



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: 2025-02-014

Date: December 31, 2025

This office has under consideration the application of:

John & Aidan MacSweeney  
2 Captain Harris Drive  
Assonet, MA 02702

for a State of Rhode Island Assent to construct and maintain: A 25'x 40' single family dwelling with a driveway, deck and stormwater management system. The RI Coastal Resources Management Program (RICRMP) requires a 50-foot naturally vegetated buffer zone (Section 1.1.11) and a 25-foot construction setback (Section 1.1.9). The proposed dwelling is surrounded on three sides by coastal feature. A buffer zone of 25-feet is proposed on one portion of the coastal feature. No buffer zone is proposed on the remaining area of coastal feature. No construction setback is proposed. The application proposes a buffer variance of 50% to 100%. A setback variance of 100% is proposed (Section 1.1.7). The coastal features at the site consist of coastal wetland on the south and west sides of the site and an erosive coastal bluff on the east side.

Project Location:	Arlington Avenue
City/Town:	Warwick
Plat/Lot:	356 / 162,163,204
Waterway:	

Plans of the proposed work can be requested at [Cstaff1@crmc.ri.gov](mailto: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.

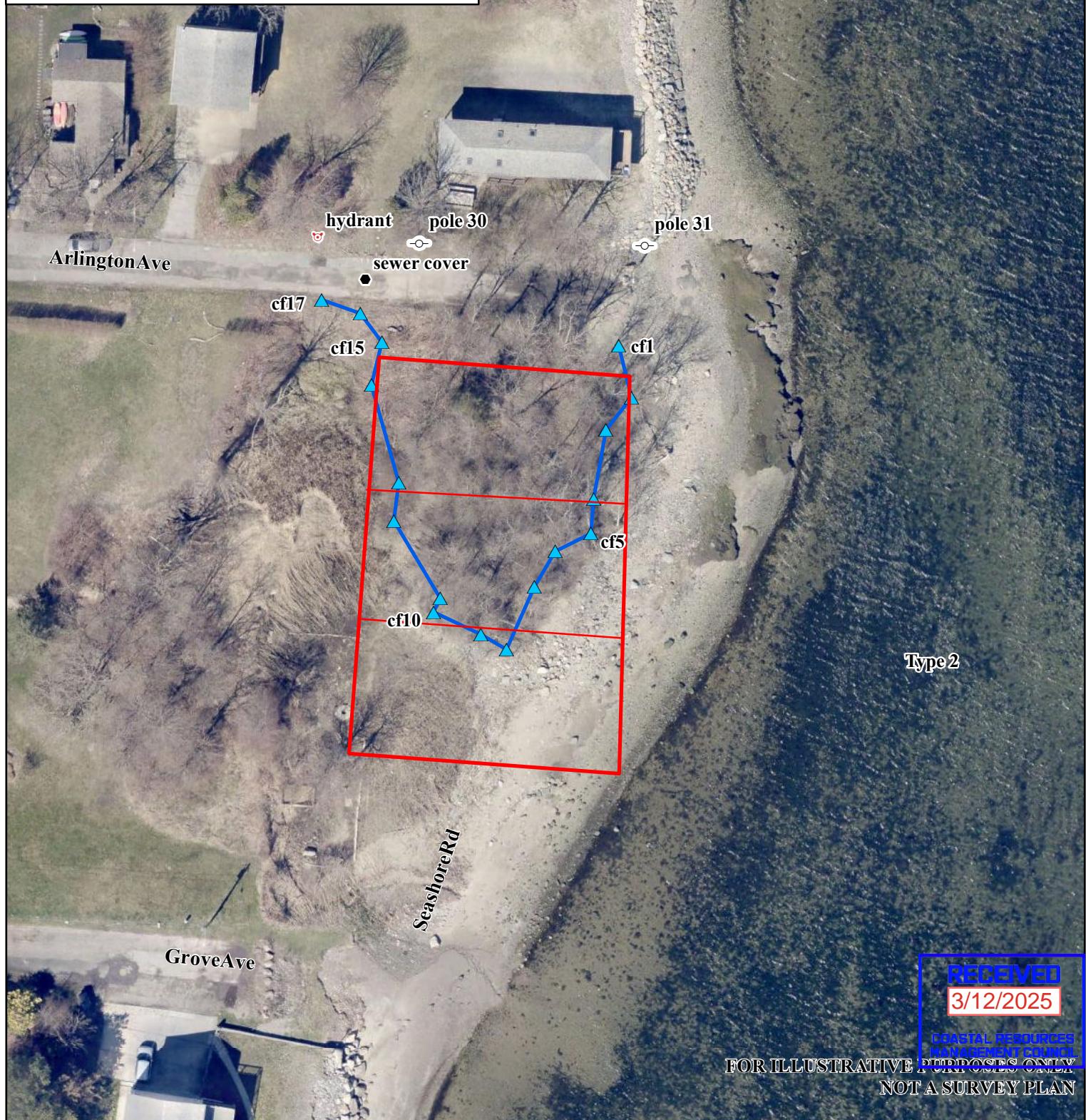
If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before **January 30, 2026**.

Please email your comments/hearing requests to: [cstaff1@crmc.ri.gov](mailto: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.

## Legend

- Approximate Site Location (GIS)
- ▲ Approximate Coastal Feature Delineation

0 25 50 100 Feet



**Site Sketch Depicting Approximate  
Coastal Feature Delineation  
Arlington Ave  
A.P. 356, Lots 162, 163 & 204  
Warwick, RI**

Performed by  
Scott P. Rabideau, PWS - 1/29/24  
Located using hand-held Trimble Geo7X

RECEIVED  
3/12/2025  
COASTAL RESOURCES  
MANAGEMENT COUNCIL  
FOR ILLUSTRATIVE PURPOSES ONLY  
NOT A SURVEY PLAN



**RIGIS**  
Natural Resource Services, Inc.  
PO Box 311  
875 Hill Road  
Pascoag, RI 02859  
D: (401) 568-7390  
(c) RIGIS

Spring 2023 aerial

RI DEM Mapping

D: (401) 568-7390

(c) RIGIS

**ZONE DATA**

ZONE: A-15 RESIDENTIAL DIMENSIONAL REGULATIONS

MINIMUM LOT AREA: 15,000 SQ. FT.

MINIMUM LOT FRONTAGE: 125'

MINIMUM LOT WIDTH: 125'

MINIMUM YARD DEPTHS: 30' FRONT, 20' SIDE, 20' REAR

MAXIMUM STRUCTURE HEIGHT: 30'

MAXIMUM DETACHED ACCESSORY BUILDING HEIGHT: 20'

**LOCATION PLAN** SCALE: 1" = 2,000'

**PLAN REFERENCES**

1. LONGABERGER SHORT PLAT, WARRICK, R.I. BEING OWNED BY INDIAN LAND COMPANY BY FRANK E. KATZMAN CO. MAY 1925 IN A SCALE OF 1:2000, AND REPRESENTED IN A REPORT DATED JANUARY 10, 1925. THE PLATS WERE LOCATED IN THE FIELD BY SURVEYORS SWARTZ, INC. IN APRIL OF 1924.
2. TOWN OF WARRICK, R.I. OCEAN AVE. SCALE 1:400. AUG. 14, 1947. WARRICK CITY ENGINEERING.

**NOTES**

1. NOT ALL CORNERS COULD BE SET WITH INSTRUMENTS DUE TO FIELD CONDITIONS.
2. NETLANDS RELEASEMENT ITEM WAS CONDUCTED BY NATURAL RESOURCE SERVICES, INC. ON JANUARY 28, 2014 AND REPRESENTED IN A REPORT DATED JANUARY 28, 2014. THE PLATS WERE LOCATED IN THE FIELD BY SURVEYORS SWARTZ, INC. IN APRIL OF 2014.
3. THE ENTIRE GROUND SURVEY PARCEL LIES WITHIN THE OCEAN 200-FOOT ADMINISTRATIVE LIMIT. ALL OF THE UPLAND AREA LIES WITHIN THE 50 BUFFER ZONE.
4. THIS IS PROPOSED CONSTRUCTION LOT. ALL OF THE UPLAND AREA LIES WITHIN THE 50 BUFFER ZONE.
5. SEE DEED BOOK 1049 PAGE 178 FOR EVIDENCE OF TITLE FOR ALL THREE EXISTING LOTS.

**LEGEND**

- AP ASSESSOR'S PLAT
- HF NEW OR FORMERLY SQUARE FEET
- SD FT IRON PIPE FOUND
- GP GRAIN BOUND FOUND
- AR IRON ROD WITH SURVEY CAP SET
- DR DRILL HOLE SET
- WG WATER GATE
- PHD FIRE HYDRANT
- SH SHOWER
- UPC-  
UTILITY POLE WITH GUY ANCHOR
- TP TEST PIPE
- CF COASTAL FEATURES (ORANGE LINE INDICATES COASTAL FEATURES)
- CC-CH COASTAL FEATURES (ORANGE LINE INDICATES COASTAL FEATURES)
- SD BUFFER ZONE

**PROPOSED COMBINED LOT**

LOT AREA: 15,455 SQ. FT.

LOT FRONTAGE: 125' (ARLINGTON AVENUE)

LOT WIDTH: 125' (ARLINGTON AVENUE) & 150.41' (SEASIDE ROAD)

YARD DEPTHS: 30' FRONT, 20' SIDE, 20' REAR

BENCHMARK: 44' (LAND BY OCEAN)

BENCHMARK: 36' (LAND BY OCEAN)

BENCHMARK: 36' (LAND BY OCEAN)

W/ 7.5' OF RELIEF (25%) IS REQUESTED FOR FRONT SETBACK ALONG ARLINGTON AVENUE, AND 3' OF RELIEF (15%) IS REQUESTED FOR THE WESTERLY SIDE SETBACK, AS PART OF A ZONING VARANCE.

**ARLINGTON AVENUE**

**SEASIDE ROAD (UNPAVED)**

**ROAD**

**SEA SHORE**

**NARRAGANSETT BAY**

**AP-15-107-204**

**AP-15-107-201**

**AP-15-107-202**

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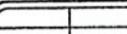
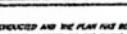
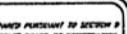
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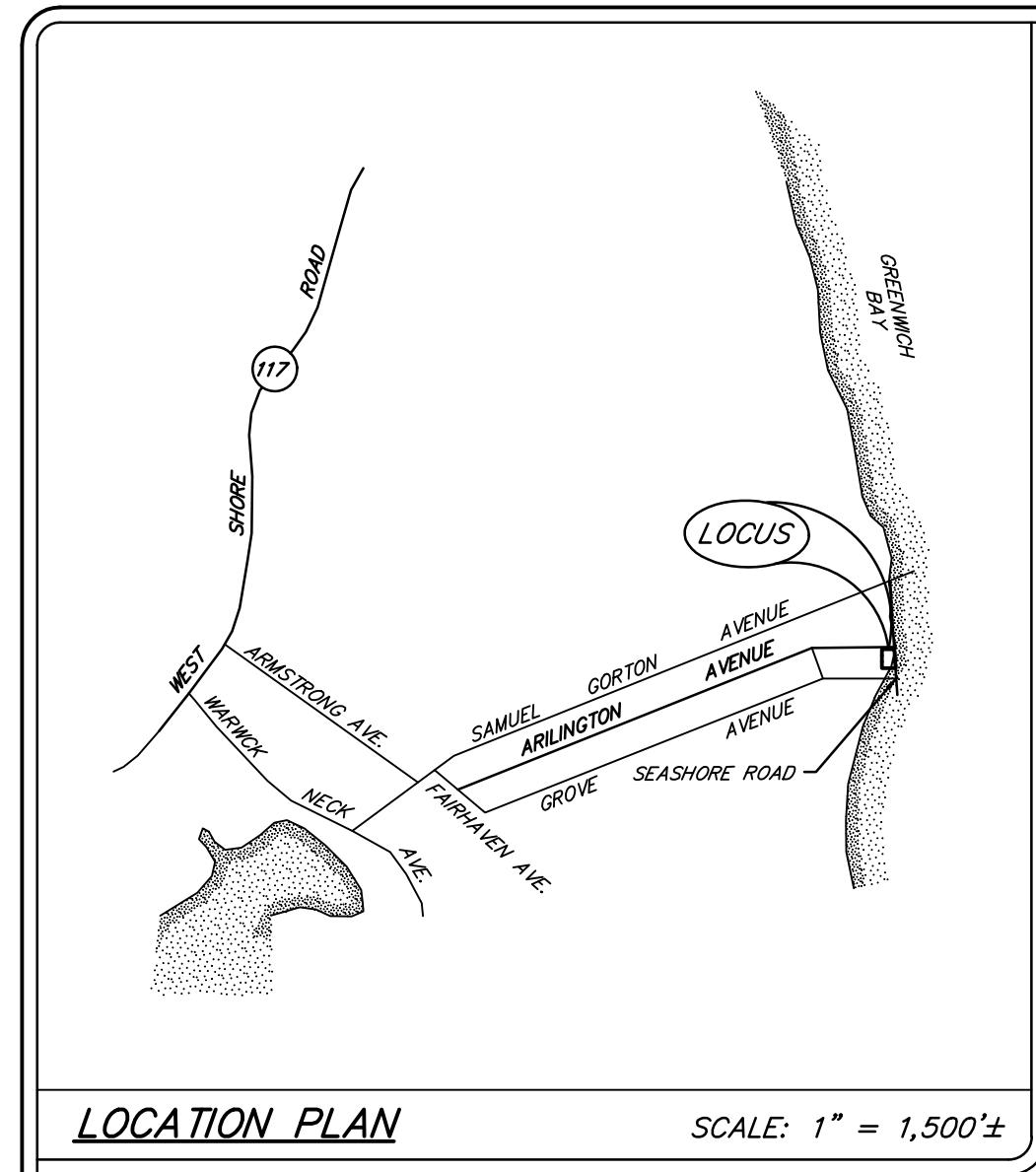
**AP-15-107-731</b**

<p><b>"LONGMEADOW CORNER"</b>  <b>ADMINISTRATIVE SUBDIVISION PLAN</b>            OF LAND OF  <b>JOHN W. MACSWEENEY</b>  <b>&amp; AIDAN J. MACSWEENEY</b>  <b>ASSESSOR'S PLAT 356 LOTS 162, 163, &amp; 204</b>            ARLINGTON AVENUE            WARWICK, RHODE ISLAND</p>		 <p><b>SCITUATE SURVEYS, INC.</b></p>
		<p><b>REGISTRATION</b>            THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PERTINENT TO SECTION 8 OF THE LAWS AND REGULATIONS ADOPTED BY THE RIDGE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS OF RHODE ISLAND, AS FOLLOWS:</p>
		<p><b>TYPE OF SURVEY</b> <b>CLASS</b>  <b>COMPREHENSIVE BOUNDARY SURVEY</b> <b>CLASS 3</b>  <b>MEASUREMENT SURVEY</b>  <b>DATA ACCUMULATOR SURVEY</b> <b>CLASS 3E</b></p>
		<p><b>STATEMENT OF PURPOSE</b>            THE PURPOSE OF THIS PLAN IS TO DEPICT THE RESULTS OF A BOUNDARY RECONSTRUCTION SURVEY AND TO STATE THE EXISTING CONDITIONS OF THE SUBJECT PROPERTY.</p> <p><i>Angelo M. Raimondi</i></p> <p>ANGELO M. RAIMONDI            No. 1762            PROFESSIONAL LAND SURVEYOR</p> <p><small>REGISTRATION NUMBER: 1762            ISSUED BY RIDGE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, INC. ON NOV. 20, 2014            IF THIS SURVEY NOT RECORDED AT ORIGIN, RECORDED AND "NOT" STATED, THAT IS NOT AN            UNREGISTERED SURVEY.</small></p>
		<p><b>SCALE IN FEET:</b> 20 10 0 20 40</p>

Pl. 352, Lots 162, 163 + 204  
Pl. # 11028 - Arlington Ave.

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## COASTAL RESOURCES MANAGEMENT COUNCIL



### ZONE DATA

#### ZONE: A-15 RESIDENTIAL DIMENSIONAL REGULATIONS

MINIMUM LOT AREA:  
15,000 SQ. FT.  
MINIMUM LOT FRONTRAGE:  
125',  
125'  
MINIMUM LOT WIDTH:  
30'  
30'  
30'  
35'  
20'  
MAXIMUM STRUCTURE HEIGHT:  
22.5' \* & 30'  
MAXIMUM DETACHED ACCESSORY BUILDING HEIGHT:  
17' \* & 20'  
N/A

#### PROPOSED DEVELOPMENT

LOT AREA:  
15,455 SQ. FT.  
LOT FRONTRAGE:  
97.50' (ARLINGTON AVENUE)  
99.16' (ARLINGTON AVENUE) & 150.41' (SEASHORE ROAD)  
LOT WIDTH:  
YARD DEPTHS:  
FRONT  
22.5' \* & 30'  
SIDE  
17' \* & 20'  
REAR  
N/A

\*7.5' OF RELIEF (25%) WAS GRANTED FOR FRONT SETBACK ALONG ARLINGTON AVENUE, AND 3' OF RELIEF (15%) WAS GRANTED FOR THE WESTERLY SIDE SETBACK, AS PART OF A ZONING VARIANCE. ALSO GRANTED WAS A 25' SETBACK TO THE COASTAL FEATURE (50' REQUIRED) AT THE WARWICK ZONING BOARD OF REVIEW ON FEBRUARY 11, 2025. DOCUMENTED BY WARWICK ZBA CONDITIONAL DIMENSIONAL VARIANCE DECISION DATED 02/14/25.

FOR STREET INDEX FILE UNDER:  
ARLINGTON AVENUE

OWNER/APPLICANT  
JOHN W. MACSWEENEY &  
AIDAN J. MACSWEENEY  
2 CAPTAIN HARRIS DRIVE  
ASSONET, MA 02702

**SCITUATE SURVEYS, INC.**

COVENTRY, RHODE ISLAND 02816  
401 821 8101  
LAND SURVEYING / MAPPING / SITE PLANNING

SCALE IN FEET: 20 10 0 20 40 60

### LOCATION PLAN

SCALE: 1" = 1,500'

### PLAN REFERENCES

- LONGMEADOW SHORE PLAT, WARWICK, RI, BELONGING TO VICTORY LAND COMPANY, BY FRANK E. WATERMAN CO., MAY, 1925. H.E.G. SCALE 80 FT. TO AN INCH. RECORDED IN THE CITY OF WARWICK LAND EVIDENCE RECORDS IN PLAT BOOK 8 AT PAGE 2, AND ON PLAT CARD 330.
- CITY OF WARWICK, R.I. OCEAN AVE. SCALE 1"=40'. AUG. 14, 1947. WARWICK CITY ENGINEERING.

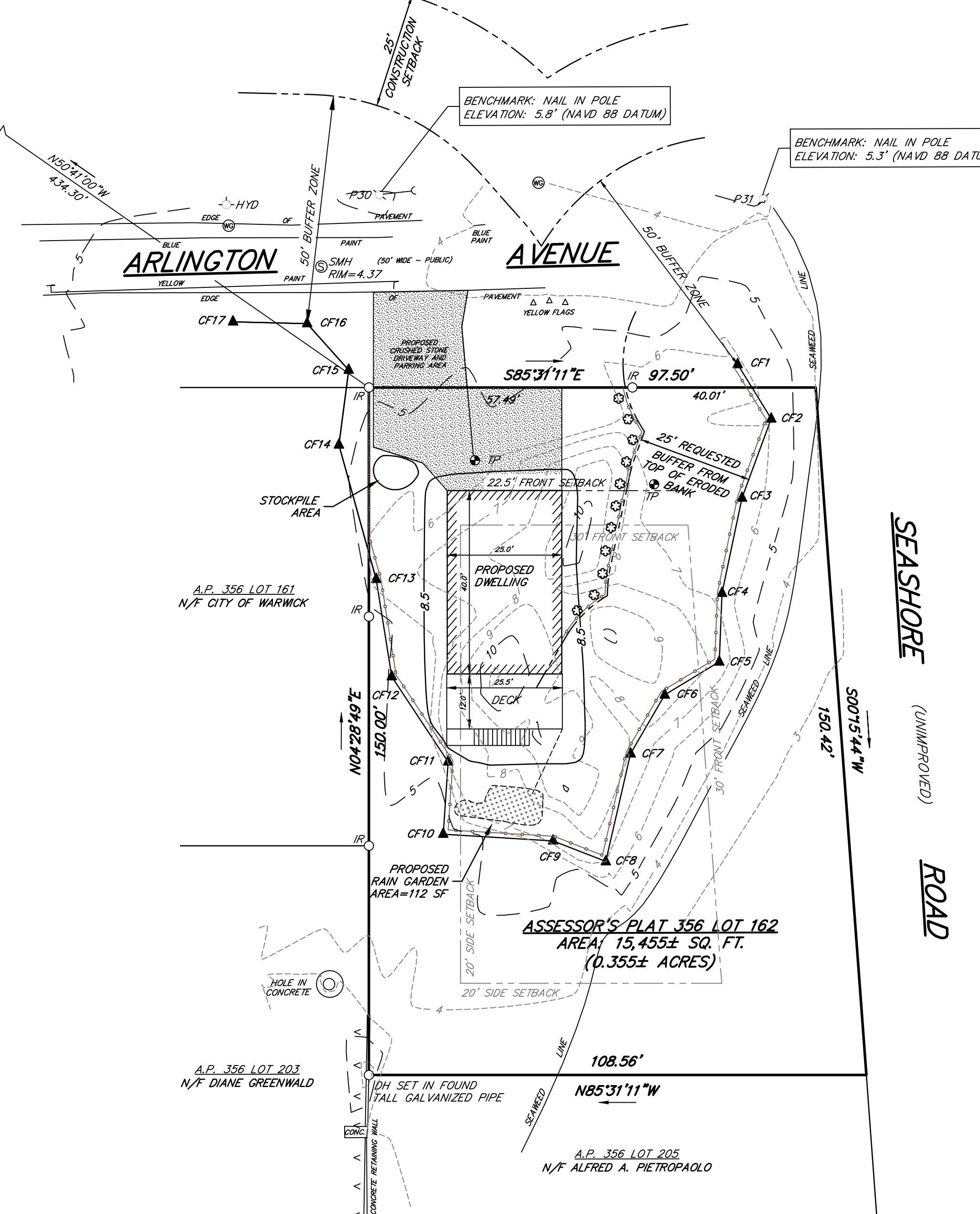
### NOTES

- NOT ALL CORNERS COULD BE SET WITH MONUMENTS DUE TO FIELD CONDITIONS.
- WETLANDS DELINEATION WAS CONDUCTED BY NATURAL RESOURCE SERVICES, INC. ON JANUARY 29, 2024, AND REPRESENTED IN A REPORT DATED JANUARY 31, 2024. THE LOCATION OF THE FLAGS WERE VERIFIED IN THE FIELD TO A SURVEY GRADE BY SCITUATE SURVEYS, INC., IN APRIL OF 2024. FLAGS CF1-CF17 REPRESENT THE CRMC REGULATED COASTAL FEATURES. FLAGS CF1-CF10 REPRESENT THE ERODED BANK. FLAGS CF11-CF17 DEPICT THE LANDWARD EXTEND OF A CONTINUOUS FRESHWATER WETLAND.
- THE ENTIRETY OF THE SUBJECT PARCEL LIES WITHIN THE CRMC 200-FOOT JURISDICTIONAL LIMIT. ALL OF THE UPLAND AREA LIES WITHIN THE 50' BUFFER ZONE. A REQUESTED 25' BUFFER ZONE IS DEPICTED FROM THE TOP OF THE ERODED BANK.
- THIS IS A PROPOSED CORNER LOT WITH 2 FRONT SETBACKS AND 2 SIDES. THERE ARE NO REAR SETBACKS.
- THE MEAN HIGH WATER LINE AND THE MEAN LOW WATER LINE, PER NOAA TIDAL EPOCH DATA DEFINITIONS, DO NOT LIE ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY LIES WITHIN A ZONE VE (EL. 17 FEET) AND A ZONE OF 15 FEET SPECIAL FLOOD HAZARD AREAS AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF WARWICK, KENT COUNTY, RHODE ISLAND MAP NUMBER 44003C01534, EFFECTIVE DATE: SEPTEMBER 18, 2013.
- A 4' STANDARD ORANGE SAFETY FENCE WILL BE INSTALLED BEHIND THE SILT FENCE DURING CONSTRUCTION.
- ASSESSOR'S PLAT 356 LOT 162 WAS FORMERLY THREE LOTS, WHICH WERE COMBINED THROUGH AN ADMINISTRATIVE SUBDIVISION APPROVED ON JANUARY 27, 2025 AND RECORDED ON JANUARY 28, 2025 ON PLAT CARD 1843.
- THE TOPOGRAPHY SHOWN ORIGINATES FROM AN ON-SITE SURVEY BY SCITUATE SURVEYS, INC., IN MARCH, 2024 USING CONVENTIONAL (TOTAL STATION) SURVEY METHODS, AT A 1' CONTOUR INTERVAL.
- THE HORIZONTAL DATUM FOR THE INFORMATION SHOWN ON THIS PLAN REFERENCES THE NORTH AMERICAN DATUM OF 1983 (NAVD83). THE VERTICAL DATUM REFERENCED IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

### LEGEND

A.P.	ASSESSOR'S PLAT
N/F	NOW OR FORMERLY
SQ. FT.	SQUARE FEET
IP	IRON PIPE FOUND
GB	GRANITE BOUND FOUND
IR	IRON ROD WITH SURVEY CAP SET
DH	DRILL HOLE SET
HYD	WATER GATE
HYD	FIRE HYDRANT
SMH	SEWER MANHOLE
P30/CS-C	UTILITY POLE WITH GUY ANCHOR
TP	TEST PIPE
CF1-CF10	COASTAL FEATURE DELINEATION FLAG (TOP OF BANK)
CF10-CF17	COASTAL FEATURE DELINEATION FLAG (CONTINUOUS FRESHWATER WETLAND)
PROPOSED	PROPOSED SILT FENCE
	PROPOSED 3-5 GALLON BAYBERRY PLANTS (MYRTICAE PENNSYLVANICA), 5' ON CENTER TO BE INSTALLED AS A BUFFER TRANSITION ALONG CRMP SECTION 1.1.7 VARIANCE PROPOSED (50%) OF REQUIRED 25' BUFFER ZONE

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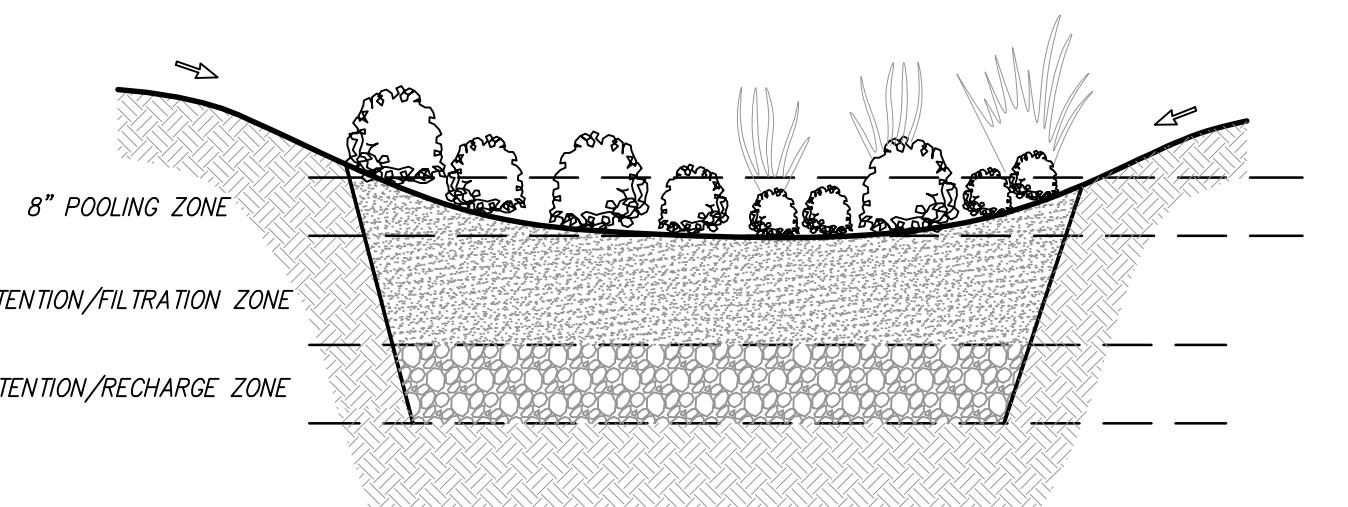


NARRAGANSETT BAY  
ROAD

RIGS

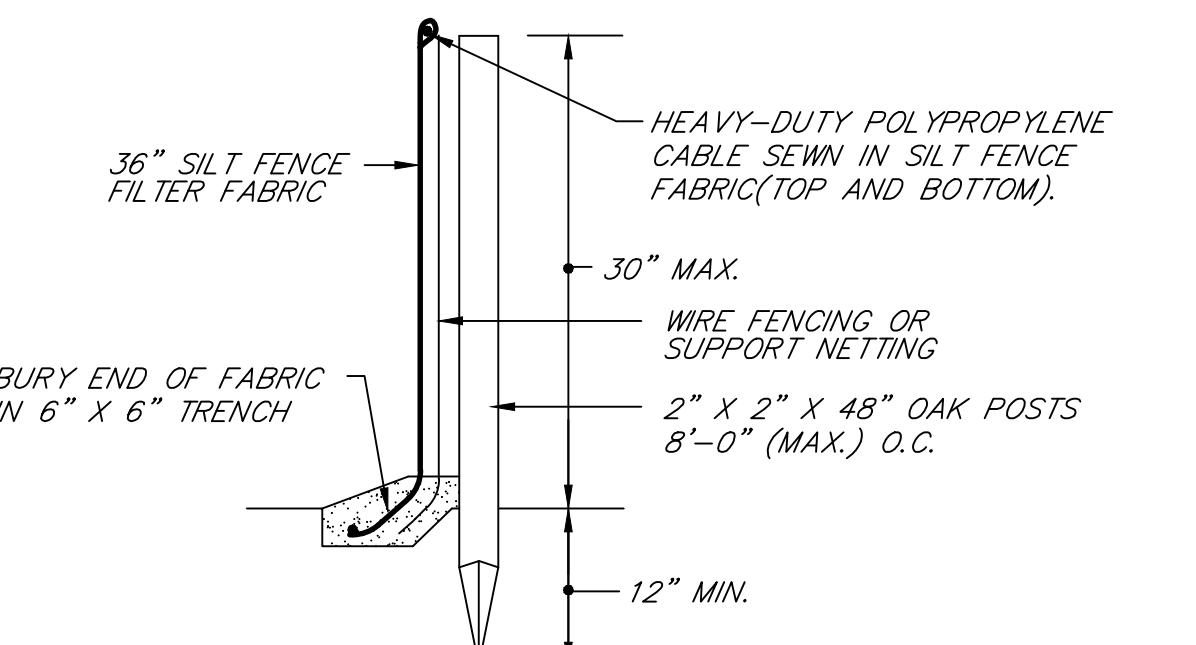
### RAIN GARDEN AREA CALCULATION

ROOF AREA = 1,306 SF  
8" DEEP RAIN GARDEN WITH SANDY SOILS SIZE REQ. = 0.08 SF PER 1 SF OF DRAINAGE AREA  
1,306 SF ROOF AREA x .08 = 105 SF REQUIRED  
RAIN GARDEN AREA PROVIDED = 112 SF PROVIDED



### RAIN GARDEN DETAIL

NOT TO SCALE



### INSTALLATION NOTES:

- SET POSTS MINIMUM DEPTH 12", AND EXCAVATE 6" X 6" TRENCH UPSLOPE ALONG LINE OF POSTS.
- STAPLE WIRE FENCING TO THE POSTS.
- ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND TO TRENCH.
- BACKFILL AND COMPACT THE EXCAVATED SOIL.
- BARRIER HEIGHT NOT TO EXCEED 30". LOCATE 6 FEET FROM TOE OF SLOPE. OVERLAP FILTER FABRIC 6" AT POSTS. POST SPACING MAXIMUM 8 FEET.

### SILT FENCE DETAIL

NOT TO SCALE

"LONGMEADOW CORNER"  
CRMC PROPOSED RESIDENTIAL DEVELOPMENT PLAN  
OF LAND OF  
JOHN W. MACSWEENEY &  
AIDAN J. MACSWEENEY  
ASSESSOR'S PLAT 356 LOT 162  
ARLINGTON AVENUE  
WARWICK, RHODE ISLAND  
SCALE: 1"=20' DATE: JANUARY 29, 2025 REVISION: 03/11/2025

PROJECT NO.: SS3121  
DRAWING NO.: SS5185  
DRAWN BY: C. J. BLITZ  
SHEET 1 OF 1