

Cstaff1

From: Brady Schofield <brady.schofield@me.com>
Sent: Sunday, January 7, 2024 1:54 PM
To: cstaff1@crmc.ri.gov
Subject: File 2021-05-075

Dear CRMC Staff,

Please accept this email as one of support of the proposed dock in File 2021-05-075 by Susan Ropolo of 80 Washington Street, Newport, RI.

Most other homes on Washington St have docks and therefore it makes sense the Ropolo's should have one as well so they can fully enjoy all the benefits of living on the water.

Thank you for considering my comments.

All the best,

Brady Schofield
M: [+1.401.529.2655](tel:+14015292655)

Cstaff1

From: Joanna Salvo <jsalvo3719@yahoo.com>
Sent: Saturday, January 6, 2024 7:22 PM
To: cstaff1@crmc.ri.gov
Subject: CRMC.RI.gov 2021-05-075

Sent from [Mail](#) for Windows

Dear Susan Ropolo,

RE: 80 Washington St.

Newport, RI 02040

I would like you to receive, record and register this email in opposition to the above private dock application. There are many reasons that this small neighborhood of close to 400 years old would object to a lengthy pier running off of a small lot. Any historic map will show that this is a tight neighborhood with very small lots and when this neighborhood was laid out it was designed with commercial wharfs or in front of captains homes where they conducted business; all piers and wharfs located much further south of this area.

2024, almost 400 years later not much has changed; The Point is still a neighborhood, almost no wharfs and piers have been added and the tight small lots still exist along with the "drift ways". These drift ways were intended for public use to set out their small cat boats and the fishermen to set out their small fishing boats . . .

I object to the applicant constructing a pier on such a small piece of property that is in a historic neighborhood dating back to the 1600s. The idea of an individual believing that he has the exclusive right to put in a pier in an extremely limited area; in a National Historic District is clearly against the early settlers and subsequent shareholders intentions. On every street there is an extension to the water referred to as a DRIFT WAY, this allowed fishermen and other small craft (that were launched in the spring) to anchor in the harbor and then bring their boats back. And if follows with the same intention of the Point residents that today they moor thier boats in the harbor. If one wants a pier they need land; land that does not interfere with the residents and stakeholders who have a right to the water exactly beside the applicants proposed pier.

The proposed dock is over 58' when one adds approximately the applicants 20' bulkhead into the water adjacent to an existing public right-of-way; that provides a rights of access using the centuries old DRIFTWAYS to the water. If this pier is approved it obstructs and violates the very essence of the Point neighborhood as well as create an obstruction straight out for over 70. I ask that you deny this application.

Sincerely,

Ms. Salvo

Cstaff1

From: greg norden <gnorden9@gmail.com>
Sent: Saturday, January 6, 2024 4:32 PM
To: cstff1@crmc.ri.gov
Subject: Application #2021-05-075, 80 Washington St, Newport

To CRMC,

We are writing regarding Application 2021-05-075, 80 Washington St, Newport, RI. It has come to our attention that the owners have submitted a revised application for a dock on their property. While we are not disputing their right to have a dock, we do object to the proposed location of the dock. It appears to be at the extreme southern end of the property.

We believe that the proposed location presents a safety issue for those that use the right of way for access to the water (launching and retrieving kayaks, swimming, etc.), and will negatively impact the swimming area water quality.

Additionally, the dock is extremely long and will be unsightly from the public right of way, since it is being positioned on the extreme southern corner of their seawall. There is ample frontage for the proposed dock to be relocated north, where these issues can be lessened.

For these reasons, we oppose the current plan and request a hearing in the appropriate venue.

Thank you for your consideration of this matter.

Respectfully yours.

Greg and Kathy Norden
37 Walnut St
Newport, RI 01840

Cstaff1

From: Timothy O'Shea <toshea1961@gmail.com>
Sent: Saturday, January 6, 2024 4:13 PM
To: cstaff1@crmc.ri.gov
Subject: Proposed 80 Washington St Pier

Please add me to the list of Point neighbors respectfully requesting a thorough review/hearing in Newport of the proposed installation of a pier abutting the Walnut Street breezeway.

Thank You,

Timothy J O'Shea
51 Second Street

Cstaff1

From: Pamela Kelley <pamkelley@cox.net>
Sent: Saturday, January 6, 2024 4:05 PM
To: cstaff1@crmc.ri.gov
Subject: Protest Against Application 2021-05-075 Ropolo

I live 2 blocks from the site of this proposed dock and have worked for the past 3 years to upgrade the Walnut Street Driftway and remove the cars that were using the space as a parking area. That driftway is just south of 80 Washington Street. I'm writing to protest the location of the proposed dock for 80 Washington Street, Newport RI. This abuts a public right-of-way directly to the south, where people swim or launch their own kayaks. It leaves little room for such activities and will certainly obscure the view to the north. They need to move it further north as their lot is spacious and it can be moved. This is seems like a repeat of their prior application so it should again be rejected. Please inform me of any hearings on the matter!

Regards,

Pam Kelley

20 Willow St, Newport, RI=

Cstaff1

From: Madeleine O'Shea <maddwoshea@gmail.com>
Sent: Saturday, January 6, 2024 3:00 PM
To: cstff1@crmc.ri.gov
Subject: Objection to proposed dock at 80 Washington St, Newport (Application number: 2021-05-075)

Dear Coastal Resources Management Council,

I am writing to voice my objection to the proposed location of the pier at 80 Washington Street (Application number: 2021-05-075) in Newport. It is exactly where it was in their last application, at the extreme southern end of 80 Washington Street's property. This means it would directly abut the Walnut Street public access drift way.

I grew up in The Point and regularly visit my parents who still reside there. Swimming off the Walnut Street drift way & beach is favorite summer pastime of mine and many others in the neighborhood. Building a dock so close to swimmers would not only pollute the water, but be a tragedy waiting to happen in terms of a boat potentially colliding with a swimmer.

This application was denied once before for a reason. I sincerely hope the council continues to prioritize public access and enjoyment of a much beloved public shoreline access point over a private dock.

Thank you for your time and consideration.

Sincerely,
Madeleine O'Shea

Cstaff1

From: Casey Farley <caseyfar@gmail.com>
Sent: Saturday, January 6, 2024 2:17 PM
To: cstaff1@crmc.ri.gov
Cc: Beth O'Shea
Subject: 2021 05 075

Dear CRMC,

We are opposed to the proposed pier referenced above at 80 Washington Street in Newport because it would abut a Colonial right of way that should be protected and saved for public usage. We request a hearing in this issue asap.

Sincerely,

Casey & Larry Farley
14 Poplar St.
Newport, RI 02840

Sent from my iPhone=

Cstaff1

From: Kathy Ward <kathward3@gmail.com>
Sent: Saturday, January 6, 2024 12:36 PM
To: cstaff1@crmc.ri.gov
Subject: Application 2021-05-075 --80 Washington St, Newport

To the Board of CRMC:

I just learned today that the owners of 80 Washington St have submitted their application for a pier at their home in Newport. After reviewing the application I have serious reservations to its proximity to the Walnut St driftway beach, which is used for swimming and kayaking. Therefore I am requesting that there be a hearing concerning this application and that it take place in Newport.

Thank you.
Kathleen Ward

Cstaff1

From: Elizabeth <elizabethwoshea@hotmail.com>
Sent: Saturday, January 6, 2024 12:28 PM
To: cstff1@crmc.ri.gov
Subject: Application 2021-05-075 -- 80 Washington St, Newport

To the Board of CRMC:

I am writing to you after learning that the application for a pier at 80 Washington St, Newport has been resubmitted. I understand the owners right to install a pier; but I am opposed to the location. In the most recent application the pier is directly abutting the public access to the waterfront on the Walnut St driftway. After finally clearing the driftway of cars and dumpsters, etc. we have opened up access to the small beach below for swimming and small boat recreation.

I know this application has been through many phases and letters have been written in the past; which we were told would follow the application. I am, hoping that this is still correct. The two files numbers we had were: 2019-12-032 and 2021-05-075.

I am requesting that there be a public hearing in Newport for this application.

Thank you
Elizabeth O'Shea

Cstaff1

From: John F Ward III <jfward3@hotmail.com>
Sent: Saturday, January 6, 2024 12:20 PM
To: cstaff1@crmc.ri.gov
Subject: App #2021-05-075

I am writing to express my opposition to the proposed placement of a new pier at 80 Washington St in Newport RI as shown in application #2021-05-075 and to request a hearing on the application.

John Ward
53 Bridge Street
Newport, RI
Sent from my iPhone=

Cstaff1

From: Mary Jo Valdes <thinwatersailor@verizon.net>
Sent: Saturday, January 6, 2024 12:19 PM
To: cstff1@crmc.ri.gov
Subject: Re: application 2021-05-075/80 Washington Street, Newport

To the CRMC staff:

Today is the deadline for public comment concerning this application, yet I and other abutters never received notice of this proposed construction project as per your own promulgated policies. This hearing should be postponed until residents who will be directly impacted by this project have the opportunity to review the proposal and submit commentary.

Sincerely,

MJ Valdes

Sent from my iPad

Cstaff1

From: Carol Cummins <cocummins@cox.net>
Sent: Saturday, January 6, 2024 11:57 AM
To: cstaff1@crmc.ri.gov
Subject: 80 Washington St pier

January 6,2024

We are writing to object to the placement of the pier abutting the small public driftway and beach at the end of Walnut. The owners could place the pier at the opposite end (southern) of their property so that Newport swimmers and small boat owners could have access and safety to this long cherished right of way—instead of effectively eliminating it.

Sincerely,
Carol and Gary Cummins
40 Walnut St. Newport, RI

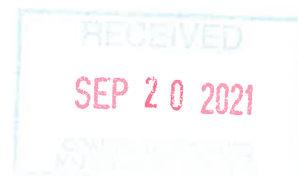
Sent from my iPhone

2021-05-075

To Whom it May Concern,

I have been made aware of a planned dock being built at 80 Washington Street. I am not in opposition of the dock but would like the owners to reconsider the location of it. My husband and I have a young family (4yr old son & 11 month old daughter) and we frequently swim off the Walnut access and sit on the beach in the summer along with other families in the neighborhood. It is close to our home and a great spot for young children. It was mentioned that the proposed location for the dock would be on the south side of the property (closest to the swimming area) which raises concern. Would you please consider having them move the dock to the northern side of the property so as to not impede swimmers. My husband was raised in Newport and we have been living full time in The Point for 10 years. Public water access for swimming is one of the many reasons we love it so much and chose to live here.

Thank you for you listening,
Jennifer Metzler Zuerner (50 2nd Street)





Mr Reis,

My neighbor just forwarded me an email from you sent to Kate Leonard on this request which you highlighted this Case # 2019-12-032. The following is a copy of my letter to our City Council & more recently to Newport Waterfront Commission and Planning Board.

I'm reaching out about this request where the property owners are seeking a pier/dock behind their home at 80 Washington St but requesting to place it next to the Walnut St. drift-way, city owned, or public property, so on the edge of their property line.

I have no problem adding a pier/dock but it should not be too close to the Walnut St. drift-way. Many of us swim from this drift-way as it's City/public property and there is re-bar at the nearby Willow street drift-way near low tide mark.

My hope is you or Zoning or some authority mandate owners stay 30' (min 25' or some reasonable footage) from their property line, no neighbor would want a pier at their property line. Importantly, this also a safety issue! Often residents swim from this Walnut St. beach and docks bring outboards which will make it unsafe for swimmers. Many of us who have mooring in the Point section use the Elm St pier and have to be VERY CAREFUL of swimmers! Elm St. Pier has better visibility and there there are usually many swimmers so it's easier to see heads in the water. If there is a dock nested next to the Willow St. drift-way boaters will be very near the swimming area and it will be difficult to see the small heads and very difficult for swimmer to stay clear of the pier/dock.

So, I see two issues:

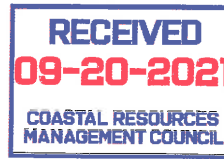
- 1). Zoning laws.... typically a property owner cannot build on the edge of their property line. That encroaches on their neighbor, in this case, public property owned by the City of Newport.

2). Safety issue... many residents swim from this beach. A dock too close with outboards would create a dangerous situation due to proximity.

Sincerely

Louisa Boatwright
Email. L.boat@cox.net
46 Second St., Newport, RI





Dear Mr. Reis,

Kate Leonard wrote to me saying she had contacted you. I am unsure if she forwarded you my letter to add to file #2019-12-032. Below is my letter. Thank you.

I am writing to you after reading in *Newport This Week* that 80 Washington Street is looking to build a pier abutting the public access beach at the end of Walnut Street. I am not opposed to a pier being built, but do have a problem with its proximity to the beach.

I and many of my neighbors have enjoyed that beach for many years, especially last summer. It is a peaceful and beautiful spot to spend an afternoon, have a swim, or watch the sunset. Many of the beautiful vistas on The Point waterfront are being lost to houses, parking, and high fences, which is why preserving the vistas from public access areas—such as the Walnut Street beach—is so important.

The proposed pier will block views to the north as well as summer sunsets. The house next door, 78 Washington Street, is pending sale. It lists that there are pilings for a dock, which would literally cut across the public beach. If both these piers were to be approved, the beach would be bookended by piers and the beach and vistas would be irreparably diminished.

As previously stated, I have no problem with the owners of 80 Washington Street putting in a pier, but it should be located further north on their property away from the public access beach. **To quote the City of Newport's ordinance: "Newport's architectural vitality is dependent on the context within districts including streetscapes, neighborhoods,**

and vistas as well as the quality and character of individual buildings that make up its districts."

Thank you for your time and service to the city.

Sincerely,

Elizabeth O'Shea
51 Second Street

