3-TN, 3-TO, 3-TP, 3-TQ, 3-TR, 3-TS, 3-TT, 3-TT, 3-TU, 3-TV, 3-TW, 3-TX, 3-TY, 3-TZ, 3-UA, 3-UB, 3-UC, 3-UD, 3-UE, 3-UE, 3-UF, 3-UG, 3-UH, 3-UI, 3-UI, 3-UJ, 3-UK, 3-UL, 3-UL, 3-UM, 3-UN, 3-UO, 3-UP, 3-UQ, 3-UR, 3-US, 3-UT, 3-UT, 3-UT, 3-UU, 3-UV, 3-UW, 3-UX, 3-UY, 3-UZ, 3-VA, 3-VB, 3-VC, 3-VD, 3-VE, 3-VE, 3-VF, 3-VG, 3-VH, 3-VI, 3-VI, 3-VJ, 3-VK, 3-VL, 3-VL, 3-VM, 3-VN, 3-VO, 3-VP, 3-VQ, 3-VR, 3-VS, 3-VT, 3-VT, 3-VU, 3-VV, 3-VW, 3-VX, 3-VY, 3-VZ, 3-WA, 3-WB, 3-WC, 3-WD, 3-WE, 3-WE, 3-WF, 3-WG, 3-WH, 3-WI, 3-WI, 3-WJ, 3-WK, 3-WL, 3-WL, 3-WM, 3-WN, 3-WO, 3-WP, 3-WQ, 3-WR, 3-WS, 3-WT, 3-WT, 3-WU, 3-WV, 3-WW, 3-WX, 3-WY, 3-WZ, 3-XA, 3-XB, 3-XC, 3-XD, 3-XE, 3-XE, 3-XF, 3-XG, 3-XH, 3-XI, 3-XI, 3-XJ, 3-XK, 3-XL, 3-XL, 3-XM, 3-XN, 3-XO, 3-XP, 3-XQ, 3-XR, 3-XS, 3-XT, 3-XT, 3-XU, 3-XV, 3-XW, 3-XX, 3-XY, 3-XZ, 3-YA, 3-YB, 3-YC, 3-YD, 3-YE, 3-YE, 3-YF, 3-YG, 3-YH, 3-YI, 3-YI, 3-YJ, 3-YK, 3-YL, 3-YL, 3-YM, 3-YN, 3-YO, 3-YP, 3-YQ, 3-YR, 3-YS, 3-YT, 3-YT, 3-YU, 3-YV, 3-YW, 3-YX, 3-YZ, 3-ZA, 3-ZB, 3-ZC, 3-ZD, 3-ZE, 3-ZE, 3-ZF, 3-ZG, 3-ZH, 3-ZI, 3-ZI, 3-ZJ, 3-ZK, 3-ZL, 3-ZL, 3-ZM, 3-ZN, 3-ZO, 3-ZP, 3-ZQ, 3-ZR, 3-ZS, 3-ZT, 3-ZT, 3-ZU, 3-ZV, 3-ZW, 3-ZX, 3-ZY, 3-ZZ

Parking Notes:

PARKING REQUIREMENT = 200 SF PER BEDROOM
 PARKING REQUIRED = 4 BEDROOMS X 200 SF PER ROOM = 800 SF
 PARKING PROVIDED = 806 SF

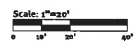


DiPrete Engineering
 The Standard Civil, Geotechnical, Surveying
 The City of Providence, Rhode Island
 www.DiPreteEng.com
 Engineers • Planners • Surveyors

JASON P. CLOUD
 No. 1981
 REGISTERED PROFESSIONAL ENGINEER
 State of Massachusetts

DATE	BY	DESCRIPTION
10/11/23	TS	MODIFICATION #2

Site Plan
Cormorant Point Road
Lake RL LLC
 SHEET 2 OF 3





State of Rhode Island and Providence Plantations
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 116
Wakefield, RI 02879-1900

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

ASSENT MODIFICATION

March 26, 2018

Lake RI, LLC c/o The Bollard Group
One Joy Street
Boston, MA 02108



RE: Modification of **CRMC Assent A 2017-05-014**
Site Address: Cormorant Point Road Plat: N-M Lot: 5-A
Site Town: Narragansett

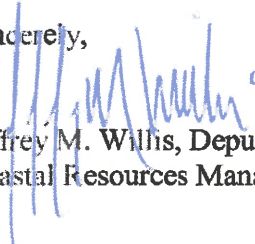
Dear Sir or Madam:

The Rhode Island Coastal Resources Management Council has reviewed your request for modification of assent no. A2017-05-014 and approves the modification with the following alterations to stipulations:

Stipulations of Approval:

1. The applicant shall record this modification of assent in its entirety in the land evidence records of the City/Town of Narragansett within thirty (30) days of the date of assent issuance. Certification by the Town Clerk's office that this stipulation has been complied with shall be furnished to Coastal Resources Management Council by the applicant within fifteen (15) days thereafter. Failure to comply with provision will render this assent null and void.
2. The approved site plans shall be those titled "Site Plan/Details. Cormorant Point Road. AP N-M. Lot 5A, Narragansett...Lake RI, LLC..." sheets 2 & 3 of 3, last revised 2/7/18 by Jason P. Clough, RPE. Except as stipulated or modified herein, all details and specifications thereon shall be strictly adhered to. Any and all changes require written approval from this office.
3. Unless modified by this document all work authorized by this CRMC Assent Modification Approval must be completed within the 3 year approval period established in the original CRMC Assent (as noted by page 1, paragraph 2 of the original assent). In cases where the approved work will not be completed within this time frame, an Assent Extension Request Form must be submitted 60 days prior to the expiration of the established time frame for work completion. **In addition, all stipulations of the original CRMC assent remain in full force and effect except as modified by the stipulations contained herein and/or by the plans approved by this assent modification approval.**

Sincerely,


Jeffrey M. Willis, Deputy Director
Coastal Resources Management Council

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APR 09 2018 12:41:05P
ANNE H. IRONS
TOWN CLERK
NARRAGANSETT, RI

/lat



BK# 904 PG# 882
INST# 4444

State of Rhode Island and Providence Plantations
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 116
Wakefield, RI 02879-1900

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

RESIDENTIAL ASSENT

CRMC File No.: 2017-05-014

CRMC Assent No.: A2017-05-014

Whereas,
of

Jesse F. Sammis
135 East Putnam Avenue
Greenwich, CT 06906

has applied to the Coastal Resources Management Council for assent to: construct & maintain a four (4) bedroom residential dwelling serviced by denitrifying OWTS and public water; construct & maintain a pervious driveway and stormwater BMP; construct & maintain an in-ground pool and other accessory structures and establish a vegetated buffer zone all per the approved plans and hereby represents that they are the owner(s) of the riparian rights attached to the property involved and submitted plans of the work to be done.

Now, said Council, having fully considered said application in accordance with all the regulations as set forth in the Administrative Procedures Act does hereby authorize said applicant, subject to the provisions of Title 46, Chapter 23 of the General Laws of Rhode Island, 1956, as amended, and all laws which are or may be in force applicable thereto: **construct & maintain a four (4) bedroom residential dwelling serviced by denitrifying OWTS and public water; construct & maintain a pervious driveway and stormwater BMP; construct & maintain an in-ground pool and other accessory structures and establish a vegetated buffer zone all per the approved plans; located at plat N-M, lots 5-A; Cormorant Point Road, Narragansett, RI; in accordance with said plans submitted to this Council and approved by this Council. All work being permitted must be completed on or before November 15, 2020 after which date this assent is null and void, (unless written application requesting an extension is received by CRMC sixty (60) days prior to expiration date).**

Applicant agrees that as a condition to the granting of this assent, members of the Coastal Resources Management Council or its staff shall have access to applicant's property to make on-site inspections to insure compliance with the assent.

Licensee shall be fully and completely liable to State, and shall waive any claims against State for contribution or otherwise, and shall indemnify, defend, and save harmless State and its agencies, employees, officers, directors, and agents with respect to any and all liability, damages (including damages to land, aquatic life, and other natural resources), expenses, causes of action, suits, claims, costs (including testing, auditing, surveying, and investigating costs), fees (including attorneys' fees and costs), penalties (civil and criminal), and response, cleanup, or remediation costs assessed against or imposed upon Licensee, State, or the Property, as a result of Licensee's control of the Property, or Licensee's use, disposal, transportation, generation and/or sale of Hazardous Substances or that of Licensee's employees, agents, assigns, sublicensees, contractors, subcontractors, permittees, or invitees.



Jesse F. Sammis
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Nothing in this assent shall be construed to impair the legal rights of this granting authority or of any person. By this assent the granting authority by no manner, shape, or form assumes any liability or responsibility implied, or in fact, for the stability or permanence of said project; nor by this assent is there any liability implied or in fact assumed or imposed on the granting authority. Further, the granting authority by its representatives or duly authorized agents shall have the right to inspect said project at all times including, but not limited to, the construction, completion, and all times thereafter.

This Assent is granted with the specific proviso that the construction authorized therein will be maintained in good condition by the owner thereof, his heirs, successors, or assigns.

Permits issued by the CRMC are issued for a finite period of time, confer no property rights, and are valid only with the conditions and stipulations under which they are granted. Permits imply no guarantee of renewal, and may be subject to denial, revocation, or modification.

If this matter appeared before the full Council, a copy of the legal decision from this proceeding may be acquired by contacting the CRMC office in writing.

A copy of this Assent shall be kept on site during construction.

Application for future alteration of the shoreline or other construction or alteration within the CRMC jurisdiction shall be submitted to the CRMC for review prior to commencing such activity.

All applicable policies, prohibitions, and standards of the RICRMP shall be upheld.

All local, state or federal ordinances and regulations must be complied with.

Please be advised that as a further conditions of this Assent, it is hereby stipulated that you and/or your agents shall comply at all times with Federal and State Water Quality Standards and other State standards and regulations regarding water quality, and shall exercise such supervision over and control of these facilities to prevent the dumping or discarding or refuse, sanitary wastes and other pollutants in the tidal waters, either from vessels docked at said facilities or from land adjacent thereto.

No work that involves alteration to wetlands or waters of the United States shall be done under this Assent until the required Federal Permit has been obtained.

Non-compliance with this assent shall result in legal action and/or revocation of this permit.

CAUTION:

The limits of authorized work shall be only for that which was approved by the CRMC. Any activities or alterations in which deviate from this assent or what was detailed on the CRMC approved plans will require a separate application and review. Additionally, if the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then this permit may be found to be null and void. Plans for any future alteration of the shoreline or construction or alteration within the 200' zone of CRMC jurisdiction or in coastal waters must be submitted for review to the CRMC prior to commencing such activity.



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Permits, licenses or easements issued by the Council are valid only with the conditions and stipulation under which they are granted and imply no guarantee of renewal. The initial application or an application for renewal may be subject to denial or modification. If an application is granted, said permit, license and easement may be subject to revocation and/or modification for failure to comply with the conditions and stipulations under which the same was issued or for other good cause.

ATTENTION: ALL STRUCTURES AND FILLED AREAS IN THE TIDAL, COASTAL, OR NAVIGABLE WATERS OF THE STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS ARE SUBJECT TO:

1. The Superior Property Rights of the State of Rhode Island and Providence Plantations in the Submerged and Submersible Lands of the Coastal, Tidal, and Navigable Waters;
2. The Superior Navigation Servitude of the United States;
3. The Police Powers of the State of Rhode Island and the United States to regulate Structures in the Tidal, Coastal, or Navigable Waters.

THE SUBMERGED AND SUBMERSIBLE LANDS OF THE TIDAL, COASTAL, AND NAVIGABLE WATERS OF THE STATE ARE OWNED BY THE STATE AND HELD IN TRUST FOR THE PUBLIC. CONVEYANCE OF THESE LANDS IS ILLEGAL; TITLES PURPORTING TO TRANSFER SUCH LANDS ARE VOID. ASSENTS THAT INVOLVE THE FILLING OR USE OF THE STATES SUBMERGED LANDS ARE GRANTED WITH THE PROVISIO THAT IT IS SUBJECT TO THE IMPOSITION OF A USAGE FEE TO BE ESTABLISHED BY THE COASTAL RESOURCES MANAGEMENT COUNCIL.

SPECIFIC STIPULATIONS OF APPROVAL

General Stipulations

A. The applicant shall record this assent in its entirety in the land evidence records of the Town of Narragansett within thirty (30) days of the date of assent issuance. Certification by the Town Clerk's office that this stipulation has been complied with shall be furnished to Coastal Resources Management Council by the applicant within fifteen (15) days thereafter. Failure to comply with provision will render this assent null and void.

B. For the purpose of this permit, the coastal feature shall be the coastal wetland complex; and the inland edge of the coastal feature shall be the inland edge of wetland.

C. The approved site plan shall be those entitled "Cormorant Point Road, Narragansett...AP N-M, Lot 5A...Jesse F. Sammis, III..." three sheets last revised 9/12/2017 by Kevin C. Morin, RPE. Except as stipulated or modified herein, all details and specifications thereon shall be strictly adhered to. Any and all changes require written approval from this office.

D. The coastal buffer zone (Ref. CRMP Section 150) shall be variable in width as shown on the approved plan and shall be no less than 60' at the nearest point to the development.

E. The setback line (Ref. CRMP Section 140) shall be a minimum 10' from any above-ground structure (including decks) and a minimum 20' from the proposed pool and dwelling as shown on the approved plan.



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F. As of the date of assent issuance, all vegetation in the coastal buffer zone is to remain in a permanently undisturbed condition. Any and all activities or alterations within the coastal buffer zone not specifically addressed herein including mowing, pruning, trimming, thinning, require written authorization from the CRMC.

G. No alterations (vegetative or otherwise) or activities are allowed on the coastal feature(s) or in the waterway adjacent to the site.

H. All driveway and parking areas shall be permeable consisting of ¾ to 1 ½" diameter, washed, angular crushed stone installed to a minimum depth of 3 inches. The grade of the finished driveway shall not be higher than the adjacent ground elevation.

I. All roof drainage shall be discharged into the stormwater BMP shown on the approved plan.

J. All runoff of surface water into the stipulated coastal buffer zone shall be maintained as sheet flow. No concentrated sources of runoff flow (such as pipes or swales) shall be directed into the buffer zone.

Earthwork Stipulations

A. Prior to the initiation of site alterations or construction including the mobilization of construction vehicles, equipment or machinery, the Limit of Disturbance (LOD) shall be adequately delineated on site (by survey methods where appropriate). No equipment access, equipment or material storage or other activities including construction vehicle parking shall occur beyond the Limit of Disturbance, even on a temporary basis.

B. Prior to the initiation of site alterations or construction including the mobilization of construction equipment and machinery, all required buffer zones shall be identified with permanent buffer zone markers (see additional details specified herein).

C. The approved Soil Erosion and Sediment Control Plan (SESCP) shall be that contained on the CRMC approved site plan (referenced herein).

D. Prior to conducting earthwork and other land disturbing activities, the erosion, runoff and sediment control measures shown on the approved plan and/or those measures specified herein shall be installed and maintained in accordance with good engineering practices including the applicable details found in the manufacturer's specifications and/or in the Rhode Island Soil Erosion and Sediment Control Handbook (as amended). These measures must be maintained until the site is stabilized through the establishment of vegetative cover and/or construction of the approved facilities (buildings, roadways, parking areas, etc.) has stabilized soils sufficiently to prevent erosion and sedimentation.

E. There shall be no activities (construction, stockpiling vehicle or equipment access, etc.) beyond the approved Limit of Disturbance (LOD), or within any area of buffer zone.



F. All excess excavated materials (soils, rock, gravel, etc.), excess construction materials, demolition debris, temporary erosion, runoff and sediment control measures, etc., shall be removed from the site for appropriate re-use and/or proper disposal at a suitable upland location or landfill. All toxic materials and waste shall be properly transported and disposed of in accordance applicable state and federal regulations.

G. All excavated material shall be cast on the upslope side of the excavation to minimize sedimentation. No excavated material shall be stockpiled beyond the Limit of Disturbance (LOD) or in unauthorized locations.

H. All areas of disturbed soils which are impacted by construction, site work and related activities shall be temporarily stabilized throughout the site construction period. Soil stabilization may be achieved through appropriate temporary measures as described by the Rhode Island Soil Erosion and Sediment Control Handbook (as amended). Where the season is not conducive to the establishment of vegetative cover, other temporary measures shall be employed including the application of mulch and/or use of fiber rolls (erosion control blankets, etc.). Temporary erosion, runoff and sediment controls shall be employed and maintained until temporary or permanent vegetative cover can be achieved and/or site improvements such as approved buildings, roadways and parking areas are constructed resulting in a lack of exposed soil.

I. There shall be no discharge or disposal of toxic waste, hazardous materials, oil, grease and other lubricants, excess fertilizer, pesticides or other chemicals or controlled materials either on site or in any area which may enter a wetland, watercourse or groundwater. All spills of such materials shall be reported to the RI Department of Environmental Management for appropriate remediation. All used lubricants, excess chemicals, fertilizers, pesticides, etc., shall be removed from the site for transport, handling and disposal in accordance with all applicable state and federal regulations.

J. Upon the successful stabilization of exposed soils, all temporary (interim) erosion, runoff and sediment control measures shall be removed from the site for re-use and/or for disposal at a suitable, legal upland location or landfill. All temporary sediment basins, sediment traps and channels, etc., shall be removed and/or restored in accordance with the approved site plans.

Sewage Disposal Stipulations

A. The approved OWTS plan shall be that plan having DEM/OWTS approval number 1420-1507 dated 9/19/17. Except/unless as stipulated herein, all details and specifications thereon shall be strictly adhered to.

B. The total number of bedrooms allowed in the dwelling shall not exceed four (4). Any future increase in the total number of bedrooms or the total square footage of the structure shall require CRMC approval and may require DEM/OWTS approval. Prerequisite DEM/OWTS review is required prior to application to CRMC.

C. A curb or similar vehicular barrier shall be installed to prevent vehicular traffic over the septic system area.



- D. Suitable access to the septic tank or cesspool shall be maintained for maintenance purposes.
- E. The addition of any chemicals to pool water shall cease a minimum of five (5) days prior to the discharge of the pool water.
- F. Pool water shall not be discharged directly into coastal waters or onto a coastal feature.
- G. Pool water shall be discharged by overland flow or discharge into dry well. Overland flow shall be performed in such a manner as to avoid soil erosion.
- H. The septic system shall be maintained in strict accordance with all pertinent RIDEM/OWTS requirements and manufacturer's guidelines.

Building Stipulations

- A. All pertinent requirements of the RI State Building Code as administered by the local building official shall be strictly adhered to.

Buffer Zone Stipulations

- A. The variable-width (minimum 60') foot wide buffer required by condition of this CRMC permit must be restored to an undisturbed naturally vegetated condition in accordance with Section 150 of the Rhode Island Coastal Resources Management Program. In this regard, the mowing of the lawn area which currently exists within the buffer zone specified by this CRMC assent must cease immediately. Upon the discontinuation of mowing, the buffer zone shall be left undisturbed to allow for the natural re-establishment of shoreline vegetation. No alterations of the buffer zone are allowed including grading, mowing, pruning, thinning, mulching, landscaping or any other activity not specifically approved by the stipulations of this assent or the approved plans.
- B. Prior to initiating any work on site, the permanent buffer zone markers shown on the approved site plan must be installed along the inland edge of the coastal buffer zone. The intent of these markers is to provide permanent reference points on-site which are clear to present and future property owners. Acceptable permanent-type markers include 4" x 4" pressure treated timber posts, galvanized fence posts with cap or granite or concrete bounds. A permanent-type fence at least 24" tall may be substituted for markers where desired. Markers must extend a minimum of 24" above grade. As required by this CRMC Assent, no alterations of the buffer zone are allowed including grading, mowing, pruning, thinning, mulching, landscaping or any other activity not specifically approved by the stipulations of this assent or the approved plans. Prior to initiating any work in the coastal buffer zone beyond that specifically approved on the CRMC approved plans and/or by stipulations of this assent, written CRMC approval must be obtained. A CRMC application for work within a coastal buffer zone and a copy of CRMC's Buffer Zone Management Guidance may be obtained by calling 783-3370.



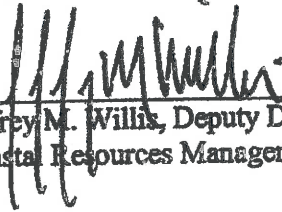
Jesse F. Sammis
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INST = 4444

Stormwater Stipulations

- A. Infiltration practices shall be inspected annually and repaired if necessary to ensure proper drainage.
- B. Accumulated sediment and debris shall be removed from the surface of the infiltration practice annually.
- C. Crushed stone shall be replaced or re-grading performed as necessary in crushed stone driveways to maintain a minimum 3" depth of stone and a level surface.

In Witness Whereof, said Coastal Resources Management Council has hereto set their hands and seal this 15th day of November in the year two-thousand-and-seventeen.



Jeffrey M. Willis, Deputy Director
Coastal Resources Management Council

/ajt

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Dec 01, 2017 03:29:32P
ANNE M. IRONS
TOWN CLERK
NARRAGANSETT, RI

