



State of Rhode Island and Providence Plantations
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, RI 02879-1900

(401) 783-3370
Fax (401) 783-2069

APPLICATION FOR STATE ASSENT

To perform work regulated by the provisions of Chapter 279 of the Public Laws of 1971 Amended.

| | | |
|---|--|--|
| Project Location | 353 Earle Drive, North Kingstown No. Street City/Town | File No. (CRMC USE ONLY) 2024-04-075 |
| Owner's Name | Donna Rossetti Trustee for Edon Realty Trust | Plat: 89 Lot(s): 101 & 110 |
| Mailing Address | 47 Grist Mill Lane, Walpole, MA 02081 Address City/Town, State Zip Code | Owner's Contact: Number: 508-954-0500 Email Address: donnarossetti@comcast.net |
| Contractor RI Reg. # NA | Address | Email address: Tel. No. NA |
| Designer Warren Hall | 63 Elmwood Ave., Middletown RI Address | Tel. No. 401-849-5905 |
| Name of Waterway Narragansett Bay, West Passage | | Estimated Project Cost (EPC): \$150,000 Application Fee: \$1500.00 |
| Provide Below a Description of Work As Proposed (required). Construct and maintain a 4' x 130' residential pier. Pier to be located on lot 101 directly across Earle Drive from lot 110, both properties are owned by applicant. | | |

Have you or any previous owner filed an application for and/or received an assent for any activity on this property?
(If so please provide the file and/or assent numbers): 2016-09-102, 1978-03-032, 1974-05-016

Is this site within a designated historic district?

☐ YES

☒ NO

Is this application being submitted in response to a coastal violation?

☐ YES

☒ NO

If YES, you must indicate NOV or C&D Number:

Name/mailling addresses of adjacent property owners whose property adjoins the project site. Accurate mailing addresses will insure proper notification. Applicant must initial to certify accuracy of adjacent property owners and accuracy of mailing addresses.
Sally D Motherway, Living Trust c/o Mara A Motherway 6538 Tucker Ave., McLean VA 22101

Lone Tree Point Beach Association, PO Box 1532 North Kingstown RI 02852

STORMTOOLS (<http://www.beachsamp.org/resources/stormtools/>) is a planning tool to help applicants evaluate the impacts of sea level rise and storm surge on their projects. The Council encourages applicants to use STORMTOOLS to help them understand the risk that may be present at their site and make appropriate adjustments to the project design.

NOTE: The applicant acknowledges by evidence of their signature that they have reviewed the Rhode Island Coastal Resources Management Program, and have, where possible, adhered to the policies and standards of the program. Where variances or special exceptions are requested by the applicant, the applicant will be prepared to meet and present testimony on the criteria and burdens of proof for each of these relief provisions. The applicant also acknowledges by evidence of their signature that to the best of their knowledge the information contained in the application is true and valid. If the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then the permit granted under this application may be found to be null and void. Applicant requires that as a condition to the granting of this assent, members of the CRMC or its staff shall have access to the applicant's property to make on-site inspections to insure compliance with the assent. This application is made under oath and subject to the penalties of perjury.

Donna Rossetti Trustee, Edon Realty Trust

Owner Name (PRINT)

Owner's Signature (SIGN)

PLEASE REVIEW REVERSE SIDE OF APPLICATION FORM



Warren Hall, Civil Engineer
PE # 5114, PLS # 1917, 63 Elmwood Ave., Middletown, RI 02842
401-849-5905

April 4, 2024
CRMC
4808 Tower Hill Rd
Wakefield, RI 02879

Re: Residential Pier Application, Donna Rossetti Trustee for Edon Realty Trust, 353 Earle Drive, North Kingstown, RI 02852, AP 89, Lot 101 & 110

Dear Sirs / Madam,

Submitted on behalf of the applicant, Donna Rossetti Trust & Edon Realty Trust, please find enclosed application to construct & maintain a residential pier. Pier to extend 50' beyond mean low water, span over a marsh grass area and provide 5' clearance from mean high water to fixed pier.

I have included four copies of:

- 1) Application
- 2) Agreement as to Fees, dated 4-2-24
- 3) Proof of property ownership, lot 101 & 110, dated 4-3-24 & 3-17-23
- 4) Letter dated 3-27-24, authorize Donna Rossetti to sign all documents for Edon Realty Trust
- 5) Narrative of Construction, 4-2-24
- 6) Category B requirements, dated 4-2-24
- 7) Draft Declaration of Restrictive Covenants, dated 4-2-24
- 8) Portion of Assessors Map 89, showing lots 101 & 110, dated 4-2-24
- 9) Pictures of site, one thru four, dated 3-9-24
- 10) Buoyancy & Hi fetch calculations, 2 sheets dated 4-2-24
- 11) Proposed Residential Pier drawings, sheets one thru five, all dated 3-9-24

And check #2017 pay to CRMC \$1500.00, dated 3-27-24

If you have any questions, please call me at 849-5905.

Respectfully Submitted,



Warren Hall, PE, PLS

By email & copy us-mail



STATEMENT OF DISCLOSURE AND APPLICANT AGREEMENT AS TO FEES

The fees which must be submitted to the Coastal Resources Management Council are based upon representations made to the Coastal Resources Management Council by the applicant. If after submission of this fee the Coastal Resources Management Council determines that an error has been made either in the applicant's submission or in determining the fee to be paid, the applicant understands that additional fees may be assessed by the Coastal Resources Management Council. These fees must be paid prior to the issuance of any assent by the Coastal Resources Management Council.

The applicant understands the above conditions and agrees to comply with them.

Donna Rossetti

Owner Signature

4/2/2024

Date

Donna Rossetti Trustee, Edon Realty Trust, 47 Grist Mill Lane, Walpole, MA 02081

Print Name and Mailing Address





Town of North Kingstown, Rhode Island

Office of the Assessor
100 Fairway Drive
North Kingstown, RI 02852
Phone (401) 268-1531
www.northkingstownri.gov

April 3, 2024

To Whom It May Concern:

This is to certify that property at Earle Drive known as North Kingstown Assessor's Plat 89 Lot 101 is owned by Edon Realty Trust and Donna Rossetti Trustee.

The property was acquired on July 27, 2022 and as of the above date has not transferred ownership.

Deborah Garneau
Assessor





Town of North Kingstown, Rhode Island

100 Fairway Drive
North Kingstown, RI 02852
Phone: (401) 268-1531
Fax: (401) 583-4140

March 17, 2023

To Whom It May Concern:

This is to certify that property at 353 Earle Drive known as North Kingstown Assessor's Plat 89 Lot 110 is owned by Edon Realty Trust and Rossetti, Donna Trustee.

The property was acquired on July 26, 2022 and recorded in Book 3523 Page 144 and as of the above date has not transferred from the present ownership.

Deb Garneau
Assessor



March 27, 2024

To Whom It May Concern:

Please be advised that I, Donna Rossetti, have authority to sign all documents on behalf of the Edon Realty Trust.

Thank you.


Donna Rossetti



NARRATIVE, RESIDENTIAL PIER
DONNA ROSSETTI TRUSTEE for EDON REALTY TRUST AP 89, LOTS 101 & 110
353 EARLE DRIVE, NORTH KINGSTOWN, RI

NARRATIVE OF CONSTRUCTION

As proposed the project will consist of a new 4'x130' residential timber pier with a 150 square foot float. Pier to extend 50' seaward of mean low water.

Pier will be located on a separate lot directly across a public right of way from the residence. A declaration of restrictive covenants is attached.

Pier will provide minimum water depths of 18" (1.3.1.D.11.z Table 8) and have stops to prevent bottom chaffing & impacts to the soft / sandy marine bottom sediment.

A marsh grass crossing will be spanned with 27' long stringers, providing 6.4' & 8.6' clearance to ground over the marsh grass area. Piles disturbance will be minimized.

"A "soft start" is required to allow animals an opportunity to leave the project vicinity before sound pressure levels increase. In addition to using a soft start at the beginning of the work day for pile driving, one must also be used at any time following cessation of pile driving for a period of 30 minutes or longer. For impact pile driving: pile driving will commence with an initial set of three strikes by the hammer at 40% energy, followed by a one-minute wait period, then two subsequent 3-strike sets at 40% energy, with one-minute waiting periods, before initiating continuous impact driving."

Equipment that will be used during construction will consist of a barge mounted pile drive, utility trucks, and general tools used by dock builders. Access for the equipment will be over the water and public roads.

Materials to be used on this pier have been used in the past on similar projects, they include: timbers (Alkaline Copper Quaternary treated), metal connectors (hot dipped galvanized and stainless steel). CCA treated piles and green heart (float piles) will be used. The ACQ and CCA treatment is a non-leaching preservative.

Work is scheduled to begin as soon as permits are secured or in the spring of 2025, and is expected to take 4 weeks to complete.


Warren Hall, PE, PLS

April 2, 2024



CATEGORY B REQUIREMENTS, RESIDENTIAL PIER
DONNA ROSSETTI TRUSTEE for EDON REALTY TRUST AP 89, LOT 101 & 110
353 EARLE DRIVE, NORTH KINGSTOWN, RI

- 1) The proposed activity is a new residential pier with associated residential use, allowed in type 2 water.
- 2) Local building permit is secured by the contractor.
- 3) As proposed this pier extends into Narragansett Bay, as shown on the North Kingstown water use map the water in this area is a CRMC Type 2 water.
- 4) As this activity will occur over the water and surrounding land area, and requires no change to existing grades, there will be no impact to the erosion and deposition process in this area.
- 5) Proposed pier will provide vertical clearance of 6.4' & 8.6' to a marsh grass crossing, minimize pile driving by requiring a 28' span over the marsh grass, and maintain 5' clearance to mean high water along the main fixed pier. A soft start to all pile driving operations is called for on the plan set. Reference sheets 3 & 4 for crossing details.
- 6) Pier is located on private property and elevated to provide 5' clearance above mean high water. All existing lateral access along the shoreline will be maintained.
- 7) This proposed pier and float will be supported by 12" diameter piles, as shown with past similar projects, there has been no effect on the water circulation, flushing, turbidity, or sedimentation processes.
- 8) All of these materials have been used in the past on similar projects, resulting in no deterioration of the water quality in the area.
- 9) There are no known areas of historic or archeological significance in the area of the pier.
- 10) Proposed pier will be elevated above mean high water, and continue to provide existing lateral access. This area is limited by low tides, water depths, and scattered rocks, there will be no impacts to any of the existing users and potential future uses.
- 11) There are other piers within the area, as proposed this pier will extend 50' beyond mean low water and be elevated a minimal distance above mhw to provide existing and future uses to continue, therefore, no degradation with respect to existing scenic qualities, and will have minimum impact to the view scape.

Warren Hall, PE, PLS,

April 2, 2024



DECLARATION OF RESTRICTIVE COVENANTS

DONNA ROSETTI TRUSTEE FOR EDON REALTY TRUST owner of that parcel of land known as lots 101 and 110 on Assessor's Plan 89 located in the Town of North Kingstown, State of Rhode Island, makes the following declarations as to limitations, restrictions, and uses to which the lots may be put, and specifies that such declarations shall constitute covenants to run with all the land, as provided by law, and shall be binding on all parties having any right, title or interest in the above described parcel or any part thereof, their heirs, successors or assigns, and shall inure to the benefit of each owner thereof. The property described above shall be held, sold, and conveyed only subject to the following restrictions, covenants and conditions, and all sales, leases and use of the property shall be expressly made subject to said limitations, restrictions and covenants:

1. Said lot is subject to Rhode Island Coastal Resources Management Council Assent No. _____ recorded in the Town of North Kingstown Land Evidence Records at Book _____, Page _____.

2. Consistent with the aforementioned Assent No. _____, Lot 101 (designated as parcel A on attached plan) and Lot 110 (designated as parcel B on attached plan) shall be considered to be one lot and undivided for purposes of such assent.

3. Consistent with the aforementioned Assent No. _____, Lot 101 (designated as parcel A on attached plan) and lot 110 (designated as parcel B on attached plan) shall not be separated and shall be conveyed together, and the residential boating facility located on lot 101 (designated as parcel A on attached plan) shall be considered a use appurtenant to said lot 110 (designated as parcel B on attached plan)





LOOKING NORTH



LOOKING NORTH - NORTHWEST



LOOKING WEST - NORTHWEST ALONG SHORE

PICTURES TO ACCOMPANY RESIDENTIAL PIER APPLICATION
353 EARLE DRIVE, AP 89 LOTS 101 & 110
DONNA ROSSETTI TRUSTEE for EDON REALTY TRUST
3-9-24



353 Earle Drive
North Kingsham

4-2-24 1/2
by: WFD

Bouyancy calcs.

Typical Bent

3 @ 3x12 stringer x 15'

2 @ 3x12 Cap beams x 6'

2 @ 3x12 Cross Brace x 9.75'

3 x 8 Decking

2 @ 12" piles x 29'

Stringers: 3x15' x ^{SEA WATER} 28.13/144 (64-34.3 PCF) = 261 #

Caps: 2x6' x 28.13/144 (64-34.3) = 70 #

Cross Brace: 2x9.75' x 28.13/144 (64-34.3) = 113 #

Decking: 4' x 15' x 18.1/144 (64-34.3) = 224 #

Piles: 2 x 29' x $\pi \times .5^2 \times (64-34.3) = \underline{\underline{1353 \#}}$

2021 # ↑

10' embedment Total 12" d pile = 7013 # (OK)

4-2-24

Wave Force Calculations
Donna Rossetti, Edon Realty
AP 89, Lot 101 and 110
353 Earle Drive
N Kingstown, RI 02852
By: Warren Hall, PE, PLS

| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 |
|-------|-------|----------|-------|------|------|-------|-------|-------|------------|------|--------|-------|----------|-------------------|
| Bent | OG | Top Pile | depth | Hb | SWE | V | F brk | F dyn | Fi (1000#) | Fstr | Moment | M/5 | fb (M/5) | PILE TYPE |
| 1 | 3.1 | 13.8 | 6.9 | 5.4 | 10.0 | 10.92 | 1599 | 945 | 421 | 4000 | 46050 | 9210 | 2087 | SYP |
| 2 | 1.1 | 13.8 | 8.2 | 6.4 | 9.3 | 12.24 | 2253 | 1408 | 471 | 7385 | 96103 | 19221 | 4355 | SYP |
| 3 | 0.4 | 12.8 | 8.0 | 6.3 | 8.4 | 12.05 | 2148 | 1332 | 464 | 4721 | 68306 | 13661 | 3095 | SYP |
| 4 | 0.13 | 12.8 | 8.2 | 6.4 | 8.3 | 12.22 | 2243 | 1401 | 471 | 4385 | 68186 | 13637 | 3090 | SYP |
| 5 | -0.15 | 12.8 | 8.4 | 6.5 | 8.2 | 12.40 | 2343 | 1474 | 478 | 4482 | 72153 | 14431 | 3270 | SYP |
| 6 | -0.5 | 12.8 | 8.6 | 6.7 | 8.1 | 12.62 | 2471 | 1569 | 486 | 2302 | 54744 | 10949 | 2481 | SYP |
| 7 & 8 | -1.1 | 21 | 14.3 | 11.2 | 13.2 | 17.87 | 6823 | 5227 | 688 | 5737 | 251437 | 62859 | 17790 | GH (4) |
| | | | | | | | | | | | | | | M/S (.78^3=169.6) |

Col 1; Bent : See profile with bent #'s

Col 2; OG : Ground elevation at bent (ft)

Col 3; Top Pile : Pile top elevation (ft)

Col 4; Depth : still water depth to produce Hb = top pile(ft)

Col 5; Hb : Breaking wave height (ft)

Col 6; SWE : surface water elevation (ft)

Col 7; V : Velocity (f/s), CCM formula 11.2, average (upper + lower bound)/2

Col 8; Fbrk : Breaking wave load on pile, CCM 11.5, applied at SWE

Col 9; Fdyn : Hydrodynamic load on pile, CCM 11.8, applied at 1/2 depth

Col 10; Fi : Debris impact load (1000#), CCM 11.9, applied at SWE

Col 11; Fstr : Force on stringer, (Fbrk/Hb)*1', applied at center of stringer

Col 12; Moment : Summation of moment

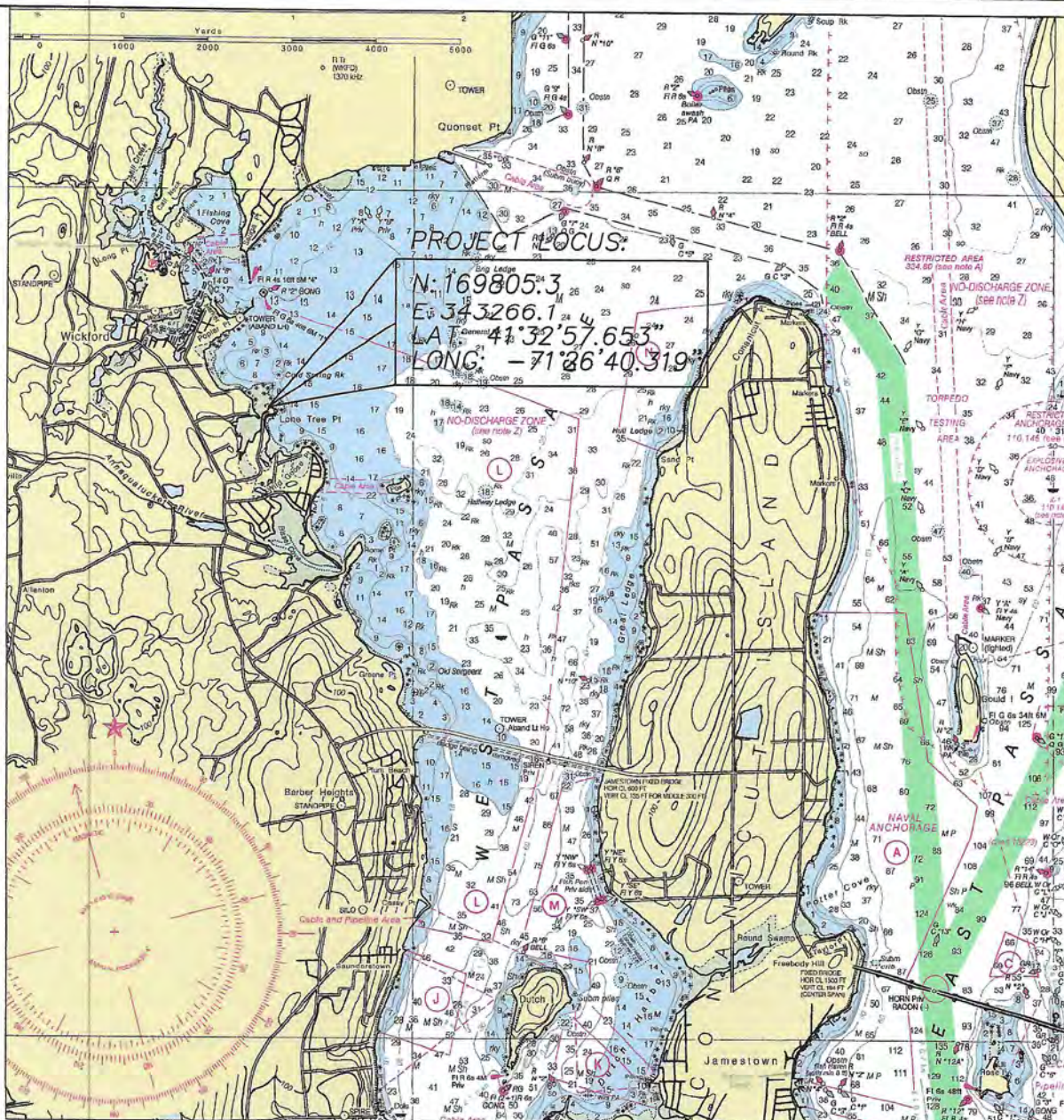
Col 13; M/5 : equivalent couple to resist overturning, if considered rigid frame

Col 14; fb : bending stress at bottom elevation, each bent piles considered, (greenheart MOR = 19,300 psi)

Col 15; Pile Type required; SYP southern yellow pine, GH greenheart

RECEIVED
4/8/2024

COASTAL RESOURCES
MANAGEMENT COUNCIL



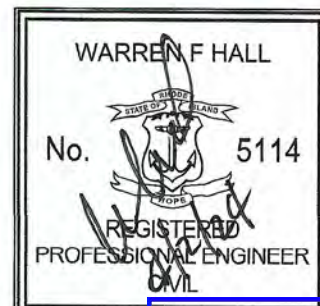
PROJECT LOCUS
1"=6076' (1NM)



WARREN HALL

CIVIL ENGINEER

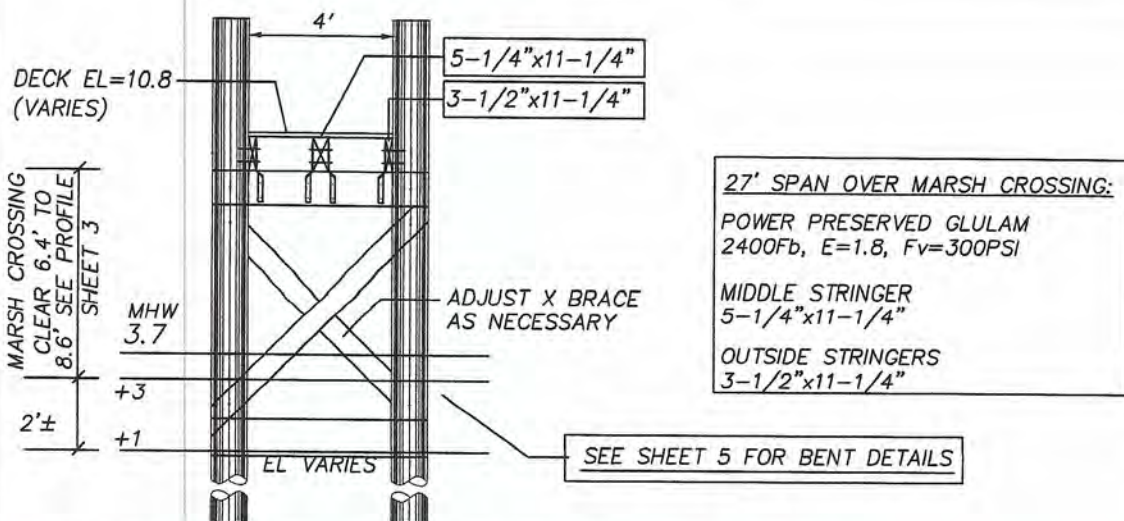
PROPOSED RESIDENTIAL PIER
DONNA ROSSETTI TRUSTEE FOR:
EDON REALTY TRUST
353 EARLE DRIVE
AP 89, LOTS 101 & 110
NORTH KINGSTOWN, RI
BY: WARREN HALL, CIVIL ENGINEER
3-9-24 SHEET 1 OF 5



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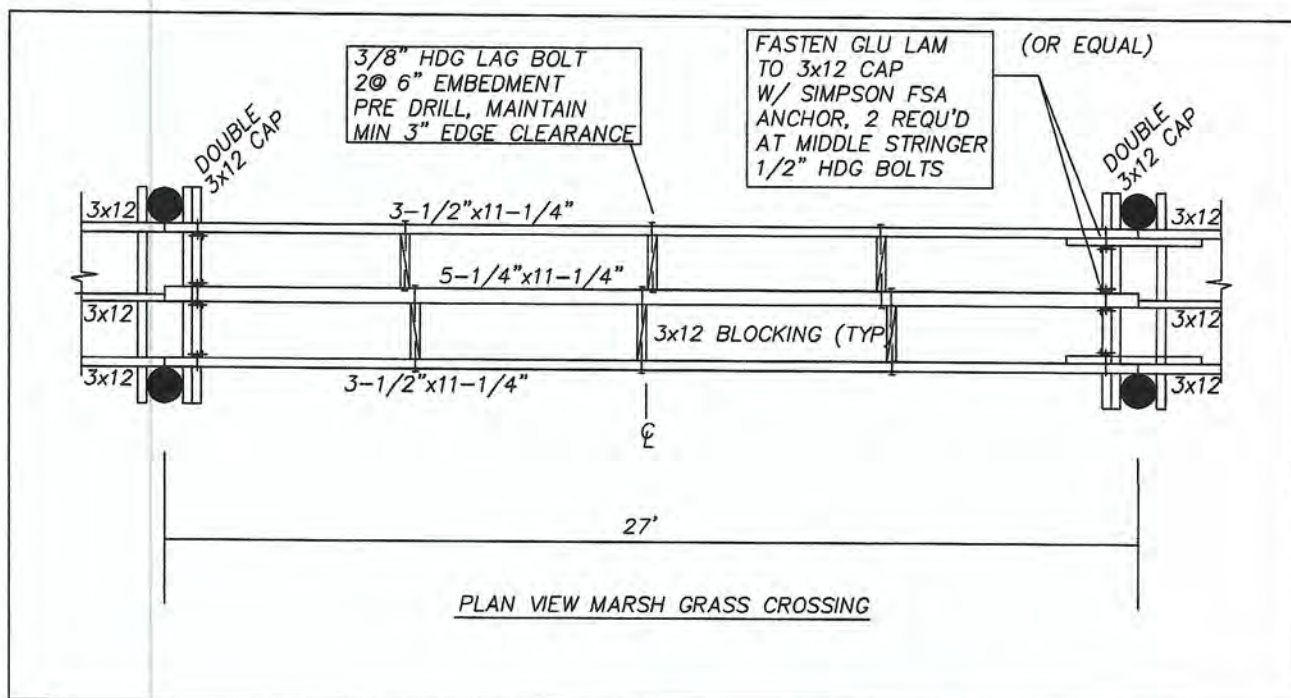
4/8/2024

COASTAL RESOURCES
MANAGEMENT COUNCIL



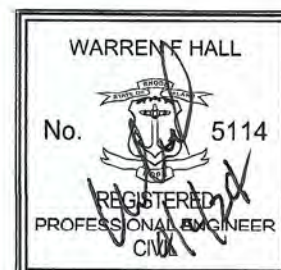
SECTION THRU MARSH GRASS CROSSING SPAN STRINGERS & DECKING
3/16"=1'-0"

HDG HOT DIPPED GALVANIZED



PROPOSED RESIDENTIAL PIER & BOAT LIFT
DONNA ROSSETTI TRUSTEE FOR:
EDON REALTY TRUST
353 EARLE DRIVE
AP 89, LOTS 101 & 110
NORTH KINGSTOWN, RI
BY: WARREN HALL, CIVIL ENGINEER
3-9-24 SHEET 4 OF 5

WARREN HALL
CIVIL ENGINEER



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4/8/2024

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MANAGEMENT COUNCIL

PILE DRIVING NOTE:

A "soft start" is required to allow animals an opportunity to leave the project vicinity before sound pressure levels increase. In addition to using a soft start at the beginning of the work day for pile driving, one must also be used at any time following cessation of pile driving for a period of 30 minutes or longer. For impact pile driving: pile driving will commence with an initial set of three strikes by the hammer at 40% energy, followed by a one minute wait period, then two subsequent 3-strike sets at 40 % energy, with one minute waiting periods, before initiating continuous impact driving.

NOTES:

- 1) ALL BOLT HOLES SHALL BE PRE DRILLED 1/16" GREATER THAN DIAMETER OF BOLT
- 2) ALL BOLTS SHALL BE STAINLESS STEEL GRADE 316

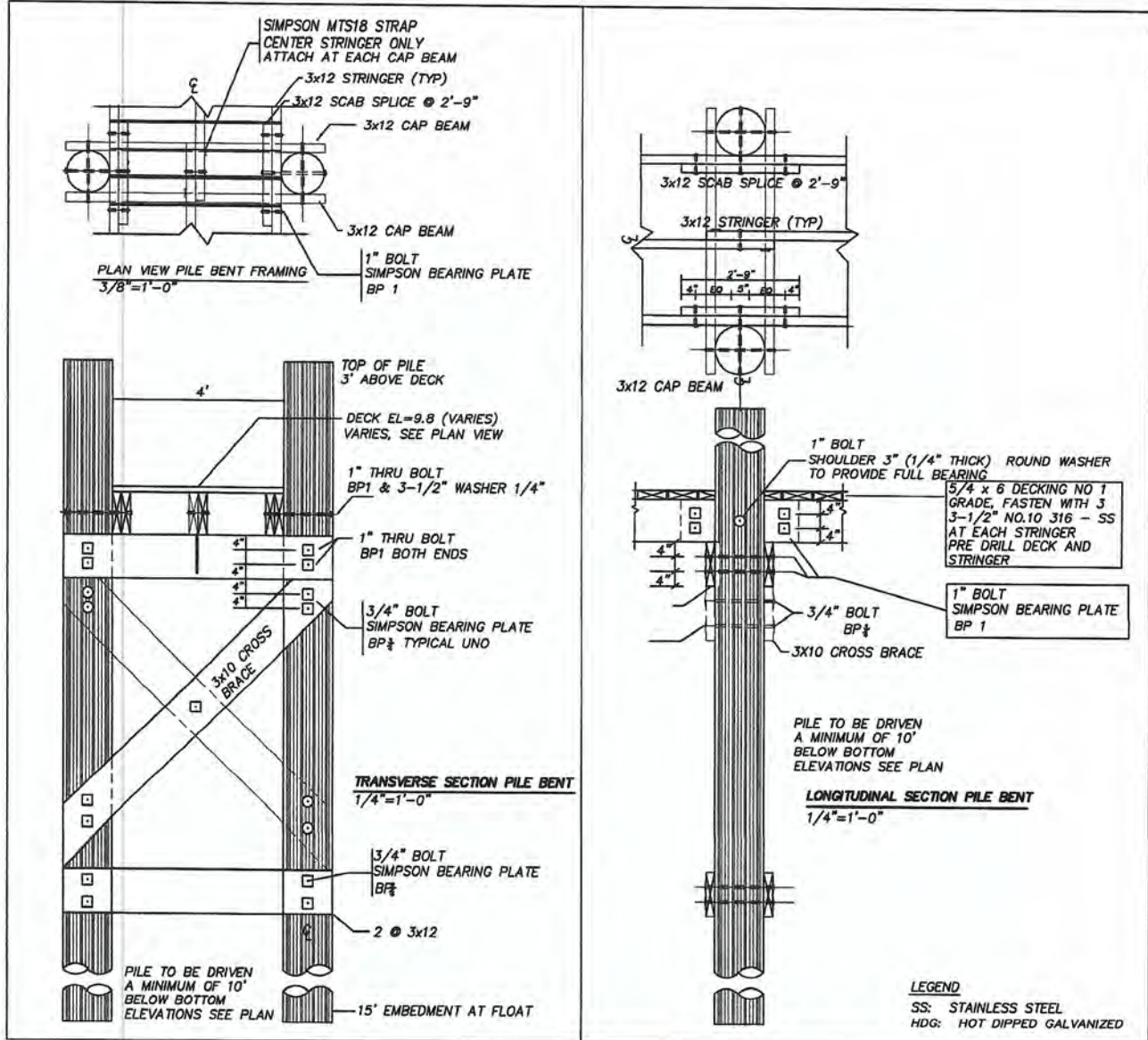
FRAMING PROPERTIES:

SOUTHERN YELLOW PINE

Fb 1200 PSI

Fv 80 PSI

DECK PLANKS TO BE 4' x 5/4 x 6 #1 GRADE



HI FETCH DETAILS

PROPOSED RESIDENTIAL PIER
DONNA ROSSETTI TRUSTEE FOR:
EDON REALTY TRUST

353 EARLE DRIVE
AP 89, LOTS 101 & 110
NORTH KINGSTOWN, RI

BY: WARREN HALL, CIVIL ENGINEER
3-9-24 SHEET 5 OF 5

WARREN HALL
CIVIL ENGINEER



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4/8/2024

COASTAL RESOURCES
MANAGEMENT COUNCIL