



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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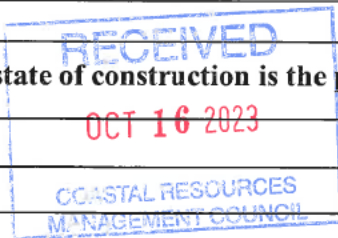
REQUEST FOR ASSENT MODIFICATION

Assent/Permit Number: <u> </u> 1976-04-013	(including extensions) Expiration Date: <u>September 9, 2022</u>
Name of Assent Holder: <u>Douglas G. Mancosh Revocable Trust</u>	
Location of Project: <u>Succotash Road</u>	
City/Town: <u>Narragansett</u>	Plat: <u>I-J</u>
	Lot: <u>64-1</u>

Name of Present Owner: <u>Douglas Mancosh</u>	
Mailing Address: <u>13340 Marsh Landing</u>	
City/Town: <u>Palm Beach Garden</u>	State: <u>Florida</u>
	Zip: <u>33418</u>
Phone Number: <u>401-490-4841</u>	Email Address: <u>doug@mancoshmgt.com</u>
Abutters: <u>North: Jerusalem Investments, 1161A Succotash Rd, Narragansett</u>	
<u>South: Gilbane Family Real Estate LLC, 1159 Succotash Rd, Narragansett</u>	

I hereby certify that the names and addresses of adjacent property owners whose property adjoins the project site are accurate and current as of the date of application. If said names and addresses are found to be not accurate and/or current, any subsequent Assent may become Null and Void. Signed: _____

Describe the proposed modification(s): <u>Please see attached narrative.</u>
Reason: <u>Please see attached narrative.</u>
What state of construction is the project in: <u>Please see attached narrative.</u>



Douglas G. Mancosh

Owner Name (PRINT)

[Signature]

Owner's Signature (SIGN)

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. 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. The filing of false information can result in the Coastal Resources Management Council revoking State Assent. Applicant requires that as a condition to the granting of this assent, members of the CRMC or its staff shall be 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 penalties of perjury. 5/00



Application Narrative



Proactive by Design

GEOTECHNICAL
ENVIRONMENTAL
ECOLOGICAL
WATER
CONSTRUCTION
MANAGEMENT



October 13, 2023
File No. 03.0035251.00

RI Coastal Resources Management Council
4808 Tower Hill Road; Suite 3
Wakefield, Rhode Island 02879

Re: Application for CRMC Assent Modification [REDACTED]) 1976-04-013
Mr. Douglas Mancosh
1161 Succotash Road (Plat I-J, Lot 64-1)
Narragansett, Rhode Island

Dear CRMC,

On behalf of our Client, Mr. Douglas Mancosh, this Assent Modification application is being submitted by GZA GeoEnvironmental, Inc. (GZA) pursuant to the applicable requirements of the Coastal Resources Management Council (CRMC), for the Modification of Assent No. 2019-09-020.

This application is in response to an email request from Tracy Silvia on September 20, 2023 and subsequent discussions to resolve a Finding and Notice of Violation #23-0081 issued to SunsRace LLC on May 4, 2023. The property is located at 1161 Succotash Road, Narragansett, RI.

Douglas Mancosh is the owner of 1161 Succotash Road (Site), identified as Plat I-J, Lot 64-1 in the Narragansett, Rhode Island tax assessor's data base. The Site is located within the Jerusalem area of Narragansett, at the southern end of Point Judith Pond and consists of a small parking area and a floating commercial dock.

As determined in the CRMC Salt Pond Region SAMP, the land use in this area is characterized as "developed beyond carrying capacity". The Red Book defines these areas as, "those that contain houses and/or commercial/industrial structures; they may also contain surfaced roads and structural shoreline protection facilities." As stated in the Policy section of Manmade Shorelines, one of the goals of the Council is to, "...assure all construction permitted on developed barriers is undertaken to provide for the greatest physical security of the inhabitants of the barrier and adjoining mainland and to maintain, to as great an extent as possible, the qualities of the adjacent coastal pond and wetlands."

CRMC currently classifies the water along the Site as Type 5 – Recreational and Commercial Harbors. Several prior Assents (Modification in 1997 (1976-04-013); Maintenance in 2000 (2000-01-022)) classified the waters as Type 6 – Industrial Waterfronts and Commercial Navigation Channels. Type 5 waters are intensely utilized water areas that support a variety of tourist, recreational, and commercial activities. Within Type 5 ports, a mix of commercial and recreational activities must coexist. CRMC policies aim to "maintain a balance among diverse port related activities, including recreational boating, commercial fishing, restaurants, and other water enhanced businesses; to promote the efficient use of space; and to protect the scenic characteristics that make these areas valuable to tourism."



GZA conducted several Site visits in 2023 to assess existing conditions. Currently, the Site contains a 10-foot wide floating dock with a fixed pier for entry from shore. This dock was installed by Mr. Mancosh after purchasing the property in 2019 and submitting a Maintenance Assent application (CRMC Assent 2019-09-020) to repair the original dock (constructed prior to October 1936 as noted in Assent 1976-04-013). The following is a brief summary of CRMC Regulatory and Enforcement actions associated with the Site dock as obtained from the various CRMC Assents issued for the parcel.

Timeline of Regulatory / Enforcement Events

1. 1976-04-013: Leroy D. Smith, Jr. (Owner)
 - a. Permit Dates (Assent):
 - i. Submitted: April 22, 1976
 - ii. Approved: July 15, 1976
 - b. Permit Description: To repair and maintain an existing timber pier extending from the applicant's property on Succotash Road, Narragansett, RI.
2. 1976-04-013: Robert D. & Gertrude M. C. Smith (Owner)
 - a. Permit Dates (Assent Modification):
 - i. Submitted: November 14, 1997.
 - ii. Approved: March 4, 1998.
 - b. Permit Description: Repair existing commercial dock and increase width from 4' to 6' for entire 165' length.
3. 2000-01-022: Robert D. Smith (Owner)
 - a. Permit Dates (Certificate of Maintenance):
 - i. Submitted: January 5, 2000
 - ii. Approved: January 5, 2000
 - b. Permit Description: Repair existing commercial dock; replace pilings and decking in a portion of dock.
4. 2019-09-020: Douglas G. Mancosh Revocable Trust (Owner)
 - a. Permit Dates (Certificate of Maintenance):
 - i. Submitted: September 9, 2019
 - ii. Approved: September 9, 2019
 - b. Permit Description: Repair and replace existing decking and piles as needed or required in-kind; also repair existing seawall in-kind.
5. May 4, 2023 – CRMC issues an Official Finding and Notice of Violation number 23-0081, dated May 3, 2023. The violation was for the undertaking of the “unauthorized construction in nonconformance with CRMC Certificate of Maintenance 2019-09-020”.

Details of Dock Construction – Description of Modifications

Certificate of Maintenance 2019-09-020, granted September 9, 2019, permitted the repair and replacement in-kind of miscellaneous decking and piles as necessary of the existing commercial dock. The CRMC Approved Plans were developed by American Engineering, Inc., and Artisan Builders commenced construction in Spring 2020. During construction, it was determined that the original pile-supported fixed dock was structurally unsound and required more replacement than repair. As recommended by Artisan Builders, a floating dock was constructed in place of the pile-supported fixed dock, with the same length (approximately 165 feet) and at the same location and alignment (existing decayed timber piles were removed and replaced with float guide piles).



The original pile-supported dock made use of five (5) tie-off piles, located 18-20 feet off the north and south sides of the dock. In order to reduce congestion in the crowded coastal area and reduce interference with abutting landowners, these tie-off piles were removed during construction and have not been replaced. The replacement piles for the dock were installed along the centerline alignment of the original piles. The original dock had a total width of approximately 8 feet 4 inches (as measured from the outside edge of the timber piles) with the useable walkway area measuring approximately 6 feet wide. The replacement floating dock maintains the walkway area width of 6 feet with the total dock width measuring 10 feet as the piles are now enclosed within the dock structure; representing a total width increase of 20 inches from the original dock. To accommodate the historic and current commercial fishing activities and berthing of commercial fishing vessels on the dock, keeping the 6-foot-wide walkway to provide for safe working conditions was necessary when enclosing the piles in the structure. As some of the southern tie-off piles will no longer be needed (due to the floating dock), the safe maneuvering of boats in this congested area will be improved considerably.

Evaluation of Applicable Red Book Regulations

It is now the understanding of Mr. Mancosh that while the modifications aided in the safe rehabilitation of the structure, they did not conform with the approved plans associated with Assent 2019-09-020. In a conversation on May 11, 2023, between Mr. Brian Harrington of CRMC and Mr. Mancosh, two (2) major issues were identified:

1. The increased width of the dock from the original 8 feet 4 inches to the current 10 feet, and
2. The potential negative impacts that the floating dock may have on the benthic environment, specifically submerged aquatic vegetation (i.e., eel grass).

In a follow-up email from Mr. Harrington on May 12, 2023 he provided guidance on behalf of Ms. Tracy Silvia that the applicable Sections of the Red Book for this Certificate are 1.3.1.C and 1.3.1.D. For reference, these Sections outline the regulations for 'Residential, Commercial, Industrial, and Recreational Structures' and for 'Recreational Boating Facilities', respectfully. A response to the applicable regulations is provided below.

1.3.1.C Residential, Commercial, Industrial, and Recreational Structures

- A dock has been in the location of the present dock since the early 1930s. The dock does not contain any gas or sewer lines.
- One of the Policies notes that all commercial structures in tidal waters shall obtain a SPL. In reviewing prior assents, it appears that a SPL was never established (or even mentioned) for this dock. Since the new floating dock is the same length, has the same alignment, and is only 20 inches wider than the previous fixed dock, this would be well within the standard 10-foot offset limit of a SPL.
- The new floating dock is not closer to any surrounding approved mooring field.
- The dock has historically been a berthing location for various types of commercial fishing vessels and occasionally recreational vessels as well.
- Of the applicable prohibitions, new structures and expanded structures with non-water dependent commercial uses are prohibited in or over tidal waters. In this case, the dock has been and is being used by commercial fishing personnel to conduct fishing activities, berth vessels, and load/unload supplies and catches – all water dependent uses. And occasionally, recreational vessels may also use the dock.
- Tie-off piles have always existed around the perimeter of the dock. These tie-off piles were removed during construction and have not yet been replaced. Some of the tie-off piles on the southern side will remain permanently removed, thereby improving vessel movement in this congested area.



- The new floating dock has not detrimentally impacted transportation and/or utility services to support the proposed operations.
- It should be noted that the current Red Book regulations prohibit terminal floats at residential and limited recreational docks in excess of 200 square feet and shared residential recreational docks in excess of 300 square feet. The existing dock, however, is a commercial marine facility (CMF).

1.3.1.D Recreational Boating Facilities

The regulations applicable to Recreational Boating Facilities were reviewed but deemed likely inapplicable as the original and existing dock were and are classified as commercial (i.e., CMF).

Additional Supporting Activities

In reviewing the Sections of the Red Book applicable to Commercial Structures (docks) and from conversations with CRMC Personnel, it is the belief of GZA and Mr. Mancosh that the potential impacts to SAV of a floating structure and the overall width increase of the dock by 20 inches are the primary reasons for the violation. In order to better understand the impact of the unauthorized construction, the following steps have been taken:

1. A Submerged Aquatic Vegetation (Eel Grass) Survey has been conducted to determine the presence and extent of potential eel grass populations below and immediately adjacent to the existing dock. The information gathered during the survey has been interpreted and mapped by GZA to compare current and historic locations of SAV to evaluate any impact the dock construction did or did not have on vegetation in the vicinity of the Site. The SAV Survey Report (attached) concludes that negative impacts to SAV due to construction are minimal if any at all. Very few areas of eel grass were observed directly below the current floating dock (less than 10 square feet under the 1,590 square-foot dock). Historic aerial SAV comparisons (attached) support this observation. During the period when the original dock was removed for construction (winter 2019, early spring 2020), the area below the original and now existing dock does not appear to contain a population of SAV any larger than the 10 square feet observed in the 2023 Survey. Areas on either side of the dock do appear to support vegetation. The original dock, in place since the 1930s, likely affected the “no-grow” area, but evidence does not support any detrimental impact resulting from the new floating dock.
2. The structural limits of the currently existing dock were compared to historic plans and aerial imagery associated with the original dock structure to assess dimension and footprint differences as applicable. The developed comparison image is attached to this report. The new dock was constructed within the same base footprint as the original; with the length of both docks measuring approximately 165 feet and the replacement piles matching the centerline of the original piles. The walkway width of both docks measures approximately 6 feet, with the overall width of the new decking increasing by approximately 20 inches, as the piles are now enclosed in the decking of the new structure as opposed to running along the outside of the original structure. An additional difference in footprint between the docks is the permanent removal of a number of the original tie-off piles. With boats now berthing parallel to the dock rather than perpendicular with the tie-off piles, congestion of the area has decreased.

Request for Structural Perimeter Limit

It is the understanding of GZA and Mr. Mancosh that “all commercial and industrial structures and operations located within tidal waters shall obtain a structural perimeter limit (SPL)” (1.3.1.C.1.c). As the subject dock was permitted and installed prior to the establishment of CRMC in 1971 and has not yet received an SPL during previous Assent processes,



it is the request of Mr. Mancosh to establish one at this time, while this application is under review. Included in this application package is a figure illustrating the SPL that Mr. Mancosh is proposing for his facility. To incorporate the commercial history of the structure and reduce impacts on neighboring parcels, Mr. Mancosh is proposing that the SPL be based off the location of the original tie-off pile locations to the north and south. While the piles have been removed, their locations are known to have been 20' to the north and 18' to the south of the original structure, confirmed by review of aerial imagery. To accommodate the 20" increased width of the new floating dock, the proposal is to denote the SPL 19'2" from the north edge of the dock and 17'2" from the south edge. The attached figure denotes the dock location, the historic location of the tie-off piles, and the proposed SPL.

Response to Notice of Violation

With the attached Application combined with the information gained from the above actions, it is the hope of GZA and Mr. Mancosh that consideration will be given by CRMC to reach an agreement for accepting the existing structure as constructed and to issue a Modification to the original Assent (2019-09-020), thereby rectifying the Notice of Violation No. 23-0081.

It is understood that construction decisions were made without proper authorization from CRMC. It is the belief of GZA and Mr. Mancosh that the constructed dock meets the important and current CRMC policies concerning commercial docks and boating facilities, especially for Type 5 waters. The construction of the existing dock with removal of several original tie-off piles has reduced congestion in the area and has not had a detrimental impact on submerged aquatic vegetation.

Your consideration is greatly appreciated. Please advise if any additional information is needed.

Thank you.

Igor Runge, Ph.D., P.H.
Senior Consultant

Matthew Page, P.E.
Consultant/Reviewer

Russell Morgan, P.E.
Senior Principal

Attachments:

- Application Form
- Assent Modification fee of \$1,000 (project cost = \$150,000) plus additional as-built fee of \$500.
- Site Photographs
- Dock Plan Comparison
- Proof of Ownership
- Prior CRMC Permit
- Proposed Structural Perimeter Limit
- Submerged Aquatic Vegetation Documentation
 - SAV Survey Report
 - Historic Aerial SAV Comparisons

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Site Photographs



Photo 1. North edge of the original dock (looking east).



Photo 2. North edge of the existing dock (looking east).



Photo 3. South edge of the original dock (looking east).



Photo 4. South edge of the existing dock (looking east).



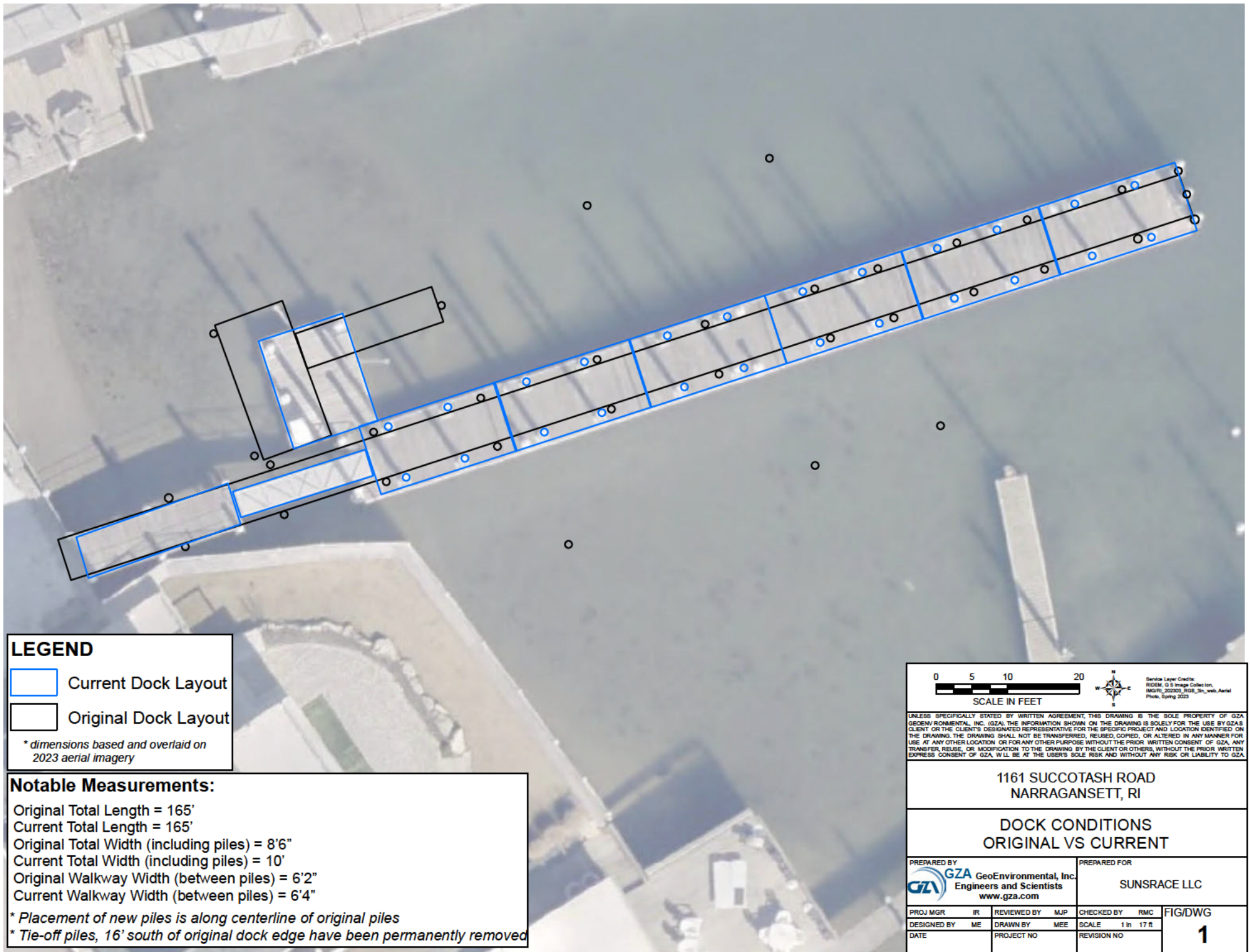
Photo 5. Full view of original dock (looking east).



Photo 5. Full view of original dock (looking east).



Dock Plan Comparison



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LEGEND

Existing Dock Location

Proposed SPL

Historic Tie-Off Pile Locations

051020

SCALE IN FEET

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W
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Service Layer Credits:
RIDEM, GIS Image Collection,
IMG/RI 2023_RGB_3in_web,
Aerial Photo, Spring 2023

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COMMERCIAL DOCK
1161 SUCCOTASH ROAD
NARRAGANSETT, RI

PROPOSED STRUCTURAL
PERIMETER LIMIT

PREPARED BY: GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com		PREPARED FOR: SUNSRACE LLC	
PROJ MGR: IR	REVIEWED BY: MJP	CHECKED BY: RMC	FIG/DWG
DESIGNED BY: ME	DRAWN BY: MEE	SCALE: 1 in = 13 ft	
DATE:	PROJECT NO:	REVISION NO:	

RECEIVED

10/16/2023

COASTAL RESOURCES
MANAGEMENT COUNCIL



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1350 Main Street
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Springfield, MA 01103
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Submerged Aquatic Vegetation Survey Report

SunsRace Dock LLC

1161 Succotash Road
Narragansett, RI

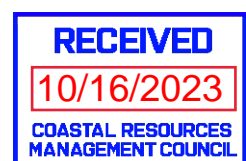
Survey Conducted: July 6, 2023



GZA GeoEnvironmental, Inc.

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September 13, 2023
03.0035251.00

Mr. Douglas Mancosh
SunsRace Dock LLC.
13340 Marsh Landing
Palm Beach Garden, FL 33418

Re: Submerged Aquatic Vegetation Survey
1161 Succotash Road
Narragansett, Rhode Island

Dear Mr. Mancosh,

In accordance with our contract, GZA conducted a submerged aquatic vegetation (SAV) survey for eel grass (*Zostera marina*) at 1161 Succotash Road, Narragansett, RI (the "Site"). The goal of the SAV survey was to determine the presence and extent of an eel grass population below and immediately adjacent to the single dock at the Site.

Site Conditions

On Thursday, July 6, 2023, GZA conducted a SCUBA survey for SAV within the area directly below the dock and within approximately 3 meters of the north, south, and east sides the dock located at the Site. The survey was conducted mainly during a high tide cycle but trending towards low tide. The underwater clarity was good, with visibility of approximately 15 feet. The water temperature was reported to be 72°F and approximately 0.93 inches of rainfall occurred within 24 hours prior to the SAV survey (source: [Narragansett Pier \(RI\) sea water temperature in July \(seatemperature.info\)](https://seatemperature.info)).

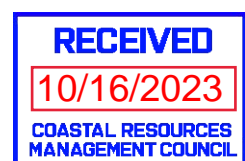
Survey Methodology

GZA conducted two (2) primary survey transects, using the north and south edges of the dock to set the alignment of the transect with a separation of approximately 3 meters. The divers slowly swam in-line with the dock to observe if SAV was present. The divers could observe below the dock from their respective transects, as the water clarity allowed for a reasonable viewing to determine the presence or absence of eel grass under and around the dock.

Underwater video was collected to document the existing conditions with a focus on the location(s) of the eel grass population. In total, each diver spent about 1.5 hours in the water (or 3 total diver hours) observing the Site conditions. A GPS data collector (Leica GS18 – GNSS RTK Rover) was used to demarcate the limits of the observed SAV population at and near the dock; a SAV Map is attached.

Findings

Upon completion of the SAV survey, GZA determined that there is a small population of eel grass located within some portions of the dock-based transect lines and adjacent to the dock. GZA observed less than four (4) square feet (sf) of eel grass slightly under but generally along the dock alignment. For reference, total area of the dock (floating portions, gangway, fixed portion) is approximately 1,590 sf.





The SAV population nearest the dock is within discreet locations and was comprised of a range of configurations from a few individuals sparsely arranged, small SAV assemblage (20 sf or less), and larger assemblages (greater than 100 sf).

The dock did not appear to be covering or shading the SAV population. The few individuals observed partially under a limited portion of the southern edge of the dock appeared to receive sufficient sunlight to promote growth and do not appear to be adversely affected by the dock. Small to large assemblages of SAV were present and generally observed beginning adjacent to the middle section of the dock and continuing east to the end of the dock and beyond.


Should you have any questions, please feel free to contact Dan Nitzsche at 413-478-0946.

Sincerely,

GZA GeoEnvironmental, Inc.

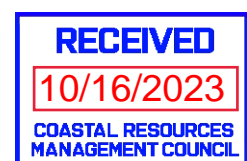

Daniel M. Nitzsche, CPESC, CESSWI, SE
Senior Environmental Scientist


Igor Runge, Ph.D., P.H.
Consultant/Reviewer


Russell J. Morgan, P.E.
Principal-in-Charge

Attachments: Natural Resource Survey and Assessment Limitations
Submerged Aquatic Vegetation Survey Map
Submerged Aquatic Vegetation Survey Photos

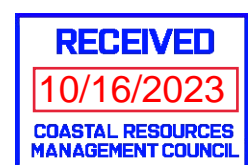
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September 13, 2023
Submerged Aquatic Vegetation Survey
1161 Succotash Road, Narragansett, R.I.

Natural Resource Survey and Assessment Limitations





USE OF REPORT

1. GZA GeoEnvironmental, Inc. (GZA) has prepared this report on behalf of, and for the exclusive use of *Mr. Douglas Mancosh* ("Client") for the stated purpose(s) and location(s) identified in the report. Use of this report, in whole or in part, at other locations, or for other purposes, may lead to inappropriate conclusions; and we do not accept any responsibility for the consequences of such use(s). Further, reliance by any party not identified in the agreement, for any use, without our prior written permission, shall be at that party's risk, and without any liability to GZA.

STANDARD OF CARE

2. GZA's findings and conclusions are based on the work conducted as part of the Scope of Services set forth in the Report and/or proposal and reflect our professional judgment. These findings and conclusions must be considered not as scientific or engineering certainties, but rather as our professional opinions concerning the data gathered and observations made during the course of our work. Conditions other than described in this report may be found at the subject location(s).
3. GZA's services were performed using the degree of skill and care ordinarily exercised by qualified professionals performing the same type of services, at the same time, under similar conditions, at the same or a similar property. No warranty, expressed or implied, is made.

LIMITS TO OBSERVATIONS

4. Natural resource characteristics are inherently variable. Biological community composition and diversity can be affected by seasonal, annual or anthropogenic influences. In addition, soil conditions are reflective of subsurface geologic materials, the composition and distribution of which vary spatially.
5. The observations described in this report were made on the dates referenced and under the conditions stated therein. Conditions observed and reported by GZA reflect the conditions that could be reasonably observed based upon the visual observations of surface conditions and/or a limited observation of subsurface conditions at the specific time of observation. Such conditions are subject to environmental and circumstantial alteration and may not reflect conditions observable at another time.
6. The conclusions and recommendations contained in this report are based upon the data obtained from a limited number of surveys performed during the course of our work on the site, as described in the Report. There may be variations between these surveys and other past or future surveys due to inherent environmental and circumstantial variability.

RELIANCE ON INFORMATION FROM OTHERS

7. Preparation of this Report may have relied upon information made available by Federal, state and local authorities; and/or work products prepared by other professionals as specified in the report. Unless specifically stated, GZA did not attempt to independently verify the accuracy or completeness of that information.

COMPLIANCE WITH REGULATIONS AND CODES

8. GZA's services were performed to render an opinion on the presence and/or condition of natural resources as described in the Report. Standards used to identify or assess these resources as well as regulatory jurisdiction, if any, are stated in the Report. Standards for identification of jurisdictional resources and regulatory control over them may vary between governmental agencies at Federal, state and local levels and are subject to change over time which may affect the conclusions and findings of this report.



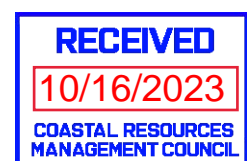


NEW INFORMATION

9. In the event that the Client or others authorized to use this report obtain information on environmental regulatory compliance issues at the site not contained in this report, such information shall be brought to GZA's attention forthwith. GZA will evaluate such information and, on the basis of this work, may modify the conclusions stated in this report.

ADDITIONAL SERVICES

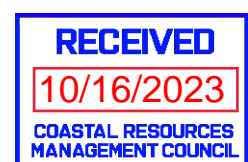
10. GZA recommends that we be retained to provide further investigation, if necessary, which would allow GZA to (1) observe compliance with the concepts and recommendations contained herein; (2) evaluate whether the manner of implementation creates a potential new finding; and (3) evaluate whether the manner of implementation affects or changes the conditions on which our opinions were made.



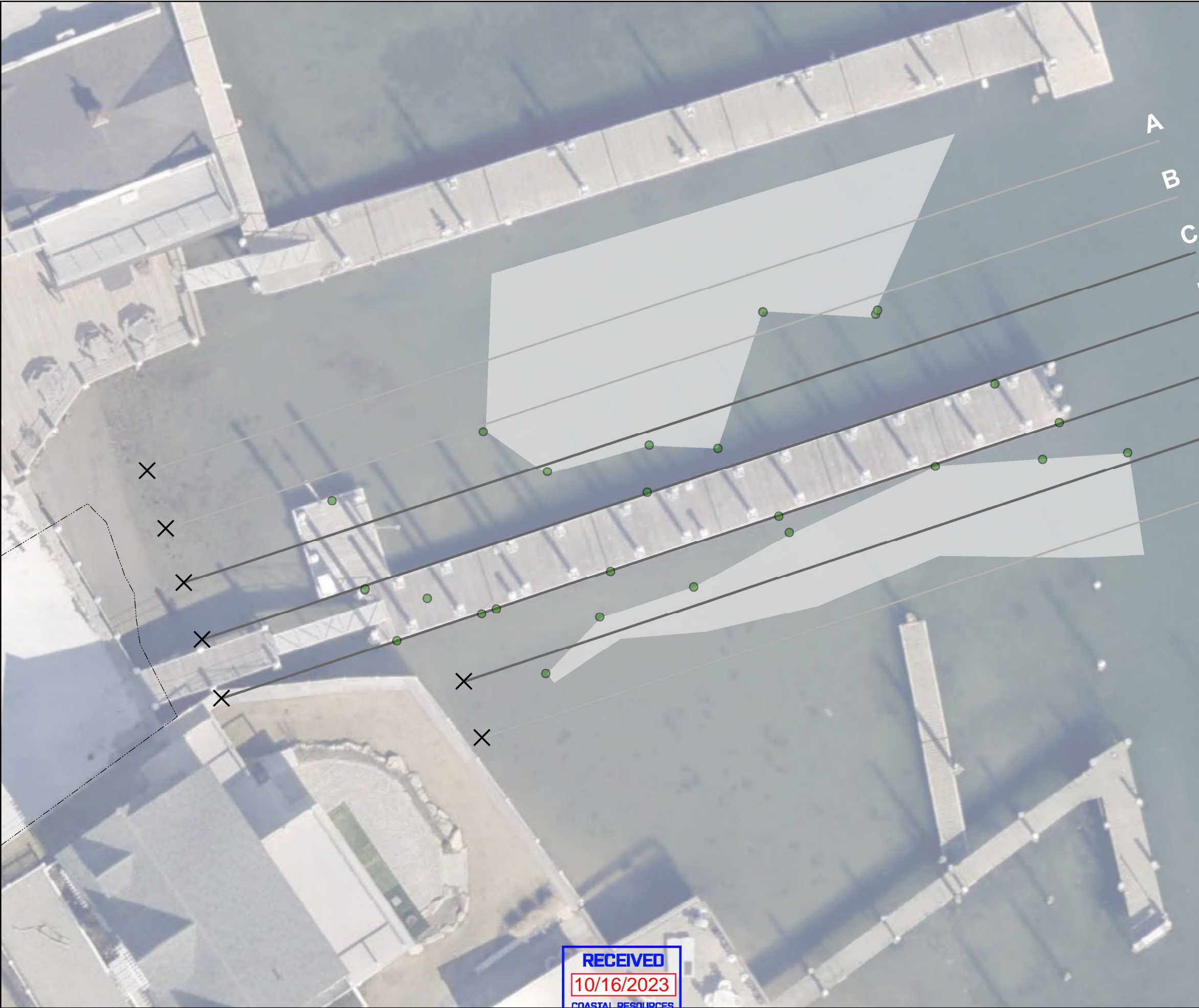


September 13, 2023
Submerged Aquatic Vegetation Survey
1161 Succotash Road, Narragansett, R.I.

Submerged Aquatic Vegetation Survey Map



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LEGEND

Survey Transect Lines

Post-Survey Transect Lines

×

Transect Starting Point

●

Verified GPS Points

Approx. Location of Eel Grass Population

Approx. Property Boundary

051020

SCALE IN FEET

N

E

S

W

Service Layer Credits:
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1161 SUCCOTASH ROAD
NARRAGANSETT, RI

SAV SURVEY (EEL GRASS)
AERIAL - SPRING 2023

PREPARED BY: <div><div><div>GZA</div></div><div>GZA GeoEnvironmental, Inc. Engineers and Scientists www.gza.com</div></div>			PREPARED FOR: SUNSRACE LLC			
PROJ MGR:	IR	REVIEWED BY:	MJP	CHECKED BY:	RMC	FIG/DWG
DESIGNED BY:	ME	DRAWN BY:	MEE	SCALE:	1 in = 17 ft	1
DATE:		PROJECT NO:		REVISION NO:		

RECEIVED
10/16/2023
COASTAL RESOURCES
MANAGEMENT COUNCIL



September 13, 2023
Submerged Aquatic Vegetation Survey
1161 Succotash Road, Narragansett, R.I.

Submerged Aquatic Vegetation Survey Photos

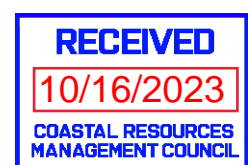




Photo 1. Substrate North of Dock Location (Transects A-D)



Photo 2. Vegetation Growth North of Dock Location (Transects A-D)

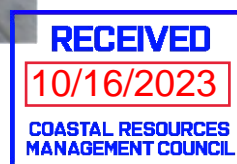




Photo 3. Vegetation South of Dock Location (Transects E-G)

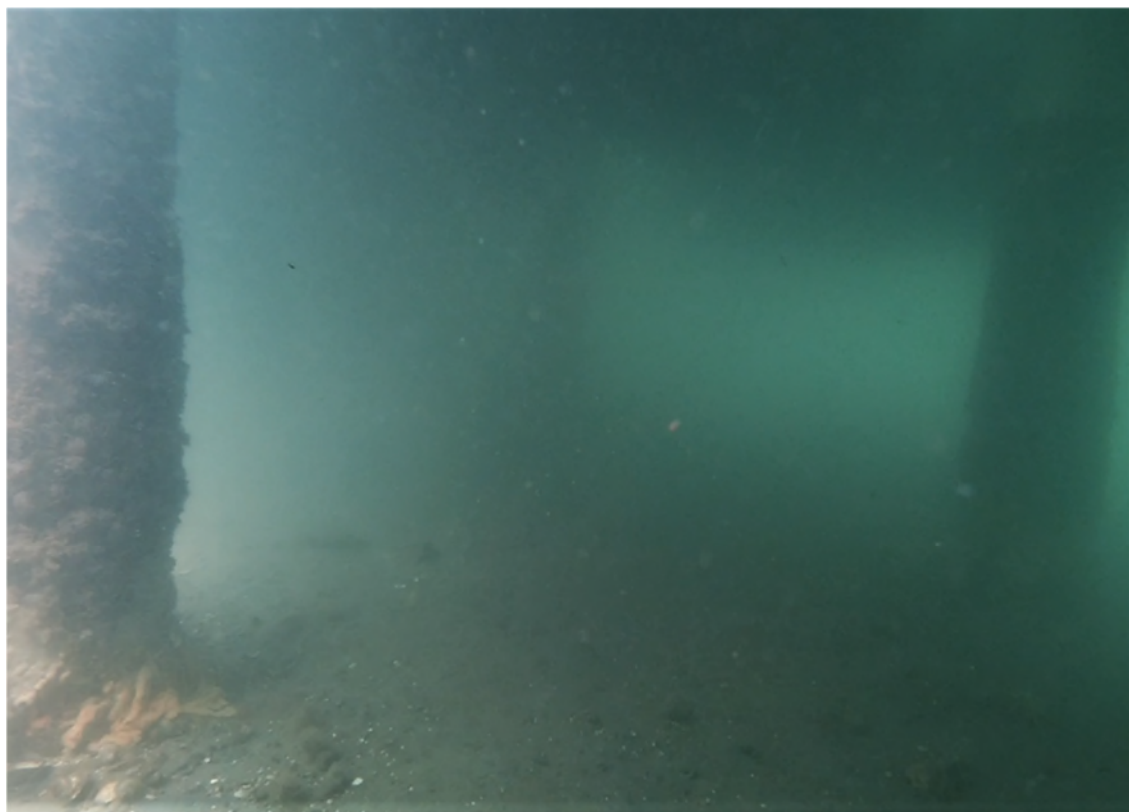
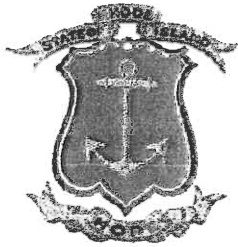


Photo 4. Substrate Under Dock Location (Transects D-E)





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

Certificate of Maintenance

September 9, 2019

Douglas G. Mancosh Revocable Trust
400 South County Trail
Suite A-207
Exeter, RI 02822


RE: CRMC Assent No. M2019-09-020: Repair and replace existing decking and piles as needed or required in-kind, also repair existing seawall in-kind. Project Location: 1159 Succotash Road, Narragansett; Plat I-J, Lot 64-1

Dear Applicant:

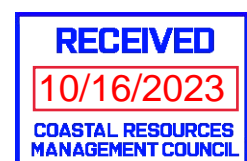
The Coastal Resources Management Council has reviewed your project proposal and has determined that it conforms to RICRMP Section 1.3.1(N) and applicable standards. Construction authorized by this approval shall be limited to replacement, reconstruction, or rebuilding to approved, pre-existing conditions and dimensions of the above noted structure. This project must be completed within three (3) years of the date of this approval. If this project involves excess construction materials or debris, these materials shall be removed from the site and disposed of at a suitable legal upland location. No equipment access or storage of equipment, construction material or debris shall occur on coastal features. If the project involves earthwork, appropriate erosion controls shall be utilized. All applicable conditions of original CRMC Assents that pertain to this property shall be upheld unless otherwise modified by the CRMC. All applicable policies, prohibitions, and standards of the RICRMP shall be upheld.

A copy of this maintenance authorization to perform maintenance work shall be kept on site and available for inspection. The maintenance (blue) card must be posted on site during the duration of the project.

Sincerely,


William Mosunich, Administrative Officer
Coastal Resources Management Council

/bms





BOOK 376 PAGE 134
65130

STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

COASTAL RESOURCES MANAGEMENT COUNCIL

Oliver H. Stedman Government Center

4808 Tower Hill Road

Wakefield, R.I. 02879-1900

(401) 277-2476

CRMC ASSENT MODIFICATION

Robert and Gertrude M.C. Smith
46 Woodstock Trail
Charlestown, RI 02813

March 4, 1998

Re: CRMC File No. 76-4-13: Commercial Dock

Dear Mr. and Mrs. Smith:

The Coastal Resources Management Council has reviewed your request for modification of CRMC Assent No. 76-4-13 and approve the modification with the following additional stipulations:

- A. The applicant shall record this document in the land evidence records for the city/town of Narragansett within 30 days of the above noted date. A certified copy of this document having the stamp of the city or town clerk's office stamp shall be provided to the CRMC within fifteen (15) days thereafter. Failure to comply with this provision shall render the CRMC modification approval null and void.
- B. The approved plan(s) shall be those entitled: "Retaining Wall & Dock Maintenance Plan..." sheets 5 of 7 and 6 of 7 dated August 29, 1997 by Herbert J. Sirois, P.E. Except/unless as stipulated/modified herein, all details and specifications thereon shall be strictly adhered to. Any and all changes require written approval from this office.

Robert and Gertrude M. C. Smith
Modification of File Number 76-4-13
March 4, 1998
Page Two

BOOK 376 PAGE 135

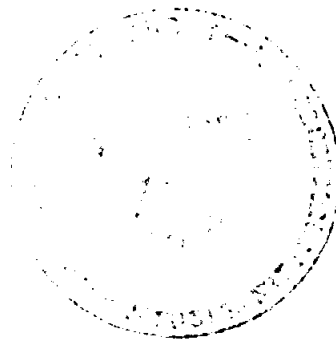
Please be aware that the original expiration date of the CRMC assent remains the same. In addition, all stipulations of the original CRMC assent remain in effect except as specifically modified herein.

Sincerely,



Grover J. Fugate, Executive Director
Coastal Resources Management Council

/lam



RECEIVED FOR RECORD
ON 3-9-98 AT 10:55 Am
WITNESS, Mary M. Beck, CMC/AEE
Narragansett Town Clerk



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

COASTAL RESOURCES MANAGEMENT COUNCIL
Oliver H. Stedman Government Center
4808 Tower Hill Road
Wakefield, R.I. 02879-1900
(401) 277-2476

CRMC ASSENT MODIFICATION

Robert and Gertrude M.C. Smith
46 Woodstock Trail
Charlestown, RI 02813

March 4, 1998

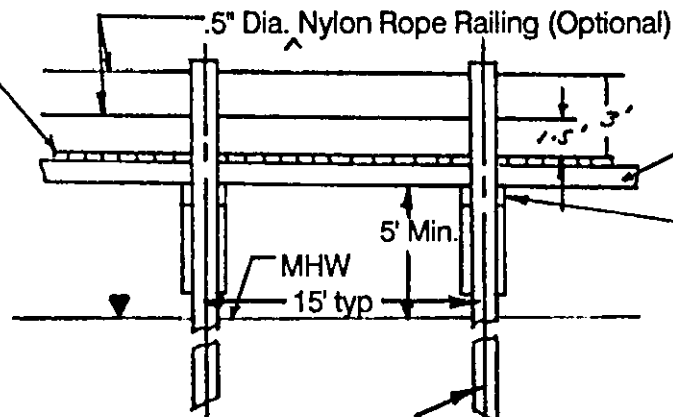
Re: CRMC File No. 76-4-13: Commercial Dock

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2 x 6 Decking
.5 in. space



3x10 STRINGERS
QTY=4, 2' ON CENTER

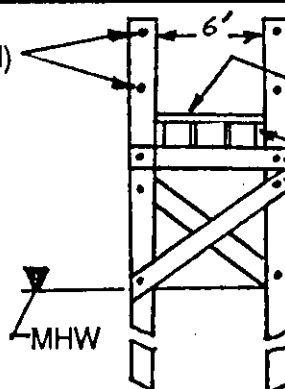
3 x 8
Dbl. Pile Caps

Section 'A-A'

NTS (not to scale)

Cl. 'B' piling, set 10' into sediment
(or until refusal). Treated w/
CCA 1.0 PCF, 8" Tip Dia.

.5" Dia. Nylon
Rope Rail (optional)



2 x 6 Decking w/ .5 in. spacing

3 x 10 stringer (4) 2' ON CENTER
3 x 8 double pile caps
2 x 8 Cross Bracing

Section 'B-B'

NTS (not to scale)

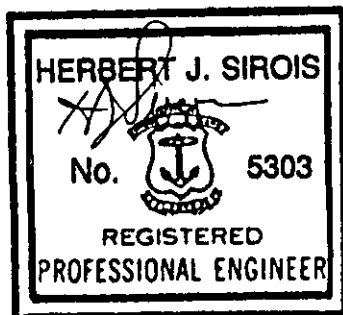
Note(s):

1. All hardware to be hot dipped galvanized
2. All framing lumber and piles to be treated with CCA 1.0 PCF
3. Decking to be treated with CCA .6 PCF
4. Design live load for fixed pier decking is 40 PSF

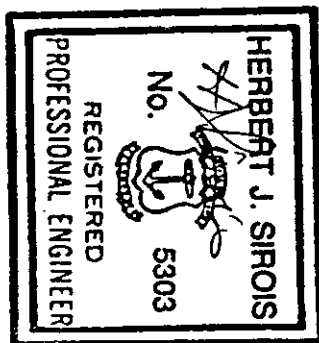
COASTAL RESOURCES MANAGEMENT CONSULTING

APPROVED PLANS

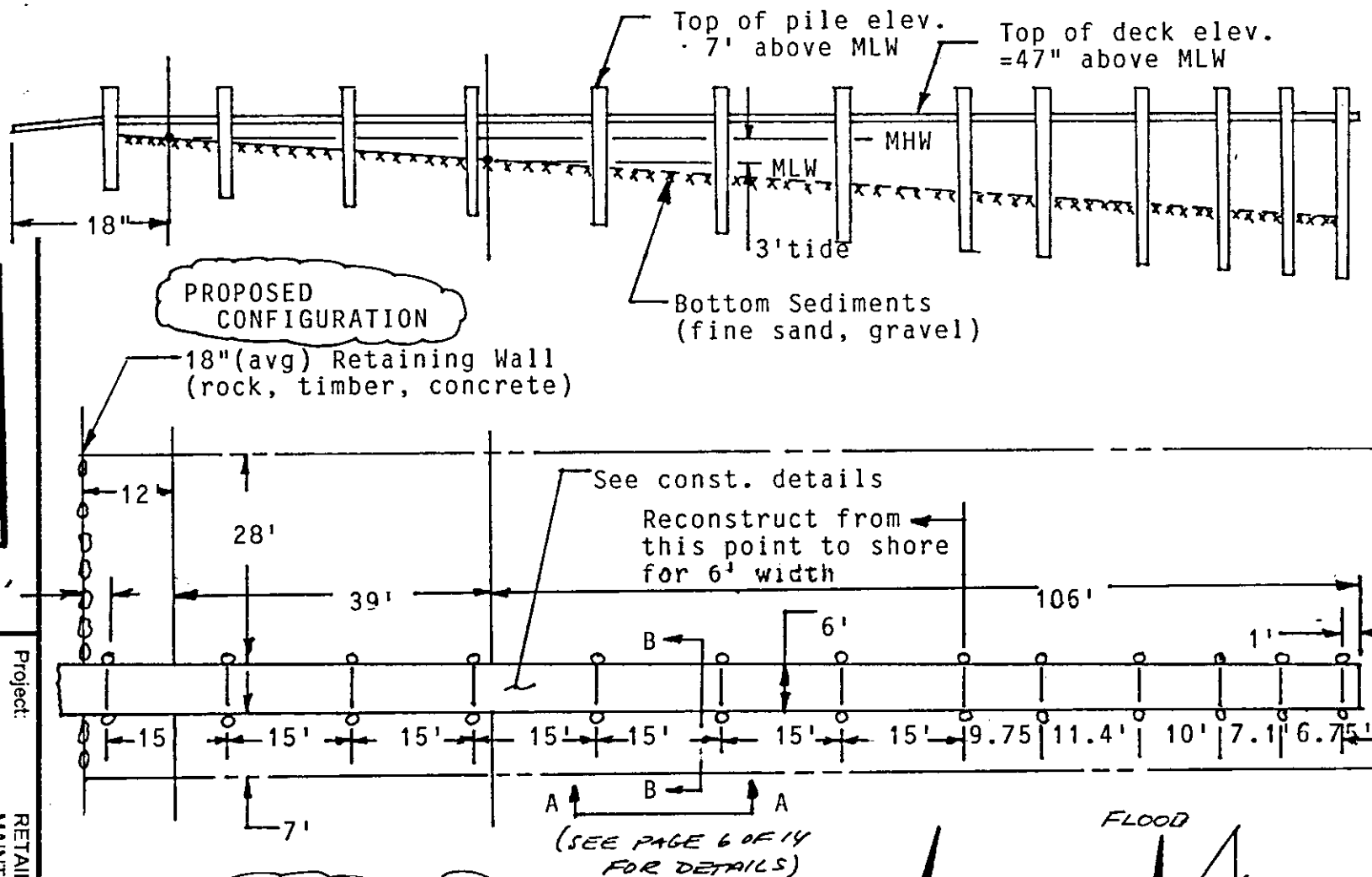
DATE 12/30/97
STAFF MEMBER [Signature]
SUBJECT TO STIPULATIONS CONTAINED AS
IN ASSENT NUMBER 76-4-13 MOD. 2002



Project: RETAINING WALL & DOCK
MAINTENANCE PLAN
Location: Succotash Road
Matunuck, RI
Washington (South) County
Waterway: Pt. Judith Pond
Date: August 29, 1997
Applicant: R & G Smith
Engineer: Herbert J. Sirois, RI P.E. 5303
18 Crystal Court
Charlestown, RI 02813
401-364-3005(tel), 364-0148(fax)



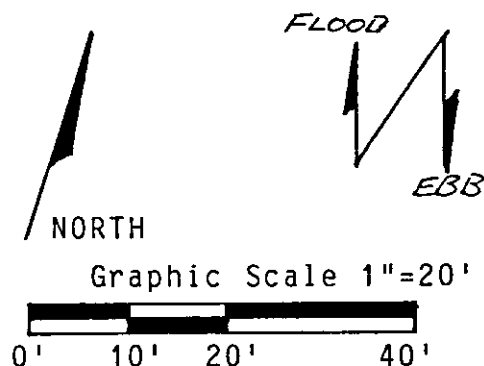
Project: RETAINING WALL & DOCK
 Location: MAINTENANCE PLAN
 Waterway: Succotash Road
 Date: August 29, 1997
 Applicant: Herbert J. Sirois, RI P.E. 5303
 Engineer: R & G Smith
 18 Crystal Court
 Charlestown, RI 02813
 401-364-3005(tele), 364-0148(fax)



Pt. Judith Pond
 Type 6 Waters

COASTAL RESOURCES MANAGEMENT COUNCIL
 APPROVED PLANS

DATE 12/30/97
 STAFF MEMBER D. Ross
 SUBJECT TO STIPULATIONS CONTAINED AS
 IN ASSENT NUMBER 76-4-13 MODIFIED





COASTAL RESOURCES MANAGEMENT COUNCIL

File No. E-76-4-13-3

Assent No. 61-PT. JUDITH PON

== ASSENT. ==

Whereas, **LEROY D. SMITH, JR.**
of **63 SILVER Lake Avenue, Wakefield, R.I.**
has applied to the Coastal Resources Management Council for assent to
repair and maintain an existing pier
and hereby represents that **LE ROY D. SMITH, JR.** is/~~xxx~~ the owner(s) of
the riparian rights attached to the property involved and submitted plans of the work to be done.

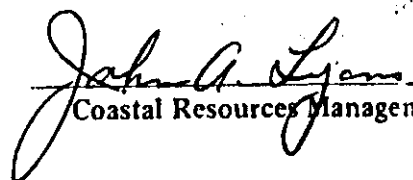
Now, said Council, having fully considered said application in accordance with all the regulations as set forth in the Administrative Procedures Act does hereby authorize said applicant, subject to the provisions of Title 46, Chapter 23 of the General Laws of Rhode Island, 1956, as amended, and all laws which are or may be in force applicable thereto to **repair and maintain an existing timber pier extending from the applicant's property on Succotash Road, Narragansett, R. I.**

in accordance with said plans submitted to this Council and approved by this Council, provided this work is begun within six months from the date hereof. All work being permitted must be completed on or before **July 15, 19 77**, after which date this assent is null and void..

Nothing in this assent shall be construed to impair the legal rights of this granting authority or of any person. By this assent the granting authority by no manner, shape, or form assumes any liability or responsibility implied, or in fact, for the stability or permanence of said project; nor by this assent is there any liability implied or in fact assumed or imposed on the granting authority. Further, the granting authority by its representatives or duly authorized agents shall have the right to inspect said project at all times including but not limited to, the construction, completion, and all times thereafter. This assent is granted subject to the following stipulations:

(Stipulations set forth on reverse side) (A) (B) C. D. E.

In Witness Whereof, said Coastal Resources Management Council have hereto set their hands and seal this **15th** day of **July** in the year nineteen hundred seventy - si

 **Chairman**
Coastal Resources Management Council

State of Rhode Island, etc.

ASSENT.



DEPARTMENT OF PUBLIC WORKS
DIVISION OF HARBORS & RIVERS

Whereas,Patrick H. Dillon.....(Percy C. Brown)
of.....Narragansett....., in the County of.....Washington....., and State
aforesaid,.....has.....^{Division Harbors & Rivers}applied to the ~~Harbor Commission~~ for assent to...maintain wharf
already constructed on west side Point Judith Pond, 590 feet south of south
side of Pier #4, measured at right angles to wharf, 70 feet long, three feet
side with "T" head 18 feet long, three feet wide.....
and.....submitted plans of the same.

Now said ^{Division}~~Commission~~, having fully considered said application, does hereby author-
ize said.....Patrick H. Dillon.....(Percy C. Brown).....
subject to the provisions of chapter one hundred forty-nine of the General Laws, and of
all laws which are or may be in force applicable thereto, to...maintain said wharf

.....
in accordance with said plans, provided this work is begun within six months from
date hereof. All work herein permitted must be completed on or before **December 1,**
1937, after which date this permit is null and void. Written notice must be
filed with the ^{Division Harbors & Rivers}~~Harbor Commission~~ when work herein permitted is begun and a like
notice when the work is completed.

The plan for said.....wharf.....is on file in the office of said ^{Division}~~Commission~~.

Nothing in this assent shall be so construed as to impair the legal rights of any per-
son.

No responsibility for the stability or permanence of said.....wharf.....
is assumed by the granting of this assent.

^{Department Public Works, Div. Harbors & Rivers}
In Witness Whereof, said ~~Harbor Commission~~ has hereto set its hands this.....

.....1st.....day of.....December.....in the year
nineteen hundred.....thirty-six.....

.....
DIRECTOR

DEPARTMENT PUBLIC
WORKS
Harbor

~~Commission~~
DIVISION HARBORS &
RIVERS

.....
CHIEF