



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: 2021-09-093 Date: June 11, 2024

This office has under consideration the application of:

**William & Nancy Gilbane  
91 Lighthouse Drive  
Jupiter, FL 33469**

for a State of Rhode Island Assent for: Modification of an approved, but not constructed, residential boating facility to include removal of the permitted 12'x12' boat lift and reduction of the permitted 4'x 64' fixed pier to a proposed 4' x 50' fixed pier, approximately 14' shorter than the permitted structure. The layout is designed in part to reduce navigation conflict with nearby facilities as shown on the Common Site Plan (CSP).

Project Location:	1159 Succotash Road
City/Town:	Narragansett
Plat/Lot:	Plat I-J; Lot 64-2
Waterway:	Point Judith Breachway Channel, Type 5, Commercial/Recreational Harbors

Plans of the proposed work can be requested at [Cstaff1@crmc.ri.gov](mailto: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.

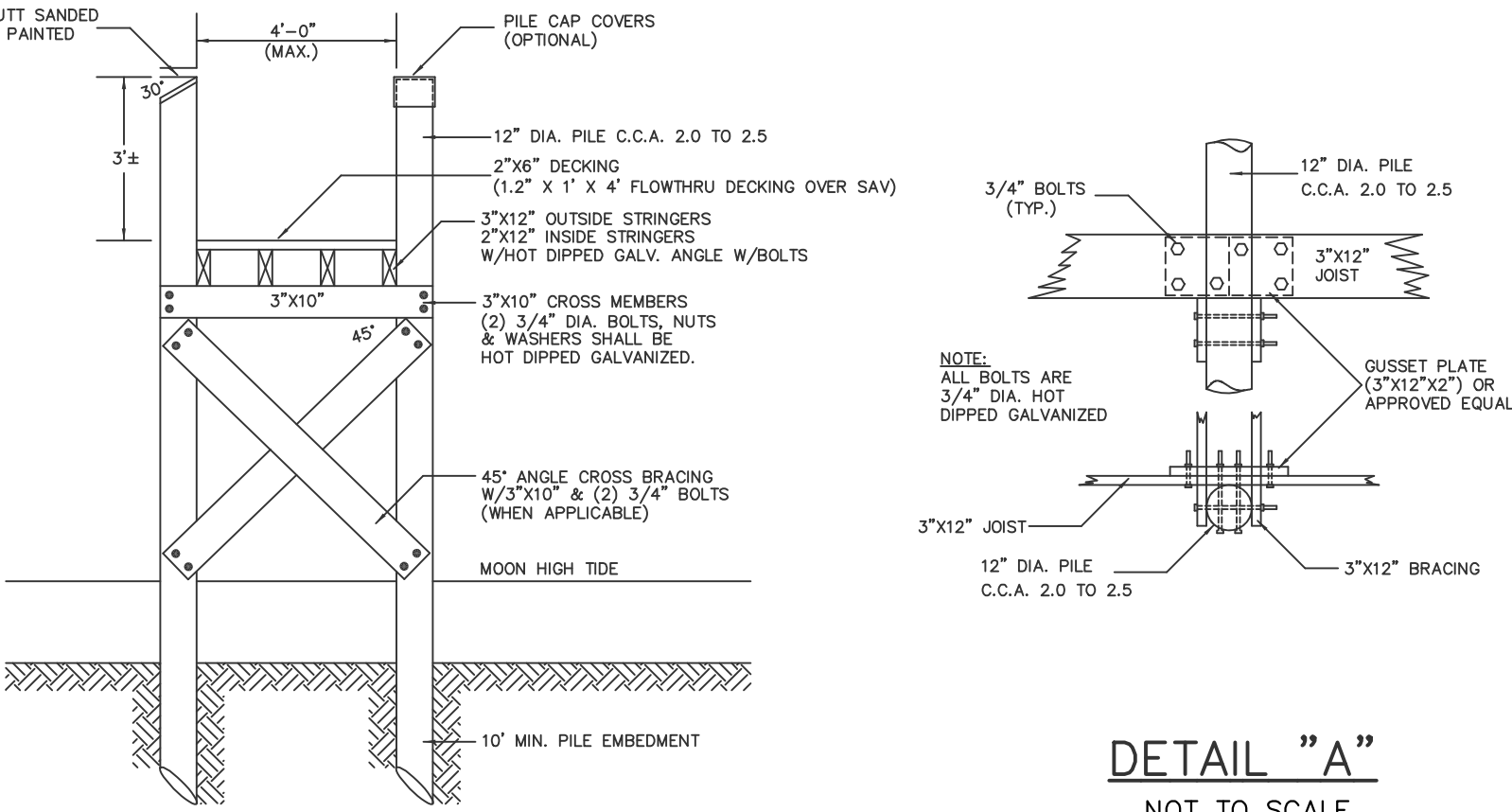
If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before **July 11, 2024**.

Please email your comments/hearing requests to: [cstaff1@crmc.ri.gov](mailto: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.

/lat



LOCATION MAP  
NOT TO SCALE



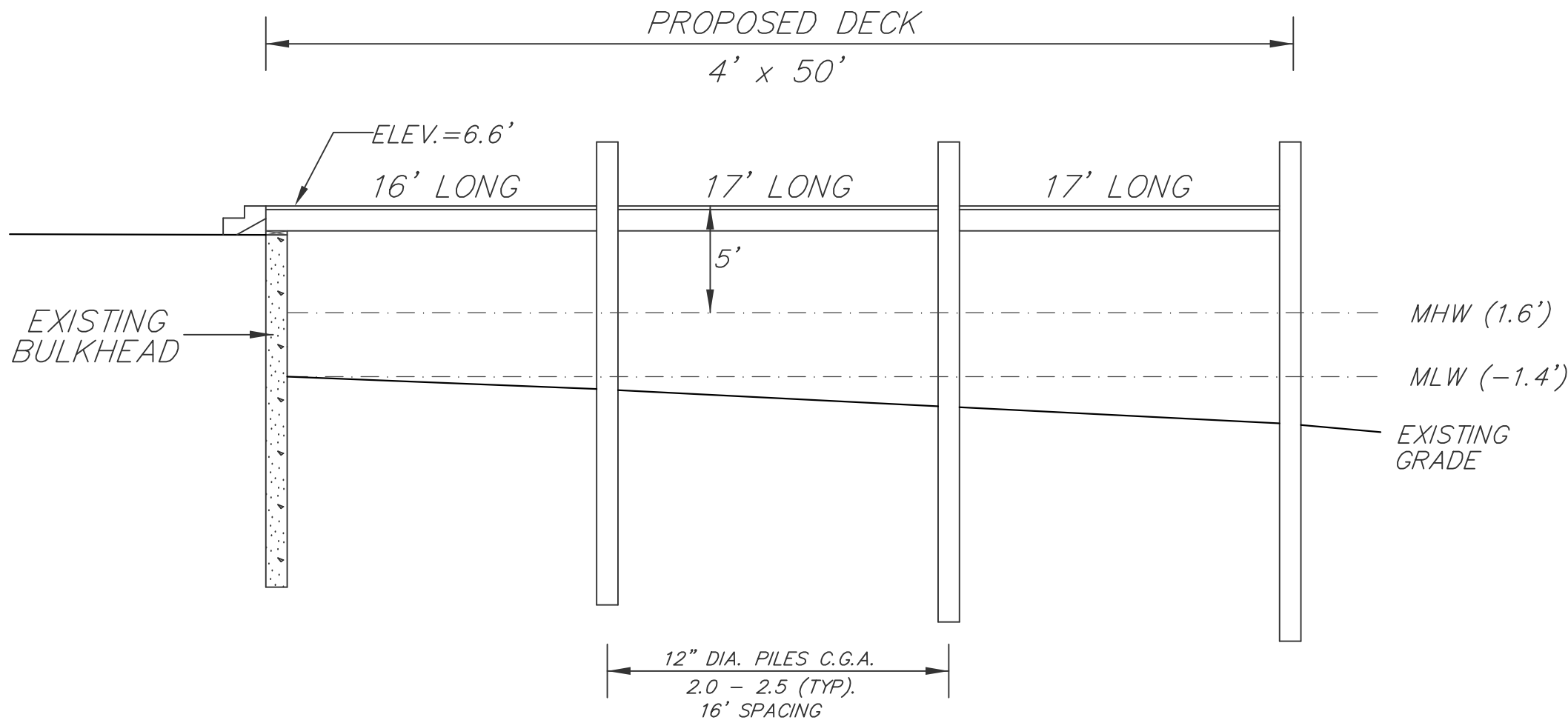
DECK CROSS SECTION  
NOT TO SCALE

CONSTRUCTION NOTES

- ALL CONSTRUCTION TO BE DONE WITH HOT DIPPED GALVANIZED CONNECTORS.
- BOLTED CONSTRUCTION TO BE 5/8" DIA. BOLTS AND FLAT WASHERS THROUGH-OUT EXCEPT DECKING MAY BE NAILED WITH HOT DIPPED GALVANIZED NAILS.
- ALL LUMBER TO BE TREATED WITH NON-LEACHING WOOD PRESERVATIVES.
- NO CREOSOTE SHALL BE APPLIED TO ANY PORTION OF THE STRUCTURE.

PROPERTY OWNER:

WILLIAM J. GILBANE, JR.  
91 LIGHTHOUSE DRIVE  
JUPITER, FL 33469



DOCK PROFILE  
NOT TO SCALE

NOTE:

THIS PLAN DEPICTS REVISIONS TO CRMC FILE #A2021-09-093

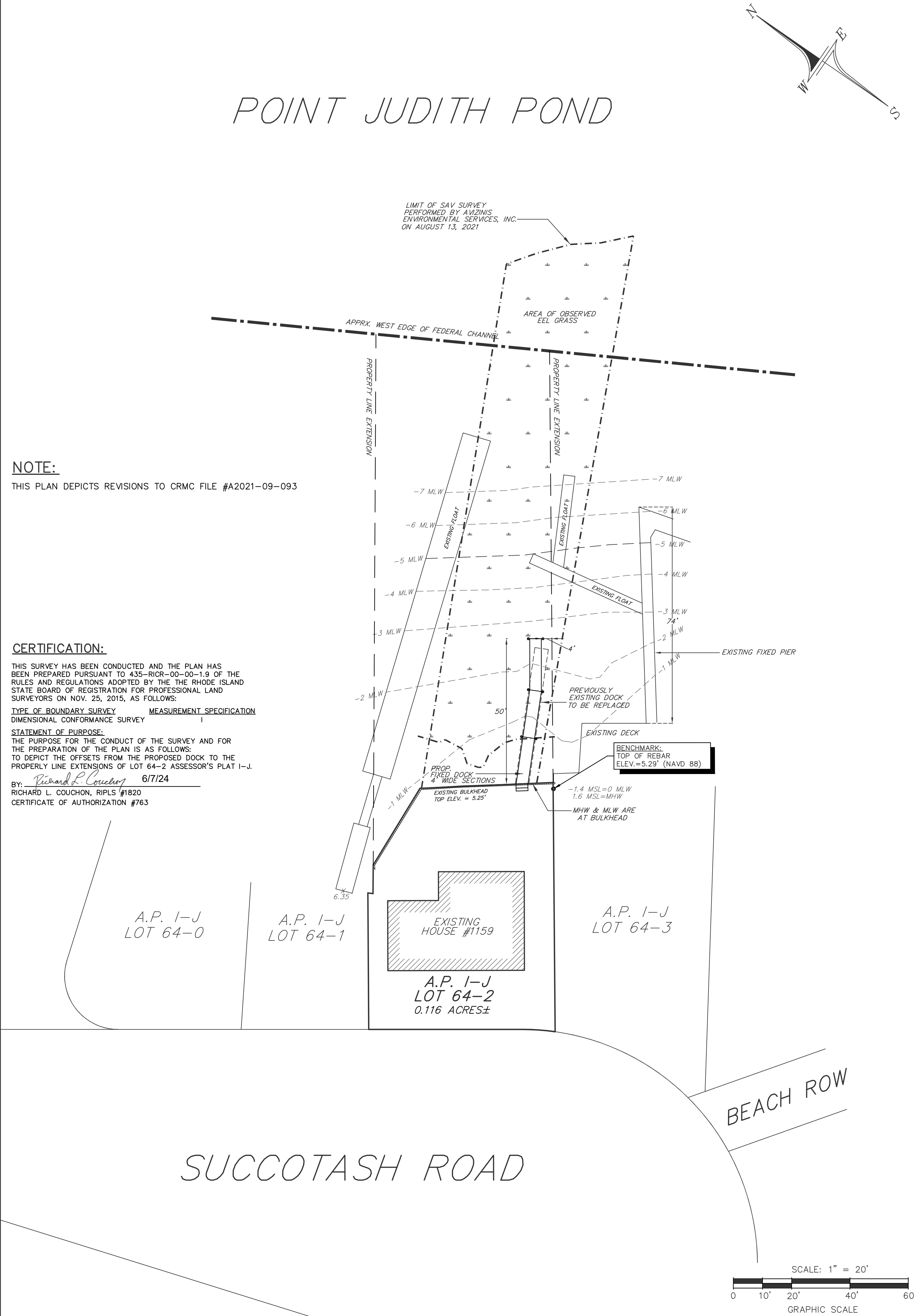
CERTIFICATION:

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 THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY MEASUREMENT SPECIFICATION  
DIMENSIONAL CONFORMANCE SURVEY I

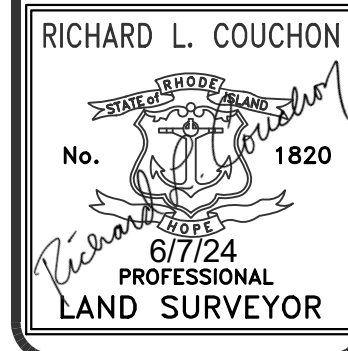
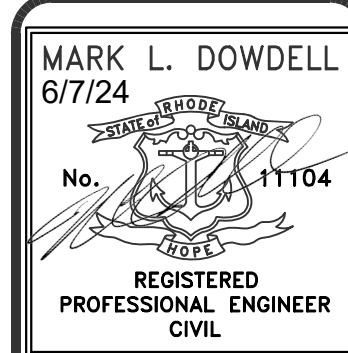
STATEMENT OF PURPOSE:  
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
TO DEPICT THE OFFSETS FROM THE PROPOSED DOCK TO THE PROPERLY LINE EXTENSIONS OF LOT 64-2 ASSESSOR'S PLAT I-J.

BY: *Richard L. Couchon* 6/7/24  
RICHARD L. COUCHON, RPLS #1820  
CERTIFICATE OF AUTHORIZATION #763



DOCK PLAN  
PREPARED FOR  
WILLIAM GILBANE  
ASSESSOR'S PLAT I-J LOT 64-2  
SITUATED IN THE TOWN OF  
NARRAGANSETT, RHODE ISLAND

NO.	REVISION	DATE
1.	CRMC COMMENTS	12/06/21
2.	CRMC COMMENTS	04/04/22
3.	CRMC COMMENTS	04/29/22
4.	CRMC COMMENTS	06/15/22
5.	COUNCIL COMMENTS	10/12/22
5.	LENGTH REDUCED	6/7/24

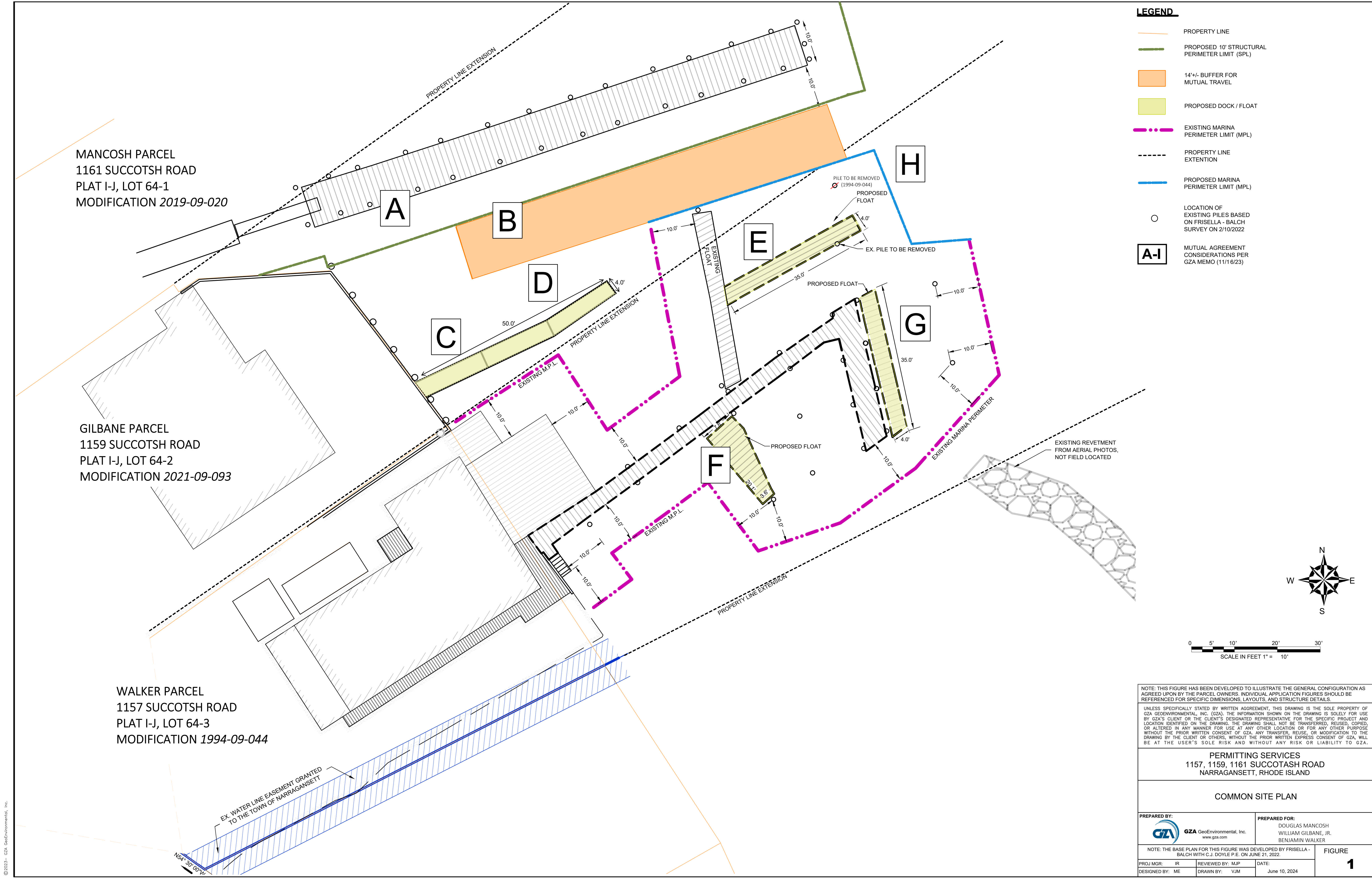


**DOWDELL ENGINEERING**  
DOWDELL ENGINEERING ASSOCIATES, LLC  
CIVIL & ENVIRONMENTAL ENGINEERS  
SURVEYORS & LAND PLANNERS  
P.O. BOX 884, 3949 OLD POST ROAD  
NARRAGANSETT, RHODE ISLAND 02881  
(401) 364-1027  
WEBSITE: dowdelleng.com EMAIL: mark@dowdelleng.com

JOB NO. 3525	DRAWN BY: R.L.C.
DWG. NO. 3525-DCK	CHECKED: M.L.D.
SCALE: AS NOTED	APPROVED: W.D.D.
	DATE: SEPT. 24, 2021

SHEET: **Received**  
**6/10/2024**  
**Coastal Resources**  
**Management Council**  
1 OF 1 SHEETS







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 Re-NOTICE**

File Number: 2021-09-093 Date: May 10, 2022

This office has under consideration the application of:

William & Nancy Gilbane  
91 Lighthouse Drive  
Jupiter, FL 33469

for a State of Rhode Island Assent to construct and maintain: A residential boating facility consisting of a 4' x 64' fixed timber pier, with 1200lb boat lift extending 67' seaward of the cited MLW mark. A 17' length variance is required to Red Book 650-RICR-20-00-01 Section 1.3.1(D)(11)(l)(2), a 22' property line extension setback variance (southerly) is required to Section 1.3.1(D)(11)(k) and submerged aquatic vegetation (SAV) variances are required to Sections 1.3.1(D)(11)(w) & 1.3.1(R)(3)(e)(1). The re-Notice is required due to the proposed boat lift, which also shortened the facility 6' and removed the proposed float/Special Exception from the original notice.

Project Location:	1159 Succotash Road
City/Town:	Narragansett
Plat/Lot:	I-J / 64-2
Waterway:	Point Judith Pond Channel, Type 5, Commercial/Recreational Harbors

Plans of the proposed work can be requested at [Cstaff1@crmc.ri.gov](mailto: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 June 10, 2022.

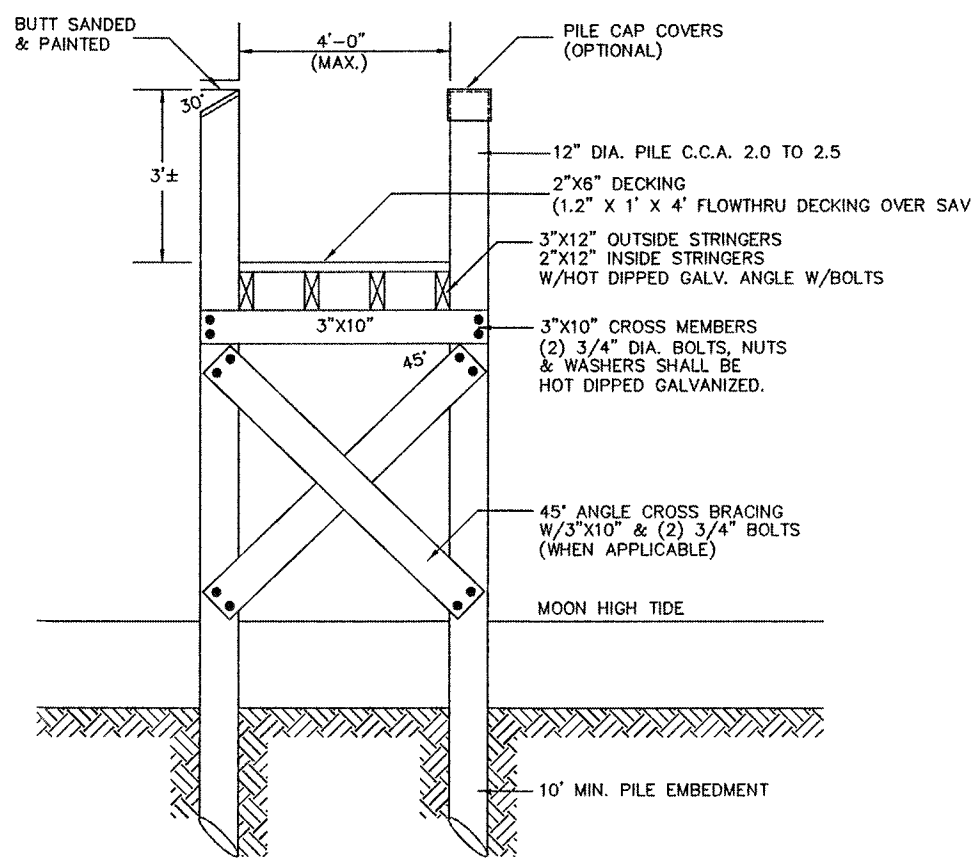
Please email your comments/hearing requests to: [cstaff1@crmc.ri.gov](mailto:cstaff1@crmc.ri.gov); or mail via USPS to: Coastal Resources Management Council; O. S. Government Center, 4808 Tower Hill Road, Rm 116; Wakefield, RI 02879.

/lat

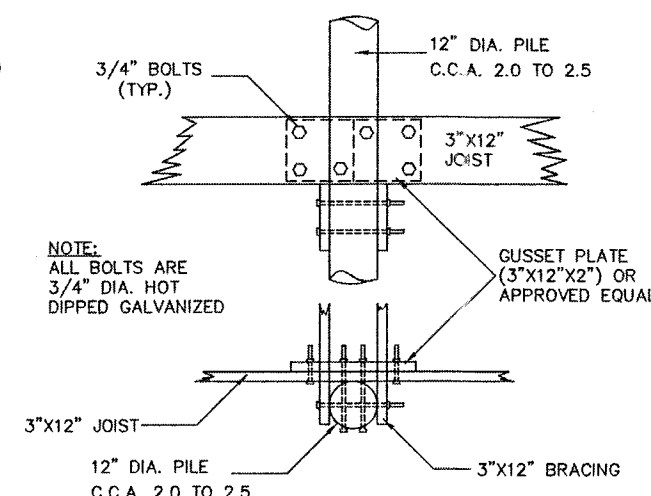




LOCATION MAP  
NOT TO SCALE



DECK CROSS SECTION  
NOT TO SCALE



DETAIL "A"  
NOT TO SCALE

### CONSTRUCTION NOTES

1. ALL CONSTRUCTION TO BE DONE WITH HOT DIPPED GALVANIZED CONNECTORS.
2. BOLTED CONSTRUCTION TO BE 5/8" DIA. BOLTS AND FLAT WASHERS THROUGH-OUT EXCEPT DECKING MAY BE NAILED WITH HOT DIPPED GALVANIZED NAILS.
3. ALL LUMBER TO BE TREATED WITH NON-LEACHING WOOD PRESERVATIVES.
4. NO CREOSOTE SHALL BE APPLIED TO ANY PORTION OF THE STRUCTURE.

### PROPERTY OWNER:

WILLIAM J. GILBANE, JR.  
91 LIGHTHOUSE DRIVE  
JUPITER, FL 33469

### NOTE:

THIS PLAN DEPICTS PENDING CRMC FILE #A2021-09-093

BOAT LIFT SHALL ADHERE TO STANDARDS SET FORTH UNDER SECTION 1.3.1(P) AND 1.3.1(R) OF 650-RICR-20-00-1 (THE CRMC RED BOOK). BOAT LIFT CAPACITY CAN BE NO GREATER THAN 1,200 LB AND 12 FT IN LENGTH

### CERTIFICATION:

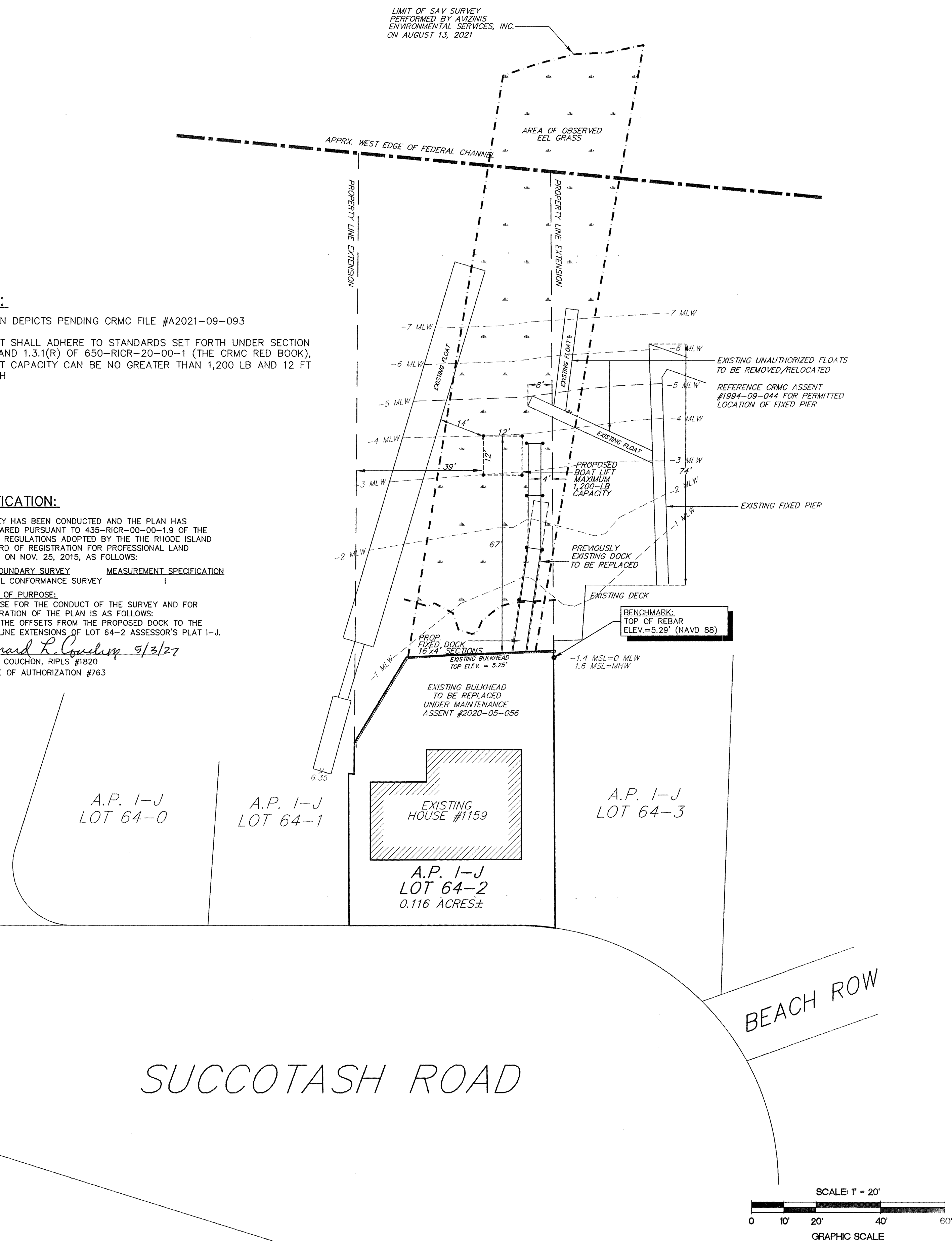
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY MEASUREMENT SPECIFICATION  
DIMENSIONAL CONFORMANCE SURVEY I

STATEMENT OF PURPOSE:  
FOR THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
TO DEPICT THE OFFSETS FROM THE PROPOSED DOCK TO THE PROPERTY LINE EXTENSIONS OF LOT 64-2 ASSESSOR'S PLAT I-J.

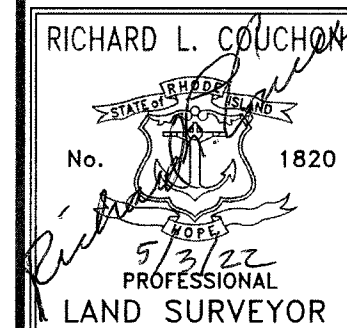
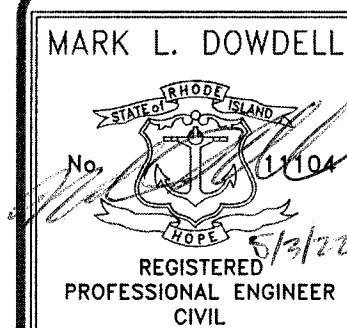
BY: *Richard L. Couchon* 5/3/22  
RICHARD L. COUCHON, RIPLS #1820  
CERTIFICATE OF AUTHORIZATION #763

## POINT JUDITH POND



DOCK PLAN  
PREPARED FOR  
**WILLIAM GILBANE**  
ASSESSOR'S PLAT I-J LOT 64-2  
SITUATED IN THE TOWN OF  
NARRAGANSETT, RHODE ISLAND

NO.	REVISION	DATE
1.	CRMC COMMENTS	12/06/21
2.	CRMC COMMENTS	04/04/22
3.	CRMC COMMENTS	04/29/22



**DE DOWDELL ENGINEERING**  
DOWDELL ENGINEERING ASSOCIATES, LLC  
CIVIL & ENVIRONMENTAL ENGINEERS  
SURVEYORS & LAND PLANNERS  
P.O. BOX 1894 • 3945 OLD POST ROAD  
NARRAGANSETT, RHODE ISLAND 02883  
(401) 336-1000  
WEBSITE: dowdelleng.com EMAIL: mark@dowdelleng.com

JOB NO. 3525	DRAWN BY: R.L.C.
DWG. NO. 3525-DCK	CHECKED: M.L.D.
SCALE: AS NOTED	APPROVED: W.D.D.
	DATE: SEPT. 24, 2021

SHEET:

1

1 OF 1 SHEETS





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: 2021-09-093 Date: January 13, 2022

This office has under consideration the application of:

William & Nancy Gilbane  
91 Lighthouse Drive  
Jupiter, FL 33469

for a State of Rhode Island Assent to construct and maintain: A residential boating facility consisting of a 4' x 32' fixed timber pier, 3' x 20' access ramp and 6' x 24' (144sf) terminal float. The facility seeks to replace an unauthorized fixed pier and the application notes that abutting potentially unauthorized facilities significantly impact the project site. A 23' length variance is required to Red Book 650-RICR-20-00-01 Section 1.3.1(D)(11)(l)(2), a 22' property line extension setback variance is required to Section 1.3.1(D)(11)(k), submerged aquatic vegetation (SAV) variances are required to Sections 1.3.1(D)(11)(w) & 1.3.1(R)(3)(e)(1). A special exception is required for a float over SAV in accordance with Section 1.3.1(R)(2)(b).

Project Location:	1159 Succotash Road
City/Town:	Narragansett
Plat/Lot:	I-J / 64-2
Waterway:	Point Judith Pond, Type 5, Commercial/Recreational Harbors

Plans of the proposed work may be seen at the CRMC office in Wakefield.

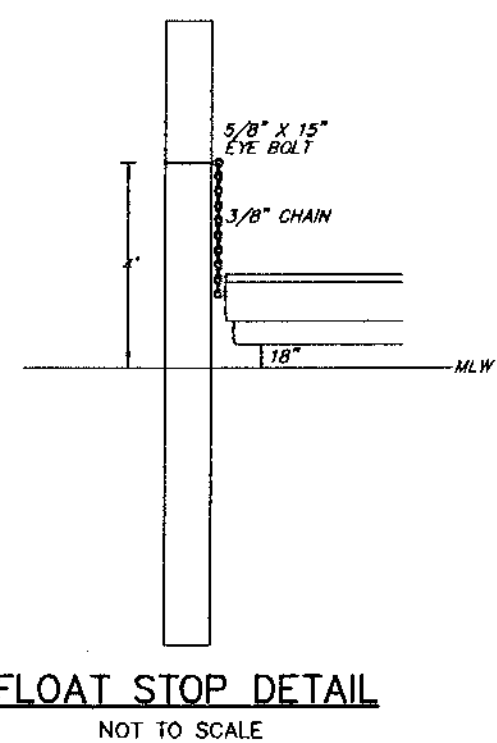
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If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a 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 February 13, 2022.



LOCATION MAP  
NOT TO SCALE

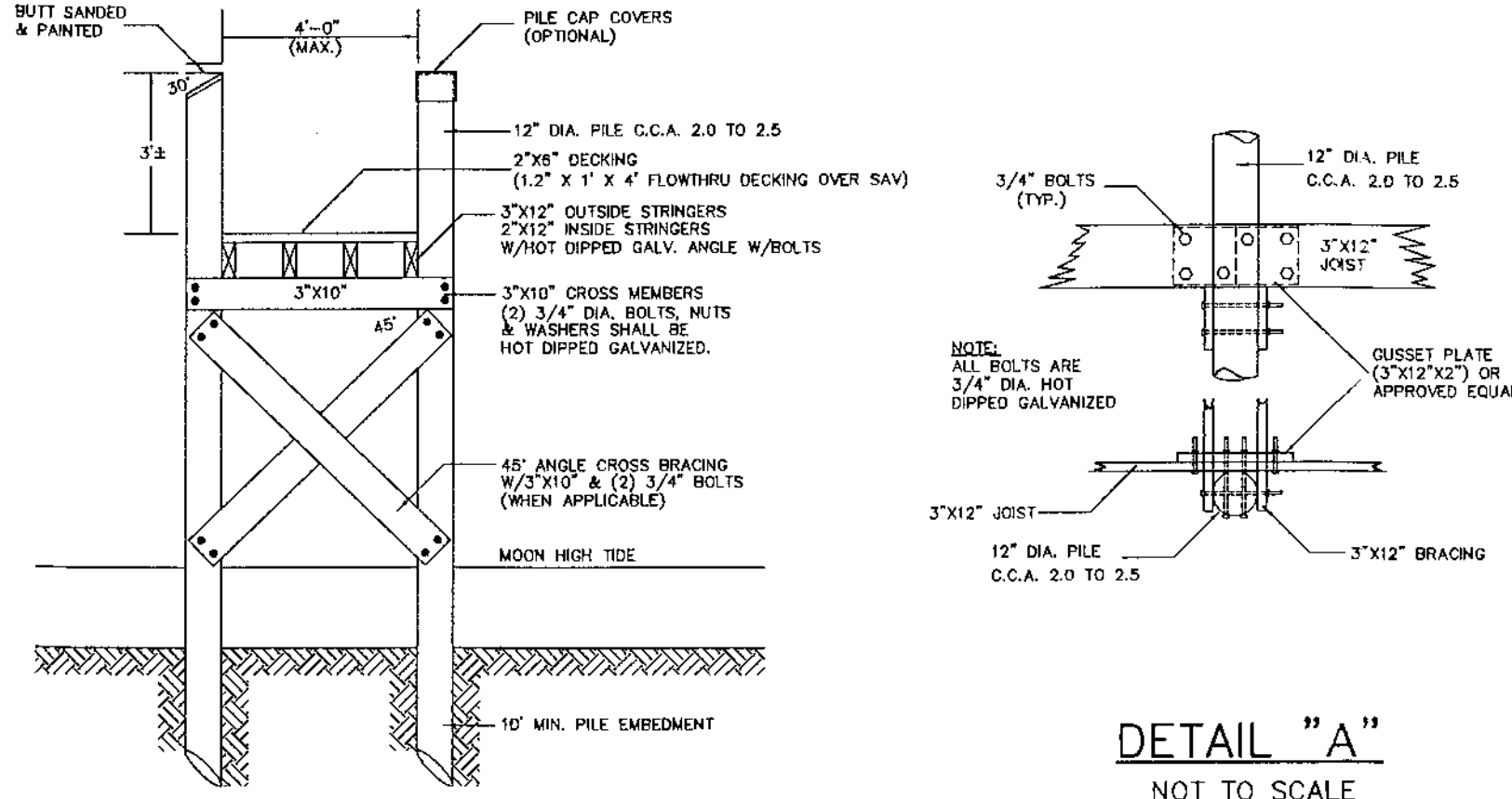


CONSTRUCTION NOTES

1. ALL CONSTRUCTION TO BE DONE WITH HOT DIPPED GALVANIZED CONNECTORS.
2. BOLTED CONSTRUCTION TO BE 5/8" DIA. BOLTS AND FLAT WASHERS THROUGH-OUT EXCEPT DECKING MAY BE NAILED WITH HOT DIPPED GALVANIZED NAILS.
3. ALL LUMBER TO BE TREATED WITH NON-LEACHING WOOD PRESERVATIVES.
4. NO CREOSOTE SHALL BE APPLIED TO ANY PORTION OF THE STRUCTURE.
5. PROPOSED FLOAT TO BE COMPLETELY ENCASED IN POLYETHYLENE.

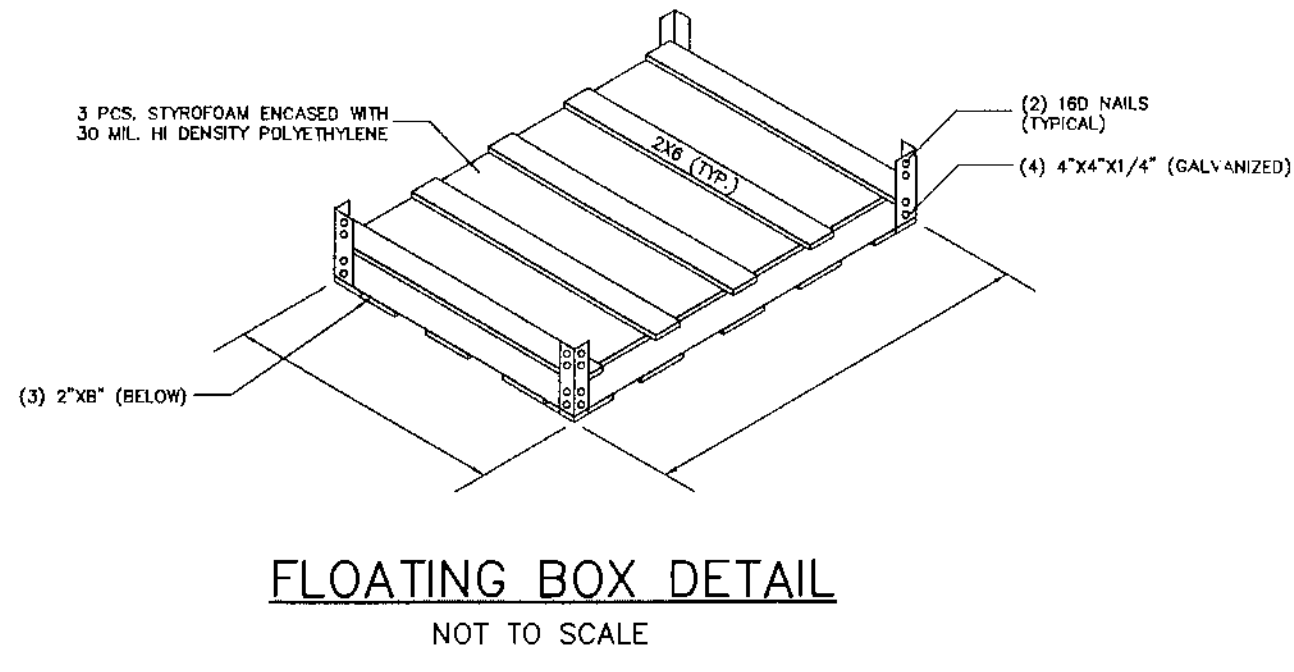
PROPERTY OWNER:

WILLIAM J. GILBANE, JR.  
91 Lighthouse Drive  
Jupiter, FL 33469

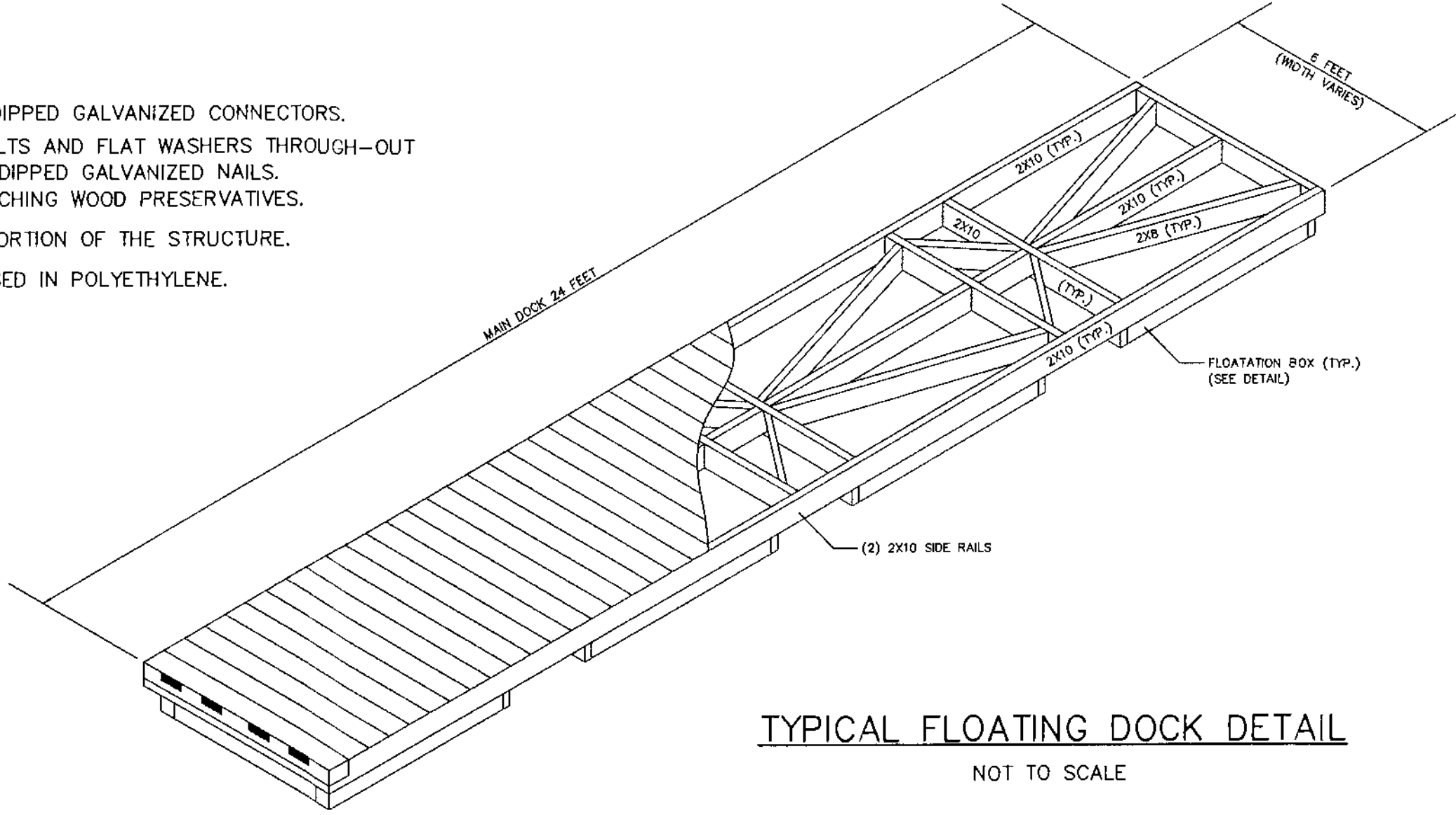


DECK CROSS SECTION  
NOT TO SCALE

DETAIL "A"  
NOT TO SCALE



FLOATING BOX DETAIL  
NOT TO SCALE

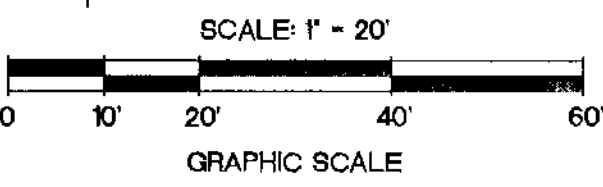
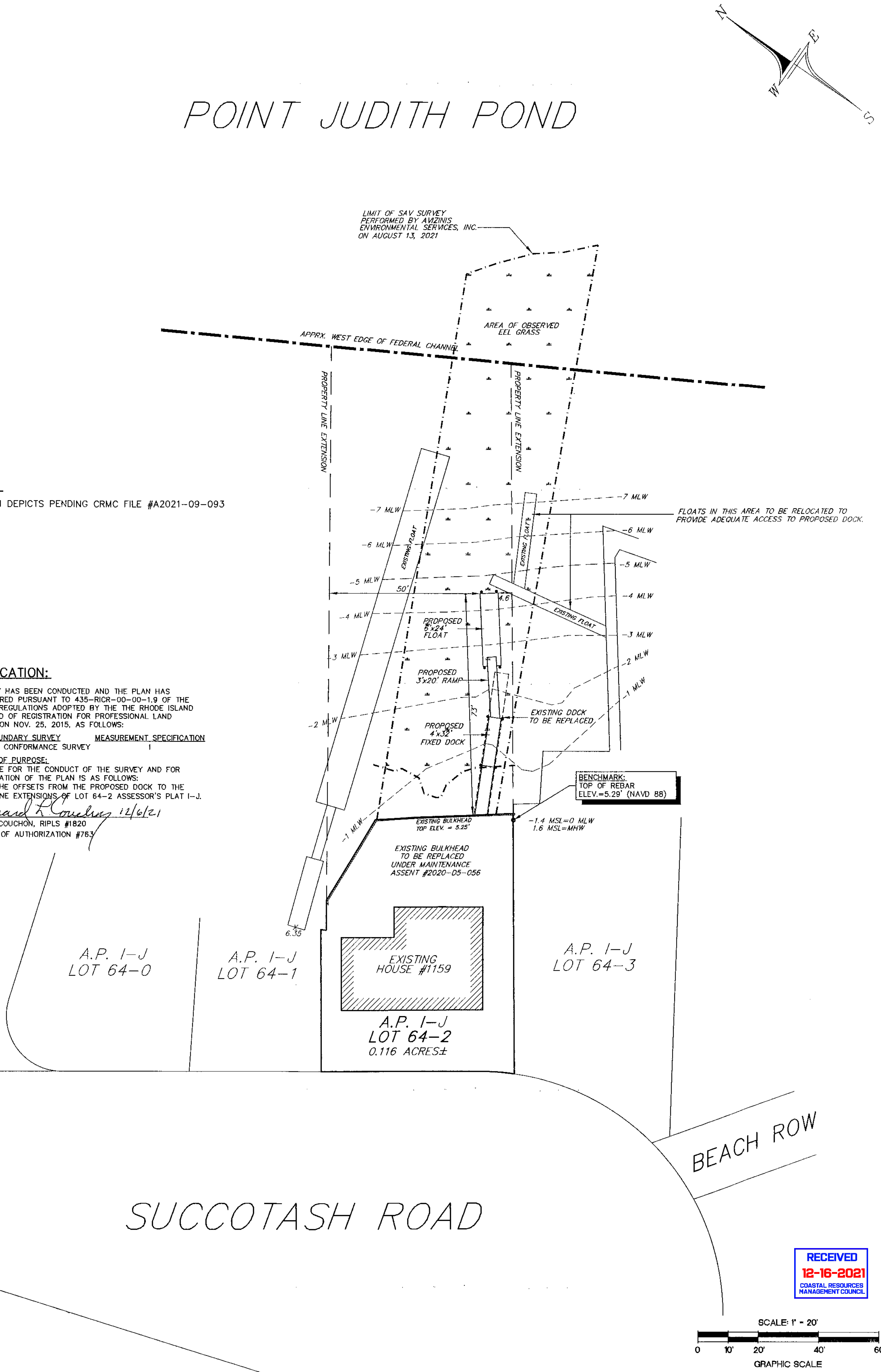


TYPICAL FLOATING DOCK DETAIL  
NOT TO SCALE

POINT JUDITH POND

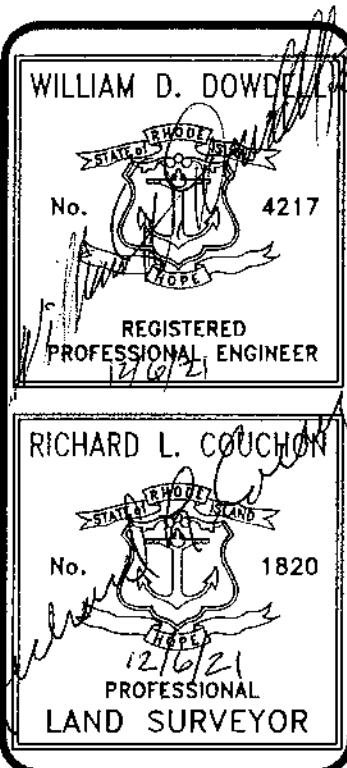
NOTE:  
THIS PLAN DEPICTS PENDING CRMC FILE #A2021-09-093

CERTIFICATION:  
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 4.35-RICR-00-00-1.9 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 MEASUREMENT SPECIFICATION  
DIMENSIONAL CONFORMANCE SURVEY  
STATEMENT OF PURPOSE:  
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:  
TO DEPICT THE OFFSETS FROM THE PROPOSED DOCK TO THE PROPERLY LINE EXTENSIONS OF LOT 64-2 ASSESSOR'S PLAT I-J.  
BY: *Richard L. Couchon* 12/6/21  
RICHARD L. COUCHON, RIPLS #1820  
CERTIFICATE OF AUTHORIZATION #763



DOCK PLAN  
PREPARED FOR  
WILLIAM GILBANE  
ASSESSOR'S PLAT I-J LOT 64-2  
SITUATED IN THE TOWN OF  
NARRAGANSETT, RHODE ISLAND

NO.	REVISION	DATE
1.	CRMC COMMENTS	12/06/21



**DOWDELL ENGINEERING**  
DOWDELL ENGINEERING ASSOCIATES, LLC  
CIVIL & ENVIRONMENTAL ENGINEERS  
SURVEYORS & LAND PLANNERS  
P.O. BOX 1684 • 3949 OLD POST ROAD  
CHARLESTOWN, RHODE ISLAND 02813  
PHONE: 401-844-0221 FAX: 401-844-0222  
EMAIL: mark@dowdelleng.com WEBSITE: dowdelleng.com

JOB NO. 3525	DRAWN BY: R.L.C.
DWG. NO. 3525-DCK	CHECKED: M.L.D.
SCALE: AS NOTED	APPROVED: W.D.D.
SHEET: 1	DATE: SEPT. 24, 2021
1 OF 1 SHEETS	