



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) 783-2069

## APPLICATION FOR STATE ASSENT

To perform work regulated by the provisions of Chapter 279 of the Public Laws of 1971 Amended.

Project Location <u>80 Washington St Newport</u> <small>No. Street City/Town</small>	File No. (CRM USE ONLY) 2021-05-075
Owner's Name <u>Susan Lachapelle Ropolo</u>	Plat: <u>12</u> Lot(s): <u>73</u>
Mailing Address <u>80 Washington Street</u> City/Town <u>Newport</u> State <u>RI</u> Zip Code <u>02840</u>	Contact No.: <u>401 787-8324</u>
Contractor RI Lic. # _____ Address _____	Tel. No. _____
Designer <u>MT Hope Eng Inc 1788 GAR Highway</u> Address <u>Swansea MA 02777</u>	Tel. No. <u>508 379 1234</u>
Name of Waterway <u>Narragansett Bay/Newport Harbor</u>	Estimated Project Cost (EPC): <u>\$50K</u> Application Fee: <u>1500</u>
Describe accurately the work proposed. (Use additional sheets of paper if necessary and attach this form.) <p style="text-align: center; font-size: 1.2em;"><u>Residential dock facility construction.</u></p>	

Have you or any previous owner filed an application for and/or received an assent for any activity on this property?

(If so please provide the file and/or assent numbers): \_\_\_\_\_

Is this site within a designated historic district?  YES  NO

Is this application being submitted in response to a coastal violation?  YES  NO

If YES, you must indicate NOV or C&D Number: \_\_\_\_\_

Name and Addresses of adjacent property owners whose property adjoins the project site. (Accurate addresses will insure proper notification. Improper addresses will result in an increase in review time.)

Edward Kane 1437-2 Monument St Concord, MA 01742 Map 12 lot 59  
Marianne Parker Trust 41 Upper College Rd Kingston RI 02881 12/7

**STORMTOOLS** (<http://www.beachsamp.org/resources/stormtools/>) is a planning tool to help applicants evaluate the impacts of sea level rise and storm surge on their projects. The Council encourages applicants to use STORMTOOLS to help them understand the risk that may be present at their site and make appropriate adjustments to the project design.

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. Where variances or special exceptions are requested by the applicant, the applicant will be prepared to meet and present testimony on the criteria and burdens of proof for each of these relief provisions. 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. If the information provided to the CRM/C for this review is inaccurate or did not reveal all necessary information or data, then the permit granted under this application may be found to be null and void. Applicant requires that as a condition to the granting of this assent, members of the CRM/C or its staff shall have 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 the penalties of perjury.



*Susan Lachapelle*  
 Owner's Signature (sign and print)

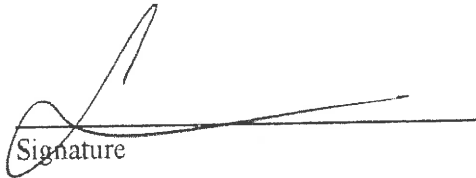
PLEASE REVIEW REVERSE SIDE OF APPLICATION FORM



STATEMENT OF DISCLOSURE AND APPLICANT AGREEMENT AS TO FEES

The fees which must be submitted to the Coastal Resources Management Council are based upon representations made to the Coastal Resources Management Council by the applicant. If after submission of this fee the Coastal Resources Management Council determines that an error has been made either in the applicant's submission or in determining the fee to be paid, the applicant understands that additional fees may be assessed by the Coastal Resources Management Council. These fees must be paid prior to the issuance of any assent by the Coastal Resources Management Council.

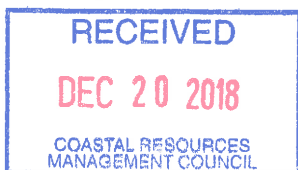
The applicant understands the above conditions and agrees to comply with them.

  
Signature

Dec 10, 2018  
Date

Susan Lachapelle 80 Washington St  
Print Name and Mailing Address Newport RI 02840

ajt 06/2018



TO: Coastal Resources Management Council  
4808 Tower Hill Road Suite 3  
Wakefield, RI 02879  
Phone: (401) 783-3370



FROM: Building Official

DATE: 3/20/20

SUBJ: Application of: Ropolo  
Location: 80 Washington Street (Newport Harbor)  
Newport

Address: 80 Washington St Plat No. 12 Lot No. 73

To Construct: Residential dock

I hereby certify that I have reviewed \_\_\_\_\_ foundation plan(s).  
\_\_\_\_\_ plan(s) for entire structure  
 site plans

Titled: Dock Application Plans for Tyler Ropolo

Date of Plan (last revision): 2/27/20 3/13/20

and find that the issuance of a local building permit is not required as in accordance with Section \_\_\_\_\_ of the Rhode Island State Building Code.

\_\_\_\_\_ and find that the issuance of a local building permit is required. I hereby certify that this permit shall be issued once the applicant demonstrates that the proposed construction/activity fully conforms to the applicable requirements of the RISBC.

\_\_\_\_\_ and find that a Septic System Suitability Determination (SSD) must be obtained from the RI Dept. of Environmental Management.

and find that a Septic System Suitability Determination (SSD) need not be obtained from the RI Dept. of Environmental Management.

\_\_\_\_\_ and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final. The Zoning Board approval shall expire on \_\_\_\_\_.

William A. Ady 3/23/2020  
Building Official's Signature Date

and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final.

[Signature] 3/23/20  
Zoning Officer's Signature Date



TAX ASSESSOR  
CITY OF NEWPORT  
43 BROADWAY  
NEWPORT, RI

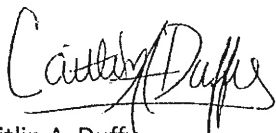
November 27, 2018

State of Rhode Island and Providence Plantations  
Coastal Resources Management Council  
Oliver E. Stedman Government Center  
Tower Hill Road  
Wakefield, Rhode Island 02879

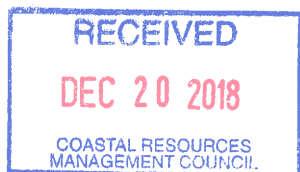
To Whom It May Concern:

The documents on file in the Land Evidence Records of the City of Newport, Rhode Island, Book 2381 Page 219 indicate that SUSAN L. ROPOLO is the owner of the real estate designated as Plat 12 Lot 073 and located at 80 WASHINGTON ST in the City of Newport, Rhode Island.

Respectfully,



Caitlin A. Duffy  
Senior Clerk  
Tax Assessor's Office  
City of Newport, RI



43 BROADWAY • NEWPORT, RI • 02840  
PHONE: 401-846-9600 X313 • FAX: 401-848 5750





- ◆ Civil Engineering
- ◆ Wastewater Treatment
- ◆ Environmental Engineering
- ◆ Construction Management
- ◆ Title 5 Services/Septic Design

April 30, 2021

David Reis  
Coastal Resources Management Council  
Oliver H. Stedman Government Center  
4808 Tower Hill Road  
Wakefield, RI 02879-1900

RE: Newport—LaChapelle - Ropolo, 80 Washington Street, Application # 2017-04-051

Dear Mr. Reis:

Please find enclosed the site plans for the above referenced residential Boating Facility. Variance criteria are attached and the proposed pier has been cited in what appears to be the best and most environmentally suitable location on the property, incidentally it is almost in the same location of the pier previously located on the property.

Please contact this office at 401-683-1934 or 508-379-1234 if you should have any questions or require additional information.

Very truly yours,  
Mount Hope Engineering, Inc.

Todd Chaplin, PE

cc: Tyler Ropolo  
Christopher McNally, Esq.

crmc ropolo 120-130.doc (2)



PORTSMOUTH, RI OFFICE  
Post Office Box 943  
Portsmouth, RI 02871  
Phone 401-683-1934  
Fax 401-683-1934

SWANSEA, MA OFFICE  
1788 G.A.R. Highway  
Swansea, MA 02777  
Phone 508-379-1234  
Fax 508-379-0727

The proponent is seeking a variance to the standard setback and buffer of Twenty-five feet from the extended Southern property line. The Variance is requested to allow locating the proposed Residential Boating facility in the most ecologically favorable position available on the site. The proposed location is also in approximately the same location as a previously existing stone pier. Section 1.1.5 requires the following criteria be addressed for such a variance application:

1. The proposed project conforms with the goals and policies of Parts Two and Three of the CRMC's program and the proposed residential Pier will be consistent with the shoreline area of this part of the Narragansett Bay waterfront. Historically, the site had a pier in approximately the same location and the proposed Pier will span much of the historical pier's remnants.
2. No significant adverse environmental impact will result from the granting of this variance to the pier's construction. The location has been selected to minimize shading of existing Submerged aquatic vegetation by spanning the rocky substrate of the pier previously located on the property. Selection of this location places the pier inside the CRMC mandated 25-foot setback from the Property line when extended westward from the shoreline.

The construction at this location will not be detrimental to the waterfront, will have no substantial negative visual impacts, will not harm the shoreline, or have detrimental impacts to surrounding areas. Siting the proposed pier in this location away from the submerged aquatic vegetation and allows for the Pier to be built a lower elevation than if built over the eel grass beds found to the north of the proposed location, thereby minimizing any visual impacts on the shoreline. Many of the abutting shorefront properties have existing shoreline improvements and there are piers located both to the north and south along the shoreline. The granting of this variance will not result in any greater adverse impacts, including cumulative impacts.

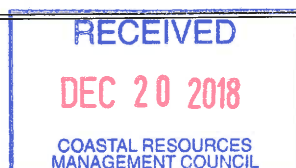
3. The standard setback of Twenty-Five feet from the existing seawall cannot be met without placing the Pier and its shadow over top of the Submerged aquatic vegetation identified during the Survey. The requested relief is the minimum possible to maintain a viable project at this site. The proposed location of the pier strikes the best balance between setback relief requests, minimizing shadowing of Aquatic vegetation and preserving public access to Narragansett Bay from the adjacent driftway (ROW).
4. The variance requested is not due to any prior action of the applicant.
5. The project proposes a residential boating Facility (pier) on the site of reasonable size with proper zoning setbacks to the sides and within the existing residential lawn areas. However, the CRMC requirement for a 25' setback from the extended property line triggers the instant request for a variance granting setback relief. The enforcement of all CRMC setback requirements and buffer zone areas would cause a severe hardship to the applicant and have a negative impact on the project. Given the existing site conditions of this area of Newport, the proposed project is reasonable and consistent with the surrounding area.



6. Additionally, the project has the unanimous support of the Newport Waterfront Commission and many neighboring property owners.



Photographs and narrative of property for proposed dock for Susan and Tyler Ropolo at assessor's Map 12 , Lot 73, 80 Washington Street, Newport, Rhode Island.







Aerial view of existing house.



Rear yard of existing house looking east from water.

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Rear yard looking south at existing dock south of Walnut Street (paper road).



Looking north along applicant's seawall at existing dock to the north.

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Looking west from site, existing rocks and old stone dock remnants. To be spanned with new dock.



Historic dock at the site, with vessel in right of way area extending from Walnut Street

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The applicants are proposing to construct a new dock off the rear yard on their lot at 80 Washington Street, Newport. The site is located on the west side of Washington Street north of the downtown area of Newport and north of the causeway to Goat Island, south of the Newport Bridge. The existing lot has been cleared with a dwelling since 1861. The site is gently sloping from the road to the water. The lot has been vegetated with residential lawn for many years. As part of this project, the applicant will construct a dock near the southern side of the lot in the approximate location of a former dock which had been historically at that location and subsequently destroyed. The stone remnants are still visible at the dock and the new dock would be intended to partially span the remnants and be located immediately north of the old location. The abutting property to the south is the right of way of the paper road portion of Walnut Street and therefore no abutter would be hindered by the dock at this location. A seawall maintenance application was recently approved for the site (File 2017-01-037) as well as other site improvements (File 2018-06-025) and the future dock has long been contemplated as part of the completion of the build out of this site.

The site lies in a residentially zoned area and is surrounded by dwellings similar to the existing dwelling. There are existing docks and seawalls both north and south of the subject site. The site is zoned R10 and consists of approximately 0.24 acres in size. The lot is denoted as map 12, Lot 073 as per the Newport tax assessor's office. The lot has been recorded at Book 2381, Page 219.

All construction work is proposed along the westerly side of the lot to install the dock. Timing of the project will be after the repairs to the seawall. Upon completion of the wall repairs, the swimming pool will be constructed in the rear yard and the small off street parking area created near the street.

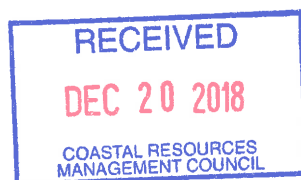
The existing building structure lies in Zone X with a 0.2% Annual Chance Flood Hazard while westward of the structure towards the shore the rear yard lies in Zone V elevation 17, as per the FEMA Flood Insurance Rate Maps, Panel Number 44005C0177J, as revised September 4, 2013. There are no proposed changes to the dwelling as per this application.

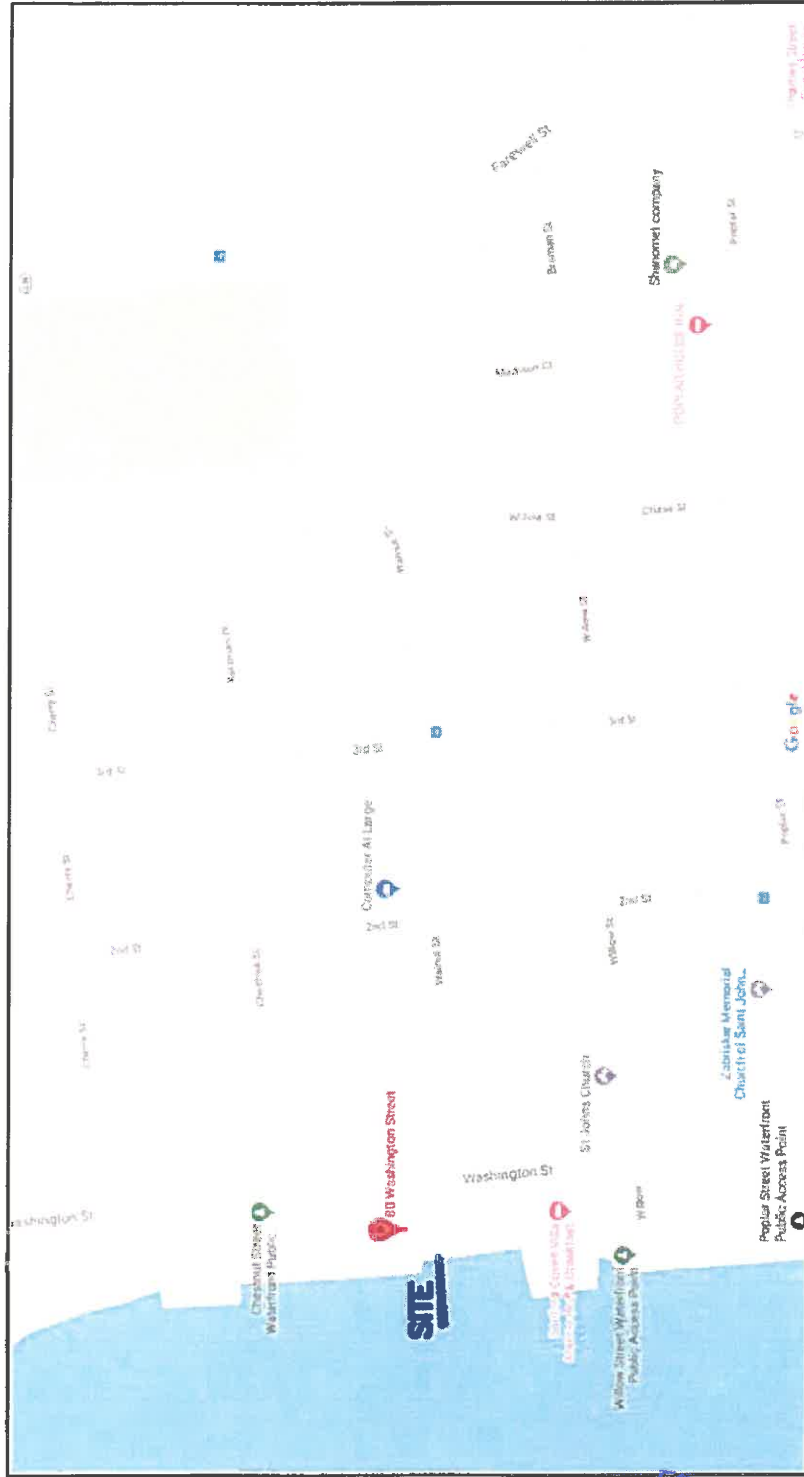
The site is served by city water and sewer. The dwelling is on the eastern portion of the property, near the street, maximizing distances from the shoreline to the dwelling.

Sitework and regrading of the lot will be insignificant with finish grades being essentially the same as existing grades in the area. Proper erosion controls of haybales and silt fencing will be implemented throughout the construction period if needed.

There will be no significant impacts on the scenic quality of the area and little will change with the dock construction, with similar projects recently construction and completed to the immediate north. Drainage patterns will remain essentially unchanged, with current runoff from the grassed lot flowing to the shore. There will be no increase in impervious surface or other changes to the lot, with existing grassed areas between the driveway and house to remain.

The proposed dock project will be consistent with development in the area and will not result in significant adverse environmental impacts.






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**LOCUS MAP**  
NOT TO SCALE

**LOCUS MAP**

APPLICATION FOR:  
 TYLER ROPOLO  
 80 WASHINGTON STREET  
 NEWPORT, RI 02840  
 BY: MOUNT HOPE ENGINEERING, INC.  
 1788 G.A.R. HIGHWAY  
 SWANSEA, MA. 02777

**TODD CHAPLIN**  
 No. **5535**  
  
 REGISTERED  
 PROFESSIONAL ENGINEER

SHEET 1 OF 7

PURPOSE: CONSTRUCTION OF  
 TIMBER DOCK, FLOAT, GANGWAY & PILES  
 IN: NEWPORT HARBOR, NEWPORT  
 80 WASHINGTON STREET, NEWPORT

DATUM: MHW = 3.5  
 MLW = 0.0

DATE: 11/20/18  
 REVISED: 11/18/19, 02/05/20, 02/27/20

**LIST OF ABUTTERS**

MAP 12, LOT 59  
EDWARD KANE & MARTHA WALLACE  
1437-2 MONUMENT STREET  
CONCORD, MA 01742



REFERENCE:  
CITY OF NEWPORT ASSESSOR'S MAP #12

SHEET 2 OF 7

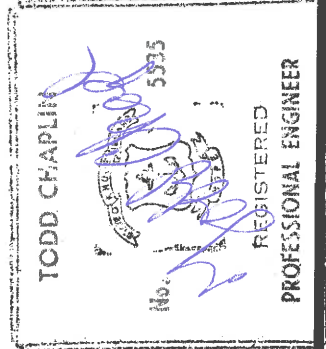
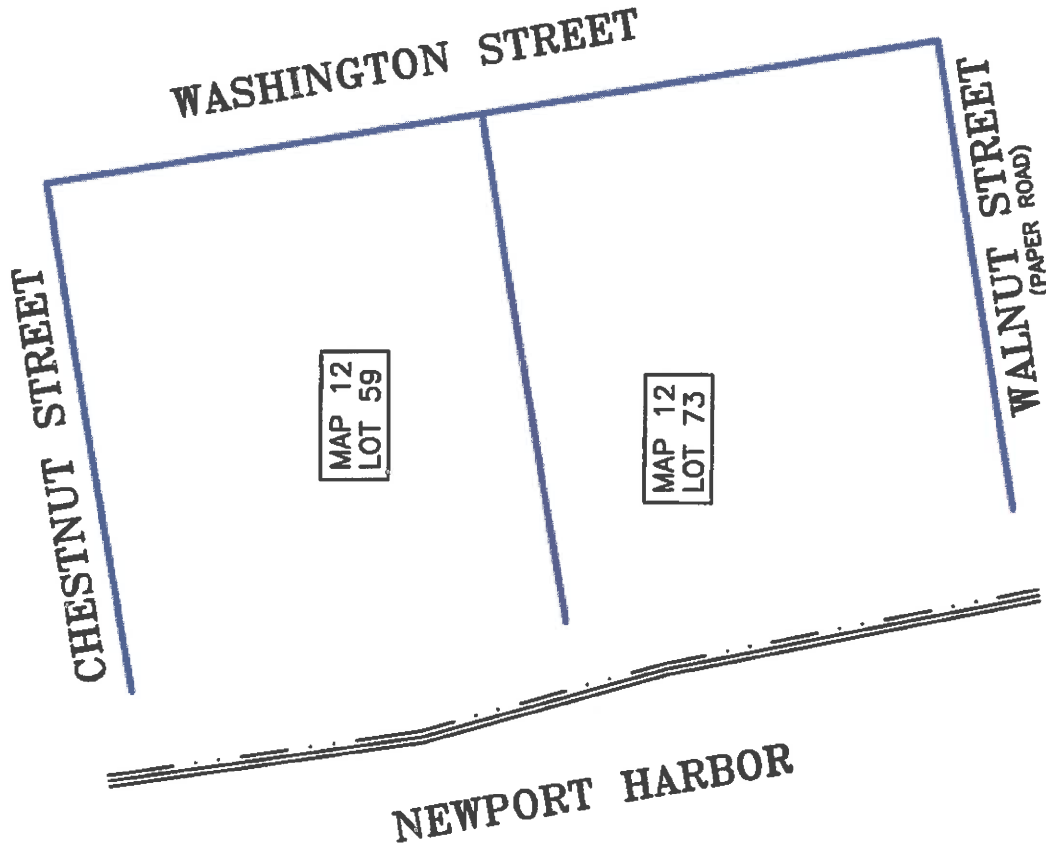
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**ABUTTERS MAP**

APPLICATION FOR:  
TYLER ROPOLO  
80 WASHINGTON STREET  
NEWPORT, RI 02840  
BY: MOUNT HOPE ENGINEERING, INC.  
1788 G.A.R. HIGHWAY  
SWANSEA, MA. 02777



## CONSTRUCTION PLAN: RECREATIONAL BOATING FACILITY

- ELEVATIONS SHOWN ARE BASED UPON MEAN LOW WATER DATUM (MLW).
- PROPOSED DOCK SHALL ONLY BE USED AS A TOUCH AND GO RECREATIONAL BOATING FACILITY.
- ALL ACCESS TO THE SITE SHALL BE FROM THE OWNER'S PROPERTY OR FROM SAKONNET RIVER, PORTSMOUTH.
- TIDE LINES ARE AS OBSERVED ON OCTOBER 11, 2016.
- THE FIXED WOOD PIER SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ENCLOSED ENGINEERED PLANS. PILES SEAWARD OF THE MHW LINE SHALL BE SET AT HIGH TIDE USING A FLOATING RIG (SHALLOW DRAFT) PILE DRIVER. LAND BASED POSTS/PILINGS WILL BE MACHINE OR HAND DUG AND BACKFILLED WITH GRAVEL.
- FACILITY SHALL EXTEND 97.0'± BEYOND THE OBSERVED MLW LINE INTO NEWPORT HARBOR AND SHALL CONSIST OF A 4'x83.3' FIXED TIMBER PIER, A 4'x30' FIXED TIMBER PIER, AND A TIE-OFF PILING LOCATED 10' NORTH OF THE SHORTER FIXED PIER.
- DESIGN LIVE LOAD FOR FIXED TIMBER PIER IS 40 PSF.
- ALL PILES SHALL BE SET TO A DEPTH OF 10' MINIMUM PENETRATION OR UNTIL REFUSAL. PILES TO BE SET BY ROCK SOCKETING WHEREVER PILE PENETRATION OF 10' MINIMUM IS NOT MET. THE ENGINEER SHALL REVIEW ANY PILE PENETRATION LESS THAN THESE BEFORE CONTINUING.
- PILES SHALL BE A MINIMUM OF CLASS "A" (ASTMD25) PRESSURE TREATED PILES, TREATED WITH 1.0 OR 1.5 PCF CCA (DEPENDING ON AVAILABILITY), INCLUDING FIXED PIER AND TIE-OFF PILES. DECKING AND FRAMING INCLUDING STRINGERS, CROSS-BRACING AND PILE CAPS SHALL BE SIMILAR MATERIAL, GRADE NO. 1 FOR DECKING AND GRADE NO. 1 OR 2 FOR TIMBERS, TREATED WITH .6 PCF CCA. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL FOR CORROSION RESISTANCE.
- NO ALTERATION TO FLORA AND FAUNA OR OTHER SHORELINE FEATURES SHALL BE NECESSARY EXCEPT TO FACILITATE CONSTRUCTION AND PILE DRILLING AS NECESSARY. CLEARANCE AT BOTTOM OF DECK STRINGERS SHALL BE APPROXIMATELY MINIMUM OF 4' ABOVE GRADE AT THE MHW LINE.

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SHEET 3 OF 7

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## DOCK NOTES

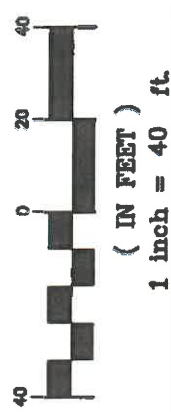
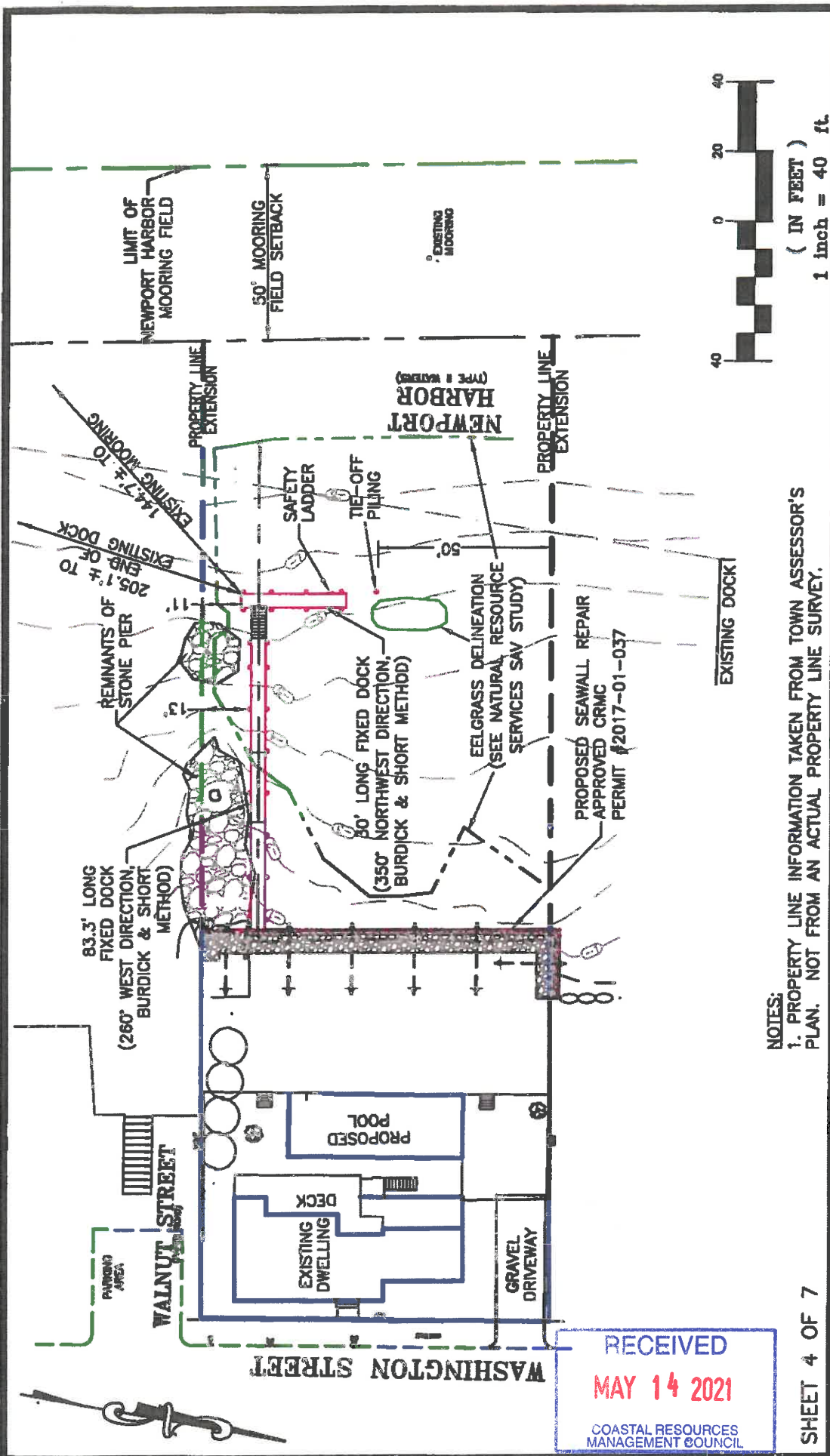
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SWANSEA, MA. 02777

TODD CHAPLIN

No. 5335



REGISTERED  
PROFESSIONAL ENGINEER



NOTES:  
 1. PROPERTY LINE INFORMATION TAKEN FROM TOWN ASSESSOR'S PLAN. NOT FROM AN ACTUAL PROPERTY LINE SURVEY.

SHEET 4 OF 7

PURPOSE: CONSTRUCTION OF  
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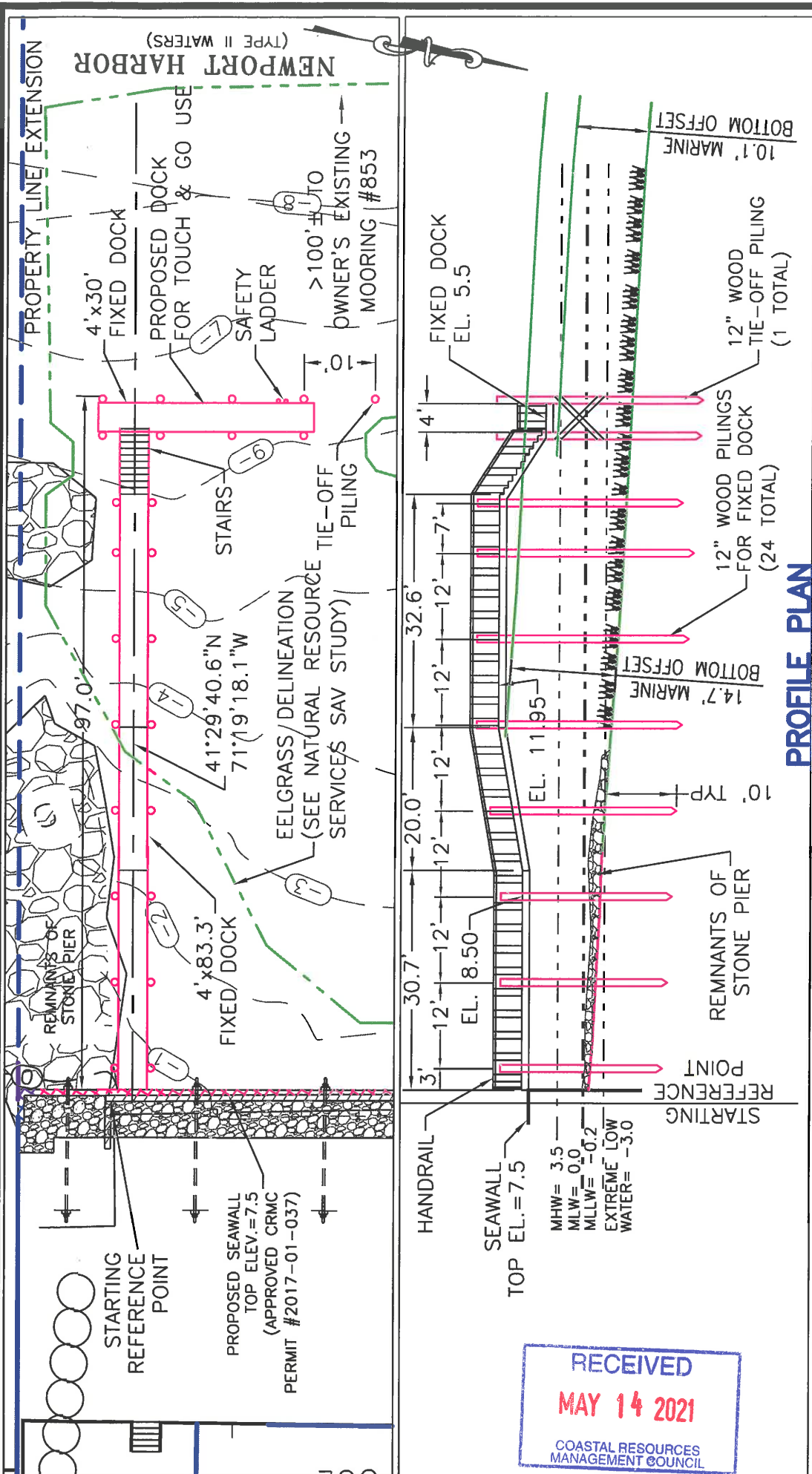
# PLAN VIEW

APPLICATION FOR:  
 TYLER ROPOLO  
 80 WASHINGTON STREET  
 NEWPORT, RI 02840  
 BY: MOUNT HOPE ENGINEERING, INC.  
 1788 G.A.R. HIGHWAY  
 SWANSEA, MA. 02777

TODD CHAPLIN  
 No. 5335  
  
 REGISTERED  
 PROFESSIONAL ENGINEER

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SHEET 5 OF 7

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# DOCK PROFILE

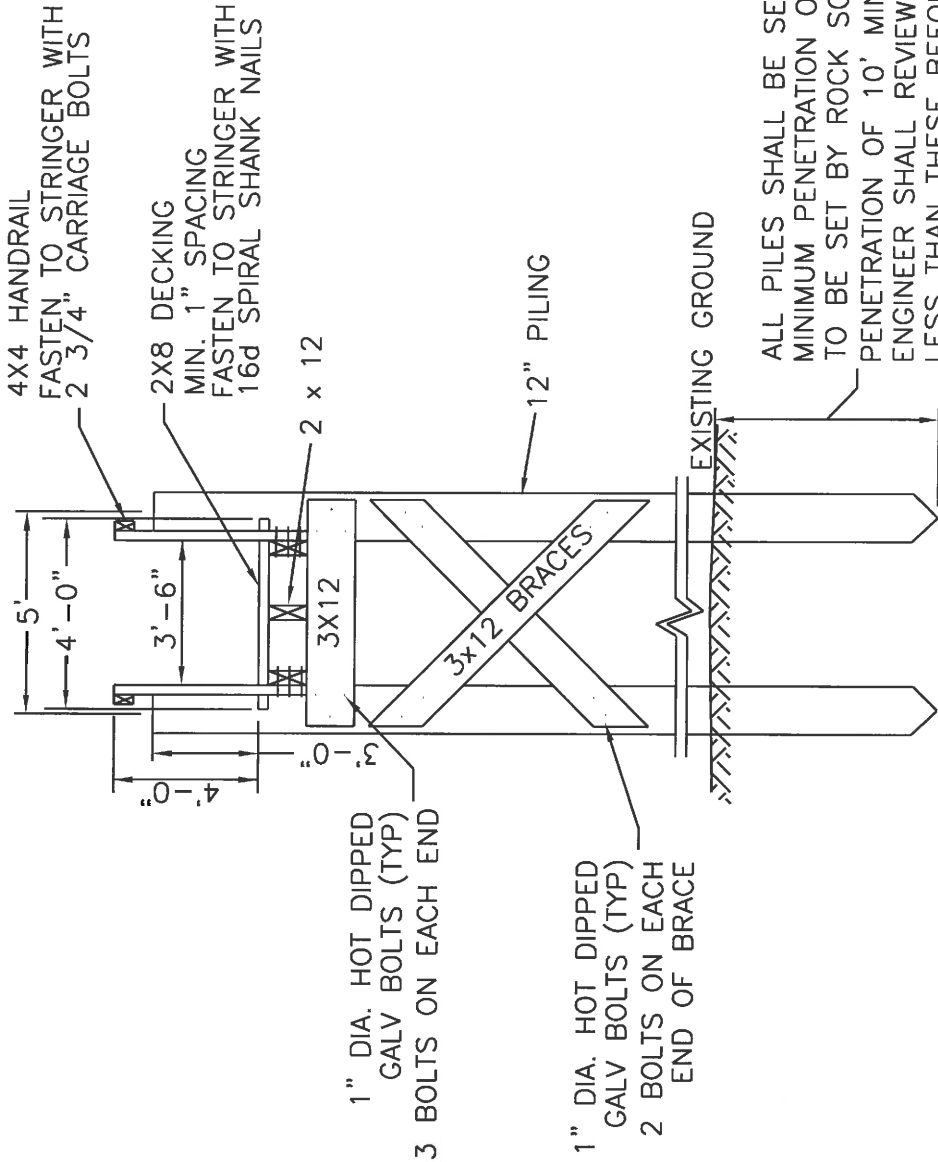
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**TYPICAL BENT SECTION**

NTS

SHEET 6 OF 7

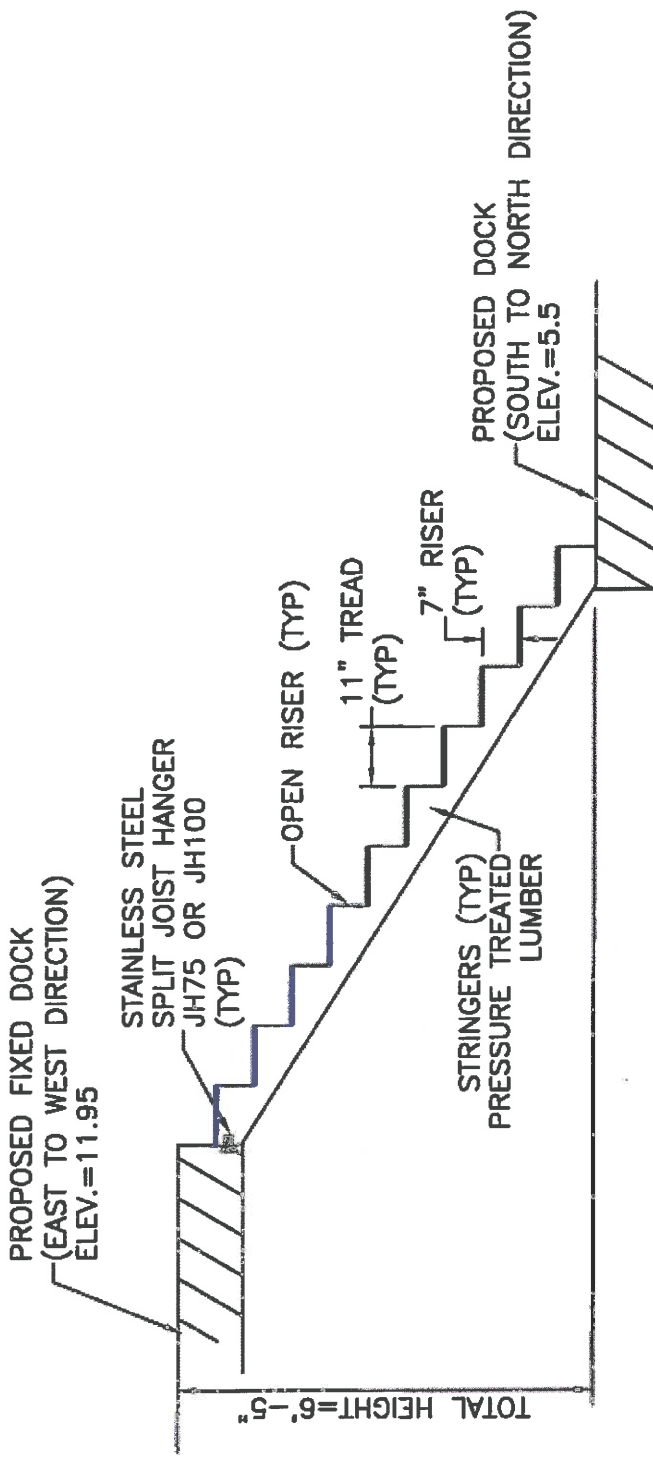
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**DOCK DETAILS**

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TODD CHAPLIN  
 No. 5335  
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 PROFESSIONAL ENGINEER

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**STAIRS PROFILE VIEW**  
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SHEET 7 OF 7

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1788 G.A.R. HIGHWAY  
SWANSEA, MA. 02777

TODD CHAPLIN  
No. [Signature]  
REGISTERED  
PROFESSIONAL ENGINEER



## Natural Resource Services, Inc.

Submerged Aquatic Vegetation Survey  
80 Washington Street  
A.P. 12, Lot 73  
Newport, Rhode Island



Prepared for:  
Todd Chaplin, PE  
Mount Hope Engineering, Inc.  
1788 Grand Army of the Republic Hwy  
Swansea, MA 02777

Report Prepared by:

Scott P. Rabideau, PWS

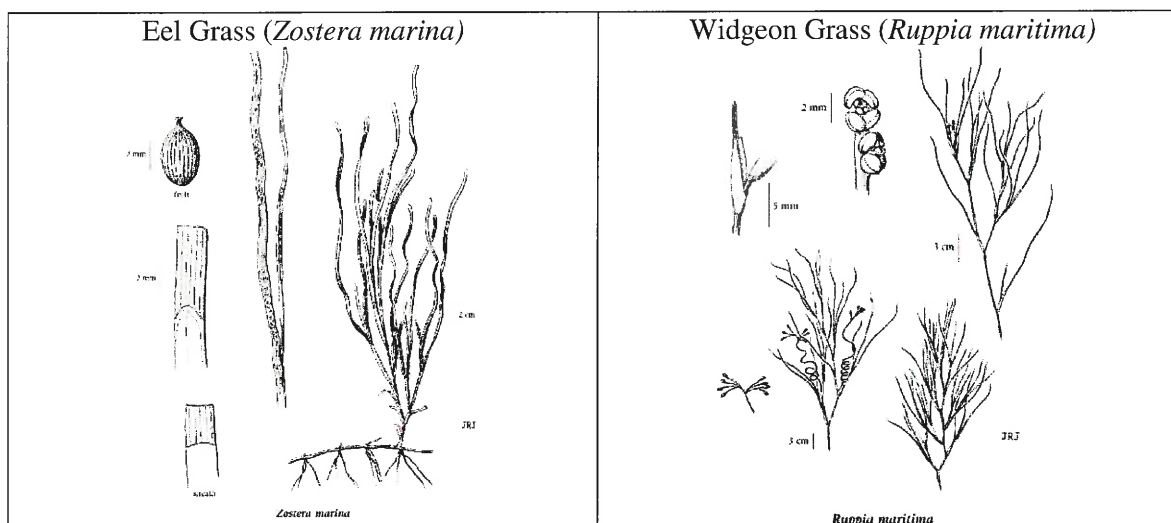
July 10, 2019



## Introduction

Natural Resource Services, Inc. (NRS) has completed a Submerged Aquatic Vegetation (SAV) study along the shoreline of at 80 Washington Street (A.P. 12, Lot 73) in Newport, Rhode Island. This study was performed in accordance with the standards established within Section 1.3.1(R)(4) (a-e) of the RI Coastal Resources Management Program (CRMP). This report and the enclosed graphic and data tables can be used for any submission to the Coastal Resources Management Council (CRMC) requiring proof of an SAV study. An SAV study is valid for up to three (3) years pursuant to 1.3.1(R)(4)(c).

The primary purpose of this SAV study is to identify and map existing eelgrass (*Zostera marina*) and/or widgeon grass (*Ruppia maritima*) beds, substrate within the study area, mean height of eelgrass or widgeon grass shoots, and depth of water (at time of sampling) at each quadrat location. Eelgrass and widgeon grass are perennial, rooted, submerged, aquatic plants that occupies shallow, estuarine waters in sheltered bays and coves. The following illustration depicts eelgrass and widgeon grass.



SAV beds provide habitat and cover for various shellfish and fin fish species, while subsequently providing food for waterfowl species. Eelgrass and widgeon grass also play an important role in protecting the shorelines from sedimentation and erosion by stabilizing bottom sediments. It is for these functions and values that the CRMC requires a study of SAV habitats.



## Methodology

The SAV Study was performed on July 9, 2019 by NRS staff biologist Carolyn Decker and Sabrina Charron, with all work occurring between 2:00 pm – 4:00 p.m. in a portion of Newport Harbor/Coddington Cove (Waterbody ID: RI0007030E-01E) classified as Type 2 Waters. Type 2 Waters are defined as low-intensity boating use and docks are permittable in these waters.

NRS has established nine (9) transects (A – I) to encompass the area along the shoreline of the subject property. For the purposes of this survey, the shoreline was the limit of the existing stone and metal retaining wall. The first transect, transect A, was established approximately 10 feet north of the southern property line. The subsequent transects were spaced at ten foot (10') intervals leading northwards along the shoreline.

All transects extend perpendicular to the shoreline 140 feet westward into the water. The limit of the survey was 140 feet seaward of the shoreline due to the presence of a ship anchored at approximately 150 feet. Along each transect, one meter square sampling stations (quadrats) were established every 10 feet. At each of the established sampling stations, the water depth, substrate characteristics, percent cover of *Zostera marina* or *Ruppia maritima*, and mean shoot height were recorded.

Low tide was recorded to be at 7:35 a.m. on July 9, 2019 (Newport, RI (#8452660)). At the time of the survey, the water depth in the study area ranged approximately between 3.5 to 15 feet. The substrate consisted primarily of mucky sand, gravel, cobbles, and boulders.

The locations of the transects were GPS located in the field using a handheld Trimble Geo7X unit. While this GPS data should not be considered a survey plan, it can be helpful for preliminary planning purposes.

## Findings and Conclusion

Upon completion of the NRS site investigation, it was determined that there is a submerged aquatic vegetation (SAV) bed of eelgrass present in the surveyed area along the subject property. The eelgrass bed is furthest from the shoreline near the southern edge of the parcel. The eelgrass bed extends progressively further toward the shoreline near the center of the parcel, then is slightly further seaward again at the northern edge of the parcel. The eelgrass bed extends seaward beyond the limit of the survey. Occasional bare spots are present in the interior of the eelgrass bed.

The following table summarizes the points at which the eelgrass bed begins along each transect.

<b>Transect</b>	<b>Distance to Start of Eelgrass Bed</b>
A	70 ft.
B	50 ft.
C	40 ft.



D	20 ft.
E	10 ft.
F	10 ft.
G	10 ft.
H	30 ft.
I	20 ft.

Please see the enclosed data tables and site graphic for detailed information taken at each quadrat location. The enclosed geographic information systems (GIS) graphic illustrates the findings of the SAV survey.

The data collected by NRS is available electronically and can be forwarded to your engineer for use in preparing a plan. The transect locations along the shoreline and reference points within the property were located using a handheld GPS unit (Trimble Geo7X). While this data is not survey grade, the information shall assist your design professional when their field work is performed.

Please do not hesitate to contact our office should you have any questions, or require additional information.



Appendix



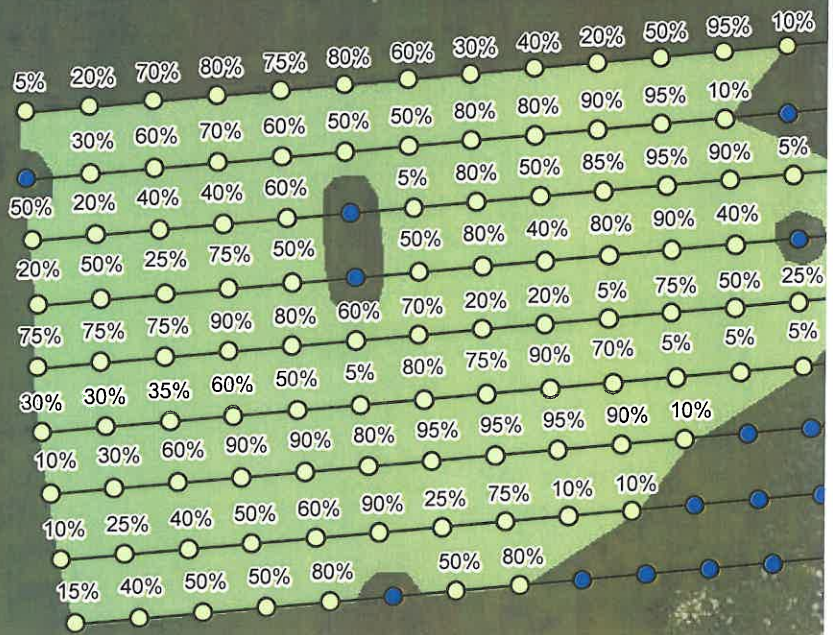


# Legend

- Approximate Site Location (Town GIS)
- Transect Location (GPS Located)
- Square Meter Quadrat  
No SAV Observed\*
- Square Meter Quadrat  
SAV Observed\*
- Observed SAV Bed

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SAV = Submerged Aquatic Vegetation  
\*Please see attached table for complete data



CRMC Type 2 Waters