



State of Rhode Island and Providence Plantations
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

APPLICATION FOR STATE ASSENT

To perform work regulated by the provisions of Chapter 279 of the Public Laws of 1971 Amended.

Project Location <u>Wilson Drive</u> <u>Narragansett</u>				File No. (CRMC USE ONLY) 2022-12-075
No. Street City/Town				Plat: NA Lot(s): 28K
Owner's Name <u>Nicholas Veltri</u>				Owner's Contact: Number: (401)640-0334 Email Address: <u>veltrisurvey@verizon.net</u>
Mailing Address <u>159 Col. John Gardner Rd</u> <u>Narragansett, RI</u> <u>02882</u>				Email address: Tel. No.
Address City/Town, State Zip Code				
Contractor RI Reg. # Address				
Designer Address				
Name of Waterway				Estimated Project Cost (EPC) \$200,000.00 Application Fee: \$1,250.00
Provide Below a Description of Work As Proposed (required). Construction of a 2-bedroom single family dwelling requiring buffer zone and setback variances.				

Have you or any previous owner filed an application for and/or received an assent for any activity on this property?
(If so please provide the file and/or assent numbers): 2020-11-091; 2017-09-005; 2002-04-118

Is this site within a designated historic district? ☐ YES ☒ NO

Is this application being submitted in response to a coastal violation? ☐ YES ☒ NO

If YES, you must indicate NOV or C&D Number: _____

Name/mailling addresses of adjacent property owners whose property adjoins the project site. Accurate mailing addresses will insure proper notification. MA Applicant must initial to certify accuracy of adjacent property owners and accuracy of mailing addresses.

Martha E, John P & Thomas R Callan - 53 Village Circle Warwick, RI 02888

STORMTOOLS (<http://www.beachsamp.org/resources/stormtools/>) is a planning tool to help applicants evaluate the impacts of sea level rise and storm surge on their projects. The Council encourages applicants to use STORMTOOLS to help them understand the risk that may be present at their site and make appropriate adjustments to the project design.

NOTE: The applicant acknowledges by evidence of their signature that they have reviewed the Rhode Island Coastal Resources Management Program, and have, where possible, adhered to the policies and standards of the program. Where variances or special exceptions are requested by the applicant, the applicant will be prepared to meet and present testimony on the criteria and burdens of proof for each of these relief provisions. The applicant also acknowledges by evidence of their signature that to the best of their knowledge the information contained in the application is true and valid. If the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then the permit granted under this application may be found to be null and void. Applicant requires that as a condition to the granting of this assent, members of the CRMC or its staff shall have access to the applicant's property to make on-site inspections to insure compliance with the assent. This application is made under oath and subject to the penalties of perjury.

08/04

Nicholas Veltri
Owner Name (PRINT)

Nicholas Veltri
Owner's Signature (SIGN)

PLEASE REVIEW REVERSE SIDE OF APPLICATION FORM

RECEIVED

12/20/2022

COASTAL RESOURCES
MANAGEMENT COUNCIL



Natural Resource Services, Inc.

December 19, 2022

Jeffrey Willis, Executive Director
Coastal Resources Management Council
4808 Tower Hill Road
Wakefield, RI 02879

RE: Category B Application for Assent
Nicholas & Marjorie Veltri
A.P. NA, Lot 28K; Wilson Drive
Narragansett, Rhode Island

Dear Mr. Willis:

Natural Resource Services, Inc. (NRS) has been retained by Nicholas and Marjorie Veltri to assist with the preparation and submission of this Category B Application for Assent. The Veltri's have retained attorney Mary Shekarchi as legal counsel. Ms. Shekarchi, copied on this correspondence, shall represent the Veltri's at the public hearing before the full council.

The Veltri's have recently purchased a vacant parcel of land fronting on the Narrow River. The CRMC staff issued a Preliminary Determination for construction of a single family dwelling to the previous property owner, Robert Wyss, on February 16, 2021 (CRMC No. D2020-11-091). The proposed single family home construction requires variances in excess of 50 percent to both the RI CRMP buffer zone and setback standards. The submitted materials include a written narrative responding to the six (6) variance criteria as required by the Program.

Please do not hesitate to contact me or Attorney Shekarchi if any additional information is required in order to review this application.

Very truly yours,

Scott P. Rabideau, PWS
Principal

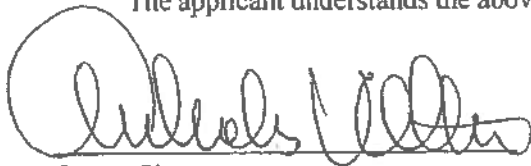
Enclosures

Cc: Mary Shekarchi, Esq.
Nicholas Veltri

STATEMENT OF DISCLOSURE AND APPLICANT AGREEMENT AS TO FEES

The fees which must be submitted to the Coastal Resources Management Council are based upon representations made to the Coastal Resources Management Council by the applicant. If after submission of this fee the Coastal Resources Management Council determines that an error has been made either in the applicant's submission or in determining the fee to be paid, the applicant understands that additional fees may be assessed by the Coastal Resources Management Council. These fees must be paid prior to the issuance of any assent by the Coastal Resources Management Council.

The applicant understands the above conditions and agrees to comply with them.

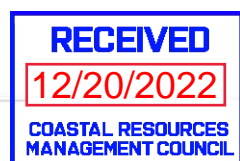


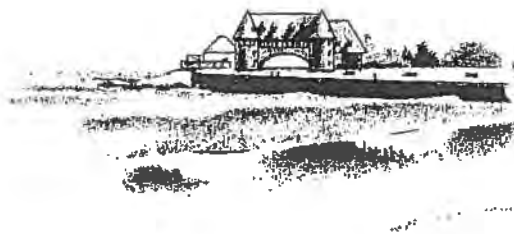
Owner Signature

Dec. 09, 2022
Date

Nicholas Veltri - 159 Col. John Gardner Road Narragansett, RI 02882

Print Name and Mailing Address





TOWN OF NARRAGANSETT

Town Hall • 25 Fifth Avenue • Narragansett, RI 02882-3699
Tel. (401) 789-1044 TDD (401) 782-0610 Fax (401) 783-9637

FINANCE DEPARTMENT

December 6, 2022

Coastal Resources Management Council
Oliver Stedman Government Center
4800 Tower Hill Road
Wakefield, RI 02879

Dear Sir/Madam:

This is to verify that the Nicholas Veltri is the owner of Assessor's Map N-A Lot 28-K located at 0 Wilson Drive in the Town of Narragansett.

Sincerely,

Handwritten signature of Stacy Gorman.

Stacy Gorman
Deputy Tax Assessor



TO: Coastal Resources Management Council
4808 Tower Hill Road Suite 3
Wakefield, RI 02879
Phone: (401) 783-3370

C R M C
COASTAL RESOURCES MANAGEMENT COUNCIL

FROM: Building Official

DATE: OCTOBER 25, 2022

SUBJ: Application of: NICHOLAS VELTRI

Location: WILSON DRIVE
NARRAGANSETT

Address: WILSON DRIVE

Plat No. N-A

Lot No. 28-K

To Construct: CONSTRUCT NEW TWO-BEDROOM SINGLE FAMILY DWELLING

I hereby certify that I have reviewed _____ foundation plan(s).
☒ plan(s) for entire structure
☒ site plans

Titled: SITE PLAN - PROPERTY SITE PLAN
BUILDING - PROPOSED PLAN

Date of Plan (last revision): SITE- 9-24-2022- ZONING BOARD
BUILDING- 8-19-2021

_____ and find that the issuance of a local building permit is not required as in accordance with Section _____ of the Rhode Island State Building Code.

☒ and find that the issuance of a local building permit is required. I hereby certify that this permit shall be issued once the applicant demonstrates that the proposed construction/activity fully conforms to the applicable requirements of the RISBC.

_____ and find that a Septic System Suitability Determination (SSD) must be obtained from the RI Dept. of Environmental Management.

☒ and find that a Septic System Suitability Determination (SSD) need not be obtained from the RI Dept. of Environmental Management.

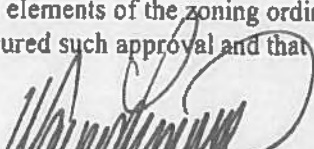
☒ and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final. The Zoning Board approval shall expire on OCTOBER 4, 2024.


Building Official's Signature

10-25-2022

Date

☒ and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final.


Zoning Officer's Signature

10-25-2022

Date

RICRMCCOASTAL HAZARD APPLICATION WORKSHEET

APPLICANT NAME: Nicholas Veltri

PROJECT SITE ADDRESS: Wilson Drive, A.P. NA, Lot 28K - Narragansett

STEP 1. PROJECT DESIGN LIFE

- ☐ A. For properties in a FEMA-designated A, or X Zone, provide the first floor elevation (FFE) of the proposed structure referenced to NAVD88, **OR** For properties in a FEMA-designated V or Coastal A Zone, please provide the elevation of the lowest horizontal structural member (LHSM) referenced to NAVD88. FFE 14.5 ft
LHSM elevation ft
- ☐ B. How long do you want your project to last? Identify the expected design life for the project (CRMC recommends a minimum of 30 years) Design Life: 30 yrs
- ☐ C. Add the number of years you identified in 1B to the current year. Design Life Year: 2052

- ☐ D. CHECK beneath the sea level rise (SLR) projection that matches or comes closest to project design life year.

Year	2030	2040	2050	2060	2070	2080	2090	2100
SLR	1.47	2.13	3.05	4.00	5.15	6.49	7.94	9.41
	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Sea Level Rise (SLR) Projections (Feb. 2017) NOAA High Curve, 83% Confidence Interval Newport, RI Tide Gauge. All values are expressed in feet relative to NAVD88. <http://www.ccrpsclimate.us/ccaces/curves.cfm>

NOTE: The STORMTOOLS sea level rise scenarios depict how high the water will be above the average height of the daily high tide over the 19-year period between 1983 and 2001. There have been between 4 and 5 inches of sea level rise in Rhode Island since then. The higher modeled water level accounts for the uncertainties in ice sheet and ocean dynamics.

STEP 2. SITE ASSESSMENT

- ☐ A. Open RICRMCCoastal Hazard Mapping Tool. Following the tutorial along the left side of the screen, enter the project site address and turn on the sea level layer closest to the number you circled in 1D.
- ☐ B. ENTER the STORMTOOLS SLR map layer closest to the SLR value you checked in Step 1D above. If the value falls between the available STORMTOOLS SLR map layers, round to the closest of these sea level rise (SLR) numbers: 1ft, 2ft, 3ft, 5ft, 7ft, 10ft, or 12ft 3 ft
- ☐ C. Does the STORMTOOLS SLR map layer you circled above expose your project site to future tidal inundation? CHECK YES or NO ☒ YES ☐ NO
- ☐ D. List any roads or access routes that are potentially inundated from SLR. To do this, ZOOM OUT from your project location, change BASEMAP on the viewer to "street view" – see Step 2A.

Wilson Drive

****Please be advised that CRMC staff may also review the implications of sea level rise in combination with nuisance storm flooding and discuss these potential project concerns with the applicant. Nuisance flooding impacts may be viewed in STORMTOOLS [here](#).**

STEP 3. STORMTOOLS DESIGN ELEVATION (SDE)

- ☐ A. Select your SLR Scenario using the tabs along the top of the online map (NOTE: RECOMMENDED scenario is 100-year storm plus 3-feet of sea level rise). Follow the tutorial included along the left panels of the viewer to enter the address of your project site. Select the tab across the top that corresponds to the sea level rise projection you identified in STEP 1. Enter your address on the map, and then click on the project site to identify STORMTOOLS Design Elevation (SDE) from the pop-up box. Enter the SDE value:

17.4 ft

RICRMC COASTAL HAZARD APPLICATION WORKSHEET

STEP 4. SHORELINE CHANGE

- ☐ A. Using the CRMC Shoreline Change maps, indicate the transect number closest to your site, and erosion rate listed for that transect. **NOTE:** Transects are not available for every site. If this is the case, please enter N/A.

Transect Number: n/a

Erosion Rate: ft/year

- B. CHECK below the Projected Erosion Rate that corresponds to the design life you identified above.

Year	2050	2060	2070	2080	2090	2100
Projected Future Erosion Multiplier	1.34	1.45	1.57	1.70	1.84	2.00
	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Projected Shoreline Change Rate multipliers. (Oakley et al., 2016)

C. COMPLETE EROSION SETBACK CALCULATION:

Historic shoreline change rate, STEP 4A	Design Life, STEP 1B	Projected Future Erosion Multiplier, STEP 4B	Erosion Setback (ft) 4A x 1B x 4B
0	X 30	X 1.34	= 0

NOTE: Setbacks are required per the CRMC Red Book, Section 1.1.9. A minimum setback of 50-feet is required, but a greater setback may be necessary and/or desirable based on this analysis.

STEP 5. CERI & OTHER SITE CONSIDERATIONS

- ☐ A. If you live in a community where a Coastal Environmental Risk Index (CERI) has been completed (Barrington, Bristol, Charlestown, Narragansett, South Kingstown, Warren, Warwick, Westerly), CHECK the level of projected damage to your location, as indicated on the map that corresponds to the design life identified in STEP 1.

CERI Level: Moderate ☐ High ☐ Severe ☐ Extreme ☒ Inundated by 2100 ☐ Not applicable ☐

- ☐ B. Consider and discuss with your design consultant other forces or factors that might impact the development, such as coastal habitats, shoreline features, public access, wastewater, storm water, depth to water table/groundwater dynamics, saltwater intrusion, or other issues not listed above. In addition, pressure from rising sea levels will result in rising subsurface groundwater levels ultimately affecting wells and septic systems.

STEP 6. LARGE PROJECTS

This step is for Large Projects and Subdivisions only, six (6) or more units, as defined by the CRMC Red Book Section 1.1.6.1(1)(f). This step may be skipped for other projects.

- ☐ A. Use the Sea Level Affecting Marshes Model (SLAMM) Maps to assess potential impacts to large projects and subdivisions from salt marsh migration resulting from projected sea level rise. CRMC SLAMM maps can be accessed [here](#). The CRMC recommends using the 5-foot SLR projection within SLAMM to assess future potential project impacts on migrating marshes. Does the SLAMM map that corresponds to the design life you identified in STEP 1 expose your project site to future salt marsh migration? CHECK YES or NO

☐ YES ☐ NO

STEP 7: DESIGN EVALUATION

- ☐ A. Using Chapter 7 of the RI Shoreline Change SAMP as a guide, investigate mitigation options for the exposure identified above and include that in the final application.

This fully completed Coastal Hazard Application Guidance worksheet must accompany the application. If you are a design or engineering professional, please print and sign here that you have discussed the findings of this worksheet with the Owner.

DESIGN/ENGINEER SIGNATURE: _____

DATE: Dec. 29, 2022

OWNER'S SIGNATURE: _____

DATE: Dec. 09, 2022

Version 08/10/2021

Page 2 of 2

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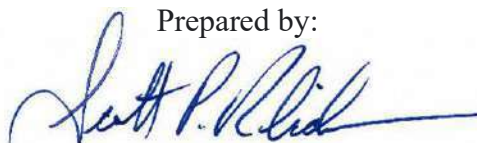
Natural Resource Services, Inc.

Written Narrative in Support of a CRMC Assent Application and Variance Request for a Proposed Single-Family Dwelling

*Wilson Drive, A.P. NA, Lot 28K
Narragansett, Rhode Island*



Prepared for:
Nicholas & Marjorie Veltri
159 Col. John Gardner Road
Narragansett, RI 02882

Prepared by:

Scott P. Rabideau, PWS
Principal

December 5, 2022

P.O. Box 311 Harrisville, RI 02830 401-568-7390



Table of Contents

Introduction.....	3
Existing Site Conditions	3
CRMP Variance Requests.....	6
Summary	12

List of Figures

Figure 1: Shoreline Development within 500 feet of Lot 28K.....	4
Figure 2: Variance Request Chart.....	6
Figure 3: Predicted Tidal Water Limit with 1-foot Sea Level Rise.....	8
Figure 4: 25-Year Storm Event Surge Limit with 1-foot Sea Level Rise.....	9
Figure 5: Table 1 from Narrow River SAMP.....	10

Appendices

Appendix 1 – CRMC PD Findings Letter

Appendix 2 – Coastal Hazard Assessment – 1.47-foot Sea Level Rise

Appendix 3 – Coastal Hazard Assessment – 3.05-foot Sea Level Rise

Appendix 4 – Scott P. Rabideau Qualification Statement



Introduction

Natural Resource Services, Inc. (NRS) has been retained by Nicholas Veltri to assist with the preparation and submission of a Category B assent application to the Coastal Resources Management Council (CRMC). Mr. Veltri, hereafter referred to as the applicant, is the owner of a vacant lot referenced in the Town of Narragansett tax assessor's records as A.P. NK, Lot 28K. the applicant is seeking permission from the CRMC to construct a 2-bedroom single family dwelling on the property. The home has been configured such that the structural lot coverage (SLC) shall be 603 square feet. The applicant sought and received 60 percent front yard setback relief from the town in order to build 10 feet from the Wilson Drive right-of-way limit.

The entire lot falls within 200 feet of a coastal feature as defined in the Coastal Resources Management Program (CRMP). The parcel has direct frontage on the Pettaquamscutt River and as such also falls within the regulatory boundaries of the Narrow River Special Area Management Plan (SAMP). The proposed residential development requires variances in excess of 50 percent from the CRMP's buffer zone and setback standards.

Section 1.1.7 of the CRMP requires that applicants seeking a variance from a program standard make the request in writing and address the six (6) variance criteria listed in the section. This narrative has been prepared on behalf of Mr. Veltri to comply with this variance application requirement.

Existing Site Conditions

The property is a vacant 8,077 square foot (SF) parcel situated at the southwest corner of Wilson Drive and Pettaquamscutt Avenue. This section of Narragansett is a densely developed residential neighborhood with the majority of homes constructed on approximate one quarter acre sized lots. Public sewer and water service is available to all of the homes in the area including the subject property. Figure 1 is a 2022 aerial graphic depicting the subject lot and adjacent shoreline development within 500 feet of its north and south boundaries.

NRS delineated the limit of a coastal wetland within and immediately adjacent to the subject property on September 29, 2020. The resource area is classified as a contiguous freshwater wetland. The vegetative community within the wetland is a monoculture consisting of common reed (*Phragmites australis*), a state listed invasive plant species. The upland portion of the lot is dominated with Japanese knotweed (*Polygonum cuspidatum*), also a state listed invasive plant species. A review of historic aerial photographs reveal a history of land disturbances within and adjacent to the lot which may have created the opportunity for invasive species colonization.



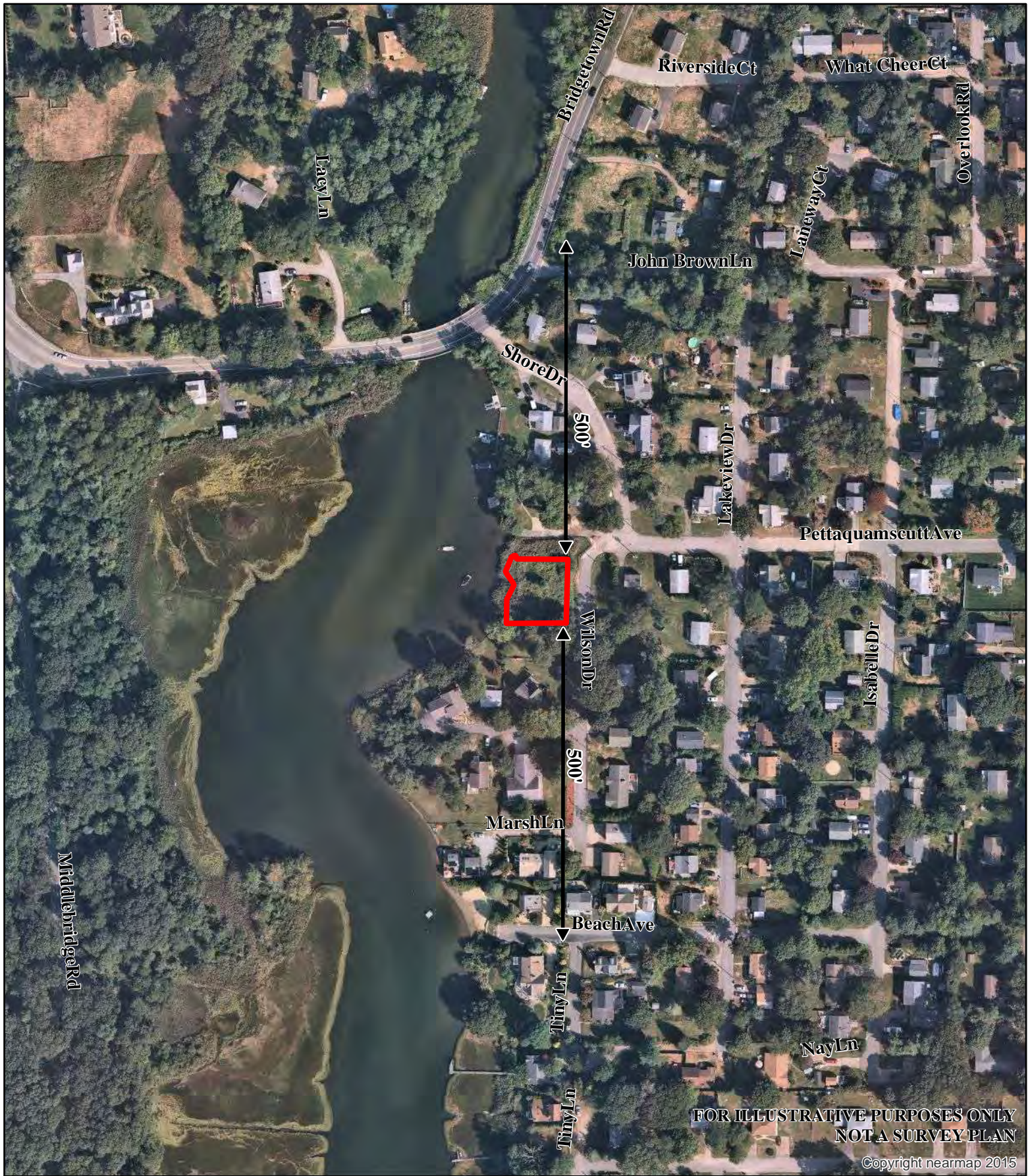


Figure 1:
Shoreline Development
within 500 feet of
28K, Wilson Drive
Narragansett, RI

— Approximate Site Location

0 100 200 400 Feet



September 14, 2022
image (c) nearmap
RIGIS
Natural Resource Services, Inc.
PO Box 311
180 Tinkham Lane
Harrisville, RI 02830
p: (401) 568-7390
(c) RIGIS

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Site disturbance in 2011 resulting from Stormwater Drainage Improvements on Pettaquamscutt Ave.

The NRS wetland delineation was survey located and applied to a Class 1 boundary survey plan. The delineation was confirmed as accurate by the CRMC staff as part of a Preliminary Determination (PD) findings issued on February 16, 2021 (CRMC File No. D2020-11-091). The area of wetland present equals 3,801 SF, as calculated by the surveyor, or 47 percent of the lot.

The coastal wetland exists only within the subject property and on the undeveloped portion of Pettaquamscutt Avenue adjacent to the northern property line. There is a town drainage outfall within the wetland. The total size of the coastal wetland (on-site and off-site) is approximately 6,500 SF.

The coastal wetland on the property is associated with the eastern shoreline of the Narrow River. The CRMP classifies this portion of the Narrow River as Type 2 Waters. The property is also within the watershed boundaries of the Narrow River SAMP. The lot falls within the designation of Lands Developed Beyond Carrying Capacity.

The CRMP provides the state with regulatory jurisdiction over all land-use activities occurring within 200 feet of any coastal feature. The entirety of the subject property falls within this jurisdictional limit.

The parcel is less than 10,000 SF in area and is adjacent to Type 2 Waters. Section 1.1.11 of the CRMP requires that a 25-foot buffer zone be applied to the limit of the verified coastal feature. Section 1.1.9 establishes a 50-foot setback requirement for any construction. The 50-foot setback standard extends beyond the limits of the lot.

CRMP Variance Requests

The coastal wetland presence and configuration within Lot 28K results in the 25-foot buffer zone encumbering the majority of the upland area available for residential development. It is not possible for the applicant to use the property for its locally zoned purpose without seeking relief from the CRMC to the buffer zone standard. The 50-foot setback actually extends beyond the property boundaries. It is therefore necessary to also seek a variance from this standard in order to utilize the property for its zoned use. If these variance requests were not granted, the applicant would be denied beneficial use of his land and face what is tantamount to an undue hardship.

Figure 2: Variance Request Charts

Buffer Zone			
<u>Structure</u>	<u>Required Buffer Zone</u>	<u>Proposed Buffer Zone</u>	<u>Percent Variance</u>
Dwelling	25 feet	7 feet	72%

Setback			
<u>Structure</u>	<u>Required Setback</u>	<u>Proposed Setback</u>	<u>Percent Variance</u>
Dwelling	50 feet	12.5 feet	75%
Rain Garden	50 feet	20 feet	60%
Pervious Parking	50 feet	17 feet	66%
Deck	10 feet (from buffer zone)	5 feet	50%

The applicant is seeking variances to the CRMP buffer zone and setback standards for each item listed in Figure 2. The following represents the applicant's response to each of the six (6) variance criteria listed in Section 1.1.7.

1. The proposed alteration conforms with applicable goals and policies of the Coastal Resources Management Program.

The property is situated along a section of the Narrow River which is classified as Type 2 Waters. These areas include waters with high scenic value that support low-intensity recreational and residential uses. As can be seen on Figure 1, this specific shoreline, while classified as Type 2, actually supports moderate density residential use. The visual quality when viewed from the water consists of primarily single-family homes. The proposed addition of another dwelling on the vacant waterfront parcel would not detract from the shorelines scenic quality and is consistent with the existing land use along this section of the Narrow River. As such, the applicant's position is that the variance request conforms with Section 1.2.1(c)(2)(a) as the applicable policy of Type 2 Waters.

Section 1.1.6(I) details the coastal hazard analysis for CRMC applications. The applicant has prepared the required Coastal Hazard Application (CHA) worksheet for both a one (1) foot and three (3) foot sea level rise design scenario. Using the CRMC STORMTOOLS maps, a review of the inundation levels for both the 1- and 3-foot sea level rise scenarios was conducted. This included a review of the impacts from a 25-year coastal storm event with each sea level rise increase. Figure 3 depicts the inundation of the lot and surrounding area with a 1-foot sea level

rise increase. Figure 4 depicts the inundation from a predicted 25-year storm event with the 1-foot of sea level rise.

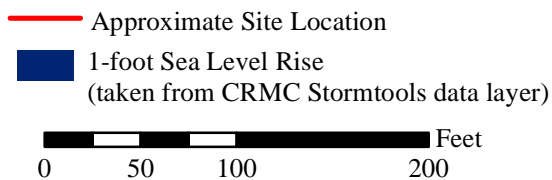
Based on the STORMTOOLS data, the upland area within the lot would remain above sea level with a 1-foot rise. The lot and all of the surrounding area would be impacted by predicted storm surge from a 25-year event in this same scenario.

The applicant has designed the home with a first-floor elevation set at 14.5 feet. This is 10.5 feet above ground level and 3.5 feet above the AE Flood Zone elevation of 11 feet.








The 14.5 foot elevation also exceeds the STORMTOOLS Design Elevation (SDE) for a predicted 1.47 feet of sea level rise (SDE = 13.9 feet). The SDE for 3 feet of sea level rise would be 17.4 feet. This is 6.4 feet above the current AE flood zone and would not be consistent with allowable building codes. The 14.5 foot elevation, while not accommodating the full 3-foot SDE, is consistent with the CRMP's policies pursuant to Section 1.1.10 and application requirements from Section 1.1.6.



Figure 3:
 Predicted Tidal Water Limit
 1-foot Sea Level Rise
 28K, Wilson Drive
 Narragansett, RI



25 Year Coastal Storm with 1-foot Sea Level Rise (feet above grade) (taken from CRMC Advanced Stormtools data layer)

-  ≤ 2
-  4
-  6
-  8
-  10
-  >10
-  Lowlying

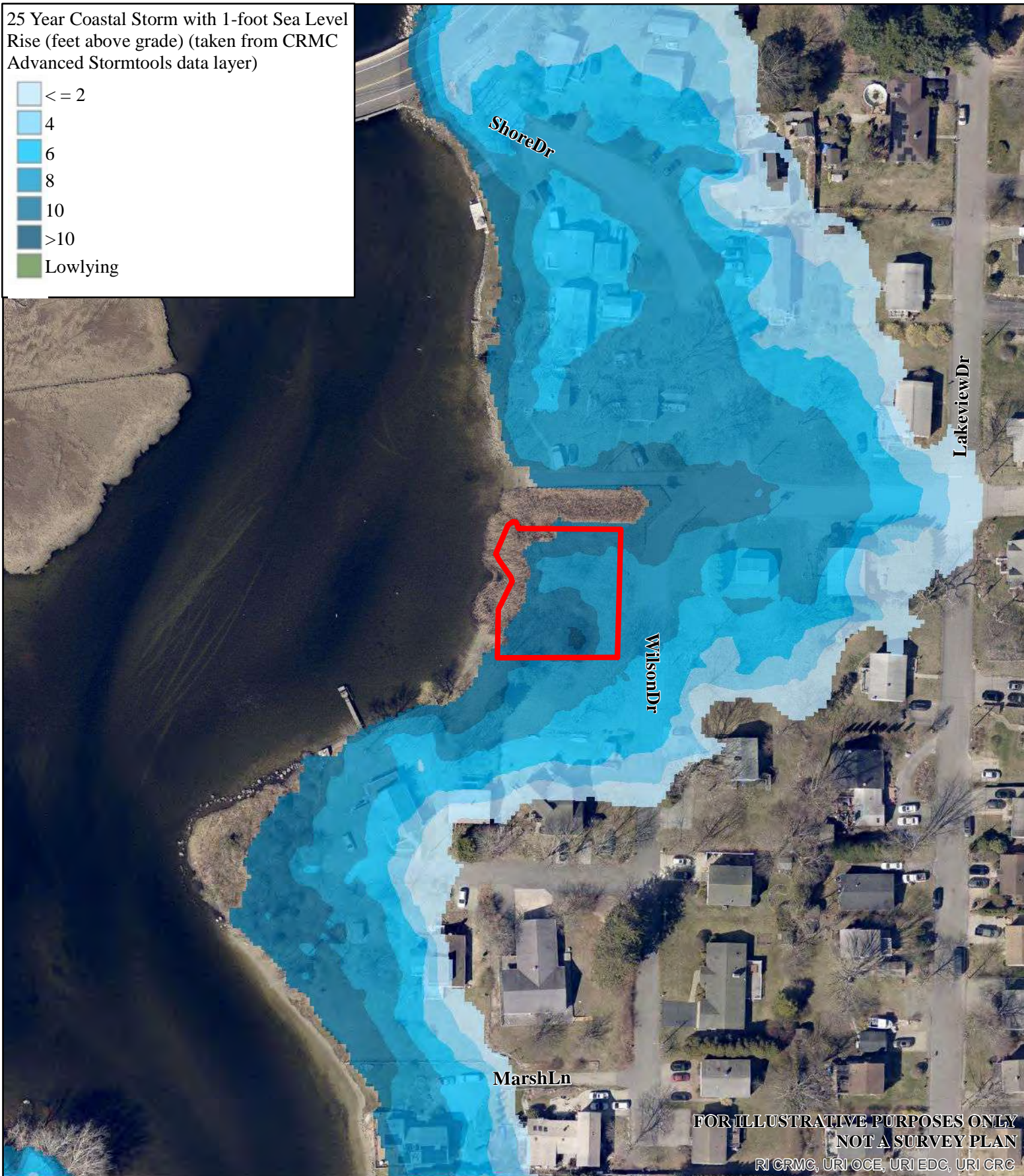



Figure 4:
 25 Year Coastal Storm Event Surge Limit
 with 1-foot Sea Level Rise
 at 28K, Wilson Drive
 Narragansett, RI

 Approximate Site Location

0 50 100 200 Feet

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Section 4.4.3(C)(1)(c) of the Narrow River SAMP states that for new development proposed on an existing lot within Lands Developed Beyond Carrying Capacity “buffers shall be an absolute minimum of 25 feet.” However, the regulatory component of the Narrow River SAMP does not require a Special Exception, only a buffer zone variance when seeking relief below a 25-foot threshold (see Figure 5).

Figure 5: Table 1 from Narrow River SAMP

E. Table 1: CRMC land-use classification requirements for density, setbacks, buffer zones and nitrogen reducing technologies for activities within 200 feet of a coastal feature and all watershed activities as define in §§ 4.4(B)(3) and 4.4(B)(4) of this Part.

Land-use classification	Description	Coastal buffer zone requirement ¹	Construction setback requirement ¹	OWTS setback requirement ¹	Nitrogen reducing technology requirement ^{1,2}
Developed beyond carrying capacity	Lands developed or undeveloped at < 80,000 square feet [SE or Var]	Coastal buffer based on § 1.1.11 of this Part [Var]	Coastal buffer plus 25 feet	Nitrogen reducing technology required [SE, Var]	New OWTS installations or alteration ⁴ [SE, Var]
Critical concern	Lands developed or undeveloped at 120,000 square feet and have sensitive salt pond or watershed resources [SE or Var]	200 feet [SE or Var]	Coastal buffer plus 25 feet	225 feet [SE, Var]	Lands subdivided after adoption of SAMP that do not meet the CRMC density requirement and substandard lots of record [SE, Var].
Self-sustaining	Lands developed, undeveloped at 80,000 square feet [SE or Var]	150feet [SE or Var]	Coastal buffer plus 25 feet	200 feet [SE, Var]	Lands subdivided after adoption of SAMP that do not meet the CRMC density requirement and substandard lots of record [SE, Var].

[SE or Var] indicates if relief from the requirement or regulations requires a special exception, variance or both.

This can be explained by the SAMP language using the term “buffer” as opposed to “buffer zone”. A buffer zone is a program standard defined in Section 1.1.11 and Section 1.1.2(21). The term buffer on its own is not defined in these sections and is only found in the Program’s Rules and Regulations Governing the Protection and Management of Freshwater Wetland in the Vicinity of the Coast. These regulatory requirements are not applied to coastal wetlands.

2. The proposed alteration will not result in significant adverse environmental impacts or use conflicts, including but not limited to, taking into account cumulative impacts.

The applicant is seeking both buffer zone and setback variances on a small lot which has access to municipal sewer and water service. The upland areas within the property have a history of disturbance and Japanese knotweed dominates the area. The knotweed community extends to the limit of the delineated coastal wetland at which point common reed becomes the dominant plant. Each of these plants are state listed non-native/invasive species.

The 72 percent buffer zone variance request would impact lands where the knotweed is dominant. This species typically creates a monoculture over time which in turn limits the value of the affected area for wildlife and wildlife habitat. From this perspective, the buffer zone variance request if granted would not result in a significant adverse environmental impact.

The applicant is also seeking a setback variance for the rain garden and parking area. Each of these stormwater management features have been designed in accordance with the “State of Rhode Island Stormwater Management Guidance for Individual Single-Family Residential Lot Development.” The applicant has minimized the roof area to 700 SF. The parking area will meet a pervious standard to avoid stormwater runoff. The minimum amount of impervious surface will limit the potential for pollutant runoff. The properly sized rain garden within the setback would not cause any significant adverse environmental impacts.

There are no anticipated use conflicts resulting from the project or any of the requested variances. The lot is properly zoned for a single-family residence, and Type 2 Waters are also primarily for residential use.

3. Due to conditions at the site in question, the applicable standard(s) cannot be met.

The presence and configuration of the coastal wetlands are the direct source of the applicant’s need to seek both the buffer zone and setback variances. It should also be noted that absent the coastal wetland, the present location of the mean high water level, the property’s western boundary, would still necessitate some level of relief from the setback standard in order to construct a single-family dwelling on this lot.

4. The modification requested by the applicant is the minimum variance to the applicable standard(s) necessary to allow a reasonable alteration or use of the site.

The applicant has proposed construction of an irregularly shaped dwelling in order to both minimize the SLC on the property and maximize the separation distance from the coastal wetland. At 603 SF, the dwelling footprint is the minimum size possible to allow for a 2-bedroom dwelling. As such, the applicant’s buffer zone and setback variance request is the minimum necessary to allow for the reasonable use of this parcel.

5. The requested variance to the applicable standard(s) is not due to any prior action of the applicant or the applicant’s predecessors in title. With respect to subdivisions, the Council will consider the factors as set forth in § 1.1.7(B) of this Part below in determining the prior action of the applicant.

The parcel, A.P. NA, Lot 28K, is a legal non-conforming lot of record which was platted by the Town of Narragansett prior to 1971. There have been no changes to or subdivision of this lot by the applicant or the applicant’s predecessors in title since the enactment into state law of the CRMP.

6. Due to the conditions of the site in question, the standard(s) will cause the applicant an undue hardship. In order to receive relief from an undue hardship an applicant must demonstrate inter alia the nature of the hardship and that the hardship is shown to be unique or particular to the site. Mere economic diminution, economic advantage, or inconvenience does not constitute a showing of undue hardship that will support the granting of a variance.

The location and configuration of the on-site coastal wetland relegate any proposed dwelling to the 4,276 SF of upland situated along the Wilson Drive frontage. The property is a legal non-conforming lot of record zoned for single-family use. Any proposed residence has the ability to connect to the town's sewer and water service, both of which are present within the lot's Wilson Drive frontage. The applicant has sought and received significant relief from the Town of Narragansett Zoning Ordinance to construct the dwelling using a 10-foot front yard setback (25 feet is the required setback). The applicant's design uses a 603 SF footprint.

The applicant would experience an undue hardship should the CRMC not provide both the buffer zone and setback relief being sought. Such a denial would effectively eliminate the applicant's ability to utilize the property for its clearly established residential use.

Summary

Nicholas Veltri purchased the subject property for the expressed purpose of constructing a small single-family residence. Mr. Veltri and his wife intend to use the home as their permanent Rhode Island residence.

Prior to submitting this Category B application. Mr. Veltri received a PD from the CRMC staff. The PD findings confirmed the accuracy of the delineated coastal feature and cited the CRMP regulatory challenges presented in order to develop within the limited upland area available. The greatest challenge being the significant variances required to the buffer zone and setback standards. CRMC staff also expressed concerns relative to the design life of the structure in light of the agency's predictive sea level rise model.

The applicant has done everything possible to address the staff concerns prior to submitting this application. A reduction in SLC to 603 SF was made as a further minimization effort (the PD plan had a 740 SF dwelling). The applicant utilized a CHA sea level rise increase of 1.47 feet to establish a SDE of 13.9 feet. The proposed dwelling would have a first-floor elevation set at 14.5 feet providing 3 feet of freeboard above the established AE Flood Zone elevation of 11 feet. The applicant sought and received significant zoning relief from the Town of Narragansett to allow for the buffer zone and setback variance requests of 72 percent and 75 percent respectively.

The applicant has thoughtfully and accurately responded to the 6 variance criteria as required by Section 1.1.7 of the CRMP. While the variances being sought to the CRMP buffer zone and setback standards are significant, the facts presented make it clear that it is an undue hardship which drives the request. If the relief were to be denied, the applicant would not be allowed to utilize the property for its legally zoned use.



Appendix 1

CRMC PD Findings Letter



**RHODE ISLAND COASTAL RESOURCES MANAGEMENT COUNCIL
REPORT OF FINDINGS -- PRELIMINARY DETERMINATION**

STATEMENT OF LIMITATIONS

The contents of this staff determination report shall be valid only for the period on and preceding the date of this report. This report is neither an approval nor denial of the subject proposal. It is an evaluation of CRMC regulations in effect as of **February 16, 2021** as they pertain to the below stated proposal, including preliminary staff recommendations. Modifications to the below stated proposal may, upon the discretion of the CRMC, render this determination null and void.

APPLICANT INFORMATION

NAME: Robert Wyss **CRMC FILE NO.** D2020-11-091
LOCATION/POLE: Wilson Drive
CITY/TOWN: Narragansett **PLAT:** N-A **LOT:** 28-K;28-L

CONTACT PERSON(S) & ADDRESS:

Robert Wyss	Nicholas Veltri, Inc.
57 Saybrook Avenue	26 Juliet Rd.
Narragansett, RI 02882	Narragansett, RI 02882

PRELIMINARY REVIEW INFORMATION

PROPOSAL: C/m residential dwelling serviced by public utilities

PLAN(S) REVIEWED: "PROPERTY SITE PLAN/SITE GRADING PLAN," two (2) sheets for Lots AP N-A, Lots 28K & 28L, Narragansett dated October 2020 by Nicholas Veltri, PLS

INVESTIGATOR: T. Silvia **DATE:** 12/15/20 1400hr
MEASUREMENT & OBSERVATIONS: Confirmed coastal feature
PREVIOUS CRMC ACTIONS FOR SITE: #2002-04-118, 2017-09-005

Preliminary Buffer and Setback Requirements:

SETBACK (ref. Section 1.1.7 RED BOOK): 50' from coastal feature (25' from buffer zone)
BUFFER (ref. Section 1.1.9 RED BOOK): 25' from coastal feature

Note: Setbacks apply to "construction related activities" including filling, removing, and grading (ref. Section 1.3.1(B) RED BOOK). The coastal program requires a minimum setback of either 50', or the buffer zone width plus 25' (whichever is greater). Work within this minimum setback will require a variance per Section 1.1.5 of the RED BOOK. All variances must be requested in writing. No construction or construction related work shall occur within the required setback (exemptions include structural shoreline protection, outfalls and water dependant uses). Work within the required setback may require a Category "B" review (public notice and decision by the full coastal council) and would likely result in adverse CRMC staff recommendations to the Coastal Council during the review process.

Buffer zones are areas that must be retained in, or allowed to revert to, "an undisturbed natural condition." All structures (excluding accessory structures) should be setback a minimum of 25' from the buffer zone to allow for access, fire protection and maintenance without infringement into the buffer.

Coastal Hazard: In accordance with Section 1.1.10, the applicant is encouraged to utilize CRMC's "STORMTOOLS" mapping feature to better understand the impact of current and future Sea Level Rise and Storms on the subject property. Also, in accordance with Section 1.1.6(1), the applicant is required to complete a "Coastal Hazards Worksheet" to further understand the impact of climate change on a proposal (<http://www.crmc.ri.gov/coastalhazardapp.html>). While the RICRMP does not yet require structures to be designed for SLR scenarios, the applicant should consider SLR, Climate Change, and design life expectations in design planning.

Coastal feature verification shall be valid for one-year from the date of this Determination or until an erosion event (e.g., due to storm event, landslide, man-induced alteration, etc.) occurs that alters the coastal feature.



NAME: Wyss

CRMC FILE NUMBER: D 2020-11-091

SUMMARY OF FINDINGS

CRMC JURISDICTION: Yes

TYPE WATER: II, Narrow River, Low Intensity Use

For the purpose of this review the coastal feature(s) shall be the coastal wetland and the inland edge of coastal(s) feature shall be the inland edge of coastal wetland.

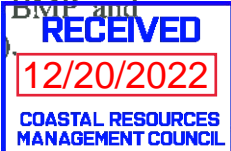
Applicability of Red Book and SAM Plans (as amended):

Red Book Sections: 1.1.4©, 1.1.6(F), 1.1.6(), 1.1.7, 1.1.8, 1.1.9 1.1.10 1.1.11, 1.2.1©, 1.2.2©, 1.2.3, 1.3.1(A), 1.3.1(B), 1.3.1(C), 1.3.1(F), 1.3.5

SAMP: Narrow River, Lands Developed Beyond Carrying Capacity

STAFF CONCERNS/COMMENTS/INFORMATION REQUIREMENTS:

- 1) CRMC issued a previous determination report for this parcel in 2017. Staff conducted a current site visit to the project location to verify existing conditions and the inland edge of coastal feature in accordance with the application request for verification of coastal feature. Staff concurs with the delineation shown on the reviewed plans, which is consistent with staff's field findings in 2017 as well
- 2) The applicant has still not clarified parcel history for this site. The previous PD report noted "The Assessor's database does not provide information for Lot 28-L, but provides data for Lot 28-K as a .21a site (~9148sf) owned by Wyss. The submitted site plans indicate the subject lot size is 7988sf (both 28-K and 28-L?). This shall be clarified for future Assent submittal." This still requires clarification in future applications for actual work.
- 3) Note #3 from 2017 still stands: "Regardless, provided the combined lot size is <10,000, the RICRMP requires a 25' buffer zone and the Narrow River SAMP requires an "absolute minimum 25 in width" for new development. Section 140 requires an additional 25' setback for a total construction setback of 50' from the inland edge of coastal feature (coastal wetland). It is clear a Section 120 variance response will also be necessary for Assent application review." In staff's opinion, the setback requirements are only more warranted given projected sea level rise impacts to the site.
- 4) The applicant has provided updated stormwater management information since 2017, consistent with the Red Book requirements (crushed stone driveway and rain garden for roof runoff). However, the BMP is proposed (including grading) almost adjacent to the coastal feature. Stormwater BMPs are subject to the same construction setback as other work, 50' in this case. A variance is required for its proposed location, which is not supported by staff as it is within an area required to be buffer zone as well.
- 5) Prior report #5 stated: "Even with an updated wetland delineation, it appears that significant variances to the RICRMP and SAMP will be required for residential development on this lot. The proposed work provides no buffer zone (100% variance), the limit of disturbance is proposed coincident with the depicted coastal feature and construction (dwelling, stormwater BMP and parking area) is proposed less than 10' from the depicted feature (almost 100% variance).



NAME: Wyss

CRMC FILE NUMBER: D 2020-11-091

Additionally, the ~1000sf dwelling and 600sf parking area do not appear to be a minimization.” With the current proposal, the applicant has downsized the dwelling footprint from 1000sf to ~740sf, which staff commends. However, the proposed limit of disturbance is still proposed almost coincident to the coastal feature. The dwelling requires a 38’ setback variance, as it is proposed 12’ from the wetland and the decks are proposed within 10 (10’ minimum setback is required for decks to coastal feature/buffer zone). This setback is measured from the coastal feature as well as from required buffer zone and does not appear to be minimized.

- 6) Lastly, the required buffer zone (“absolute minimum width” per the Narrow River SAMP) is not met. The proposal shows the required buffer zone label, but it remains unclear to staff where actual buffer vegetation is proposed to be preserved/restored. There does not appear to be an attempt to meet this requirement. Likely, a 100% buffer zone variance is still required for this proposal, which staff cannot support.
- 7) Consistent with staff 2017 comments, the applicant has conducted a CHA analysis on the parcel, which shows that the project does not meet the recommended SDE of 17.4’ for 3’ Sea Level Rise (SLR) for the chosen design scenario. Additionally, the analysis shows the chosen design life to be impacted by 3’ SLR over the site, as well as suffering impacts with only 1-2’ of SLR (likely within a 30yr mortgage).
- 8) Although the applicant has downsized the proposed dwelling and provided additional stormwater and grading details for the project, the minimum required buffer zone and setback distances on this parcel are still not met with this latest design. Given the lot layout, significant variances are still required. Regardless of variance relief (which staff is unlikely to support), the likelihood of future sea level rise impacts to this site remains high. As such, staff is likely to provide denial recommendations to the full Coastal Council for this project.

Signed



Staff Biologist

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12/20/2022

COASTAL RESOURCES
MANAGEMENT COUNCIL

Appendix 2

Coastal Hazard Assessment – 1.47-foot Sea Level Rise



APPLICANT NAME: Nicholas Veltri

PROJECT SITE ADDRESS: Wilson Drive, A.P. NA, Lot 28K - Narragansett

STEP 1. PROJECT DESIGN LIFE

- ☐ A. For properties in a FEMA-designated A, or X Zone, provide the first floor elevation (FFE) of the proposed structure referenced to NAVD88, **OR** For properties in a FEMA-designated V or Coastal A Zone, please provide the elevation of the lowest horizontal structural member (LHSM) referenced to NAVD88. FFE 14.5 ft
OR
LHSM elevation ft
- ☐ B. How long do you want your project to last? Identify the expected design life for the project (CRMC recommends a minimum of 30 years) Design Life: 10 yrs
- ☐ C. Add the number of years you identified in 1B to the current year. Design Life Year: 2032

- ☐ D. CHECK beneath the sea level rise (SLR) projection that matches or comes closest to project design life year.

Year	2030	2040	2050	2060	2070	2080	2090	2100
SLR	1.47	2.13	3.05	4.00	5.15	6.49	7.94	9.41
	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Sea Level Rise (SLR) Projections (Feb. 2017). NOAA High Curve, 83% Confidence Interval. Newport, RI Tide Gauge. All values are expressed in feet relative to NAVD88.
<http://www.corpsclimate.us/ccases/curves.cfm>

NOTE: The STORMTOOLS sea level rise scenarios depict how high the water will be above the average height of the daily high tide over the 19-year period between 1983 and 2001. There have been between 4 and 5 inches of sea level rise in Rhode Island since then. The higher modeled water level accounts for the uncertainties in ice sheet and ocean dynamics.

STEP 2. SITE ASSESSMENT

- ☐ A. Open RICRMC Coastal Hazard Mapping Tool. Following the tutorial along the left side of the screen, enter the project site address and turn on the sea level layer closest to the number you circled in 1D.
- ☐ B. ENTER the STORMTOOLS SLR map layer closest to the SLR value you checked in Step 1D above. If the value falls between the available STORMTOOLS SLR map layers, round to the closest of these sea level rise (SLR) numbers: 1ft, 2ft, 3ft, 5ft, 7ft, 10ft, or 12ft 1 ft
- ☐ C. Does the STORMTOOLS SLR map layer you circled above expose your project site to future tidal inundation? CHECK YES or NO ☒ YES
☐ NO
- ☐ D. List any roads or access routes that are potentially inundated from SLR. To do this, ZOOM OUT from your project location, change BASEMAP on the viewer to "street view" – see Step 2A.

Pettaquamscutt Ave

****Please be advised that CRMC staff may also review the implications of sea level rise in combination with nuisance storm flooding and discuss these potential project concerns with the applicant. Nuisance flooding impacts may be viewed in STORMTOOLS [here](#).**

STEP 3. STORMTOOLS DESIGN ELEVATION (SDE)

- ☐ A. Select your SLR Scenario using the tabs along the top of the online map (**NOTE: RECOMMENDED scenario is 100-year storm plus 3-feet of sea level rise**). Follow the tutorial included along the left panels of the viewer to enter the address of your project site. Select the tab across the top that corresponds to the sea level rise projection you identified in STEP 1. Enter your address on the map, and then click on the project site to identify STORMTOOLS Design Elevation (SDE) from the pop-up box. Enter the SDE value:

13.9 ft

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MANAGEMENT COUNCIL

STEP 4. SHORELINE CHANGE

☐ A. Using the CRMC Shoreline Change maps, indicate the transect number closest to your site, and erosion rate listed for that transect. **NOTE: Transects are not available for every site. If this is the case, please enter N/A.**

Transect Number: n/a
Erosion Rate: ft/year

B. CHECK below the Projected Erosion Rate that corresponds to the design life you identified above.

Year	2050	2060	2070	2080	2090	2100
Projected Future Erosion Multiplier	1.34	1.45	1.57	1.70	1.84	2.00
	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Projected Shoreline Change Rate multipliers. (Oakley et al., 2016)

C. COMPLETE EROSION SETBACK CALCULATION:

Historic shoreline change rate, STEP 4A	Design Life, STEP 1B	Projected Future Erosion Multiplier, STEP 4B	Erosion Setback (ft) 4A x 1B x 4B
0	X 10	X 1.34	= 0

NOTE: Setbacks are required per the CRMC Red Book, Section 1.1.9. A minimum setback of 50-feet is required, but a greater setback may be necessary and/or desirable based on this analysis.

STEP 5. CERl & OTHER SITE CONSIDERATIONS

☐ A. If you live in a community where a Coastal Environmental Risk Index (CERl) has been completed (Barrington, Bristol, Charlestown, Narragansett, South Kingstown, Warren, Warwick, Westerly), CHECK the level of projected damage to your location, as indicated on the map that corresponds to the design life identified in STEP 1.

CERl Level: Moderate ☐ High ☐ Severe ☒ Extreme ☐ Inundated by 2100 ☐ Not applicable ☐

☐ B. Consider and discuss with your design consultant other forces or factors that might impact the development, such as coastal habitats, shoreline features, public access, wastewater, storm water, depth to water table/groundwater dynamics, saltwater intrusion, or other issues not listed above. In addition, pressure from rising sea levels will result in rising subsurface groundwater levels ultimately effecting wells and septic systems.

STEP 6. LARGE PROJECTS

This step is for Large Projects and Subdivisions only, six (6) or more units, as defined by the CRMC Red Book Section 1.1.6.1(1)(f). This step may be skipped for other projects.

☐ A. Use the Sea Level Affecting Marshes Model (SLAMM) Maps to assess potential impacts to large projects and subdivisions from salt marsh migration resulting from projected sea level rise. CRMC SLAMM maps can be accessed [here](#). The CRMC recommends using the 5-foot SLR projection within SLAMM to assess future potential project impacts on migrating marshes. Does the SLAMM map that corresponds to the design life you identified in STEP 1 expose your project site to future salt marsh migration? CHECK YES or NO

☐ YES ☐ NO

STEP 7: DESIGN EVALUATION

☐ A. Using Chapter 7 of the RI Shoreline Change SAMP as a guide, investigate mitigation options for the exposure identified above and include that in the final application.

This fully completed Coastal Hazard Application Guidance worksheet must accompany the application. If you are a design or engineering professional, please print and sign here that you have discussed the findings of this worksheet with the Owner.

DESIGN/ENGINEER SIGNATURE: _____

DATE: _____

OWNER'S SIGNATURE: _____

DATE: _____



Appendix 3

Coastal Hazard Assessment – 3.05-foot Sea Level Rise



RI CRMC COASTAL HAZARD APPLICATION WORKSHEET

APPLICANT NAME: Nicholas Veltri

PROJECT SITE ADDRESS: Wilson Drive, A.P. NA, Lot 28K, Narragansett

STEP 1. PROJECT DESIGN LIFE

- ☐ A. For properties in a FEMA-designated A or X Zone, provide the first floor elevation (FFE) of the proposed structure referenced to NAVD88, **OR** For properties in a FEMA-designated V or Coastal A Zone, please provide the elevation of the lowest horizontal structural member (LHSM) referenced to NAVD88. FFE 14.5 ft
OR
LHSM elevation ft
- ☐ B. How long do you want your project to last? Identify the expected design life for the project (CRMC recommends a minimum of 30 years) Design Life: 30 yrs
- ☐ C. Add the number of years you identified in 1B to the current year. (For example, if you are completing this form in the year 2020, and you want your project to last 30 years, your design life year will be 2050.) Design Life Year: 2050
- ☐ D. CHECK beneath the sea level rise (SLR) projection that matches or comes closest to project design life year.

Year	2020	2030	2040	2050	2060	2070	2080	2090	2100
SLR	1.05	1.67	2.33	3.25	4.20	5.35	6.69	8.14	9.61
	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Sea Level Rise (SLR) Projections (Feb. 2017). NOAA High Curve, 83% Confidence Interval. Newport, RI Tide Gauge. All values are expressed in feet relative to NAVD88. <http://www.corpsclimate.us/ccaces/curves.cfm>

NOTE: The STORMTOOLS sea level rise scenarios depict how high the water will be above the average height of the daily high tide over the 19-year period between 1983 and 2001. There have been between 4 and 5 inches of sea level rise in Rhode Island since then. The higher modeled water level accounts for the uncertainties in ice sheet and ocean dynamics.

STEP 2. SITE ASSESSMENT

- ☐ A. Open *RICRMC Coastal Hazard Mapping Tool*. Following the tutorial along the left side of the screen, enter the project site address and turn on the sea level layer closest to the number you circled in 1D.
- ☐ B. ENTER the STORMTOOLS SLR map layer closest to the SLR value you checked in Step 1D above. If the value falls between the available STORMTOOLS SLR map layers, round up to the closest of these sea level rise (SLR) numbers: 1ft, 2ft, 3ft, 5ft, 7ft, 10ft, or 12ft 3 ft
- ☐ C. Does the STORMTOOLS SLR map layer you circled above expose your project site to future tidal inundation? CHECK YES or NO ☒ YES
☐ NO
- ☐ D. List any roads or access routes that are potentially inundated from SLR. To do this, ZOOM OUT from your project location, change BASEMAP on the viewer to "street view" – see Step 2A.

Shore Drive

****Please be advised that CRMC staff may also review the implications of sea level rise in combination with nuisance storm flooding and discuss these potential project concerns with the applicant. Nuisance flooding impacts may be viewed in STORMTOOLS [here](#).**

STEP 3. STORMTOOLS DESIGN ELEVATION (SDE)

- ☐ A. Based on the project location, CHECK the SDE Viewer for your site, and open the corresponding tab in Mapping Tool:
☐ South Coast SDE Viewer: Napatree to Pt. Judith ☒ Narragansett Bay SDE Viewer: North and East of Pt. Judith
- ☐ B. Follow the tutorial included along the left panels of the viewer to enter the address of your project site. Select the tab across the top that corresponds to the sea level rise projection you identified in STEP 1
- ☐ C. Click on the map at project site to identify STORMTOOLS Design Elevation (SDE) from the pop up box. Enter the SDE value: 17.4 ft

RI CRMC COASTAL HAZARD APPLICATION WORKSHEET

STEP 4. SHORELINE CHANGE

☐ A. Using the CRMC Shoreline Change maps, indicate the transect number closest to your site, and erosion rate listed for that transect. **Transect Number:** n/a
Erosion Rate: 0 ft/year

☐ B. CHECK below the Projected Erosion Rate that corresponds to the design life you identified above.

Year	2050	2060	2070	2080	2090	2100
Projected Future Erosion Multiplier	1.34	1.45	1.57	1.70	1.84	2.00
	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Projected Shoreline Change Rate multipliers. (Oakley et al., 2016)

☐ C. COMPLETE EROSION SETBACK CALCULATION:

Historic shoreline change rate, STEP 4A	Design Life, STEP 1C	Projected Future Erosion Multiplier, STEP 4B	Erosion Setback (ft) 4A x 1C x 4B
0	X 30	X 1.34	= 0

NOTE: Setbacks are required per the CRMC Red Book, Section 1.1.9. A minimum setback of 50-feet is required, but a greater setback may be necessary and/or desirable based on this analysis.

STEP 5. CERl & OTHER SITE CONSIDERATIONS

☐ A. If you live in a community where a Coastal Environmental Risk Index (CERl) has been completed (Barrington, Bristol, Charlestown, Narragansett, South Kingstown, Warren, Warwick, Westerly), CHECK the level of projected damage to your location, as indicated on the map that corresponds to the design life identified in STEP 1.

CERl Level: Moderate ☐ High ☐ Severe ☐ Extreme ☐ Inundated by 2100 ☐ Not applicable ☒

☐ B. Consider and discuss with your design consultant other forces or factors that might impact the development, such as coastal habitats, shoreline features, public access, wastewater, storm water, depth to water table/groundwater dynamics, saltwater intrusion, or other issues not listed above. In addition, pressure from rising sea levels will result in rising subsurface groundwater levels ultimately effecting wells and septic systems.

STEP 6. LARGE PROJECTS

This step is for Large Projects and Subdivisions only, six (6) or more units, as defined by the CRMC Red Book Section 1.1.6.1(1)(f). This step may be skipped for other projects.

☐ A. Use the Sea Level Affecting Marshes Model (SLAMM) Maps to assess potential impacts to large projects and subdivisions from salt marsh migration resulting from projected sea level rise. CRMC SLAMM maps can be accessed [here](#). The CRMC recommends using the 5-foot SLR projection within SLAMM to assess future potential project impacts on migrating marshes. Does the SLAMM map that corresponds to the design life you identified in STEP 1 expose your project site to future salt marsh migration? CHECK YES or NO ☐ YES ☐ NO

STEP 7: DESIGN EVALUATION

☐ A. Using Chapter 7 of the RI Shoreline Change SAMP as a guide, investigate mitigation options for the exposure identified above and include that in the final application.

This fully completed Coastal Hazard Application Guidance worksheet must accompany the application. If you are a design or engineering professional, please print and sign here that you have discussed the findings of this worksheet with the Owner.

DESIGN/ENGINEER SIGNATURE: _____

DATE: _____

OWNER'S SIGNATURE: _____

DATE: _____

Appendix 4

Scott P. Rabideau Qualification Statement



SCOTT P. RABIDEAU

1001 Hill Road, Pascoag, RI • (401) 556-6095 • nrsscott@gmail.com

PROFESSIONAL EXPERIENCE

PRESIDENT/PRINCIPAL BIOLOGIST 1987-PRESENT

NATURAL RESOURCE SERVICES, INC, HARRISVILLE, RI

Natural Resource Services, which was founded by Scott Rabideau in 1987, is a private environmental consulting firm specializing in freshwater and coastal wetland studies in Rhode Island and Massachusetts. Experience within the company includes:

- Conducting wetland delineations
- Designing replacement wetlands
- Restoring wetlands
- Conducting wildlife habitat evaluations
- Permitting alterations through state and federal agencies
- Providing representation at public hearings
- Providing expert testimony
- Hiring, training, and managing a staff of up to 12

ADMINISTRATOR 1987-1988

NORTHBRIDGE NURSING HOME, NORTHBRIDGE, MA

Oversaw operations and management of a 100-bed non-union skilled nursing facility.

PERSONNEL DIRECTOR 1985-1987

HOPKINS HEALTH CENTER, NORTH PROVIDENCE, RI

Responsible for hiring, managing, and scheduling all professional and non-professional nursing staff in a 200-bed unionized skilled nursing facility.

MANAGER, FAXON FARM 1982-1985

LINCOLN SCHOOL, PROVIDENCE, RI

Managed a 32-acre environmental education center and athletic facility, developed nature programs, and managed wetland and upland habitat at a private K-12 school.

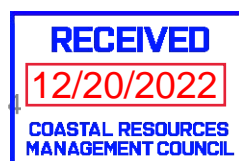
EDUCATION

MASTER OF SCIENCE, APPLIED MANAGEMENT 1986

LESLEY COLLEGE, CAMBRIDGE, MA

BACHELOR OF SCIENCE, NATURAL RESOURCES 1982

UNIVERSITY OF RHODE ISLAND, KINGSTON, RI



PROFESSIONAL LICENSES & CERTIFICATIONS

SENIOR PROFESSIONAL WETLAND SCIENTIST #1410
SOCIETY OF WETLAND SCIENTISTS

OWTS INSTALLER #L1379
RI DEPARTMENT OF ENVIRONMENTAL MANAGEMENT

ELECTED POSITIONS

STATE REPRESENTATIVE, DISTRICT 60 1995-2002
RI GENERAL ASSEMBLY, BURRILLVILLE, RI

- Ranking minority member, Committee on Judiciary
 - Ranking minority member, House Committee on Environmental Accountability
 - Ranking minority member, Joint Committee on Energy and the Environment
 - Ranking minority member, Committee for Redistricting
-

PUBLIC APPOINTMENTS

SPECIAL MASTER, SUPERIOR COURT 2009-PRESENT
TILLINGHAST VS. RI DEPARTMENT OF ENVIRONMENTAL
MANAGEMENT

- Acting on behalf of the Superior Court to seek resolution in dispute between the defendant and plaintiff regarding freshwater wetland alterations.

JUDICIAL NOMINATING COMMISSION 2014-2020
STATE OF RHODE ISLAND

- Appointed by Governor Lincoln Chafee.
- Responsible for vetting candidates seeking appointments to all state courts, including Supreme, Superior, District, Family, Works Compensation, and Traffic.
- Meeting quarterly or as required to fulfill the statutory mandate for providing the governor with qualified candidates for judicial vacancies.

LEGISLATIVE COMMISSION 2013-2015
FRESHWATER WETLANDS ACT REVIEW

- Acted as a small business representative on the commission.
- Held hearings and heard testimony on changes to the RI Freshwater Wetlands Act.
- Drafted a bill to replace the previous statute—the act was passed by the General Assembly and signed into law by Governor Raimondo in July 2015.



PUBLIC APPOINTMENTS, CONT.

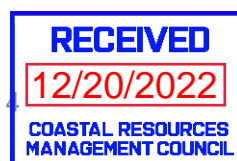
BOARD OF SEWER COMMISSIONERS, CHAIRMAN TOWN OF BURRILLVILLE, RI	2006-2007
BOARD OF SEWER COMMISSIONERS TOWN OF BURRILLVILLE, RI	2004-2008
VICE CHAIRMAN, CONSERVATION COMMISSION TOWN OF REHOBOTH, MA	1983-1985

PROFESSIONAL ORGANIZATIONS

THE WILDLIFE SOCIETY	1985-PRESENT
INVESTMENT REVIEW COMMITTEE MEMBER	2013-2017
<ul style="list-style-type: none">• Met on a quarterly basis to review TWS Endowment Accounts.• Responsible for adjusting account allocations in conformation with TWS Executive Committee's guidelines.	
SOCIETY OF WETLAND SCIENTISTS	1995-PRESENT
RI ASSOCIATION OF WETLAND SCIENTISTS	
CHARTER MEMBER	1992-1998
PRESIDENT/MEMBER OF BOARD OF DIRECTORS	1993-1994
TREASURER/MEMBER OF BOARD OF DIRECTORS	1992-1993
US DEPARTMENT OF AGRICULTURE, NATURAL RESOURCE CONSERVATION SERVICE	1989-1990
PROJECT EARTH TEAM	

PHILANTHROPIC ORGANIZATIONS

TRUSTEE, JUNE ROCKWELL LEVY FOUNDATION	2018-PRESENT
<ul style="list-style-type: none">• One of 10 trustees responsible for administering a \$30 million charitable trust.• Responsible for reviewing and distributing grants to qualified non-profits in Providence County.	
RI FOREST CONSERVATORS ORGANIZATION	2001-PRESENT



PHILANTHROPIC ORGANIZATIONS, CONT.

OCEAN STATE POWER SCHOLARSHIP FOUNDATION 1995-2002
BOARD OF DIRECTORS

OCEAN STATE POWER COMMUNITY GRANT FOUNDATION 1995-2002
BOARD OF DIRECTORS

VOLUNTEER WORK

BURRILLVILLE LITTLE LEAGUE 2009-PRESENT
• Volunteer umpire for youth baseball

EXPERT QUALIFICATIONS

WETLAND DELINEATIONS, HABITAT EVALUATIONS, & WETLAND
PERMITTING

- RI Department of Environmental Management
- Administration Adjudication Division

WETLAND DELINEATIONS, HABITAT EVALUATIONS, SOIL SCIENCE &
COASTAL PERMITTING

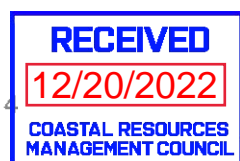
- RI Coastal Resources Management Council

WETLAND DELINEATIONS, HABITAT EVALUATIONS, & SOIL SCIENCE

- Superior Court, Worcester County, MA
- Superior Court, Bristol County, MA
- Superior Court, Fall River, MA

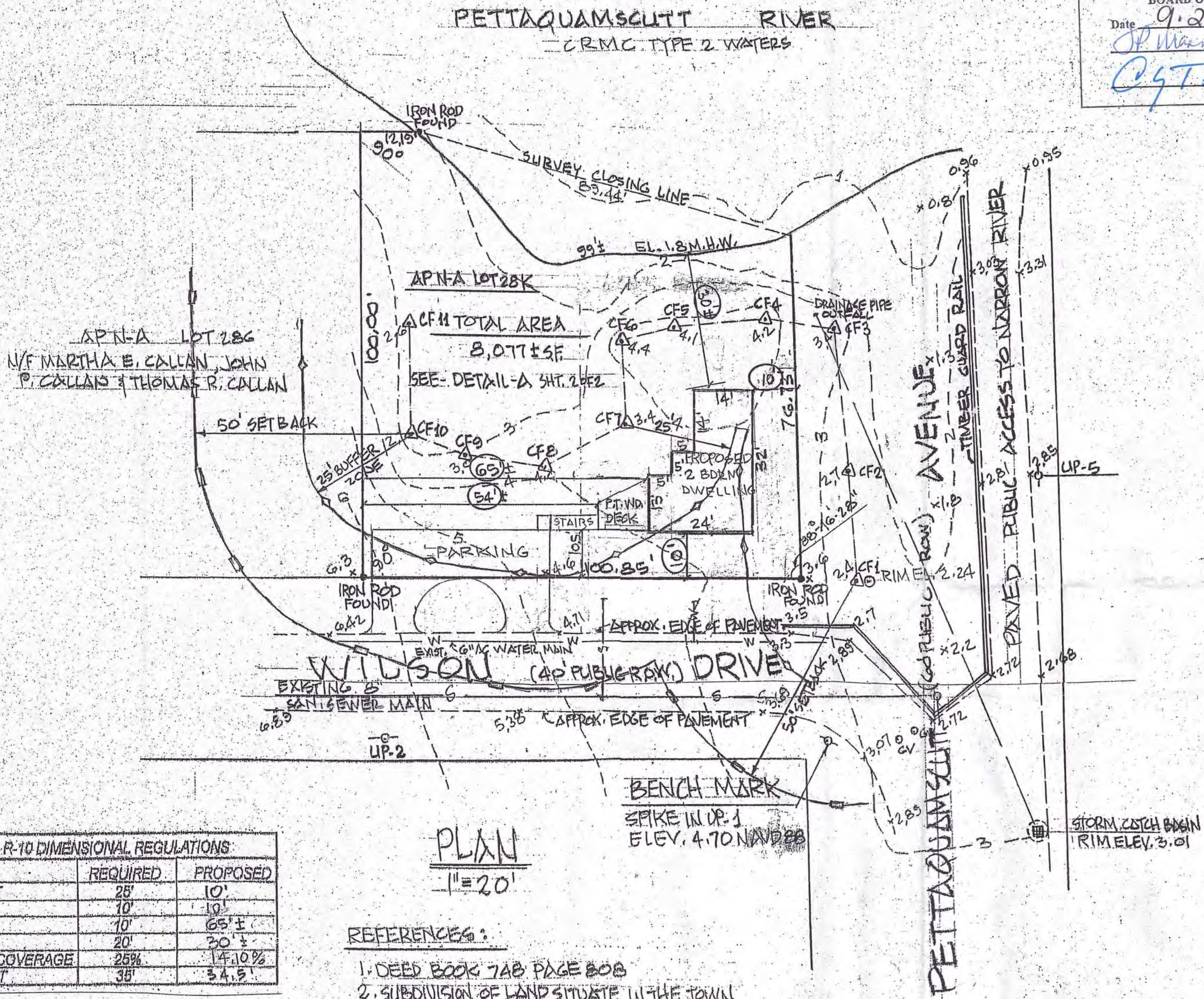
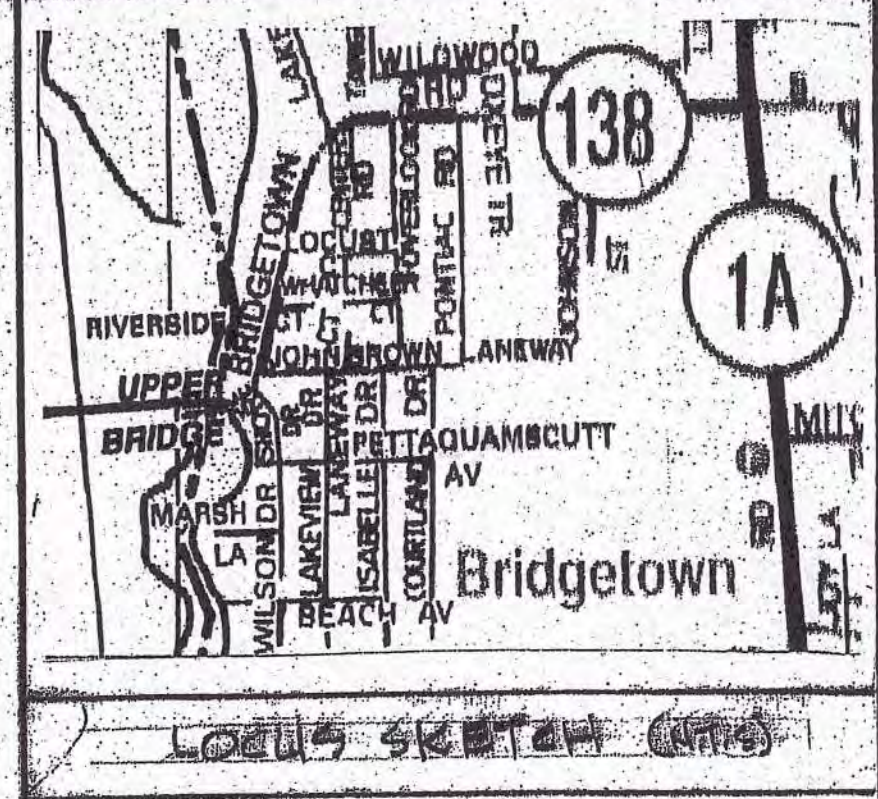
WETLAND DELINEATIONS, HABITAT EVALUATIONS, SOIL SCIENCE &
WETLAND PERMITTING

- Superior Court, Providence County, RI
- Superior Court, Kent County, RI
- Superior Court, Newport County, RI



MAG. 2011

TOWN OF NARRAGANSETT
APPROVED
ZONING AND PLATTING
BOARD OR REVIEW
Date 9.26.2022
Chairman
Secretary



NOTES:

1. THIS SITE LIES IN A ZONE AE-11 FLOOD ELEV. 11.00 AS SHOWN ON FEMA COMMUNITY PANEL NO. 24009C0201 EFFECTIVE DATE 10-16-13
2. SILT FENCE OR EQUAL SOIL EROSION CHECK TO BE INSTALLED PRIOR TO SOIL DISTURBANCE AND START OF CONSTRUCTION AND TO REMAIN UNTIL SITE IS STABILIZED WITH GROUND COVER.
3. COASTAL FEATURE DELINEATION BY NATURAL RESOURCE SERVICES, INC. 3-30-20
4. COASTAL FEATURE DELINEATION REVIEW AND ACCEPTED BY CRMC, FILE NO. D2020-11-091 DATED FEB. 16, 2021

Received
FEB - 2 2022
Community Development

R-10 DIMENSIONAL REGULATIONS		
ITEM	REQUIRED	PROPOSED
FRONT	25'	10'
RIGHT	10'	10'
LEFT	10'	65' ±
REAR	20'	20' ±
AREA COVERAGE	25%	14.10%
HEIGHT	35'	34.5'

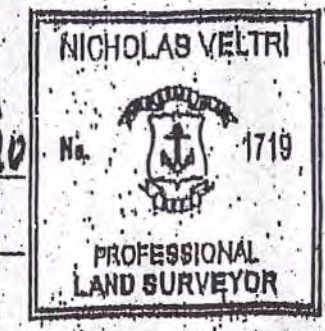
PLAN
1"=20'

REFERENCES:

1. DEED BOOK 748 PAGE 808
2. SUBDIVISION OF LAND SITUATE IN THE TOWN OF NARRAGANSETT, TO MARSHALL WILSON OWNER, SCALE: 1"=60' JULY 1958 RECORDED IN PLAT BOOK 4 PAGE 101
3. PROPERTY SURVEY BY FONTAINE LAND SURVEYING, LLC

TOWN OF NARRAGANSETT REQUIREMENTS OF SECTION 7.6 (b) OF THE ZONING ORDINANCE	
EXISTING PARCEL AREA	= 8,077 +/- S.F.
UPLAND AREA	= 4,276 +/- S.F.
WETLAND AND/OR UNDERWATER AREA	= 3,801 +/- S.F.
MAX WETLAND AND/OR UNDERWATER AREA ALLOWED	= (.25 X 8077 +/- SF) = 2,019 +/- S.F.
EXCESS WETLAND AND/OR UNDER WATER AREA	= (3801-2019) = 1,782 +/- S.F.

CERTIFICATION
This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on Nov. 25, 2015 as follows:
Type of Boundary Survey:
LIMITED CONTENT SURVEY CLASS - I
DATA ACCUMULATION CLASS - III
The purpose for the conduct of the survey and for the preparation of the plan is as follows: CRMC APPLICATION
11-18-21
8-26-21
A-14-21
10-28-21
By Nicholas Veltri, RPLS
NICHOLAS VELTRI, RPLS
COA - A48



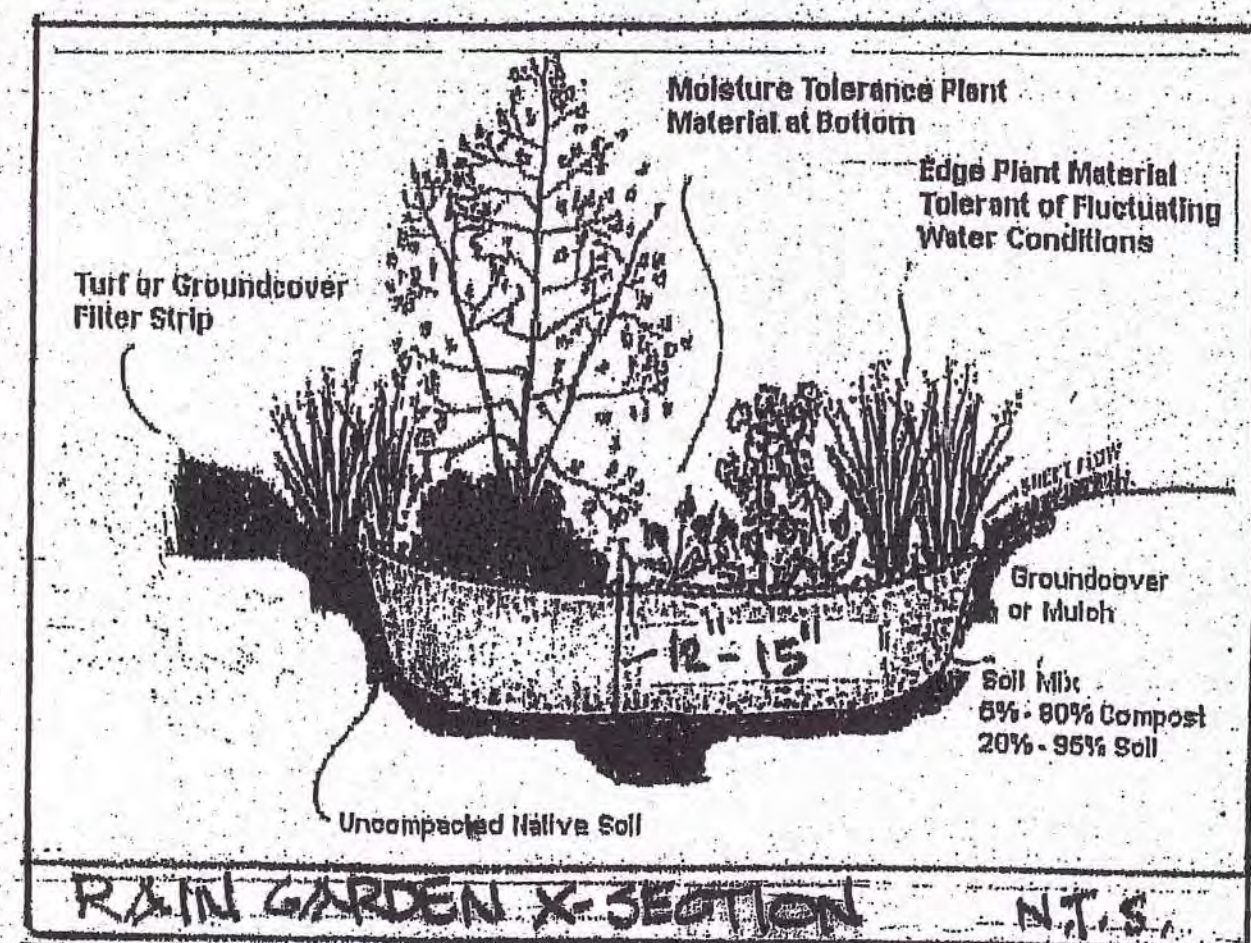
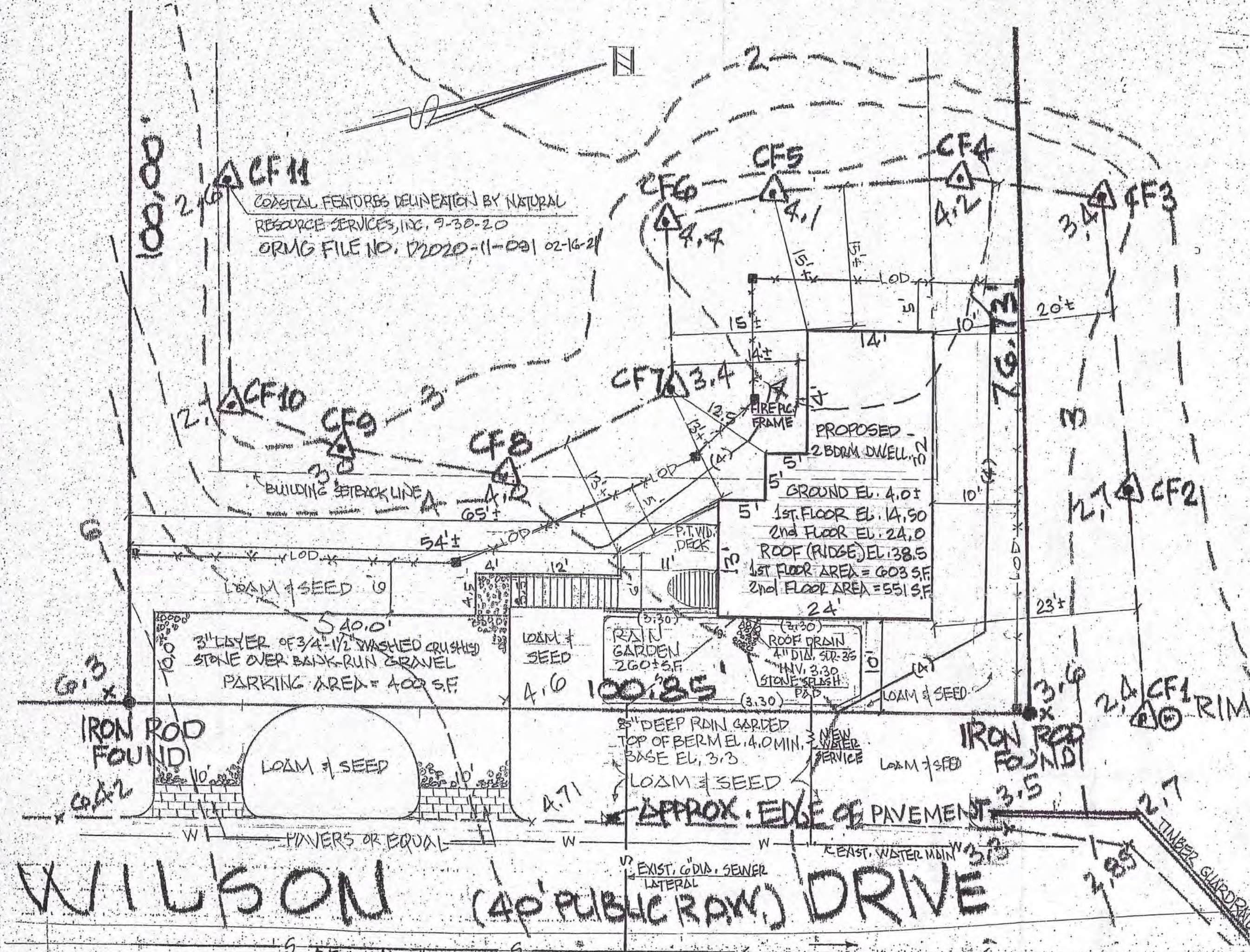
UTILITY DISCLAIMER
LOCATION OF EXISTING ABOVE GROUND AND UNDERGROUND UTILITIES AND STRUCTURES INDICATED ARE APPROXIMATE ONLY, AND THOSE INDICATED ARE NOT NECESSARILY ALL WHICH MAY EXIST ON THE SITE. CONTRACTOR SHALL DETERMINE ACTUAL LOCATIONS OF ALL UTILITIES AND STRUCTURES ON THE PROJECT SITE, WHETHER THEY ARE INDICATED OR NOT. CONTRACTOR SHALL ASSUME THE RESPONSIBILITY FOR ANY DAMAGE TO THE UTILITY LINES, WHETHER SHOWN ON THE PLANS OR NOT, DURING WORK ON THE PROJECT.

LEGEND:

- A--- EXISTING CONTOUR
- X 4.0 EXISTING SPOT GRADE
- Δ CF1 Δ CF2 COASTAL FEATURE FLAG NO.
- ◇ ◇ 25 FT. BUFFER ZONE
- □ 50 FT. SETBACK

N. VELTRI SURVEY, INC. SURVEYING-LAND PLANNING JOHNSTON (401) 231-3200 NARRAGANSETT (401) 788-1308		NO.	DATE	REVISION
PROPERTY SITE PLAN NARRAGANSETT, R.I. APN-A LOT 286 PREPARED FOR NICHOLAS & MARJORIE VELTRI SCALE: 1"=40' AS NOTED DRAWN: NV.		4	11-18-21	DOWNLOADED AND RELOCATED EXISTING
		3	8-26-21	REVISED PLAN PER BUDG OFFICIAL COMMENTS
		2	8-19-21	UPDATED PLAN
		1	4-14-21	REVISED PLAN
			10-27-20	ORIG. ISSUE
		SHEET 1 OF 2 SHEETS		
		CHECKED BY: NV.		

12/20/2022
COMMUNITY DEVELOPMENT
MANAGEMENT COUNCIL



RAIN GARDEN AREA CALCULATIONS:
 DWELLING ROOF AREA = 700 SF±
 RAIN GARDEN SIZE BASED ON SILTY SOILS
 REQUIRED MIN. BOTTOM AREA = 1110 SF
 PROVIDED 260 SF

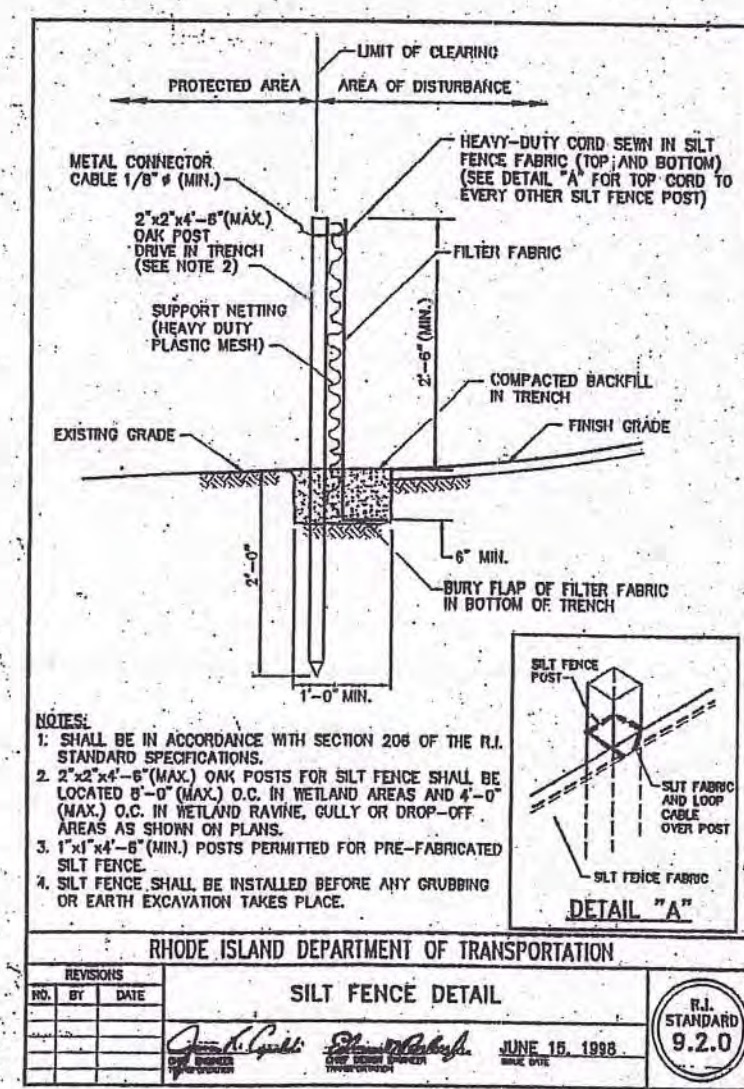
Town of Narragansett Chapter 108
 An ordinance in amendment of Chapter 731
 of The Code of Ordinances.

Computation of Aggregate or Gross Floor Area
 1. No Basement
 2. 1st floor Area = 603 S.F.
 3. 2nd floor Area (excluding staircase) = 551 S.F.
 Total Gross Area = 1,154 S.F.

Upland Computations (Lot Area, NET)
 Calculated 4,276± S.F. x .40 = 1,710 S.F. max allowed
 Proposed Gross Dwelling Area = 1,154 S.F.

Front - Yard Soft Scape Requirements
 Front Yard 25' x 100.50 = 2,513 S.F.
 2513 x .60 = 1,508 S.F. of softscape required
 Proposed 1,226 S.F.

Hardscape Requirements
 Determined Upland Area = 4,276 S.F.
 4276 x .50 = 2,138 S.F. max allowed hardscape
 Proposed Hardscape = 1,226 S.F.



NOTES:
 1. INSTALL SEDIMENT CONTROL DEVICES AND TO REMAIN IN PLACE UNTIL SITE IS STABILIZED WITH GROUND COVER.
 2. MINOR CHANGE IN GRADE TO TAKE PLACE WITHIN THE DELINEATED LIMITS OF DISTURBANCE.

LOT COVERAGE DATA & COMPUTATIONS
 UPLAND AREA AVAILABLE = 4,276± S.F. = NET LOT AREA
 TOTAL HARDSCAPE AREA = 1,287± S.F. = 31% OF NET LOT AREA, 50% MAX.
 TOTAL HARDSCAPE AREA WITHIN FRONT YARD
 PORTION OF DWELLING = 350 SF
 PARKING AREA = 400 SF
 ROCK = 127 SF
 DECK = 42 SF
 BOTTOM OF STAIRS = 18
 TOTAL AREA = 937 SF = 37.3% FRONT YARD COVERAGE, 40% MAX.

DETAIL-A
 LAYOUT PLAN
 SCALE: 1" = 10'

Floor Area Ratio Matrix:

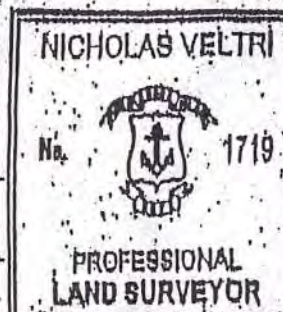
Tier	Net Lot Area		FAR	Maximum Hardscape
	Min	Max		
1	0	2,000	0.55	70%
2	2,001	3,000	0.5	60%
3	3,001	4,000	0.45	50%
4	4,001	5,000	0.4	50%
5	5,001	6,000	0.35	40%
6	6,001	7,000	0.34	40%
7	7,001	8,000	0.33	35%
8	8,001	9,000	0.32	35%
9	9,001	10,000	0.31	35%

CERTIFICATION

This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on Nov. 25, 2015 as follows:
 Type of Boundary Survey:
 DATA ACCUMULATION CLASS III

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

By: Nicholas Veltri
 NICHOLAS VELTRI, RPLS
 COX - AAB



N. VELTRI SURVEY, INC. SURVEYING-LAND PLANNING JOHNSTON (401) 231-3200 NARRAGANSETT (401) 780-1300			NO.	DATE	REVISION
SITE LAYOUT PLAN NARRAGANSETT, R.I. APNA LOTS 28K & 28L PREPARED FOR NICHOLAS & MARJORIE VELTRI SCALE: 1" = AS NOTED, DRAWN: N.V.			4	11-18-21	DOWN SIZED AND RELOCATED DWELLING
			3	8-26-21	REVISED PLAN PER BLOS. OFFICIAL COMMENT
			2	8-19-21	UPDATED PLAN
			1	4-19-21	REVISED PLAN
				10-26-20	CRIG. ISSUE
			SHEET 2 OF 2 SHEETS		
			CHECKED BY: NV		