

CRMC DECISION WORKSHEET

2024-05-037

Bowens Wharf Company 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
2024-05-037	Newport	22 Bowens Wharf		B	<input type="checkbox"/>	<input type="checkbox"/>
		Plat	24			
		Owner Name and Address				
Date Accepted	5/15/2024	Bowens Wharf Company Inc.		Work at or Below MHW		X
Date Completed	11/1/2024	13 Bowen's Wharf PO Box 60 Newport, RI 02840		Lease Required		<input type="checkbox"/>

PROJECT DESCRIPTION

To perform repairs and alterations to commercial boating facility, consisting of relocation of existing ramp and float, and (18 sf) addition to existing timber landing pier, to support relocated ramp and float. The pier, ramp and float provide public access to charter boats and misc. vessels. The proposal relocates the float and ramp and provides support at the new pier connection.

KEY PROGRAMMATIC ISSUES

Coastal Feature: Manmade Shoreline, Stone Bulkhead and Steel Sheetpile Bulkhead

Water Type: Type 5, Recreational and Commercial Harbors, Newport Harbor

Red Book: Sections: 1.2.1.F, 1.3.1.C

SAMP:

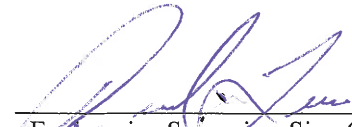
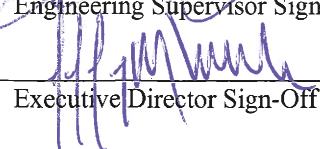
Variances and/or Special Exception Details: None

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 11/14/24 date

Executive Director Sign-Off 11/14/24 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: 11/1/2024

SUBJ: **CRMC File No.:** A2024-05-037

Owner: Bowens Wharf Company Inc.

Site Address: 22 Bowens Wharf Plat: 24 Lot: 342

Site Town: Newport

Project: To perform repairs and alterations to commercial boating facility, consisting of relocation of existing ramp and float, and (18 sf) addition to existing timber landing pier, to support relocated ramp and float. The pier, ramp and float provide public access to charter boats and misc. vessels. The proposal relocates the float and ramp and provides support at the new pier connection.

Water Type/Name: Type 5, Recreational and Commercial Harbors, Newport Harbor

Coastal Feature: Manmade Shoreline, Stone Bulkhead and Steel Sheetpile Bulkhead

Plans Reviewed: “Bowen’s Wharf Pier/Ramp Repairs, Bowens Wharf Co. Inc., 13 Bowens Wharf, Newport, RI 02840...”, sheets 1-7, with revision date 10/8/24 by Kenneth W. Anderson, P.E.

INTRODUCTION:

There have been numerous CRMC Assents (10) dating as far back as 1983. Most relative to this current project is CRMC Assent (1991-03-006) to replace and repair the timber deck parallel to the existing bulkhead.

The facility provides public access to charter and miscellaneous vessels. The consultant has stated in the submitted narrative that “*The current configuration of the ramp and float results in the float (and ramp) “topping out” on the timber pier frame during high tide and storm surge events, making access to the float very dangerous and unsafe, and causing structural damage to the ramp, float and support pier...*”

To rectify this situation the existing hoop system will be eliminated and a alternate float hoop system is being proposed (“SlideMoor FDB”). To accommodate the new system an increase of the width of the existing fixed pier deck will be increased by 2’ for an 18 square foot expansion.

Please note the original application called for a larger expansion 96 square feet. However, after discussions with neighboring Bannister Wharf and the City of Newport, the fixed pier deck has been reduced to the current proposal. Reference letter dated October 30, 2024 signed by Bannisters Wharf and previous letter from City of Newport dated August 29, 2024 requesting consent of Bannisters Wharf.

COMMENTS ON APPLICATION/APPLICABLE POLICIES, STANDARDS:

CRMP Red Book Section 1.2.1.F-Type 5 Waters, Recreational and Commercial Harbors

It is staff's opinion that this project meets the policies and goals for Type 5 waters, Recreational and Commercial Harbors. As stated in this Section:

b. The highest priority uses of Type 5 waters and adjoining land areas within Council jurisdiction are:

(1) Berthing, mooring, and servicing of recreational craft, commercial fishing vessels, and ferries.

CRMP Red Book Section 1.3.1.C.4.A.3-Residential, commercial, industrial, and recreational structures:

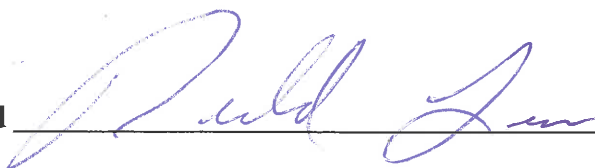
(3) Commercial and Industrial docks, wharves and piers shall be designed and certified by a registered professional engineer.

The project has been designed and certified by a registered professional engineer, Kenneth W. Anderson, P.E.

Recommendations and Conclusion:

Based on the above, it is the opinion of CRMC reviewing staff that this project meets the requirements of the RICMP, since it is consistent with the designated priority use of the water body, Type 5 waters, Recreational and Commercial Harbors. Based on the above, CRMC has no objections to the project.

Signed



Staff Engineer