

BOWEN'S WHARF CO

13 BOWEN'S WHARF, PO BOX 60
NEWPORT RI 02840

CRMC FILE NO. **2024-05-037**

SECTION 1.3.1.A -- Category B Requirements:

a. Demonstrate the need for the proposed activity or alteration;

The proposal is requested to correct a dangerous structural condition at an existing commercial boating facility. It is proposed to relocate slightly an existing ramp and float outboard of (west of) the existing bulkhead to alleviate periodic (extreme tide and storm surge event) underpinning of the float and subsequent twisting of the ramp. The current system will likely lead to structural failure of the connection systems and components, and result in safety issues and potential damage to surrounding facilities. The proposed minor addition to the "landing" pier (96 sf) is proposed to facilitate the outboard relocation of the ramp, and to provide a minor benefit to the queuing and staging process for those utilizing the facility (shoreline access).

b. Demonstrate that all applicable local zoning ordinances, building codes, flood hazard standards, and all safety codes, fire codes, and environmental requirements have or will be met:

All applicable ordinances and code requirements shall be met during permitting and construction.

c. Describe the boundaries of the coastal waters and land area that is anticipated to be affected:

The existing ramp and float are proposed to be relocated approx. 3' seaward (west) of existing location; the fixed timber landing pier is proposed to be expanded 10.67' west and 9' south of existing pier. (See Plan Sheets 4 and 5 of 7).

d. Demonstrate that the alteration or activity will not result in significant impacts on erosion and/or deposition processes along the shore and in tidal waters:

The proposed activities do not affect any coastal processes.

e. Demonstrate that the alteration or activity will not result in significant impacts on the abundance and diversity of plant and animal life:

The proposed activities do not affect the abundance or diversity of plant or animal life.



BOWEN'S WHARF CO

CRMC FILE NO. 2024-05-037

SECTION 1.3.1.A -- Category B Requirements (con't):

f. Demonstrate that the alteration will not unreasonably interfere with, impair, or significantly impact existing public access to, or use of, tidal waters and/or the shore;

The proposal will not impact existing Bowen's Wharf ROW, and will improve access to the commercial boating facility floats. The small pier addition will allow safer staging of patrons with goods or equipment utilizing the facility.

g. Demonstrate that the alteration will not result in significant impacts to water circulation, flushing, turbidity, and sedimentation:

No measurable in-water impact is anticipated, beyond typical minor temporary construction disturbances in the CRMC Type 5 waterbody.

h. Demonstrate that there will be no significant deterioration in the quality of the water in the immediate vicinity as defined by DEM;

No impact to water quality is anticipated from the proposal. No change in boat count.

i. Demonstrate that the alteration or activity will not result in significant impacts to areas of historic and archaeological significance;

No impact to historic or archaeological resources is anticipated.

j. Demonstrate that the alteration or activity will not result in significant conflicts with water dependent uses and activities such as recreational boating, fishing, swimming, navigation, and commerce, and;

The proposed activities will enhance the current uses in the Type 5 waterbody, and provide necessary structural improvements to the existing boating facility.

k. Demonstrate that measures have been taken to minimize any adverse scenic impact:

No scenic impact is anticipated in the commercial boating/tourist district.



1.1.7.A Variance Criteria:

Pursuant to Section 1.3.1.D.4.a, the recreational boating facility requires a setback variance to place two (2) new timber piles within the 25' property line extension "offset" located south of the proposal (see Sheet 5a of 7). One piling is located approximately 6' north of the property line extension, the second piling is approximately 15' north of the extension.

1.1.7.A.1. *The proposed alteration conforms with applicable goals and policies of the Coastal Resources Management Program.*

The proposal supports designated priority uses of type 5 commercial and recreational waters, namely boating and shoreline access.

1.1.7.A.2. *The proposed alteration will not result in significant adverse environmental impacts or use conflicts, including but not limited to, taking into account cumulative impacts.*

The proposal provides necessary structural improvements to an existing facility and represents no identifiable environmental impact or use conflicts. Existing/historical uses are preserved.

1.1.7.A.3. *Due to conditions at the site in question, the applicable standard(s) can't be met.*

The existing float is located within the 25' offset area. The proposed piles are located as close as practicable to the existing piles to minimize float "footprint" relocation.

1.1.7.A.4. *The modification requested by the applicant is the minimum variance to the applicable standard(s) necessary to allow a reasonable alteration or use of the site.*

Due to the existence of the float within the 25' offset area, it is not possible to adhere to the standard. Proposed piles are located in close proximity to the existing two piles.

1.1.7.A.5. *The requested variance to the applicable standard(s) is not due to any prior action of the applicant or the applicant's predecessors in title.*

The proposed facility has been in existence prior to the creation of the RICRMP. The standard did not exist when the facility was originally constructed.

1.1.7.A.6 *Due to the conditions of the site in question, the standard(s) will cause the applicant an undue hardship.*

Due to the pre-existing nature and location of the structures, it is not possible to comply with the standard and achieve the necessary repair and improvement.





brick surface
(typ u.n.o)

+ T.O.D ELEV
+5.7' MLW

← BOWEN'S WHARF →
(seasonal, assessor, or temporary
structures not shown for clarity)

96 sf new deck addition

STATE PLANE COORD:

(A) 378429.363E
146974.626N

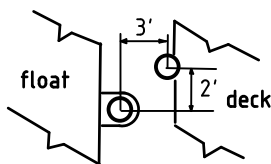
(B) 378429.378E
146967.541N

(C) 378434.705E
146967.552N

NEWPORT
HARBOR

Relocated
8' x 20'
conc float
and 4' x 18'
alum ramp
w/ two (2)
new 12" ϕ
timber piles
(see note)

NOTE: Two (2) new float
restraint piles to be driven
3' west and 2' south of
existing restraint piles

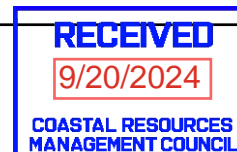


PROPOSED PLAN VIEW



BOWEN'S WHARF Pier/Ramp Repairs

Bowens Wharf Co Inc
13 Bowens Wharf
Newport, RI 02840



by KWA scale NOTED date 8/27/24 sheet 5a of 7