

Lisa Turner

From: John Garrahy <jgarrahy@garrahylaw.com>
Sent: Tuesday, June 18, 2024 3:23 PM
To: 'Lisa Turner'
Cc: 'Mary Shekarchi, Esq.'; 'Scott Rabideau'; 'Joe Casali'; 'Nicholas Veltri'; 'William Lavery'; 'Sara Paquin'; 'James Houle'
Subject: RE: CRMC File 2022-12-075 Nicholas Veltri, Wilson Drive, Narragansett,
Attachments: Houle Quals 2.pdf; Memorandum - Wilson Drive, Narragansett R1.pdf; 0 Wilson Dr. Narragansett CRMC.doc

Lisa,

In addition to the information that we already provided with respect to the above referenced matter, it is our intention that Joseph Casali Engineering will present the below linked PowerPoint presentation at the hearing. We previously submitted a memorandum from Joseph Casali Engineering for the hearing – the attached is a slightly revised memorandum that should be substituted for the prior submission.

 [Wilson Dr \[CRMC PPT\].pptx](#)

In addition, attached is the qualifications of James Houle, a certified real estate appraiser in Rhode Island. Mr. Houle also testified at the Narragansett zoning board in this matter. Mr. Houle has prepared the attached report and will testify at the Hearing that the standards will cause the applicant an undue hardship pursuant to CRMC regulation 1.1.7 A. 6. The testimony of Mr. Houle together with the testimony of our other experts will demonstrate, inter alia, that nature of the hardship and that the hardship will be shown to be unique and particular to the subject property. He will also testify that that the requested variance to the applicable standards is not due to any prior action of the applicant pursuant to section 1.1.7 A. 5 of CRMC's regulations.

Any questions or concerns, please let me know.

Thank you.

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From: John Garrahy
Sent: Tuesday, June 4, 2024 4:57 PM
To: 'Lisa Turner' <lturner@crmc.ri.gov>
Cc: 'Mary Shekarchi, Esq.' <MaryBALi@aol.com>; Scott Rabideau <nrsscott@gmail.com>; Joe Casali <joe@joecasali.com>; Nicholas Veltri <veltrisurvey@verizon.net>; William Lavery <bill@joecasali.com>; Sara Paquin <sara@joecasali.com>
Subject: CRMC File 2022-12-075 Nicholas Veltri, Wilson Drive, Narragansett,

Lisa, in connection with the above referenced, please be advised that we intend to call the following witnesses at the hearing and utilize the attached documentation at the hearing :

Nicholas Veltri – owner and applicant; Mr. Veltri is also a registered land surveyor;

PROFESSIONAL BACKGROUND:

1977 to present- PROFESSIONAL LAND SURVEYOR in RI, LICENSE #1719. Proficient in records search and all aspects of boundary survey and topographic mapping. Have been the Surveyor of record for numerous Major, Minor, and Administrative Subdivisions throughout the State Of Rhode Island, including Zoning applications. (COALS- A048)

2000 to present. Licensed in RI, Department of Environmental Management, OWTS "Septic" designer, Class II Lie. #02019. Also Class IV Lie. #04023 Soil Evaluator.

As a soil evaluator and OWTS designer in Rhode Island I have designed hundreds of residential and small commercial onsite wastewater treatment systems throughout the State of Rhode Island.

EDUCATION:

University of Rhode Island, Kingstown, RI. 1998-1999

Courses in Soil Science including Microbial Processes, Parent Material with Geology and Soil Morphology.

Roger Williams University, Bristol, Rhode Island 1973 Associate degree - Engineering Technology 1975 Bachelor of Science - Engineering Technology

John Tzitzouris, PLS -- surveyor;

PROFESSIONAL BACKGROUND:

1998 to present. PROFESSIONAL LAND SURVEYOR in RI, LICENSE #1941. Proficient in all aspects of boundary survey and topographic mapping. Have been the Surveyor of record for numerous Major, Minor, and Administrative Subdivisions throughout the State Of Rhode Island, including Zoning applications. (COA LS- A549)

- 2000 to present. Licensed in RI, Department of Environmental Management, OWTS "Septic" designer, Class II lisc. #02066. Also Class IV Lisc. #D4021 Soil Evaluator.

As a soil evaluator and OWTS designer in Rhode Island I have had the opportunity to investigate and become familiar with soils throughout the state. I am proficient in soil parent material, soil morphology, and determining seasonal high water tables in soils. Throughout the state I have been the designer of record for both OWTS New Building Construction and OWTS Repairs. It should be mentioned that a very important part of septic design is understanding existing topography and how to design grade properly. This is best learned in the field as a Surveyor doing on the ground topography.

EDUCATION:

University of Rhode Island, Kingstown, RI. 1998-1999

Courses in Soil Science including Microbial Processes, Parent Material with Geology and Soil Morphology.

Northeastern University, Boston, MA. Technology/ Civil Engineering

Grad. June, 1995 Mechanical Engineering

Assoc. in Engineering/Bach-matriculated

Both Mr. Veltri and Mr. Tzitzouris as professional land surveyors will testify that they Completed field work to verify survey of the property, including location of existing storm drainpipes located in the public ROW, being Pettaquamscutt Avenue.

Additionally, elevation grades were taken across the subject property and the undeveloped portion of Pettaquamscutt Avenue, including the boat ramp that is located along and within the Northerly side of Pettaquamscutt Avenue.

A plan was prepared showing the location of the existing storm drainpipes and elevation cross sections of the subject property and the undeveloped portion of Pettaquamscutt Avenue.

The above work was completed by John A. Tzitzouris, PLS with the assistance of Nicholas Veltri, PLS.

The scope of the work was to verify that the existing storm drainpipes are within the public right of way and not on the property as previously stated by the Town of Narragansett Public Works Department. The reason to prepare a cross-section plan is to show that the proposed dwelling is located on the highest portion of the property in relationship with the surrounding existing elevation grades.

Joseph Casali, PE—

Mr. Casali is the President of Joe Casali Engineering, Inc. (JCE), a civil and geotechnical engineering firm located in Warwick, Rhode Island. Mr. Casali has been practicing engineering for 20+ years and has owned and operated JCE for the last 15+ years. Mr. Casali holds a Bachelor of Science degree in Civil and Environmental Engineering and a MBA from the University of Rhode Island. Mr. Casali is currently registered as a professional engineer in the State of Rhode Island and the Commonwealth of Massachusetts, and has also held registrations in the states of Tennessee and Mississippi. Mr. Casali is a past president of the Rhode Island Society of Professional Engineers (RISPE), was a 40 Under 40 Award Recipient, and was awarded the 2002 RISPE Young Engineer of the Year award.

Joe Casali and his team has prepared a PowerPoint presentation incorporating the points in the attached memorandum showing the subject lot and the proposed structure and addressing points raised in the staff report and the variance criteria. His expert testimony, as a professional engineer, will focus on those engineering controls utilized in the placement of the structure to mitigate effects on the coastal wetland and minimize coastal hazards such as flooding during storms.

Scott Rabideau – senior wetlands biologist

Scott Rabideau, President / Principal Biologist

Scott has more than 35 years of experience working as a wetland scientist in Rhode Island, helping landowners navigate wetland regulations set by DEM and the CRMC. He is certified as a Senior Professional Wetland Scientist by the national Society of Wetland Scientists, and he has been qualified as an expert in wetland delineation, coastal ecology, and wildlife habitat assessments in both Rhode Island and Massachusetts superior courts. He is

also currently an appointed Special Master by the Rhode Island Superior Court to resolve a decades-long dispute between the DEM and the Bowditch Lake Campground in Glocester.

Scott received a Bachelor of Science degree in Natural Resources from the University of Rhode Island and a Master's degree in business management from Lesley College. He also completed a graduate study in soil science at the University of Massachusetts.

Natural Resource Services, Inc. was incorporated by Scott in 1988 with the original office in Providence. The office was moved to the northern RI Village of Harrisville in 1991 and has been there since that time.

Education and Certifications

B.S. Natural Resource Science

M.S. Business Management

Senior Professional Wetland Scientist #1410, Society of Wetland Scientists

Memberships

Former State Representative, District 60, from 1995-2002

RI Judicial Nominating Commission, from 2014-2020

Legislative Commission, Freshwater Wetlands Act Review, from 2013-2015

The Wildlife Society - Investment Review Committee Member, 2013-2017

Trustee of the June Rockwell Levy Foundation

Mr. Rabideau will testify to his examination of the property, to his work in connection with the submission of the application and his expert opinion as to why the project, as now proposed, meets the criteria for the variances being sought. Mr. Rabideau has presented his findings in connection with the submission of the application for the Assent. He will also testify as to the mitigation devices the applicant has employed in the construction of the dwelling to decrease the impact to the nearby wetlands and to decrease impacts from coastal hazard events, such as flooding.

Any questions, please let me know.

Thank you.

John J. Garrahy, Esq.

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