

April 1, 2025

Gary & Elina Robberson
130 Earle Dr.
N. Kingstown, RI 02852

To whom this may concern;

We are writing this letter concerning application File# 2024-04-075. This is in reference to 353 Earle Drive of N. Kingstown requesting approval for a new dock. We attended a meeting on March 14th with **The Harbor Commission and Conservation Committee** in which both unanimously rejected the proposal. We then attended the town council meeting on March 24th, again it was unanimously rejected by the town council.

The area in which the applicant would like to put the dock is not only impractical but also dangerous for the people using that beach area. The proposed dock would be 137 feet long. At low tide there is only 18 inches of water where the end of the dock is proposed, making it unusable a good portion of the time. Hence, any boat having to access the dock would cause an additional danger to swimmers in the area.

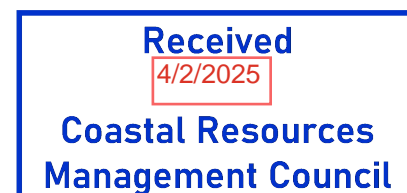
Because Lone Tree Point Beach is a very small beach located in a cove, the dock would be dangerous for swimmers or people using kayaks, paddle boards, tubing, etc. This is dangerous because the dock runs parallel to the beach where most docks run horizontal to the shore line. There is a mooring area right outside of the swimming area that would be easy access for the owners.

There is also the environmental factor that needs to be taken into consideration. That area has a bed of quahogs that would be destroyed by the construction of the dock. Because the cove is isolated and protected by the harsh conditions of the bay, it is also a breeding ground for the horseshoe crabs, as well as a variety of local fish such as sea robins, pikes, and flounder.

With due respect, we ask that you object from this application going further and reject this application.

Sincerely,

Gary & Elina Robberson



From: Beth Hill Ross <fatoldfarmwife@gmail.com>
Sent: Tuesday, March 25, 2025 8:21 PM
To: Cstaff1@crmc.ri.gov
Subject: File # 2024-04-075 Allowing this dock to go in would be an absolute travesty! Please do not forsake an entire longstanding community...for money.
Attachments: Public Notice CRMC File No 2024-04-075 Edon Realty Trust North Kingstown (1).pdf
Follow Up Flag: Follow up
Flag Status: Flagged

Thank you,
Beth
Saunderstown

From: Heather Houle <hhstarr@hotmail.com>
Sent: Tuesday, March 25, 2025 11:41 AM
To: cstaff1@crmc.ri.gov
Subject: 2024-04-075

Follow Up Flag: Follow up
Flag Status: Flagged

Hello,

I am writing in objection to application [2024-04-075](#). I am a lifetime resident of Lone Tree Point and have spent my entire life on the beach located at the end of Earle Drive. I've outlined the reasons why I object below, the strongest being the safety hazards. This very small beach is recreationally used by hundreds in all seasons of the year. This dock will take away from the space which is respectfully shared by the residents, their families, friends, as well as residents of neighborhoods close by. This dock will take away from many to accommodate one person whose dock will be unusable for boats during low tide.

1. **Safety Hazards:** The dock's proximity to the beach will create serious safety risks for swimmers, kayakers, sailors, and other water users. It will be challenging to navigate around, increasing the likelihood of accidents and restricting the free use of the water by association members and the general public. There are many children who use this beach for recreational purposes and exploration. Boats navigating in the space that these swimmers, etc. will be occupying makes the risk so much greater. I'd like to note that there are other docks on the point, however those are located outside of the swimming area making them less dangerous.
2. **Environmental Concerns:** The installation and use of the dock may disrupt the local marine ecosystem, potentially affecting fish habitats, altering water currents, and contributing to shoreline erosion. Any construction in this sensitive coastal area should be carefully evaluated for its long-term ecological impact.
3. **Public Access Interference:** This dock would be placed very close to the beach, effectively privatizing a section of water that has long been used by all neighborhood residents. The structure may also set a precedent that leads to further encroachments on shared spaces.
4. **Property Value Reduction:** The construction of a private dock in such a prominent and visible location may negatively affect property values for nearby homeowners, who purchased their properties with the expectation of an unobstructed access to the beach.
5. **Precedent for Overdevelopment:** Approving this application may encourage additional private structures along the shoreline, leading to congestion, restricted water access, and cumulative environmental damage. Preserving the character and accessibility of our waterfront should be a priority.

For these reasons, I respectfully request that the crmc deny the application for this dock. I appreciate your time and consideration of the concerns of the community members who will be directly affected by this decision.

Thank you,

Heather Houle

33 Russell dr.

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From: Chris Dodge <cdodge@savebay.org>
Sent: Monday, March 24, 2025 10:54 AM
To: cstaff1@crmc.ri.gov
Subject: Save The Bay Public Comment 2024-02-017
Attachments: Save The Bay Public Comment 2024-02-017.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CRMC Staff,
Attached is Save The Bay's public comment letter regarding file number 2024-02-017, for a residential boating facility at 85 Sunset View Dr. in Tiverton on the Sakonnet River. If any other information is required, please reach out to me at this email address or the phone number listed below.
Thank you!

~~~~~  
Fair Winds and Following Seas!  
Chris

Chris Dodge (he/him/his)  
Narragansett Baykeeper  
@NarraBaykeeper

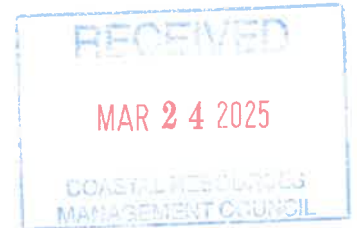
T: (401) 272-3540 x116 [desk]  
T: (401) 206-0328 [field]  
E: [cdodge@savebay.org](mailto:cdodge@savebay.org)



Sent via electronic mail to: [cstaff1@crmc.ri.gov](mailto:cstaff1@crmc.ri.gov)

March 24, 2025

Jeffrey Willis, Executive Director  
Rhode Island Coastal Resources Management Council  
Stedman Government Center  
4808 Tower Hill Road  
Wakefield, RI 02879



**Re: CRMC File No: 2024-02-017, Manuel Vicente at 85 Sunset View Dr. Tiverton, RI**

Dear Director Willis,

Save The Bay, on behalf of its members and supporters, objects to CRMC application file number 2024-02-017 of Manuel Vicente for a new residential boating facility at 85 Sunset View Dr. Tiverton, RI on the Sakonnet River in Type 2 waters. Save The Bay's objection is not to a residential boating facility at this site generally, but is to a specific portion of the plans, as submitted, which appears to inhibit the public's ability to maintain lateral access to the shore. In doing so, the plans do not meet the policies and standards of the Coastal Resources Management Program (CRMP).

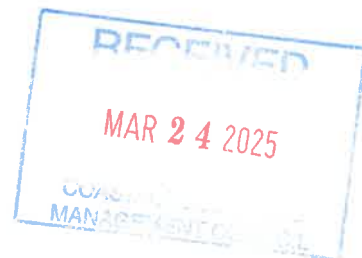
While the pier in question is engineered to provide adequate clearance above the shore at the Mean High Water (MHW) mark for passage beneath the structure, the north and south stairs extending from the pier to the beach, as drawn between pilings B1 and B2, would inhibit the ability of the public to gain access beneath the pier without first traveling seaward of the MHW mark. Where the stairs meet the beach is either directly on the MHW mark (north stairs), or near enough to the MHW mark (south stairs), creating an obstruction to lateral movement, likely requiring the need to travel below the mean high water mark to move along the shore. According to the standards of the CRMP "Lateral access shall be provided under, around or over as appropriate for the site conditions at all new residential docks." (1.3.1(D)(11)(v)) The proposed facility would, in turn, "significantly interfere with and/or impact other public trust uses of the tidal or inter-tidal areas of the shoreline (e.g. interfere with navigation)" as prescribed by the Program's policies (1.2.1(C)(2)(d)(3)).

It appears abundantly clear to us that there are options available to the petitioner to create stairs to the shore which do not restrict the public's movement along the shoreline. Until such plans are presented and "it can be demonstrated that there will be no significant adverse impact to... the public's use and enjoyment of the shoreline and tidal waters of the State" (1.2.1(C)(2)(d)), it is Save The Bay's recommendation that CRMC deny the petitioner's request for a residential boating facility as engineered.

Sincerely,



Chris Dodge  
Narragansett Baykeeper - Save the Bay  
100 Save the Bay Dr.  
Providence, RI 02905  
(401) 272-3540 x116  
[cdodge@savebay.org](mailto:cdodge@savebay.org)



**From:** James Roehm <jamesaroehm@icloud.com>  
**Sent:** Wednesday, March 19, 2025 11:09 PM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** Comment on File # 2024-04-075

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

File #2024-04-075 requests variances for a proposed dock into the Lone Tree Point Beach swim area.

Hello CRMC staff and council members,

Thank You for your dedicated work and for providing this avenue for public comment.

I write to strongly object to any variances for this proposed dock construction. My name is Jim Roehm and my wife Janne and I live at 17 Russell Dr in North Kingstown's Lone Tree Point Beach neighborhood.

Please note that both the North Kingstown Harbor Commission and the NK Conservation Commission voted unanimously no confidence with objections to the proposed project at its March 13, 2025, meeting. The North Kingstown Town Council will take up the issue on March 24 and these commission votes will guide them.

The particulars for my objection are:

1. The petitioner will not live in the adjacent house but will only rent it.
2. If the dock is constructed, renters will be entitled to bring any kind of motor boat - including 'cigarette' or large boats - into this cove.
3. The proposed dock will infringe not only on the swimming area but also the mooring field with little room for pilot error.
4. Families and children swim, and shellfishing occurs right where the dock is proposed, threatening their safety.
5. The proposed dock will not be usable because the tide water depth will not be sufficient for all but 'John' boats for most of the day.
6. Neighbors' verbal and written objections have been unanimous.

Once again, my thanks for your consideration to deny the variances.

Jim Roehm  
17 Russell Dr



North Kingstown, RI 02852-6227  
401.294.1556

**From:** Lynn Colford <ltcolford@gmail.com>  
**Sent:** Wednesday, March 19, 2025 3:10 PM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** File #2024-04-075

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Good afternoon, I am writing to state my objections to the dock proposal for file #2024-04-075. My biggest concern is the recreational and safety of this dock because it will substantially extend into the swimming and area of other water recreational activities. The environmental impact on this small stretch of water I would imagine will also be substantial. I hope it is not approved.  
Lynn Colford

**From:** Janne Roehm <janne.lj.roehm@gmail.com>  
**Sent:** Wednesday, March 19, 2025 10:17 AM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** Re: File 2024-04-075  
**Attachments:** IMG\_3133.JPG; IMG\_3136.JPG; IMG\_3135.JPG  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

File #2024-04-075 re variances for dock in the Lone Tree Point swim area

Dear RI Coastal Resources Management Council members,

My name is Janne Roehm. My husband Jim and I live at 17 Russell Dr in the Lone Tree Point neighborhood and are members of the Lone Tree Point Beach Association.

I am very concerned about the proposed dock. It cuts deeply into the Lone Tree Point beach swim area, drastically impeding the safety and recreation of the use of the beach and water.

The neighborhood beach in Lone Tree Point is a particularly wonderful, protected beach. Lone Tree Point borders it on the north side, Wild Goose Point on the south side, creating a protected area for moorings and the beach. The beach and water between the beach and the mooring area are used extensively by the more than 80 houses in the neighborhoods of Lone Tree Point and Duck Cove for swimming, kayaking, and paddle boarding.

I swim there year-round, and we have 3 kayaks on the beach. In the summer, the beach is filled with kayaks, canoes, and paddleboards that we all launch from the beach. There are dozens of children playing in the water all summer long, many of them learning to swim and kayak and paddle board. To have a boat launching from the proposed dock directly into the swim area is exceedingly dangerous. It impedes both the safety and the recreation of that area.

To demonstrate this, a neighbor Kristin, my husband Jim and I took these photos on Sunday March 9 at 2pm. Using the survey plan for the proposed dock and a long tape measure, we walked out 100' from the wall per the survey plan. She is standing at the end of the planned dock, I am standing 13' closer to the beach to demonstrate the proposed platform at the end of the dock.

Note that this does not include the ramp at the end of the dock which would make it intrude even further into the swim area.

The swimming area is defined as the area between the moorings closest to the beach and the beach itself. If you expand the photo, you can see the moorings. As you can see, the proposed dock moves deeply into the swimming area.

Low tide that day according to the Wickford RI tide chart was 12:08 pm, high tide was 5:36 pm, so it was mid-tide. You can see that at mid tide, the water at the end of the dock is only just above my knees. The dock would only be usable for a very short time during each day, if at all.

The owner of the house may not be aware of this. No one has lived in the house since it was bought years ago.

Horseshoe crabs use this cove for breeding. We see them every year on the shore. A summer of drilling for a dock will disrupt their habitat.

Clams grow in the proposed dock area. We can harvest them with our feet.

This proposed dock will have an enormous impact on the Lone Tree Point/Duck Cove neighborhood use of the beach and very little, if any, boating benefit to the owner of the proposed pier.

Thank you for considering our strong neighborhood objection.

Janne Roehm

17 Russell Dr

North Kingstown, RI 02852

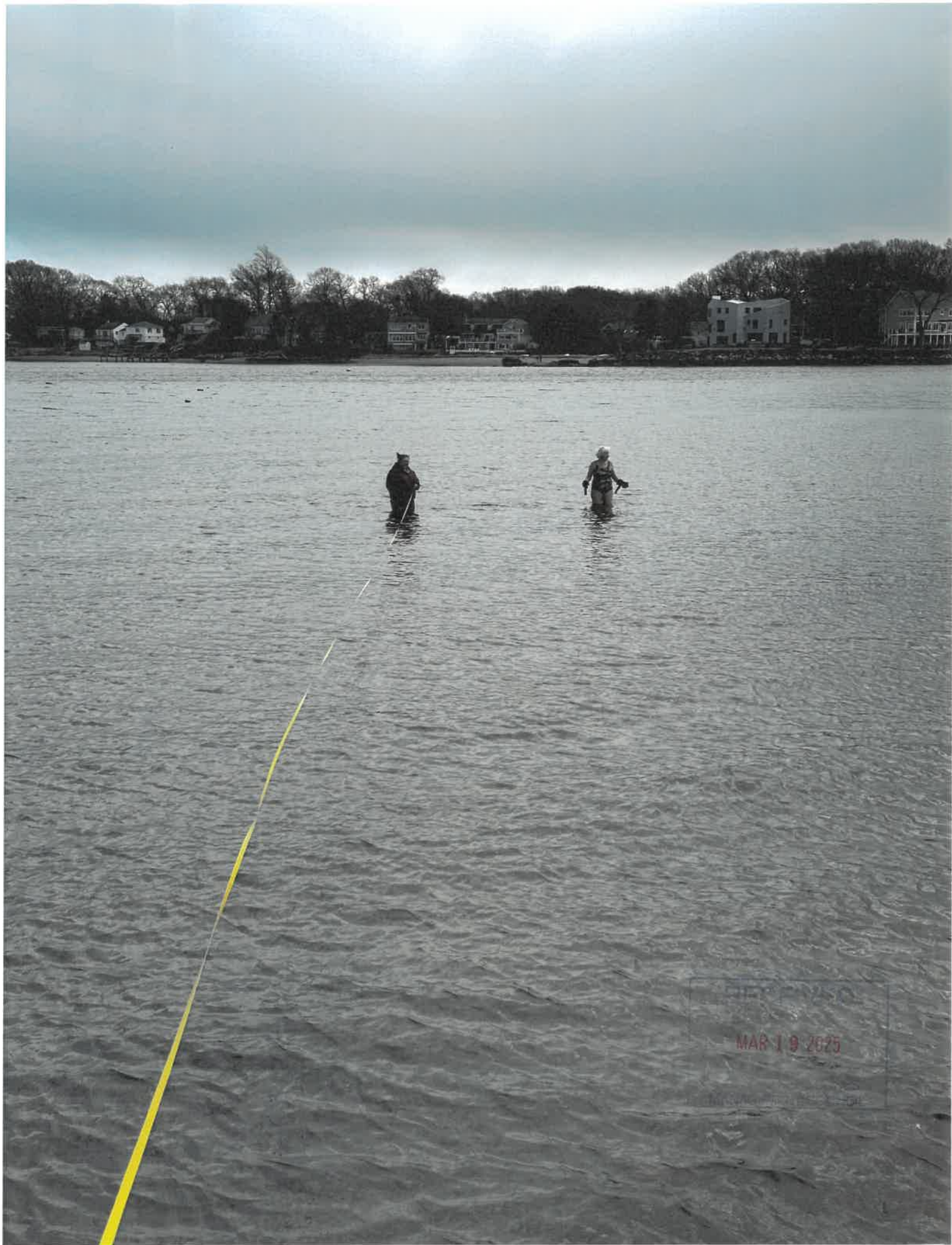
[janne.lj.roehm@gmail.com](mailto:janne.lj.roehm@gmail.com)





RECEIVED  
MAR 19 2025  
MARINE RESEARCH





MAR 19 2025





**From:** marialees@verizon.net <kennethjlees@verizon.net>  
**Sent:** Sunday, March 16, 2025 9:33 AM  
**To:** cstaff1@crmc.ri.gov  
**Cc:** marialees@verizon.net  
**Subject:** Newly proposed dock 353 Earle Drive, NK  
**Attachments:** LTPA Docks letter.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear staff at CRMC,  
please see attached pdf, letter of objection to proposed dock  
at 353 Earle Drive, North Kingstown, RI (plat/lot 89/101,110).

Thank you, Maria & Ken Lees

[Sent from the all new AOL app for iOS](#)



**Maria & Ken Lees**

March 14, 2025

Coastal Resource Management Council  
Stedman Government Center  
Suite 116, 4808 Tower Hill Road  
Wakefield, RI 02879-1900

Dear Coastal Resource Management Council,

This letter is in connection with

The file number:

#**2024-04-075** (353 Earle)

The Lees family are long time residents of Lone Tree Point, my husband Ken's parents were here since 1946. We are objecting to the newly proposed dock at 353 Earle Drive, North Kingstown. It would infringe on our beach access and the navigation in and out of the beach with small boats.

Small crafts trying to navigate into the beach would be hindered by the dock, both structurally and visibly. In addition they want to extend the dock beyond the allowed length! It is already like a maze to navigate around the boats on the moorings just beyond the beach.

Our beach is heavily used for swimming, kayaking, paddle boarding and the like. Any dock in this area is a big safety concern for our community. Small crafts getting to the beach would be traveling around the dock and it could become very dangerous without full visibility of seeing someone possibly swimming in the water.

The area for the proposed dock is also in an area used for shell fishing and would be disturbing the wildlife there and cutting off the neighborhood from shell fishing.

In conclusion, any form of a dock in the beach area is unacceptable!

Sincerely yours,

Maria & Ken Lees  
25 Island Street  
North Kingstown, RI 02852  
Kennethjlees@verizon.net



**From:** Liz Finneran <lizabethfinneran@gmail.com>  
**Sent:** Saturday, March 15, 2025 9:13 AM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** Objection

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I am writing to file a formal objection to an application for a dock, file #2024-04-075. As a neighbor and community member, this proposal is not neighborly and not supportive of our community. In addition, it substantially extends 137 feet into the swimming area, which is used by community members of all ages. The environmental impacts will be many, and the safety implications for our swimmers and marine life are incalculable.

Please reject this application for the benefit of the entire community.

Thank you.

Elizabeth Finneran  
40 Earle Drive  
North Kingstown

**cstaff1@crmc.ri.gov**

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**From:** S E Fox <sfoxart@aol.com>  
**Sent:** Friday, March 14, 2025 10:32 AM  
**To:** cstaff1@crmc.ri.gov; Susan Alexander  
**Subject:** File #2024-04-075.

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello

I live near this proposed 134 foot dock and I am puzzled - I understood that no docks were to be permitted in this area. Case **File #2024-04-075**.

.  
How is this possible that it is even a consideration?

Duck Cove resident  
Susan

Susan Fox 401.363.6920  
Transformational Mentor/Creative Coach  
Author, Artist, Expressive Arts Educator, Holistic Practitioner

susanfoxart.com - Website

**From:** joseph denhoff <joedenhoff@yahoo.com>  
**Sent:** Friday, March 14, 2025 8:32 AM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** Objection to File# 2024-04-075

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Sirs, I, Joseph Denhoff of 98 Duck Cove Lane, North Kingstown, RI 02852 object to the building of a large dock:

The file number is **File #2024-04-075**

**This dock will be a hazard to navigation as sail boats and motor boats navigate these waters on a regular basis. Also, this area is a nursery for shellfish and we do not want the shellfish beds disturbed. There are baby clams in these exact waters as well as a healthy shellfish population. We don't want these shellfish beds disturbed as we have been fishing them since 1975. They do not produce as they use to and we are trying to bring them back through environmental regulations and concerns. Dock construction will destroy a large population of the native shellfish. We need to protect these shellfish for future generations.**

**I object to the building of this dock as they will destroy our environment.**

**Sincerely,  
Joseph Denhoff**

Joe Denhoff  
Joseph Denhoff Associates  
98 Duck Cove Lane  
North Kingstown, RI 02852  
401-295-7505  
cell/text 401-862-9241  
joedenhoffpromo.com  
joe@joedenhoffpromo.com

**From:** Paula Work <pwork@residentialproperties.com>  
**Sent:** Monday, March 10, 2025 8:56 AM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** File#2024 04-075

353 Earle drive. I'm writing to show my objection to this dock going in.

This is our community beach, we have a lot of children in the neighborhood and this dock will be where we swim. I fear for the safety of our children.

I also fear for our horse shoe crabs and shell fish and the impact it will have on our environment.

Thank you

Paula Work

22 Russell dr.

Lonetree Point

North Kingstown

**cstaff1@crmc.ri.gov**

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**From:** Sue Alexander <suealexander@yahoo.com>  
**Sent:** Monday, March 10, 2025 7:28 PM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** Objection letter file #2024-04-075  
**Attachments:** Request for hearing (1).pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please find my objection letter attached for file # 2024-04-075

Susan Casey Alexander  
211 Earle Drive  
North Kingstown, RI 02852  
401-788-6699  
[suealexander@yahoo.com](mailto:suealexander@yahoo.com)



**Re: File Number 2024-04-075**

**March 10, 2024**

Dear Coastal Resources Management Council,

I am writing to formally request a hearing for the proposed dock (File # 2024-04-075) at 353 Earle Drive, Plat 89, Lot 110. I have reviewed the plans and have spent 54 years enjoying the beach in the proposed area, so I am very familiar with the site. I am a year-round resident of Earle Drive and I object to this dock construction based on the impact it will have on the area from a recreational standpoint as well as an environmental impact. I also believe it creates safety hazards within the cove. Furthermore, the applicant is seeking one variance because it will be located across a Property Line Extension. That property line is owned property of the Lone Tree Point Beach Association for which I am the president of. The association will not be signing a Letter of No Objection because a large majority of our members have strong opposition to this dock being built.

First, this beach area has been used for generations as a recreational area where residents swim, kayak, paddleboard, sail sunfish, and float on a warm afternoon. There are two other docks in the area, however, they are much further out beyond the jetty and do not have an impact on the swimming area. Also, this dock is essentially useless as at best it is knee high water on an average low tide. Why would anyone want to negatively affect the environment and the safety of others for a dock that is useless? I believe this evidence demonstrates that the proposed alteration has the potential for significant adverse impacts on recreation values as stated in the CRMC regulations - RICR 650-20-00-1 Section 1.1.6(G).

Secondly, the above comments make this dock a safety hazard for swimmers, kayakers, etc. Many children live and swim in this area. Although the safety of the area affects all recreational users, I am most worried about children. This dock is so close to the shoreline in an area that is highly used by swimmers, kayakers, etc that safety is a substantial concern.

Finally, the construction of this dock will adversely affect the surrounding salt marsh and the vast shellfishing bed in the area. This area is often seen as a "hotbed" for digging quahogs. Many residents enjoy the benefits of digging shellfish in the area. There are blue herons that nest on the rocks adjacent to this dock as well as being a mating area for horseshoe crabs every June. The ground surface in this area is home to what my children used to call "the icky sticky mud". I can't think of a better way to describe it than that. It's the type of sand that feels like quicksand when you attempt to walk through it. The thought of this area being dredged up for the construction of a dock worries me that this will in turn affect the rest of the beach area. Again, I believe this evidence demonstrates that the proposed alteration has a potential for significant

adverse impacts on biological communities, including, vegetation and shellfish as stated in the CRMC regulations - RICR 650-20-00-1 Section 1.16(G).

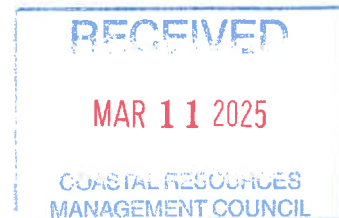
Again, I would request a hearing as I strongly object to the construction of a proposed dock based on the negative impacts it would have on the recreational uses by the community as a whole, as well as environmental and safety concerns. I believe this dock would "alter the established balance among uses" (RIGIS). I would hope this council would follow their policy "to preserve, protect, develop, and where possible, restore the coastal resources of the state for this and succeeding generations...designed to produce the maximum benefits for society from such coastal resources"(CRMC.ri.gov). My family has enjoyed this area for four generations and I hope that future generations will have the same benefit.

Thank you for your consideration on this matter and I look forward to expressing these concerns at a public hearing.

Respectfully,  
Sue Alexander  
401-788-6699

[suealexander@yahoo.com](mailto:suealexander@yahoo.com)

211 Earle Drive, North Kingstown, RI 02852





**cstaff1@crmc.ri.gov**

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**From:** Lincoln Munro <linkmunro@yahoo.com>  
**Sent:** Sunday, March 9, 2025 12:31 PM  
**To:** Cstaff1  
**Subject:** Re: Public Notice CRMC File 2024-04-075 Edon Realty Trust - North Kingstown  
**Attachments:** Public Notice CRMC File No 2024-04-075 Edon Realty Trust North Kingstown.pdf;  
Untitled attachment 00176.htm

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

On Mar 3, 2025, at 15:43, Cstaff1 <cstaff1@crmc.ri.gov> wrote:

**From:** Lincoln Munro <linkmunro@yahoo.com>  
**Sent:** Sunday, March 9, 2025 12:34 PM  
**To:** Cstaff1  
**Subject:** Re: Public Notice CRMC File 2024-04-075 Edon Realty Trust - North Kingstown  
**Attachments:** Public Notice CRMC File No 2024-04-075 Edon Realty Trust North Kingstown.pdf;  
Untitled attachment 00171.htm

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

On Mar 3, 2025, at 15:43, Cstaff1 <cstaff1@crmc.ri.gov> wrote:  
( Part 2) swimming area compromised

Lincoln Munro. 25 William St . N.K., R.I.

**From:** Joyce Muir-Pastore <joycepastore174@gmail.com>  
**Sent:** Thursday, March 6, 2025 1:06 PM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** Objection to Dock Request

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To the CRMC

I am a resident of the Lone Tree Point neighborhood and a member of the Lone Tree Point Beach Association.

I am deeply concerned about the proposed dock for 353 Earle Dr., File number #2024-04-075

Re: Recreation values

The Lone Tree Point beach is a safe neighborhood beach which is heavily used by the neighborhood. There are more than 60 houses in Lone Tree Point and Duck Dove with residents who use the cove for swimming, kayaking, and paddle boarding.

The beach is lined with kayaks during the summer, residents launch their kayaks directly from shore. There are dozens of children playing in the water all summer long, many of them learning to swim and kayak.

The proposed dock stretches out into the most used portion of the cove. To have a boat launching directly next to or in the swim area is exceedingly dangerous. Swimmers and kayakers and paddle boarders also use the mooring area (legally).

The dock will stretch out into a shallow area of the cove. At low tide, I can walk out to the first buoys of the mooring area.

I am requesting a public hearing and notification of any hearings on this proposed dock.

Joyce Muir-Pastore  
174 Earle Drive

**From:** Jason Garrepy <jgarrepy@gmail.com>  
**Sent:** Wednesday, March 5, 2025 4:50 PM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** File #2024-04-075

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I hope this email finds you doing well. I am writing this email to object the plans for File #2024-04-075, dock plans for lone tree point. I absolutely oppose this and do not want this plan approved. I hope my opinion is taken into account.

Thank you,

Jason Garrepy

**From:** Jennifer Brousseau <jenbrousseau2@gmail.com>  
**Sent:** Wednesday, March 5, 2025 3:59 PM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** File #2024-04-075 OBJECTION

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Jennifer Brousseau  
3 Home Ave  
Cumberland, RI 02864  
[jenbrousseau2@gmail.com](mailto:jenbrousseau2@gmail.com)  
March 5, 2025

Coastal Resources Management Committee

Subject: Formal Objection to File #2024-04-075 – Proposed Residential Dock

Dear Members of the Coastal Resources Management Committee,

I am writing to formally object to the application for a residential dock under File #2024-04-075. The proposed structure is to be built near a private beach owned by the neighborhood association, and I strongly urge the Committee to deny this application based on several concerns outlined below.

I have a long-standing connection to this neighborhood, having grown up here. While I do not physically own property in the area, my family does, and I visit frequently. As someone who has enjoyed and continues to enjoy the shared waterfront, I am deeply concerned about the impact this proposed dock will have on the character and accessibility of the beach and surrounding waters.

1. **Aesthetic and Visual Impact:** The proposed dock will significantly alter the natural beauty of the shoreline and serve as an eyesore. The beach and surrounding water area are enjoyed by many residents and the general public, and the presence of a dock will disrupt the scenic waterfront that defines this community.
2. **Safety Hazards:** The dock's proximity to the beach will create serious safety risks for swimmers, kayakers, and other water users. It will be challenging to navigate around, increasing the likelihood of accidents and restricting the free use of the water by association members and the general public.
3. **Environmental Concerns:** The installation and use of the dock may disrupt the local marine ecosystem, potentially affecting fish habitats, altering water currents, and contributing to shoreline erosion. Any construction in this sensitive coastal area should be carefully evaluated for its long-term ecological impact.
4. **Public Access Interference:** This dock would be placed very close to the association-owned beach, effectively privatizing a section of water that has long been used by all neighborhood residents. The structure may also set a precedent that leads to further encroachments on shared spaces.

5. **Property Value Reduction:** The construction of a private dock in such a prominent and visible location may negatively affect property values for nearby homeowners, who purchased their properties with the expectation of an unobstructed waterfront view and open access to the beach.
6. **Navigation and Water Use Disruptions:** The dock's presence may obstruct visibility and movement across the water, making it difficult for boats and small watercraft to maneuver safely. It could also interfere with existing mooring fields and other water-based activities.
7. **Precedent for Overdevelopment:** Approving this application may encourage additional private structures along the shoreline, leading to congestion, restricted water access, and cumulative environmental damage. Preserving the character and accessibility of our waterfront should be a priority.

For these reasons, I respectfully request that the Committee deny the application for this dock. I appreciate your time and consideration of the concerns of the community members who will be directly affected by this decision.

Thank you for your attention to this matter. I would be happy to provide additional information or attend a hearing to further discuss these objections.

Sincerely,  
Jennifer Brousseau

401-523-0222

**From:** G M <gmastoras@gmail.com>  
**Sent:** Wednesday, March 5, 2025 11:38 AM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** File #2024-04-075

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

To whom it may concern -

As a long time resident of Earle Drive we have concerns on a dock proposed. The size of the dock is extreme for the location and this area is used extensively by the community for swimming, sailing, boating and general recreation. It is disappointing the new owners have not yet experienced any time with the community before asking for such a large dock to be put in.

regards,

Gregg Mastoras

**From:** Megan Motherway <meganmotherway@gmail.com>  
**Sent:** Wednesday, May 22, 2024 4:52 PM  
**To:** Lisa Turner  
**Cc:** Megan Motherway  
**Subject:** 073 and 075 Pier applications

To whom it may concern,

I'm formally asking for a hearing for 075, to object to the application for the pier to jut out adjacent to my mother's house on 360 Earle Drive and my objection to application 073.

In 1957, Lone Tree Point Association's charter was drafted to ensure recreation for all – not one. Throughout our lives, we had two moorings which availed us the opportunity to maintain a small sailboat and motorboat, and the ability for sail and motorboats to navigate safely in and out of Duck Cove.

The moorings didn't affect one's recreation, whether to clam, quahog, swim, fish, paddleboard, kayak, or, as my parents did, use their rowing shells in front of the house. Further, the environment remained in tact.

The eel grass, which stems erosion, grew in abundance when all eleven of us were using the water regularly. It has diminished significantly in the past twenty years. In addition to the previous concerns raised, I am concerned that any pier, whether to the left or to the right of 360 Earle Drive would significantly, and adversely impact the environment.

In my opinion, the plausible solution would be a mooring that could accommodate a reasonable sized boat conducive to the water's depth at low and high tides.

Thank you for your time.

Megan Motherway  
360 Earle Drive  
646-284-1314



## Cstaff1

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**From:** william motherway <motherway.wd01@gmail.com>  
**Sent:** Wednesday, May 22, 2024 6:33 PM  
**To:** cstff1@crmc.ri.gov  
**Cc:** LTurner@crmc.ri.gov  
**Subject:** Re: Files 073 and 075  
**Attachments:** Request for Hearing - Dock.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Thank you again, Jenn.

Please find attached my Request for a Hearing. I hope you will consider my request.

Thank you.

Bill

On Wed, May 22, 2024 at 3:01 PM <cstff1@crmc.ri.gov> wrote:

I have forwarded the files to you through hightail. They will send you a link to access the files. You will have one week to down them.

Thank you

Jenn Abbruzzese

Application Coordinator

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**From:** william motherway <[motherway.wd01@gmail.com](mailto:motherway.wd01@gmail.com)>  
**Sent:** Wednesday, May 22, 2024 1:40 PM  
**To:** [cstff1@crmc.ri.gov](mailto:cstff1@crmc.ri.gov); [LTurner@crmc.ri.gov](mailto:LTurner@crmc.ri.gov)  
**Subject:** Files 073 and 075

Hello,

I would like to enter a letter requesting a hearing. Unfortunately, the deadline is today. Can you please send me an electronic version of Files 073 and 075? If I can have a chance to review these files it will help me to make my request.

Thank you very much! I'm sorry for the late notice.



05/22/2024

Ms. Lisa Turner

Ms. Jennifer Abbruzzese

Coastal Management Resources Council

Dear Ms. Turner, Ms. Abbruzzese, and CRMC staff,

I am William D. Motherway, son of Mrs. Sally D. Motherway. The property 360 Earle Drive, adjacent to the dock, is owned by a trust in her name.

I formally request a hearing on the dock in question, at 353 Earle Drive, adjacent to my mother's property.

I object to the construction of the dock by itself. There were no docks on Lone Tree Point 15 years ago, except for a small one. Now there are two very large ones, with applications for two more already submitted, and application for permission for a fifth, adjacent on the other side of 360 Earle Drive, is imminent. My objections are in relation to the single dock mentioned above, but also to the accumulation of similar docks that has been taking place.

The area is a rich natural habitat for all sorts of aquatic life. The shore is lined with eelgrass, and the shore and shallow waters are laden with clams, quahogs, mussels, periwinkles, conches, oysters in the fall and winter, and scallops and razor clams, though less of these last two than in the past. Green crabs, blue crabs, hermit crabs, horseshoe crabs are present in large numbers, and all sorts of fish are caught, from mummies to bunker, scup, tautog, skipjacks, blues, even stripers. Two or three times every summer the blues will swarm the shallow waters to feed, 1 foot deep and 10 feet from the shore.

Immediately adjacent the Lone Tree Point northern shoreline is Duck Cove, a tidal cove that has been a shellfish management area on and off for the past 45 years. It is also a very rich habitat, thoroughly covered on its edges with eelgrass, in some places 100 feet deep. Just 150 feet from the proposed dock is the creek through which all the water from Duck Cove comes and goes during the change in tides. The creek is very short (50 feet), very narrow (20 feet at low tide) and very shallow (just 1 foot at moon low tide). Accordingly, the current is very strong in and out. I believe this high-velocity exchange of water twice daily into and out of Duck Cove is the reason for the richness of the Lone Tree Point fishing areas.

The proposed dock will extend right out into the strong currents from the creek.

Will the currents be diverted, and change the nature of the habitats? Will the shoreline suddenly be "dug out" of clams and quahogs, which are the food for crabs, which are the food for small fish, etc.? If it is argued that it will not, will the imminent accumulation of similar giant docks extending into the current alter the ecosystem? As I mentioned, another is already planned two properties away, to join the two on the southern shore of Lone Tree Point, and another directly across the

channel from the proposed dock. What will it take to destroy this natural habitat? I believe we are learning about this quickly.

The current is very, very strong. I haven't seen anything else like it in Rhode Island. The channel in Galilee has a powerful current, but it does not compare to the water velocity here. Will the dock, or the imminent accumulation of docks, disrupt this tidal flow in such a way as to produce unanticipated erosion in areas near the mouth of the creek leading to Duck Cove. Will the erosion be accompanied by a redistribution of sand and silt that will, in the worst case, fill in the creek, even partially? How will the eelgrass in Duck Cove, likely the habitat of thousands of species, survive a modulation in tidal flow, if the creek is partially obstructed by redistributed sand and silt, and is unable to empty in 6 hours? It is very easy to dismiss these concerns, until we take a minute to look around at the disastrous results on the environment of manmade piers along the Eastern seaboard. To be sure, not every dock is a disaster, but quite a few are, and in all of those cases no one predicted it.

Aside from the obvious potential harm to the environment, the dock will disrupt the patterns of all the other people who enjoy, and have enjoyed for decades, this small piece of coastline. People like to walk up and down to clam and quahog and fish. How will they circumvent the dock? Will they walk over it or under it? Will they wade out into the water, 150 feet, to walk around it, or head inshore a little to walk across the owner's lawn? I've never met a waterfront property owner who enjoys (allows!) this.

If you cast into the current while fishing, and let out 200 feet of line, the current will keep your line taut and your bait off the bottom until the bait is gone or until you catch a fish. But it won't when the dock is built. Your line will certainly become fouled in the dock. There is no question about it. The dock couldn't be more in the way of a downcurrent cast.

It is a great test of small sailcraft management to navigate out of the creek in the strong currents. It will be near impossible to avoid a collision with the new dock. It is certain that this will put an abrupt finish to sailboat traffic in and out of Duck Cove. What a shame, for so many people. I used to row a 12-foot dinghy into and out of that cove everyday, to reach the mooring in front of my mother's house, where my workskiff was moored. If that dock had been there I would have had to row to the opposite side of the channel, but if the current were against me, I'd be banging into that dock. I don't think the kayakers will be happy. I pray for the motorboat drivers who go in and out of that creek at high tide, and at night, but way too fast. I was always shocked they didn't crash before. Sadly, I won't be shocked when they do.

What about the moorings in front of the adjacent properties, such as my mother's? The mooring in front of my mother's house has been there for 60 years. It was a reasonable use of the bay for the property owners; no dock seemed necessary, somehow. But it's important to provide enough scope in the mooring line so that the mooring itself doesn't drag in rough weather and storms. This means the boat swings at quite a radius with changes in wind and tide. From the looks of it, that mooring will have to move over so the boat won't swing into the new dock. And getting off the mooring in a sailboat in a stiff wind with the dock right there? It will take a lot of good luck for an experienced sailor to avoid a crash, every single time. Maybe it's possible to move the mooring to the east, though the bottom is covered with large rocks as you move in that direction. But it sure was the ideal spot for a mooring. Now it must be moved.

I understand that the property owner has a right to reasonable use of the shoreline in front of their home. My contention is that it is not reasonable, for the reasons I offered above, and many more. I also understand that the owner's purpose is to improve the property value, and of course everyone has a right to improve their property value. What they don't seem to understand is that the degradation of Lone Tree Point's natural beauty by the accumulation of giant docks will more than offset any profit from the newly acquired dock. The neighbors, of course, will only experience the degradation, not the profit.

I hope you will please consider my remarks and grant this important matter a hearing.

Thank you very much.

Bill Motherway

## Cstaff1

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**From:** Suzanne Murray <smurray07@verizon.net>  
**Sent:** Tuesday, May 21, 2024 4:26 PM  
**To:** lturner@crmc.ri.gov; cstff1@crmc.ri.gov  
**Subject:** #2024-04-075 (353 Earle)

My name is Suzanne M. Murray and I am representing the interests of my mother, Sally D. Motherway. 360 Earle Drive is currently owned by the Sally D. Motherway Living Trust, of which I am a beneficiary. My mother will be unable to attend the hearing.

My mailing address is 216 Haverhill Avenue, North Kingstown RI 02852  
My phone number is 401-639-8483

I am writing to oppose the construction of a pier at 353 Earle Drive and request a hearing on the matter. My parents purchased 360 Earle Drive in 1965 and I believe are the longest tenured owners on the street. 360 Earle Drive directly abuts the proposed pier with the design depicting it's connected to the 353 seawall as only 50 feet from our property line.

My objections are threefold.

1. It was unclear at the North Kingstown Harbor Commission hearing on May 9th how the pier would be utilized. The owner of 353 Earle Drive appears to know nothing about boating, shell fishing or any other common activities in the area. When asked what type of boat would be docked there, the petitioner could not answer. Her engineer, Walter Hall gave an unintelligible answer about a dingy which would allow them to get to a mooring. There is no mooring for 353 on that side of their property. I believe this is simply a ruse by the current 353 Earle property owner to garner a dock permit in an effort to enhance the property value prior to putting the property back on the market. An unfortunate situation forced a change of plans for the petitioner since purchase. This is why both dock proposals at 353 and 369 are entirely illogical and the petitioner/engineer can only present feeble attempts to justify the requests.

2. The ecosystem and fishing areas. I have fished this area for 50 years. The shellfish beds are densest right in the path of the proposed pier and very popular with local shell fisherman. The cove itself, despite it's density of quahogs, has been closed by the DEM for some time. However, due a very strong current, the quahog seeds are pushed out from the cove into the channel area. Piers destroy the ecosystem and are particularly harmful to shellfish beds. This pier will also block access to these shellfish beds.

3. Navigation. There are limitations regarding water depth for both proposed docks. The 353 proposal forces the length of the pier out into the navigation channel to satisfy state depth requirements. A computation of the proposed length on the drawings superimposed on an arial photograph was presented at the NK Harbor Commission hearing. It clearly shows the channel obstruction even without the addition of a vessel. The rebuttal from the petitioner's engineer to comments/questions about the vessel was that it was for a dinghy. Building a \$150,000 dock 150 feet out into a navigation channel for a dinghy? It makes zero sense. There is a channel that runs parallel to the front of 360 Earle and the properties to the right of it, providing direct access to the bay. There are extremely large rocks and boulders that sit just below water level flanking this channel. Small power boats, sail boats, kayaks, paddle boarders etc. use that channel daily when

traveling to/from Duck Cove and have been doing so for 70 years. This pier blocks that channel even without the addition of a vessel. Due to the wind patterns, sail boats often have to employ intricate skills in tacking to get through the exact area where the pier is proposed. They often need every inch of that area to be open from obstruction allowing for adjustments in wind conditions ensuring safe navigation through that channel. At lower tides a sandbar increases the navigational difficulty.

Nothing about these proposals makes sense both in the petitioners reasoning for needing a dock nor the destruction of vibrant shell fishing and recreational boating areas.

Sincerely,

Suzanne M. Murray

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## Cstaff1

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**From:** Ed Motherway <ejm2525@yahoo.com>  
**Sent:** Tuesday, May 21, 2024 1:05 PM  
**To:** lturner@crmc.ri.gov; cstff1@crmc.ri.gov  
**Subject:** #2024-04-075 (353 Earle)

My name is Edward J Motherway and I am representing the interests of my mother, Sally Motherway. 360 Earle Drive is currently owned by the Sally D Motherway Living Trust, of which I am a beneficiary. My mother will be unable to attend the hearing.

My mailing address is PO Box 765, Suffield, CT 06078

My phone number is (860) 936-6649.

I am writing to oppose the construction of a pier at 353 Earle Drive and request a hearing on the matter. My parents purchased 360 Earle Drive in 1965 and I believe are the longest tenured owners on the street. 360 Earle Drive directly abuts the proposed pier with the design depicting it's connection to the 353 seawall as only 50 feet from our property line.

My objections are threefold.

1. It was unclear at the North Kingstown Harbor Commission hearing on May 9th how the pier would be utilized. The owner of 353 Earle Drive appears to know nothing about boating, shell fishing or any other common activities in the area. When asked what type of boat would be docked there, the petitioner could not answer. Her engineer, Walter Hall gave an unintelligible answer about a dingy which would allow them to get to a mooring. There is no mooring for 353 on that side of their property. I believe this is simply a ruse by the current 353 Earle property owner to garner a dock permit in an effort to enhance the property value prior to putting the property back on the market. An unfortunate situation forced a change of plans for the petitioner since purchase. This is why both dock proposals at 353 and 369 are entirely illogical and the petitioner/engineer can only present feeble attempts to justify the requests.

2. The ecosystem and fishing areas. I have fished this area for 50 years. The shellfish beds are densest right in the path of the proposed pier and very popular with local shell fisherman. The cove itself despite it's density of quahogs has been closed by the DEM for some time. However due a very strong current the quahog seeds are pushed out from the cove into the channel area. Piers destroy the ecosystem and are particularly harmful to shellfish beds. This pier will also block access to these shellfish beds.

3. Navigation. There are limitations regarding water depth for both proposed docks. The 353 proposal forces the length of the pier out into the navigation channel to satisfy state depth requirements. A computation of the proposed length on the drawings superimposed on an arial photograph was presented at the NK Harbor Commission hearing. It clearly shows the channel obstruction even without the addition of a vessel. The rebuttal from the petitioner's engineer to comments/questions about the vessel was that it was for a dinghy. Building a \$150,000 dock 150 feet out into a navigation channel for a dinghy? It makes zero sense. There is a channel that runs parallel to the front of 360 Earle and the properties to the right of it, providing direct access to the bay. There are extremely large rocks and boulders that sit just below water level flanking this



channel. Small power boats, sail boats, kayaks, paddle boarders etc. use that channel daily when traveling to/from Duck Cove and have been doing so for 70 years. This pier blocks that channel even without the addition of a vessel. Due to the wind patterns, sail boats often have to employ intricate skills in tacking to get through the exact area where the pier is proposed. They often need every inch of that area to be open from obstruction allowing for adjustments in wind conditions ensuring safe navigation through that channel. At lower tides a sandbar increases the navigational difficulty.

I believe that this is a two step process in the eyes of the petitioner and her advisors. If these permits are granted for docks that have little utility but in fact do get built, the next step will be for subsequent owners to continuously work the process for permits extending their size. Nothing about these proposals makes sense both in the petitioners reasoning for needing a dock nor the destruction of vibrant shell fishing and recreational boating areas.

Sincerely,

Ed Motherway

## Cstaff1

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**From:** Suzanne Murray <smurray07@verizon.net>  
**Sent:** Monday, May 20, 2024 7:44 PM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** 2024-04-075

Good evening. I would like to express my objections to the dock being requested. Aside from the fact that all of the boats coming into Duck Cove and leaving will be impeded by this dock, there are quahoggers out there all the time. People fish along the shore. If pilings are driven, what will happen to the Sealife? The entrance to the cove has always been a busy place...children learn to sail and kayak in that area, and a new dock will impede that. People walk along the shore, and access will be difficult. Please consider my objections for this dock. Thank you, Suzanne M. Murray

## Cstaff1

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**From:** James Roehm <jamesaroehm@icloud.com>  
**Sent:** Wednesday, May 15, 2024 10:42 PM  
**To:** cstff1@cmc.ri.gov  
**Subject:** File #2024-04-073 and 075  
**Attachments:** image0.jpeg; Untitled attachment 00012.txt

To whom concerned at CRMC,

I write to make a second objection to these two dock proposals off of Earle Drive in North Kingstown.

Please know the NK Harbor Advisory Commission at their hearing meeting of May 9, 2024, voted unanimously to have "substantial objection" to construction of both docks.

My attached picture was taken at low tide and shows where the petitioner wants to built the 073 dock. It is apparent there is not enough depth even at high tide to dock a pleasure boat. This location is a prime swimming area enjoyed by many young children and increased boat traffic - by temporary renters - is an obvious danger.

The 075 dock proposal would be a barrier to safe passage into Duck Cove due to the tidal bore.

Finally, please know that at the commission hearing there were 24 public comments made: 1 in favor, 1 a clarification question and 22 comments against both proposals. I was one of the negatives.

Jim Roehm  
17 Russell Dr, NK

Sent via iPhone 14 Pro





## Cstaff1

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**From:** Sue Alexander <suealexander@yahoo.com>  
**Sent:** Monday, May 6, 2024 6:53 PM  
**To:** CStaff1  
**Subject:** Lone Tree Point Association request for hearing

Good afternoon,

I would like to formally request a public hearing on a proposed dock at 353 Earle Drive, North Kingstown, RI, File # 2024-04-075.

I am currently the president of the Lone Tree Point Beach Association and the association has abutting property to the site of the proposed dock. As a board, we reached out to the neighborhood for their feelings and the members of our association were overwhelmingly against the construction of said dock. Therefore, we voted not to sign the letter of no objection.

Our concerns revolve around recreation and the environment. The installation of this dock would make it very difficult for boaters to navigate through the channel into Duck Cove. Sailboats especially would have difficulty maneuvering through the narrow channel. During the summer months many residents and non-residents kayak, paddleboard and sail in this area.

Also, there is a vast shellfishing area that would be disturbed for construction of what I would call a useless dock at low tide. The salt marsh and egret habitats would be compromised as well.

Therefore, as a representative of the The Lone Tree Point Beach Association I would like to ask for a public hearing on this proposal.

Thanks,

Sue Alexander  
President, Lone Tree Point Beach Association  
211 Earle Drive  
North Kingstown, RI 02852  
401-788-6699  
suealexander@yahoo.com

**From:** Lynn Colford <ltcolford@gmail.com>  
**Sent:** Wednesday, April 24, 2024 3:20 PM  
**To:** Cstaff1@crmc.ri.gov  
**Subject:** public hearing

hi I would like to request a public hearing on 353 Earle Drive for a beachside dock.  
Thank you  
Lynn Colford

## Cstaff1

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**From:** Sue Alexander <suealexander@yahoo.com>  
**Sent:** Tuesday, April 23, 2024 4:43 PM  
**To:** CStaff1  
**Subject:** hearing request - 353 Earle Drive NK

Good afternoon,

I would like to formally request a public hearing on a proposed dock at 353 Earle Drive, North Kingstown, RI, File # 2024-04-075.

I am currently the president of the Lone Tree Point Beach Association and Mrs. Rosetti asked our board to sign a letter of no objection as the association property is an abutter of the proposed construction. As a board, we reached out to the neighborhood for their feelings and the members of our association were overwhelmingly against the construction of said dock. Therefore, we voted not to sign the letter of no objection.

Our concerns revolve around recreation and the environment. The installation of this dock would make it very difficult for boaters to navigate through the channel into Duck Cove. Sailboats especially would have difficulty maneuvering through the narrow channel. During the summer months many residents and non-residents kayak, paddleboard and sail in this area.

Also, there is a vast shellfishing area that would be disturbed for construction of what I would call a useless dock at low tide. The salt marsh and egret habitats would be compromised as well.

Therefore, as a representative of the neighborhood I would like to ask for a public hearing on this proposal.

Thanks,

Sue Alexander  
211 Earle Drive  
North Kingstown, RI 02852  
401-788-6699  
suealexander@yahoo.com

**From:** G M <gmastoras@gmail.com>  
**Sent:** Tuesday, April 30, 2024 10:21 PM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** Docks at 359 and 363 Earle Drive, North Kingstown, RI

To whom it may concern -

As a long time resident of Earle Drive we have concerns on the 2 new docs proposed. Both these areas are used extensively by the community for swimming, sailing, boating and general recreation. It is disappointing the new owners have not yet experienced any time with the community before asking for such large docks to be put in. We'd like a public hearing.

Gregg Mastoras & Lara Metcalf  
280 Earle Drive  
North Kingstown, RI  
[gmastoras@gmail.com](mailto:gmastoras@gmail.com)  
617-969-6916



## Cstaff1

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**From:** Linda Taraborelli <taraborelli@verizon.net>  
**Sent:** Tuesday, April 30, 2024 8:39 PM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** Requesting a hearing concerning proposed dock at Lone Tree Point  
**Attachments:** Dock Project at the point 2024 #2.docx

Please see attached document requesting a formal hearing concerning the proposed dock File # ~~2024-04-075~~.

Linda Taraborelli  
[taraborelli@verizon.net](mailto:taraborelli@verizon.net)  
36 Russell Drive  
North Kingstown, RI 02852  
(401) 465-4190

Linda Ann Taraborelli  
36 Russell Drive, (180 Earle Drive)  
North Kingstown, RI 02852  
401-465-4190  
[taraborelli@verizon.net](mailto:taraborelli@verizon.net)

**RE: File Number 2024-04-075**

**Dear Coastal Resources Management Council,**

I am requesting a hearing for the proposed dock (File # 2024-04-075) Plat 89, Lot 110 at the address of 353 Earle Drive. I am a full time resident and long-time property owner in the Lone Tree Point neighborhood. I currently reside, (since 2008), at 36 Russell Drive and previously lived at 180 Earle Drive since 1971. My two adult children grew up in this area and now my two grandchildren are enjoying this unique neighborhood on their frequent visits and stays with me. They have learned to quahog and fish here and have enjoyed paddle boarding and kayaking in this back cove, "Duck Cove". I am strongly objecting the construction of this dock due to the impact it will have from a recreational standpoint as well as the environmental and safety concerns it brings up.

1. From an environmental viewpoint, Duck Cove is an extensive marsh area with numerous marsh grasses that support many marine animals, birds and shellfish beds. Boats coming into a dock here would **pollute** this susceptible area and **destroy** many of the delicate living plants and animals that flourish here.
2. From a recreational viewpoint, this quiet, protected cove is enjoyed by many neighbors and their children who reap the benefits of kayaking, paddle boarding and quahogging here in this sensitive area. Having a dock at the mouth of this cove could hinder the non-motorized watercrafts who will then have to navigate past this dock and pylons to the narrow opening of the cove in either direction making this an unsafe situation.

In conclusion, I am strongly opposed to the construction of a proposed dock at Lone Tree Point at the mouth of Duck Cove. I am requesting a hearing based on the negative effects the construction of a dock would have on the recreational uses by the community here as well as the environmental impact and safety concerns it would create.

Thank you for your time and consideration on this matter.

Respectfully,  
Linda Taraborelli  
(401) 465-4190  
[taraborelli@verizon.net](mailto:taraborelli@verizon.net)  
36 Russell Drive, North Kingstown, RI 02852

## Cstaff1

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**From:** Joset Munro <josetmunro@yahoo.com>  
**Sent:** Saturday, April 27, 2024 2:32 PM  
**To:** Cstaff1  
**Cc:** linkmunro@yahoo.com; Joyce Muir-Pastore  
**Subject:** Re: Proposal for new docks off Earle Dr, North Kingstown, RI

I am writing to add an additional objection to the proposed dock that faces toward Wickford Harbour. The proposed dock would come very close to where harbour seals come every year to mate, and feed before returning to their home further north. They are here every year from October through April. This dock would significantly affect their habitat, an additional environmental impact. Besides being beloved members of our community, supporting wildlife should be of concern to all of us.

Thank you again

Respectfully

Joset Munro

> On Apr 17, 2024, at 9:02 AM, Cstaff1 <cstaff1@crmc.ri.gov> wrote:

>

> Your comments have been received and added to the file, thank you.

>

> Brittany Spurlock

> Assistant Administrative Officer

> Coastal Resources Management Council

> Oliver Stedman Government Center

> 4808 Tower Hill Road, Suite 116

> Wakefield, RI 02879

> (401)783-3370

>

> -----Original Message-----

> From: Joset Munro <josetmunro@yahoo.com>

> Sent: Wednesday, April 17, 2024 8:30 AM

> To: cstaff1@crmc.ri.gov

> Cc: linkmunro@yahoo.com; Joyce Muir-Pastore <joycepastore174@gmail.com>

> Subject: Proposal for new docks off Earle Dr, North Kingstown, RI

>

> To CRMC and Harbormaster

> Re: 2024-04-073

> 2024-04-075

>

> I am writing to formally oppose the building of proposed docks identified above. I have the following deep concerns:

>

> 1) Safety. The location of the proposed docks pose a safety threat to the children of Lone Tree Point who use the beach on Earle Dr and who navigate the small entrance in and out of Duck cove on kayaks and small craft. The docks force boaters and swimmers to go further out into the bay in order to avoid and circumvent the docks. Both propose safety hazards and change the 'climate' of the beach area as a safe place for children and young families

>

> 2). Environmental. The **same** proposed areas are places where locals, and **some professionals** with legitimate license to shell fish, go shell fishing a good part of the year. The building of the proposed docks disturb the mud and put toxins in the water that would result in the area being deemed toxic to shellfishing, and potentially destroy the already vulnerable ecosystems in the area.

>

> 3). Esthetic. They will look just plain ugly, negatively impacting the natural beauty of the area.

>

> It is unfortunate that so many docks have been built in, and around, this area. Residents should have been able to object. I have been a 35 year resident of Lone Tree Point. Our children enjoyed clamming, crabbing and oystering in these waters. Now the cove is closed due to pollution and the number of hard shell clamming opportunities greatly reduced to the two areas that will be most affected by these proposed docks.

>

> I hope that the CRMC will carefully consider all the objections to these proposed docks and appropriately balance collective and individual 'needs, desires and rights'.

>

> Thank you for your time and consideration in this matter.

>

> Respectfully,

> Joset Munro

> 25 William St

> North Kingstown, RI 02852

>

**Cstaff1**

2024-04-075

**From:** Kathleen McCluskey <kathleen.mccfawcett@gmail.com>  
**Sent:** Friday, April 26, 2024 5:18 PM  
**To:** Cstaff1@crmc.ri.gov  
**Subject:** dock proposal for 353 Earle Dr, NK

To whom it may concern as a home owner at 101 Duck Cove Lane, I have serious concerns about the dock proposal for 353 Earle Dr.

I request a public hearing on this proposed dock.

Thank you,

Kathleen McCluskey, 101 Duck Cove Lane, NK

## Cstaff1

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**From:** Henseler, Sean P., CIV, NAVWARCOL <sean.henseler@usnwc.edu>  
**Sent:** Friday, April 19, 2024 10:50 AM  
**To:** Cstaff1  
**Subject:** Re: '[EXTERNAL]' RE: Hearing

Brittany- I had been informed that there was going to be a hearing wrt the request to build a dock at the below addresses and I was simply asking to be informed of date so that I could attend.

VR  
Sean

Prof. Sean P. Henseler  
Director Executive Level Education  
College of Maritime Operational Warfare (CMOW)  
U.S. Naval War College, Newport RI  
(w) 401.856-5802 (c) 401.439.3649  
SIPR: [sean.henseler@nwc.navy.smil.mil](mailto:sean.henseler@nwc.navy.smil.mil)

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**From:** Cstaff1 <cstaff1@crmc.ri.gov>  
**Sent:** Friday, April 19, 2024 10:27 AM  
**To:** Henseler, Sean P., CIV, NAVWARCOL <sean.henseler@usnwc.edu>  
**Cc:** 'CStaff1' <Cstaff1@crmc.ri.gov>  
**Subject:** '[EXTERNAL]' RE: Hearing

Is this a request for a hearing?  
Thanks,

**Brittany Spurlock**

Assistant Administrative Officer  
Coastal Resources Management Council  
Oliver Stedman Government Center  
4808 Tower Hill Road, Suite 116  
Wakefield, RI 02879  
(401)783-3370

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**From:** Henseler, Sean P., CIV, NAVWARCOL <sean.henseler@usnwc.edu>  
**Sent:** Friday, April 19, 2024 9:43 AM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** Hearing

Just wanted to ensure I had an opportunity to address the decisionmakers wrt below

Sean and Laura Henseler  
230 Earle Dr  
401 439-3649

**#2024-04-073 (369 Earle)**

**#2024-04-075 (353 Earle)**

**Thanks.**

**Very respectfully,**

**Sean**

## Cstaff1

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**From:** Jennifer Ritter <jcaaaj@yahoo.com>  
**Sent:** Thursday, April 18, 2024 2:02 PM  
**To:** cstff1@crmc.ri.gov  
**Subject:** Objection to #2024-04-073 (369 Earle) #2024-04-075 (353 Earle)

Hello,

My name is Jennifer Ritter and I reside at 180 Earle Drive, North Kingstown, RI 02852. I am writing in objection of the proposed docks at 369 Earle Drive #2024-04-073 AND at 353 Earle Drive #2024-04-075.

Because salt marsh is among the most ecologically and economically important habitats it should be protected and restored not further disturbed. The supporting estuarine area is a nursery to numerous marine organisms. Dock proliferation should be avoided in these sensitive habitats as they will certainly harm the flora and fauna that call it home. Are they being notified they have to move or die? Then again, who really needs biodiversity or healthy ecosystems?

The soft, muddy, nutrient rich zone (where dock #2024-04-073 is proposed) is abundant in hard shelled clams, which have been reported to be on the decline in Rhode Island. Consider that this habitat interference could be the tipping point causing further failure of our official Rhode Island State Shell. This extensive dock would also cause the cordgrass, algae and eelgrass in that area to be shaded out upsetting the balance and adding to hypoxia = dead zone. Did you know that this area is home to juvenile northern pipefish? You can also find moon snails, Morton's egg cockle, razor clams, blue mussels, jingle shells, soft shelled clams, knobbed whelks, channeled whelks, mud dog whelks, New England dog whelks, arks, common slipper shell, flat slipper shell, barnacles, common oyster drills, thick lipped oyster drills, flat clawed hermit crabs, black fingered mud crabs, spider crabs, blue crabs, horseshoe crabs, long clawed hermit crabs, snail fur, plumed worms, clam worms, boring sponge, sticklebacks, killifish, northern puffers, lizardfish, silversides, flounder, toadfish, sea robins, kingfish, scup, cunner, tautog, black seabass, bluefish, herring and many others. So much interdependence. None of their life cycles will be helped by this dock.

The rocky shallow terrain (where dock #2024-04-075 is proposed) happens to bisect the channel into Duck Cove. This problem increases at low tide, and it will cause a major impact to navigation for recreational boats. There are also patches of marsh in this area. You can find fiddler crabs, ribbed mussels, bay scallops, soft shelled clams, oysters, clam worms, eelgrass, striped bass and many other marine animals. Take into consideration that the already fierce competition for habitat increases with all the introduced species further stressing populations. This area is also home to smooth cordgrass, sea lavender and *Salicornia*. With potential sea level rise projections, this vegetation should be left to naturalize.

Both docks generate safety hazards for boat navigation, for swimming, for snorkeling, for fishing, for play - for all ages. On land a pedestrian or bicyclist stands little chance when struck by a 4,000-pound motor vehicle. We don't let cars drive through playgrounds. Where are the protections for people in the water column? To approach the proposed dock #2024-04-073, the helmsman would need to navigate around some submerged rocks further extending the no play zone. By saying no to this dock, you are giving the children a safe place to play and explore.

What is the maximum number of boats that could be docked on the 114-foot dock and the 130-foot dock collectively? How is that regulated? How will this affect the mooring field? What are the cumulative human impacts? What would the maximum impact be? How much will noise pollution increase? What chemical pollution will enter the water and subsequently be consumed by the wildlife? Will this bioaccumulate enough to make individuals that eat the shellfish/fish sick. Will this area ultimately become closed to shell fishing due to contamination?

Thank you for your time and consideration in the effort to conserve our precious coastal marine environments for future generations. Let us not lose one more inch of coastal wetland to development. We need it for sequestering carbon. We need it for storm surge protection. We need it for filtration. We cannot turn our backs on such a vital resource. Give all the innocent and amazing marine creatures a chance.

It is important to emphasize that these docks will transition their square footage (plus the buffer around the dock) from use for ALL to use for ONE! Plenty of children (and adults) are learning marine ecology from Narragansett Bay every time they go to this beach. These docks will contribute to climate change in both the short and long term when ALL efforts should



turn toward mitigation. Today there are two existing docks belonging to abutters of 369 Earle Drive. Consider that application #2024-04-073 and #2024-04-075 are requesting permission to double that number.

Thank you for your time.

Jennifer Ritter

## Cstaff1

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**From:** chris m <chrismulhearn@gmail.com>  
**Sent:** Thursday, April 18, 2024 11:44 AM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** Concerns about dock on Earle Dr / Lone Tree Pt

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello, my name is Chris Mulhearn of 205 Earle Drive.

I am concerned about the proposed dock at Lone Tree Point beach, I'm told these are the file numbers associated with the proposal:

#2024-04-073 (369 Earle)

#2024-04-075 (353 Earle)

The beach is the heartbeat of this entire neighborhood and a dock placed in the proposed location adjacent to the beach would significantly damage the usefulness of that beach - it's not just the footprint of the dock itself but the accompanying boat traffic that would make the beach far less of a safe swim area.

There are generations of folks here who grew up learning to swim at this beach, have taught their own children how to swim at this beach, and now watch and help as I teach my own child how to swim at this beach. The beach is the reason most of us have bought homes here. In fact we pay a significant premium (in home sale price, in property tax, in flood insurance ,etc.) for the privilege of this magical little spot!

I have heard the property owners have options to place their dock on the opposite (northern) side of Lone Tree Point - I hope they'll see such an option would be a win-win - preserving our remarkably kid-friendly beach while giving them the enjoyment of a dock in a spot much safer for boating: an area that would not be full of swimmers all summer long.

Thanks for your time,

-Chris Mulhearn

**Cstaff1**

2024-04-075

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**From:** marialees@verizon.net <kennethjlees@verizon.net>  
**Sent:** Wednesday, April 17, 2024 7:02 PM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** Objection to both docks Lone Tree Pt.  
**Attachments:** LTPA Docks letter.pdf

Please read attached pdf.  
Thank you so much, Maria Lees

[Sent from the all new AOL app for iOS](#)

**Maria & Ken Lees**

April 17, 2024

Coastal Resource Management Council  
Stedman Government Center  
Suite 116, 4808 Tower Hill Road  
Wakefield, RI 02879-1900

Dear Coastal Resource Management Council,

This letter is in connection with:

The file numbers which are:

#2024-04-073 (369 Earle)

#2024-04-075 (353 Earle)

The Lees family are longtime residents of Lone Tree Point, my husband Ken's parents were here since 1949. We are objecting to both the proposed docks at 353 & 369, they would infringe on our beach access and the navigation in and out of the beach with small boats.

Small crafts trying to navigate into the beach would be hindered by the docks both structurally and visibility. It is already like a maze to navigate around the boats on the moorings just beyond the beach. Our beach is heavily used for swimming, kayaking, paddle boarding and the like. Any dock, let alone 2 docks in this area is a big safety concern for our community. Small crafts getting to the beach would be traveling around the docks and it could become very dangerous without full visibility of seeing someone swimming in the water.

The area for the proposed docks is also in an area used for shell fishing and would be disturbing the wildlife there and cutting off the neighborhood from shell fishing.

Sincerely yours,

Maria & Ken Lees  
25 Island Street  
North Kingstown, RI 02852  
Kennethjlees@verizon.net

## Cstaff1

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**From:** Joset Munro <josetmunro@yahoo.com>  
**Sent:** Wednesday, April 17, 2024 8:30 AM  
**To:** cstaf1@crmc.ri.gov  
**Cc:** linkmunro@yahoo.com; Joyce Muir-Pastore  
**Subject:** Proposal for new docks off Earle Dr, North Kingstown, RI

To CRMC and Harbormaster  
Re: 2024-04-073  
2024-04-075

I am writing to formally oppose the building of proposed docks identified above. I have the following deep concerns:

1) Safety. The location of the proposed docks pose a safety threat to the children of Lone Tree Point who use the beach on Earle Dr and who navigate the small entrance in and out of Duck cove on kayaks and small craft. The docks force boaters and swimmers to go further out into the bay in order to avoid and circumvent the docks. Both propose safety hazards and change the 'climate' of the beach area as a safe place for children and young families

2). Environmental. The same proposed areas are places where locals, and some professionals with legitimate license to shell fish, go shell fishing a good part of the year. The building of the proposed docks disturb the mud and put toxins in the water that would result in the area being deemed toxic to shellfishing, and potentially destroy the already vulnerable ecosystems in the area.

3). Esthetic. They will look just plain ugly, negatively impacting the natural beauty of the area.

It is unfortunate that so many docks have been built in, and around, this area. Residents should have been able to object. I have been a 35 year resident of Lone Tree Point. Our children enjoyed clamming, crabbing and oystering in these waters. Now the cove is closed due to pollution and the number of hard shell clamming opportunities greatly reduced to the two areas that will be most affected by these proposed docks.

I hope that the CRMC with carefully consider all the objections to these proposed docks and appropriately balance collective and individual 'needs, desires and rights'.

Thank you for your time and consideration in this matter.

Respectfully,  
Joset Munro  
25 William St  
North Kingstown, RI 02852

## Cstaff1

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**From:** Joyce Muir-Pastore <joycepastore174@gmail.com>  
**Sent:** Tuesday, April 16, 2024 8:00 PM  
**To:** cstff1@crmc.ri.gov  
**Cc:** Susan Alexander  
**Subject:** Impending docks

Joyce & Ed Pastore  
174 Earle Drive

This is in reference to file numbers:

### **#2024-04-075 (353 Earle)**

This dock would all but eliminate passage into and out of Duck Cove. This is a narrow gap to begin with, and with the addition of a dock, it would make navigation of any watercraft especially sailboats difficult and unsafe.

### **#2024-04-073 (369 Earle)**

As residents of Earle Drive, we are not in favor of this dock being built. Ecologically speaking, the salt marsh and the surrounding area is a nursery for all kinds of marine life. Salt marshes are among the most ecologically and economically important habitats. We should be working on restoring it, not further destroying it.

**From:** David Fawcett <dj\_fawcett@comcast.net>  
**Sent:** Tuesday, April 16, 2024 4:35 PM  
**To:** 'Cstaff1'  
**Subject:** RE: Objections to proposed Earle Dr. docks  
**Attachments:** Channel-side Dock Impact.pdf

Hi again Brittany. Please add this exhibit to the file.

Thanks again.

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**From:** Cstaff1 [mailto:cstaff1@crmc.ri.gov]  
**Sent:** Tuesday, April 16, 2024 9:57 AM  
**To:** 'David Fawcett'  
**Cc:** 'CStaff1'  
**Subject:** RE: Objections to proposed Earle Dr. docks

Your comments have been received and added to the file, thank you.

### **Brittany Spurlock**

Assistant Administrative Officer  
Coastal Resources Management Council  
Oliver Stedman Government Center  
4808 Tower Hill Road, Suite 116  
Wakefield, RI 02879  
(401)783-3370

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**From:** David Fawcett <dj\_fawcett@comcast.net>  
**Sent:** Tuesday, April 16, 2024 9:34 AM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** Objections to proposed Earle Dr. docks

To whom it may concern. As a neighborhood resident and active (and heavy) user of the waters of Duck Cove, I would like to express my strenuous objection to the proposed docks at 353 and 369 Earle Drive, North Kingstown. [The file numbers of the projects are:](#)

**#2024-04-073 (369 Earle)**

**#2024-04-075 (353 Earle)**

The basis of my objection relates to a combination of safety and navigational concerns.

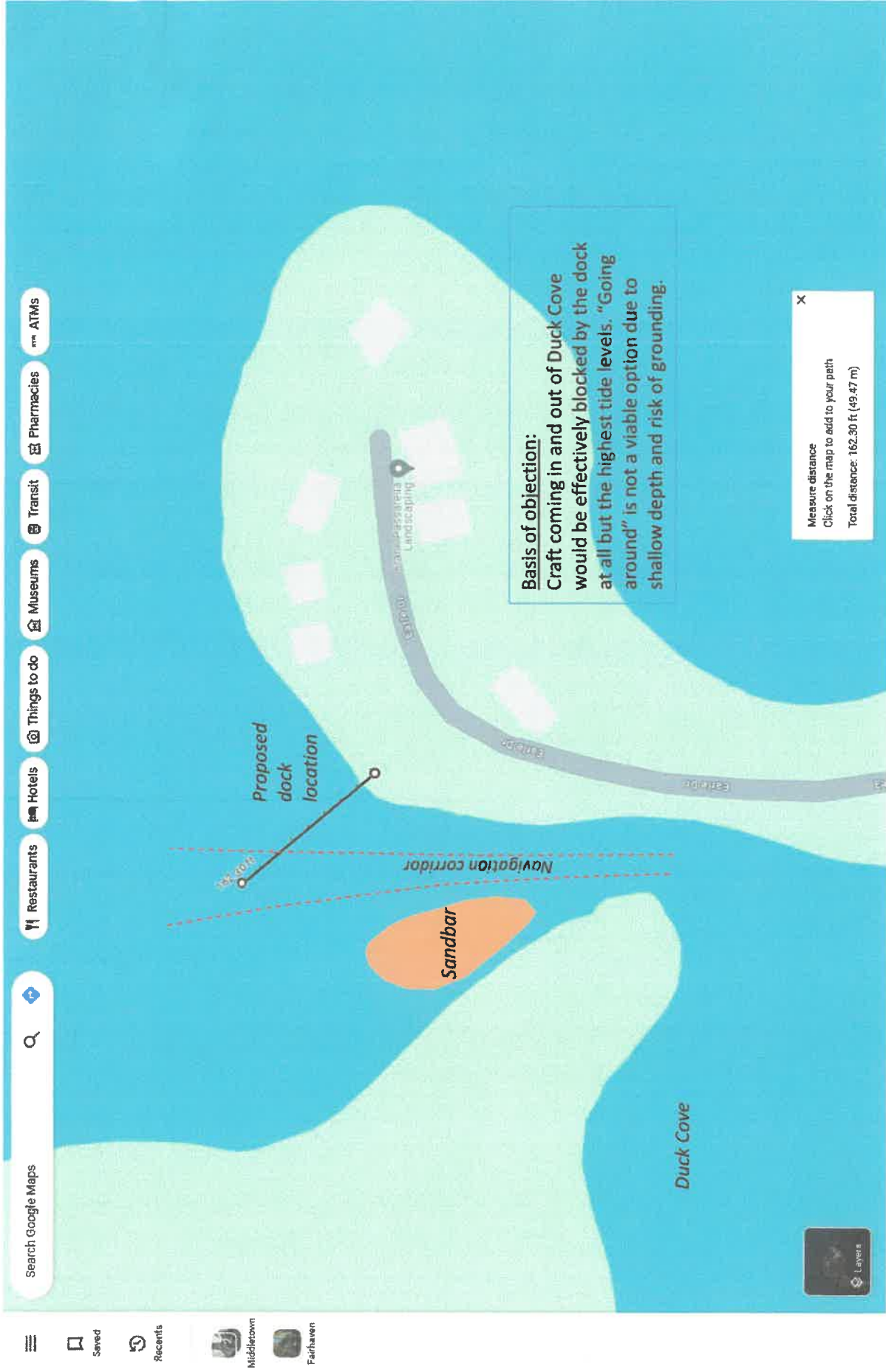
First, the proposed dock associated with 353 would severely curtail – if not prohibit – navigation coming into and out of Duck Cove (see attached chart). This is not a question of minor inconvenience, but of out-and-out blocking a very narrow channel.

Second, the dock proposed for 369 Earle would be situated in a heavily used swimming area, where there are frequently swarms of children swimming and kayaking. You may hear in your petition from the applicant that there is another dock “nearby,” but that dock is positioned well beyond the swimming area and poses no threat to swimmers and boaters.

From what I hear, I'm sure the CRMC will do its homework on this. Please, please do – and act accordingly.\

Sincerely,  
David Fawcett  
Duck Cove Lane  
North Kingstown





## Cstaff1

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**From:** Heather Houle <hhstarr@hotmail.com>  
**Sent:** Tuesday, April 16, 2024 1:35 PM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** #2024-04-073 (369 Earle) #2024-04-075 (353 Earle)

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello,

I am writing to voice my concerns about the proposed docks being submitted to CRMC for approval at 369 and 353 Earle Dr. in North Kingstown. I've lived in this neighborhood for just under 40 years and have seen how this beach is primarily used for recreational purposes. The entire neighborhood uses this beach not only for swimming but also other recreational purposes like paddle boarding, kayaking, etc. This particular dock, unlike the other docks on the point, will greatly impact the entire community who uses the beach. It's a very small beach and a dock that runs almost parallel to the beach will take up much used water space for many people and their recreational activities.

I'd also like to note that this may have environmental impacts to the shellfish as well as the strong current on the non beach side that already makes it difficult to navigate through on small boats.

Please keep me posted on when the hearing will take place as I'd like to bring my concerns to the board.

Thank you,  
Heather Houle

Sent from my iPhone=

## Cstaff1

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**From:** Kristen Flynn <homer270@verizon.net>  
**Sent:** Tuesday, April 16, 2024 9:40 AM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** Dock proposals for Earle Drive North Kingstown

Good morning.

I am writing in response to a request from a new neighbor to install docks from their properties:

**#2024-04-073 (369 Earle)**

**#2024-04-075 (353 Earle)**

It seems as though the dock for #369 will end smack dab in the middle of the cove that the entire neighborhood enjoys swimming and clamming in. Also, when it is low tide, the proposed dock will be in virtually no water. That is a very shallow area. I feel that if a new dock is allowed to be installed, the cove ecosystem will be affected greatly. There are baby fish such as flounders, striped bass and sea robins as well as pipe fish and skipjacks that begin in this cove. That area is also known for being a breeding ground for horseshoe crabs, with many of the crabs returning year after year to spawn. The proposed dock for #353 will not hinder the enjoyment of the cove, but again, I do feel that it will affect the shellfish and health of Duck Cove during construction which will take quite a while to rebound from.

I feel that the new owners are entitled to full enjoyment of their property but to a certain extent. I have lived in this neighborhood year-round for more than 25 years and the beach area is such a special place. I would hate to see the active bay ecosystem trashed for 2 months of enjoyment by people that will not be there the rest of the year.

Thank you for your time.

Kristen Flynn  
220 Earle Drive  
North Kingstown, RI 02852

## Cstaff1

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**From:** David Fawcett <dj\_fawcett@comcast.net>  
**Sent:** Tuesday, April 16, 2024 9:34 AM  
**To:** cstff1@crmc.ri.gov  
**Subject:** Objections to proposed Earle Dr. docks

To whom it may concern. As a neighborhood resident and active (and heavy) user of the waters of Duck Cove, I would like to express my strenuous objection to the proposed docks at 353 and 369 Earle Drive, North Kingstown. [The file numbers of the projects are:](#)

**#2024-04-073 (369 Earle)**

**#2024-04-075 (353 Earle)**

The basis of my objection relates to a combination of safety and navigational concerns.

First, the proposed dock associated with 353 would severely curtail – if not prohibit – navigation coming into and out of Duck Cove (see attached chart). This is not a question of minor inconvenience, but of out-and-out blocking a very narrow channel.

Second, the dock proposed for 369 Earle would be situated in a heavily used swimming area, where there are frequently swarms of children swimming and kayaking. You may hear in your petition from the applicant that there is another dock “nearby,” but that dock is positioned well beyond the swimming area and poses no threat to swimmers and boaters.

From what I hear, I’m sure the CRMC will do its homework on this. Please, please do – and act accordingly.\

Sincerely,  
David Fawcett  
Duck Cove Lane  
North Kingstown

## Cstaff1

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**From:** Linda Sherman <lindazsberman@gmail.com>  
**Sent:** Tuesday, April 16, 2024 8:12 AM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** #2024-04-073 (369 Earle) #2024-04-075 (353 Earle)

To whom it may concern:

My name is Linda Sherman. I reside year round at 150 Duck Cove Rd, pay dues and have mooring #513 at Lone Tree Point. In addition I am an avid distance swimmer, utilizing the entirety of the area to complete my swims. In addition to boating, my husband also enjoys clamming. As such, we are against the proposed installation of docks listed below:

**#2024-04-073 (369 Earle)**

**#2024-04-075 (353 Earle)**

This is a classic case of “just because you can, doesn’t mean you should”. The homes were purchased a year and a half ago and seemingly have remained untouched and vacant. There is no boat sitting on a trailer waiting to go in the water. It does not appear that the current owner has spent anytime in the area to be able to understand the recreational pursuits that residents enjoy on a daily basis during the summer. Further, given the location and the low tide patterns, this dock (369 Earle) would be virtually useless for a boat to actually use, regardless of it being technically acceptable by CRMC standards. Simply, the dock is too close to the beach and recreational area and it does not make sense to approve it’s installation. The owner is invested in her property and while I understand that the dock would add value to the property , it would most certainly detract from the the use of the area by current, active residents of the Lone Tree Point Beach Association. Thank you for listening to resident concerns.

Linda Sherman

## Cstaff1

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**From:** Linda Taraborelli <taraborelli@verizon.net>  
**Sent:** Monday, April 15, 2024 9:17 PM  
**To:** cstaff1@crmc.ri.gov  
**Cc:** 'Susan and William Alexander'; taraborelli@verizon.net  
**Subject:** Dock construction proposal at Lone Tree Point in North Kingstown

To Whom It May Concern,

As a long time property owner and association member in The Lone Tree Point neighborhood, I am opposed to the construction of the 2 docks being proposed. The 2 docks in question are: one on the back cove side of the peninsular (353 Earle Drive #2024-04-075) and one on the beach side (369 Earle Drive #2024-04-073).

On the back cove side, across from 353 Earle Drive, I feel that a dock there would negatively impact the navigation through the channel. Many of my neighbors enjoy kayaking or paddle boarding on that side and when you take into account wind conditions, this could be an accident waiting to happen. There are environmental issues as well. I believe a dock would disrupt the shellfish beds that are there and are enjoyed by the many residents in this neighborhood. The shellfish in these beds not only provide food for the neighbors and marine animals but also help to keep our waters clean.

The proposed dock on the beach side is also concerning. I feel a dock from 369 Earle Drive would be an eyesore for the many neighbors that enjoy relaxing on the beach with their families. I believe the shellfish beds on this side of the cove will also be negatively impacted by having a dock there. Property owners who enjoy boating: sailing, kayaking, paddle boarding, jet skiing and motor boating etc., will again have to navigate around the dock and this could be dangerous. There are many moorings on this side of the peninsular. Having a dock sticking out into the water here would make it difficult for returning boaters coming into the cove to tie-up to their mooring. Lastly, this dock would change the look and tranquil feel of our little beach.

I hope you will take these concerns into account when ruling on these 2 proposed docks.

Sincerely,

LINDA A. Taraborelli  
36 Russell Drive  
North Kingstown, RI 02852

File number's:  
#2024-04-073 (369 Earle Drive)  
#2024-04-075 (353 Earle Drive)

## Cstaff1

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**From:** Paula Work <pwork@residentialproperties.com>  
**Sent:** Monday, April 15, 2024 6:49 PM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** Dock at 353 Earle drive

This is regarding case no. 2024-04-075, 353 Earle dr.

Case no. 2024-04-073 369 Earle rd.

My name is Paula Work, I live at 25 Russell dr. "Lonetree Point", I oppose the docks going in, Especially the one at 353 because it will be going half way across our beach area where we swim, also I'm not sure what the impact will be on the shell fish. This person also owns property across the road, if they really need a dock, they can build it there and not across our beautiful beach area.

Thank you,  
Paula Work  
25 Russell dr.

## Lisa Turner

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**From:** Lisa Turner <lturner@crmc.ri.gov>  
**Sent:** Monday, April 22, 2024 1:36 PM  
**To:** 'hhstarr@hotmail.com'  
**Subject:** Public Notice - CRMC File 2024-04-075 - Edon Realty Trust - North Kingstown  
**Attachments:** Public Notice CRMC File No 2024-04-075 Edon Realty Trust North Kingstown.pdf

Good Afternoon: Please see the attached CRMC Public Notice. CRMC has received your comments and they are part of the record, however, if you have anything further to add, please provide comments to CRMC on or before May 22, 2024. Thank you!

Thank you,

*Lisa Turner*

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Lisa A. Turner, Office Manager and  
Programming Svcs Officer  
**Coastal Resources Management Council**  
Oliver Stedman Government Center  
4808 Tower Hill Road; Room 116  
Wakefield, RI 02879  
401-783-3370



## Cstaff1

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**From:** Lincoln Munro <linkmunro@yahoo.com>  
**Sent:** Monday, April 15, 2024 6:44 PM  
**To:** cstaf1@crmc.ri.gov  
**Cc:** suealexander@yahoo.com; Joyce Muir-Pastore; Deb Florio; Sherwin Angela; Joset  
**Subject:** 2024 04 073. and 075

Dear CMRC Officials,

I am writing with my strong objection to the proposed construction of intrusive docks with permits pending on Earle Dr in North Kingstown:

2024~04-073 and 2024-04-075

These proposals severely impact the safety and serenity of an abutting beach area:

- 1) This beach will be at risk for boat debris, fuel contamination, and swimmer safety. 2)
- This family oriented beach is commonly used by swimmers and personal watercraft I.e., kayaks, sailfish, and floaters by children. Motor boat traffic so close would be very dangerous.
- 3) Too many beaches in Rhode Island have been forever ruined by this type of money making plan to provide docks for boats. This has enhanced property values for the few to create a huge loss for the many.
- 4) There are locally owned small craft moorings off shore than the reach of these planned docks. These haven't posed problems since these are accessed by skiffs. New residents can use skiffs, also, to reach their boats
- 5) The cove beach serenity and beautiful view of the bay would be destroyed by either or both of these piers. These obstructions offer a convenience to their owners at a major cost to our community.
- 6) Lone Tree Point is a tight knit community with nearly a century of history as such. Newcomers with intentions to change this with some radical profit making scheme pose to ruin this. This plan lacks respect for our heritage, our environment, and for quality of life enjoyed by our cherished citizens.

Hopefully this permit application can be stopped.

Respectfully,

Lincoln and Joset Munro

25 William St.

No.Kingstown, Rhode Island

02852

Sent from my iPhone

## Cstaff1

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**From:** joseph denhoff <joedenhoff@yahoo.com>  
**Sent:** Monday, April 15, 2024 6:19 PM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** object to docks

Dear Sirs, I, Joseph Denhoff of 98 Duck Cove Lane, North Kingstown, RI 02852 object to the building of two docks:

The file numbers which are:

**#2024-04-073 (369 Earle)**

**#2024-04-075 (353 Earle)**

**These docks will be a hazard to navigation as sail boats and motor boats navigate these waters on a regular basis. Also, this area is a nursery for shellfish and we do not want the shellfish beds disturbed. There are baby clams in these exact waters as well as a healthy shellfish population. We don't want these shellfish beds disturbed as we have been fishing them since 1975. They do not produce as they use to and we are trying to bring them back through environmental regulations and concerns. Dock construction will destroy a large population of the native shellfish. We need to protect these shellfish for future generations. I object to the building of these two docks as they will destroy our environment.**

**Sincerely,**

**Joseph Denhoff**

Joe Denhoff  
Joseph Denhoff Associates  
98 Duck Cove Lane  
North Kingstown, RI 02852  
401-295-7505  
cell/text 401-862-9241  
joedenhoffpromo.com  
joe@joedenhoffpromo.com

## **Cstaff1**

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**From:** Amy Denhoff <aadenhoff@hotmail.com>  
**Sent:** Monday, April 15, 2024 5:51 PM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** #2024-04-075 (353 Earle)

**To: CRMC,**

**As an abutter of 353 Earle Drive, I am objecting to the proposed dock.  
This area is abundant with baby shellfish.  
This Dock will also block access to  
boats that want to come into Duck Cove.**

**I also believe it is a hazard to navigation.**

**Amy Abramson-Denhoff  
98 Duck Cove Lane  
North Kingstown, RI 02852**

**File #2024-04-075 (353 Earle)  
North Kingstown, RI 02852**

## Cstaff1

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**From:** Liz Finneran <lizbethfinneran@gmail.com>  
**Sent:** Monday, April 15, 2024 3:20 PM  
**To:** cstff1@crmc.ri.gov  
**Subject:** Earle Drive

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello,

I am writing to voice my objections to approval of the dock being considered at the end of Earle Drive. While I certainly don't want to deprive any one family of the pleasure of being able to walk out to their boat, it is not just one family that will be affected. Earle Drive is a community of people, and any construction will most definitely disturb our dwindling safe spaces for wild animals and plant life.

Approval for this dock should only be given if a majority of residents want it, especially when so few will use it.

Liz Finneran  
40 Earle Drive  
North Kingstown, R.I.

## Cstaff1

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**From:** James Roehm <jamesaroehm@icloud.com>  
**Sent:** Monday, April 15, 2024 12:41 PM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** Objection to File #2024-04-075 (353 Earle Dr., NK)

To whom concerned at CRMC,

I understand there is a formal proposal to built a dock perpendicular into Narragansett Bay from a lot directly across from 353 Earle Drive by the new owners. My concerns are:

1. Shallow draft (even at high tide), and a rocky shoreline that is unsuitable for boats, especially sailboats.
2. This pier would hinder free navigation into and out of Duck Cove.
3. Unnecessary interference with legal shellfishing in this area of the bay.

The new owners have decided on a sudden, major, and expensive change to the character of this peninsula rather than getting to know the unique recreational landscape and its neighbors. I feel the proposed dock is unwise and unnecessary.

I reside at 17 Russel Dr., N. Kingstown, in the Lone Tree Point neighborhood, having moved here in 1999.

James A. Roehm  
H 401.294.1556

## Cstaff1

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**From:** sgrzych@aol.com  
**Sent:** Monday, April 15, 2024 11:56 AM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** 2024 04 073 369 20240475 353 earle drive

To Whom it may Concern,

My name is Scott Grzych and I live at 99 Duck Cove Lane, North Kingstown, 02852.

I am writing to express my concerns and objection to the construction of a dock in the mouth of Duck cove.

Construction of this dock would restrict access to my home from the water, and access to the open water from my home.

Sincerely,  
Scott Grzych  
401-447-6329

## Cstaff1

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**From:** Denman James <denman.james@gmail.com>  
**Sent:** Monday, April 15, 2024 11:05 AM  
**To:** cstaff1@crmc.ri.gov  
**Cc:** Diana James  
**Subject:** #2024-04-073 (369 Earle) #2024-04-075 (353 Earle)

Hello -

Please reference the subject case numbers.

As residents of the Lone Tree Point neighborhood, frequent users of the beach and water around Lone Tree Point, and a mooring owner in the mooring field off of Lone Tree Point, we would like voice our concerns that addition of docks into what is a relatively small area would impede water usage. We do not support the addition of docks into the waters around the cove. Navigation is already impeded by shallows and rocks both inside and outside of the cove.

Denman and Diana James  
190 Earle Drive.  
North Kingstown.

**From:** Sue Alexander <suealexander@yahoo.com>  
**Sent:** Saturday, April 13, 2024 3:26 PM  
**To:** cstaff1@crmc.ri.gov  
**Subject:** Dock proposals

Good afternoon

I live at 211 Earle Drive in north Kingstown and I am the president of the Lone Tree Point Beach Association for our neighborhood. We were asked to sign off on a proposed dock at 353 Earle Drive as it abuts association property. We voted as a board not to sign anything as it restricts navigation through a channel as well as recreational and environmental concerns. The same person also asked a neighbor to sign a variance for another dock at 369 Earle Drive (she owns 2 adjacent properties) and he also said no. Upon visiting the database I see she has already submitted applications regardless. Could someone please let me know how this proceeds and what steps we can take to preserve our community beach area. Will there be some type of hearing/will we be notified if so?? Thank you for any guidance you can provide as the entire neighborhood is very concerned.

Thanks

Sue Alexander

401/788-6699

Sent from my iPhone