

CRMC DECISION WORKSHEET

2024-03-070

Quonset Development Corporation

Hearing Date:			
Approved as Recommended			
Approved w/additional Stipulations			
Approved but Modified			
Denied		Vote	

APPLICATION INFORMATION						
File Number	Town	Project Location		Category	Special Exception	Variance
2024-03-070	North Kingstown	2574 Davisville Road		B	<input type="checkbox"/>	<input type="checkbox"/>
		Plat	193			
		Owner Name and Address				
Date Accepted	7/11/24	Quonset Development Corporation		Work at or Below MHW		X
Date Completed	9/16/24	95 Cripe Street North Kingstown, RI 02852		Lease Required		<input type="checkbox"/>

PROJECT DESCRIPTION

Construct and maintain a:

- 2,900 square foot (sf) pile supported vessel launch ramp and 4,100 sf fixed pile supported pier along the Terminal 5 shoreline;
- 9,000 square feet (sf) of floating support docks;
- 900 square foot (sf) crane pad;
- A total of 440 linear feet (LF) of wave attenuation structure to provide a safe vessel dockage.

KEY PROGRAMMATIC ISSUES

Coastal Feature: Manmade Shoreline; Riprap Shoreline Protection

Water Type: Type 6, Industrial Waterfronts and Commercial Navigational Channels

Red Book: 1.1.10, 1.2.1.F, 1.3.1.A, 1.3.1.C, 1.3.6

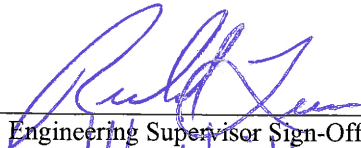
Variances and/or Special Exception Details: None

Additional Comments and/or Council Requirements: None

Specific Staff Stipulations (beyond Standard stipulations): None

STAFF RECOMMENDATION(S)

Engineer	<u>RML</u>	Recommendation:	<u>Approval</u>
Biologist	<u></u>	Recommendation:	<u></u>
Other Staff	<u></u>	Recommendation:	<u></u>


Engineering Supervisor Sign-Off 9/16/24 date

Executive Director Sign-Off 10/28/24 date

Supervising Biologist Sign-off date
 Staff Sign off on Hearing Packet (Eng/Bio) date

**STATE OF RHODE ISLAND
COASTAL RESOURCES MANAGEMENT COUNCIL
ENGINEERING REVIEW**

TO: Jeffrey M. Willis, Acting Executive Director
DEPT: Coastal Resources Management Council
FROM: Richard M. Lucia, P.E.
DEPT: CRMC Engineering Section

Date: 9/16/2024

SUBJ: **CRMC File No.:** A2024-03-070

Owner: Quonset Development Corporation

Site Address: 2574 Davisville Road Plat: 193 Lot: 10

Site Town: North Kingstown

Project: The Quonset Development Corporation (QDC) is proposing the installation of the following structures to support Rhode Island's "Blue Economy Industry" (include but not limited to marine aquaculture, offshore wind and marine transportation):

- A 2,900 square foot (sf) pile supported vessel launch ramp and 4,100 sf fixed pile supported pier along the Terminal 5 shoreline;
- 9,000 square feet (sf) of floating support docks;
- 900 square foot (sf) crane pad;
- A total of 440 linear feet (LF) of wave attenuation structure to provide a safe vessel dockage.

Water Type/Name: Type 6, Industrial Waterfronts and Commercial Navigation Channels

Coastal Feature: Manmade Shoreline; Riprap Shoreline Protection

Staff Comments/Recommendation:

The installation of the structures will be located along Terminal 5 (CRMC Assent 2022-08-059) which is currently being constructed. This structure will facilitate the use of the Port by smaller commercial vessels (i.e. less than 50-feet) provide a flexible working space for the Quonset Business Park (WBP) tenants. Please note an Assent for dredging this area to facilitate this project was issued under Assent 2023-02-038.

The project is located in the Port of Davisville (the Port) within the Quonset Development Park (QBP) in North Kingstown. As stated in the applicant's submitted narrative:

"These proposed improvements will service the growing Blue Economy Industries that include but are not limited to marine aquaculture, offshore wind, and marine transportation. All of these industries work for the sustainable use of marine environment resources for economic growth. Through the installation of the floating dock, fixed pile supported pier and launch, and wave attenuation structure, the Quonset Business Park (QBP) can continue to grow while maintaining its existing marine services.

This work is intended to align with the State of Rhode Island's Blue Economy Action Plan which defines "Blue Economy" as the sustainable use of the ocean to create a resilient economy and good paying jobs. This action plan focuses on services from renewable energy, to increased food opportunities, to adaptation and resilience in the face of climate change to combine economic growth with environmental protection for coastal areas."

COMMENTS ON APPLICATION/APPLICABLE POLICIES, STANDARDS & ETC:
Red Book: 650-RICR-20-00-01

RICR Section Number	Section Title	
1.1.10	Climate Change and Sea Level Rise	The applicant has completed the CHA form. While higher elevations to avoid inundation are preferred, there are practical limits based on adjacent land and ship loading / unloading elevations that are needed for safe and efficient operations. It is the opinion of staff that the proposal balances these competing needs while incorporating the RICRMP policies for this section.
1.2.1(F)	Type 6 Industrial Waterfronts and Commercial Navigation Channels	It is the Councils policy for Type 6 waters and adjacent lands under Council jurisdiction to support modernization and increased commercial activity related to shipping and commercial fisheries. It is the opinion of Staff that this proposal meets the Councils policy.
1.3.1(A)	Category B Requirements	The applicant submitted detailed responses / evaluations of the 11 elements of the Category B application requirements. It is the opinion of Staff that these responses are complete and the requirements of this section of the RICRMP have been meet.
1.3.1(C)	Residential, Commercial, Industrial, and Recreational Structures	The proposed structures have been designed by a Professional Engineer and as such is certified to meet all applicable / required standards. The proposed facility has a Structural Perimeter Limit (SPL) shown on the plans that meets the Councils guidelines and is appropriate for the site. It is the opinion of staff that the proposal meets the policies and standards of this section of the RICRMP.
1.3.6	Protection and Enhancement of Public Access to the Shore	The location of the proposed pier currently is a heavily industrialized and commercial area that is only for Port users and does not allow public access due to safety and security requirement this will not change when this facility is completed. The QDC has a facility wide public access plan that the Council has previously approved the meets the requirements of this section of the RICRMP.

Conclusion and Recommendations:

Based on review of the project, it is the opinion of the staff engineer that the project meets the standards and policies of the RICRMP. Therefore, there are no objections to the above-described project.

Signed



Staff Engineer