



Bridge Street



Division Street



Rocky Hollow Road



Nausauket Road



Sylvia Drive



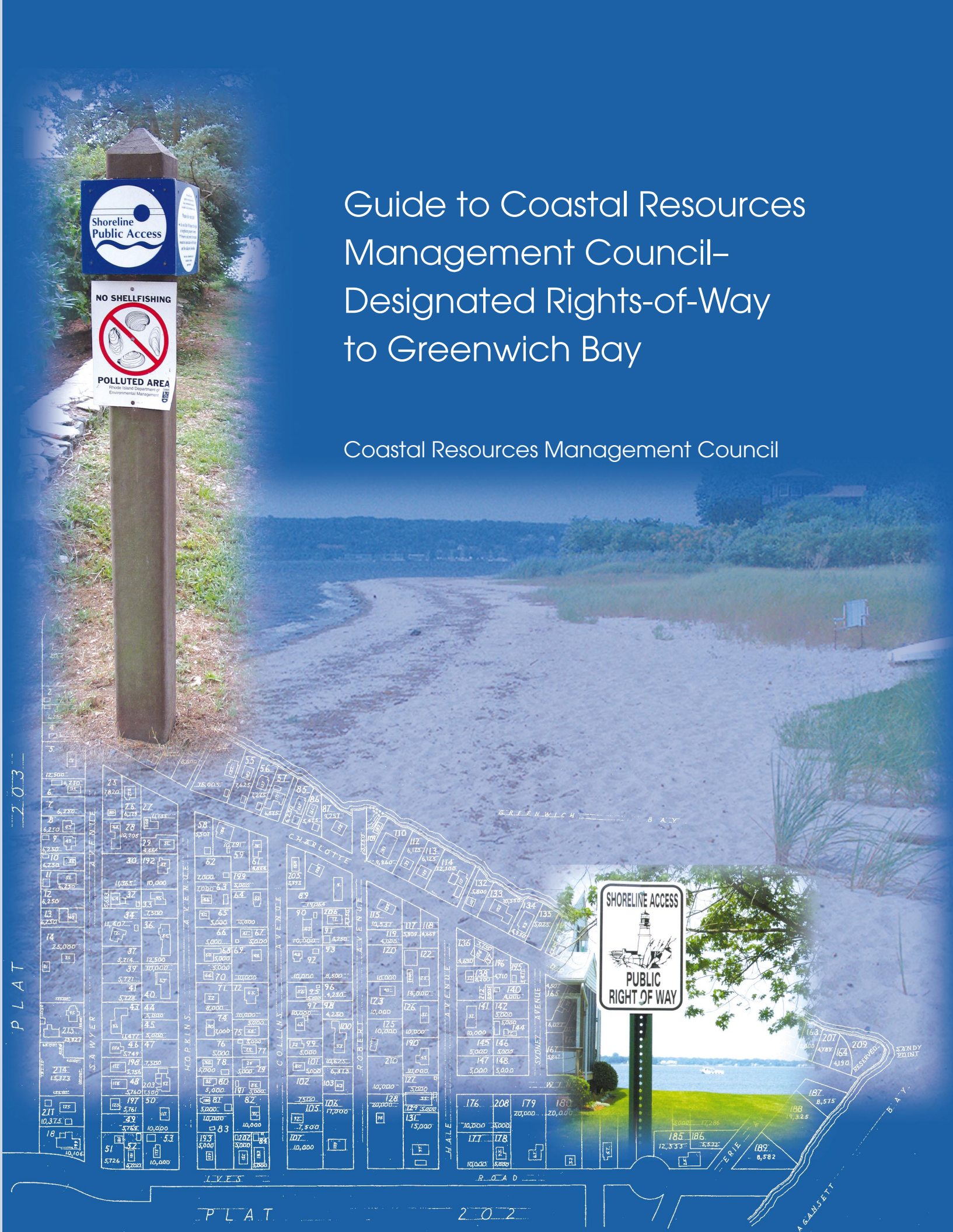
This guide is designed to give the most complete information available regarding CRMC-designated rights-of-way to the shore of Greenwich Bay. Descriptive information and maps, where available, are provided for the sites listed in this guide.

For more information on public rights-of-way to the shore, visit the CRMC website at <http://www.crmc.ri.gov>.



# Guide to Coastal Resources Management Council- Designated Rights-of-Way to Greenwich Bay

Coastal Resources Management Council





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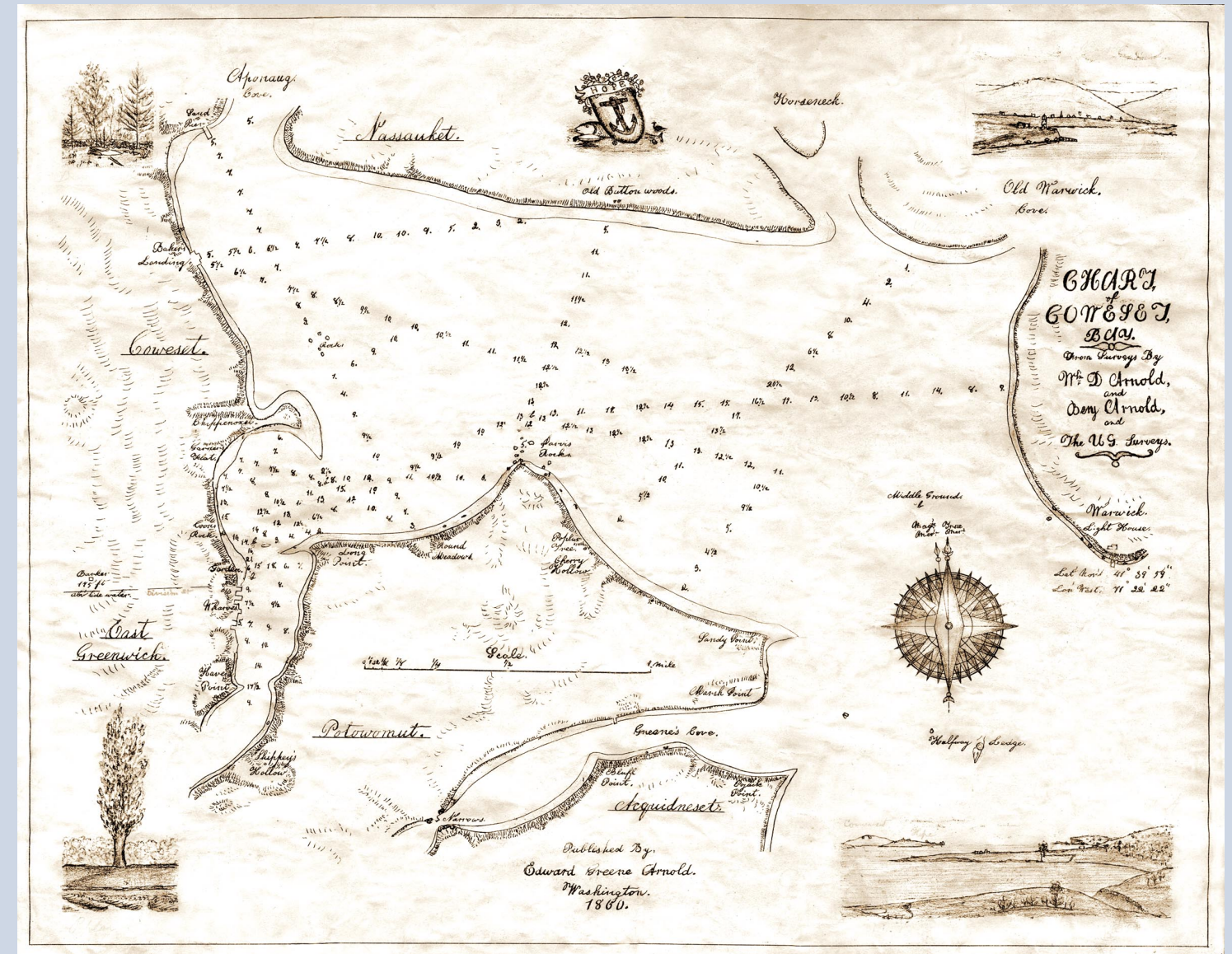
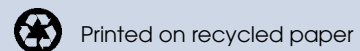
Sustainable Coastal Communities Report #2249



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Designer: Wendy Andrews-Bolster, Puffin Enterprises



Historic Map: Courtesy Varnum Memorial Armory

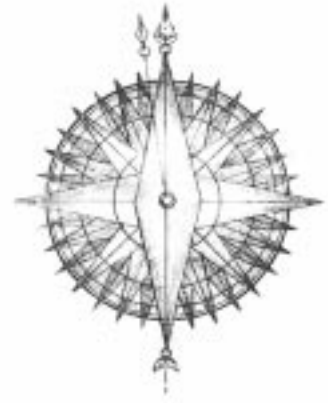
# Guide to Coastal Resources Management Council- Designated Rights-of-Way to Greenwich Bay

Coastal Resources Management Council



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## Introduction

As trustee of Rhode Island's coastal resources and in accordance with state and federal statutory mandates, the R.I. Coastal Resources Management Council (CRMC) has a responsibility to ensure that public access to the shore is protected, maintained, and, where possible, enhanced for the benefit of all.

This guide is designed to give the most complete information available regarding CRMC-designated rights-of-way to the shore on Greenwich Bay. Descriptive information and maps, where available, are provided for the sites listed in this guide. Because sites were designated at different times under different circumstances, the amount of information and maps available varies. Descriptions of site conditions were accurate at the time this booklet was produced; however, conditions may change. CRMC is not responsible for these changes.

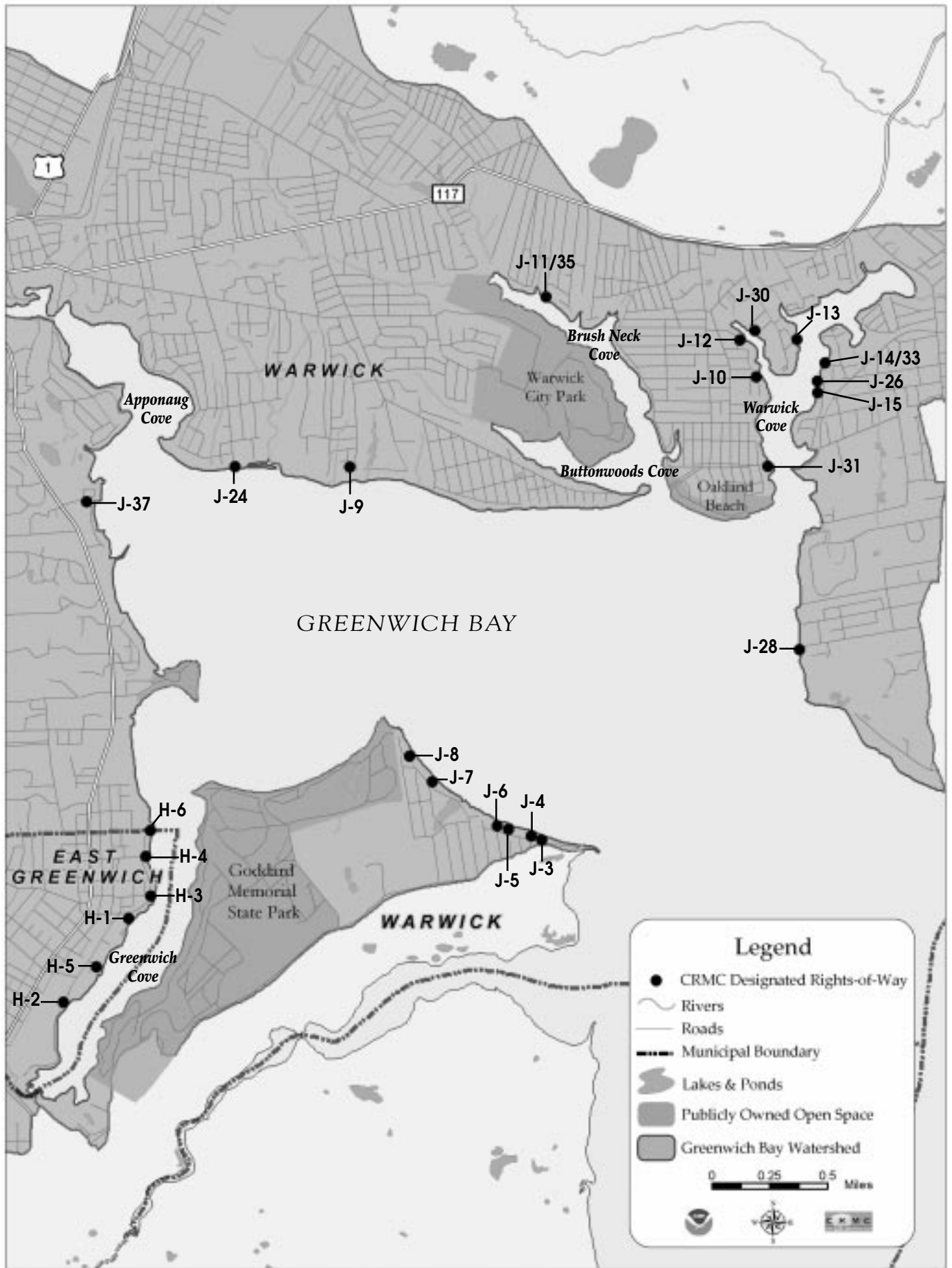
## Who this guide is for

Anyone interested in improving or maintaining shoreline access in the Greenwich Bay area is encouraged to refer to this guide for specific locations of the CRMC-designated rights-of-way. Municipal planners and government officials may refer to this guide when permitting building adjacent to rights-of-way to ensure that shoreline access is not lost to development activities. Homeowners may also refer to the guide to avoid obstructing rights-of-way adjacent to or on their property.

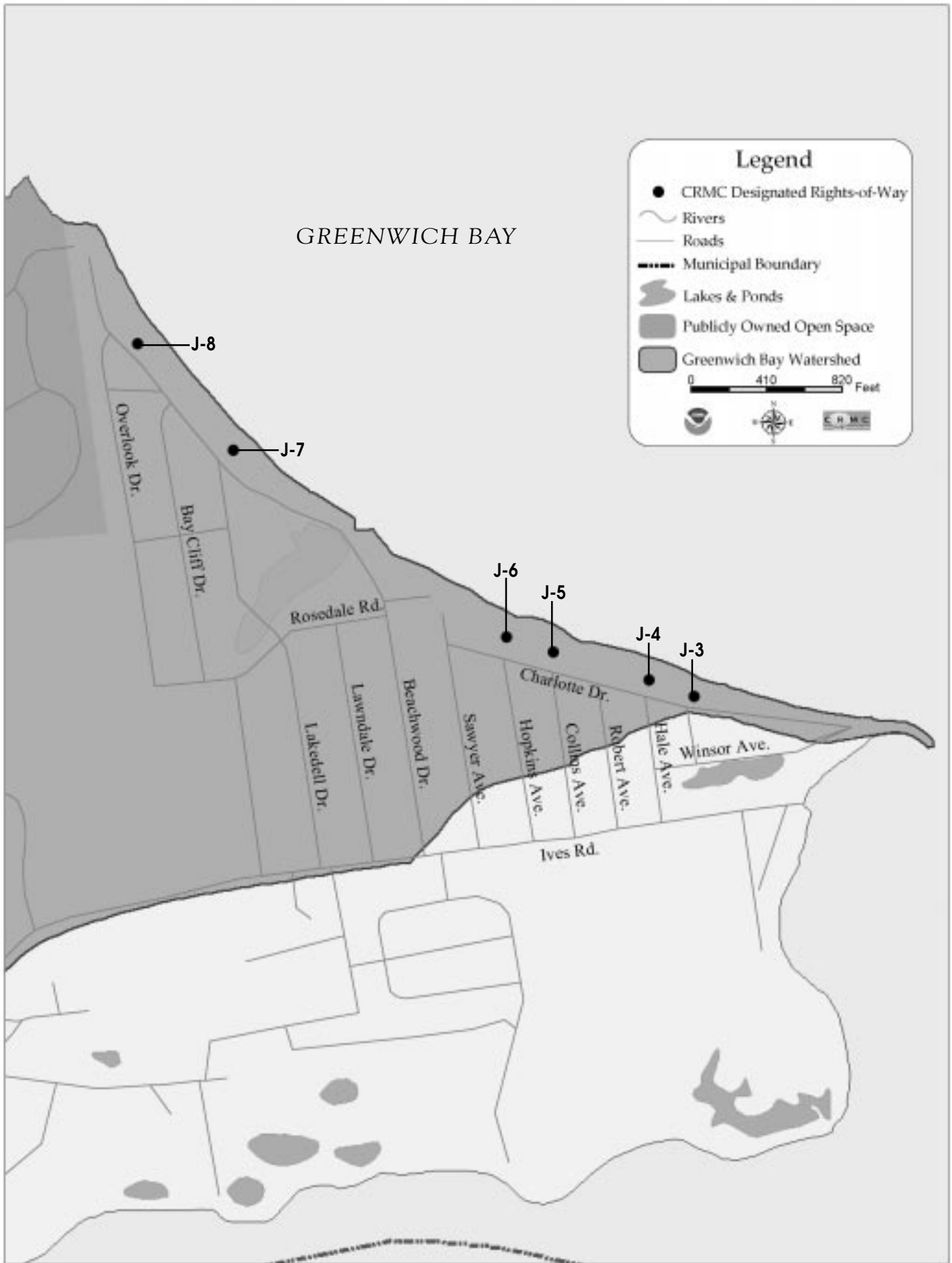
For more information on public rights-of-way to the shore, visit the CRMC website at <http://www.crmc.ri.gov>.



# Greenwich Bay



# Potowomut Neck



CHARLOTTE DR.

N 57° 34' 52" W 10.00'

S 32° 25' 00" W

N 22° 25' 00" E

Lot 149

Lot 135

GRASS

135.06'

130.30'

127.9' E

127.3' E

CONC. PAVT'D

CONC. PAVT'D

Bay

Narragansett



Right of Way: 46  
Assessor: Plott: 201  
Area: 1,376 Sq. Ft. \*



Public Right of Way  
Prepared for  
**The Coastal Resource  
Management Council**  
Sub-Committee on Rights of Way  
Warwick, Rhode Island  
December, 1980  
Scale: 1/4 Inch Equals 10 Feet

Roseart C. Cournoyer & Associates, Inc.  
CONSULTING ENGINEERS AND LAND SURVEYORS  
11 MAIN STREET  
WATERVILLE, MAJOR ISLAND 02883





### J3 Charlotte Drive #1

A lot on the northerly side of Charlotte Drive, Warwick, more particularly bounded and described as follows:

Beginning at a point on said northerly line of Charlotte Drive, said point being the most southeasterly corner of Plat 201, Lot 135, and being the most southwesterly corner of the parcel hereby described:



Thence: N 32°25'08" E, along said Plat 201, Lot 135, one hundred thirty-seven and nine-tenths (137.9') feet to the mean high-water line of Greenwich Bay;

Thence: Easterly along said mean high water line of Narragansett Bay ten and three-tenths (10.3') feet plus or minus to Plat 201, Lot 149;

Thence: S 32°25'08" W, along said Plat 201, Lot 149, one hundred thirty-seven and three-tenths (137.3') feet plus or minus to the northerly line of said Charlotte Drive;

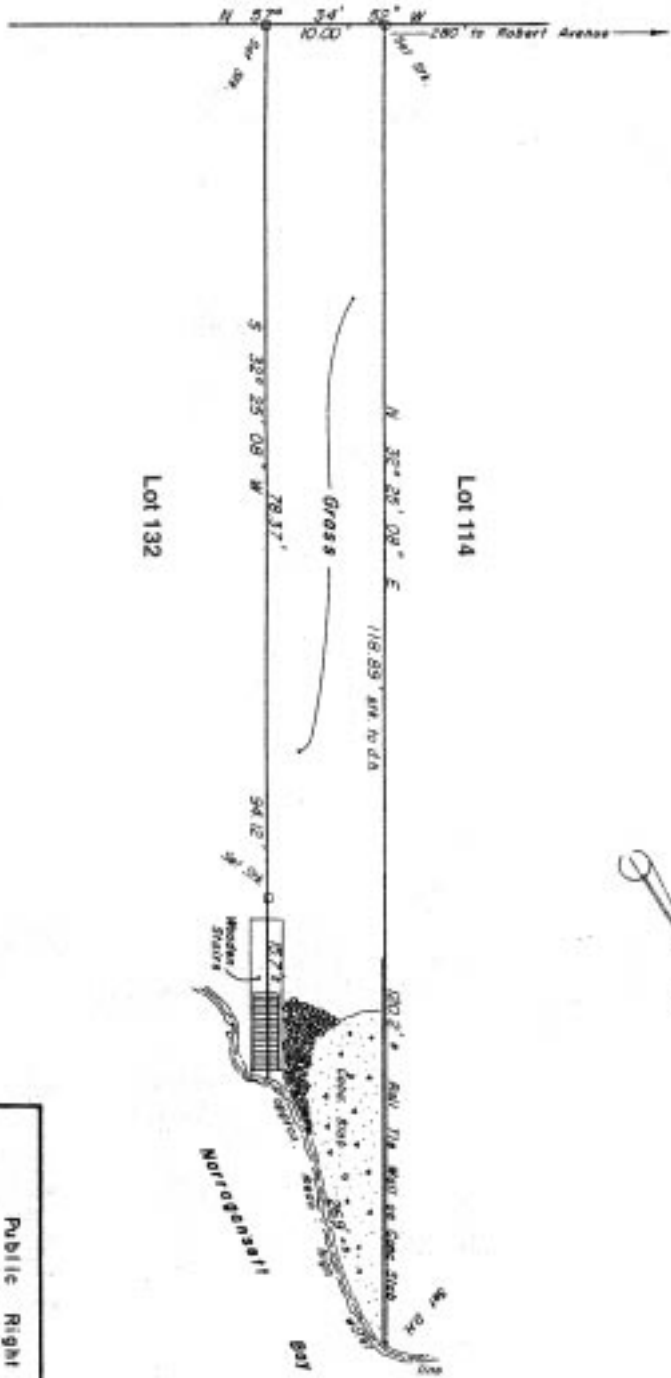
Thence: N 57°34'52" W, along said northerly line of Charlotte Drive ten (10.0') feet to the point of beginning.



The right-of-way contains 1,376 square feet.

This right-of-way, near the east end of Potowomut Neck, is located at the intersection of Sidney Avenue and Charlotte Drive. A 10-foot wide grass path runs 105 feet between two private homes and eventually leads to a small concrete ramp. The ramp is approximately 1 foot above mean high-water level, and a sewer outfall extends 2 feet beyond the ramp. Large rocks jut out of the water immediately below the ramp, which abuts a riprap shoreline. "No Parking" signs are posted along Charlotte Drive. No public access sign is present.

CHARLOTTE DRIVE



Right of Way: 47  
Assessors' Plat: 201  
Area: 1,071 Sq. Ft. ±



Public Right of Way  
Prepared for  
**The Coastal Resource  
Management Council**  
Sub-Committee on Rights of Way  
Warwick, Rhode Island  
December, 1980

Scale: 1 Inch Equals 10 Feet

**ROBERT C. CUNNOVER & ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
11 MAIN STREET  
PLATTSVILLE, RHODE ISLAND 02881



## J4 Charlotte Drive #2

A lot on the northerly side of Charlotte Drive in Warwick, more particularly bounded and described as follows:

Beginning at a point on said northerly line of Charlotte Drive, said point being two hundred eighty (280.0') feet easterly from the most easterly line of Robert Avenue and being the most southeasterly corner of Plat 201, Lot 114, being the most southwesterly corner of the parcel hereby described:

Thence: N 32°25'08" E, along said Plat 201, Lot 114, one hundred eighteen and eighty-nine one-hundredths (118.89') feet to a drill hole set on a concrete slab;

Thence: Continuing on a same bearing of N 32°25'08" E, one and three-tenths (1.3') feet to the mean high-water line of Greenwich Bay;

Thence: Southerly along said mean high-water line of Greenwich Bay twenty-six and nine-tenths (26.9') feet plus or minus to Plat 201, Lot 132;

Thence: S 32°25'08" W, along said Plat 201, Lot 132, ninety-four and twelve one-hundredths (94.12') feet to a northerly line of said Charlotte Drive;

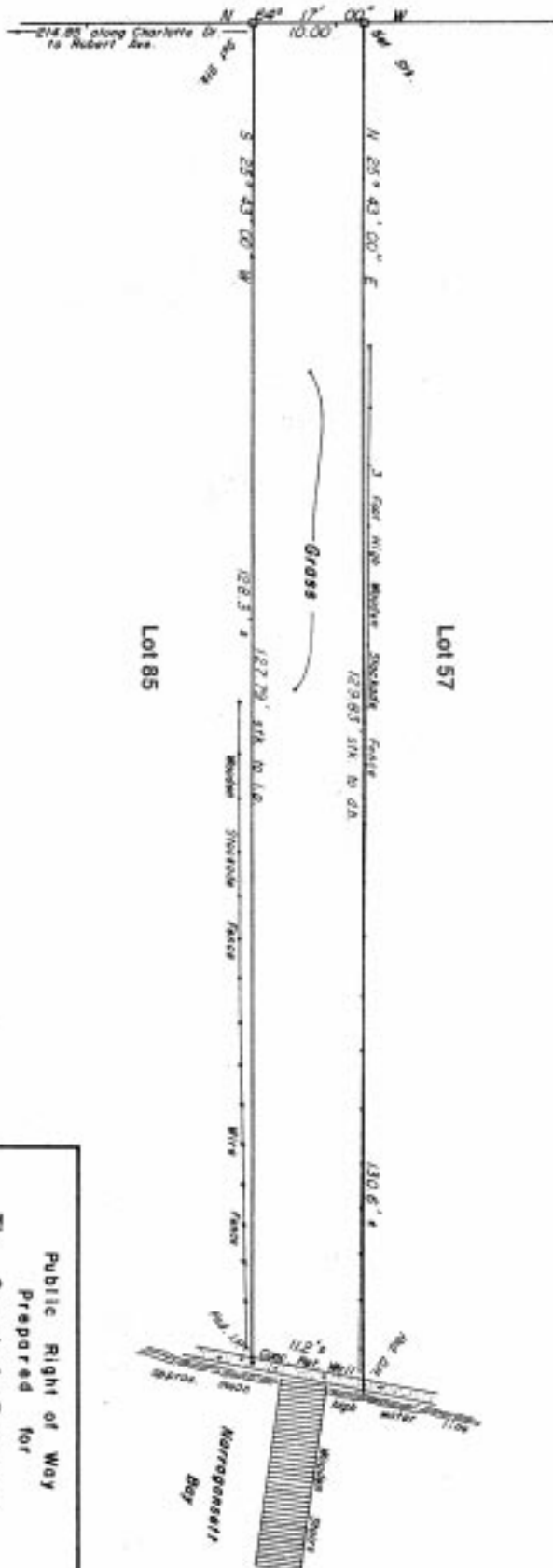
Thence: N 57°34'52" W, along said northerly line of said Charlotte Drive ten (10.0') feet to the point of beginning.

The right-of-way contains 1,071 square feet.

This right-of-way is a grassy path at the intersection with Hale Avenue between two houses. A space between fences indicates the right-of-way. No public access sign is posted. "No Parking" signs are posted along Charlotte Drive.



CHARLOTTE DRIVE



Right of Way: 48  
 Assessors Plat: 201  
 Area: 1,289 Sq. Ft. \*



Public Right of Way  
 Prepared for  
**The Coastal Resource  
 Management Council**  
 Sub-Committee on Rights of Way  
 Warwick, Rhode Island  
 December, 1980  
 Scale: 1 Inch Equals 10 Feet

Robert C. Cunnover & Associates, Inc.  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 11 MAIN STREET  
 WATERSVILLE, RHODE ISLAND 02818



## J5 Charlotte Drive #3

A lot on the northerly side of Charlotte Drive in Warwick, more particularly bounded and described as follows:

Beginning at a point on said northerly line of Charlotte Drive, said point being two hundred fourteen and eighty-five one-hundredths (214.85') feet westerly from the most westerly line of Robert Avenue and being the most southwesterly corner Plat 201, Lot 85:

Thence: N 64°17'00" W, along said northerly line of Charlotte Drive ten (10.00') feet to Plat 201, Lot 57;

Thence: N 25°43'00" E, along said Plat 201, Lot 57, one hundred thirty and six-tenths (130.6') feet plus or minus to a drill hole on a concrete retaining wall at the mean high-water line of Greenwich Bay;

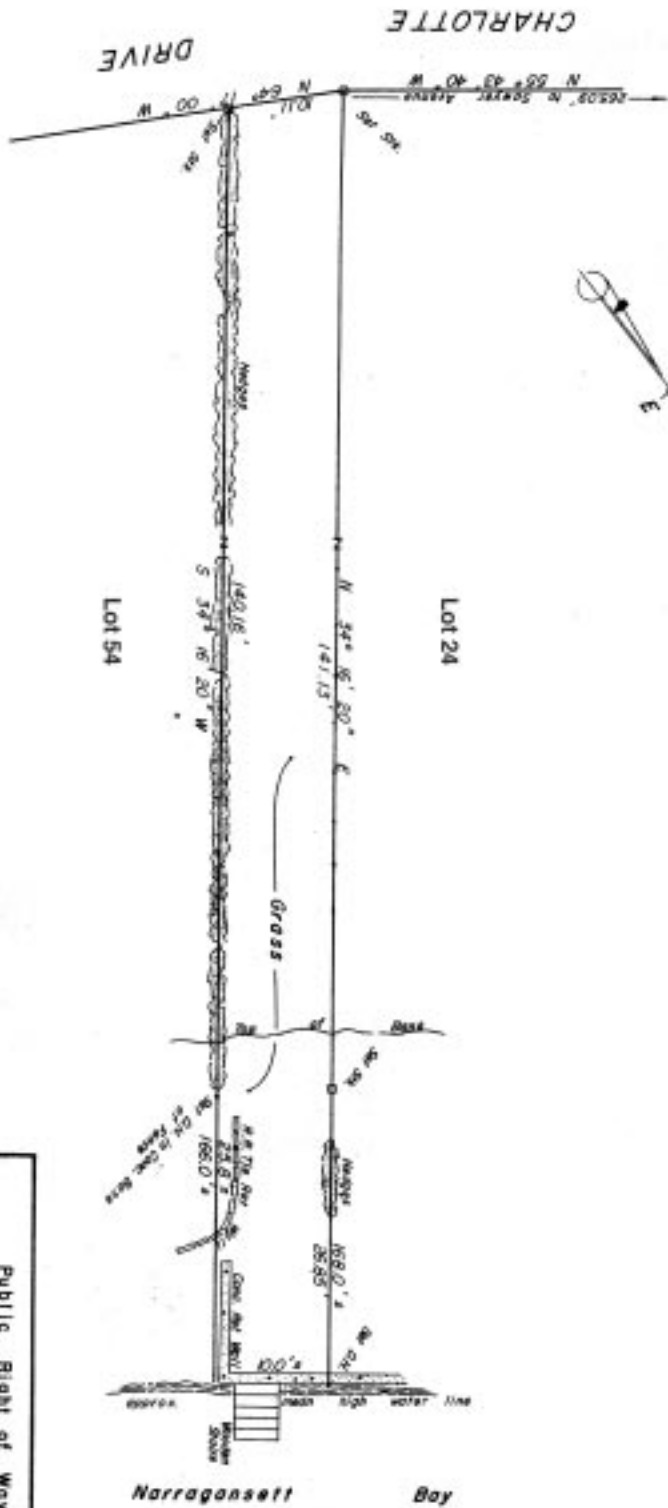
Thence: Southeasterly along said mean high-water line eleven and two-tenths (11.2') feet plus or minus to an iron pin set on said retaining wall at Plat 201, Lot 85;

Thence: S 25°43'00" W, along Plat 201, Lot 85, one hundred twenty-seven and seventy-nine one-hundredths (127.79') feet to the point of beginning.

The right-of-way contains 1,288 square feet.

This grassy right-of-way at the intersection with Collins Avenue seems to be part of a private lawn and is barely noticeable. No public access sign is posted. "No Parking" signs are posted along Charlotte Drive.





Right of Way: 49  
 Assessors Plat: 201  
 Area: 1,670 Sq. Ft. ±



Public Right of Way  
 Prepared for  
**The Coastal Resource  
 Management Council**  
 Sub-Committee on Rights of Way  
 Warwick, Rhode Island  
 December, 1990  
 Scale: 1/4 inch Equals 10 Feet

**ROBERT C. COURNORER & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 11 MAIN STREET  
 SLATERVILLE, RHODE ISLAND 02876



## J6 Charlotte Drive #4

A lot on the northerly side of Charlotte Drive in Warwick, more particularly bounded and described as follows:

Beginning at a point on said northerly line of Charlotte Drive, said point being two hundred fifty-nine and nine one-hundredths (259.09') feet easterly from the most easterly line of Sawyer Avenue and being the most southeasterly corner of Plat 201, Lot 24, and being the most southwesterly corner of the parcel hereby described:



Thence: N 34°16' 20" E, along said Plat 201, Lot 24, one hundred sixty-eight (168.0') feet plus or minus to a drill hole set on a retaining wall at the mean high-water line of Greenwich Bay;

Thence: Southeasterly along said mean high-water line ten (10.0') feet to the land of Plat 201, Lot 54;

Thence: S 34°16'20" W, along said Plat 201, Lot 54, twenty-five and eight-tenths (25.8') feet plus or minus to drill hole set in a concrete base of a fence;

Thence: Continuing on a same bearing S 34°16'20" W, one hundred forty and sixteen one-hundredths (140.16') feet to the northerly line of Charlotte Drive;

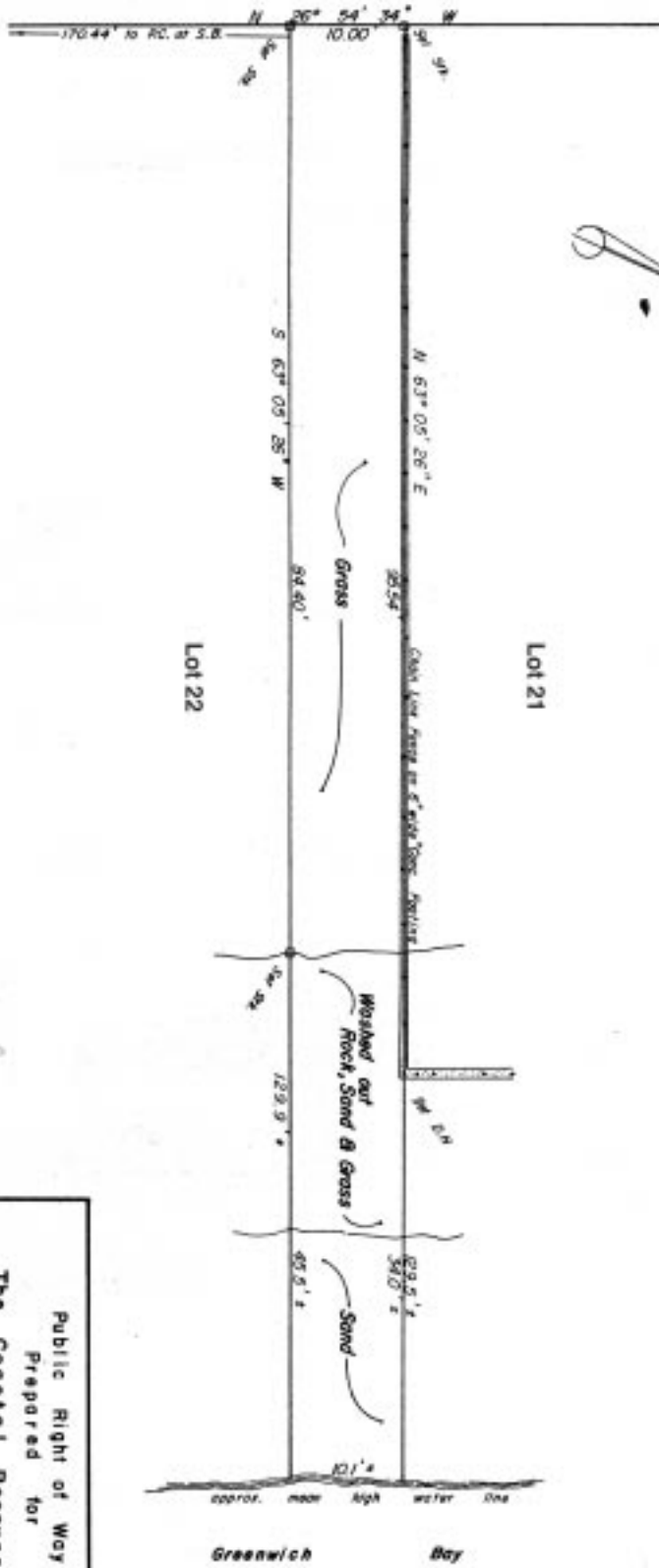


Thence: N 64°17'00" W, along said northerly line of Charlotte Drive ten and eleven one-hundredths (10.11') feet to the point of beginning.

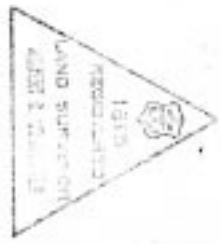
This right-of-way contains 1,670 square feet.

This right-of-way at the intersection of Hopkins Avenue provides a grassy path to the water. A municipal right-of-way sign is posted at this CRMC-designated site. It is probable that the CRMC sign was intended to be placed here but instead was placed at the municipal right-of-way at Robert Avenue. "No Parking" signs are posted along Charlotte Drive.

BEACHWOOD DRIVE



Right of Way: 50  
 Assessors Plot: 203  
 Area: 1,295 Sq. Ft. \*



Public Right of Way  
 Prepared for  
**The Coastal Resource  
 Management Council**  
 Sub-Committee on Rights of Way  
 Warwick, Rhode Island  
 December, 1980  
 Scale - 1 Inch Equals 10 Feet

**ROBERT C. COURNOYER & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 11 MAIN STREET  
 ALBANYVILLE, NEW YORK 12245 08916





## J7 Beachwood Drive #1

A lot on the easterly side of Beachwood Drive in Warwick, more particularly bounded and described as follows:

Beginning at a point on said easterly line of Beachwood Drive, said point being the most southwesterly corner of land owned by Plat 203, Lot 21, and being the most northwesterly corner of the parcel hereby described:



Thence: N 63°05'26" E, along said Plat 203, Lot 21, ninety-five and fifty-four one-hundredths (95.54') feet to a drill hole set in a retaining wall;

Thence: Continuing on a bearing of N 63°05'26" E, thirty-four (34.0') feet plus or minus to the mean high-water of Greenwich Bay;

Thence: Southeasterly along said mean high-water line of Greenwich Bay ten and one-tenths (10.1') feet plus or minus to Plat 203, Lot 22;



Thence: S 63°05'26" W, along said Plat 203, Lot 22, one hundred twenty-nine and nine-tenths (129.9') feet plus or minus to the easterly side of said Beachwood Drive;

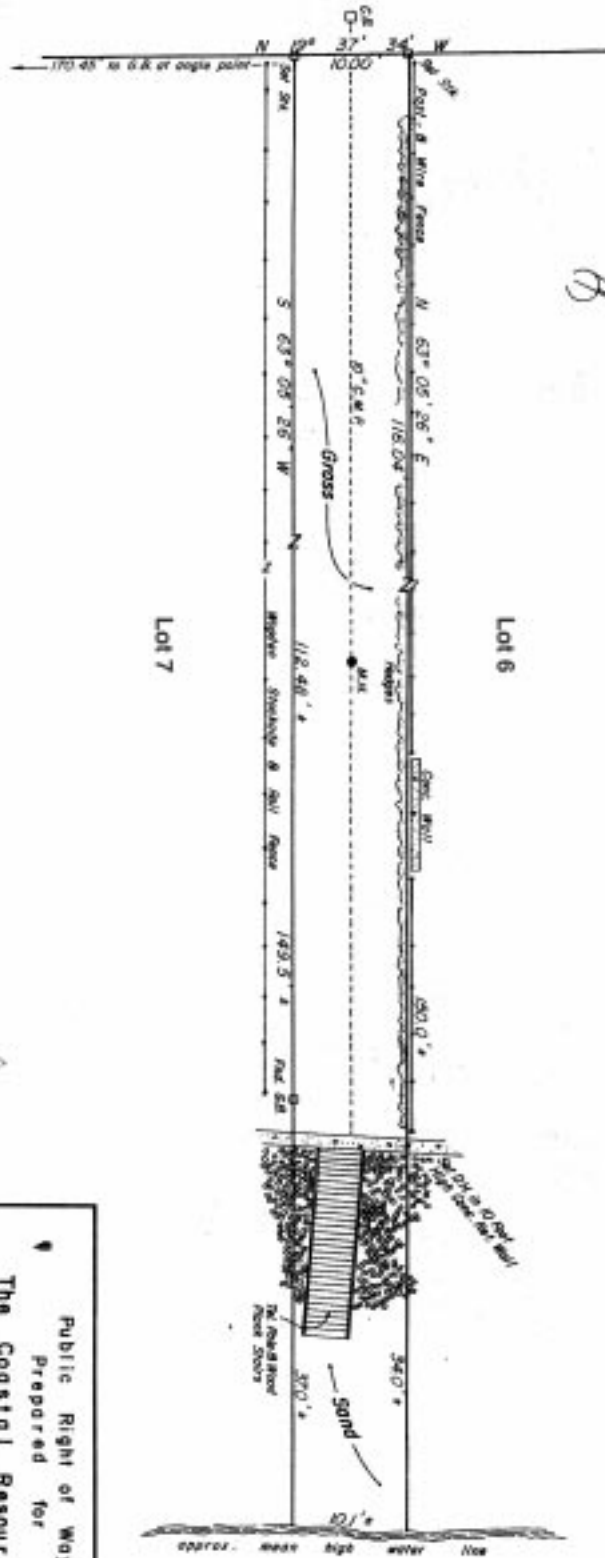
Thence: N 26°54'34" W, along said easterly line of Beachwood Drive ten (10.0') feet to the point of beginning.

This right-of-way contains 1,295 square feet.

This right-of-way is a grassy path located between Poles 23 and 24. It offers a set of wooden stairs down to a sandy beach. There is a fence on either side of the right-of-way. No public access sign is present. "No Parking Either Side" signs are posted.



BEACHWOOD DRIVE



Right of Way: 51  
Assessors Plat: 203  
Area: 1,498 Sq. Ft. ±

Greenwich Bay



Public Right of Way  
Prepared for  
**The Coastal Resource  
Management Council**  
Sub-Committee on Rights of Way  
Narrick, Rhode Island  
December, 1980  
Scale: 1 Inch Equals 10 Feet

**ROBERT C. COUENORER & ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
11 MAIN STREET  
PLATERSVILLE, RHODE ISLAND 02878



## J8 Beachwood Drive #2



A lot on the easterly side of Beachwood Drive in Warwick, more particularly bounded and described as follows:

Beginning at a point on said easterly line of Beachwood Drive, said point being the most northwesterly corner of Plat 203, Lot 7, and being the most southwesterly corner of the parcel hereby described:

Thence: N 19°37'34" W, along said easterly line of Beachwood Drive ten (10.0') feet to Plat 203, Lot 6;

Thence: N 63°05'26" E, along said Plat 203, Lot 6 one hundred sixteen and four one-hundredths (116.04') feet to a drill hole set in a concrete retaining wall;

Thence: Continuing on a same bearing of N 63°05'26" E, thirty-four (34.0') feet plus or minus to the mean high-water line of Greenwich Bay;

Thence: Southerly along said mean high-water line ten and one-tenth (10.1') feet to Plat 203, Lot 7;

Thence: S 63°05'26" W, along said Plat 203, Lot 7 thirty-seven (37.0') feet plus or minus to a granite bound;

Thence: Continuing on a same bearing S 63°05'26" W, one hundred twelve and forty-eight one-hundredths (112.48') feet to the point of beginning.

This right-of-way contains 1,498 square feet.

This right-of-way at Pole 30/31 offers two flights of stairs down to a shaded beach. No public access sign is present. "No Parking Either Side" signs are posted.



# Greenwich Cove





## H2 Rocky Hollow Road Access at Crompton Avenue

Rocky Hollow Road runs east from Main Street, turns southeast, and crosses over the rail-road tracks to Greenwich Cove. It is located on East Greenwich Plat 3 between Lots 237 and 279.



This right-of-way to Greenwich Cove is off Crompton Avenue, south of the Harbor Heights condominiums and next to a boatyard. A blue public access sign is present. Parking is available at the end of Crompton Street.



## H5 Bridge Street Access at Crompton Avenue

A wide, grassy strip just north of the Harbor Heights condominiums on Crompton Avenue, this public right-of-way offers pedestrians access to Greenwich Cove. It is located on East Greenwich Plat 3 between Lots 241 and 243. A blue public access sign is present. A "No Parking Either Side" sign is posted, and there is no shoulder. Parking is available at the nearby municipal boat ramp on Crompton Avenue.



## H1 London Street

London Street runs east from Main Street, crossing over the railroad tracks, turning north-east toward the water. Plat 3 in East Greenwich land records shows that the east portion of London Street, as platted, continues to the shore.

Access to the right-of-way on London Street is through the Barbara M. Tufts Playground. The playground itself offers views of Greenwich Cove and Goddard Park, with public parking available. A gate in the fence surrounding the playground opens to cement steps leading down to a marshy area of Greenwich Cove. There is no right-of-way sign posted.





### H3 Long Street Access at Water Street

Long Street runs east from Main Street to the railroad tracks and continues to the water. It is located on East Greenwich Plat 1 between Lots 99 and 407.

This right-of-way is located on Water Street among several marinas. No on-site parking is available, but parking is available on Queen Street. The boat ramp is marked with a blue public access sign.



### H4 King Street Access at Water Street

King Street runs east from Main Street and under the railroad trestle to the water. It is located on East Greenwich Plat 1 between Lots 91 and 403 and Lot 94.

This public right-of-way to Greenwich Cove is located off Water Street, just south of Division Street. A seafood restaurant is located there. No parking is available. A public access sign is present.

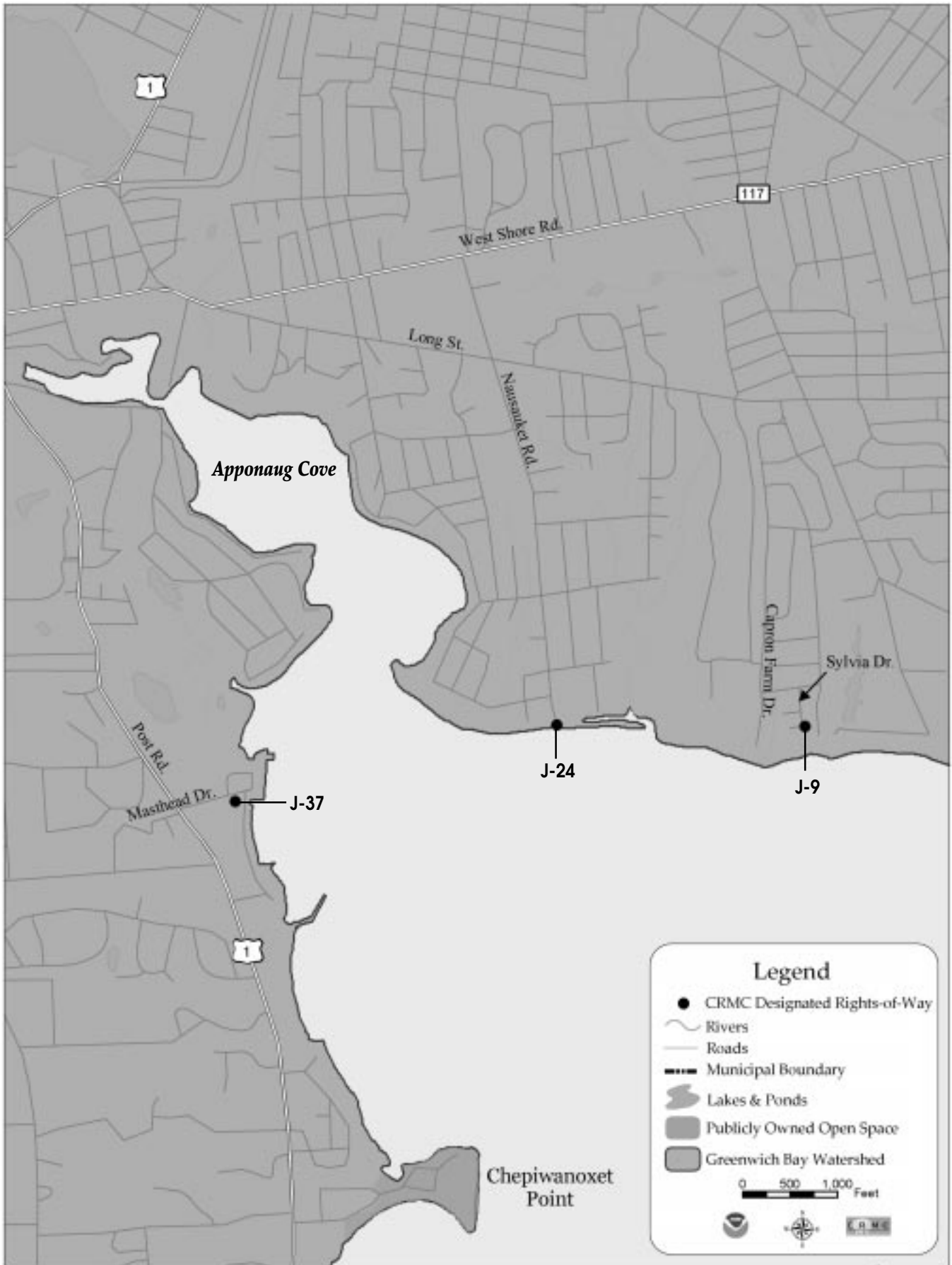


### H6 Division Street Access at Water Street

This site extends from Division Street and is located next to the East Greenwich Yacht Club on Water Street. Goddard Park is across the cove. Signs indicate that parking is limited to one hour and no pets are allowed. This right-of-way is located between East Greenwich Plat 1, Lot 387, and Warwick Plat 220, Lot 175. No right-of-way sign is posted.



# North Shore





## J37 Masthead Drive

Located on tax assessor's Plats 235 and 366, this public road/right-of-way runs from the railroad tracks to the shore of Greenwich Bay. It is abutted by Plat 235, Lot 220, and Plat 366, Lot 4, and is approximately 60 feet wide at its broadest point and approximately 300 feet long.

A sign on Masthead Drive, at the intersection with Post Road, states "Water Access" with an arrow pointing down Masthead Drive. Masthead Drive pavement ends at an unnamed road, between two marinas, that parallels Greenwich Bay (appears to be road depicted as National Railroad Passenger Corp. on assessor's Plat 366). Masthead Drive ends in an overgrown area. Part of the area is landscaped with a "Brewer Yacht Yard" sign and appears to be part of the adjacent marina. No access sign is present at the right-of-way. "No Parking This Side" signs are posted on the side of the street next to the water, and there is no shoulder. Turning right onto the unnamed road brings you to an area where paths lead to a muddy beach.







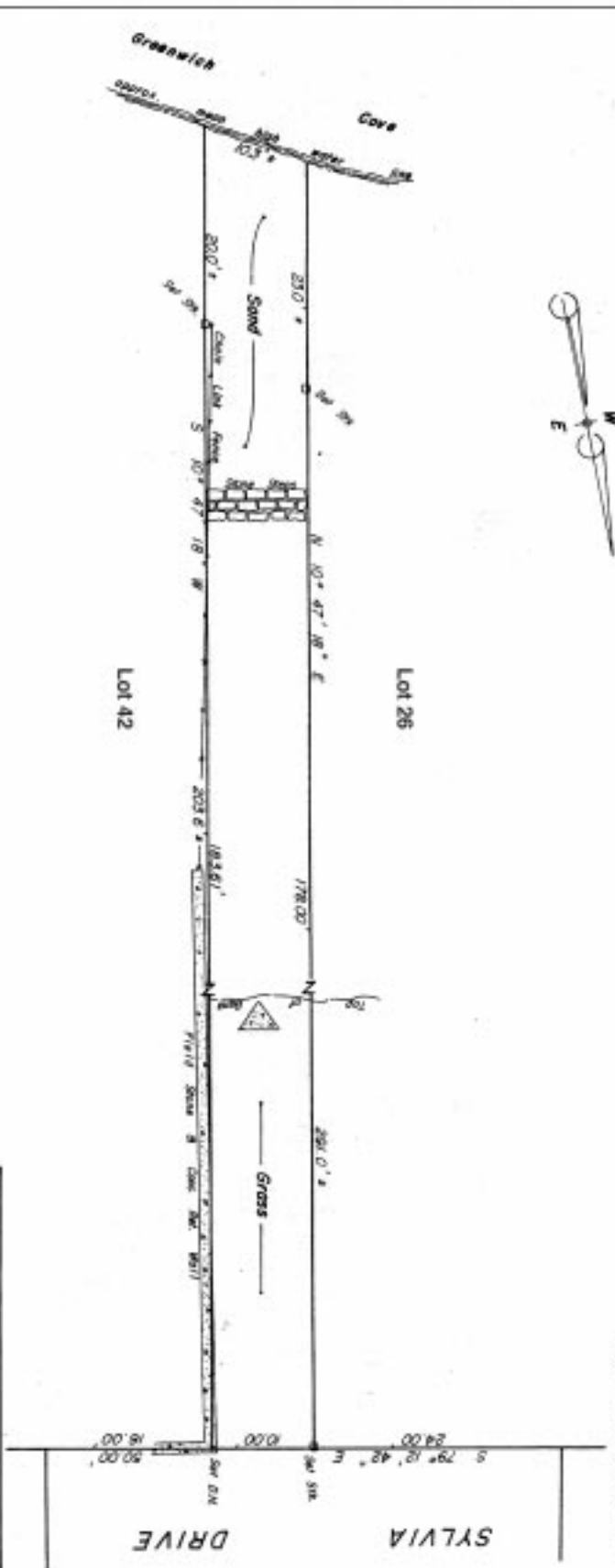
## J24 Nausauket Road

Located on assessor's Plat 367, this public road/right-of-way to the shore of Greenwich Bay is abutted by Lots 172, 142, 1, and 201. This road/way is 50 feet wide by approximately 25 feet in length from the intersection of Nausauket Road and Tree Point Drive, which runs parallel to the shore of Greenwich Bay.

A cracked asphalt pathway extends from the terminus of the road, leading to a sandy beach. Riprap revetments exist to either side on the beach. Tree Point Drive does not appear to exist in the field. Two signs located on a telephone pole state, "DEM Management Area." Roadside parking at this right-of-way is prohibited. A "Public Right-of-Way to the Beach" sign is posted.



Right of Way: 53  
 Assessors Plot: 369  
 Area: 2,023 Sq. Ft.



Public Right of Way  
 Prepared for  
**The Coastal Resource  
 Management Council**  
 Sub-Committee on Rights of Way  
 Warwick, Rhode Island  
 December, 1980  
 Scale: 1/4 Inch Equals 30 Feet

**ROBERT C. COUNNOR & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 11 MAIN STREET  
 BATESVILLE, RHODE ISLAND 02875





## J9 Sylvia Drive

A lot at the southerly end of Sylvia Drive in Warwick, more particularly bounded and described as follows:

Beginning at a point on said southerly end of Sylvia Drive, said point being twenty-four (24.0') feet easterly from the most westerly line of said Sylvia Drive and being the most northeasterly corner of Plat 369, Lot 26, and being the most northwesterly corner of the parcel hereby described:

Thence: S 79°12'42" E, along the most southerly end of Sylvia Drive then ten (10.0') feet to Plat 369, Lot 42;

Thence: S 10°47'18" W, along Plat 369, Lot 42, two hundred three and six-tenths (203.6') feet plus or minus to the mean high-water line of Greenwich Bay;

Thence: Northwesterly along said mean high-water line of Greenwich Bay ten and three-tenths (10.3') feet to Plat 369, Lot 26;

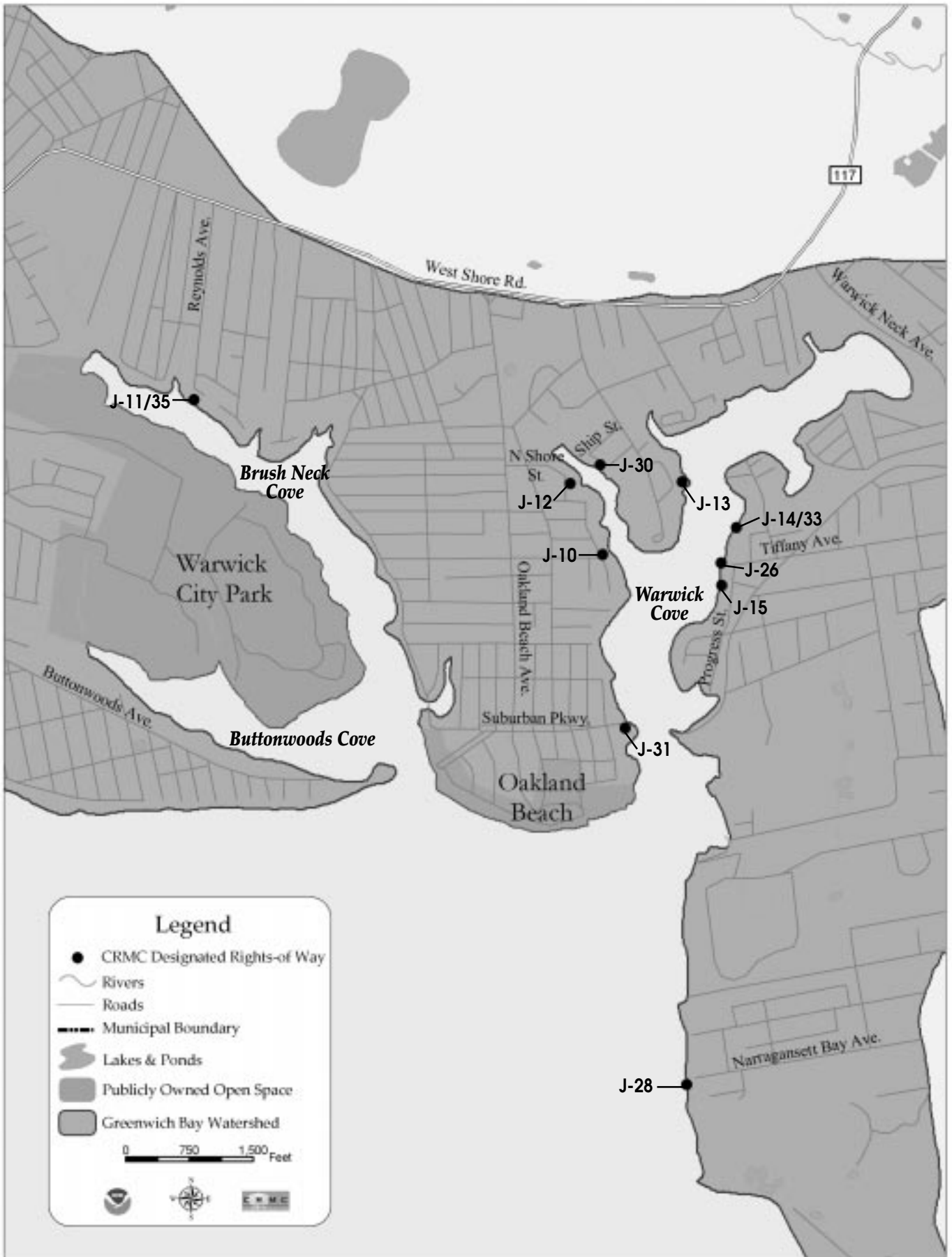
Thence: N 10°47'18" E, along said Plat 369, Lot 26, two hundred one (201.0') feet plus or minus to the point of beginning.

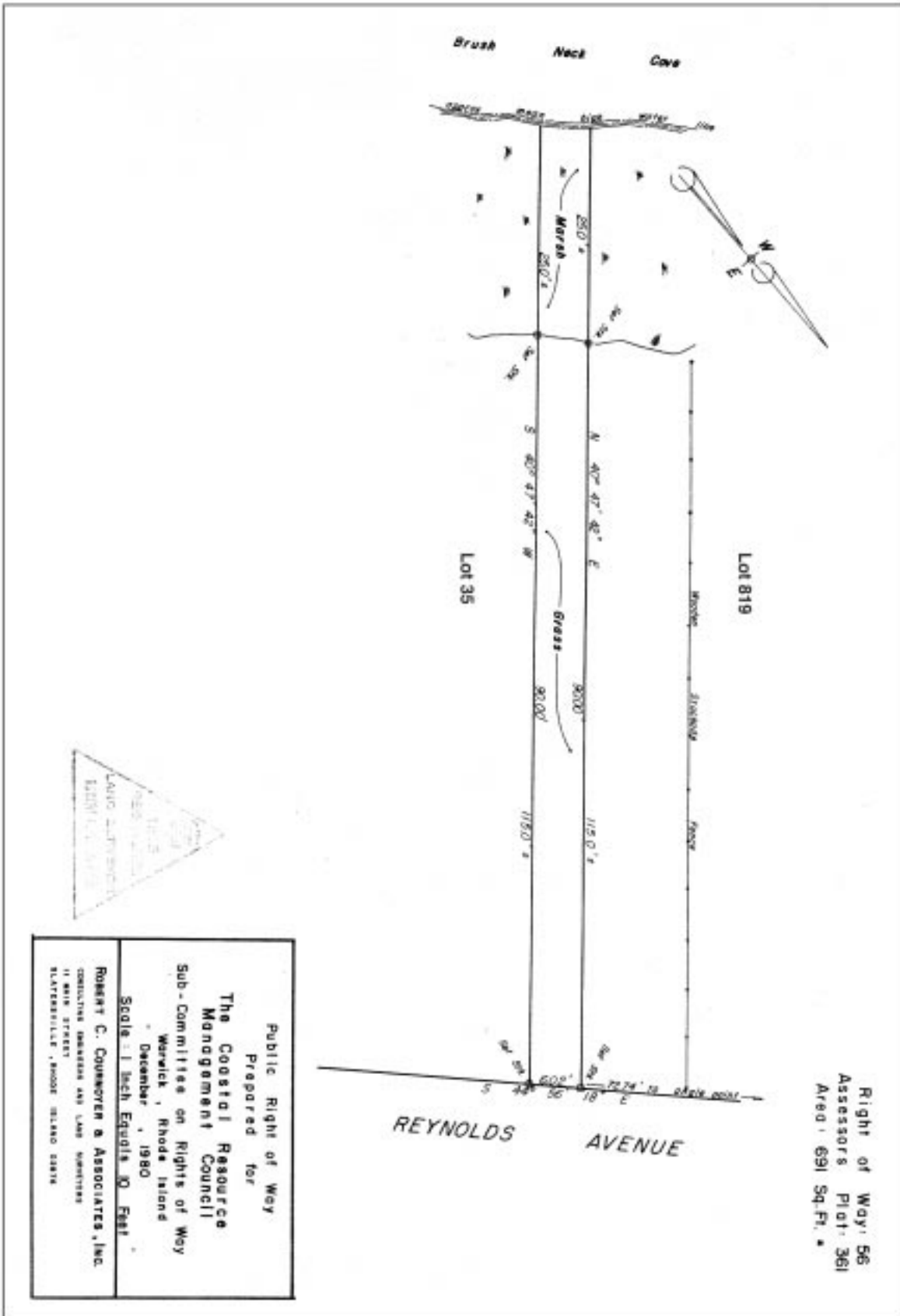
This right-of-way contains 2,023 square feet.

The right-of-way is a 10-foot-wide vegetated dirt path gradually sloping to a sandy area on Greenwich Bay. Access is gained between two private homes at the southerly end of Sylvia Drive. Roadside parking in the neighborhood may be available for a few cars, but there is a "No Parking" sign at the right-of-way. There is a blue public access sign at the right-of-way.



# Warwick and Brush Neck Coves





Public Right of Way  
Prepared for  
**The Coastal Resource Management Council**  
Sub-Committee on Rights of Way  
Warwick, Rhode Island  
December, 1980  
Scale: 1 Inch Equals 10 Feet

**ROBERT C. COUSCOVEC & ASSOCIATES, INC.**  
CONSULTING ENGINEERS AND LAND SURVEYORS  
11 MAIN STREET  
SLATERVILLE, RHODE ISLAND 02876



## J35 Off Reynolds Avenue

A lot on the southerly side of Reynolds Avenue in Warwick, more particularly bounded and described as follows:

Beginning at a point on said southerly line of Reynolds Avenue, said point being seventy-two and seventy-four one-hundredths (72.74') feet southeasterly from an angle point on said Reynolds Avenue and being the most northeasterly corner of the parcel, Plat 361, Lots 819 and 35, hereby described:

Thence: S 44°56'18" E, along said southerly line of Reynolds Avenue six and two one-hundredths (6.02') feet;

Thence: S 40°47'42" W, one hundred fifteen (115.0') feet plus or minus to the mean high-water line of Brush Neck Cove;

Thence: Northwesterly along said mean high-water line of Brush Neck Cove six (6.0') feet plus or minus;

Thence: N 40°47'42" E, one hundred fifteen (115.0') feet plus or minus to the point of beginning.

This right-of-way contains 691 square feet.

This right-of-way is a path between two oak trees, east of the residence at 229 Reynolds Avenue. No public access sign is present. No "No Parking" signs are posted on this dead-end street. Some on-street parking may be possible.

This site was originally designated as J11. CRMC subsequently verified the site and redesignated it as J35.

See surveyor's map on page 27.



## J31 Suburban Parkway

Located on tax assessor's Plat 376, this city road/right-of-way is abutted by Lots 253, 254, 372, and 374. The way is approximately 25 feet to 75 feet in width and approximately 325 feet from the intersection of Seminole Street and Suburban Parkway to the most easterly tip of where the parkway meets the shore of Warwick Cove. The floating dock is part of the right-of-way; the boat ramp is not. There is no public access sign present. "No Parking Either Side" signs are posted.









## J10 Sheffield Street/Coburn Street



A lot on the easterly side of Sheffield Street in Warwick, more particularly bounded and described as follows:

Beginning at a point on said easterly line of Sheffield Street, said point being the intersection of the most easterly extension of the southerly line of Coburn Street and the easterly line of Sheffield Street and being the most northwesterly corner of Plat 376, Lot 9, and being the most southwesterly corner of the parcel hereby described:



Thence: N 05°12'00" W, along said easterly line of Sheffield Street thirty-two and thirty-four one-hundredths (32.34') feet to Plat 376, Lot 8;

Thence: S 73°15'00" E, along said Plat 376, Lot 8, one hundred seven and sixty-nine one-hundredths (107.69') feet to an iron pin;

Thence: Continuing on the same bearing of S 73°15'00" E thirty (30.0') feet plus or minus to the mean high-water line of Warwick Cove;

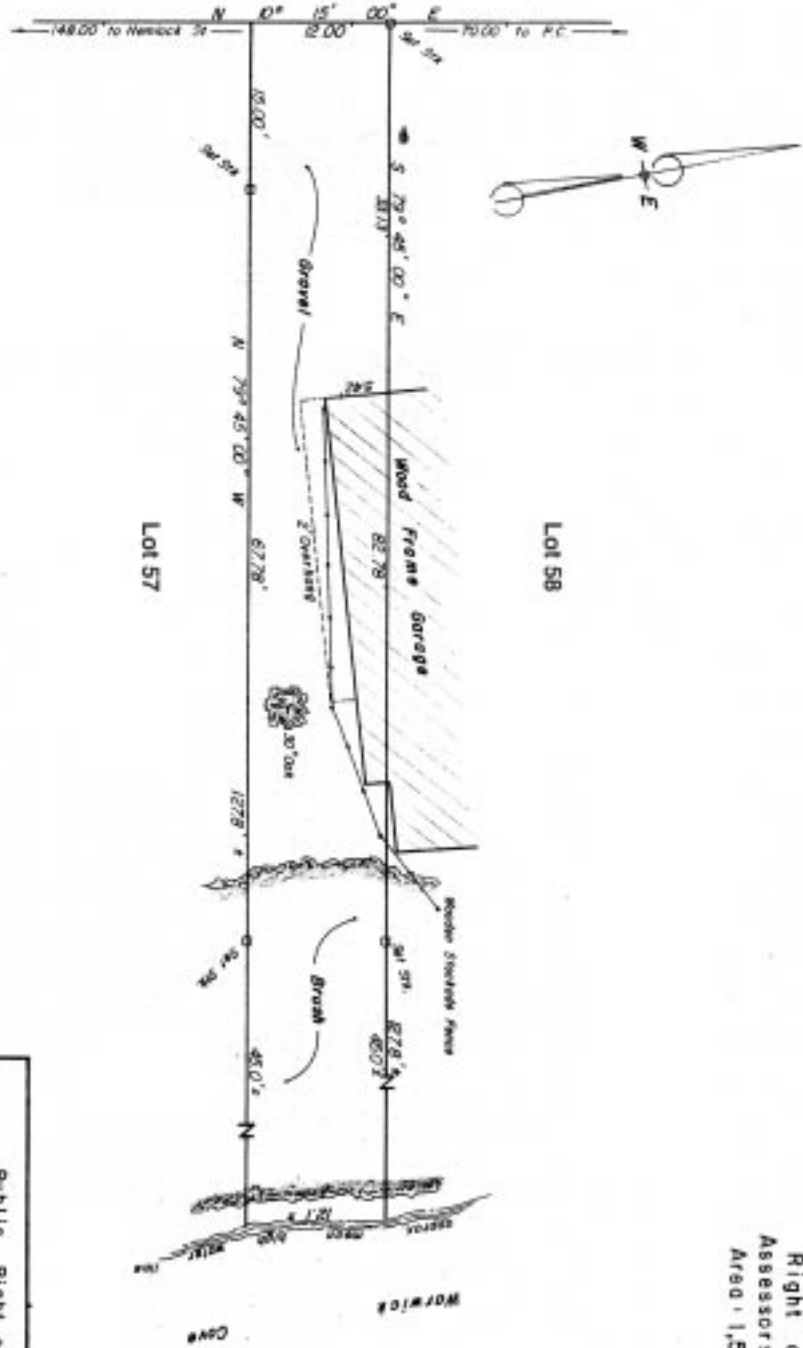
Thence: Southeasterly along said mean high-water thirty-two and one-tenth (32.1') feet plus or minus to Plat 376, Lot 9;

Thence: N 73°15'00" W, along Plat 376, Lot 9, one hundred forty-five (145.0') feet plus or minus to the point of beginning.

The right-of-way contains 4,241 square feet.

This right-of-way is east of the road-end of Coburn Street. An adjacent landowner has posted several "No Parking" and "No Trespassing" signs just at the property line that may be misleading to the public. No public access sign is present.

NORTH SHORE STREET



Right of Way: 57  
 Assessor's Plat: 359  
 Area: 1,534 Sq. Ft. \*

Public Right of Way  
 Prepared for  
**The Coastal Resource  
 Management Council**  
 Sub-Committee on Rights of Way  
 Warwick, Rhode Island  
 December, 1980  
 Scale: 1/4 inch Equals 10 Feet

ROBERT C. COUNNOYEN & ASSOCIATES, INC.  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 11 MAIN STREET  
 SLATERVILLE, RHODE ISLAND 02876



## J12 North Shore Street

A lot on the easterly side of North Shore Street in Warwick, more particularly bounded and described as follows:

Beginning at a point on said easterly line of North Shore Street, said point being one hundred forty-eight (148.0') feet northerly from the northerly line of Hemlock Street (Hunter Street) and being the most northwesterly corner of land owned by Plat 359, Lot 57, and being the most southwesterly corner of the parcel hereby described:

Thence: N 10°15'00" E, along said easterly line of North Shore Street twelve (12.0') feet to Plat 359, Lot 58;

Thence: S 79°45'00" E, along said Plat 359, Lot 58, one hundred twenty-seven and eight-tenths (127.8') feet plus or minus to the mean high-water line of Warwick Cove;

Thence: Southerly along said mean high-water line of Warwick Cove twelve and one-tenth (12.1') feet plus or minus to Plat 359, Lot 57;

Thence: N 79°45'00" W, along said Plat 359, Lot 57 one hundred twenty-seven and eight-tenths (127.8') feet plus or minus to the point of beginning.

This right-of-way contains 1,534 square feet.

This right-of-way is located east of the road-end of Crown Street. The right-of-way is blocked with a truck and tent. Beyond the truck, vegetation is too dense to pass. No public access sign is posted. There are no "No Parking" signs posted on this narrow street.

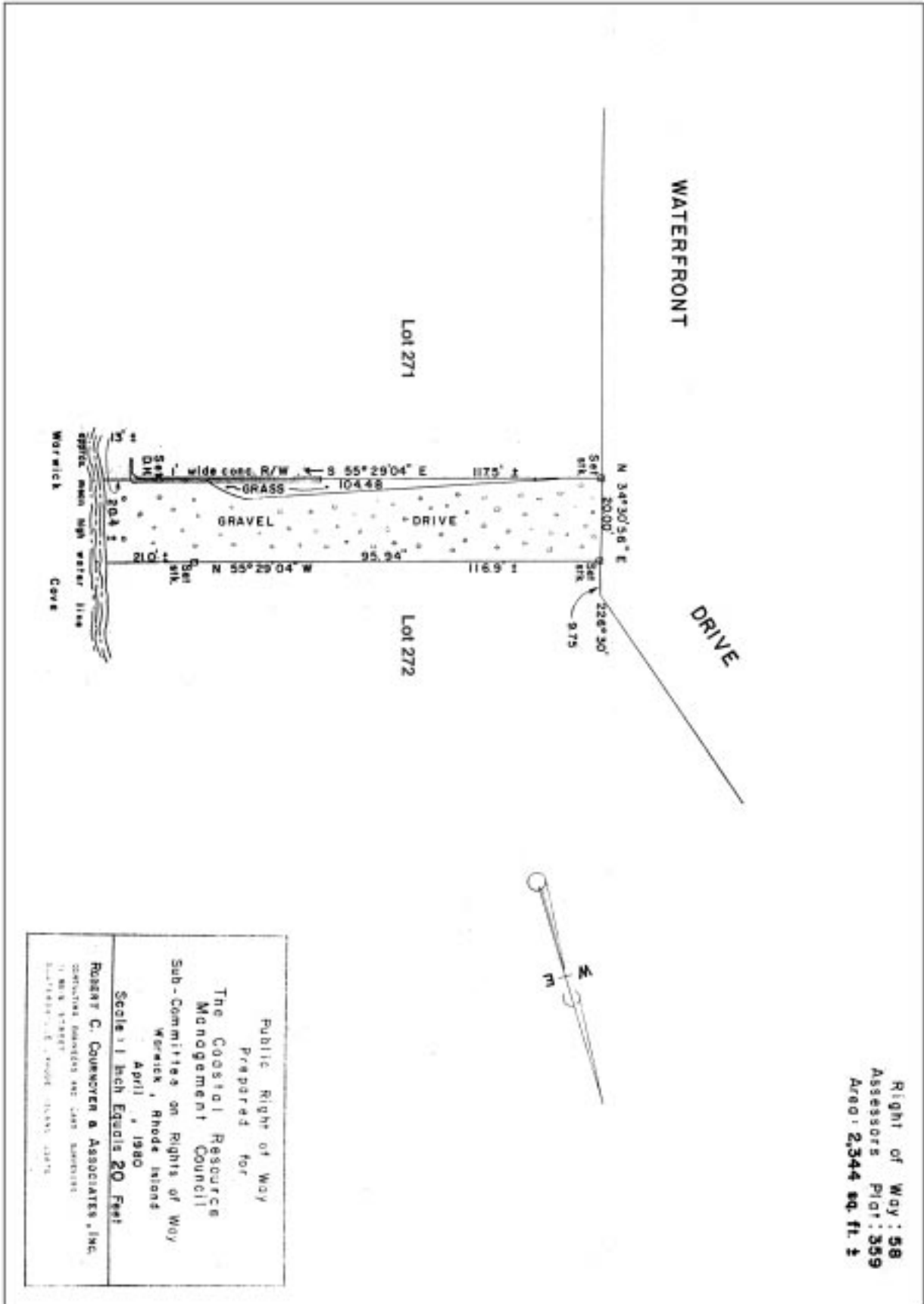


## J30 Off Ship Street

Located on tax assessor's Plat 359, this right-of-way is abutted by Lots 124 and 125. The right-of-way is 20 feet in width by approximately 70 to 75 feet in length from the southerly side of Ship Street to the shore of Warwick Cove.

This unmarked right-of-way is completely overgrown with vegetation, making passage impossible. No "No Parking" signs are posted on this narrow street.





Right of Way: 58  
 Assessors Plat: 359  
 Area: 2,344 sq. ft. ±

Public Right of Way  
 Prepared for  
 The Coastal Resource  
 Management Council  
 Sub-Committee on Rights of Way  
 Warwick, Rhode Island  
 April, 1980  
 Scale: 1 inch Equals 20 Feet  
 ROBERT C. COUENYER & ASSOCIATES, INC.  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 110 N.W. 1-10007  
 MIAMI, FLORIDA 33150-1007



## J13 Waterfront Drive



A lot with all the buildings and improvements thereon situated on the easterly side of Waterfront Drive in Warwick, more particularly bounded and described as follows:

Beginning at a point on said easterly line of Waterfront Drive, set point being nine and seventy-five one-hundredths (9.75') feet southerly from an angle point and being the most southwesterly corner of Plat 359, Lot 272, and being the most northwesterly corner of the parcel hereby described:

Thence: S 55°29'04" E, along said Plat 359, Lot 272, one hundred sixteen and nine-tenths (116.9') feet plus or minus to the mean high-water line of Warwick Cove;

Thence: Southerly along said mean high-water line of Warwick Cove twenty and four-tenths (20.4') feet plus or minus to Plat 359, Lot 271;

Thence: N 55°29'04" W, along said Plat 359, Lot 271 thirteen (13.0') feet plus or minus to a drill hole set in a concrete retaining wall;

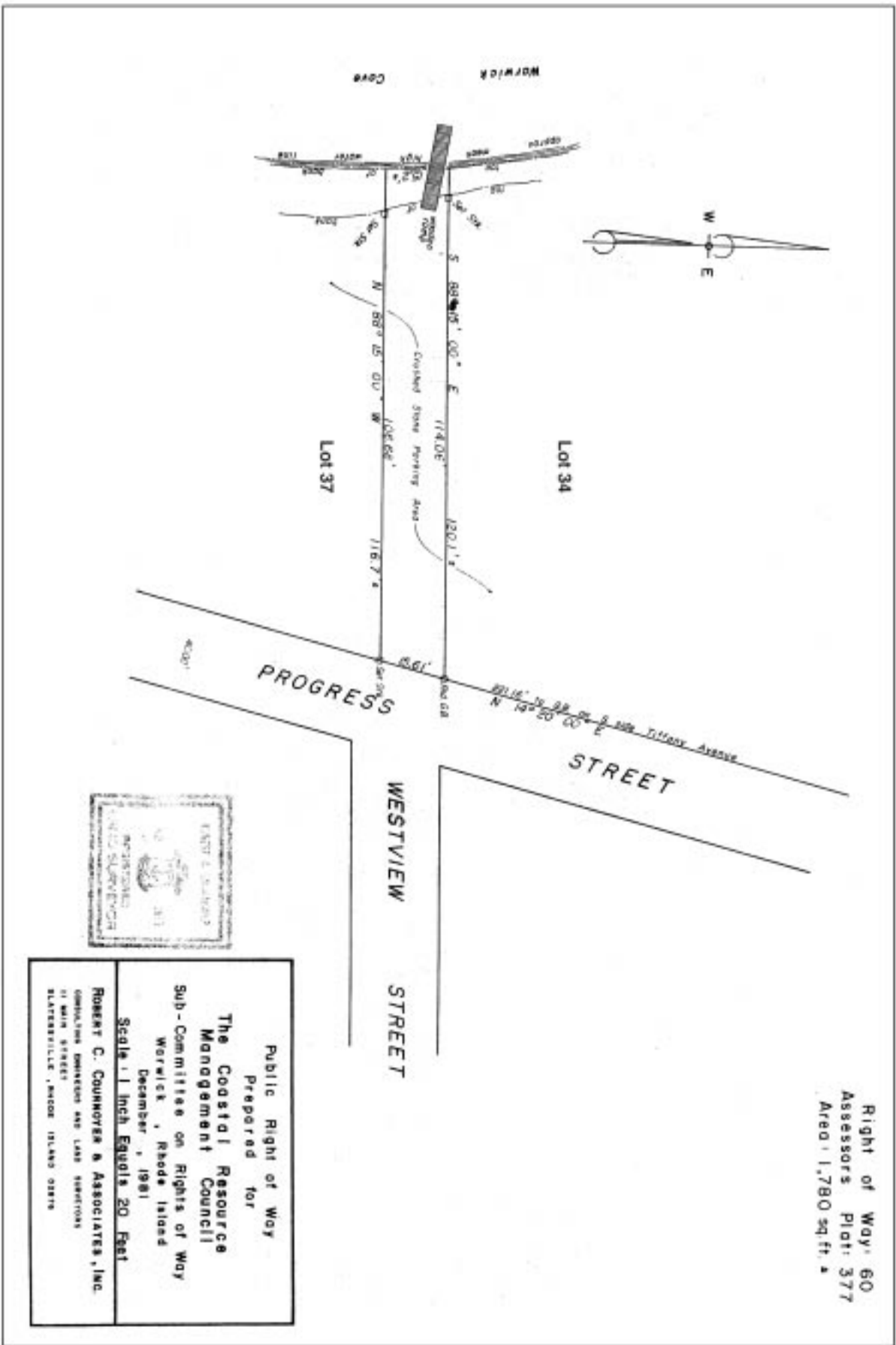
Thence: Continuing on a same bearing one hundred four and forty-eight one-hundredths (104.48') feet to the easterly line of Waterfront Drive;

Thence: N 34°30'56" E, along said easterly line of Waterfront Drive twenty (20.0') feet to the point of beginning.

This right-of-way contains 2,344 square feet.

This right-of-way consists of a gravel path leading into the water between two docks of a private marina.





Right of Way: 60  
 Assessors Plat: 377  
 Area: 1,780 sq. ft.



Public Right of Way  
 Prepared for  
**The Coastal Resource  
 Management Council**  
 Sub-Committee on Rights of Way  
 Warwick, Rhode Island  
 December, 1981  
 Scale: 1 Inch Equals 20 Feet  
**ROBERT C. CUNNIFF & ASSOCIATES, INC.**  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 21 MAIN STREET  
 SLATERVILLE, RHODE ISLAND 02876



## J26 Tiffany Avenue/Progress Street



Located on tax assessor's Plat 377, these three rights-of-way are abutted by Lots 17, 34, 37 (J15) and 371. The three rights-of-way are: (1) the extension of Tiffany Avenue; (2) off Progress Street (J15); and (3) a strip of land running parallel to the shore of Warwick Cove—now Lot 371 on Plat 377. The extension of Tiffany Avenue is approximately 50 feet wide and approximately 150 feet in length from the westerly side of Progress Street, running west to the shore of Warwick Cove. The right-of-way off Progress Street runs parallel to, and approximately 210 feet south of, Tiffany Avenue. It is approximately 100 feet from Progress Street to Lot 371. The third right-of-way is designated as Lot 371 and is a strip of land approximately 25 to 40 feet in width and runs along the shore of Warwick Cove.



The first right-of-way, the extension of Tiffany Road, is a paved road ending in partial overgrowth that runs to a fringe marsh and a mucky beach on the right side of the street with a small stone seawall above. A private dock appears to be in the right-of-way. To the left of the road is a large riprap wall, part of a marina, that is the site of the third right-of-way. The second right-of-way is part of the marina parking lot with a Progress Street entrance (see J15 site description for additional information).

No public access sign is present. No "No Parking" signs have been posted.









## J15 Progress Street



A lot on the westerly side of Progress Street in Warwick, more particularly bounded and described as follows:

Beginning at a granite bound on the westerly line of Progress Street, said point being two hundred twenty-one and sixteen one-hundredths (221.16') feet southerly from the intersection of the most southerly side of Tiffany Avenue and the most westerly line of Progress Street and being the most northeasterly corner of the parcel hereby described:

Thence: S 14°20'00" W, along said westerly line of Progress Street fifteen and sixty-one one-hundredths (15.61') feet to Plat 377, Lots 34, 37, and 371;

Thence: N 88°15'00" W, one hundred sixteen and seven-tenths (116.7') feet plus or minus to the mean high-water line of Warwick Cove;

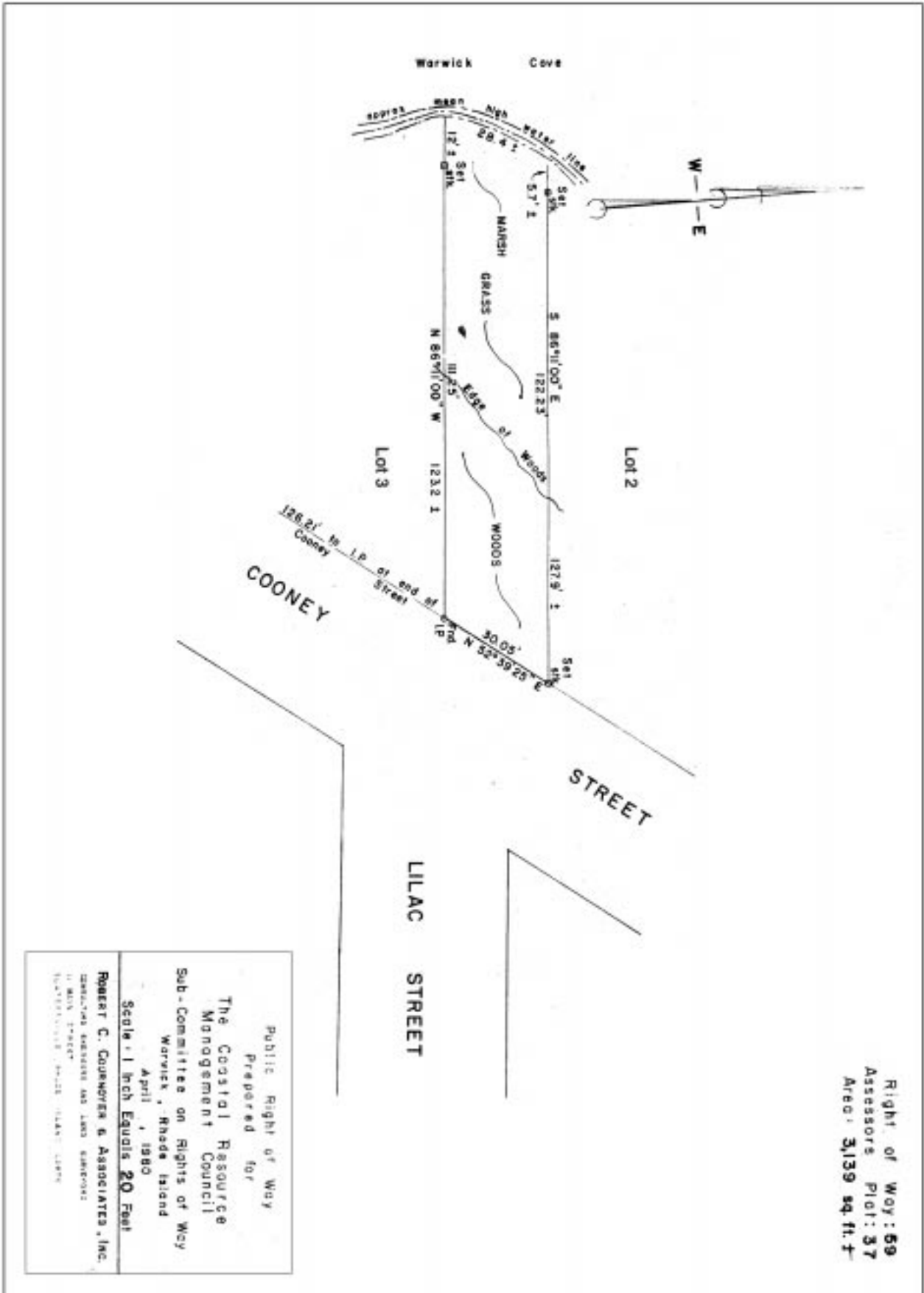
Thence: Northerly along said mean high-water line of Warwick Cove fifteen and two-tenths (15.2') feet;

Thence: S 88°15'00" E, one hundred twenty and one-tenth (120.1') feet to the point of beginning.

This right-of-way contains 1,780 square feet.

This unmarked right-of-way runs straight through the parking lot of a marina to a riprap shoreline.





Right of Way: 69  
 Assessor Plot: 37  
 Area: 3,139 sq. ft.

Public Right of Way  
 Prepared for  
 The Coastal Resource  
 Management Council  
 Sub-Committee on Rights of Way  
 Warwick, Rhode Island  
 April, 1980  
 Scale: 1 inch Equals 20 Feet

ROBERT C. COONEY & ASSOCIATES, INC.  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 11 MAIN STREET  
 WARRICK, RHODE ISLAND 02886



## J33 Off Cooney Street/Extension of Lilac Street

A lot with all the buildings and improvements thereon situated on the westerly side of Cooney Street in Warwick, more particularly bounded and described as follows:

Beginning at a point on said westerly line of Cooney Street, said point being an iron pin that is one hundred twenty-six and twenty-one one-hundredths (126.21') feet northeasterly from the most southwesterly end of Cooney Street and being the most northeasterly corner of Plat 377, Lot 3, and being the most southwesterly corner of the parcel hereby described:

Thence: N 86°11'00" W, along Plat 377, Lot 3, one hundred twenty-three and two-tenths (123.2') feet plus or minus to the mean high-water line of Warwick Cove;

Thence: Northeasterly along said mean high-water line of Warwick Cove twenty-eight and four-tenths (28.4') feet plus or minus to Plat 377, Lot 2;

Thence: S 86°11'00" E, along said Plat 377, Lot 2, one hundred twenty-seven and nine-tenths (127.9') feet plus or minus to the westerly side of Cooney Street;

Thence: S 52°39' 25" W, along said westerly line of Cooney Street thirty and five one-hundredths (30.05') feet to the point of beginning.

This right-of-way contains 3,139 square feet.

The right-of-way is approximately 25 feet wide and extends from Lilac Street a distance of approximately 75 feet in a westerly direction from the intersection of Lilac Street and Cooney Street to the shore of Warwick Cove.

Lilac Street pavement ends at 16 Lilac Street. Lilac Street serves as a driveway for Lot 11. After the pavement, a lawn area, a wooded area, and a marshy area lead to Warwick Cove. The exact location of the right-of-way is difficult to locate in the field, given that Cooney Street does not exist and that Lilac Street appears to end in a driveway. It is completely overgrown, making even visual access to the water impossible. No public access sign is present. Parking would be difficult on Lilac Street, though possible nearby on Sayles Avenue.

This site was originally designated as J14. CRMC subsequently verified the site and redesignated it as J33.





## J28 Narragansett Bay Avenue

The road/right-of-way on the western end of Narragansett Bay Avenue is 50 feet wide and runs approximately 500 feet from the corner of Crawford Avenue to the shore of Greenwich Bay. Parking is prohibited.

Located on tax assessor's Plats 382 and 383, this road/right-of-way extends through Plat 382, Lots 311 and 312, and is abutted by Plat 382, Lot 313, and Plat 383, Lot 45.

Narragansett Bay Avenue ends at a guardrail and shrubbery, with a view of Greenwich Bay and a path continuing from the pavement to the water. The path ends at a rocky, steep embankment. There is no public access sign at the right-of-way. Numerous "No Parking" signs are posted.





# CRMC's Public Right-of-Way Designation Process

## What Is a Public Right-of-Way to the Shore?

A public right-of-way to the shore is a piece of land over which the public has the right to pass on foot or, if appropriate, by vehicle in order to access the tidal waters of Rhode Island.

## How Is a Public Right-of-Way Established in Rhode Island?

Generally, there are six legal methods of establishing a public right-of-way in Rhode Island:

1) *Roadways that have been laid out, recorded, opened, and maintained by a city or town council.* These are commonly known as city- or town-accepted streets. To become a public right-of-way, the city or town must follow the statutory method for laying out public highways. Many of the public rights-of-way in Rhode Island's coastal communities fall into this category.

2) *Highways by grant or use (R.I.G.L. Chapter 24-2).* This statute provides that all lands that have been quietly, peaceably, and actually used, improved, and considered as public highways for 20 years by a city or town council shall be taken and considered to be public highways as if the lands had been regularly laid out, recorded, and opened by the city or town council. In order for this statute to apply, a city or town must give notice of its intentions to declare the land as a public highway and must prepare and record a plat of the highway in the land evidence records of the city or town where the land lies.

3) *Ways that have been approved by recordation of a subdivision plat.* Rhode Island's subdivision statute authorizes cities and towns to control the subdivision of land within their borders (R.I.G.L. Chapter 45-23). A subdivision, of necessity, requires roads and ways. Sometimes, a subdivision contains roads or ways that lead to the state's tidal waters. After a city or town planning commission has given notice of the proposed subdivision plat, held public hearing(s), and approved the subdivision plat and that plat has been recorded in the city's or town's land evidence records, the roads or ways are available for public use.

4) *Ways that have been offered to the public by dedication and accepted by public use or by official city or town action (implied dedication).* This is a common law method of establishing public rights-of-way. In order for there to be a common law dedication, there must be a clear intent by the owner to donate the land and a clear acceptance of that land by the public. Once a parcel of land has been dedicated, the transfer is irrevocable. The landowner's intent to dedicate the land can be evidenced by the recordation of a plat map showing the right-of-way as public or by language contained in a deed(s). Many public rights-of-way to Rhode Island's shoreline have been established by dedication.

5) *Highways that have been used by the public since time immemorial.* This is an old common law concept. The law provides that to create a public right-of-way by use, the evidence must show that the use has been general, uninterrupted, continuous, and adverse so as to warrant the inference that the land had been laid out, appropriated, or dedicated by the landowner to the public. An occasional use of land by a few persons living in the area or by abutters to the property without any claim of right is insufficient to establish a public right-of-way.

6) *Ways that have been obtained by the public's adverse use.* Privately owned paths to the shore that have been used for a period of 10 consecutive years by the public may become rights-of-way, but only if the requirements of the R.I. General Laws are met (R.I.G.L. Chapter 34-7). This method is commonly known as an easement by prescription. An easement is a right to use the land of another in a specified manner. In order to create a public right-of-way by this method, the public has the burden of establishing actual, open, notorious, hostile, and continuous use of a way under a claim of right for 10 years. In addition, the law specifically does not allow a public right-of-way to be established by footpaths; the pathway has to have been used by carriages or vehicles.

## CRMC Public Right-of-Way Designation Process

CRMC has the authority to designate public rights-of-way to the tidal waters of the state (R.I.G.L. 46-23.6). A CRMC public right-of-way designation clarifies the status of a public right-of-way and provides shore goers with clear and legally defined pathways to the shore. The designation of public rights-of-way also ensures the preservation and protection of these access sites for subsequent generations of Rhode Islanders. CRMC carries on a continuous process of discovery and designation of

rights-of-way using a standing right-of-way subcommittee. Because of administrative and legal requirements, the right-of-way designation process is complex and requires a substantial investment of time and resources.

Therefore, CRMC typically takes a town-by-town approach to identify and investigate potential public rights-of-way. CRMC designation process begins with a fact-finding investigation and a title search conducted by CRMC's or the town's legal counsel. This investigation is usually at the request of a coastal city or town. In many cases, CRMC's efforts are supplemented with research by the various municipal departments, such as public works records. During the fact-finding process, evidence pertaining to the existence of a right-of-way is gathered from land evidence records, deeds, tax assessor records, public works records, town documents, and court records. A visual inspection of potential sites is also made to gather evidence pertaining to the exercise of dominion over a potential right-of-way including maintenance, repair, and upkeep.

All evidence is reviewed for accuracy and relevance by the CRMC right-of-way subcommittee and presented at a public hearing in the town or city involved. If, based on the evidence gathered and public testimony received, the subcommittee determines with reasonable probability that a public right-of-way exists, a recommendation is made to the full council to designate the site. If the full council approves the right-of-way subcommittee's recommendation, then a final written decision is rendered containing factual findings and conclusions of law. If there is not an appeal or after an appeal has been resolved in favor of CRMC, then the decision is recorded in the land evidence records and filed with the Secretary of State's Office.

### **What a CRMC-Designated Right-of-Way Means**

Once a public right-of-way has been designated, the public possesses a passageway to gain access to the shore and tidal waters of the state. Like an easement, a public right-of-way relates to the public's use, not the public's ownership. In other words, the public has the right to pass over and use the land in a manner consistent with the condition of the site no matter who owns it. When CRMC designates a public right-of-way, it does *not* determine the ownership of the site. CRMC is prohibited from addressing questions of ownership.

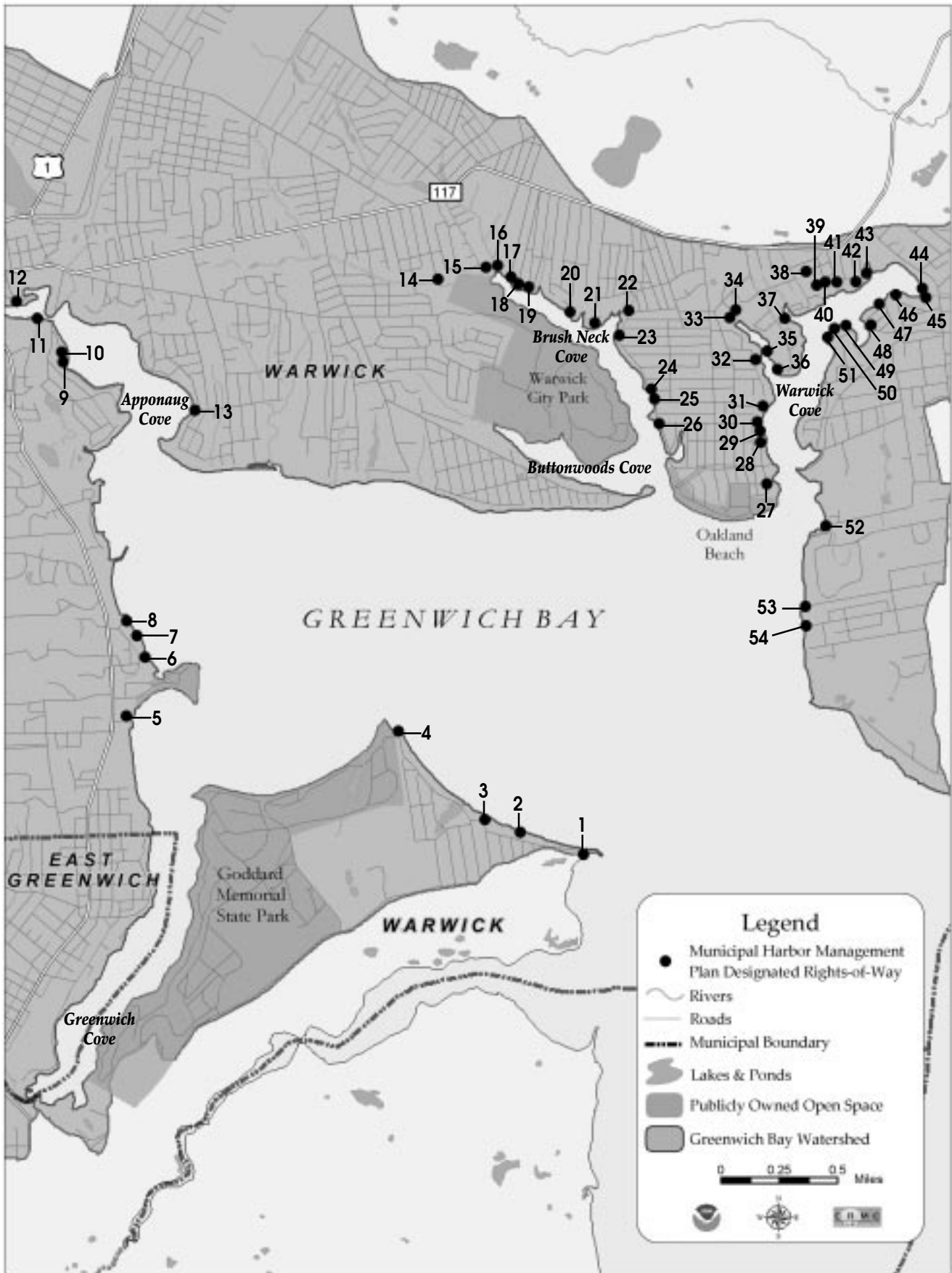
Determining the ownership of a public right-of-way can be complicated and often requires court action. Frequently, if a site has been actively used by the public, the public may in fact own the site. CRMC does not create "new" public rights-of-way; it recognizes and places an official designation on previously existing conditions. It is the landowner and/or a city or town that *creates* a public right-of-way; CRMC *identifies* these sites. If CRMC has not designated a site, it does not mean that a public right-of-way does not exist. In fact, a public right-of-way may exist, but CRMC may not have enough information to legally designate it, or CRMC may not have investigated the site.

### **Can a Public Right-of-Way Be Blocked or Abandoned?**

Once a site has been designated as a public right-of-way, CRMC prohibits any activities that would obstruct the public's use of the site. CRMC also pursues legal actions against individuals that block or impede the public's access at designated rights-of-way. In this manner, CRMC protects and preserves these sites for the public's use.

Once a public right-of-way has been designated by CRMC, it cannot be abandoned by a city or town without prior approval of CRMC (R.I.G.L.46-23-6.2). In addition, a public right-of-way that has not been designated by CRMC, but is nevertheless a public way, cannot be abandoned without formal abandonment proceedings. Moreover, highways that have been designated public by the actions of a landowner or acquired by prescription cannot be lost due to non-use and the public cannot lose its rights due to adverse possession.

# Municipal Harbor Management Plan Rights-of-Way on Greenwich Bay



# Municipal Harbor Management Plan

## Rights-of-Way on Greenwich Bay<sup>1</sup>

Established public rights-of-way (ROWs) to the shoreline have been recognized in the East Greenwich and Warwick harbor management plans and are primarily highways and roadways platted to the water. In the case of East Greenwich, all municipal ROWs are also CRMC-designated ROWs. Warwick has municipal ROWs in addition to CRMC-designated ROWs, and these appear below. CRMC-designated ROWs appear in the table on page 47.

<b>Number</b>	<b>Location Plat/Parcel</b>	<b>Number</b>	<b>Location Plat/Parcel</b>
1	Charlotte Drive 201/164, 187	35	Briggs Street 359/179, 227
2	Robert Avenue 201/87, 109	36	Waterfront Street 359/250, 258
3	Sawyer Avenue 201/1, 19	37	Henzie Street 359/290, 285
4	Overlook Drive 203/128, 1	38	Marblehead Street 359/435, 407
5	Oakgrove Street 221/51, RR	39	Rita Street 359/436, 427
6	Louise Street 222/107, 108	40	Searle Street 359/461, 450
7	Harbor Lane 222/96, 98	41	Holden Street 359/512, 461
8	Neptune Street 222/34, 86	42	Vanstone Avenue 358/327, 370
9	Arnold's Neck Drive 1 365/200, 201	43	Garden Road 358/377, 373
10	Arnold's Neck Drive 2 365/209, 204, 210, 208	44	Capen Street 358/260, 271
11	Harrop Avenue 244/165, 147	45	Off Capen Street 358/257, 261
12	Colonial Avenue 245/7, 6	46	Charlestown Avenue 358/214, 244
13	Midget Avenue 367/27, 275	47	Harris Avenue 358/187, 188
14	Sunny Cove Drive 363/588, 611	48	Ernest Avenue 358/125, 126
15	Cove Avenue 362/544, 545	49	Mitchell Court 358/33, 29
16	Spring Grove Avenue 362/116, 74	50	Sayles Avenue 358/409, 30
17	Cottage Grove Avenue 362/264, 171	51	Mars Avenue 358/11, 7
18	Pine Grove Avenue 362/316, 269	52	Randall Avenue 378/16, 90, 91
19	Shand Avenue 362/434, 316	53	Blackstone Avenue 382/50, 94
20	Haswill Street 361/129, 302	54	Kirby Avenue 382/113, 314
21	Canfield Avenue 361/328, 362		
22	Langley Street 360/436		
23	Northup Street 360/174, 268		
24	Wilcox Street 375/106, 94		
25	Wilson Avenue 375/202, 108		
26	Ottawa Avenue 1 375/303, 205		
27	Burr Avenue 376/375, 439		
28	Mohawk Avenue 376/162, 244		
29	Off Logan Street 376/154, 155, 157		
30	Ottawa Avenue 2 376/87, 152		
31	Quonset Avenue 376/539, 540		
32	Wadsworth Street 359/44		
33	Ray Street 359/84, 85		
34	Bennett Street 359/88, 98		

<sup>1</sup>Source: City of Warwick Harbor Management Plan 1996-2001





# Right-of-Way Parcel Data

## Warwick

### *Potowomut Neck*

	<b>Plat/Lot</b>	<b>Page</b>
J3: Charlotte Drive #1	201/135, 149	6 & 7
J4: Charlotte Drive #2	201/114, 132	8 & 9
J5: Charlotte Drive #3	201/57, 85	10 & 11
J6: Charlotte Drive #4	201/24, 54	12 & 13
J7: Beachwood Drive #1	203/21, 22	14 & 15
J8: Beachwood Drive #2	203/6, 7	16 & 17

### *North Shore*

	<b>Plat/Lot</b>	<b>Page</b>
J37: Masthead Drive, Old Courtland Lane	366/4, 235/220	22
J24: Nausauket Road	367/172, 142, 1, 201	23
J9: Sylvia Drive	369/26, 42	24 & 25

### *Warwick and Brush Neck Coves*

	<b>Plat/Lot</b>	<b>Page</b>
J35: Off Reynolds Avenue	361/36, 35, 819	27 & 28
J31: Suburban Parkway, formerly Delaware Avenue	376/ 253, 374	29
J10: Sheffield Street/Coburn Street	376/8, 9	30 & 31
J12: North Shore Street	359/55, 57, 58, 52	32 & 33
J30: Off Ship Street (Ship Court)	359/125, 124	33
J13: Waterfront Drive	359/271, 272	34 & 35
J26: Tiffany Avenue/Progress Street	377/ 17, 371	36 & 37
J15: Progress Street	377/34, 37, 371	38 & 39
J33: Off Cooney Street/Extension of Lilac Street	377/2, 3	40 & 41
J28: Narragansett Bay Avenue	382/313, 383/45	42

## East Greenwich

### *Greenwich Cove*

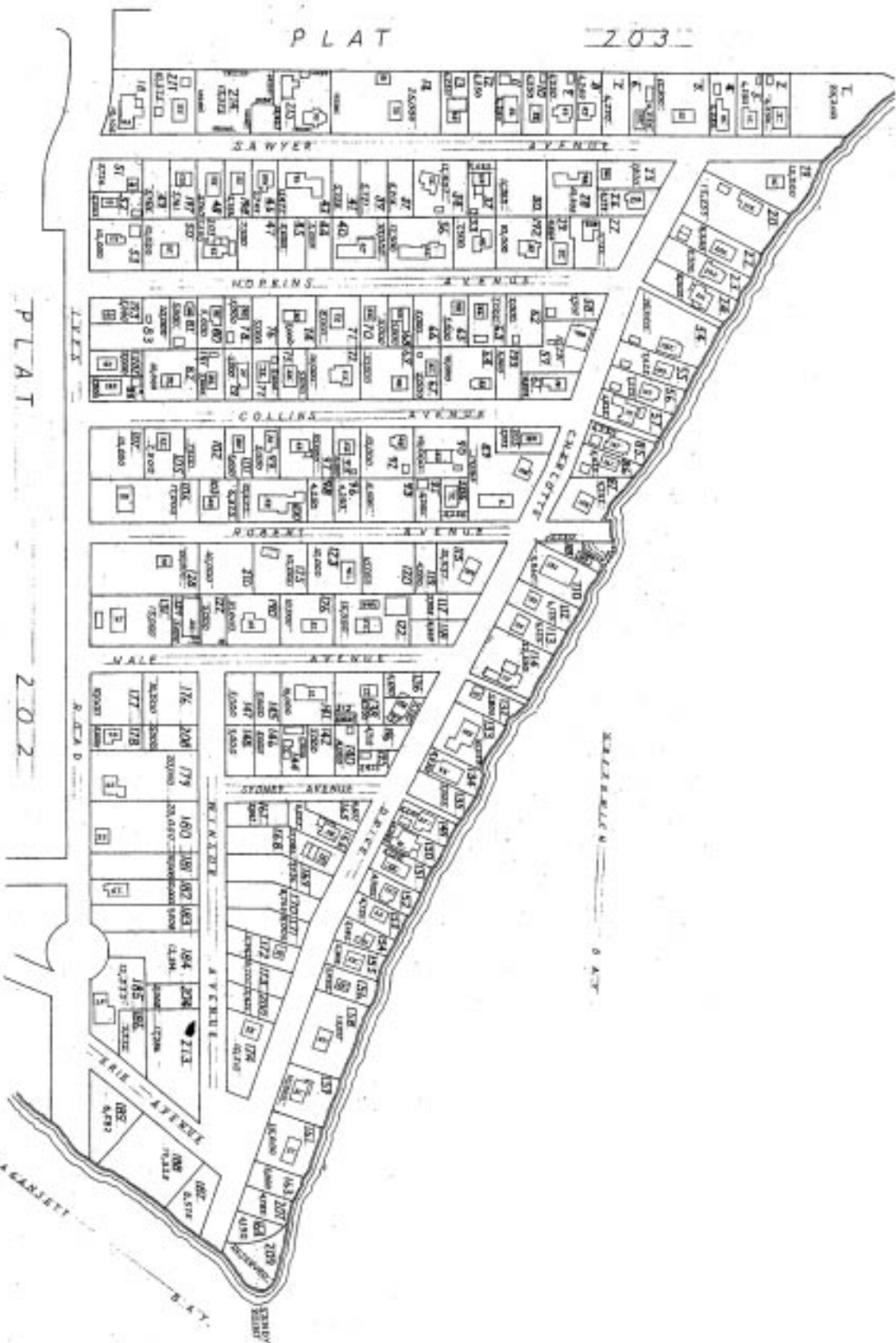
	<b>Plat/Lot</b>	<b>Page</b>
H2: Rocky Hollow Road	3/237, 279	19
H5: Bridge Street	3/241, 243	19
H1: London Street		19
H3: Long Street	1/99, 407	20
H4: King Street	1/91, 403, 94	20
H6: Division Street	East Greenwich 1/387 and Warwick 220/175	20





PLAT

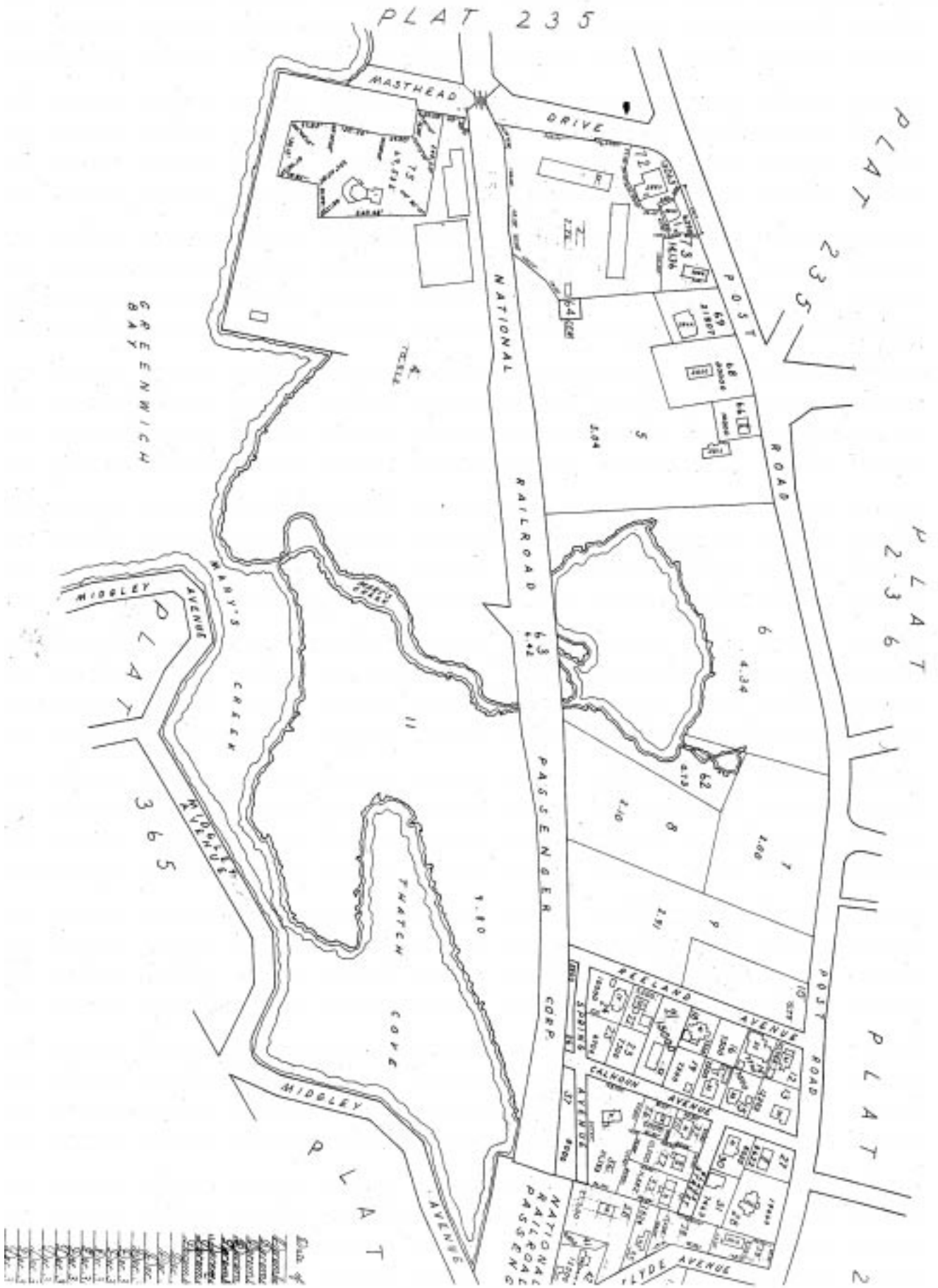
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PLAT

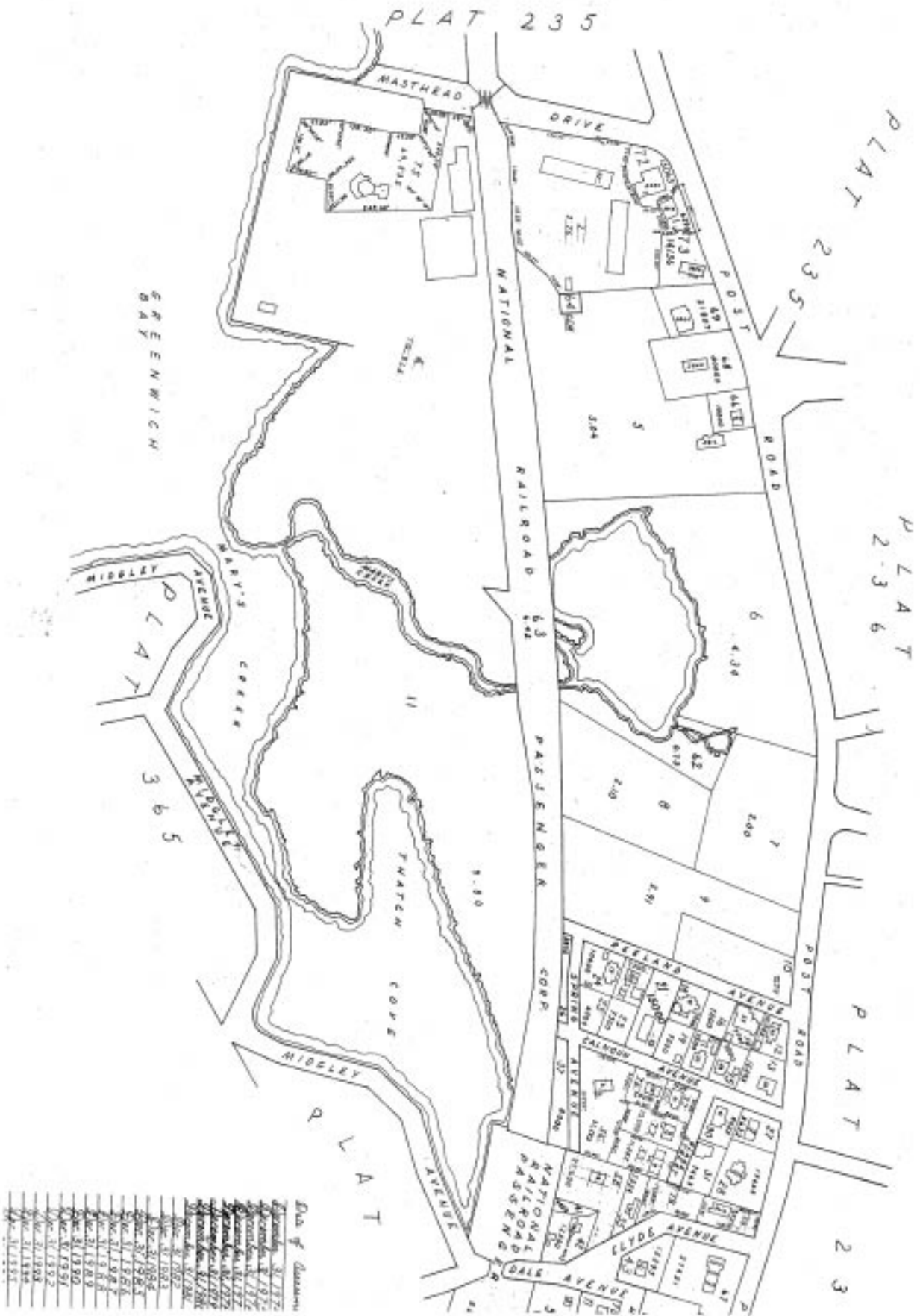
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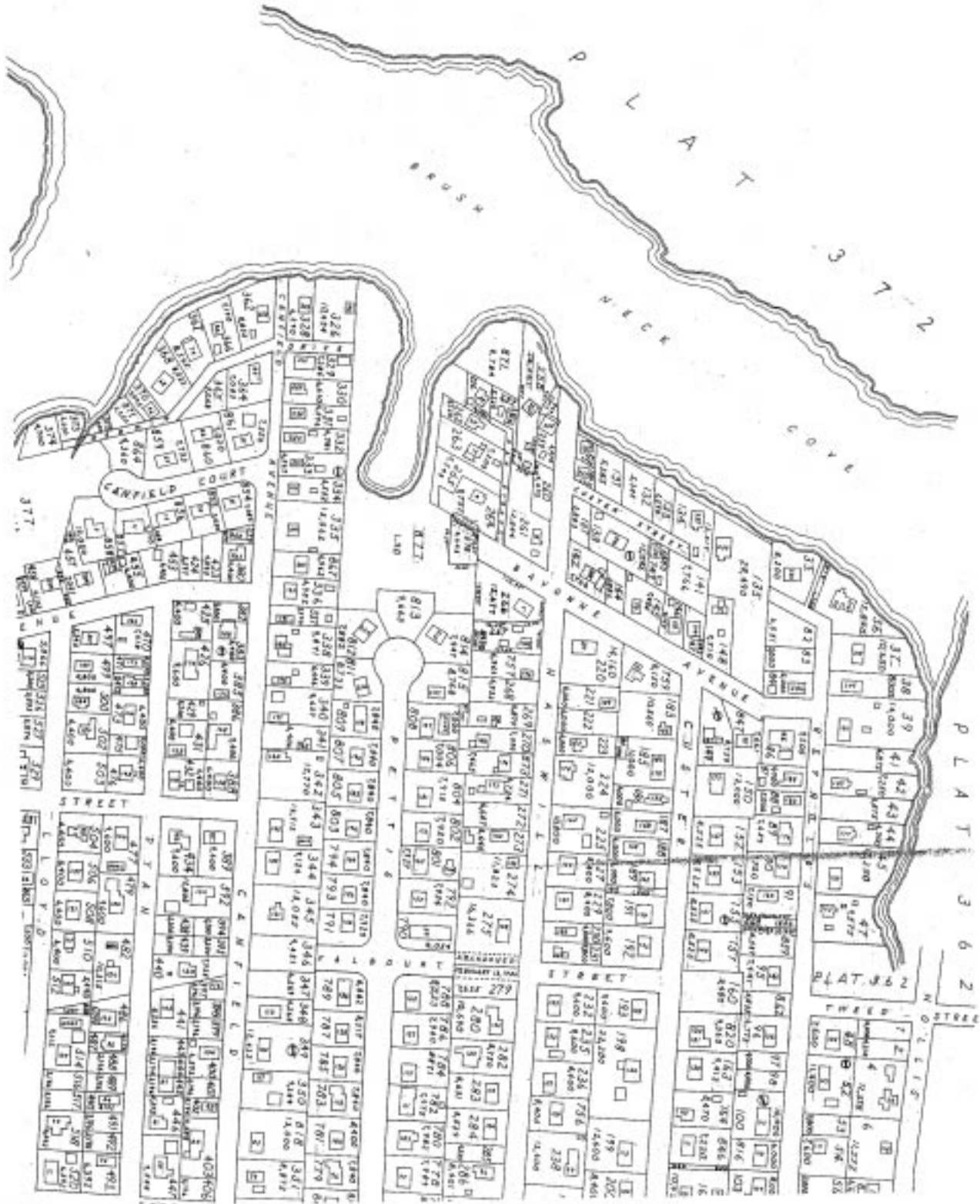


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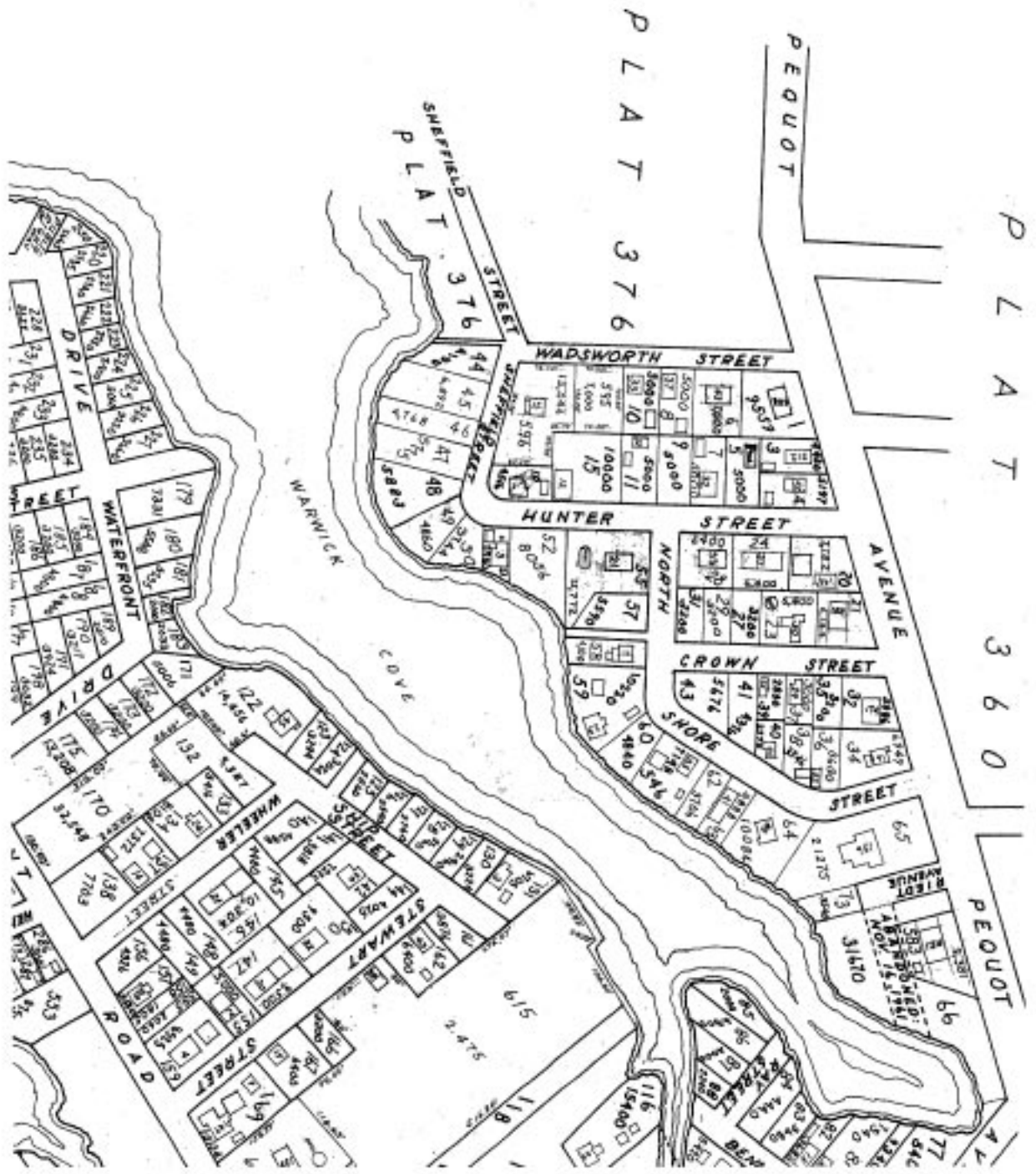




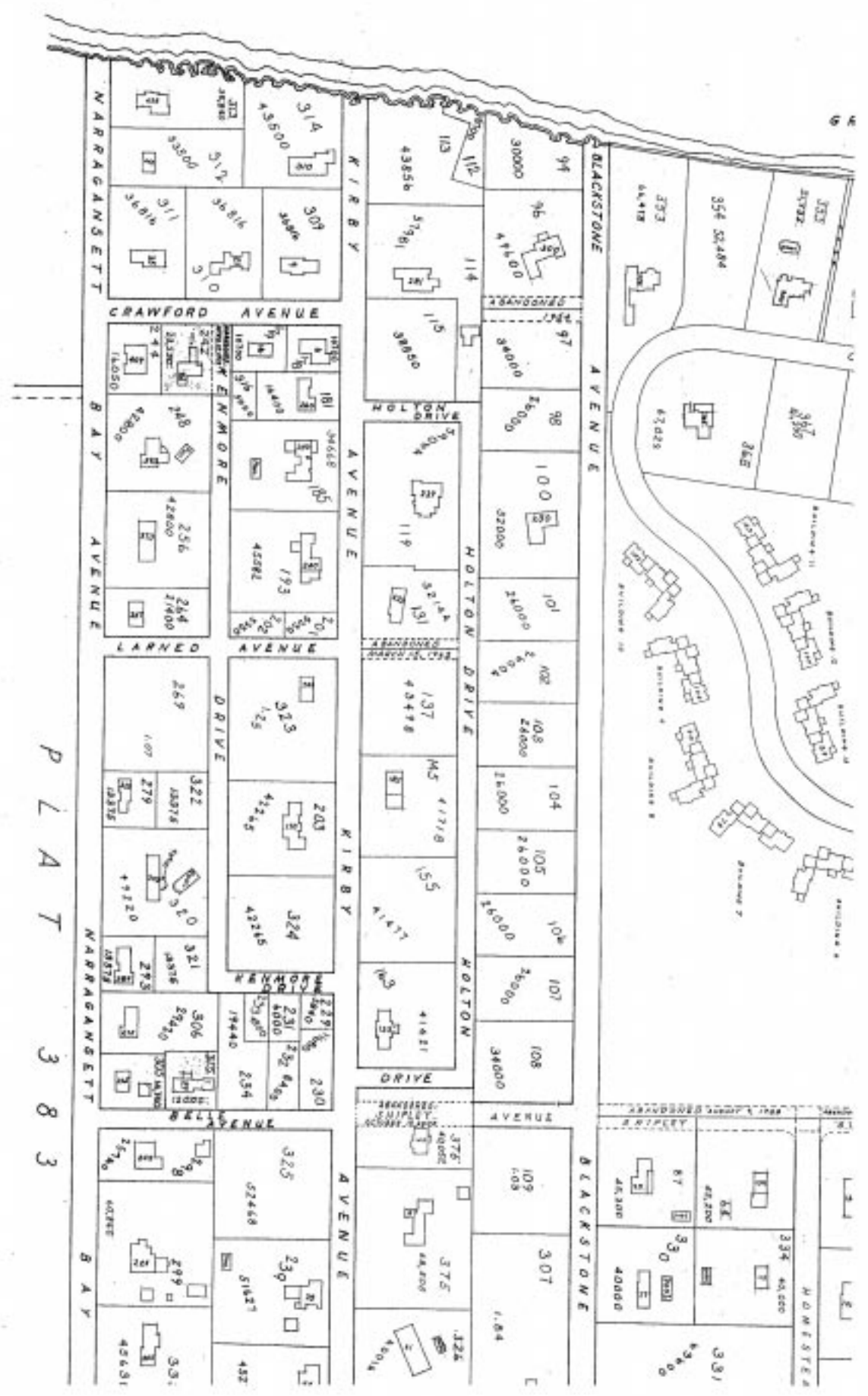
*File of Documents*

December, 31, 1972
December, 31, 1973
December, 31, 1974
December, 31, 1975
December, 31, 1976
December, 31, 1977
December, 31, 1978
December, 31, 1979
December, 31, 1980
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December, 31, 1996
December, 31, 1997
December, 31, 1998
December, 31, 1999
December, 31, 2000
December, 31, 2001
December, 31, 2002
December, 31, 2003

**359**  
SCALE 1" = 200'







P L A T 3 8 3





These land inventory maps are prepared from deeds that are recorded with the town and other available general information; they are not prepared from actual field surveys. The dimensions shown are reasonable approximations, but do not necessarily indicate the true boundary relations.

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