



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: 2025-11-015 Date: March 25, 2026

This office has under consideration the application of:

**Joseph & Mary McDowell**  
Portsmouth, RI 02871

for a State of Rhode Island Assent to construct and maintain:

an as-built residential boating facility consisting of 5'x81' fixed timber pier, a 22' x 3' ramp, two 4' x 30' floats, and two tie off piles. The tie off piles extending 75ft beyond mean low water. The existing facility was not built in accordance with the approved 1984-05-013 plans. A variance to CRMC Redbook section 1.3.1(11)(D)(I) is required where the facility extends 25ft beyond the 50ft standard.

Project Location:	94 Point Road
City/Town:	Portsmouth
Plat/Lot:	Plat 21, Lot 96
Waterway:	Bluebill Cove

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 **April 26, 2026**.

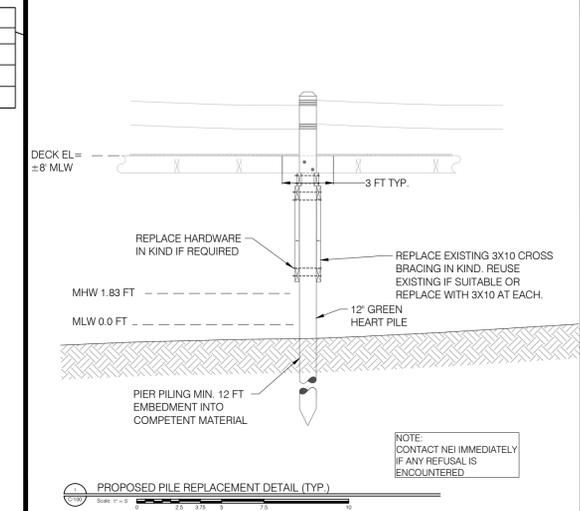
Please email your comments/hearing requests to: [cstaff1@crmc.ri.gov](mailto:cstaff1@crmc.ri.gov); or mail via USPS to: Coastal Resources Management Council; O. S. Government Center, 4808 Tower Hill Road, Rm 116; Wakefield, RI 02879.

/lat



EXISTING (2) FLOAT AREA = ±120SF  
(TOTAL AREA = ±240SF) APPROVED  
UNDER CRMC #1984-05-013

OBJECT #	CODE	DESCRIPTION
1-5, 7, 17-20, 22	P.R.	PILE TO BE REMOVED AND REPLACED
6, 8-10, 13-16, 21		PILE TO REMAIN
11-12	T.P.	TIE-OFF PILES TO REMAIN



**NEI**  
**Narragansett Engineering Inc.**  
Civil - Survey Structural Environmental Design  
3102 East Main Road, Portsmouth RI 02871  
Tel. 401.683.6630 www.nei-cds.com

**SHEET TITLE**  
MCDOWELL RESIDENCE  
SITE PLAN FOR CRMC PERMITTING

MARY MCDOWELL  
94 POINT ROAD  
PORTSMOUTH, RI 02871  
T. 413-575-2106  
E. MARY.CREIGHTON@GMAIL.COM  
94 POINT ROAD, PORTSMOUTH, RI 02871  
PLAT: 21, LOT: 96  
ZONE: R10, AREA: 0.48 ACRES  
N/F: MCDOWELL JOSEPH F TRUSTEE + MCDOWELL MARY A TRUSTEE  
YEAR BUILT: 1976  
NO CRMC PERMITS FOUND FOR ORIGINAL HOUSE CONSTRUCTION

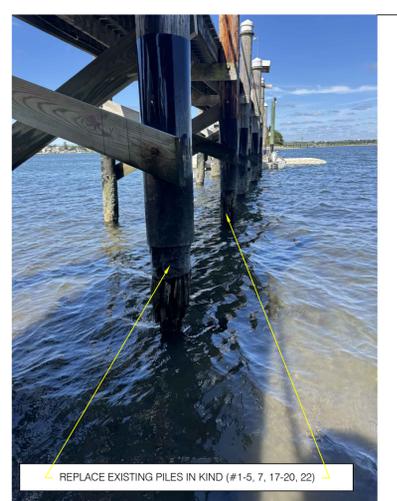
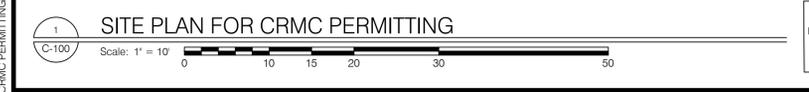
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS: FOR THE PREPARATION OF A TOPOGRAPHIC SURVEY PLAN FOR USE IN CRMC PERMITTING AND FUTURE SITE PLANNING

**JOSEPH W. MALO**  
No. 10073  
REGISTERED PROFESSIONAL ENGINEER (CIVIL)  
10/24/25

PROJECT #	DATE	DRAWN	CHECK
21.0159	09.09.25	TB	NKH

FILE NUMBER	FILE DESCRIPTION	NOTES
1984-05-013	"Assent to construct and maintain a timber dock, access ramp, float and rock revetment for private use. A 5' X 84' pile secured timber pier, a 12' x 13' pile supported deck, and a 4' x 16' access ramp leading to a 6' x 40' floating dock in 'The Cove'"	Variance granted for use of untreated oak piles, 240 sf float area, and constructing end of the float approx. 65-feet from the MLW line.
1990-04-046	"To enclose a portion of deck as per plans."	A roof extension was proposed over the existing sun porch on the main dwelling, over the existing dock with extensive support beams and footings. The proposed area of the extended sunporch is 236 sq ft.
2002-06-131	"Construct a 24' x 28' garage with storage above, 11' x 18' porch, and a 12' x 20' attached deck, and hereby represents that he is the owner of the riparian rights attached to the property involved and submitted plans of the work to be done"	"The coastal feature shall be coastal beach backed by a riprap stone and vegetative cover & coastal bluff and the inland edge of the coastal feature shall be the top of coastal bluff"
2003-07-033	"Remove 3' off of original deck to comply with CRMC regulation and construct new side deck, concrete platform for AC. Also, install new ISDS as per plan approved by DEM #0227-2896"	Deck has been cut back 3' to conform to requirements and previously approved conditions



**SUMMARY OF NON CONFORMITIES:**  
NON-CONFORMITIES IDENTIFIED BY CRMC STAFF TO BE RECTIFIED BEFORE THE REMOVAL AND REINSTALLATION OF THE PILES FOR THEIR DOCK. THESE SITE NON-CONFORMITIES CONSISTED OF:

- (1) UNPERMITTED 120 SF JET SKI DOCK
- (2) UNPERMITTED SHORELINE PILES #11-12 TO REMAIN
- (6) UNPERMITTED SHORELINE PILES #23-28

THE FOLLOWING ACTIONS HAVE/ WILL BE MADE IN ACCORDANCE WITH CRMC REGULATIONS:

- THE 120 SF JET SKI DOCK HAS BEEN REMOVED
- THE (6) UNPERMITTED SHORELINE PILES HAVE BEEN REMOVED
- RETROACTIVE PERMITTING WILL BE REQUESTED FOR THE (2) UNPERMITTED TIE-OFF PILES.

SEE NARRATIVE: COASTAL RESOURCES MANAGEMENT COUNCIL MANAGEMENT PROGRAM FILED 1983-07-27 PERMITTED TIE-OFF PILES AT THE TIME OF DOCK CONSTRUCTION.  
HTPS://SOSRI.ACCESS.PRESERVICA.COM/UNCATGORIZED/IO\_935F7491-3FF7-46F9-9ECF-4F0096257C92/

**LEGEND**

100.00	DIMENSION - EXISTING
100.00	DIMENSION - PROPOSED
100.00 (D)	PLAN / DEED DIMENSION
100.00 (S)	SURVEY DIMENSION
---	PROPERTY LINE - ABUTTING
---	PROPERTY LINE - EXISTING
---	PROPERTY LINE - PROPOSED
---	SETBACKS
100.00	GRADE CONTOUR - EXISTING
100.00	GRADE CONTOUR - PROPOSED
---	ELECTRIC - OVERHEAD (OHE)
---	ELECTRIC - TELEPHONE - CABLE (ETC)
---	ELECTRIC - UNDERGROUND (UGE)
---	GAS (G)
---	SANITARY SEWER (SS)
---	STORM DRAIN (SD)
---	WATER
---	LIMIT OF DISTURBANCE (LOD)
---	SEDIMENT CONTROL (SED)
---	LOD / SED
---	EDGE OF PAVEMENT - EXISTING
---	FENCE - METAL
---	FENCE - WOOD
---	STONE WALL
---	BRUSH LINE (APPROXIMATE)
---	WETLAND LIMIT
---	STRUCTURE, EXISTING
---	STRUCTURE, PROPOSED
X 4.24	SPOT GRADE - EXISTING
X 1.24	SPOT GRADE - PROPOSED
---	DRILL HOLE
---	GRANITE BOUND
---	REBAR / STEEL PIPE FOUND
---	SPIKE
---	WETLAND FLAG LOCATION
---	BENCHMARK
---	BORING
---	SOIL EVALUATION
---	48" SHOWT 80' LEDGE
---	CATCH BASIN
---	DRAINAGE MANHOLE
---	ELECTRICAL MANHOLE
---	SANITARY MANHOLE
---	TELEPHONE MANHOLE
---	MONITORING WELL
---	GATE VALVE
---	WATER SHUT OFF
---	FIRE HYDRANT
---	ELECTRIC BOX (ETC)
---	UTILITY POLE
---	TREE
---	CURB INLET

PROJECT #	DATE	DRAWN	CHECK
21.0159	09.09.25	TB	NKH

No.	DATE	REVISIONS/DESCRIPTION	BY
1	10/02/25	LABEL PILES, UPDATE CRMC TABLE & AS PURPOSE NOTE, ADD NOTES TO PILE REPLACEMENT DETAIL, ADD CRMC # MISC. LABEL EDITS	AS
2	10/02/25	CHANGE PLAN TITLE TO 'SITE PLAN FOR CRMC PERMITTING'	AS
3	10/24/25	ADDITIONAL FLOAT PILE	CB

PURPOSE OF APPLICATION:  
EXISTING PILES REMOVAL AND REPLACEMENT  
DRAWINGS MUST BE PRINTED IN COLOR TO BE VALID.  
THIS NOTE SHOULD BE BLUE. IF THIS NOTE IS NOT BLUE, PLEASE REPRINT IN COLOR OR CONTACT NEI



SCALE 1" = 10'  
**C-100**

N:\PROJECTS\21.0159\_MCDOWELL (POINT RD)\SITE CIVIL\21.0159\_MCDOWELL RESIDENCE SITE PLAN FOR CRMC PERMITTING.DWG-C-100 (NEI) Standard.ctb, 10/24/2025 Craig Barry

**RECEIVED**  
11/3/2025  
COASTAL RESOURCES MANAGEMENT COUNCIL