



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: 2025-11-051 Date: March 9, 2026

This office has under consideration the application of:

**Main Street Westerly LLC**  
**P.O. Box 1781**  
**Westerly, RI 02891**

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

convert existing building into mixed use residential apartments, raise the elevation of the existing seawall, construct the environmental encapsulation of the site per RIDEM to limit exposure from contaminated soils.

Project Location:	181 Main Street
City/Town:	Westerly
Plat/Lot:	Plat 76, lot 35
Waterway:	Pawcatuck RIver

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

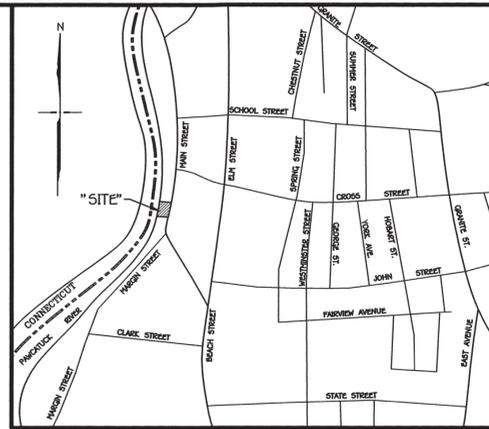
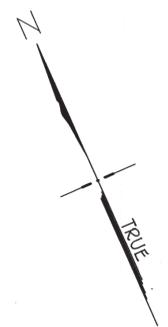
In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

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 9, 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



LOCATION MAP  
SCALE: NONE

**GENERAL NOTES**

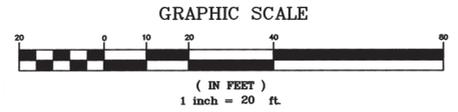
1. THIS PROJECT INVOLVES PROPERTY LOCATED AT 181 MAIN STREET IN THE TOWN OF WESTERLY, RHODE ISLAND. THE PARCEL IS CURRENTLY DEVELOPED WITH AN EXISTING COMMERCIAL BUILDING AND ASSOCIATED PAVED AND PERVIOUS AREAS. THE PROPOSAL FOR THIS PARCEL IS TO CONVERT THE EXISTING BUILDING INTO 11 RESIDENTIAL UNITS. THE BUILDING IS SERVICED BY PUBLIC WATER AND SEWER.
2. THE SUBJECT PROPERTY IS LOCATED IN THE DC-2 ZONING DISTRICT.
3. THE SUBJECT PROPERTY IS PRESENTLY DESIGNATED AS ASSESSOR'S MAP NO. 76, LOT 35 AND CONTAINS APPROXIMATELY 12,669 SQUARE FEET.
4. THE PAWCATUCK RIVER ABUTS THE SUBJECT PARCEL TO THE REAR.
5. THE SUBJECT PROPERTY IS LOCATED IN ZONE AE, ELEV.=10.0, PER FEMA MAP NUMBER 44009C0252K DATED APRIL 3, 2020.
6. THE UTILITIES SHOWN HEREIN ARE APPROXIMATE ONLY. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
7. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY DIG-SAFE AT LEAST 72 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY.

**SURVEY REFERENCE PLANS**

1. PLAT OF LAND TRANSFERRED BY R.A. SHERMAN'S SONS CO. TO R.B. MEIKLE AND ARCHIE MEIKLE, SCALE 1"=10', BY G.W. WOODWARD, SURVEYOR, WESTERLY R.I., APRIL 1822.
2. PLAT OF THE PROPERTY OF CHARLES P. CHAMPION LOCATED ON MAIN STREET WESTERLY R.I. SCALE 1"=10' NOVEMBER 1905, SURVEYED BY THOMAS MCKENZIE.
3. PLAT OF CHARLES P. CHAMPION PROPERTY LOCATED ON MAIN STREET WESTERLY R.I. SCALE 1"=10' OCTOBER 1905, SURVEYED BY THOMAS MCKENZIE.

**LEGEND**

- 62.5+ EXISTING SPOT ELEVATION
- - - - - EXISTING CONTOUR
- ○ ○ ○ ○ STONE WALL
- ~ ~ ~ ~ ~ TREE LINE
- — — — — PROPERTY LINE
- — — — — BUILDING SETBACK
- TH-1 TEST HOLE
- ⊕ DRAINAGE MANHOLE
- ⊞ CATCH BASIN
- ⊙ UTILITY POLE
- WG0 WATER GATE/CURBSTOP
- WGV WATER GATE VALVE
- MW0 EXISTING MONITORING WELL
- ⊕ SANITARY MANHOLE
- - - - - EXISTING SANITARY MAIN
- - - - - EXISTING WATER MAIN
- — — — — PROPOSED CONTOUR
- + [63.5] PROPOSED SPOT ELEVATION



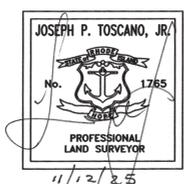
**SURVEY CERTIFICATION**

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 AS ADOPTED ON NOVEMBER 25, 2015 AND AS FOLLOWS:

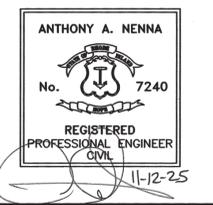
TYPE OF BOUNDARY SURVEY: LIMITED CONTENT SURVEY (CLASS I SPECIFICATION)  
 DATA ACCUMULATION SURVEY: MEASUREMENT SPECIFICATION: III  
 TYPE OF TOPOGRAPHIC SURVEY: T-2

STATEMENT OF PURPOSE:  
 THE PURPOSE OF THIS SURVEY IS FOR TOWN PLANNING AND ZONING PERMITTING.

*Joseph P. Toscano, Jr.* 11/12/25  
 JOSEPH P. TOSCANO, JR., PLS DATE  
 RI PLS NO. 1765  
 RI CERTIFICATE OF AUTHORIZATION NO. A45



Site Engineering, Inc.  
 Civil & Environmental Engineering  
 3 Crestview Drive  
 Westerly, Rhode Island 02891  
 401-348-6831



MAIN STREET  
 RESIDENTIAL  
 APARTMENTS  
 CRMC SUBMISSION

Project:  
 MAIN STREET  
 WESTERLY, LLC  
 181 MAIN STREET  
 WESTERLY RI  
 A.P. 76  
 LOT 35

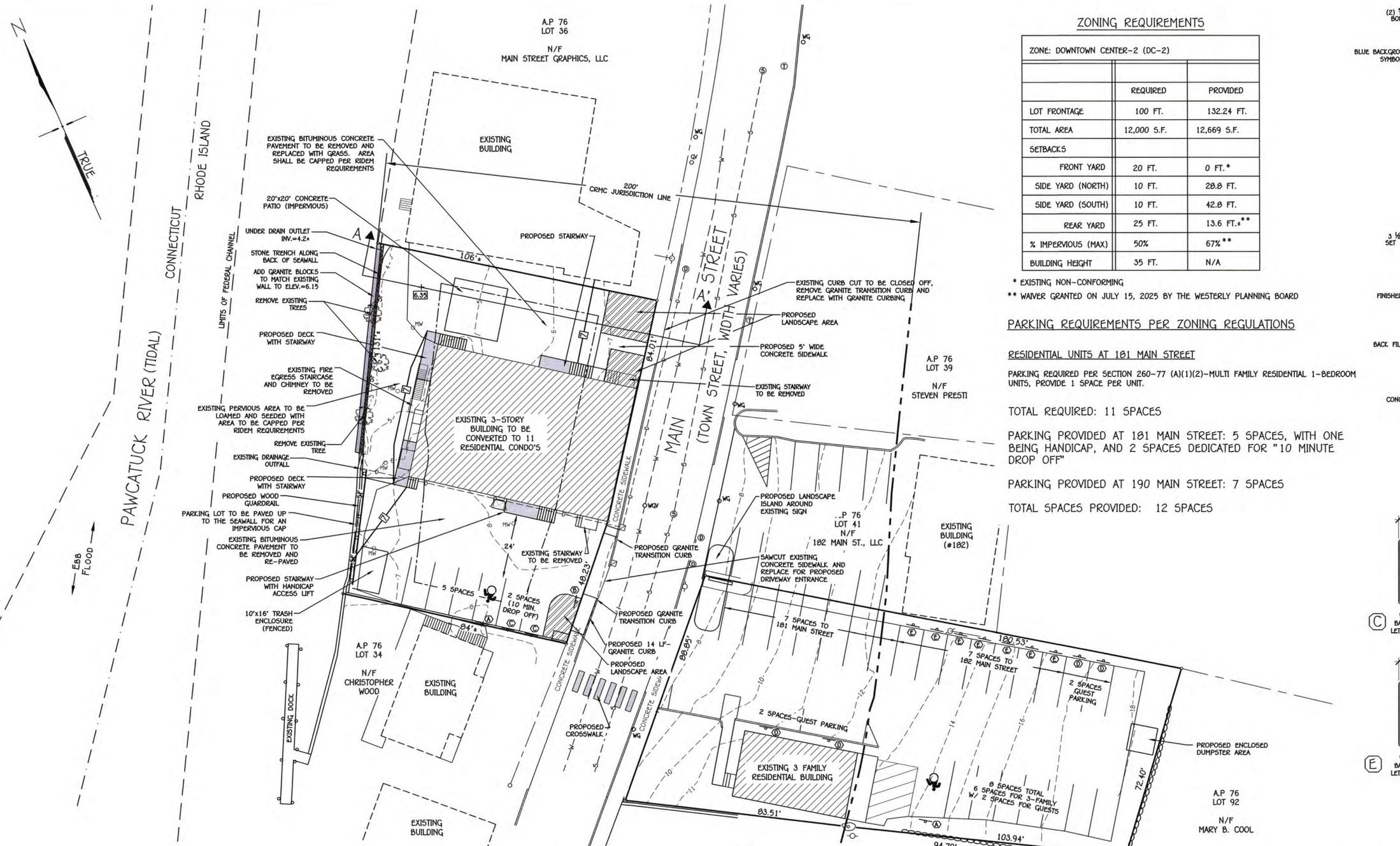


TITLE  
 EXISTING  
 CONDITIONS SITE  
 PLAN

Revisions

No.	Description	DATE

Designed By: AAN  
 Drawn By: AAN  
 Checked By: AAN  
 DATE: NOVEMBER 12, 2025  
 PROJECT No.: 24-011  
 Scale: 1"=20'



**ZONING REQUIREMENTS**

ZONE: DOWNTOWN CENTER-2 (DC-2)		
	REQUIRED	PROVIDED
LOT FRONTAGE	100 FT.	132.24 FT.
TOTAL AREA	12,000 S.F.	12,669 S.F.
SETBACKS		
FRONT YARD	20 FT.	0 FT.*
SIDE YARD (NORTH)	10 FT.	20.0 FT.
SIDE YARD (SOUTH)	10 FT.	42.0 FT.
REAR YARD	25 FT.	13.6 FT.**
% IMPERVIOUS (MAX)	50%	67%**
BUILDING HEIGHT	35 FT.	N/A

\* EXISTING NON-CONFORMING  
 \*\* WAIVER GRANTED ON JULY 15, 2025 BY THE WESTERLY PLANNING BOARD

**PARKING REQUIREMENTS PER ZONING REGULATIONS**

**RESIDENTIAL UNITS AT 101 MAIN STREET**

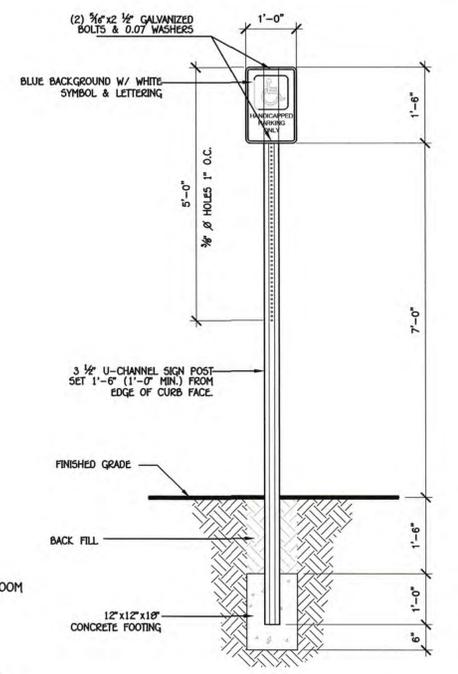
PARKING REQUIRED PER SECTION 260-77 (A)(1)(2)-MULTI FAMILY RESIDENTIAL 1-BEDROOM UNITS, PROVIDE 1 SPACE PER UNIT.

TOTAL REQUIRED: 11 SPACES

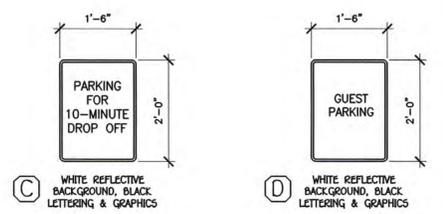
PARKING PROVIDED AT 101 MAIN STREET: 5 SPACES, WITH ONE BEING HANDICAP, AND 2 SPACES DEDICATED FOR "10 MINUTE DROP OFF"

PARKING PROVIDED AT 190 MAIN STREET: 7 SPACES

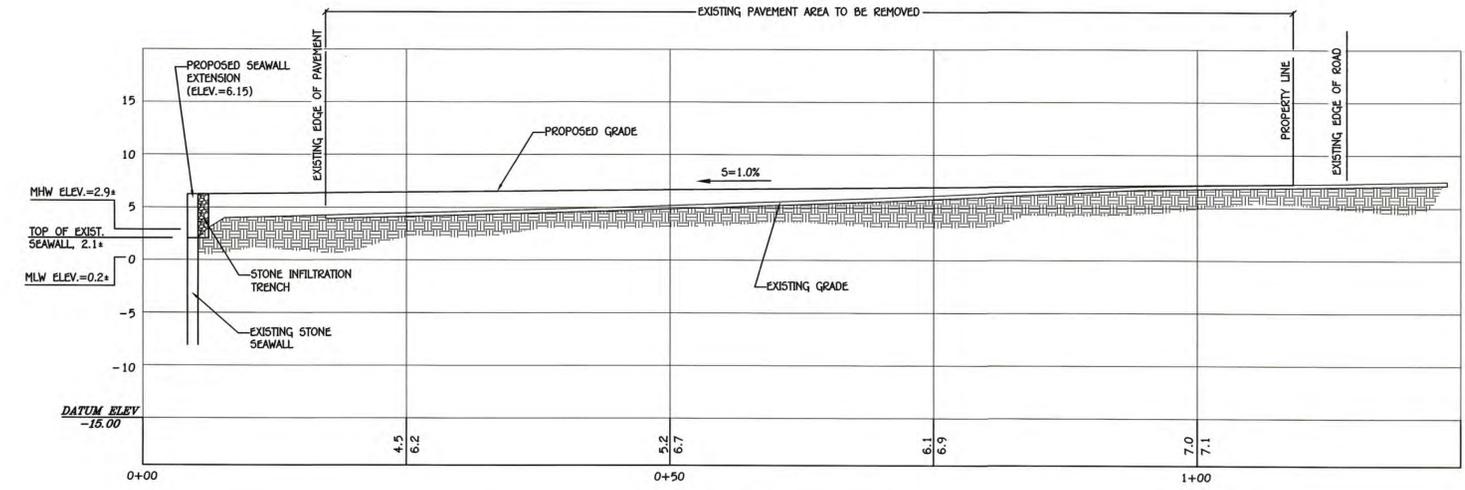
TOTAL SPACES PROVIDED: 12 SPACES



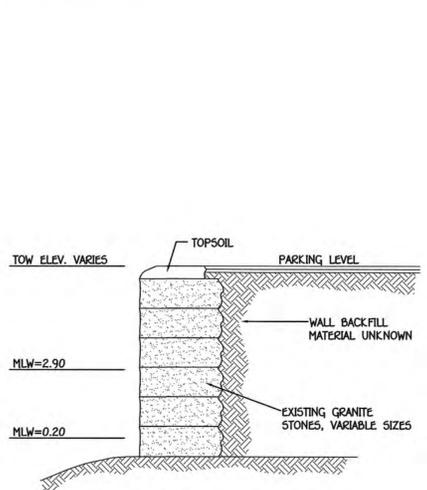
"HANDICAP" PARKING SIGN  
SCALE: NONE



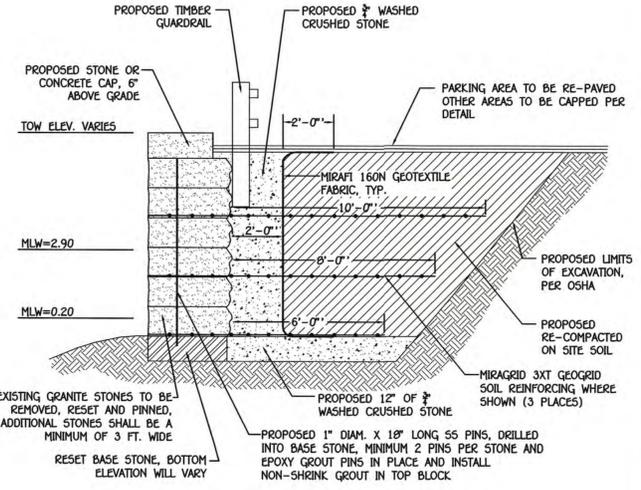
PROJECT SIGNAGE  
SCALE: NONE



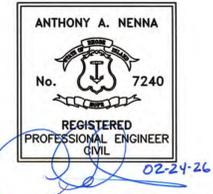
SECTION A-A'  
SCALE: 1"=1/8"



EXISTING SEA WALL  
NOT TO SCALE



PROPOSED REPAIR OF SEA WALL  
NOT TO SCALE



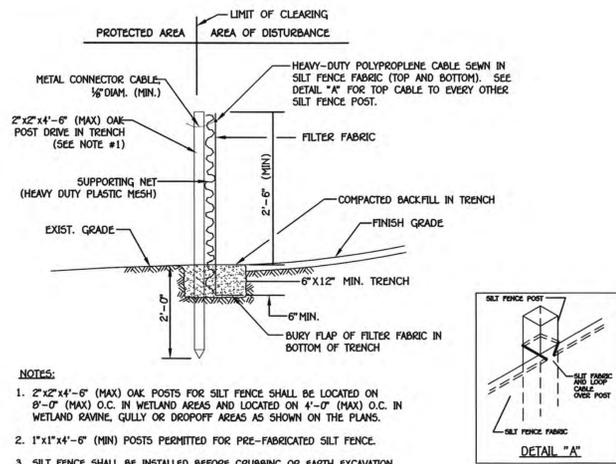
**MAIN STREET  
RESIDENTIAL  
APARTMENTS**  
  
**CRMC SUBMISSION**

Project:  
  
**MAIN STREET  
WESTERLY, LLC**  
101 MAIN STREET  
WESTERLY RI  
  
A.P. 76  
LOT 35  
  
Received  
02/25/2026  
Coastal Resources  
Management Council

Title:  
  
**PROPOSED SITE  
PLAN**

Revisions		
No.	Description	Date
1	ADDED DETAILS PER CRMC COMMENTS	02/23/26

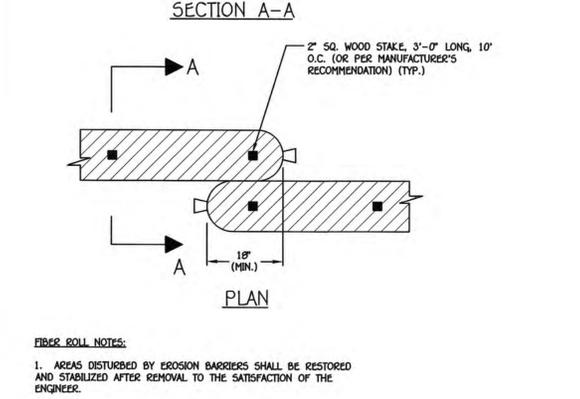
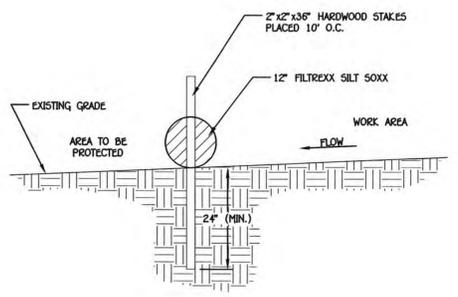
Designed By: AAN  
 Drawn By: AAN  
 Checked By: AAN  
 Date: NOVEMBER 12, 2025  
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 Scale: 1"=20'



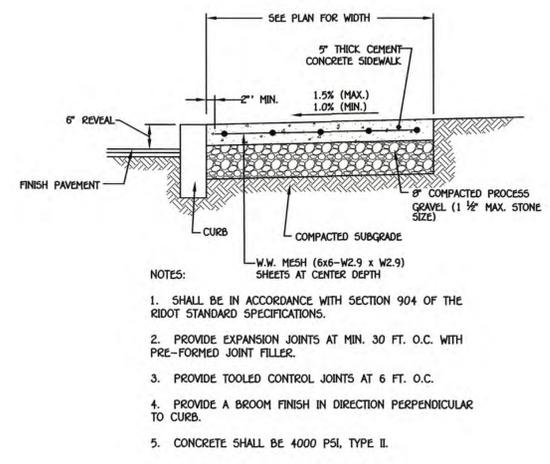
**SILT FENCE DETAIL**  
SCALE: NONE

**EROSION AND SEDIMENT CONTROL NOTES**

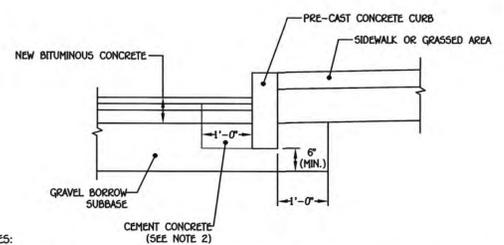
- ALL EROSION CONTROLS SHALL BE INSTALLED PRIOR TO ANY SITE ACTIVITY.
  - THE EROSION CONTROLS SHALL REMAIN IN PLACE UNTIL VEGETATION HAS BEEN ESTABLISHED.
- SILT FENCE MAINTENANCE**
- INSPECTION SHALL BE MADE AFTER EACH STORM EVENT AND REPAIR OR REPLACEMENT SHALL BE MADE PROMPTLY AS REQUIRED.
  - CLEANOUT OF ACCUMULATED SEDIMENT BEHIND THE BALES IS NECESSARY IF 1/2 OF THE ORIGINAL HEIGHT OF THE BALES BECOMES FILLED WITH SEDIMENT.



**STRAW WATTLE SEDIMENT CONTROL DETAIL**  
SCALE: NONE

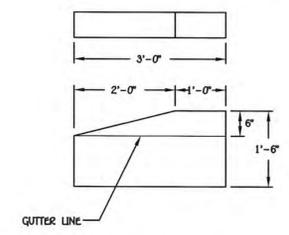


**CONCRETE SIDEWALK**  
SCALE: NONE

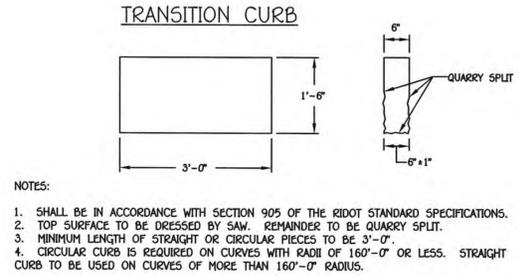


- NOTES:
- SHALL BE IN ACCORDANCE WITH SECTION 905 OF THE RIDOT STANDARD SPECIFICATIONS.
  - CEMENT CONCRETE SHALL BE USED ONLY WHEN THE CURB IS SET AFTER THE BASE AND/OR BINDER COURSES ARE IN PLACE. OTHERWISE THE CEMENT CONCRETE WILL BE ELIMINATED AND THE GRAVEL BROUGHT UP TO THE BOTTOM OF THE BASE COURSE.

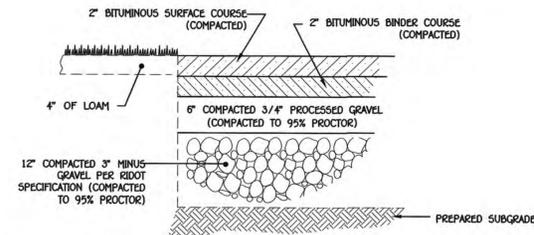
**CURB SETTING DETAIL**  
SCALE: NONE



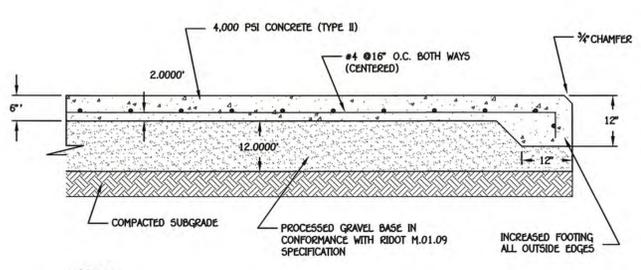
**TRANSITION CURB**  
SCALE: NONE



**GRANITE CURB AND TRANSITION CURB**  
SCALE: NONE

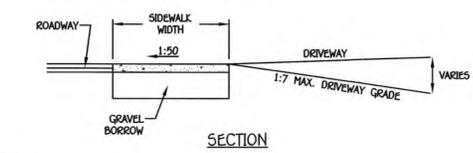
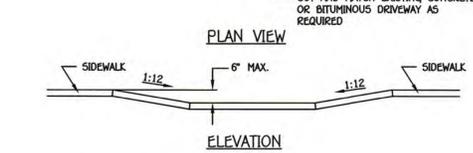
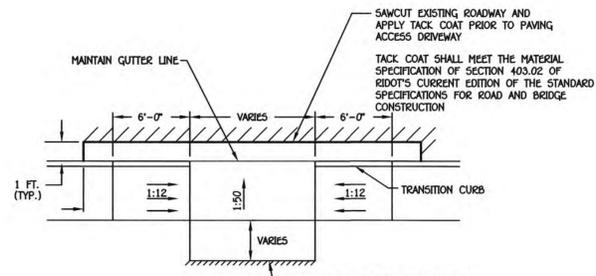


**TYPICAL PAVED AREA SECTION-(IMPERVIOUS CAP)**  
SCALE: NONE



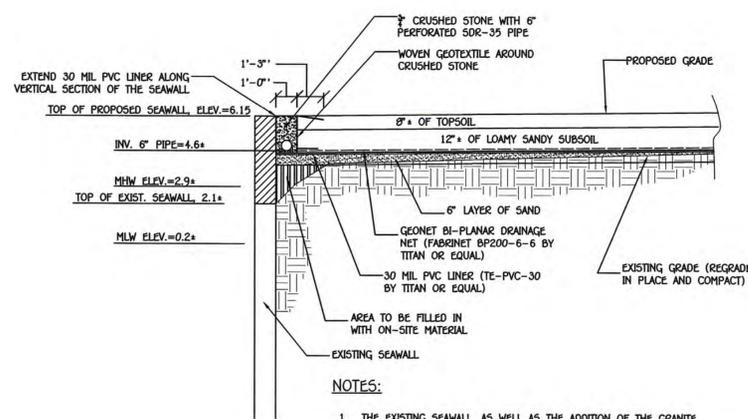
- NOTES:
- CONCRETE SHALL BE 4,000 PSI, 28 DAY STRENGTH.
  - JOINTS TO BE AT INTERVALS OF 1/2 LENGTH.
  - SIZE OF DUMPSTER PAD SHALL BE AS INDICATED ON THE SITE PLAN AND SHALL BE ENCLOSED WITH 6 FT. HIGH FENCE WITH GATE.
  - THE ENCLOSURE FENCING SHALL BE EITHER CEDAR OR VINYL WITH THE HEIGHT NOT EXCEEDING 6 FEET.
  - THE ENCLOSURE SHALL BE CONSTRUCTED SUCH THAT ALL STRUCTURAL MEMBERS THAT INCLUDE BRACES AND POSTS SHALL BE INSTALLED ON THE INSIDE OF THE FENCING.
  - A GATE SHALL BE PROVIDED AT THE FRONT OF THE ENCLOSURE AND SHALL BE CONSTRUCTED WITH COMMERCIAL GRADE HARDWARE.
  - THE SUPPORTING POLES AT THE GATES SHALL BE METAL, BE A MINIMUM DIAMETER OF 1-3/8\"/>

**DUMPSTER PAD**  
SCALE: NONE



- NOTES:
- MATERIAL AND METHODS FOR THE DRIVEWAY DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE RIDOT STANDARD SPECIFICATIONS.

**DRIVEWAY DEVELOPMENT FOR 6\"/>**



- NOTES:
- THE EXISTING SEAWALL, AS WELL AS THE ADDITION OF THE GRANITE BLOCKS TO EXTEND VERTICALLY SHALL BE GROUTED.
  - THE GEOSYNTHETICS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATION.

**IMPERVIOUS CAP CROSS SECTION**  
SCALE: NONE

**EROSION AND SEDIMENT CONTROL NARRATIVE**

**PROJECT DESCRIPTION**

THE SUBJECT PROPERTY IS LOCATED AT 181 MAIN STREET IN THE TOWN OF WESTERLY. IT IS FURTHER DENOTED AS 45 ASSESSORS MAP 76, LOT 35 AND CONTAINS 12,669 S.F. THE SUBJECT PARCEL IS CURRENTLY DEVELOPED WITH AN EXISTING 3,820 S.F. BUILDING, PAVED PARKING AREA AND LIMITED GRASSED AREAS. THE CURRENT USE OF THE EXISTING BUILDING IS A DRY CLEANER IN THE LOWER LEVEL WITH TWO ARTIST STUDIOS ON THE SECOND FLOOR. THE PAWCATUCK RIVER ABUTS THE PROPERTY TO THE WEST AND IS ALSO THE REAR PROPERTY LINE.

THE PROPERTY IS SERVICED BY MUNICIPAL WATER AND SEWER.

THE PROPOSED IMPROVEMENTS FOR CONSIST OF RENOVATING THE ENTIRE BUILDING BY CONVERTING THE EXISTING THREE STORY BUILDING TO AN 11 UNIT RESIDENTIAL CONDOMINIUM. THE PARKING AREA WILL BE RE-PAVED AND THE "GRASSED AREAS" WILL BE PART OF A RIDEM REMEDIATION PLAN. LIMITED LANDSCAPING WILL BE PROPOSED DUE TO THE CURRENT ENVIRONMENTAL CONDITIONS. THE PROPERTY LOCATED ACROSS THE STREET AT 190 MAIN STREET WILL BE UTILIZED FOR PARKING TO SUPPORT THE PROPOSED USE.

LAND USE IN THE VICINITY OF THE SUBJECT PROPERTY CONSISTS OF RESIDENTIAL AND COMMERCIAL BUILDINGS WITH ASSOCIATED DRIVEWAYS AND ROADWAYS.

THE SOILS WITHIN THE SUBJECT PROPERTY CONSISTS OF MERRIMAC-URBAN LAND COMPLEX (MU) SOILS. MU SOILS ARE LOCATED ON TERRACES AND OUTWASH PLAINS IN DENSELY POPULATED AREAS. THE COMPLEX IS APPROXIMATELY 40% MERRIMAC SOILS, 40% URBAN LAND AND 20% OTHER SOILS. TYPICALLY, MERRIMAC SOILS HAVE A SUBSOIL CONSISTING OF YELLOWISH BROWN AND DARK YELLOWISH BROWN SANDY LOAM AND A SUBSTRATUM CONSISTING OF LIGHT YELLOWISH BROWN GRAVELLY SAND. THE PERMEABILITY OF MERRIMAC SOILS IS MODERATELY RAPID TO RAPID IN THE SUBSOIL AND RAPID IN THE SUBSTRATUM.

**EROSION AND SEDIMENTATION CONTROL PLAN**

- SILT FENCE OR STAKED HAY BALES SHALL BE INSTALLED PRIOR TO THE COMMENCEMENT OF CONSTRUCTION ACTIVITIES AND MAINTAINED ON A REGULAR BASIS AND SHALL BE PLACED TO PREVENT SEDIMENTATION ONTO ADJACENT PROPERTY AND REGULATED WETLAND AREAS.
- THE NORMAL ACCEPTABLE SEASONAL SEEDING DATES ARE APRIL 1 THROUGH OCTOBER 15.
- TREES AND OTHER EXISTING VEGETATION SHALL BE RETAINED WHEREVER POSSIBLE.
- STOCKPILES SHALL NOT HAVE SLOPES STEEPER THAN 2:1 AND SHALL BE SURROUNDED BY STAKED HAY BALES OR SILT FENCING.
- THE TOPSOIL FOR SEEDING SHALL HAVE A SANDY LOAM TEXTURE, RELATIVELY FREE OF STONES, ROOTS OR DEBRIS.
- THE FOLLOWING TEMPORARY SEED MIX SHALL BE USED ON ALL STOCK PILE AREAS THAT WILL EXPOSED FOR PROLONG PERIODS OF TIME

SPECIES	POUNDS/1000 SF	POUNDS/ACRE	SEEDING DATES
ANNUAL RYEGRASS	1.0	40	MARCH 1 TO JUNE 15
PERENNIAL RYEGRASS	1.0	40	MARCH 15 TO JUNE 15
SUDANGRASS	0.7	30	MAY 15 TO AUGUST 15
MILLET	0.5	20	JUNE 1 TO JULY 1
WINTER RYE	3.0	120	APRIL 15 TO OCTOBER 15
OAT	2.0	86	MARCH 1 TO JUNE 15
WEEP LOVEGRASS	0.2	5	JUNE 1 TO JULY 1

- APPLY EVENLY AT 2 TONS OF GROUND LIMESTONE PER ACRE OR ACCORDING TO SOIL TESTS.
- APPLY EVENLY 10-10-10 ANALYSIS FERTILIZER OR ACCORDING TO SOIL TESTS.
- APPLY MULCH IMMEDIATELY AFTER SEEDING.

**MAINTENANCE PLAN**

- PRIOR TO COMMENCING CLEARING AND GRUBBING OPERATIONS, SILT FENCE AND HAYBALES SHALL BE PLACED AS TO PREVENT SEDIMENT FROM ENTERING EXISTING DRAINAGE SYSTEMS, REGULATED WETLANDS AND BUFFERS AND ADJUTING PROPERTIES.
- ALL EROSION AND SEDIMENT CONTROL PRACTICES WILL BE CHECKED FOR STABILITY AND OPERATION FOLLOWING EVERY RUNOFF PRODUCING RAINFALL BUT IN NO CASE LESS THAN ONCE EVERY WEEK. ANY NEEDED REPAIRS WILL BE MADE IMMEDIATELY TO MAINTAIN ALL PRACTICES AS DESIGNED.
- SEDIMENT WILL BE REMOVED FROM BEHIND THE SEDIMENT FENCES WHEN IT BECOMES ABOUT 6-INCHES DEEP AT THE FENCE. THE SEDIMENT FENCE WILL BE REPAIRED AS NECESSARY TO MAINTAIN A BARRIER.
- ADDITIONAL SILT FENCING OR HAY BALES SHALL BE LOCATED AS CONDITIONS WARRANT OR AS DIRECTED BY THE TOWN OR ENGINEER.

**CONSTRUCTION SCHEDULE**

- OBTAIN PLAN APPROVAL AND APPLICABLE PERMITS.
- INSTALL ALL NECESSARY EROSION CONTROL MEASURES.
- LOT 35 - REMOVE BITUMINOUS CONCRETE.
- LOT 35- REGRADE SITE ACCORDING TO RIDEM APPROVED REMEDIAL PLAN AND INSTALL IMPERVIOUS CAP.
- LOT 35-RE-PAVE PARKING AREA, CONSTRUCT SIDEWALKS AND HARD-SCAPE AREAS.
- CONSTRUCT REAR DECKS AND EXTERIOR/INTERIOR BUILDING RENOVATIONS.
- ALL EROSION AND SEDIMENT CONTROL PRACTICES SHALL BE INSPECTED ON A WEEKLY BASIS AND AFTER ALL RAINFALL EVENTS GREATER THAN 1/2-INCH OF RAIN. NEEDED REPAIRS SHALL BE MADE IMMEDIATELY.
- ONCE SITE IS STABILIZED, REMOVE ALL TEMPORARY MEASURES.

**Site Engineering, Inc.**  
Civil & Environmental Engineering

3 Crestview Drive  
Westerly, Rhode Island 02891  
401-348-6831

ANTHONY A. NENNA  
No. 7240  
REGISTERED PROFESSIONAL ENGINEER  
CIVIL  
02-24-26

**MAIN STREET  
RESIDENTIAL  
APARTMENTS**

**CRMC SUBMISSION**

Project:

**MAIN STREET  
WESTERLY, LLC**  
181 MAIN STREET  
WESTERLY RI

A.P. 76  
LOT 35

Received  
2/25/2026  
Coastal Resources  
Management Council

Title:

**NOTES &  
DETAILS**

Revisions

No.	Description	DATE
1	ADDED DETAILS PER CRMC COMMENTS	02/23/26

Designed By: AAN

Drawn By: AAN

Checked By: AAN

DATE: NOVEMBER 12, 2025

Project No.: 24-011

Scale: NONE