



Proactive by Design

GEOTECHNICAL  
ENVIRONMENTAL  
ECOLOGICAL  
WATER  
CONSTRUCTION  
MANAGEMENT



May 1, 2024  
File No. 03.0035390.00

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

Re: CRMC Assent Modification Application (1994-09-044)  
Benjamin Walker  
1157 Succotash Road (Plat I-J, Lot 64-3)  
Narragansett, Rhode Island

Dear Ms. Silvia,

On behalf of Mr. Benjamin Walker, this narrative is being submitted by GZA GeoEnvironmental, Inc. (GZA) pursuant to the applicable requirements of the Coastal Resources Management Council (CRMC), in support of the application for Modification of Assent No. 1994-09-004 prepared by C.J. Doyle, P.E.

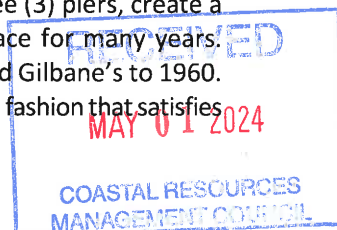
This narrative is in response to a letter from CRMC Executive Director Jeffrey Willis, dated April 2, 2024 (attached) regarding the "current/proposed Jerusalem pier configurations" at three parcels along Succotash Road: namely the Gilbane parcel, the Mancosh parcel, and the Walker parcel. In his letter, the Director stated that "CRMC Staff can support the overall layout [but] each of the three facilities require separate documentation, accurate site plans and staff review". This Walker Assent Modification application serves to meet the Director's recommendation of submitting a complete package addressing proposed modifications for each of the three abutting parcels, based on the updated "Common Site Plan" (CSP) illustrating the proposed configuration for this very congested shoreline. Please note that the words "dock" and "pier" are used interchangeably throughout this application.

#### BACKGROUND

In February 2023, Mr. Walker submitted a Preliminary Determination Request (2023-03-009) to CRMC on the feasibility of expanding the Marina Perimeter Limit (MPL) and adding two floats to an existing permitted Limited Marina (1994-09-044). In May 2023, CRMC provided Mr. Walker with a summary of findings and list of concerns, comments, and information requirements to be addressed for approval. Numerous subsequent discussions have occurred between the three abutting parcel owners (William Gilbane, Jr., Doug Mancosh, Benjamin Walker) and a mutually agreed upon configuration was developed. A preliminary CSP was provided to CRMC staff by Doug Mancosh on February 16, 2024. Following a telephone discussion on April 2, 2024, a letter was provided by Director Willis outlining the discussion, conclusions, and next steps for each property owner.

#### PROPOSED MODIFICATIONS

It should be noted that this particular area of Jerusalem, specifically these three (3) piers, create a highly congested waterfront area. All three (3) parcels have had piers in place for many years. From a file review, the Mancosh dock dates back to 1930, Walker's to 1951, and Gilbane's to 1960. The developed CSP illustrates the mutually agreeable configuration for the piers in a fashion that satisfies





each of the three parcel owners, adheres with CRMC regulations/policies as much as possible, respects the natural environment, and provides for safe maneuvering and docking of marine vessels. The CSP is intended as a supplemental component of Mr. Walker's individual application and Site Plan developed by Frisella-Balch & Associates and C.J. Doyle, P.E. The Frisella-Balch & Associates stamped Site Plan provides the specific dimensions, layouts, and details of the proposed modifications to Warker's marine structures. The modifications illustrated on the CSP and Site Plan for Modification to Assent 1994-09-044 consist of the following:

1. Shifting the proposed 31.1-foot floating dock (extending east) to the centerline of the existing northern dock from which it extends and increase the length to 35 feet;
2. Adding a 20.1-foot by 7.8-foot by 3.6-foot triangle-shaped floating dock to the southern side of the existing main pier;
3. Adding a 35-foot floating dock parallel to the eastern "L" section of the existing fixed pier; and
4. Realigning the Marina Perimeter Limit (MPL) to allow the adjacent 10-foot SPL and 14'± travel lane.

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

Thank you.

Megan Elwell  
Project Scientist

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

Russell Morgan, P.E.  
Senior Principal

Attachments:

CRMC Letter dated April 2, 2024  
Common Site Plan

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