



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: 2025-05-079

Date: October 7, 2026

This office has under consideration the application of:

**TDS Associates Realty Trust
171 Chase Road
Providence, RI 02871**

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

A Residential boating facility on an undeveloped lot to be shared by the adjacent property (TDS Associates) and the Town of Portsmouth for emergency purposes. The proposed facility will consist of an approximate 160' long fixed pier with a 50' wave fence along the end of the fixed pier and a 61' terminal "L" section wave fence and a 4x30' ramp to a 400ft² float extending 95.6 feet beyond MLW (Mean Low Water).

Requiring a Special Exception to

- 1.2.2(A)(125) and 1.3.1(D)(3)(d)- Docks must be contiguous to residence
- 1.3.1(D)(7)(b)- Docks prohibited in Type 1 Water
- 1.3.1(D)(7)(d)- Structures in addition to/attached to docks are prohibited
- 1.3.1(D)(7)(h)- Terminal float larger than 200ft² are prohibited
- 1.3.1(P)- Structures in addition to docks are prohibited

Requiring a Variance to

- 1.3.1(D)(11)(l)- 50' beyond MLW standard

Project Location:	Harbor View Avenue
City/Town:	Portsmouth
Plat/Lot:	Plat 69, Lot 174
Waterway:	Narragansett Bay

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 **November 7, 2026**.

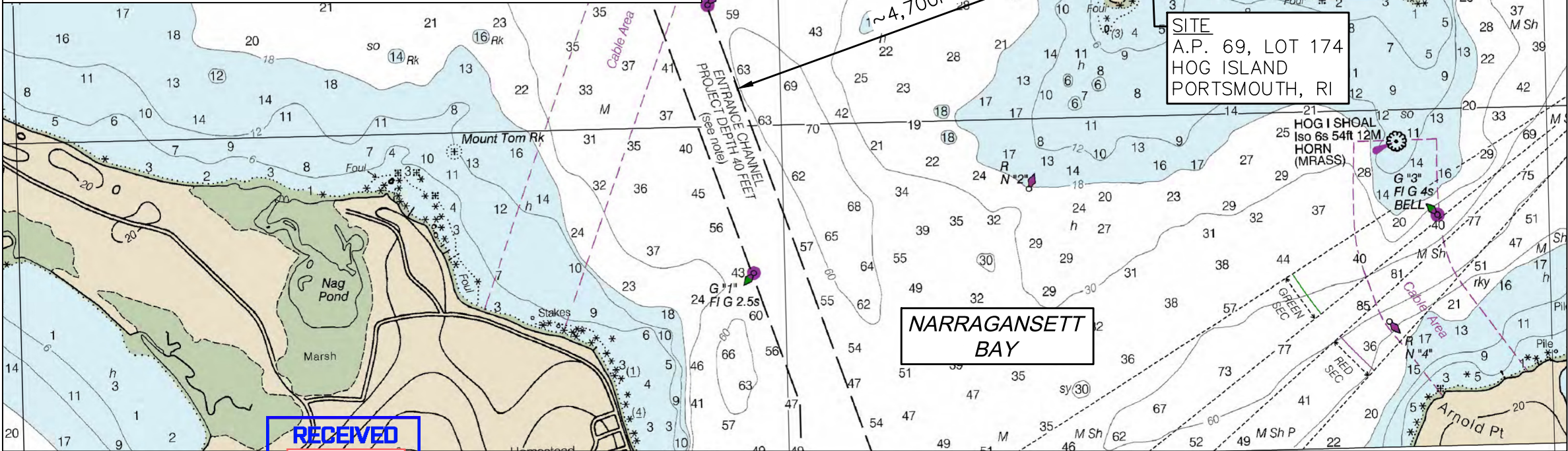
Please email your comments/hearing requests to: cstaff1@crmc.ri.gov; or mail via USPS to: Coastal Resources Management Council; O. S. Government Center, 4808 Tower Hill Road, Rm 116; Wakefield, RI 02879.

Saved Tuesday, April 21, 2026 9:21:05 AM FVASQUEZ Plotted Tuesday, April 21, 2026 9:24:08 AM Fernando Vasquez

TABLE 1: TIDAL AND STORM SURGE BENCHMARKS IN FEET		
BENCHMARK	ELEVATION (NAVD88)	ELEVATION (MLW)
FEMA BASE FLOOD ELEVATION (BFE)	+15.0	+17.1
FEMA 1% RECURRENCE (100YR) SWL	+12.0	+14.1
FEMA 2% RECURRENCE (50YR) SWL	+9.5	+11.6
FEMA 10% RECURRENCE (10YR) SWL	+6.2	+8.3
MEAN HIGHER HIGH WATER (MHHW)	+2.2	+4.3
MEAN HIGH WATER (MHW)	+1.9	+4.0
NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88)	0.0	+2.1
MEAN LOW WATER (MLW)	-2.1	0.0
MEAN LOWER LOW WATER (MLLW)	-2.3	-0.2

SITE PLAN NOTES AND REFERENCES:

- NAVIGATION CHART PRESENTED HEREIN WAS OBTAINED FROM NOAA CHART #13224 FOR THE PROVIDENCE RIVER AND THE HEAD OF NARRAGANSETT BAY. SOUNDINGS INCLUDED ON THE CHART REFER TO MEAN LOWER LOW WATER (MLLW) DATUM.
- STORM SURGE STILLWATER LEVEL (SWL) ELEVATIONS WERE OBTAINED FROM TRANSECT #16 FROM THE FLOOD INSURANCE STUDY (FIS) FOR BRISTOL COUNTY, RHODE ISLAND [STUDY #44001CV000B] PREPARED BY FEMA DATED 7/7/2014. SWL ELEVATIONS DO NOT INCLUDE WAVE ACTION.
- BASE FLOOD ELEVATION, INCLUDING STORM SURGE AND ASSOCIATED WAVE ACTION, WAS OBTAINED FROM THE FLOOD INSURANCE RATE MAP (FIRM) #44001C0014H FOR BRISTOL COUNTY, RHODE ISLAND PREPARED BY FEMA DATED 7/7/2014.
- TIDAL ELEVATIONS WERE OBTAINED FROM NOAA VDATUM ONLINE TOOL USING LAT/LONG COORDINATES IN THE VICINITY OF THE PROJECT AREA.



www.vhb.com

1 Cedar Street
Suite 400
Providence, RI 02903
401.272.8100

HOG ISLAND WEST DOCK

SOUTHWEST POINT, HOG ISLAND
PORTSMOUTH, RI 02871

No.	Revision	Date	Approved
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Designed by AJK	Drawn by SCC/AJK	Checked by AJK
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Issued for

REGULATORY REVIEW

Date

4/23/2026

NOT FOR CONSTRUCTION

Drawing Title

VICINITY CHART
NARRAGANSETT BAY
SOUNDINGS: MLLW DATUM

AUGUST J. KREUZKAMP III



REGISTERED
PROFESSIONAL ENGINEER
CIVIL

Drawing Number

C-1

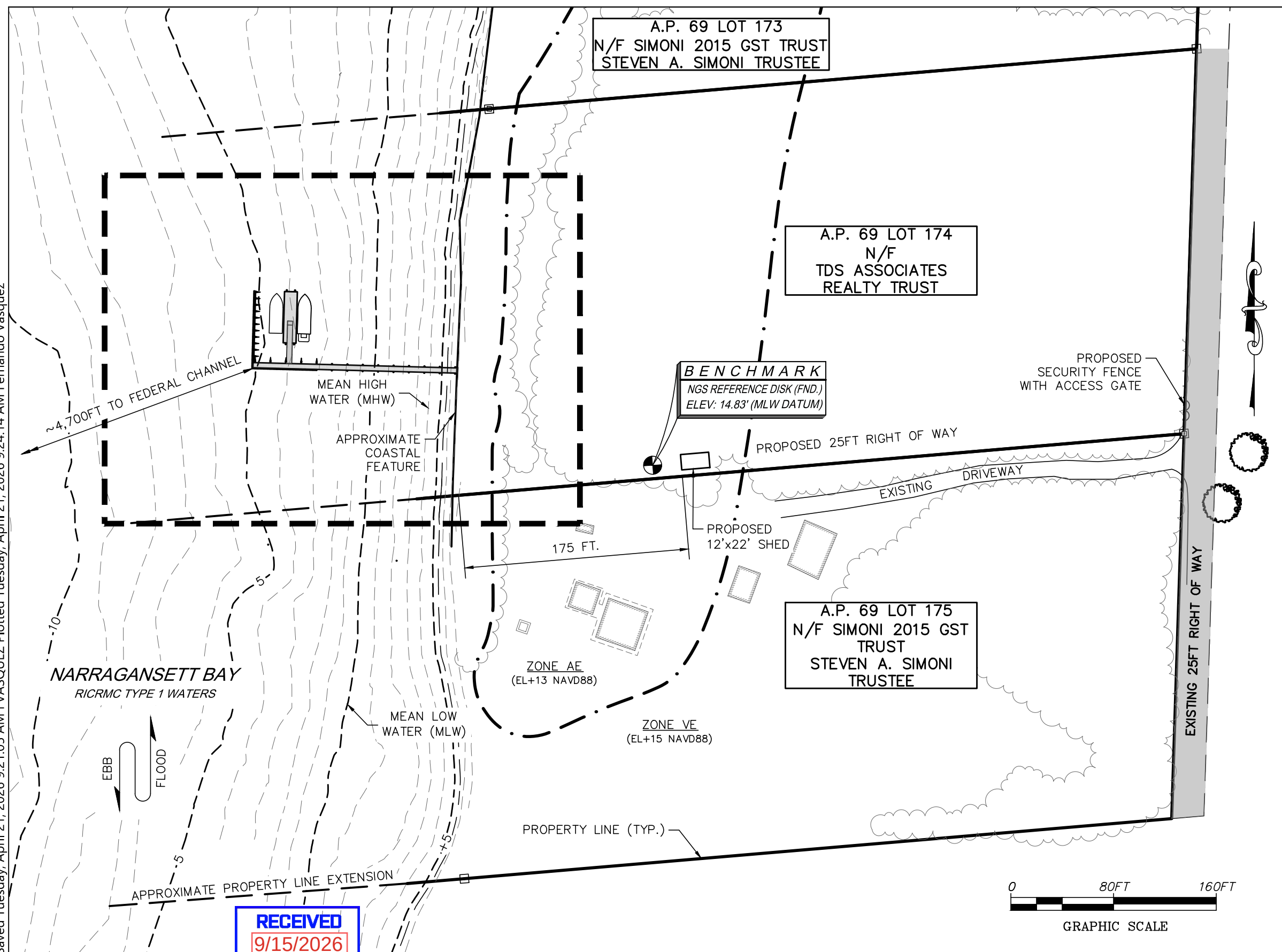
Sheet

1 of 5

Project Number

73782

1. REFER TO DRAWING E-1 FOR SITE PLAN INFORMATION.



1 Cedar Street
Suite 400
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SOUTHWEST POINT, HOG ISLAND
PORTSMOUTH, RI 02871

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Designed by	Drawn by	Checked by
AJK	SCC/AJK	AJK

Issued for

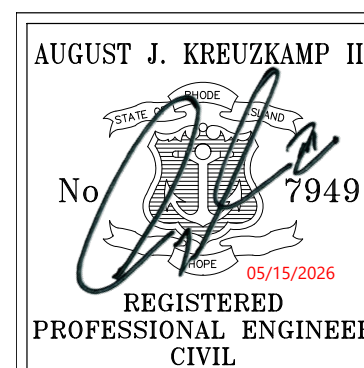
REGULATORY REVIEW

Date
4/23/2026

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Drawing Title

PROPOSED SITE PLAN VERTICAL DATUM: MLWD



Drawing Number

P-1

Sheet

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Project Number

73782

1. REFER TO DRAWING E-1 FOR SITE PLAN INFORMATION.



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SOUTHWEST POINT, HOG ISLAND
PORTSMOUTH, RI 02871

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4/23/2026

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Drawing Title

**INSET
PROPOSED EMERGENCY
DOCK VERTICAL DATUM:
MLWD**

No. 7949

05/15/2026

REGISTERED
PROFESSIONAL ENGINEER
CIVIL

Drawing Number

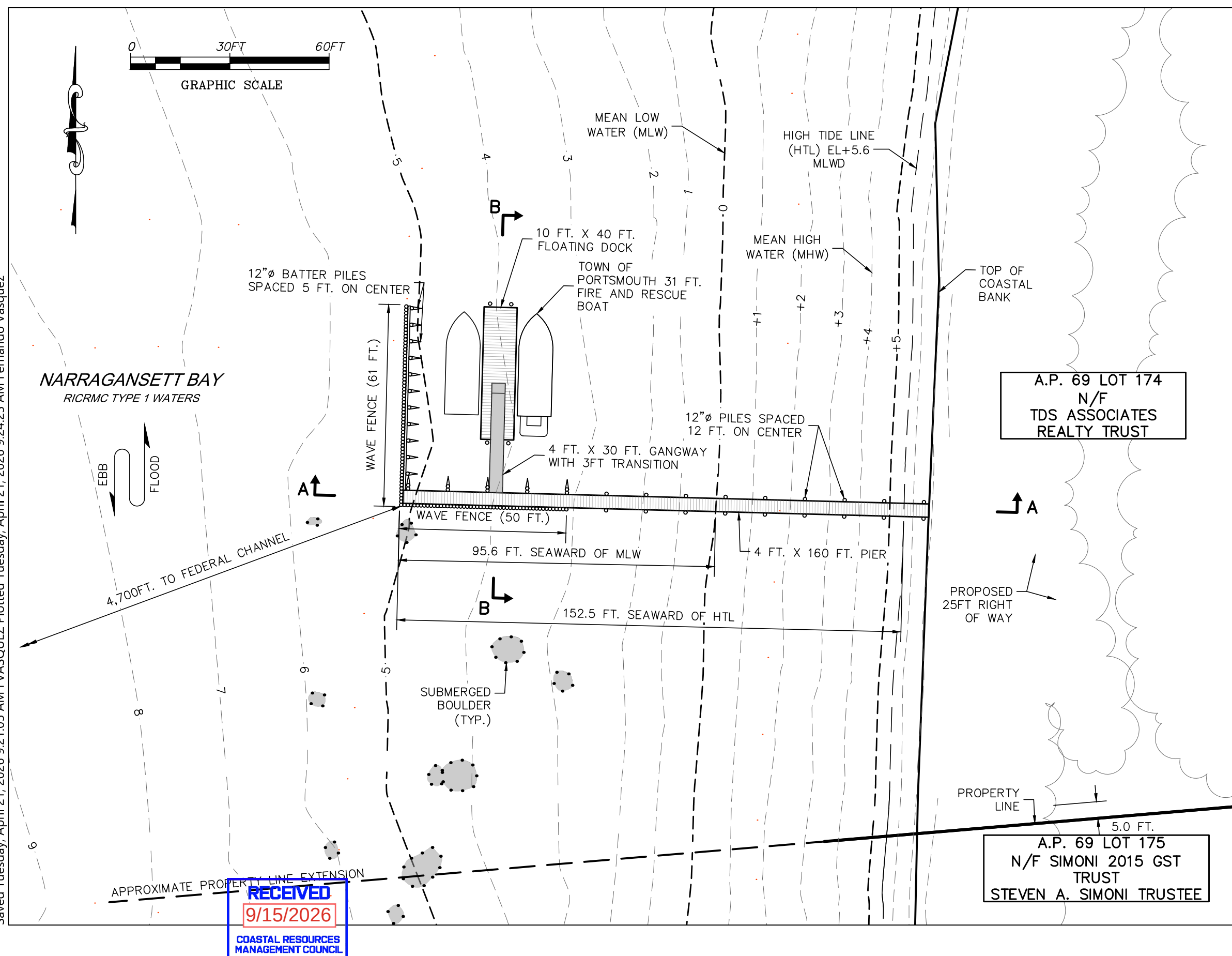
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Sheet

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Project Number

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HOG ISLAND WEST DOCK

SOUTHWEST POINT, HOG ISLAND
PORTSMOUTH, RI 02871

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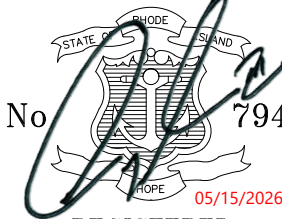
Date
4/23/2026

NOT FOR CONSTRUCTION

Drawing Title

PROPOSED SITE PLAN
CROSS SECTION DETAILS

AUGUST J. KREUZKAMP III



REGISTERED
PROFESSIONAL ENGINEER
CIVIL

Drawing Number

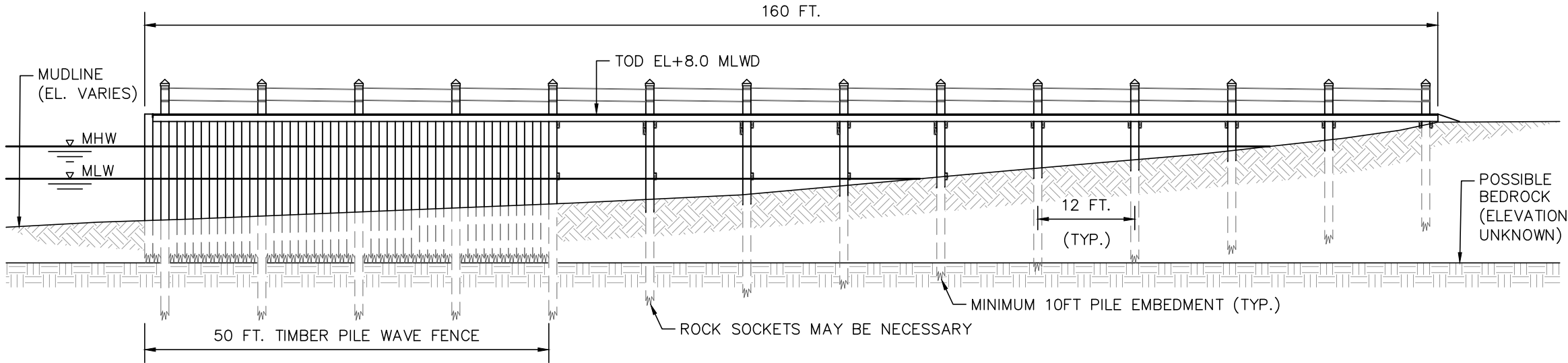
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Sheet

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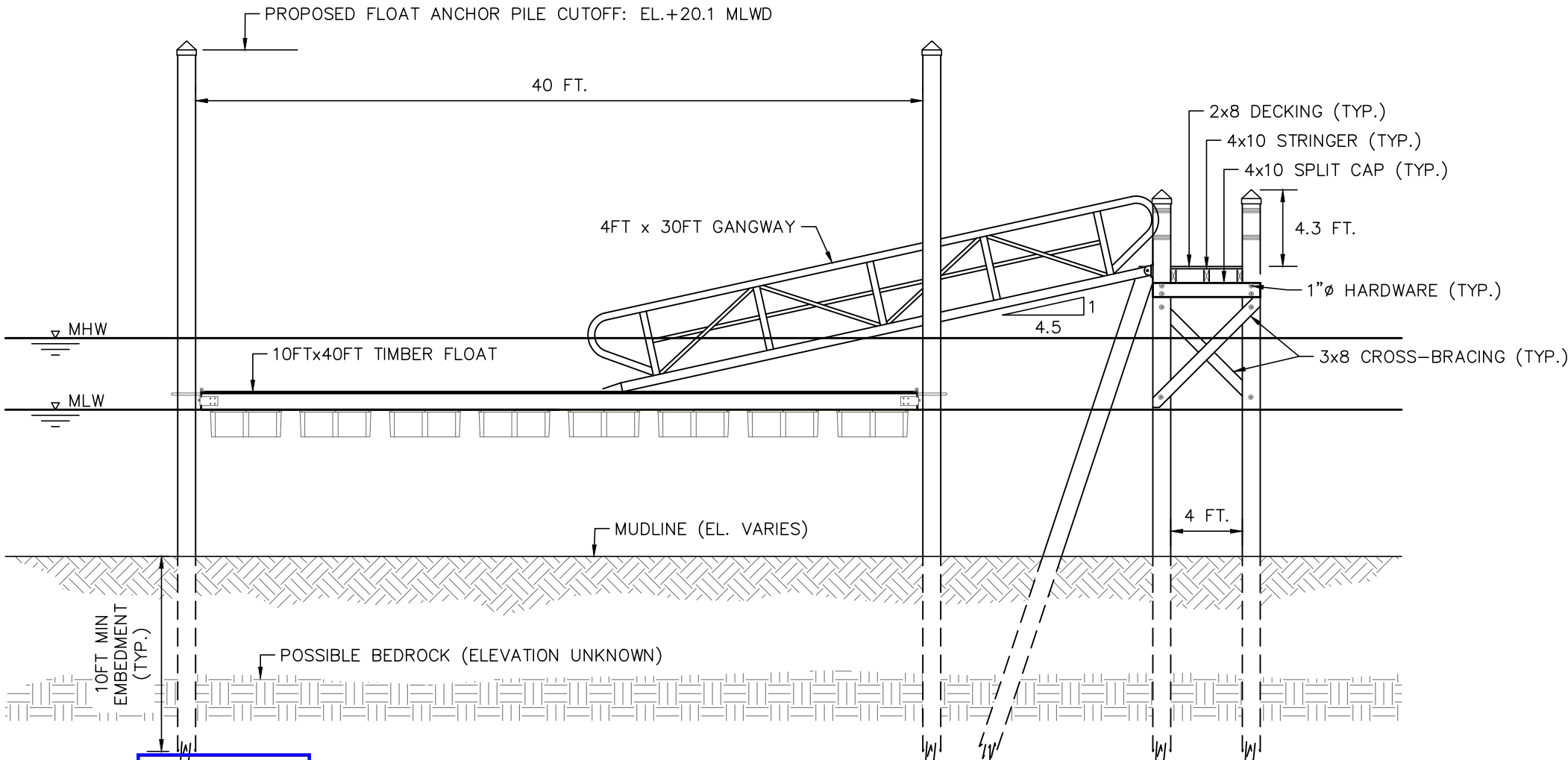
Project Number

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SECTION A-A

SCALE: 1"=16FT



SECTION B-B

SCALE: 1"=8FT

