



- ◆ Civil Engineering
- ◆ Wastewater Treatment
- ◆ Environmental Engineering
- ◆ Construction Management
- ◆ Title 5 Services/Septic Design

November 5, 2024

Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road
Wakefield, RI 02879-1900

Received
11/8/2024
Coastal Resources
Management Council

RE: Barrington —Gay & VTG Dock, Mathewson Rd & Blount Circle, Variance Sections 1.1.5 (formerly 120), Job 2024-232

Dear Ms. Silvia:

This Variance request is to accompany the recently submitted Assent Application to construct a fixed dock with floater at the above referenced site. The proposed dock is to be located generally to the south of the center of the Mathewson Road lot and near the property line for the Blount Circle lot. The dock itself will be longer than the usual fifty feet beyond mean low water in order to obtain adequate depths for residential boating, with a length of approximately seventy-five feet beyond mean low water. This is necessary due to the relatively shallow water depths in the area. The fixed dock will terminate in approximately one foot of water at a length of 26' beyond MLW and the gangway and floater will then extend approximately 50' spanning a water depth from one foot to four feet. The majority of the floater is in a water depth of three feet. The dock is compliant to side setbacks and in all other regards. The dock is intended to be shared by the two lots and is compliant with the distance to the next lot to the south, (lot 4) with a setback of 38' at its closest point near shore and widening out to 50' at the proposed dock end to the existing seawall to the southern neighbor. It is requested to have a floater of 280 sf as per the rules (11.e) for a shared dock (300 sf allowed). The property to the south has a dock running along its eastern property line against the seawall which wraps around the perimeter of this adjacent lot. Making the dock shorter than the proposed length would leave the float in more shallow water and would potentially make access to the end of the dock tighter and squeezed by the dock and seawall to the south. There is also an existing dock on the lot to the north of the site and this location appears to be the most reasonable layout to allow all of the parties the best access to their respective boating facilities. This length has been maintained to the minimum necessary to support the residential boating facility. In all other manners the project remains consistent with CRMC requirements.

Section 1.1.5 (formerly 120) requires the following criteria be addressed for such a variance application:

1. The proposed project conforms with the goals and policies of Parts Two and Three of the CRMC's program and the residential dock will be consistent with the shoreline area of this part of the Warren River and Barrington and Warren waterfront. Other docks have existed near the site for many years and have been shown to have not caused any detrimental impacts to the area, to navigation, the environment, neighbors, or other sensitive receptors. There are residential docks to the north and south of the proposed

project. The proposed dock length will further protect the vessel with easier access from the waterway.

2. No significant adverse environmental impact will result from the granting of this variance for the dock length. This will not be detrimental to navigation, will have no substantial negative visual impacts, will not harm the shoreline, or have detrimental impacts to surrounding areas. Many of the abutting shorefront properties have existing shoreline improvements and there are docks located both to the north and south along the shoreline. The granting of this variance will not result in any greater adverse impacts, including cumulative impacts. There is a dock to the immediate north and south of the site and others along both shorelines in this area.
3. Applicable standards cannot be met due to conditions at the subject site. The applicant believes that the length is the minimum required to support a modest vessel at the site in adequate water depth and otherwise has complied with typical requirements. The dock length has become fairly standard for many residential docks through other Assent Applications in this situation. The proposed dock does require additional length to obtain adequate water depth for residential boating and access for each of the owners who will share the dock. This will allow easier approach to the facility from either side of the dock without approaching excessively close to shore. The dock length will additionally help maintain the vessel off the bottom of the shoreline and protect the coastal area. The proposed dock length is similar to that of the dock to the north and is also no further seaward than the abutting seawall to the south. There will be no impacts to navigation, and it is reasonable that the proposed dock is aligned with the abutting structures.
4. There is no standard setback relief to the minimum sideline distance given the existing conditions at the location. The requested relief for the length is the minimum possible to maintain the boat with adequate depth at the site. The relief is the minimum increase in the length of the dock to accommodate the waters in the area. All other distances will be maintained for the site conditions. The dock length has no impact on neighboring properties or the navigable waterway. The dock floater size is also requested to be that which is allowed for a shared dock. The overall allowed for a shared dock is 300 sf and the proposed floater area has been set at 280 sf in the latest design plans.
5. The variance requested is not knowingly due to the prior action of the applicant. The current Applicants seek a residential boating facility at this time as shown on the current plans and Application with the minor modifications currently requested.
6. The project proposes a length variance beyond mean low water for the residential dock to approve the use for a modest boat and residential boating facility at the site.

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With regard to the Category B Criteria of Section 1.1.6 (formerly Section 130) we offer the following:

1. The proposed alteration is believed to be critical to the Applicants of this residential dock facility to provide full use and enjoyment of the site. The dock length will provide a means to safely and securely access the vessel. The length will also maintain the vessel securely off the bottom when not in use. There will be no negative impact to the surrounding areas.
2. The construction will be performed in accordance with all applicable local zoning and building codes, safety codes, and environmental requirements. The proposed dock will meet setbacks to the property lines which has no impact to the site. Minor relief to the overall length of the dock is sought on the east side as described above.
3. The project is located along the west side of the Warren River which has several marinas and boating facilities within the area on both sides of the river. The location of the dock will not cause adverse impacts to the site to the north or south with the acceptance of other docks near this location for many years.
4. The project will not have any impacts on erosion or sediment deposition along the coastal bank or the shores of the river. The existing coastal bank and near shore area will remain in its present condition and will not be impacted.
5. There are few significant trees within the property, which is predominated by residential lawn and a cobbly bank. The proposed project will be consistent with the plant and animal diversity within the surrounding area and the immediate area near the shore will remain in its existing state. There is to be minimal onshore work done at the site as part of this Application.
6. The construction will have no impact on any existing public access or use of the property or the shoreline. The land is privately owned with no public right of way to the shore. There will be no structures on the shoreline or within the coastal bank area which would impede or in any manner impact public access along the shore.
7. The project does not impose any adverse impacts within the water and will have no impacts on circulation, flushing, or sedimentation.
8. There will be no impact on water quality due to this project. The project is consistent with all abutting land use, has no coastal structures or discharges, and will not impact water quality.
9. The proposed project is not on a site of historic significance and will have no impact on any areas of historic or archaeological significance.
10. The lot is zoned for single family dwellings and will have no impacts or conflicts with other water dependent uses. The existing shoreline is developed with similar coastal structures. There are no additional proposed shoreline or coastal structures and there will be no impacts on such uses as recreational boating, fishing or swimming.

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11. The site has been constructed to be consistent with all abutting land use and landscaping design measures are intended to minimize any scenic impacts on the area. All abutting parcels currently are developed with single family dwellings.

Please contact this office at 508-379-1234 if you should have any questions or require additional information.

Very truly yours,
Mount Hope Engineering, Inc.


Todd Chaplin, PE

cc: Thomas Gay
VGT Capital

