



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

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

PUBLIC NOTICE

File Number: 2024-12-025 Date: March 14, 2025

This office has under consideration the application of:

Gregory & Ryan Yalanis
323 Carriage Drive
Portsmouth, RI 02871

for a State of Rhode Island Assent to construct and maintain: A Residential Boating Facility consisting of a fixed pier to a ramp and float totaling 134' in length. Facility is proposed to terminate at -4 depth, and extend 75' beyond Mean Low Water, requiring a Variance to "Red Book" Section 1.3.1(D)(11).

Project Location:	321 Fairview Lane
City/Town:	Portsmouth
Plat/Lot:	Plat 46, lot 12
Waterway:	Sakonnet River

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

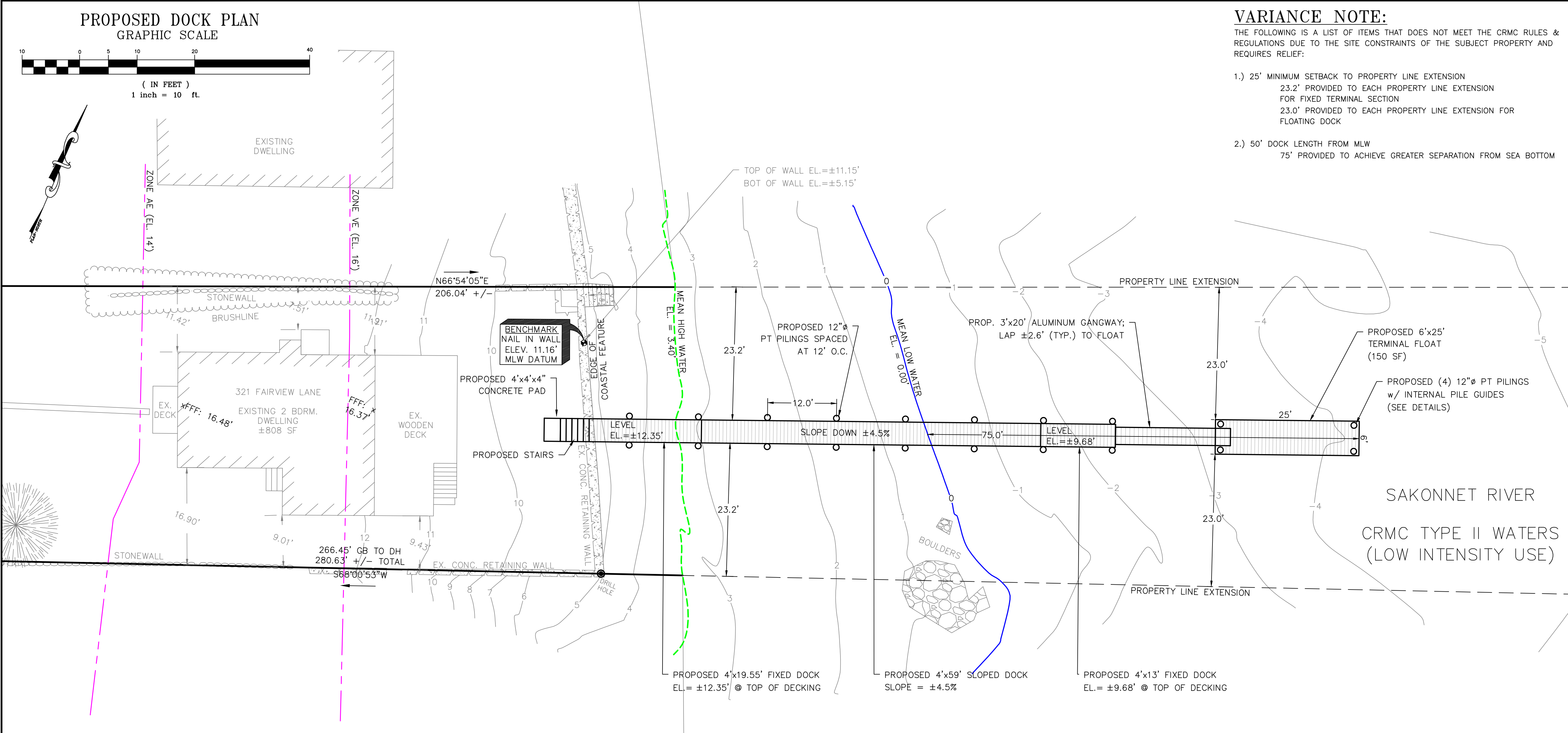
In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what law or laws, if any, would in their opinion be violated by the work proposed.

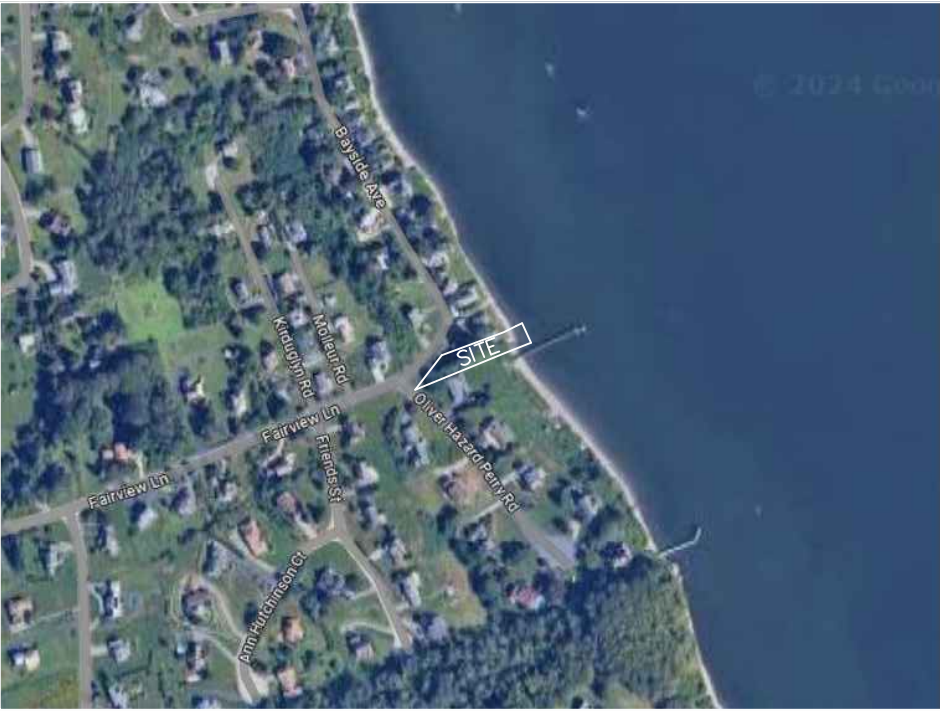
If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before **April 14, 2025**.

Please email your comments/hearing requests to: cstaff1@crmc.ri.gov; or mail via USPS to: Coastal Resources Management Council; O. S. Government Center, 4808 Tower Hill Road, Rm 116; Wakefield, RI 02879.

/lat



- VARIANCE NOTE:**
THE FOLLOWING IS A LIST OF ITEMS THAT DOES NOT MEET THE CRMC RULES & REGULATIONS DUE TO THE SITE CONSTRAINTS OF THE SUBJECT PROPERTY AND REQUIRES RELIEF:
- 1.) 25' MINIMUM SETBACK TO PROPERTY LINE EXTENSION
23.2' PROVIDED TO EACH PROPERTY LINE EXTENSION FOR FIXED TERMINAL SECTION
23.0' PROVIDED TO EACH PROPERTY LINE EXTENSION FOR FLOATING DOCK
 - 2.) 50' DOCK LENGTH FROM MLW
75' PROVIDED TO ACHIEVE GREATER SEPARATION FROM SEA BOTTOM



SITE LOCUS
NOT TO SCALE



- MHHW = 3.69
- MHW = 3.40

- NAVD 88 = 1.83
- MSL = 1.57

- MLW = 0.00
- MLLW = -0.15

DATUM INFORMATION

**8451301 THE GLEN,
SAKONNET RIVER, R.I.**

DATUM BASED UPON MLW

DOCK COVERAGE:
PROPOSED FIXED DOCK: ±130.2 S.F.
PROPOSED SLOPED DOCK: ±236 S.F.
PROPOSED GANGWAY: 60 S.F.
PROPOSED FLOATING DOCK: ±150 S.F.

REFERENCE:
PLAN ENTITLED:
SILVESTER RESIDENTIAL DOCK DESIGN
A.P. 46 LOT 45
8 OLIVER HAZARD PERRY ROAD
BY: NORTHEAST ENGINEERS &
CONSULTANTS, INC.
DATE: SEPTEMBER 9, 2002

SURVEY NOTE:

EXISTING CONDITIONS AND BATHYMETRY FROM:
PRINCIPE COMPANY - SURVEYING DIVISION
CLASS 1 SIGNED 08/06/2024

DRAWING ISSUE:
☐ CONCEPT
☐ CUSTOMER APPROVAL
☒ PERMITTING
☐ CONSTRUCTION
☐ AS-BUILT
☐ OTHER:
ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

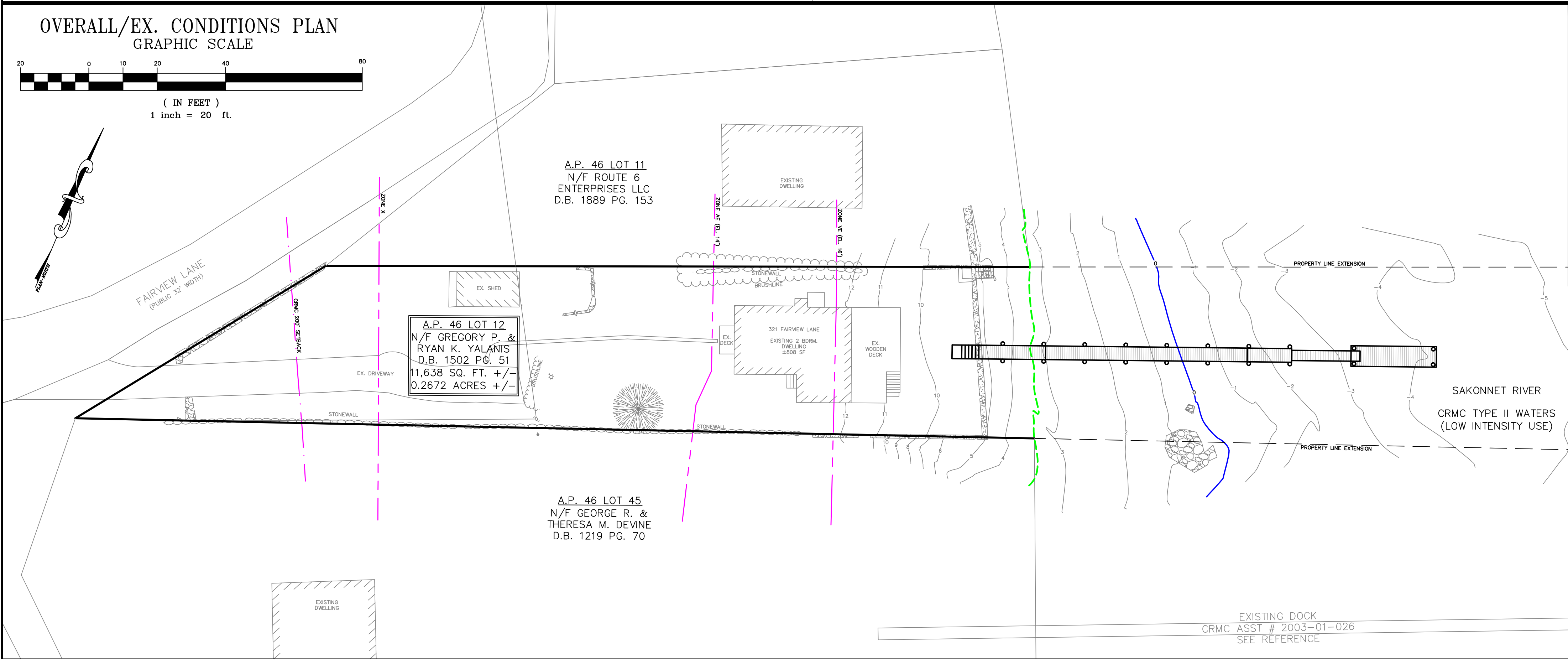
PLAN NOTE:

ALL CONSTRUCTION ACCESS WILL COME FROM THE WATER SIDE OF THE SITE. NO STOCKPILES WILL BE LOCATED ON LAND.

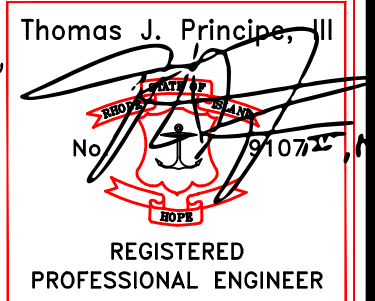
OWNER/APPLICANT
GREGORY P. &
RYAN K. YALANIS

LEGEND

- PROPERTY LINE ———
EXISTING CONTOUR ---87---
EDGE OF MLW / MHW ———
PROPOSED DOCK DECKING [Hatched Box]
PROPOSED EDGE OF DOCK ———



PLAN VIEW



PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
WWW.PRINCIPECOMPANY.COM

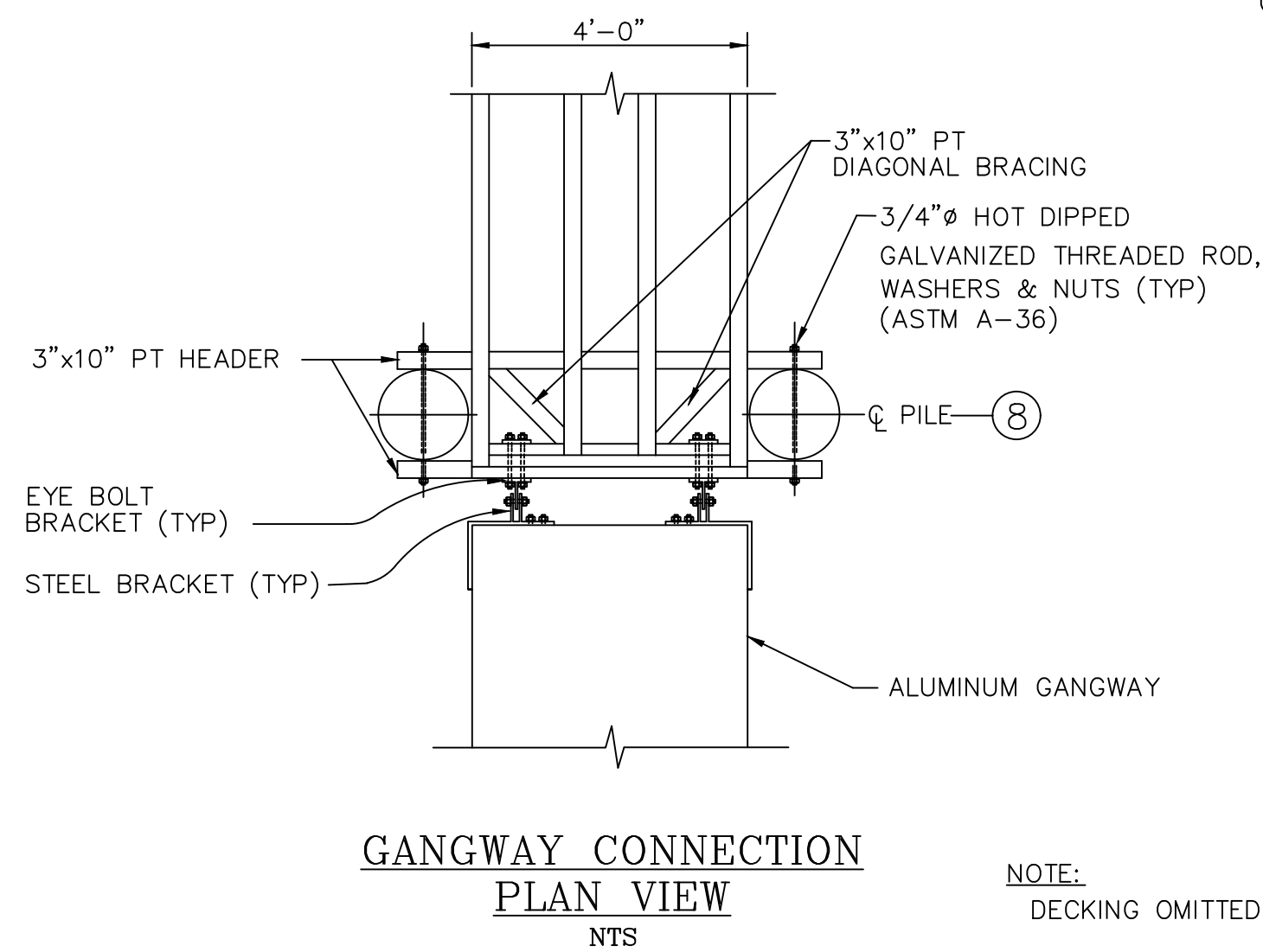
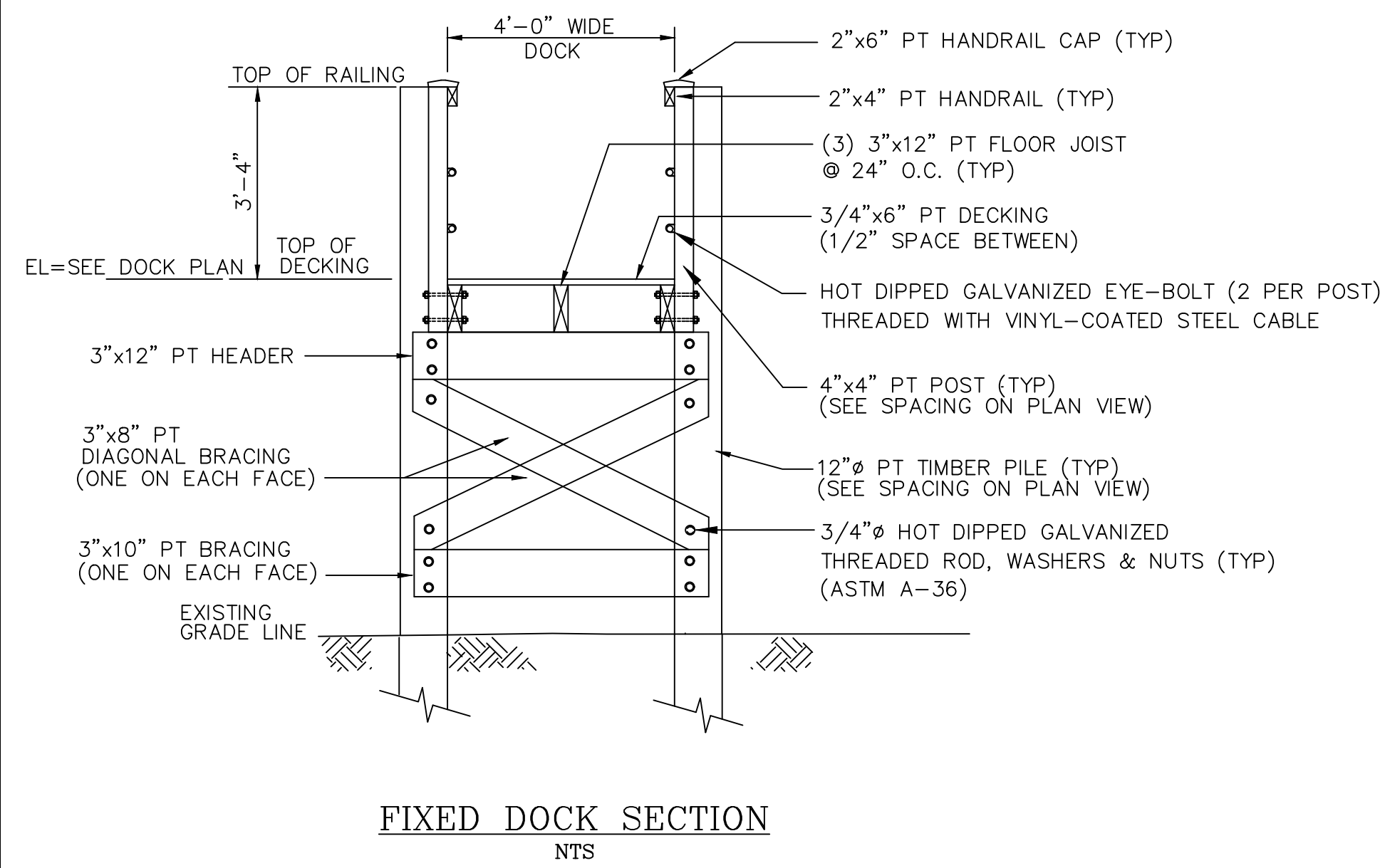
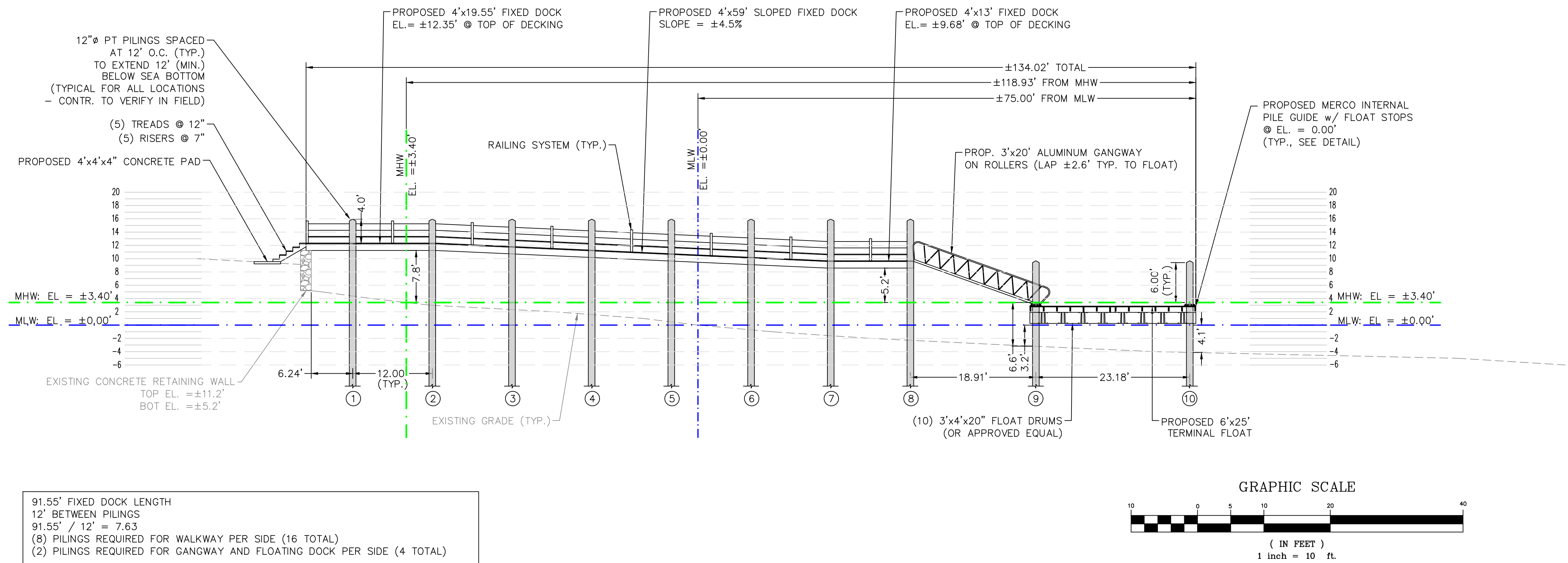
REVISIONS			
No.	DATE	DRWN	CHKD

NEW DOCK PLANS
for
AP 46 LOT 12
321 FAIRVIEW LANE
in
PORTSMOUTH, RHODE ISLAND

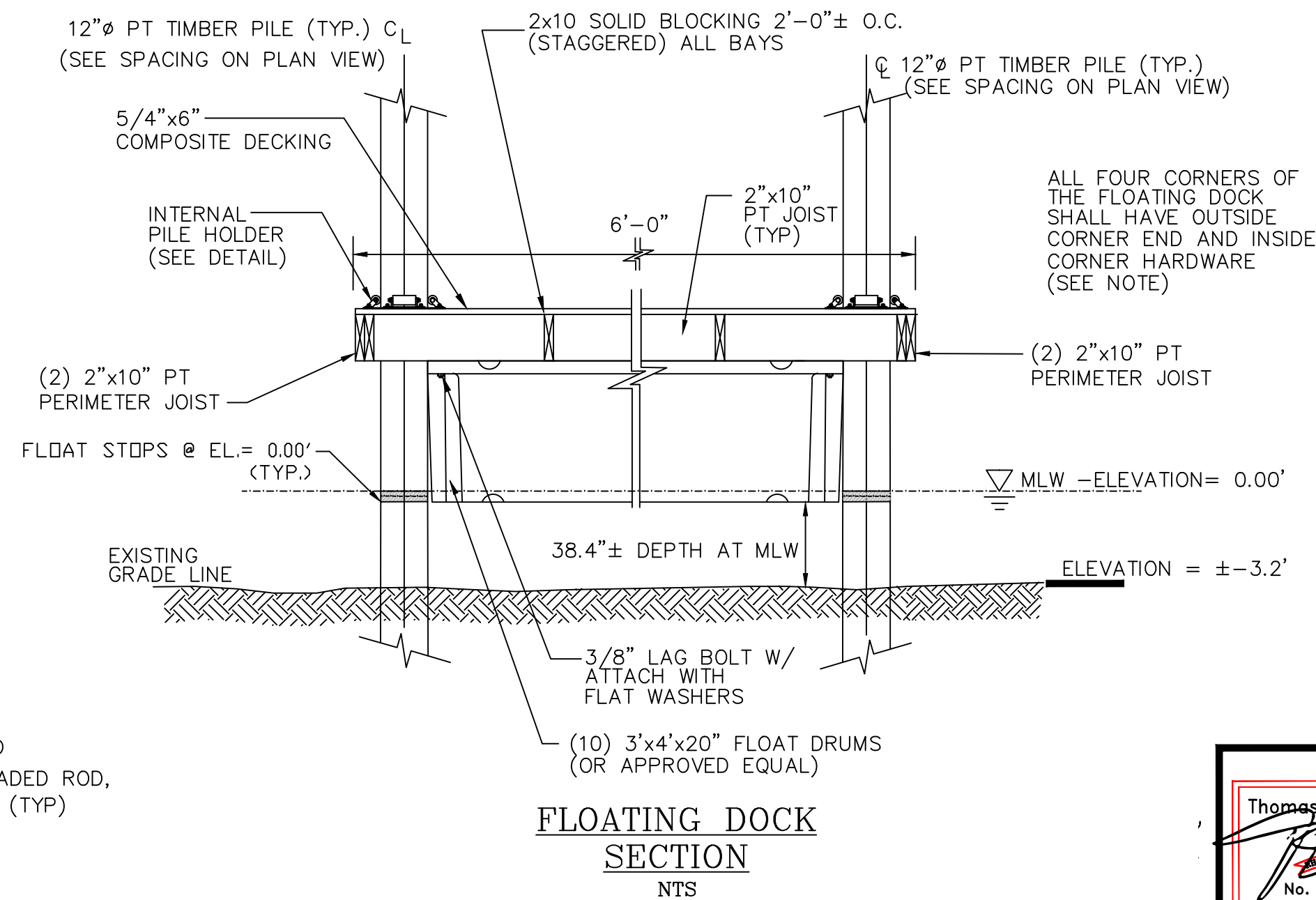
SCALE: AS NOTED		SHEET NO: 1 OF 3	
DRAWN BY: RAS	DESIGN BY: NEC	CHECKED BY: TJP	
DATE: 08/13/24		PROJECT NO.: DD-2024-2	



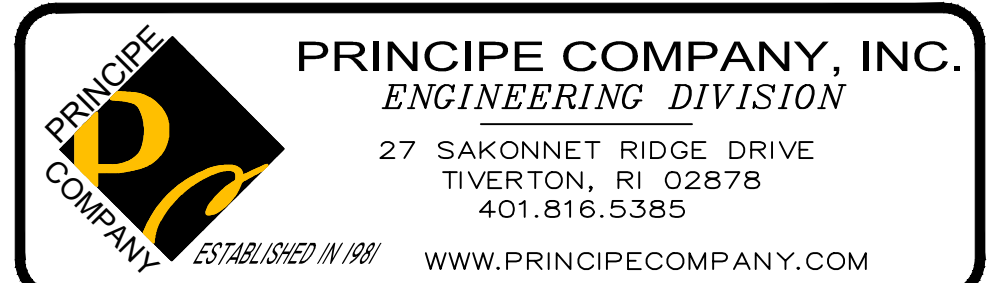
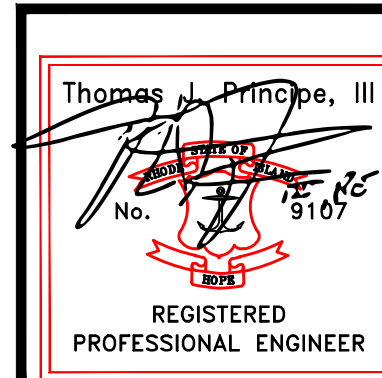
PROPOSED DOCK PROFILE



NOTE:
DECKING OMITTED FOR CLARITY



DETAILS



REVISIONS			
No.	DATE	DRWN	CHKD

NEW DOCK PLANS
for
AP 46 LOT 12
321 FAIRVIEW LANE
in
PORTSMOUTH, RHODE ISLAND

SCALE: AS NOTED SHEET NO: 2 OF 3
DRAWN BY: RAS DESIGN BY: NEC CHECKED BY: TJP
DATE: 08/13/24 PROJECT NO.: DD-2024-2

