



State of Rhode Island
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, RI 02879-1900

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November 22, 2021

William & Nancy Gilbane
91 Lighthouse Drive
Jupiter, FL 33469

RE: File Number: A2021-09-093
Site Address: 1159 Succotash Road, Narragansett; Plat: I-J Lot: 64-2
Owner: William & Nancy Gilbane
Proj. Desc: Replace existing dock

Dear Sir/Madam:

The CRMC is currently reviewing your application, and has concerns that need to be addressed before further review can proceed. In order to continue the review of your proposal please address the following issues:

1. It is staff's understanding that the existing facility is lacking a CRMC permit and is subject to CRMC enforcement action. As such, communication with both CRMC Enforcement and USACOE staff indicate potential 'grandfathering' under the ACOE process is in process and a CRMC permit will resolve the CRMC enforcement issue.
2. As such, a public notice for this project has been prepared. However, revised plans reflecting the results of the SAV survey relative to the proposed project (i.e., density shading) are required.
3. Additionally, Letters of No Objection (LONO) are required for work within 25' of a property line extension; In this case, it appears the southern abutter and potentially others are affected. If a LONO is not received, a PLS-stamped plan is also required as well as a variance to Red Book Section 1.3.1(D)(11)(k) and a full Council hearing. Distances to PL extensions should be called out on the plan.
4. Also, the property line extensions do not appear accurate; For CRMC purposes, they must follow a straight line extended out from the PL meeting the MHW. It appears the northern abutter will likely require a LONO as well once both lines are adjusted.
5. Please note that CRMC internal guidance considers 18" to 3' of water depth reasonable for recreational boating. Staff review will balance water depth with length as well as nearby docks (noting substandard/grandfathered/unauthorized designs). A length variance to Section 1.3.1(D)(11)(l) is required for the current design and staff advises the applicant to shorten the proposal as indicated above. Additionally, length to federal channel shall also be depicted.

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6. Public notice will be held pending receipt of written variance criteria (technically, a Deficiency for acceptance, however, staff recognizes the ongoing effort to legalize the issue) as well as revised plans, including 8.5" x 11".

This information must be submitted within 30 days of the above date. If the information requested is not provided within this 30 day period, the application will be canceled without prejudice. If you have any questions regarding this letter, please contact the office.

Sincerely,



Tracy Silvia, Permitting Staff
Coastal Resources Management Council

/ajt

cc: Bill Dowdell, P.E.