



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.

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; or mail via USPS to: Coastal Resources Management Council; O. S. Government Center, 4808 Tower Hill Road, Rm 116; Wakefield, RI 02879.

/bms

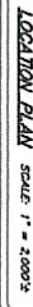
Legend

- 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



ZONE: A-15 RESIDENTIAL DIMENSIONAL REGULATIONS

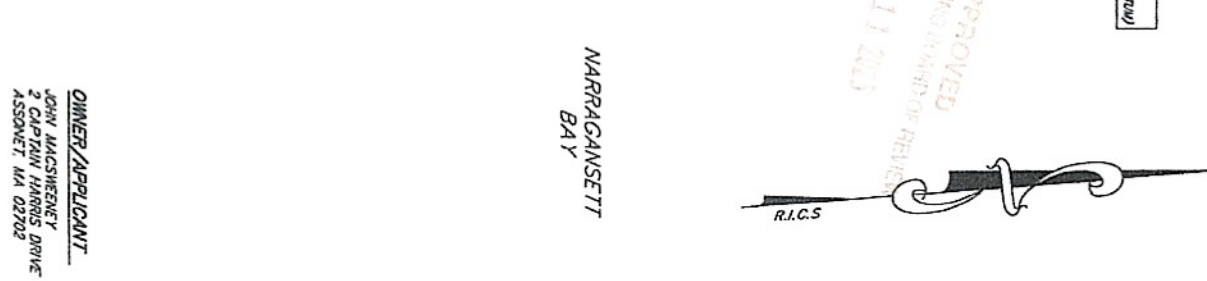
PROPOSED COMBINED LOT
 LOT AREA: 15,455 SQ. FT.
 LOT FRONTAGE: 97.50' (ARLINGTON AVENUE)
 LOT WIDTH: 99.16' (ARLINGTON AVENUE) & 150.41' (SEASHORE ROAD)
 YARD DEPTHS:
 FRONT 22.5' & 30'
 SIDE 17' & 20'
 REAR N/A

*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

2. CITY OF WATKINS, R.L. OCEAN AVE. SCALE 1"=40' AUG. 14,
1947. WATKINS CITY ENGINEERING.

1. NOT ALL COMMENTS COULD BE SET WITH MOVEMENTS DUE TO FIELD CONDITIONS.
2. METALLIC GALVANIZATION WAS CONDUCTED BY NATIONAL RESOURCE SERVICES, INC. ON JANUARY 28, 2024 AND REPRESENTED IN A REPORT DATED JANUARY 31, 2024. THE PLASIS WERE LOCATED IN THE FIELD OF STRAUBER SERVICES, INC. IN APRIL OF 2024.
3. THE SINGULARITY OF THE SUBJECT FACILITY LETS WITHIN THE CHANG 200-FOOT VERTICAL LIMIT. ALL OF THE WILDLAND AREA LETS WITHIN THE 50' BUFFER ZONE.
4. THIS IS A PROPOSED CONCRETE LOT WITH 2 FRONT SETBACKS AND 2 SIDES THERE ARE NO REAR SETBACKS.
5. SET DEED BOOK 10244 PAGE 178 FOR EVIDENCE OF TITLE FOR ALL THESE EXISTING LOTS.

A.P.	ASSESSOR'S PLAT
N/F	NOW OR FORMERLY
50 FT.	SQUARE FEET
⊙ PG	IRON PIPE FOUND
■ PG	GRANITE BEDD FOUND
○ IR	IRON ROD WITH SINKET CAP SET
○ DH	DRILL HOLE SET
⊕	WATER GATE
⊕-HND	FIRE HYDRANT
⊕	SEWER MANHOLE
P30D-C	UTILITY POLE WITH CUY ANCHOR
⊕ TP	TEST PIPE
A-G1-GT10	COASTAL FEATURE BOUNDARY FLAG (TYPE OF BANK)
A-GT10-GT12	COASTAL FEATURE BOUNDARY FLAG (TWO-EDGED PIER)
50 SURFER ZONE	



PROJECT NO.: 553121

"LONGMEADOW CORNER"
ADMINISTRATIVE SUBDIVISION PLAN
OF LAND OF
JOHN W. MACSWEENEY
& AIDAN J. MACSWEENEY
ASSESSOR'S PLAT 356 LOTS 162, 163, & 204
ARLINGTON AVENUE
WARWICK, RHODE ISLAND

SCALE: 1"=20' DATE: DECEMBER 4, 2024

The seal is rectangular with a double-line border. At the top, there is a table with two columns and two rows. Below the table, the name "ANGELO M. RAMONDI" is printed in a bold, sans-serif font. In the center is a circular emblem featuring a shield with a plow and a compass, topped by a laurel wreath. To the left of the emblem is the word "No." and to the right is the number "1762". Below the emblem is a banner with the word "JERSEY". At the bottom, the words "PROFESSIONAL LAND SURVEYOR" are printed in a bold, sans-serif font.

DECLARATION

THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE PUBLIC LANDS REVENUE ACT, AS AMENDED, AND THE REGULATION THEREOF, AND THE REGISTRATION OF THE RESULTS AND MEASUREMENTS THEREOF BY THE MISSOURI LAND SURVEY BOARD OF REGISTRATION FOR THE MISSOURI LAND SURVEYORS ON NOVEMBER 15, 2010, AS FOLLOWS:

TYPE OF SURVEY: SURVEY MEASUREMENT: MEASUREMENT

COMPROMISED SURVEY: SURVEY CLASS: I

TYPE OF SURVEY: SURVEY MEASUREMENT: MEASUREMENT

DATA ACQUISITION: SURVEY CLASS: II


STATEMENT OF PURPOSE

THE PURPOSE OF THIS PLAN IS TO DEFINE THE RESULTS OF A SURVEYED MEASUREMENT SURVEY AND TO SHOW THE EXISTING CONDITIONS OF THE SUBJECT PROPERTY.

BY Angela W. T. Edwards

ASSISTANT PROFESSIONAL LAND SURVEYOR AND TIME MEASUREMENT SURVEY, THE CASH AND IF THE SURVEY HAS BEEN CONDUCTED, SURVEYED AND "NET" SURVEY, SUCH AS IT IS NOT AN


UNRECORDED SURVEY.


SCITUATE SURVEYS, INC.

410 TIOGUE AVENUE
COVENTRY, RHODE ISLAND 02816
401-821-0101

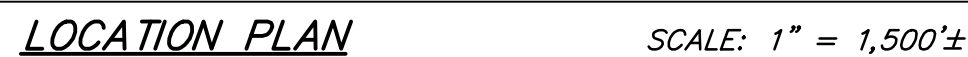
LAND SURVEYING / MAPPING / SITE PLANNING

20 10 0 20 40
SCALE IN FEET



Pl. # 11028 - Arlington Ave.
Pl. 356, Lots 162, 163 + 204

RECEIVED
3/12/2025
COASTAL RESOURCES
MANAGEMENT COUNCIL



1. "LONGMEADOW SHORE PLAT WARWICK, R.I. 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.
2. "CITY OF WARWICK R.I. OCEAN AVE. SCALE 1"=40' AUG. 14, 1947" WARWICK CITY ENGINEERING.

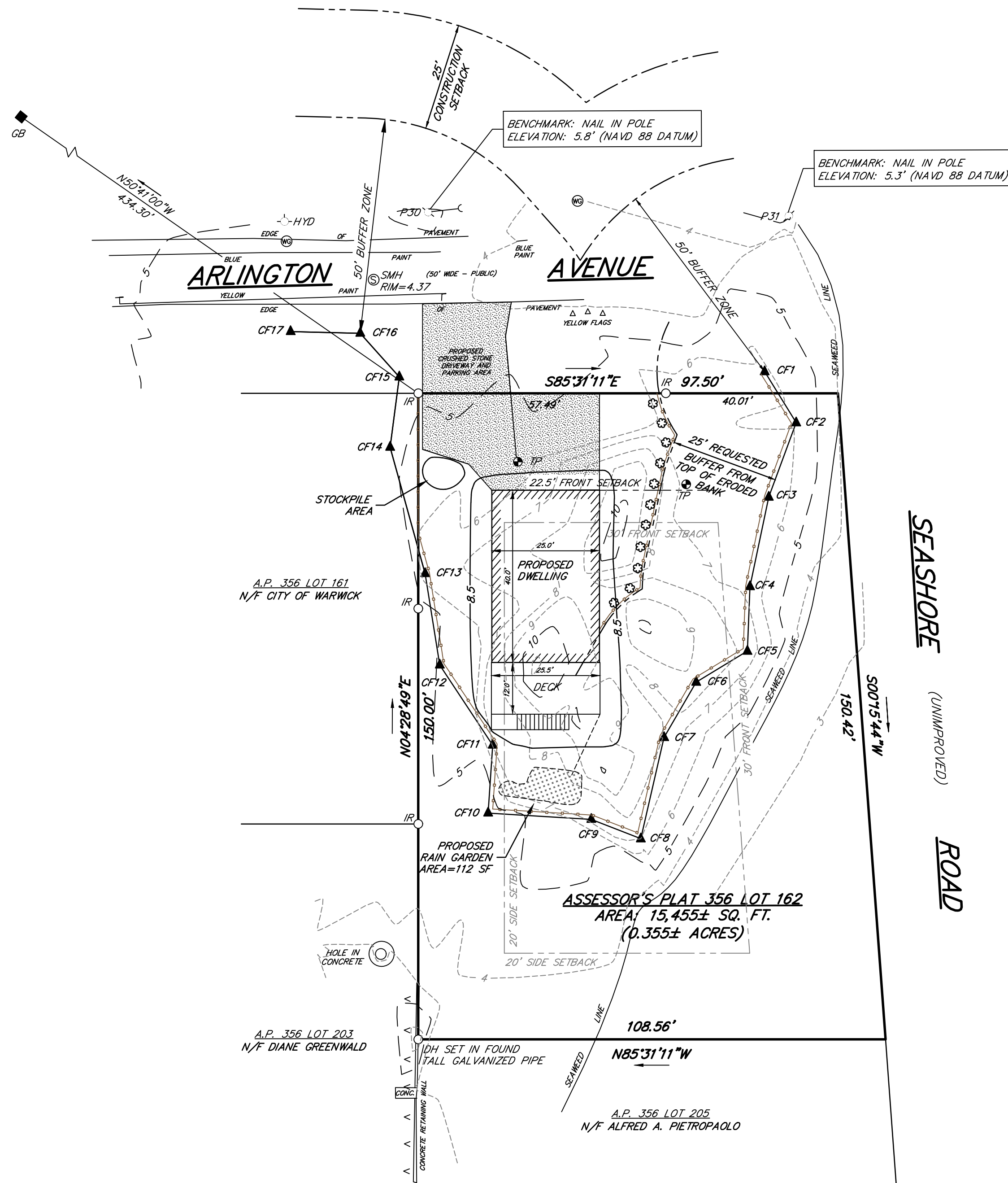
1. NOT ALL CORNERS COULD BE SET WITH MONUMENTS DUE TO FIELD CONDITIONS.
2. WETLANDS DELINEATION WAS CONDUCTED BY NATURAL RESOURCE SERVICES, INC. ON JANUARY 29, 2024 AND REPRESENTED IN A REPORT DATED JANUARY 31, 2024. THE LOCATION OF THE FLASGS WERE VERIFIED IN THE FIELD TO A SURVEY GRADE BY SQTUATE SURVEYING, INC. IN APRIL OF 2024. FLASGS 071-0717 REPRESENT THE CRMP REGULATED COASTAL FEATURE, FLASGS 071-0710 REPRESENT THE TOP OF AN ERODED BANK, FLASGS 0710-0717 DEPICT THE LANDWARD EXTENT OF A CONTIGUOUS FRESHWATER WETLAND.
3. 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.
4. THIS IS A PROPOSED CORNER LOT WITH 2 FRONT SETBACKS AND 2 SIDES. THERE ARE NO REAR SETBACKS.
5. THE MEAN HIGH WATER LINE AND THE MEAN LOW WATER LINE, PER NOAA TIDAL EPOCH DATA DEFINITIONS, DO NOT LIE ON THE SUBJECT PROPERTY.
6. THE SUBJECT PROPERTY LIES WITHIN A ZONE VE (EL. 17 FEET) AND A ZONE VE (EL. 16 FEET) SPECIAL FLOOD HAZARD AREAS AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR THE CITY OF HONOLULU, KENT COUNTY, BRIDGE ISLAND MAP NUMBER 4400300153H, EFFECTIVE DATE: SEPTEMBER 18, 2013.
7. A 4' STANDARD ORANGE SAFETY FENCE WILL BE INSTALLED BEHIND THE SILT FENCE DURING CONSTRUCTION.
8. ASSESSOR'S PLAT 356 LOT 162 WAS FORMERLY THREE LOTS, WHICH WERE COMBINED THROUGH AN ADMINISTRATIVE SUBDIVISION RECORDED IN PLAT 1843, 2025 AND RECORDED ON JANUARY 28, 2025 ON PLAT CARD 1843.
9. THE TOPOGRAPHY SURVEY ORIGINATES FROM AN ON-SITE SURVEY BY SQTUATE SURVEYING, INC. IN 2024 USING CONVENTIONAL (TOTAL STATION) SURVEY METHODS. AT A 1' CONTOUR INTERVAL.
10. THE HORIZONTAL DATUM FOR THE INFORMATION SHOWN ON THIS PLAN DERIVES THE NORTH AMERICAN DATUM OF 1983 (NAD83). THE VERTICAL DATUM REFERENCED IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).

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
⊕	WATER GATE
⬇-HYD	FIRE HYDRANT
Ⓢ	SEWER MANHOLE
P.30 ⌞—⌞	UTILITY POLE WITH GUY ANCHOR
⊕ TP	TEST PIPE
▲ CF1-CF10	COASTAL FEATURE DELINEATION FLAG (TOP OF BANK)
▲ CF10-CF17	COASTAL FEATURE DELINEATION FLAG (CONTIGUOUS FRESHWATER WETLAND)
=====	PROPOSED SILT FENCE
⊕	PROPOSED 3-5 GALLON BABYBERRY PLANTS (MYRICA PENSYLVANICA), 5' ON CENTER TO BE INSTALLED AS A BUFFER TRANSITION ALONG CRMP SECTION 11.7 VARIANCE
	PROPOSED (50%) OF REQUIRED 25' BUFFER ZONE

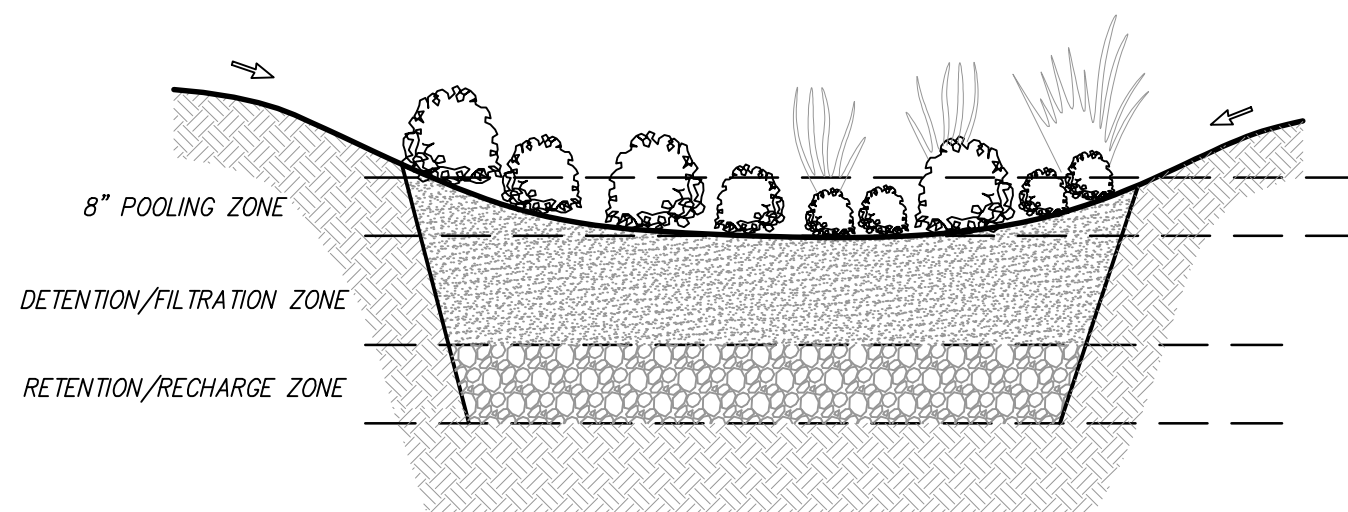
MINIMUM LOT AREA:	15,000 SQ. FT.
MINIMUM LOT FRONTAGE:	125'
MINIMUM LOT WIDTH:	125'
MINIMUM YARD DEPTHS:	
FRONT	30'
SIDE	20'
REAR	30'
MAXIMUM STRUCTURE HEIGHT:	35'
MAXIMUM DETACHED ACCESSORY BUILDING HEIGHT:	20'

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

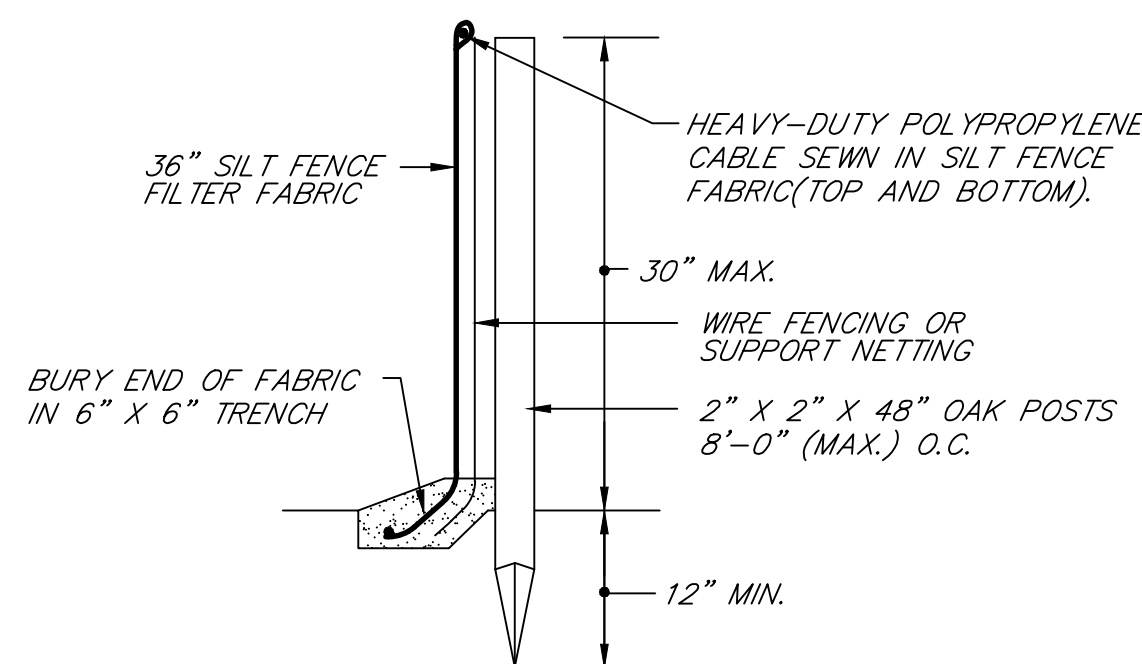
*7.5' OF RELIEF (25%) WAS GRANTED FOR FRONT SETBACK ALONG ARLINGTON AVENUE, AND 3' OF RELIEF (15%) WAS GRANTED FOR THE WESTERLY SIDE SETBACK, AS PART OF A ZONING VARIANCE. ALSO GRANTED WAS A 25' SETBACK TO THE COASTAL FEATURE (50' REQUIRED) AT THE WARWICK ZONING BOARD OF REVIEW ON FEBRUARY 11, 2025.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



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



NOT TO SCALE

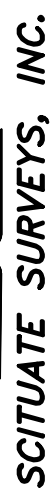


1. SET POSTS MINIMUM DEPTH 12" AND EXCAVATE 6" X 6" TRENCH UPSLOPE ALONG LINE OF POSTS.
2. STAPLE WIRE FENCING TO THE POSTS.
3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND TO TRENCH.
4. BACKFILL AND COMPACT THE EXCAVATED SOIL.
5. BARRIER HEIGHT NOT TO EXCEED 30". LOCATE 6 FEET FROM TOE OF SLOPE.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

NOT TO SCALE

FOR STREET INDEX, FILE UNDER:
ARLINGTON AVENUE

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



410 TIOGUE AVENUE
COVENTRY, RHODE ISLAND 02816
401 821 8101

LAND SURVEYING/MAPPING/SITE PLANNING



CERTIFICATION
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO SECTION 9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOVEMBER 25, 2013, AS FOLLOWS:

MEASUREMENT SPECIFICATION

MEASUREMENT SPECIFICATION

GRAPHIC SURVEY ACCURACY T-2

THE PURPOSE OF THIS PLAN IS TO DEPICT THE RESULTS OF A BOUNDARY RETACEMENT SURVEY AND TO APPLY FOR A CRMC APPLICATION FOR SITE DEVELOPMENT.

7

BY: T. Ingers v. J. Cammon

ANGEL M. HAIMONIDIS, PROFESSIONAL LAND SURVEYOR, NCL 1762
© SUCULATE SURVEYS, INC. COA NO. ASD
IF THIS MAP DOES NOT BEAR AN ORIGINAL SIGNATURE AND "MET" STAMP, THEN IT IS NOT AN AUTHENTICATIVE VERSION.

"LONGMEADOW CORNER"
CRMC PROPOSED RESIDENTIAL DEVELOPMENT PLAN

JOHN W. MACSWEENEY &

AIDAN J. MACSWEENEY

ASSESSOR'S PLAT 356 LOT 162

ARLINGTON AVENUE

WARWICK, RHODE ISLAND

20' DATE: JANUARY 29, 2025 REVISION: 03

--	--

PROJECT NO.: SS3121
DRAWING NO.: SS5185
DRAWN BY: C. J. BLITTING

SHEET
1 OF 1

