



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: 2026-01-070

Date: February 3, 2026

This office has under consideration the application of:

**Richard & Lyse-Anne Lepine  
50 Pound Road  
Cumberland, RI 02864**

for a State of Rhode Island Assent to construct and maintain a residential boating facility consisting of a fixed 4'x 48' timber pier, 3'x 15' ramp and 8' x 18.75' terminal float. The facility will extend approximately 49' seaward of the cited MLW mark, requiring no variances.

Project Location:	76 Peninsula Road
City/Town:	South Kingstown
Plat/Lot:	Plat 93-1, Lot 79
Waterway:	Potter Pond, Seaweed Cove, Type 2, Low Intensity Use

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

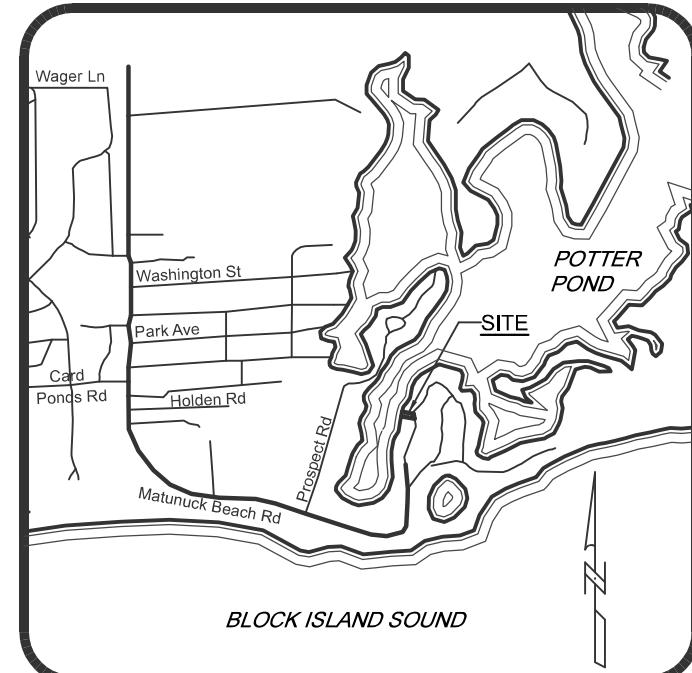
In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

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 **March 11, 2026**.

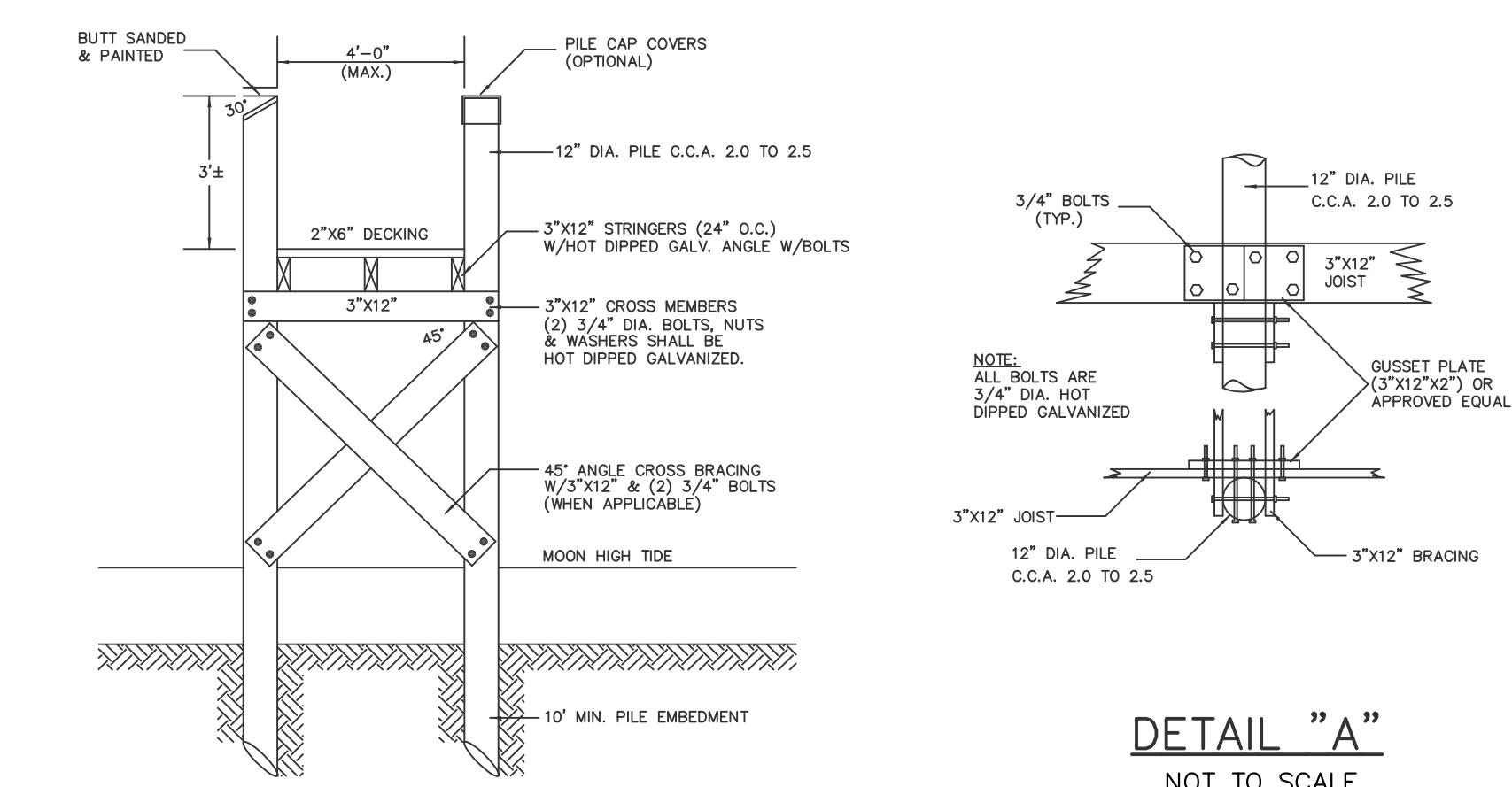
Please email your comments/hearing requests to: [cstaff1@crmc.ri.gov](mailto:cstaff1@crmc.ri.gov); or mail via USPS to: Coastal Resources Management Council; O. S. Government Center, 4808 Tower Hill Road, Rm 116; Wakefield, RI 02879.

/lat

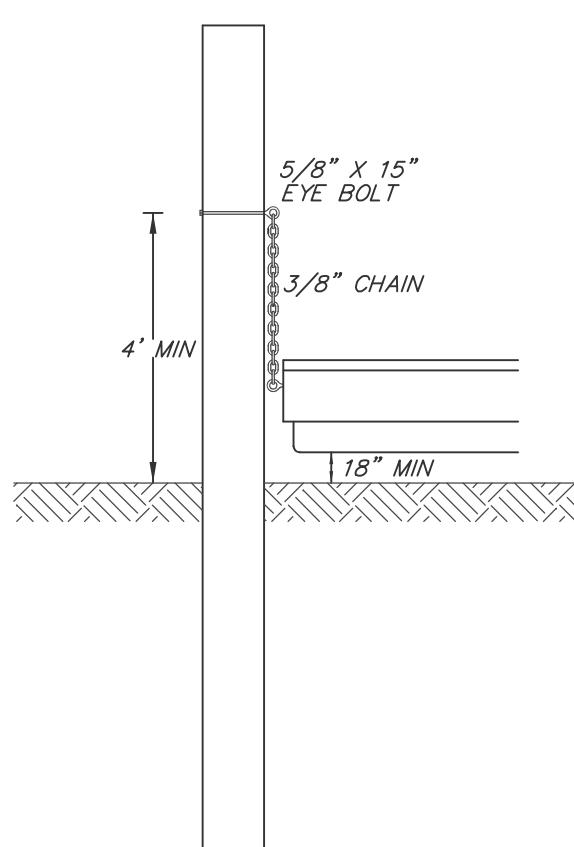


#### LOCATION MAP

1"=2000'

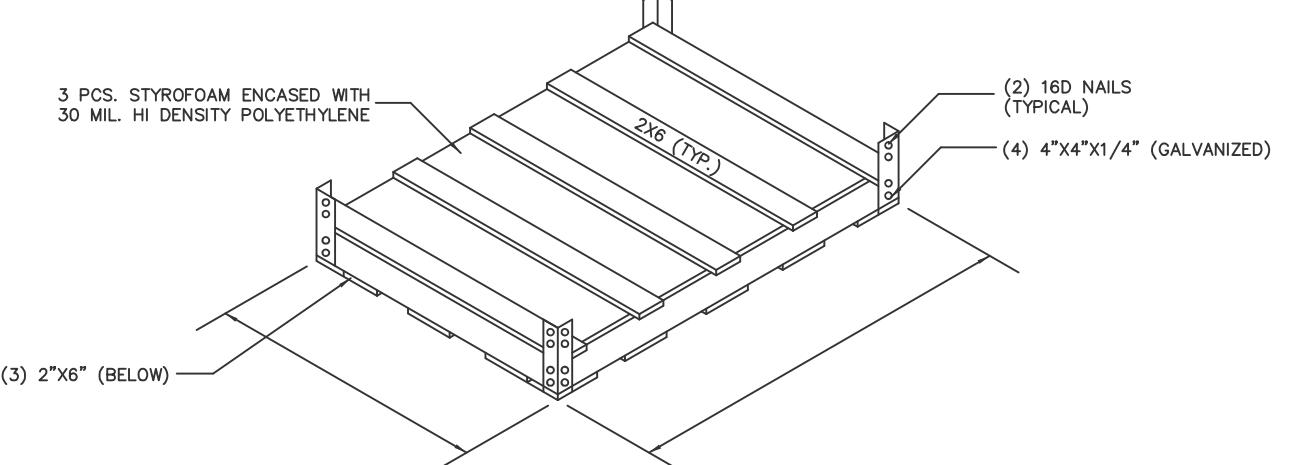


DETAIL "A"  
NOT TO SCALE



FLOAT STOP DETAIL  
NOT TO SCALE

DECK CROSS SECTION  
NOT TO SCALE



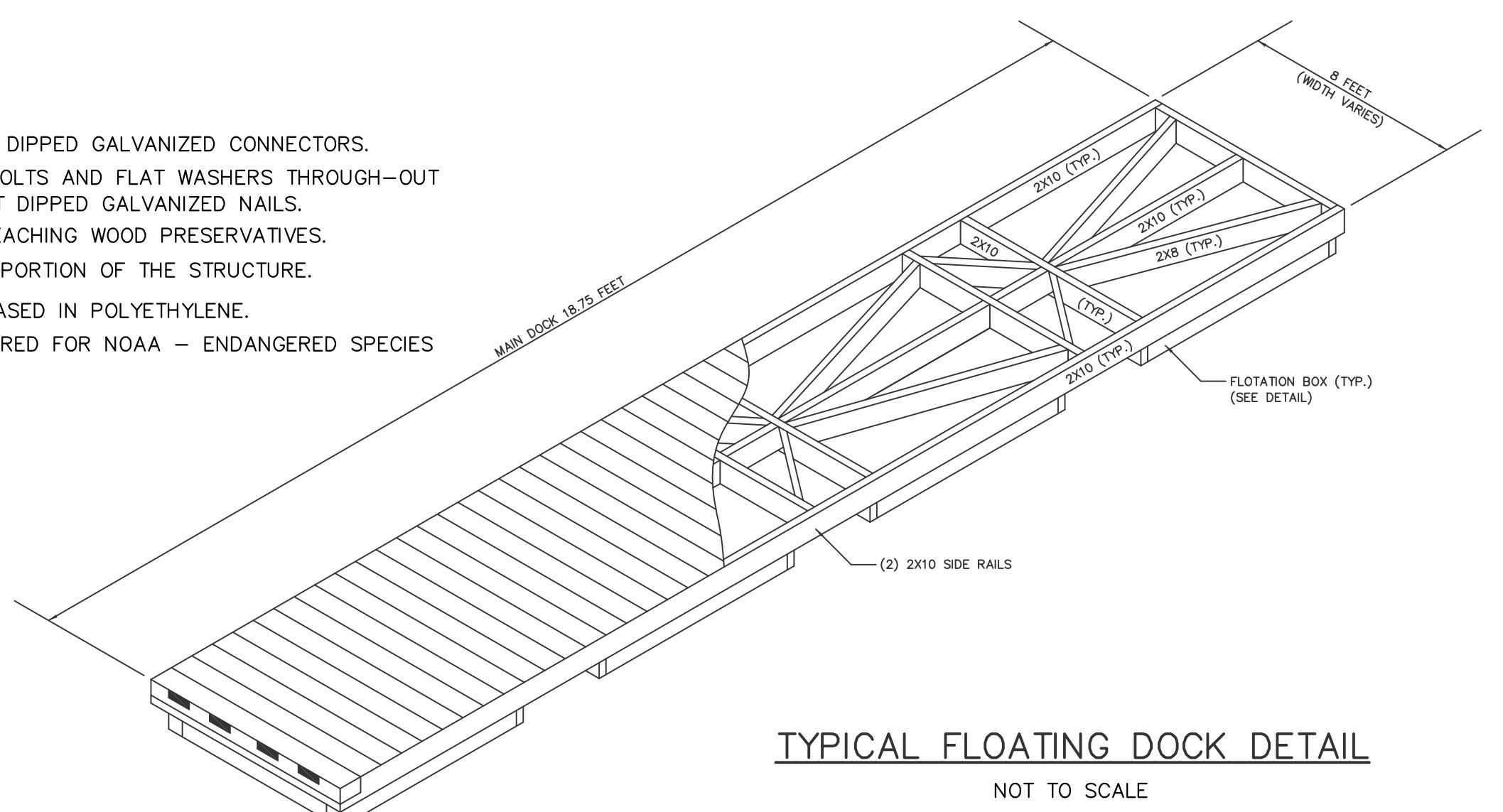
FLOATING BOX DETAIL  
NOT TO SCALE

#### PROPERTY OWNER:

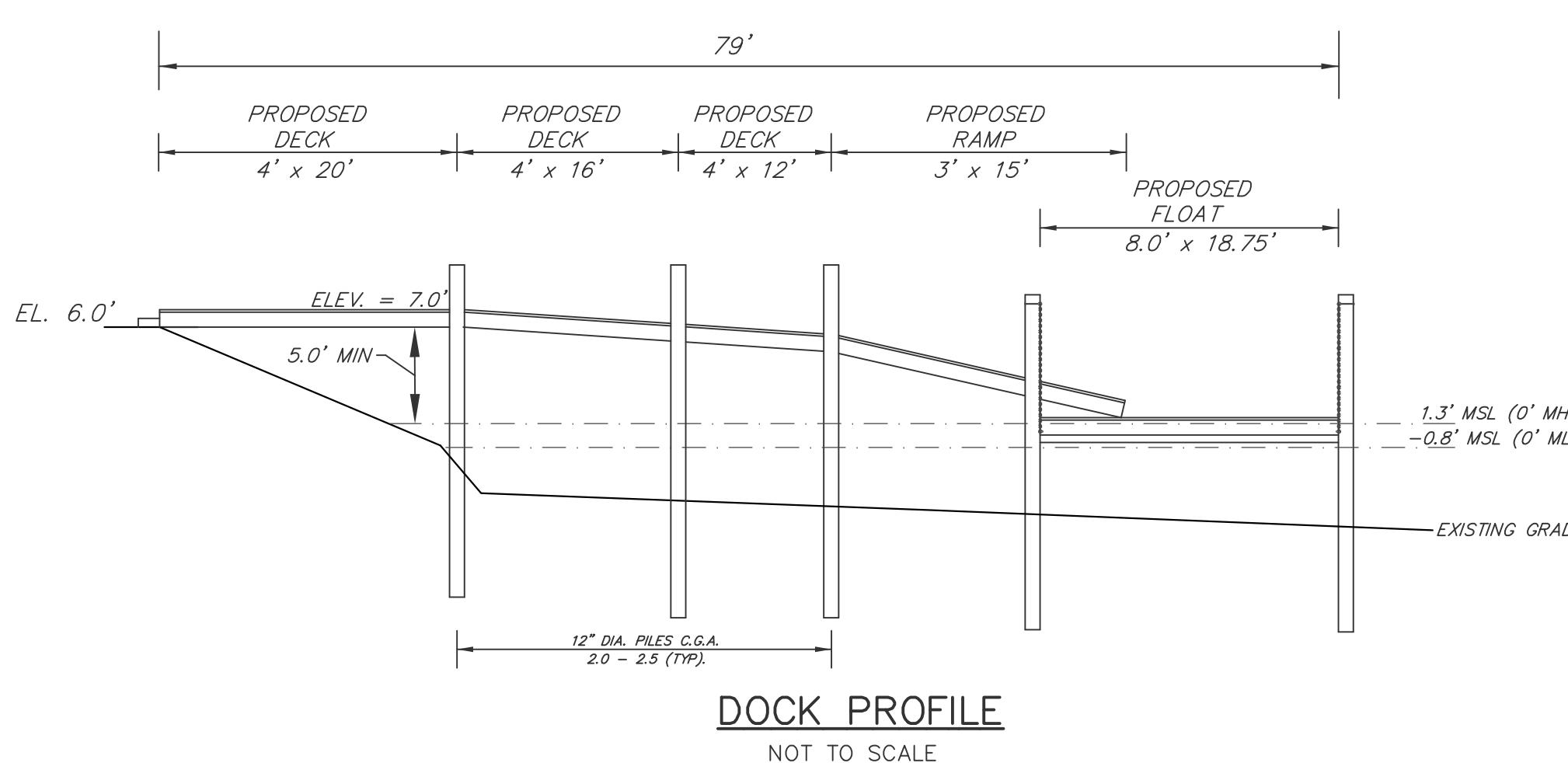
RICHARD LEPINE  
50 POUND ROAD  
CUMBERLAND, RI 02864

#### CONSTRUCTION NOTES

- ALL CONSTRUCTION TO BE DONE WITH HOT DIPPED GALVANIZED CONNECTORS.
- BOLTED CONSTRUCTION TO BE 5/8" DIA. BOLTS AND FLAT WASHERS THROUGH-OUT EXCEPT DECKING MAY BE NAILED WITH HOT DIPPED GALVANIZED NAILS.
- ALL LUMBER TO BE TREATED WITH NON-LEACHING WOOD PRESERVATIVES.
- NO CREOSOTE SHALL BE APPLIED TO ANY PORTION OF THE STRUCTURE.
- PROPOSED FLOAT TO BE COMPLETELY ENCASED IN POLYETHYLENE.
- A "SOFT START" TO PILE DRIVING IS REQUIRED FOR NOAA - ENDANGERED SPECIES

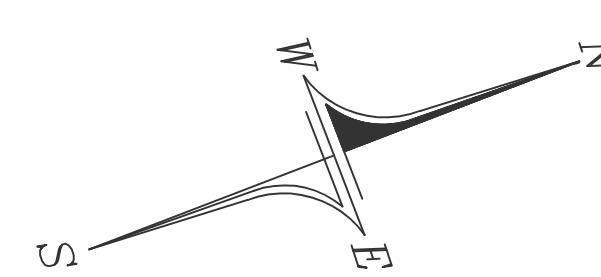


TYPICAL FLOATING DOCK DETAIL  
NOT TO SCALE



DOCK PROFILE  
NOT TO SCALE

## SEAWEED COVE POTTER POND



#### FLOOD ZONE:

"AE" ELEV. = 13' NAVD 1988

INSTALLED TO MINIMIZE DISTURBANCE TO EXISTING VEGETATION (PHragmites) DURING INSTALLATION OF FIXED PIER. NO CONSTRUCTION EQUIPMENT SHALL TRAVEL ON VEGETATION WHILE THE FACILITY IS BEING BUILT

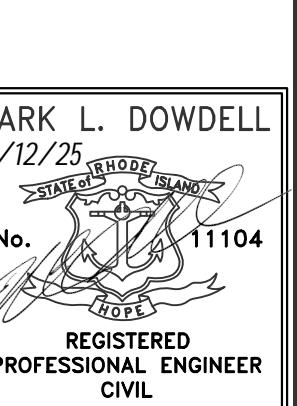


RECEIVED  
01-23-2026  
COASTAL RESOURCES MANAGEMENT COUNCIL

1"=20'  
0 10' 20' 40' 60'  
GRAPHIC SCALE

DOCK PLAN  
PREPARED FOR  
RICHARD LEPINE  
ASSESSOR'S PLAT 93-1 LOT 79  
SITUATED IN THE TOWN OF  
SOUTH KINGSTOWN, RHODE ISLAND

NO.	REVISION	DATE



DOWDELL  
ENGINEERING ASSOCIATES, LLC

CIVIL & ENVIRONMENTAL ENGINEERS  
SURVEYORS & LAND PLANNERS  
P.O. BOX 1684 • 3949 OLD POST ROAD  
CHARLESTON, RHODE ISLAND 02813  
PHONE: (401) 364-1027  
EMAIL: mark@dowdelling.com

JOB NO. 3730  
DWG. NO. 3730-DCK  
DRAWN BY: R.L.C.  
CHECKED: M.L.D.  
APPROVED: M.L.D.  
SCALE: AS NOTED  
DATE: DEC. 12, 2025  
SHEET: 1  
1 OF 1 SHEETS