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: 2024-11-060 Date: December 31, 2025

This office has under consideration the application of:

Kendal & Samantha Cehanowicz
140 Ravine Avenue
West Caldell, NJ 07006

for a State of Rhode Island Assent to construct and maintain: As-built modification to a recently permitted residential boating facility. Due to existing site conditions, the constructed facility location differs slightly from the original approval. Specifically, float restraint and tie-off piling locations differ and the facility is approximately 55' seaward of the cited MLW mark. The as-built length now requires a 5' variance to Redbook 650-RICR-20-00-01 Section 1.3.1(D)(11)(l), however, the approved property line extension variance is reduced with this layout.

Project Location:	31 Mollusk Drive
City/Town:	Narragansett
Plat/Lot:	R-2 / 346
Waterway:	Point Judith Pond, Great Island, Type II, Low Intensity Use

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

FRISELLA-BALCH & ASSOCIATES
Land Surveyors

September 16, 2025

Tracy Silvia
Senior Environmental Scientist
Coastal Resources Management Council
4808 Tower Hill Road #116
Wakefield RI 02879

Re: As-built Dock
CRMC #2024-11-060
Kendal and Samantha Cehanowicz
31 Mollusk Dr, Narragansett

RECEIVED
DEC 08 2025
COASTAL RESOURCES MANAGEMENT COUNCIL

Dear Tracy:

Reference is made to our As-Built Dock Plan dated September 2, 2025 for the above referenced property. It is my understanding you have a copy of the as-built dock plan. The as-built dock as shown on our plan is shown shaded in a light orange/tan color and the dock as approved is shown as a green dashed line outline.

We have confirmed the top of the piles for the float are above the FEMA Zone VE with a BFE of 17'.

The fixed pier and float are substantially in conformance with the approved plan except as noted below:

1. The inland end of the dock does not extend as far inland as approved but is located upland of the coastal feature. The inland end of the as-built dock is located within the limits as designed.

2. The southerly end of the fixed pier terminates at the correct length but is about 2'± further from the extension of side property line compared to the approved location. There should be no conflict with the abutting property owner since the dock is slightly further from the abutter's property. The SAV survey done last year showed no SAV in this area.

3. The float extends seaward about 2.8' beyond what was approved and the piles were installed on the ends of the float rather than the sides. The float

Land Surveying
Subdivisions
Septic Design
Site Planning
Regulatory Permitting
Consulting
Elevation Certificates

33 NORTH ROAD, SUITE C-201 • PEACE DALE, RI 02879-2164
Phone: (401) 783 5949 • Email: jbalch@frisella.com

is about 3.5' further from the property line extension than its approved location.

I spoke with Mark Blaney of Gooseberry Dock Building, Inc., and he explained that they had a difficult time driving piles due to the number of rocks they encountered during construction. After speaking with both Mark Blaney and the homeowner it was their intent to construct the dock and float to be fully compliant with the approved plan. Any deviation is completely unintended and should be considered minor. Moving the float such a small distance would be an unnecessary burden to the owner and contractor.

Two photos of the as-built dock and float are included with this letter.

Please contact me if you need additional information.

Respectfully,

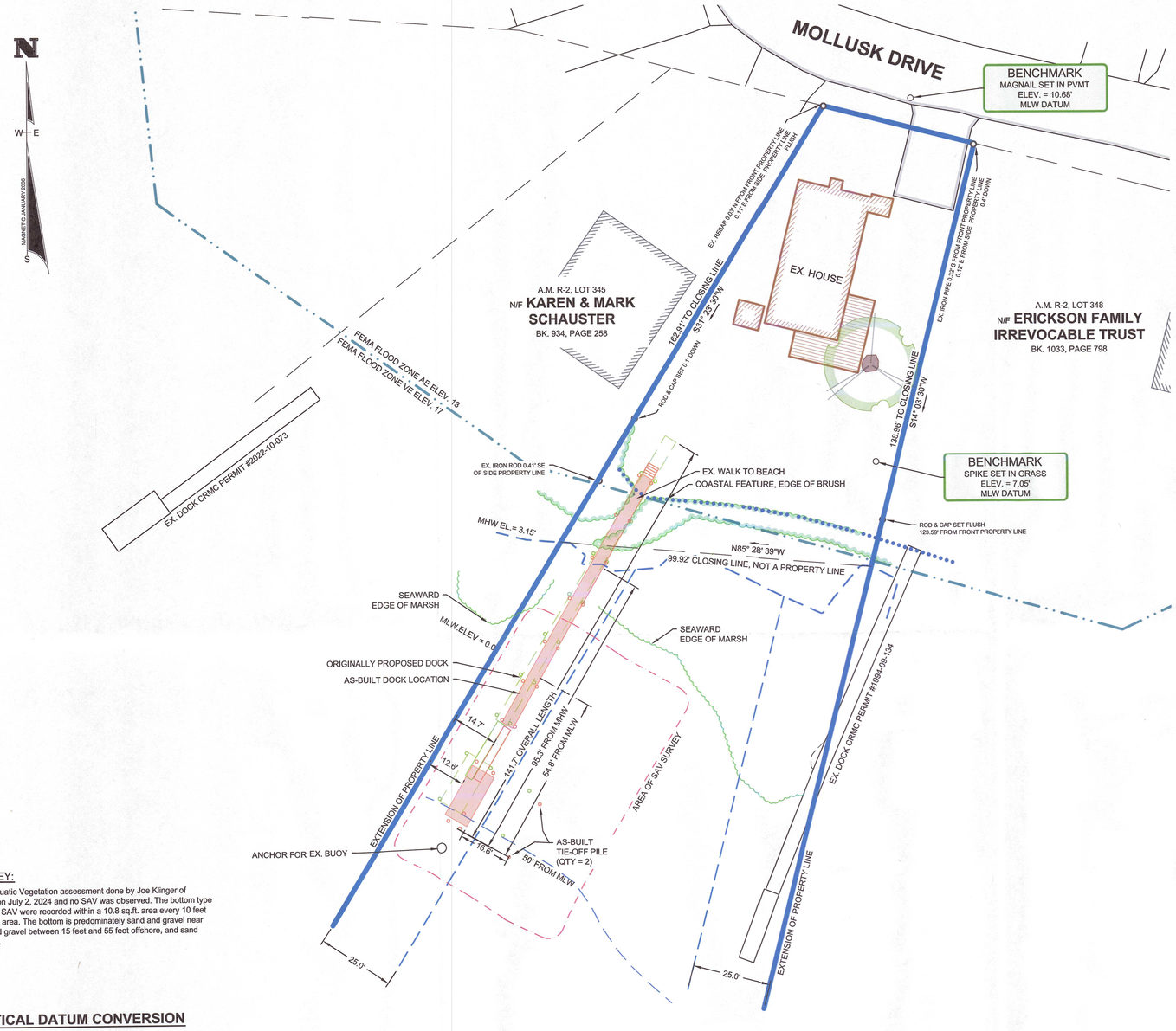
Jeffrey K. Balch

JEFFREY K. BALCH
Professional Land Surveyor

cc: Kendal Cehanowicz
Mark Blaney

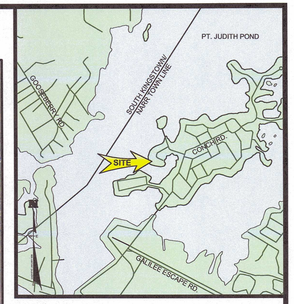
RECEIVED
DEC 08 2025
COASTAL RESOURCES
MANAGEMENT COUNCIL

RECEIVED
DEC 18 2025
COASTAL RESOURCES MANAGEMENT COUNCIL



POINT JUDITH POND
Type II Waters

INSET SHOWING WIDTH OF COVE
SCALE" 1" = 100'±

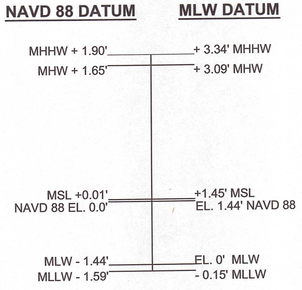


LOCATION PLAN
SCALE: 1" = 2000'

SAV SURVEY:

Submerged Aquatic Vegetation assessment done by Joe Klinger of Ecotones, Inc. on July 2, 2024 and no SAV was observed. The bottom type and absence of SAV were recorded within a 10.8 sq.ft. area every 10 feet within the study area. The bottom is predominately sand and gravel near shore, sand and gravel between 15 feet and 55 feet offshore, and sand further offshore.

VERTICAL DATUM CONVERSION



FEMA DESIGNATIONS:

THE SUBJECT PROPERTY DEPICTED HEREON APPEARS TO BE WITHIN ZONES AE EL. 13 & VE EL. 17, REFERENCE FEMA FLOOD INSURANCE RATE MAP 44009C0194J, DATED OCTOBER 16, 2013.

STREET INDEX:

This plan, if recorded in the land evidence records of the local municipality shall be indexed under the following streets:

- Mollusk Drive

REFERENCES:

- Plan called "Ocean Ridge", Prepared by Wilfred R. Easterbrooks, C.E., Dated October 1954

CERTIFICATION:

This survey has been conducted on August 15, 2024 and July 21, 2025 and the plan has been prepared pursuant to 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS on November 25, 2015, as follows:

Type of Boundary Survey: Measurement Specification:

Other Type of Survey:
Data Accumulation Survey (By Onsite Instrument Survey) III

The purpose for the conduct of the survey and the preparation of the plan is as follows:

This plan is intended to show the location of existing and proposed improvements for regulatory and municipal applications.

BY: Jeffrey K. Balch DATE: 09/03/2025

JEFFREY K. BALCH, RI PROFESSIONAL LAND SURVEYOR #1839
CERTIFICATE OF AUTHORIZATION #A535.

SCALE 1" = 20'
0' 20' 40' 60' 80'

FRISELLA - BALCH & ASSOCIATES
LAND SURVEYORS
33 NORTH RD. SUITE C-201
PEACE DALE, RI
PHONE (401) 783-5949
FAX (401) 783-5997
www.frisella.com

NO.	DATE	DESCRIPTION	BY

DRAWING TITLED:
SITE PLAN SHOWING AS-BUILT DOCK

RECEIVED DEC 08 2025 COASTAL RESOURCES MANAGEMENT COUNCIL

LOCATED ON:
LOT 346 PLAT R-2

OWNED BY:
KENDAL CEHANOWICZ & SAMANTA MERWIN

ADDRESS:
31 MOLLUSK DRIVE
IN THE TOWN OF NARRAGANSETT, RI

SEPTEMBER 2, 2025
DESIGNED BY: JEFFREY K. BALCH, P.L.S.
SCALE: 1" = 20'
DRAWN BY: IB CHECKED BY: JKB
DRAWING No. 1 OF 1

JEFFREY K. BALCH 09/03/25 No. 1839 PROFESSIONAL LAND SURVEYOR

OWTS APPLICATION #: XXXX-XXXX

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