

CRMC DECISION WORKSHEET

2022-08-081

Riven Rock Inc.

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
2022-08-081	Jamestown	113 Melrose Avenue		B	<input type="checkbox"/>	<input type="checkbox"/>
		Plat	8			
		Owner Name and Address				
Date Accepted	12/13/2023	Riven Rock Inc.		Work at or Below MHW		<input type="checkbox"/>
Date Completed	11/14/2024	1 Harbour House Key Largo, FL 33037		Lease Required		<input type="checkbox"/>

PROJECT DESCRIPTION

MOD: construct and maintain a 16,000 pound boatlift;

KEY PROGRAMMATIC ISSUES

Coastal Feature:

Water Type: Type 2, Low Intensity Use

Red Book: 1.1.6(G) 1.2.1(C) 1.2.2(E) 1.3.1(A) 1.3.1(P) 1.3.5

SAMP: NA

Variances and/or Special Exception Details: NA

Additional Comments and/or Council Requirements: NA


Specific Staff Stipulations (beyond Standard stipulations): NA

STAFF RECOMMENDATION(S)

Engineer	<u>RAS</u>	Recommendation:	<u>No Objection</u>
Biologist	<u></u>	Recommendation:	<u></u>
Other Staff	<u></u>	Recommendation:	<u></u>


Engineering Supervisor Sign-Off 11/14/24 date

Executive Director Sign-Off date

Supervising Biologist Sign-off date

Staff Sign off on Hearing Packet (Eng/Bio) 11/14/24 date



STATE OF RHODE ISLAND
COASTAL RESOURCES MANAGEMENT COUNCIL
STAFF REPORT TO THE COUNCIL

DATE: November 14, 2024
TO: Jeffrey M. Willis, Executive Director
FROM: Ross Singer

Applicant's Name:	Riven Rock Inc.
CRMC File Number:	Mod 2022-08-081
Project:	Construct & maintain 16000lb boat lift
Location:	113 Melrose Avenue; Jamestown: Plat(s): 8; Lot(s): 31
Water Type/Name:	2, Narragansett Bay (West Passage)
Coastal Feature:	Rocky beach backed by coastal bluff
Plans Reviewed:	"Modification to Boat Lift Residential Pier and Boatlift Riven Rock Inc. C/O Betsy Moody AP 8, Lot 31..." 4 sheets, last revised 11-1-2024, and prepared by Warren Hall P.E

INTRODUCTION:

The applicant requests a modification to the Assent to construct and maintain a 16,000 lb. boat lift. The proposed design is a Modification of an application for an approved residential boating facility and 7500 lb. boat lift. Construction of the residential boating facility, approved in January 2023, has been completed. A larger 16000 lb. boat lift is proposed to be relocated to the southern side of the pier. The boat lift is proposed to be located within the 25 ft setback from the property line extension and a letter of no objection was received from the affected property owner. No variances are required as part of this application. One objection was received during the public comment period, therefore requiring the application to be heard in front of the full council.

COMMENTS ON APPLICATION/APPLICABLE POLICIES, STANDARDS & ETC:

1.1.6(G)	Substantive objections.	It is Staff's opinion that the objection does not meet the criteria to be defined as substantive
1.2.1(B)	Type 2 Low intensity use.	Boat lifts are permitted in Type 2 waters

Signed: _____ Staff Biologist

Signed: RL for RS Staff Engineer

1.2.3	Historic/ Archaeologic Significance	RIHPHC no objection
1.3.1(P)	Boat lift and float systems	Meets all standards. A letter of no objection was received from the abutting property owner acknowledging that the boat lift is within 25 feet of the property line.
1.3.5	Scenic value guidelines	Adjacent to type 2 waters. Boat lift is designed in accordance with the standards listed in 1.3.1(P) as to minimize visual impact

COMMENTS ON VARIANCE REQUEST:

No variance is required.

COMMENTS ON OBJECTION:

One objection was received during the public comment period from a member of the community who does not abut the property. The objection was raised out of concern that the boat lift is large and could block kayaking and paddleboarding along the shore. In addition, the objection states that the large boat lift could affect marine habitat, erosion, and the aesthetic value of the shoreline.

The Applicant provided a response to the objection and has stated that the boat lift would not interfere with kayaking or paddleboarding along the coast. There are several boulders near the shore that would inhibit safe transit in the area. The driving of 12' diameter piles should not have any significant effect on marine habitat or on the sedimentation or erosion process. The location of the boat lift was proposed to be relocated to a higher point on the dock to comply with the gunwale height requirements that state that the height of the gunwale of a vessel may not be lifted higher than the height of the deck of the fixed pair.

There are other residential boating facilities along this stretch of coastline with attached boat lifts. The proposed boat lift does not extend any farther seaward than the approved residential boating facility.

It is Staff's opinion that that the objection does not meet the criteria to be defined as substantive. The proposed boat lift does not create a threat of direct loss of property, the proposed activity meets the program's policies, prerequisites, and standards, and there is no evidence that the proposed activity has the potential for significant adverse impact to the environment.

Conclusion/ recommendations:

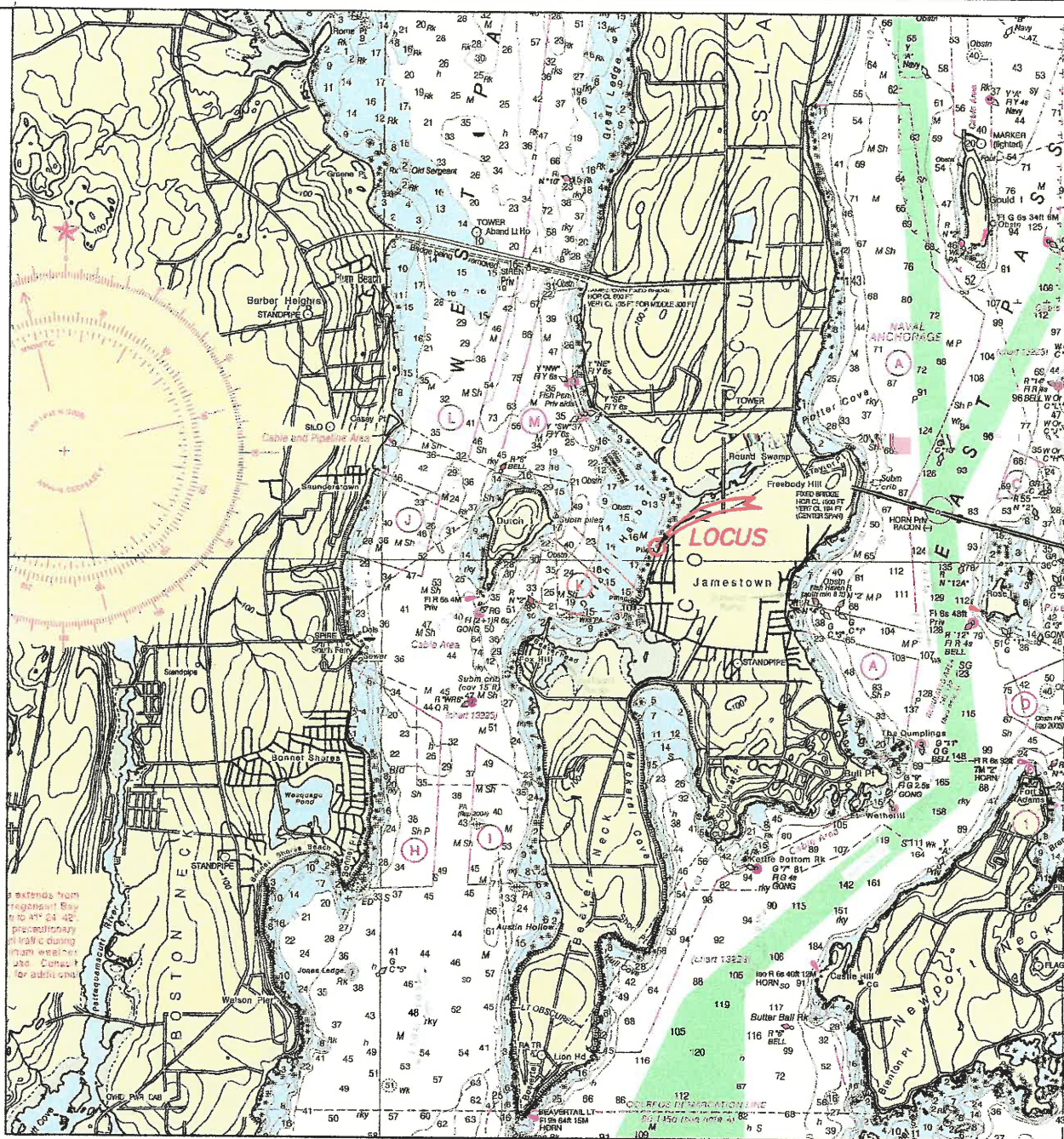
There are no objections to the Council's approval to this modification. Should the Council approve this application, standard stipulations will be applied.

Signed: _____

Staff Biologist

Signed: _____

Staff Engineer



LOCUS PLAN PORTION OF NOAA 13221

1"=5280'

MODIFICATION TO BOAT LIFT

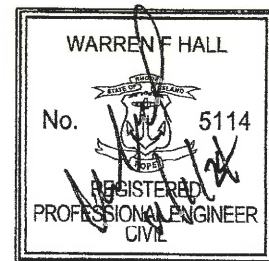
RESIDENTIAL PIER AND BOATLIFT
RIVEN ROCK INC., C/O BETSY MOODY
AP 8, LOT 31

#113 MELROSE AVE
JAMESTOWN, RI 02835

BY: WARREN CIVIL ENGINEER

SHEET 1 OF 4

REV DATED 11-1-24 ADD SHEET 4 WITH SECTION



PLAN REFERENCE:

1) "RIVEN ROCK FINAL PLAN RECORD
PLAN ASSESSORS PLAT 9, LOT 31
... PREPARED BY ALPHA ASSOCIATES
... DATED NOVEMBER 2021"



Scale 1" = 40'



NARRAGANSETT BAY
WEST PASSAGE
CRMC TYPE 2 WATER
TOWN OF JAMESTOWN
WEST (DUTCH) HARBOR

TOP ROCK ELEV
-2, REQUIRES
SAFE TRANSIT

REALIGNED:
TIE OFF PILE

COASTAL FEATURE
TOP OF BANK EL
15± MEAN LOW WATER

#113 MELROSE

R&D WOOD DECK

GRASS

PLAN VIEW
1"=40'

APPLICANT:
RIVEN ROCK INC.
AP 8, LOT 31

(A) 4'x141' FIXED PIER
DECK EL=9.5

(B) 4'x20' ACCESS PIER
DECK EL=6.5

(C) 16,000# BOATLIFT

(B') 1.5' x 10'
ACCESS DECK

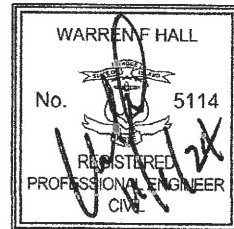
UNDERGROUND
ELEC & WATER
STRAW WATTLE
ALONG EDGES OF TRENCH
RE STORE WITH SALT TOLERANT
SEED MIX

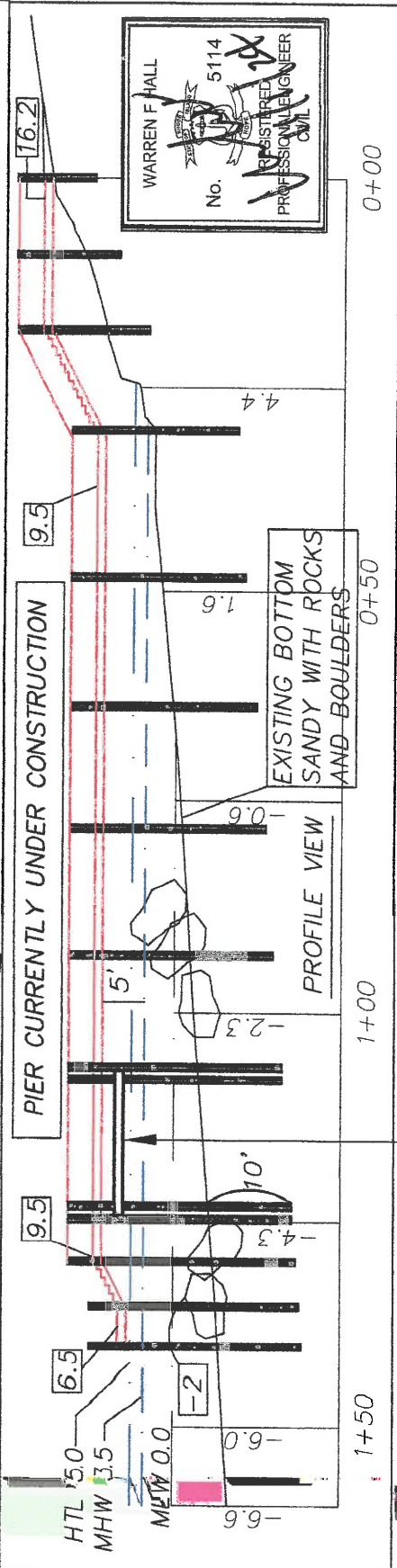
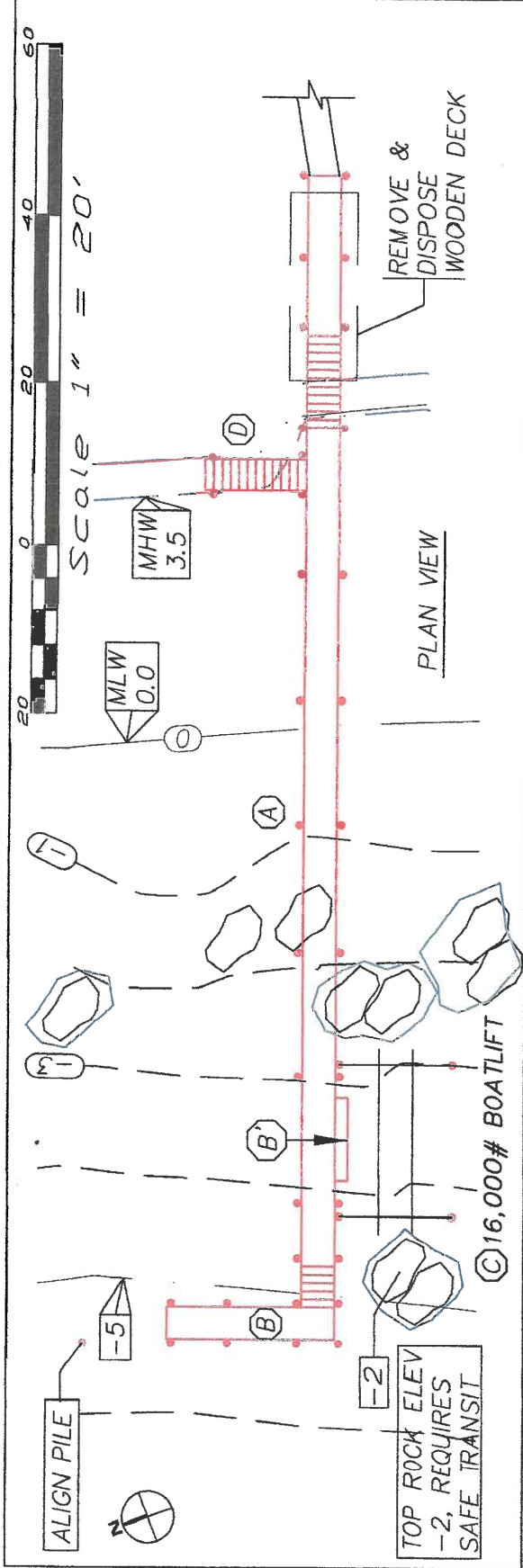
LEGEND

- HTL HIGH TIDE LINE (5.0)
- MHW MEAN HIGH WATER (3.5)
- MLW MEAN LOW WATER (0.0)
- AL ASSESSORS LINE
- ALE ASSESSORS LINE EXTENSION
- FND FOUND
- EXISTNG ROCK
MLW ELEVATION
- R&D REMOVE & DISPOSE
TREE

MODIFICATION TO BOAT LIFT

RESIDENTIAL PIER AND BOATLIFT
RIVEN ROCK INC., C/O BETSY MOODY
AP 8, LOT 31
#113 MELROSE AVE
JAMESTOWN, RI 02835
BY: WARREN CIVIL ENGINEER
REV DATED 11-1-24 ADD SHEET 4 WITH SECTION
SHEET 2 OF 4





16,000# BOAT LIFT
STOPS TO BE INSTALLED
PREVENTING GUNWALE OF
RAISED BOAT TO BE NO HIGHER
THAN DECK ELEVATION OF 9.5

MODIFICATION TO BOAT LIFT
RESIDENTIAL PIER AND BOATLIFT
RIVEN ROCK INC., C/O BETSY MOODY
#113 MELROSE AVE
AP 8, LOT 31
JAMESTOWN, RI 02835
BY: WARREN CIVIL ENGINEER SHEET 3 OF 4
REV DATED 11-1-24 ADD SHEET 4 WITH SECTION

4'x141' FIXED PIER
DECK EL=9.5

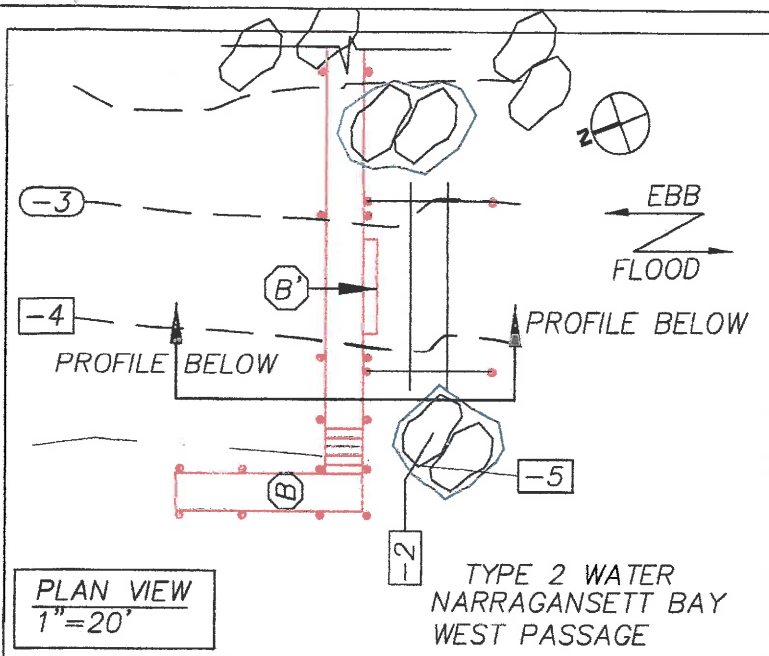
4'x20' ACCESS PIER
DECK EL=6.5

1.5' x 10' ACCESS DECK

16,000# BOATLIFT

CONSTRUCTION PENDING

WARREN F. HALL
No. 5114
REGISTERED
PROFESSIONAL ENGINEER
CIVIL



GATORVATOR 4 POST, 4 MOTOR LIFT

CONSTRUCTION INFORMATION

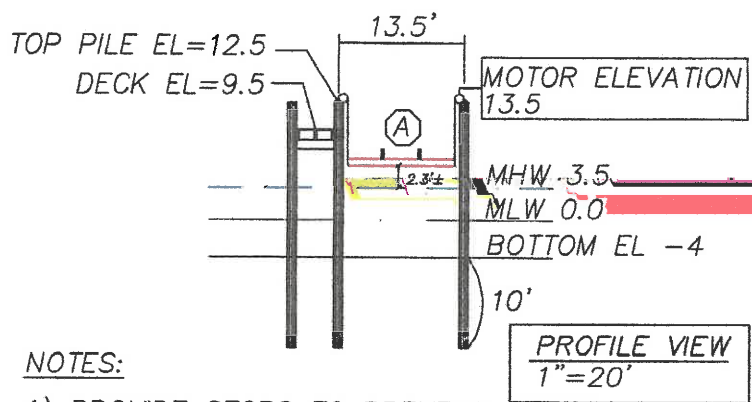
THIS LIFT SYSTEM IS DESIGNED TO LIFT AND LOWER VESSELS UP TO 16,000 POUNDS. IT IS DESIGNED TO BE USED IN A MANNER THAT WILL NOT CAUSE DAMAGE TO THE VESSEL OR THE LIFT SYSTEM. THE LIFT SYSTEM IS DESIGNED TO BE USED IN A MANNER THAT WILL NOT CAUSE DAMAGE TO THE VESSEL OR THE LIFT SYSTEM. THE LIFT SYSTEM IS DESIGNED TO BE USED IN A MANNER THAT WILL NOT CAUSE DAMAGE TO THE VESSEL OR THE LIFT SYSTEM.

NOTES:

- 1) ALL CABLES, RIGGING, AND CONNECTIONS TO BE MADE BY A LICENSED RIGGING COMPANY.
- 2) THE LIFT SYSTEM IS DESIGNED TO BE USED IN A MANNER THAT WILL NOT CAUSE DAMAGE TO THE VESSEL OR THE LIFT SYSTEM.
- 3) THE LIFT SYSTEM IS DESIGNED TO BE USED IN A MANNER THAT WILL NOT CAUSE DAMAGE TO THE VESSEL OR THE LIFT SYSTEM.

ITEM	QTY	UNIT	DESCRIPTION	PRICE	TOTAL
1	1	EA	LIFT MOTOR	1000.00	1000.00
2	1	EA	CABLE WINDER	500.00	500.00
3	1	EA	POST	100.00	100.00
4	1	EA	POST	100.00	100.00
5	1	EA	POST	100.00	100.00
6	1	EA	POST	100.00	100.00
7	1	EA	POST	100.00	100.00
8	1	EA	POST	100.00	100.00
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99	1	EA	POST	100.00	100.00
100	1	EA	POST	100.00	100.00

PAGE 1 OF 2



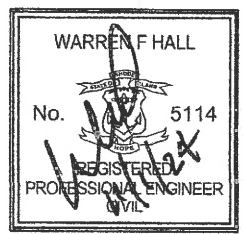
- NOTES:**
- 1) PROVIDE STOPS TO PREVENT GUNWALE OF VESSEL FROM BEING ANY HIGHER THAN FIXED DECK ELEVATION OF 9.5
 - 2) TOP OF NEW PILES TO MATCH ELEVATION OF EXISTING FIXED PIER PILES OF 12.5
 - 3) LIFT MOTOR MAY BE ATTACHED TO TOP OF LIFT PILES

- (A) 16,000 POUND BOAT LIFT
- (A) 4 POST 4 MOTOR LIFT
- (B') 18" BUMP OUT

CONSTRUCTION PENDING

MODIFICATION TO BOAT LIFT

RESIDENTIAL PIER AND BOATLIFT
RIVEN ROCK INC., C/O BETSY MOODY
#113 MELROSE AVE
AP 8, LOT 31
JAMESTOWN, RI 02835
BY: WARREN CIVIL ENGINEER SHEET 4 OF 4
REV DATED 11-1-24 ADD SHEET 4 WITH SECTION



Scale 1" = 20'