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: 2026-09-082 Date: November 11, 2026

This office has under consideration the application of:

Linn Foster Freedman 2007 Trust
c/o Linn F. Freedman, Trustee
24 Sunset Lane
Portsmouth, RI 02871

for a State of Rhode Island Assent to construct and maintain: a 190' residential boating facility consisting of a fixed pier, adjacent ramp and 7.5'x20' terminal float with a float lift. A 16'x16' boat lift is proposed at the terminus of the facility, extending 75' beyond mean low water (MLW) at a depth of 2.5 feet. Variances are required for redbook sections 1.3.1(D)(11)(e) (pier width greater than 4ft for adjacent ramp/float) 1.3.1(D)(k) (pier within 25ft of property line extension) and 1.3.1(l) (facility greater than 50ft beyond MLW)

Project Location:	24 Sunset Lane
City/Town:	Portsmouth
Plat/Lot:	Plat 29, Lot 90
Waterway:	Sakonnet River

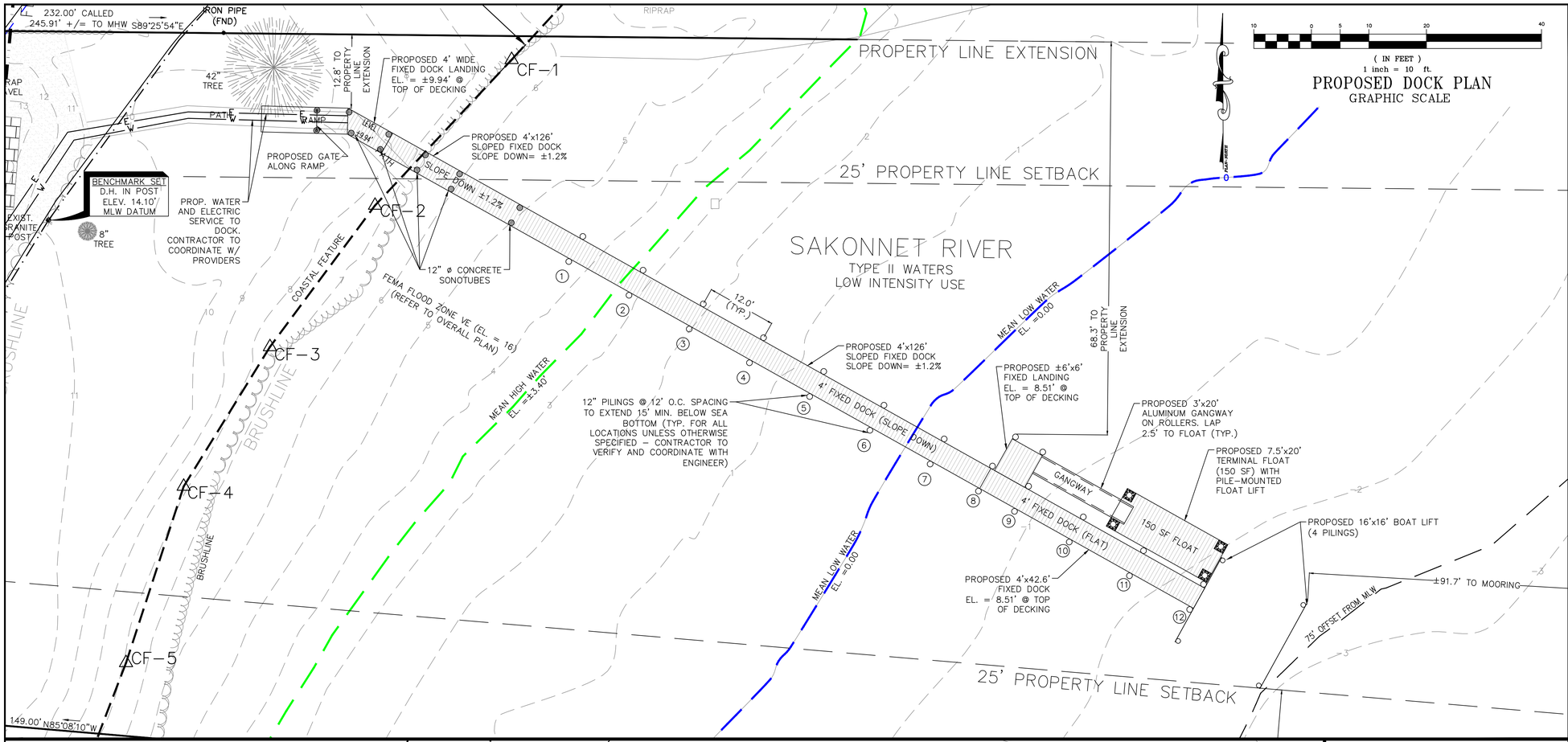
Plans of the proposed work can be requested at Cstaff1@crmc.ri.gov.

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.

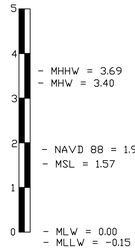
If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address**, **e-mail address and valid contact number**) and be received at this office on or before **December 11, 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.





SITE LOCUS
NOT TO SCALE



DATUM INFORMATION
8451301 THE GLEN, SAKONNET RIVER, R.I.
DATUM BASED UPON MLW

DOCK COVERAGE:

PROPOSED FIXED DOCK:	±721 S.F.
PROPOSED GANGWAY:	60 S.F.
PROPOSED FLOATING DOCK:	150 S.F.

CRMC NOTE:

REF. #A2025-12-001

PLAN NOTE:

ALL CONSTRUCTION ACCESS WILL COME FROM THE WATER SIDE OF THE SITE. NO STOCKPILES WILL BE LOCATED ON LAND.

VARIANCE NOTE:

THE FOLLOWING IS A LIST OF ITEMS THAT DOES NOT MEET THE CRMC RULES & REGULATIONS DUE TO THE SITE CONSTRAINTS OF THE SUBJECT PROPERTY AND REQUIRES RELIEF:

1.) END OF DOCK REQUIRED TO BE 50' FROM MLW.
75' PROVIDED TO ACHIEVE GREATER SEPARATION FROM SEA BOTTOM.

2.) 25' SETBACK FROM PROPERTY LINE EXTENSIONS.
RELIEF REQUESTED ON NORTHERN SIDE TO ALLOW A PORTION OF THE DOCK ON THE LANDWARD END TO BE LOCATED WITHIN 25' OF THE NORTHERN PROPERTY LINE IN ORDER TO ALIGN WITH THE EXISTING CLEARED PATH THROUGH THE BUFFER

FEMA FLOOD NOTE:

THIS SITE LIES WITHIN FLOOD ZONE VE (EL.=16), AE (EL. = 14) AND X AS SHOWN ON THE FIRM MAP FOR THE TOWN OF PORTSMOUTH, RHODE ISLAND COMMUNITY PANEL NUMBER 44005C0101J, MAP DATED SEPTEMBER 4 2013.

SURVEY REFERENCES:

1. PLAN ENTITLED "ADMINISTRATIVE SUBDIVISION, ALFRED L. & ELEANOR BORGES, SCALE: 1"=20', DATE: 2/2000, PREPARED BY BARKING LAND SURVEY" LOCATED IN THE PORTSMOUTH LAND EVIDENCE RECORDS AS PLAT INDEX #549.
2. PLAN ENTITLED "PLAN OF MORNING SIDE TERRACE BELONGING TO HYMAN W. & ETHEL B. POSNIACK, PORTSMOUTH, R.I., SCALE: 1"=40', PREPARED BY SAMUEL E. HURST R.L.S." WHICH IS LOCATED IN THE PORTSMOUTH LAND EVIDENCE RECORDS AS PLAN BOOK 5 PAGE 59.
3. DEED BOOK 464 PAGE 42
4. EXISTING CONDITIONS AND BATHYMETRY FROM: PRINCIPE COMPANY - SURVEYING DIVISION CONCLUDED 07/09/2024

OWNER/APPLICANT
LINN F FREEDMAN TRUSTEE/
LINN F. AND STEVEN FREEDMAN

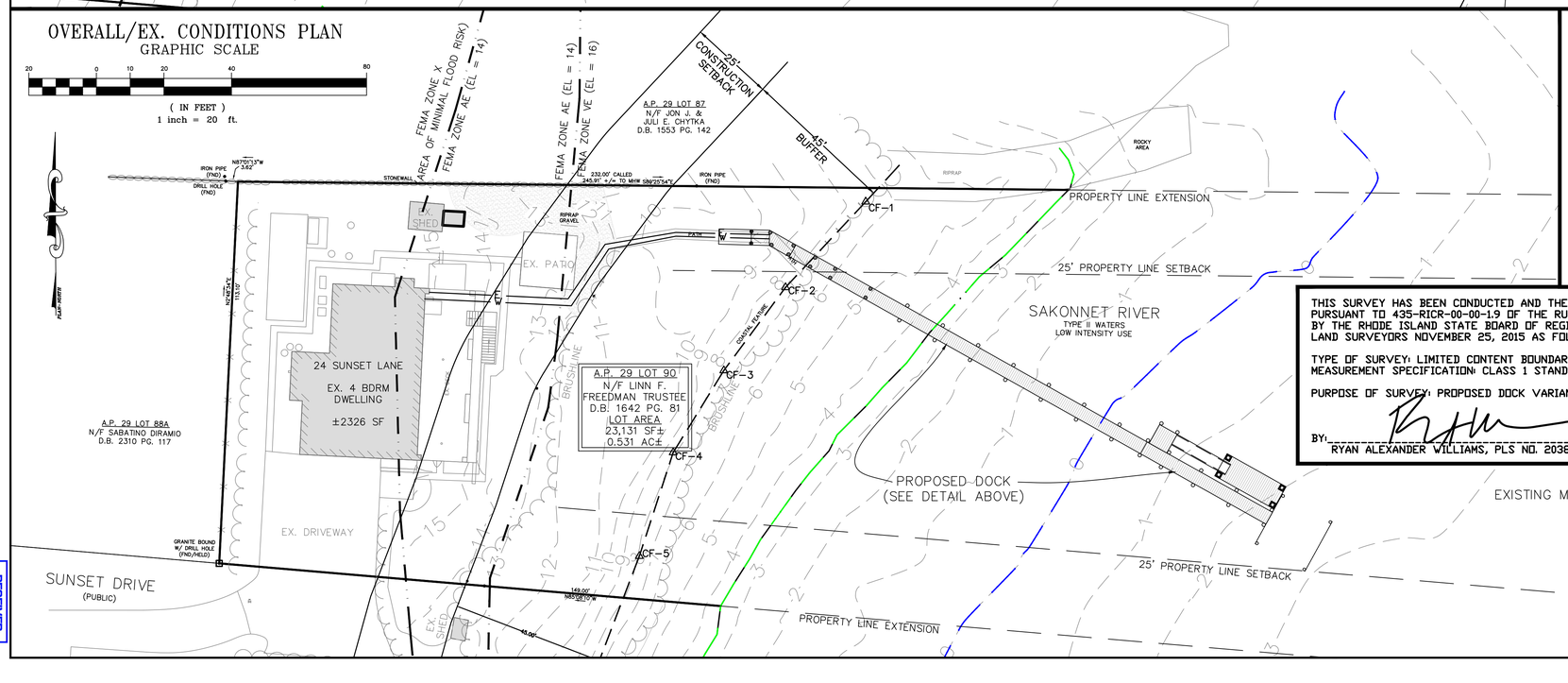
DRAWING ISSUE:

- ☐ CONCEPT
- ☐ CUSTOMER APPROVAL
- ☒ PERMITTING
- ☐ CONSTRUCTION
- ☐ AS-BUILT
- ☐ OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

PLAN VIEW

OVERALL/EX. CONDITIONS PLAN
GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.



LEGEND

- PROPERTY LINE
- EXISTING CONTOUR — 5 —
- EDGE OF MLW / MHW
- PROPOSED DOCK DECKING
- PROPOSED EDGE OF DOCK
- COASTAL FEATURE

THIS SURVEY HAS BEEN CONDUCTED 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 REGISTRATIONS FOR PROFESSIONAL LAND SURVEYORS NOVEMBER 25, 2015 AS FOLLOWS:

TYPE OF SURVEY: LIMITED CONTENT BOUNDARY SURVEY
MEASUREMENT SPECIFICATION: CLASS 1 STANDARD/CLASS 3 TOPO

PURPOSE OF SURVEY: PROPOSED DOCK VARIANCE

BY: _____ DATE: 9/22/2026
RYAN ALEXANDER WILLIAMS, PLS NO. 203881

Thomas J. Principe, III
No. 9220
REGISTERED PROFESSIONAL ENGINEER

RYAN ALEXANDER WILLIAMS
No. 203881
PROFESSIONAL LAND SURVEYOR

REVISIONS

No.	DATE	DRWN	CHKD

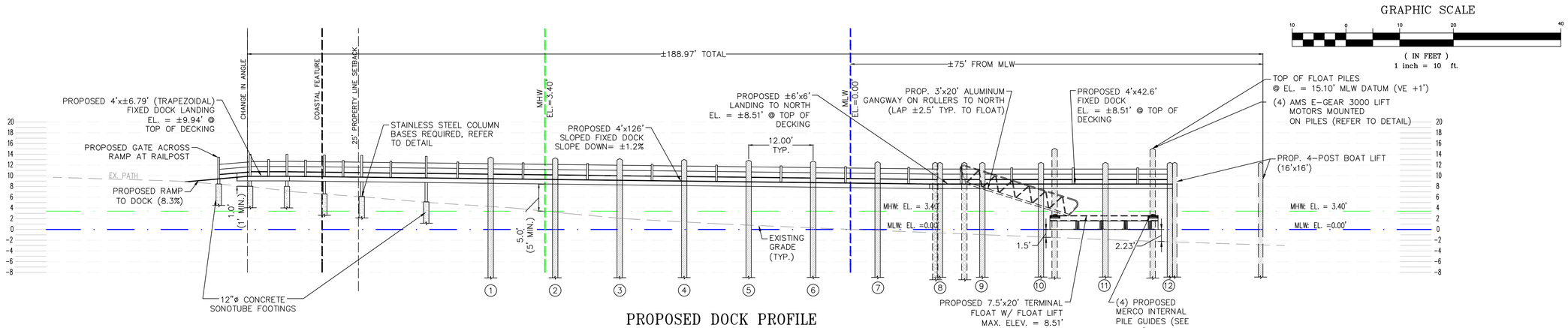
STREET INDEX
SUNSET DRIVE

RECEIVED
9/22/2026
COASTAL RESOURCES MANAGEMENT COUNCIL

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
WWW.PRINCIPECOMPANY.COM
ESTABLISHED IN 1981

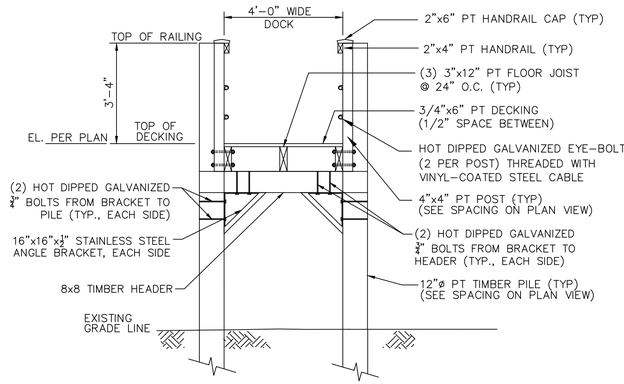
NEW DOCK PLANS
for
AP 29 LOT 90
24 SUNSET LANE
in
PORTSMOUTH, RHODE ISLAND

SCALE: AS NOTED		SHEET NO: 1 OF 3
DRAWN BY: AMI	DESIGN BY: AMI/NEC	CHECKED BY: TJP
DATE: 09/16/2026		PROJECT NO.: DD-2024-3



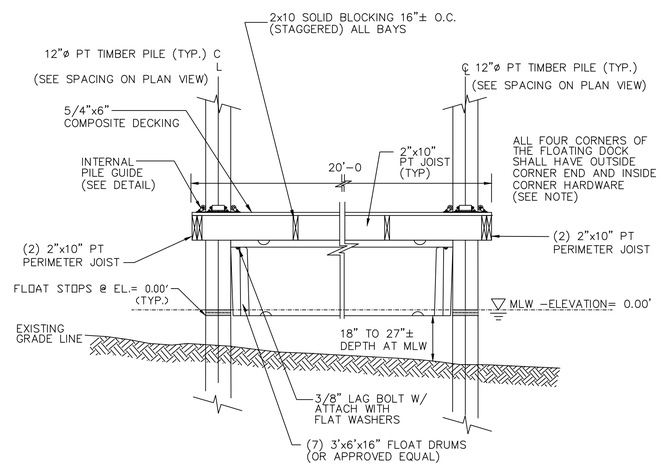
PROPOSED DOCK PROFILE

SCALE: 1"=10'



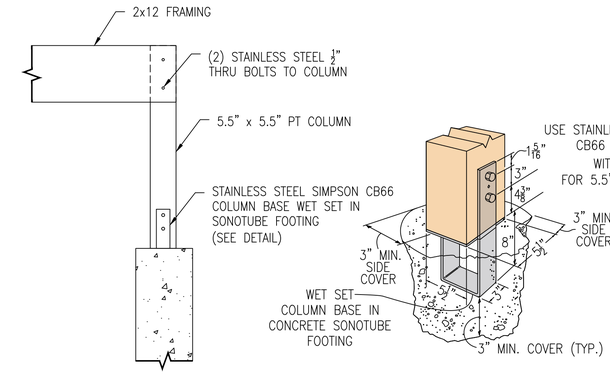
FIXED DOCK SECTION (ALTERNATIVE)

NTS

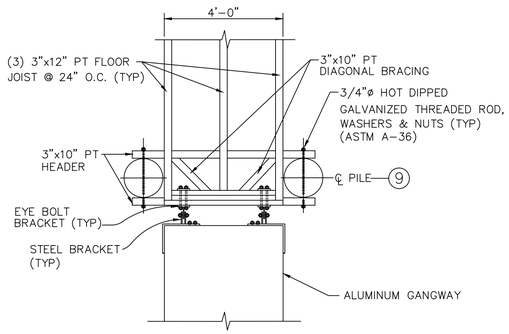


FLOATING DOCK SECTION

NTS



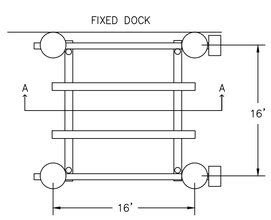
TYPICAL COLUMN CONNECTION DETAILS FOR ACCESS WALKWAY (NTS)



GANGWAY CONNECTION AT FIXED DOCK PLAN VIEW

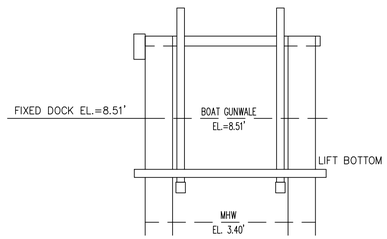
NTS

NOTE:
DECKING OMITTED FOR CLARITY



TOP VIEW

NTS



SECTION A-A

NTS

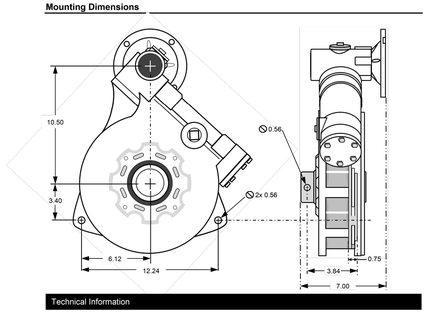
BOAT LIFT DETAILS

NTS

Aqua-Marine Supply
Watty Piaad, Inc.

AMS E-Gear® Product Guide

Mounting Dimensions



Technical Information

MODELS
The AMS Enclosed Gear or E-Gear® is available in multiple configurations of gear ratios and motor sizes creating a range of models from the EG-3000 up to the EG-9000. All models use the same gearbox housing with identical mounting dimensions.

Considering Aqua Marine Supply/Hatty Hoist does not create the entire lift, these model numbers DO NOT refer to the weight capacity of the hoist, but rather the maximum amount of torque (in inch-pounds) that they output. The diameter of the winding drum/pipe and the rigging of the lift cables (not supplied by AMS) will greatly affect the speed and weight capacity of a hoist. The lift manufacturer who utilizes our hoist and sells the lift as a package is the only party that can determine the final weight capacity.

Standard E-Gear® Configurations

Model	Gear Ratio	Motor HP	Motor Finish	Voltage
3000	480:1	3/4	Painted (Stainless optional)	115/230
4000	480:1	1	Painted (Stainless optional)	115/230
5000	480:1	1 HD	Painted (Stainless optional)	115/230
6000	480:1	1-1/2	Painted (Stainless optional)	115/230
7000	600:1	1-1/2	Painted (Stainless optional)	115/230*
9000	600:1	2	Stainless Standard	115/230*

*230V recommended due to amp draw of motor

SPEED & TORQUE
Speed and torque are an inverse relationship, and anything done to speed the hoist up will decrease its output torque. The standard E-Gear® models are designed to operate with a 1725 RPM motor; however a 3450 RPM motor is available for use with the 600:1 ratio model but the output torque will be reduced by 50%.

FLOAT LIFT MOTOR SPECIFICATION

4

OWNER/APPLICANT
LINN F FREEDMAN TRUSTEE/
LINN F. AND STEVEN FREEDMAN

DRAWING ISSUE:
- ☐ CONCEPT
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- ☒ PERMITTING
- ☐ CONSTRUCTION
- ☐ AS-BUILT
- ☐ OTHER:

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DETAILS

Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
TIVERTON, RI 02878
401.816.5385
WWW.PRINCIPECOMPANY.COM

REVISIONS

No.	DATE	DRWN	CHKD

NEW DOCK PLANS
for
AP 29 LOT 90
24 SUNSET LANE
in
PORTSMOUTH, RHODE ISLAND

SCALE: AS NOTED		SHEET NO: 2 OF 3
DRAWN BY: AMI	DESIGN BY: AMI/NEC	CHECKED BY: TJP
DATE: 09/16/2026		PROJECT NO.: DD-2024-3

RECEIVED
9/22/2026
COASTAL RESOURCES MANAGEMENT COUNCIL

TIMBER NOTES:

1. ALL JOISTS, THREADS, AND POSTS SHALL BE PRESSURE TREATED SOUTHERN YELLOW PINE NO. 2 DENSE OR BETTER, HAVING THE FOLLOWING MINIMUM PROPERTIES: Fb=1500 PSI (SINGLE USE), Fb=1750 PSI (REPETITIVE) Fv=95 PSI, E=1,700,000 PSI

2. SEE NAILING SCHEDULE, APPENDIX C, RI STATE BUILDING CODE. FOR NAILING NOT SPECIFICALLY CALLED OUT ON THE DRAWINGS USE GALVANIZED COMMON NAILS

3. SPIKE TOGETHER ALL FRAMING MEMBERS WHICH ARE BUILT UP USING MULTIPLE 2x LUMBER.

4. ALL JOISTS, THREADS, POSTS, AND RAILS SHALL BE PRESERVED WITH ALKALINE COPPER QUARTERNARY (ACQ) MEETING THE AMERICAN WOOD PRESERVERS ASSOCIATION (AWPA) STANDARDS FOR UC5A USE CATEGORY.

CONCRETE NOTES:

1. CONCRETE SHALL HAVE A 3000 P.S.I. MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS.

TIMBER PILING NOTES:

1. ROUND TIMBER PILING SHALL BE NEW LONGLEAF, SHORT LEAF LOBLOLLY OR SLASH SPECIES OF SOUTHERN PINE OR NEW COASTAL SPECIES OF PACIFIC COAST DOUGLAS FIR, SUPPLIED TO THE SITE IN ACCORDANCE WITH THE REQUIREMENTS OF ASTM D 25, LATEST REVISION.

2. SIZES SHALL BE FURNISHED IN ACCORDANCE WITH ASTM D 25, LATEST REVISION. TABLE 1(A) AND (B), SIZE 3 FT. FROM HEAD.

3. ALL PILES SHALL BE OF SOUND TIMBER SUITABLE FOR DRIVING. CUT ABOVE THE GROUND SWELL, FREE FROM DECAY, UNSOUND KNOTS, KNOTS IN GROUPS OR CLUSTERS, WINDSHAKES AND SHORT OR REVERSED BENDS. THE MAXIMUM DIAMETER OF ANY SOUND KNOT SHALL BE ONE-THIRD THE DIAMETER OF THE PILE SECTION WHERE THE KNOT OCCURS, BUT NOT MORE THAN FOUR INCHES IN THE LOWER HALF OF PILE LENGTH NO MORE THAN FIVE INCHES OTHERWISE. ALL KNOTS SHALL BE TRIMMED FLUSH WITH THE BODY OF THE PILE AND ENDS SHALL BE SQUARED WITH THE AXIS. ALL PILES SHALL BE THOROUGHLY PEELED.

4. TIMBER PILING SHALL BE PRESSURE-TREATED WITH ALKALINE COPPER QUARTERNARY (ACQ) IN ACCORDANCE WITH AWPA FOR UC5A USE CATEGORY.

5. TIMBER PILING SHALL HAVE A MINIMUM OF 1200 PSI ALLOWABLE COMPRESSIVE DESIGN STRENGTH IN ACCORDANCE WITH THE PROCEDURES OF ASTM D 2899, LATEST REVISION, AND BE CAPABLE OF WITHSTANDING DRIVING STRESSES OF 3000 PSI.

6. CUTOFFS AT HEAD WILL BE TREATED IN THE FIELD IN ACCORDANCE WITH AWPA M-4.

7. CUT OFF HEAD OF PILES TO ELEVATIONS INDICATED. PILE HEAD CUT OFFS SHALL BE DISPOSED OFF THE SITE BY THE CONTRACTOR.

8. IF SITE-SPECIFIC CONDITIONS WARRANT, STEEL BOOTS OR ARROW PILE TIPS PER ASTM A 569 STEEL SHALL BE REQUIRED, USING 3/16, 1/4, OR 7/16 INCH THICK COMMERCIAL GRADE STEEL

9. THE TOPS OF INDIVIDUAL PILES AT CUTOFF ELEVATION SHALL BE WITHIN 3 INCHES OF PLAN LOCATIONS.

10. IF ANY OBSTRUCTIONS TO PILE DRIVING ARE ENCOUNTERED, THE CONTRACTOR SHALL PULL THE PARTIALLY DRIVEN PILE OR PILES AND REMOVE THE OBSTRUCTION BY MECHANICAL EQUIPMENT. PRE-EXCAVATION BY SPUDDING, JETTING, AUGURING OR ROTARY DRILLING IS PERMITTED WHEN PILES ARE DRIVEN THROUGH DENSE SOIL MATERIAL OR WHEN OBSTRUCTIONS ARE ENCOUNTERED.

RECEIVED
9/22/2026
COASTAL RESOURCES MANAGEMENT COUNCIL

NOTES

FLOAT DRUMS:

THE FLOAT DRUMS SHALL HAVE A HIGH DENSITY POLYSTYLENE (HDPE) SHELL FILLED WITH HIGH QUALITY EXPANDED POLYSTYRNE (EPS). EACH DRUM SHALL HAVE A 3" MOUNTING FLANGE MOLDED AROUND THE ENTIRE PERIMETER. A MINIMUM OF EIGHT (8) 3/8" LAG BOLTS WITH FLAT WASHERS SHALL BE USED TO ATTACH THE DRUMS TO THE DOCKS FRAMING ALL FLOAT DRUMS SHALL MEET STATE AND FEDERAL REQUIREMENTS FOR POSITIVE FLOTATION AND SHALL BE COAST GUARD APPROVED. THE FLOAT DRUMS SHALL BE FOLLANSBEE SERIES THREE FLOAT DRUM OR APPROVED EQUAL.

FLOATING DOCK HARDWARE:

ALL FOUR OUTSIDE CORNERS SHALL HAVE OUTSIDE CORNER ENDS AND INSIDE CORNER HARDWARE. ALL HARDWARE SHALL BE HOT-DIPPED GALVANIZED 1/4" HIGH STRENGTH CARBON STEEL. ALL HARDWARE SHALL BE ATTACHED USING 3/4" GALVANIZED BOLTS WITH NYLON LOCK NUTS.

CRMC DOCK NOTES:

1.) The Executive Director or the Deputy Director may only grant a variance for the extension of a recreational or limited recreational boating facility out to 75 feet beyond MLW or up to a 50% increase beyond the fifty (50) foot standard (Section 300.4.E.3.l) provided engineering, biological, and other appropriate concerns are met.

2.) All residential and limited recreational dock designs shall be in accordance with Table 3 - Minimum Design Criteria, but in no case shall any structural member be designed to withstand less than 50 year storm frequency, including breaking wave conditions in accordance with ASCE 7 (current edition) and FEMA Manual 55. All design elements including the bathymetry shall be stamped by a Rhode Island registered Rhode Island Professional Engineer.

3.) Fixed structures which are for pedestrian access only shall be capable of supporting forty (40) pounds per square foot live load as well as their own dead weight; floating structures shall be capable of supporting a uniform twenty (20) pounds per square foot live load, or a concentrated load of four hundred (400) pounds. A written certification by the designer that the structure is designed to support the above design loads shall be included with the application.

4.) No creosote shall be applied to any portion of the structure.

5.) A residential or limited recreational boating facility shall be a maximum of four (4) feet wide, whether accessed by a fixed pier or float. The terminal float size shall not exceed one hundred fifty (150) square feet to be reviewed as a Category A application. A variance may be granted up to 200 square feet in excessive fetch areas, however this shall be reviewed as a Category B application at the full Council. In the absence of a terminal float, a residential boating facility may include a fixed terminal T or L section, no greater than four (4) by twenty (20) feet in size.

6.) All new or replacement floats shall utilize floatation that was specifically fabricated for marine use and warranted by its manufacturer for such use. Foam billets or foam bead shall not be utilized unless they are completely encapsulated within impact resistant plastic.

7.) Where possible, residential boating facilities shall avoid crossing coastal wetlands. In accordance with Section 300.17, those structures that propose to extend beyond the limit of emergent vegetative wetlands are considered residential boating facilities. Facilities shall be located along the shoreline so as to span the minimal amount of wetland possible. Facilities spanning wetlands shall be elevated a minimum of four (4) feet above the marsh substrate to the bottom of the stringers, or constructed at a 1:1 height to width ratio. Construction in a coastal wetland shall be accomplished by working out from completed sections. When pilings are placed within coastal wetlands, only the immediate area of piling penetration may be disturbed. Pilings should be spaced so as to minimize the amount of wetland disturbance. No construction equipment shall traverse the wetland while the facility is being built.

8.) Owners are required to maintain their facilities in good working condition. Facilities may not be abandoned. The owner shall remove from tidal waters and coastal features any structure or portions of structures which are destroyed in any natural or man-induced manner.

9.) Float ramps and other marine appurtenances or equipment shall not be stored on a coastal feature or any area designated as a CRMC buffer zone.

10.) The use of cribs for structural support shall be avoided. The use of cribs as support in tidal waters may be permitted given certain environmental design considerations. However, in these instances the size and square footage shall be minimized and the structure cannot pose a hazard to navigation. When cribs are permitted for structural support, they must be removed when the useful life of the structure has ceased (e.g. the structure is no longer used as a means of accessing tidal waters).

11.) Residential and limited recreational boating facilities shall not intrude into the area within twenty five (25) feet of an extension of abutting property lines unless (1) it is to be common structure for two or more adjoining owners, concurrently applying or (2) a letter or letters of no objection from the affected owner or owners are forwarded to the CRMC with the application. In the event that the applicant must seek a variance to this standard, the variance request must include a plan prepared by a RI registered Land Surveyor which depicts the relationship of the proposed facility to the effected property line(s) and their extensions.

12.) Residential and limited recreational boating facilities shall not extend beyond that point which is (1) 25% of the distance to the opposite shore (measured from mean low water), or (2) fifty (50) feet seaward of mean low water, whichever is the lesser.

13.) All residential and limited recreational docks, piers, and floats shall meet the setback policies and standards contained in municipal harbor management plans and/or harbor ordinances approved by the Council. However, in all cases, residential docks, piers, and floats shall be setback at least fifty (50) feet from approved mooring fields and three-times the U.S. Army Corps or Engineers authorized project depth from federal navigation projects (e.g., navigation channels and anchorage areas).

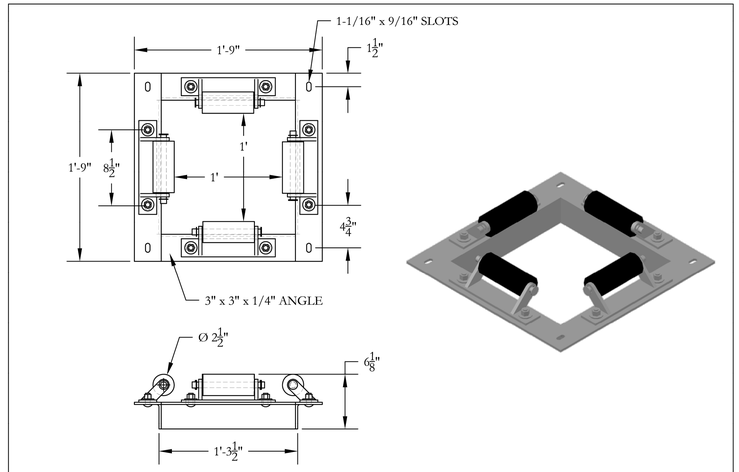
14.) The surface of the dock, pier and float shall be designed in a manner which provides safe traction and allows for the appropriate drainage of water.

15.) As part of a residential or limited recreational boating facility, the terminal float may be designed such that it facilitates the access of small vessels such as kayaks, dinghies, personal water craft, etc., onto the float, provided that all other programmatic requirements are met. Mechanical apparatus to accomplish this shall not exceed twenty four (24) inches in height from the top of the float.

16.) All residential and limited recreational docks shall have the centerline of the structure between its most seaward and most landward portion designated on the plans with State Plane Coordinates (NAD83). A WAAS enabled GPS system with an accuracy of +/- 3 meters shall be considered acceptable. The Executive Director shall have the discretion to require greater accuracy.

17.) Lateral Access shall be provided under, around or over as appropriate for the site conditions at all new residential docks.

18.) All residential and limited recreational docks shall be certified by the Design Engineer that it was constructed according to the approved plans within typical marine construction standards. The Executive Director shall have the discretion to require AS-BUILT survey plans of residential and limited recreational docks that includes property lines.



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MERCO MARINE
60 MERCO ROAD
WELLSBURG, WV 26070
PHONE: (800)396-3726
FAX: (304)737-3008

TITLE:	HP-12 IN RH
SCALE:	1-1/2" = 1'-0"
DRAWN BY:	DAN OTTO
PRINT DATE:	10/26/11 1:23 PM
CREATED DATE:	10/26/11
APRVD BY:	J. MERIWETHER

OWNER/APPLICANT
LINN F FREEDMAN TRUSTEE/
LINN F. AND STEVEN FREEDMAN

DRAWING ISSUE:
- ☐ CONCEPT
- ☐ CUSTOMER APPROVAL
- ☒ PERMITTING
- ☐ CONSTRUCTION
- ☐ AS-BUILT
- ☐ OTHER:

ONLY PLANS ISSUED FOR CONSTRUCTION SHALL BE USED FOR CONSTRUCTION

NOTES

Thomas J. Principe, III
REGISTERED PROFESSIONAL ENGINEER

PRINCIPE COMPANY, INC.
ENGINEERING DIVISION
27 SAKONNET RIDGE DRIVE
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REVISIONS

No.	DATE	DRWN	CHKD

NEW DOCK PLANS
for
AP 29 LOT 90
24 SUNSET LANE
in
PORTSMOUTH, RHODE ISLAND

SCALE: AS NOTED		SHEET NO: 3 OF 3
DRAWN BY: AMI	DESIGN BY: AMI/NEC	CHECKED BY: TJP
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