

Cstaff1

From: Thomas Gay Jr. <tpgay@ggflaw.com>
Sent: Friday, January 10, 2025 2:17 PM
To: 'cstaff1@crmc.ri.gov'
Cc: Todd Chaplin
Subject: Dock Application- 2 Blount Circle and 183 Mathewson Rd., Barrington- response-
Attachments: 20250110142718.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Attached please find a response letter per the request of Tracy A. Silvia as well as the Letter of No Objection from Scott Lisle, abutter located at 4 Blount Circle, Barrington, RI. Please confirm receipt.

Thomas P. Gay Jr., Esq.
Gay & Gay, P.C.
73 Washington St.
P.O. Box 988
Taunton, MA 02780
508-822-2071

Thomas P. Gay Jr.
2 Blount Cir.
Barrington, Ri 02806
Phone: 508-930-8590
tpgay@ggflaw.com

January 10, 2025

VIA EMAIL: cstaff1@crmc.ri.gov
Coastal Resources Management Council (CRMC)
Oliver Stedman Government Center
4808 Tower Hill Rd, Suite 116
Wakefield, RI 02879

Subject: Response to Residential Dock Application for 183 Mathewson Rd. & 2 Blount Circle, Barrington, RI

Dear Members of the Coastal Resources Management Council,

Enclosed, please find the Letter of No Objection signed by the abutter located at 4 Blount Circle, Barrington, RI, as requested by the CRMC.

In response to the email dated January 8, 2025, from Mr. Greg Wolf regarding the dock project at 183 Mathewson Road and 2 Blount Circle, I would like to address and clarify several inaccuracies in his statements:

1. **Compliance with Setback Requirements:** The proposed dock adheres to all CRMC setback requirements. The design also ensures more than sufficient access to the Wolf dock, demonstrating our commitment to maintaining harmonious access for adjacent properties. The nearest portion of the dock to the Wolf property is 43.8' from the property line extension which is significantly more than required. Furthermore, the dock as designed does not extend out past that of the Wolf dock which is significantly longer in total length. The notion that a boat would not be able to safely enter or exit within these setbacks is erroneous.
2. **Boat Ownership:** Contrary to Mr. Wolf's assertions, I currently own a 25-foot powerboat. Furthermore, I have plans to potentially own a larger vessel in the future. The proposed dock has been designed with these considerations in mind, in full compliance with CRMC regulations. Regulations and docks are not permitted around the current ownership of a boat, but around the regulations with pertain to float size.

3. Standing of Greg Wolf: Mr. Wolf is not the legal owner of the abutting property and, therefore, does not have standing in this matter. This lack of ownership is a significant factor when assessing the validity of his objections.
4. Authority to Represent: Mr. Wolf has not provided documentation demonstrating legal authority to represent or speak on behalf of his mother, the property owner. Without such evidence, his claims lack substantiation.
5. Accuracy of Plans and Lot Lines: The plans submitted for this project include lot lines as shown on recorded plans with the appropriate registry as well as the stamp of a Professional Land Surveyor (PLS), ensuring their accuracy and compliance. It is worth noting that these lot lines were also referenced during the approval process for the Lisle property's dock permit.

I trust that this clarification will assist the CRMC in evaluating the concerns raised in Mr. Wolf's correspondence. Should you require any additional information or documentation, please feel free to contact me directly.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in dark ink, appearing to read 'T. Gay Jr.', with a stylized, flowing script.

Thomas P. Gay Jr.

January 9, 2025

To: CRMC
4808 Tower Hill Rd
Wakefield, RI 02879

Re: Letter of no objection

I have reviewed the plans entitled:


"Application For: Thomas Gay, 2 Blount Circle, Barrington, RI 02806, By: Mount Hope Engineering, Inc., 1788 G.A.R. Highway, Swansea, MA 02777. Construction of Timber Dock, Float, Gangway and Piles, dated 9/17/2024 revised 11/4/2024. Received by CRMC on 11/8/2024. Sheets 1 thru 7."

*Specifically, as per the approved drawings, we support the above plans to the extent that they impact our sea wall : no closer than 38.1 feet from the west side of the sea wall corner to the proposed pier and no closer than 52.9 feet from the east side of the sea wall corner to the proposed float's south east corner.

And hereby state:

No objection to the placement and construction of the dock as shown on the referenced plans. *

Signed:



Date:

1-9-25

Scott & Elizabeth Lisle
Owners: 4 Blount Circle
Barrington RI, 02806
Map 26, Lot 4.

From: Tracy Silvia <tsilvia@crmc.ri.gov>
Sent: Wednesday, January 15, 2025 1:26 PM
To: 'Oliver Allamby'
Cc: 'Brittany Spurlock'
Subject: FW: VTG dock--24-9-80
Attachments: 24980VTG.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

From: Tracy Silvia <tsilvia@crmc.ri.gov>
Sent: Friday, January 10, 2025 11:54 AM
To: 'sslisle@gmail.com' <sslisle@gmail.com>
Subject: VTG dock

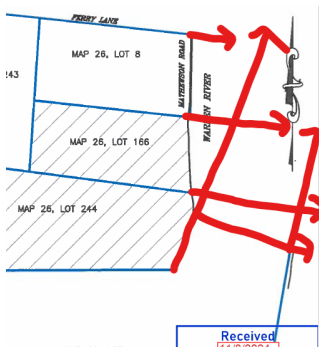
Hi Scott,

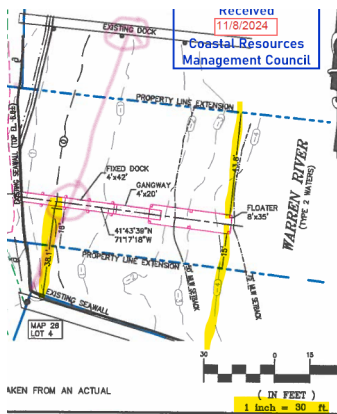
Please see attached comments from northern abutter, I left them a message stating I was reviewing and would be in further contact next week once we determine if they are valid (post-date of Notice close period) and substantive (requires hearing).

I also forwarded them to the applicant's PE for response/comment, I would expect a week or two for their response.

In either case, they will still require a variance for 100% over the property line extension (PLE) setback (25') due to the lot configuration. I have tried to mark up portions of the plans for you to see. The red pencil and circles is the corrected PLE extension and clearly they cannot meet the 25' setback at all, nor does the existing northern dock. The red highlighter is all of the PLEs if they were to be shown...you can see they get complicated. The yellow highlighter is the distance on the plans to north and approximate (with scale) to south nearest the shore and end float.

Thankyou,
Tracy





Tracy A. Silvia
 Sr. Environmental Scientist
 Coastal Resources Management Council
 Oliver Stedman Government Center
 4808 Tower Hill Rd, Suite 116
 Wakefield, RI 02879
 (401) 783-3370
www.crmc.ri.gov
tsilvia@crmcr.ri.gov

Cstaff1

From: greg wolf <gwolf210@gmail.com>
Sent: Wednesday, January 8, 2025 11:42 AM
To: cstff1@crmc.ri.gov
Subject: Fwd: Dock Permit Application 2024-09-080

----- Forwarded message -----

From: **greg wolf** <gwolf210@gmail.com>
Date: Wed, Jan 8, 2025 at 11:39 AM
Subject: Dock Permit Application 2024-09-080
To: <cstffl@crmc.ri.gov>

Thank you for your response.

I believe that I mistakenly identified the properties involved. They are 2 Blount Circle and 183 Mathewson Road.

Also, I think that the property line between those properties is given incorrectly. The prior owners of 183 Mathewson Road (Sean and Anne Daly) had told me many times that the 2 Blount Circle property had only about six or eight feet of waterfront. The 183 Mathewson Road property definitely has more than sixteen feet of waterfront. I do not know of any recent changes to either of those lots.

Thanks,

Greg

Sent from my iPhone

Cstaff1

From: greg wolf <gwolf210@gmail.com>
Sent: Wednesday, January 8, 2025 10:58 AM
To: cstff1@crmc.ri.gov
Subject: Dock Proposal file # 2024-09-080

Dear Sirs,

I just now received the notice that was sent to my mother (Margot Wolf) regarding the proposal for a dock at 2 Mathewson Road in Barrington.

My mother is elderly suffers from dementia to some degree. My mother receives help with mail and bills from family, but somehow the notice from CRMC went unnoticed until now.

I have known that her new neighbor would be applying for a permit to build a dock and I have hoped that the proposal would be for a very small dock. It is not. The proposed dock will greatly interfere with the use of my mother's dock. Use of the proposed dock will also present a great risk of property damage to my mother's boat when it is tied to the south side of her dock. The proposed dock will interfere with my ability to get my mother's Cape Dory 33 powerboat on to or off of the South side of her dock. This will be especially difficult if a boat were tied up to the north side of the proposed dock. This situation would be made worse if my mother's neighbor were to buy a bigger boat than he currently owns. The tidal current at this location is exceptionally strong. This current and the size of my mother's boat make it necessary to have more room to get on to and off of her dock than would be the case if the current were not so strong or if my mother's boat were smaller.

Thomas Gay currently owns a powerboat that is approximately sixteen feet long.

This boat is kept on a mooring that is located on the site of the proposed dock. I do not believe that this location is in conformance with the permit for this mooring.

When my mother's dock was built, her neighbors at the time knew that the building of her dock would limit their ability to build a dock. The new owners of this property do not seem to understand this limitation.

I also have questions regarding the legality of a permit for a dock that is to be shared between two properties. How would this work if Thomas Gay were to sell the property on Mathewson Lane after the dock is built? How would this work if Thomas Gay were to sell his property on Blount Circle after the dock is built?

My mother and I are opposed to the granting of this permit.

If it is not too late, I would appreciate the opportunity to appear at any hearings that CRMC has with regard to this permit.

Thank you,

Greg Wolf

401-474-8965