



State of Rhode Island
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

PUBLIC NOTICE

File Number: 2024-04-075

Date: March 3, 2025

This office has under consideration the application of:

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

for a State of Rhode Island Assent to construct and maintain: A residential Boating facility consisting of a 4'X100' fixed pier to a 28' ramp to an 8'X18.75' float, extending to 72.5' beyond MLW therefore requesting a variance under 1.3.1D.6.f(3) of the Redbook is required. The standard is 50' under 1.3.1.D.11.(I). A second variance is required since the facility will be located across a Property Line Extension (PLE) under 1.3.1.11.k of the Redbook 650-RICR-20-00-1. When the standard is a 25'setback from the PLE.

Project Location:	353 Earle Drive
City/Town:	North Kingstown
Plat/Lot:	89 / 101,110
Waterway:	Narragansett Bay -West passage.

Plans of the proposed work can be requested at Cstaff1@crmc.ri.gov.

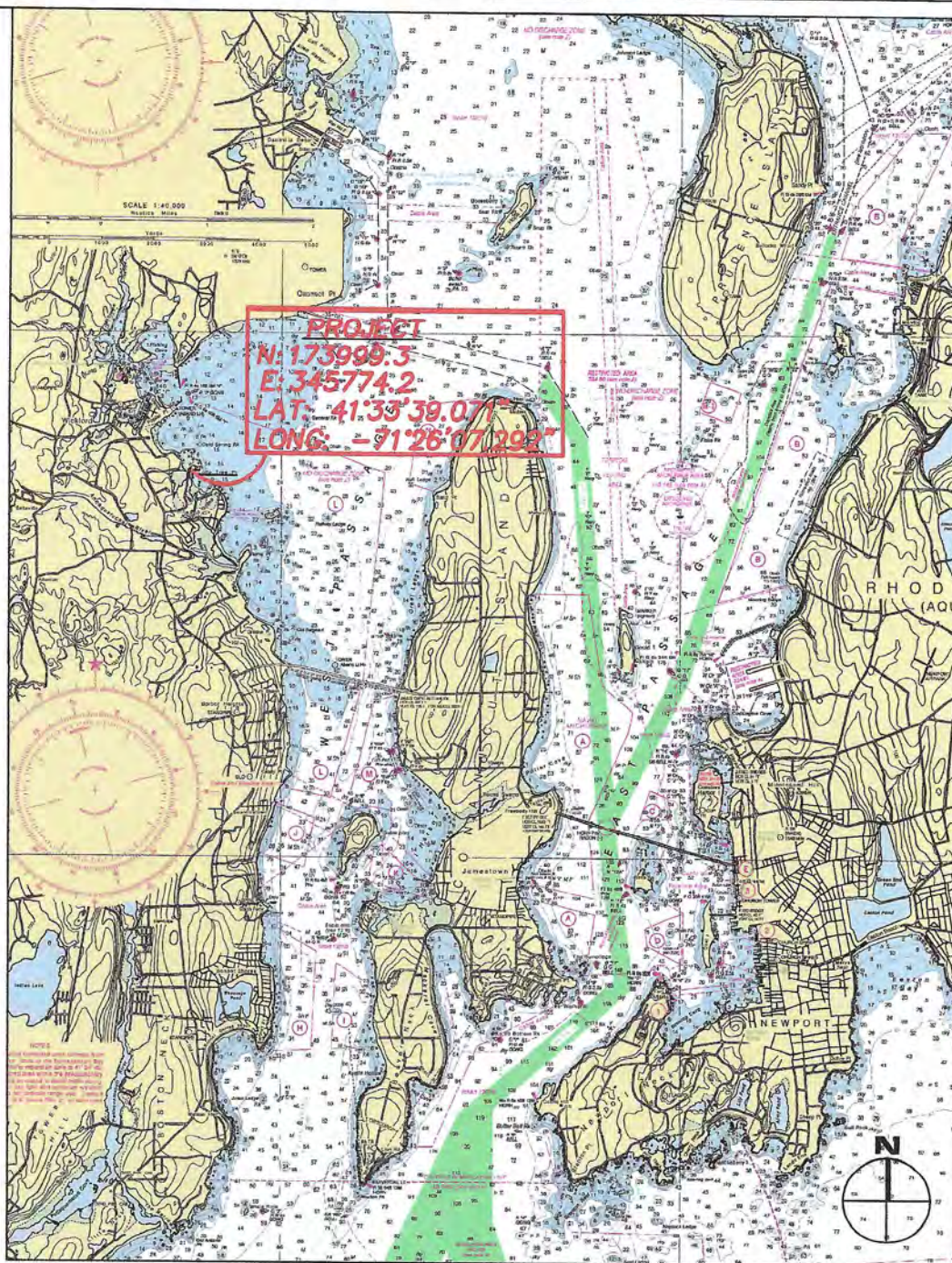
In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what law or laws, if any, would in their opinion be violated by the work proposed.

If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before April 2, 2025.

Please email your comments/hearing requests to: cstaff1@crmc.ri.gov; or mail via USPS to: Coastal Resources Management Council; O. S. Government Center, 4808 Tower Hill Road, Rm 116; Wakefield, RI 02879.

/bms

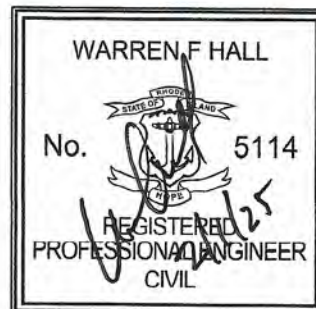


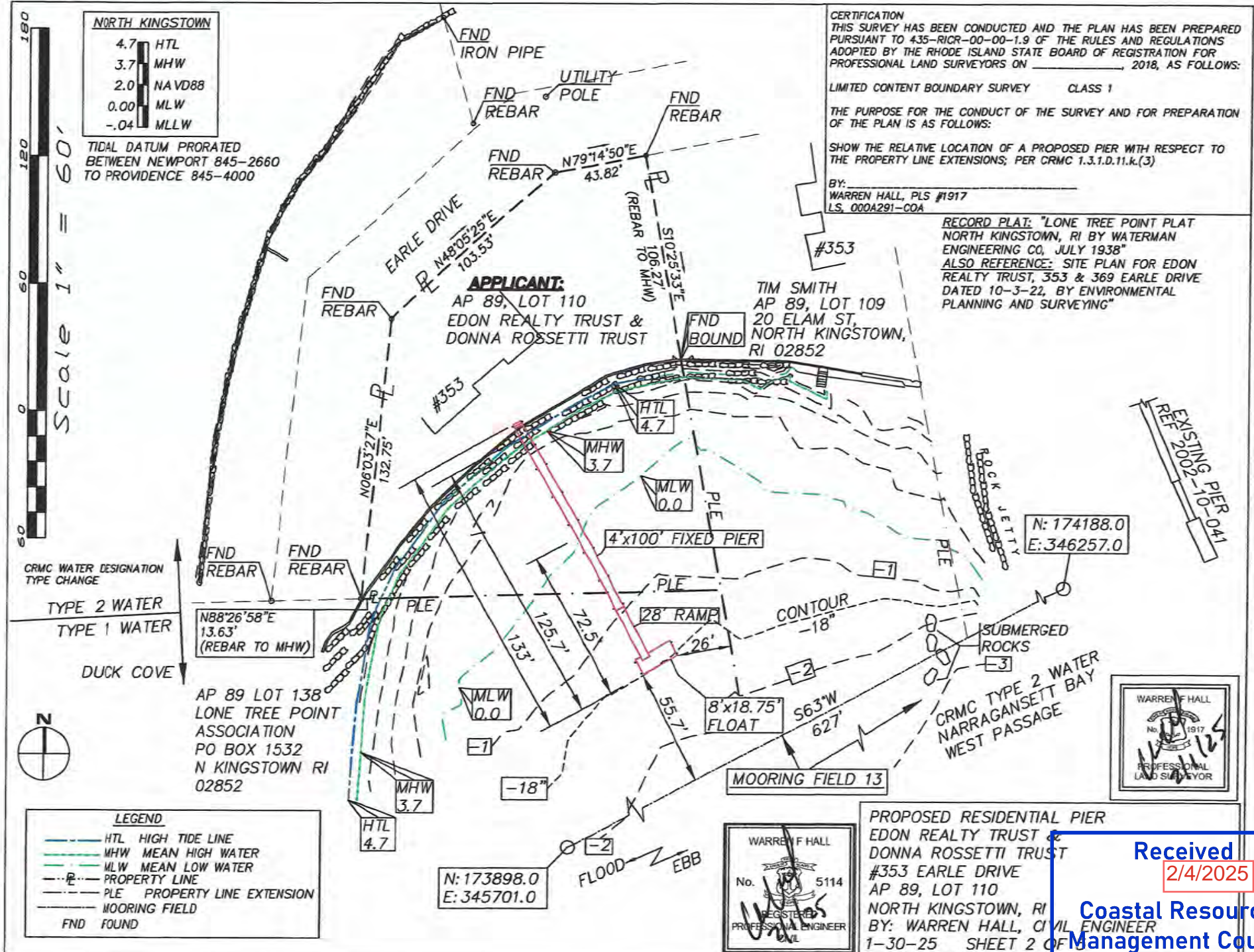
LOCUS PLAN
PORTION OF NOAA 13221

WARREN HALL
CIVIL ENGINEER

PROPOSED RESIDENTIAL PIER
EDON REALTY TRUST &
DONNA ROSSETTI TRUST
#353 EARLE DRIVE
AP 89, LOT 110
NORTH KINGSTOWN, RI
BY: WARREN HALL, CIVIL ENGINEER
1-30-25 SHEET 1 OF 5

Received
2/4/2025
Coastal Resources
Management Council





NORTH KINGSTOWN

4.7	HTL
3.7	MHW
2.0	NAVD88
0.00	MLW
-.04	MLLW

TIDAL DATUM PRORATED
BETWEEN NEWPORT 845-2660
TO PROVIDENCE 845-4000

CERTIFICATION
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED
PURSUANT TO 435-RICR-00-00-1.9 OF THE RULES AND REGULATIONS
ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR
PROFESSIONAL LAND SURVEYORS ON _____, 2018, AS FOLLOWS:

LIMITED CONTENT BOUNDARY SURVEY CLASS 1

THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR PREPARATION
OF THE PLAN IS AS FOLLOWS:

SHOW THE RELATIVE LOCATION OF A PROPOSED PIER WITH RESPECT TO
THE PROPERTY LINE EXTENSIONS; PER CRMC 1.3.1.D.11.k.(3)

BY:
WARREN HALL, PLS #1917
LS, 000A291-COA

RECORD PLAT: "LONE TREE POINT PLAT
NORTH KINGSTOWN, RI BY WATERMAN
ENGINEERING CO, JULY 1938"
ALSO REFERENCE: SITE PLAN FOR EDON
REALTY TRUST, 353 & 369 EARLE DRIVE
DATED 10-3-22, BY ENVIRONMENTAL
PLANNING AND SURVEYING"

APPLICANT:

AP 89, LOT 110
EDON REALTY TRUST &
DONNA ROSSETTI TRUST

TIM SMITH
AP 89, LOT 109
20 ELAM ST.
NORTH KINGSTOWN,
RI 02852

AP 89 LOT 138
LONE TREE POINT
ASSOCIATION
PO BOX 1532
N KINGSTOWN RI
02852

LEGEND

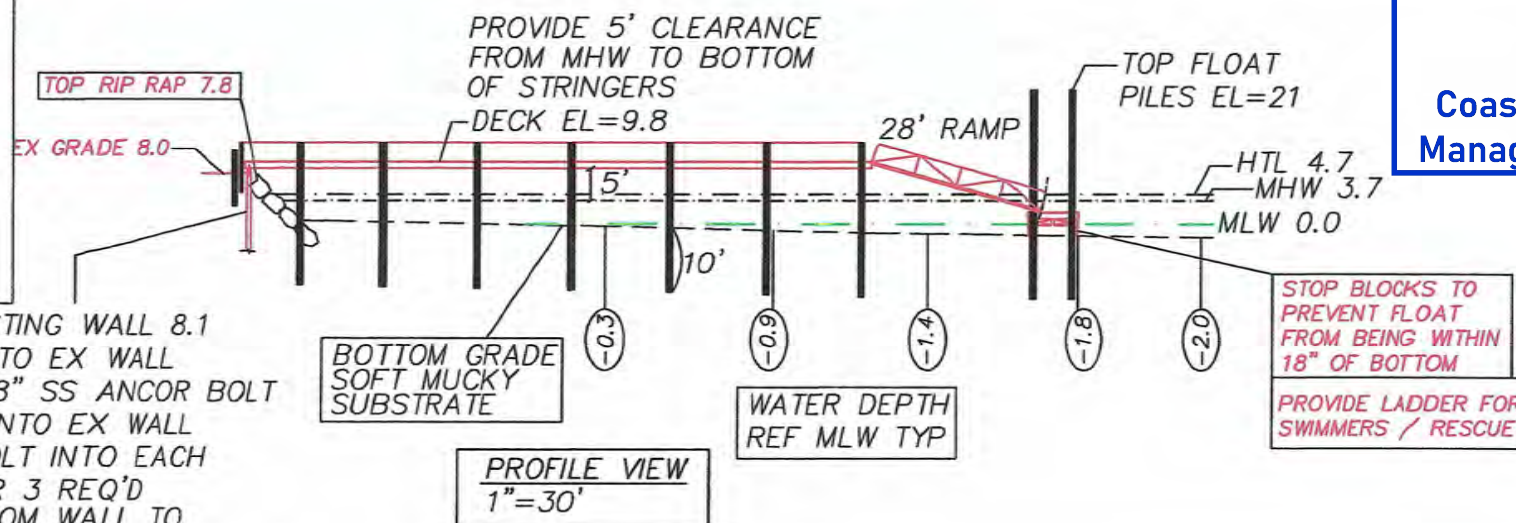
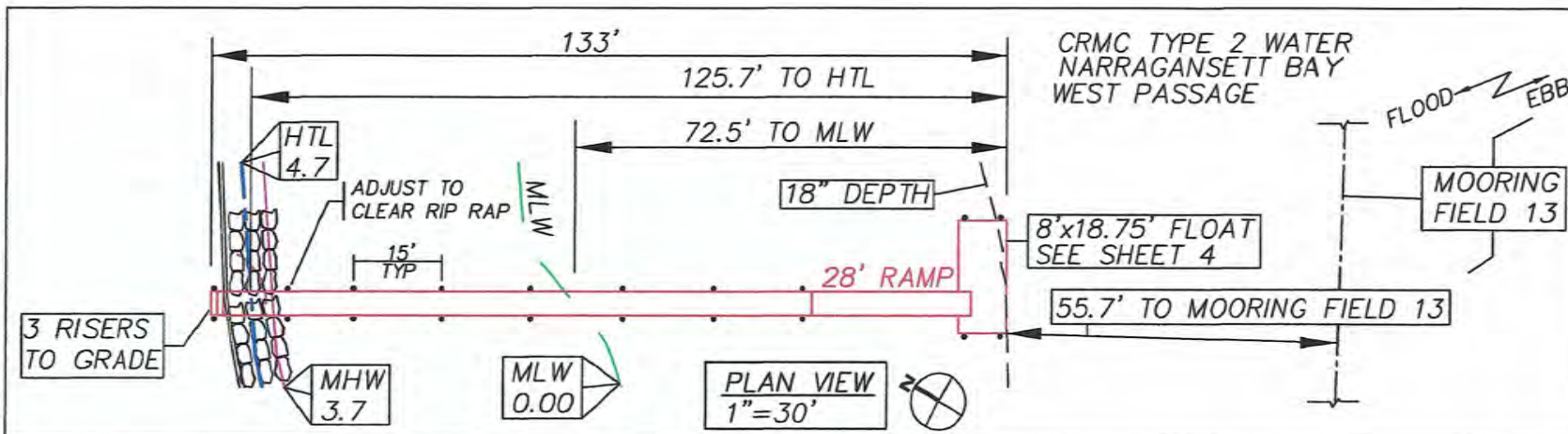
- HTL HIGH TIDE LINE
- MHW MEAN HIGH WATER
- MLW MEAN LOW WATER
- PROPERTY LINE
- PLE PROPERTY LINE EXTENSION
- MOORING FIELD
- FND FOUND

PROPOSED RESIDENTIAL PIER

EDON REALTY TRUST &
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#353 EARLE DRIVE
AP 89, LOT 110
NORTH KINGSTOWN, RI
BY: WARREN HALL, CIVIL ENGINEER
1-30-25 SHEET 2 OF 2

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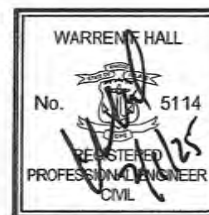
Coastal Resources
Management Council



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2/4/2025
Coastal Resources
Management Council

LEGEND

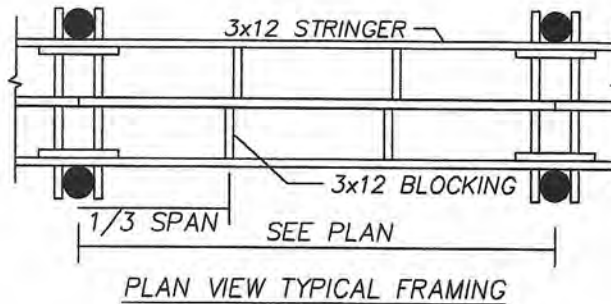
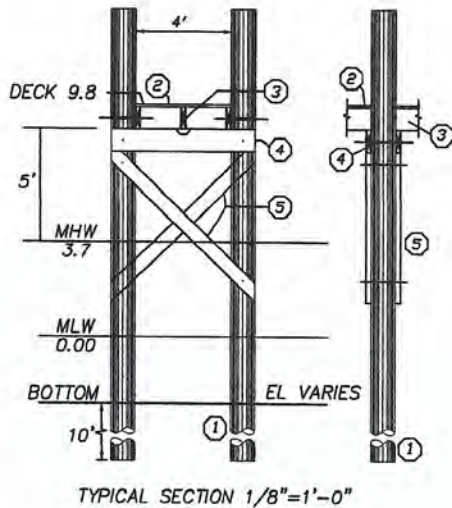
---	HTL	HIGH TIDE LINE
---	MHW	MEAN HIGH WATER
---	MLW	MEAN LOW WATER
---	PL	PROPERTY LINE
---	PLE	PROPERTY LINE EXTENSION
---	FND	FOUND



PROPOSED RESIDENTIAL PIER
EDON REALTY TRUST &
DONNA ROSSETTI TRUST
#353 EARLE DRIVE
AP 89, LOT 110
NORTH KINGSTOWN, RI
BY: WARREN HALL, CIVIL ENGINEER
1-30-25 SHEET 3 OF 5

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.



- ① 10" TIP CCA TREATED WOOD PILES
TREAT TO 2.5 PCF (1.0 ALLOWED WITH
OWNER CONSENT & GREENHEART AT FLOAT)
- ② 4' @ 5/4x6 DECKING ACQ TREATED TO .6 PCF
FASTEN TO STRINGERS WITH 3 @ 3-1/2"
NO. 10 316 STAINLESS STEEL SCREWS
- ③ 3x12 STRINGER, ACQ TREATED THRU BOLT AT PILE
FASTEN MIDDLE STRINGER WITH SIMPSON
H-1 HURRICANE ANCHOR
- ④ 2-3x12 CAP BEAM, ACQ TREATED TO
.6 PCF
- ⑤ 3x10 CROSS BRACE, ACQ TREATED TO
2.5 PCF

GENERAL NOTES:

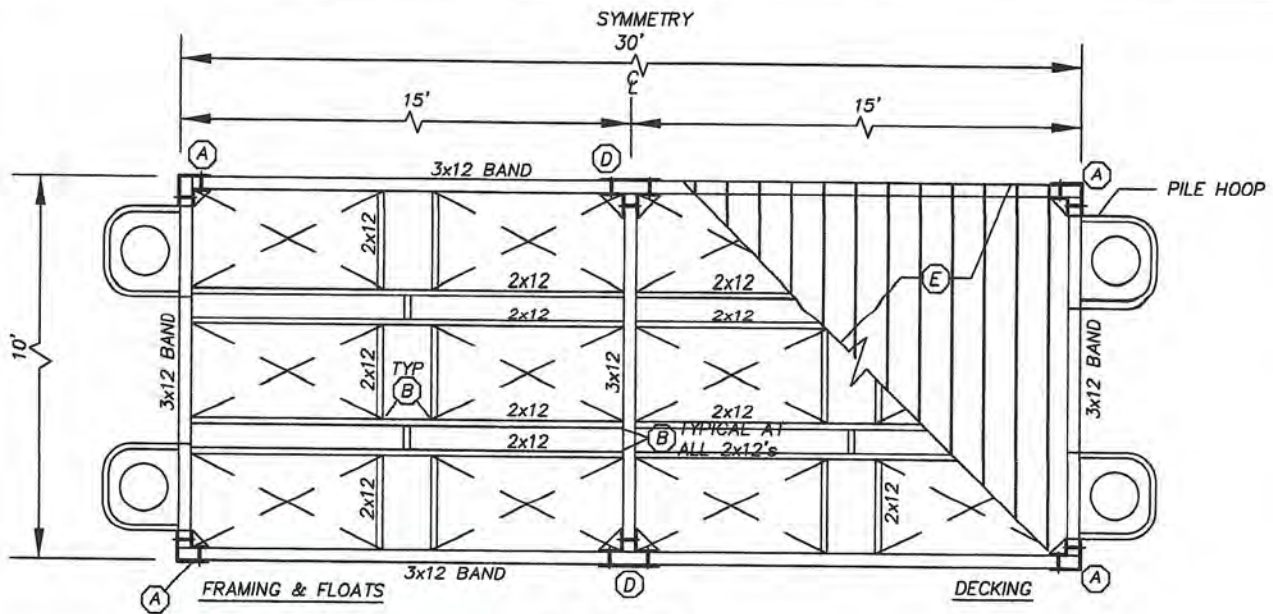
- 1) ALL BOLTS, CONNECTORS, WASHERS, NAILS, ECT SHALL BE HOT DIPPED GALVANIZED
- 2) CONTRACTOR SHALL ADHERE TO ALL OSHA RULES AND REGULATIONS THROUGHOUT ALL PHASES OF CONSTRUCTION
- 3) CONTRACTOR SHALL BE AWARE THAT THE STRATA INTO WHICH THESE PILES ARE TO BE DRIVEN MAY REQUIRE DRILLING TO ENSURE A MINIMUM 10' PENETRATION BELOW EXISTING GRADE

WARREN HALL
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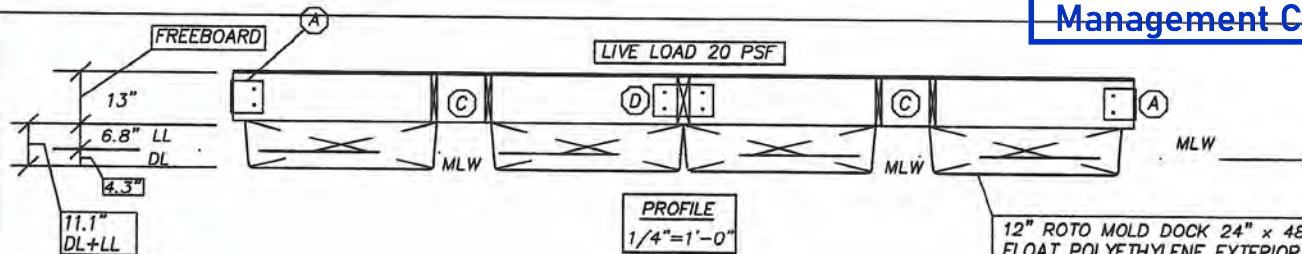


PLAN VIEW
1/4"=1'-0"

Received

2/4/2025

Coastal Resources
Management Council



PROFILE
1/4"=1'-0"

12" ROTO MOLD DOCK 24" x 48"
FLOAT POLYETHYLENE EXTERIOR
SHELL - EXPANDED POLYSTYRENE
FILLED, FASTEN TO STRINGERS
WITH 1/2" SS x 4" BOLTS & WASHERS

- A CORNER PLATE
HDG 8"x8"x3/8"x10"
THRU BOLT WITH 5/8"
WITH INSIDE GUSSET
3/8" THICK
CUT FLUSH & RECESS
FOR SMOOTH FINISH
- B FASTEN 2x12 WITH HU212
SIMPSON JOIST HANGER
- C PICK POINT FOR SEASONAL
LIFTING

- D PLATE
HDG 16"x10"x3/8"
THRU BOLT WITH 5/8"
WITH INSIDE GUSSET
6"x6"x3/8" THICK
CUT FLUSH & RECESS
FOR SMOOTH FINISH
- E 5/4 X 8 DECKING, FASTEN
TO STRINGERS WITH 3 NO.
8 STAINLESS STEEL SCREWS

FLOAT DESIGN: USE 12@24x48x12 ROTO MOLD 433# FLOATS
DL=150SFx10PSF+(12x33)=1896#
LL=150SFx20PSF=3000#
DL DRAFT=1896/5196=.36' (4.3")
LL DRAFT=3000/5196=.57' (6.8")
TOTAL DRAFT=.93' (11.1") < 12" OK CRMC TABLE 8
400# POINT LOAD=.52' (6.2") DRAFT

FLOAT DETAILS

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CIVIL ENGINEER

PROPOSED RESIDENTIAL PIER
EDON REALTY TRUST &
DONNA ROSSETTI TRUST
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LEGEND
HDG HOT DIPPED GALVANIZED
SS STAINLESS STEEL
MLW MEAN LOW WATER
LL LIVE LOAD
DL DEAD LOAD





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PUBLIC NOTICE

File Number: 2024-04-075 Date: April 22, 2024

This office has under consideration the application of:

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

for a State of Rhode Island Assent to construct and maintain: A 4'x 130' residential pier consisting of a 100' fixed pier, to a 24' ramp to an 8' x 18.75' float terminating at 50' beyond MLW.

Project Location:	353 Earle Drive
City/Town:	North Kingstown
Plat/Lot:	Plat 89; Lots 101 and 110
Waterway:	Narragansett Bay -west passage.

Plans of the proposed work can be requested at Cstaff1@crmc.ri.gov.

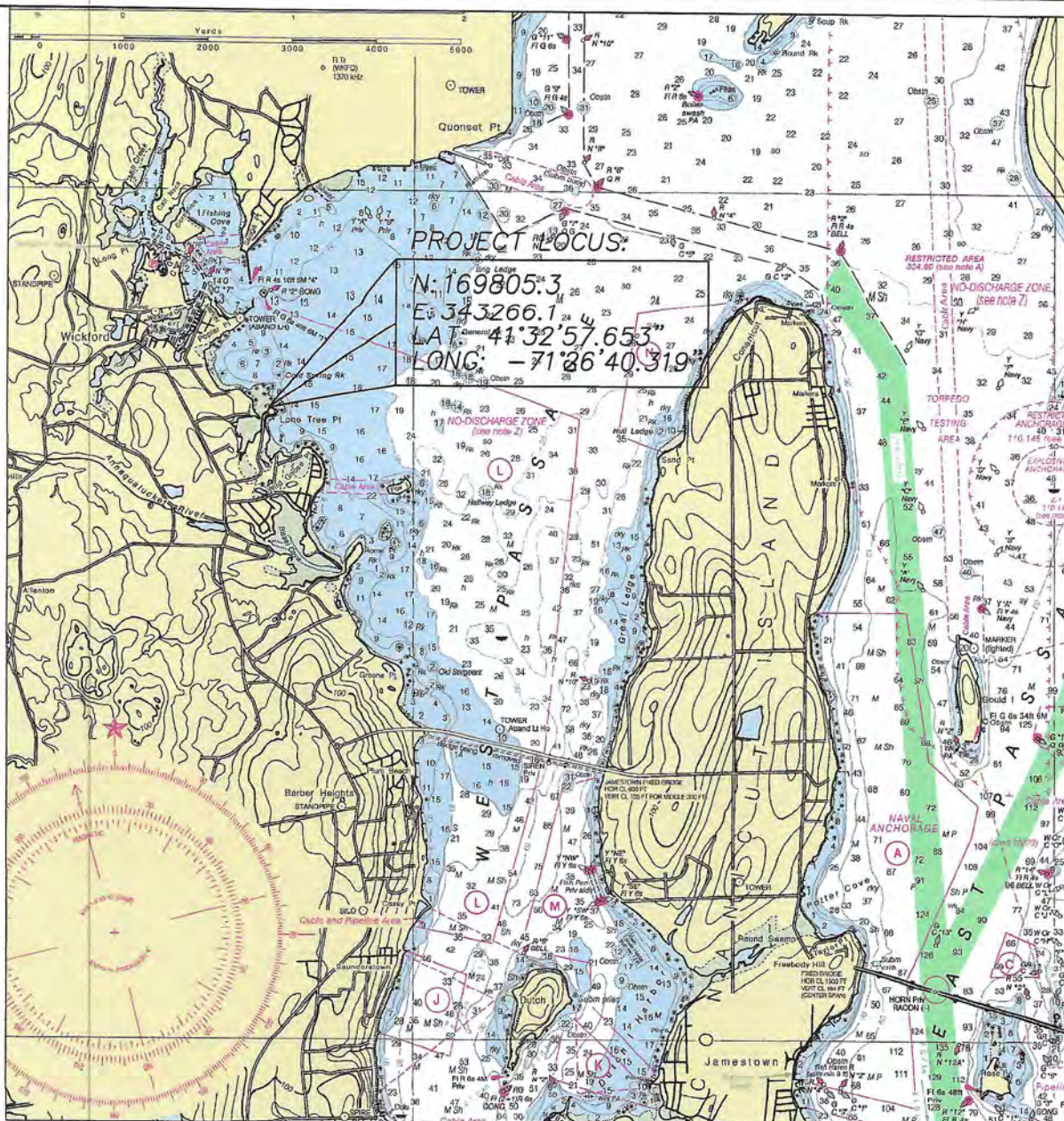
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Please email your comments/hearing requests to: cstaff1@crmc.ri.gov; or mail via USPS to: Coastal Resources Management Council; O. S. Government Center, 4808 Tower Hill Road, Rm 116; Wakefield, RI 02879.

/lat



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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COASTAL RESOURCES
MANAGEMENT COUNCIL

KEY:

(A) FIXED PIER 4'x 130' DECK EL=9.8

(B) 8'x18.75' FLOAT (150 SF)

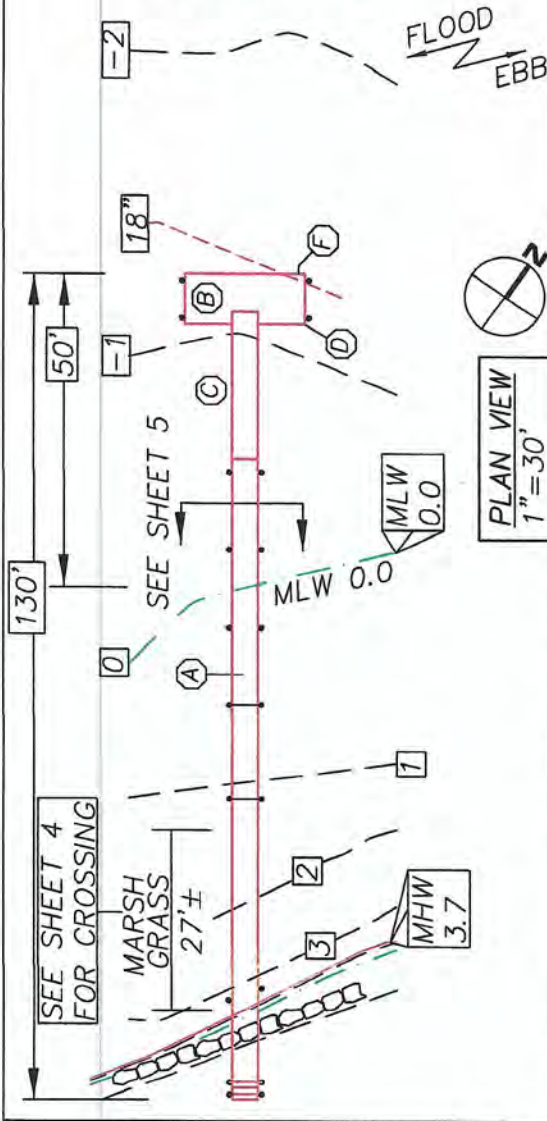
(C) 24' RAMP

(D) PROVIDE BLOCKS TO PREVENT FLOAT BOTTOM FROM BEING WITHIN 18" OF EXISTING GRADE

(E) CONTRACTOR SHALL KEEP A LOG OF PILE LENGTH, PILE CUT OFF LENGTH AND LOCATION, EACH PILE SHALL BE MARKED BY FOOT FOR VERIFICATION OF PENETRATION INFORMATION TO BE USED FOR AS BUILT VERIFICATION IN ACCORDANCE WITH CRMC REQUIREMENT 1.3.1.D.11.t INSTALL LICENSE PLATE IN ACCORDANCE WITH CRMC 1.3.1.D.11.y

(F) LADDER

CRMC TYPE 2 WATER NARRAGANSETT BAY WEST PASSAGE



PLAN VIEW
1"=30'

BENT #'s FOR PILE LOCATION
SEE (E) BELOW



PROFILE VIEW
1"=30'

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

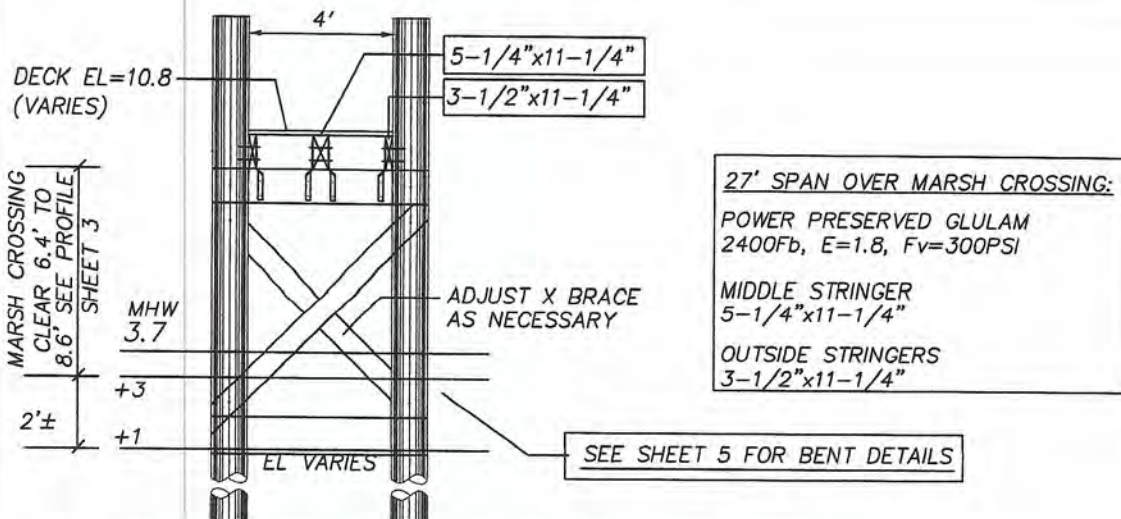
WARREN HALL
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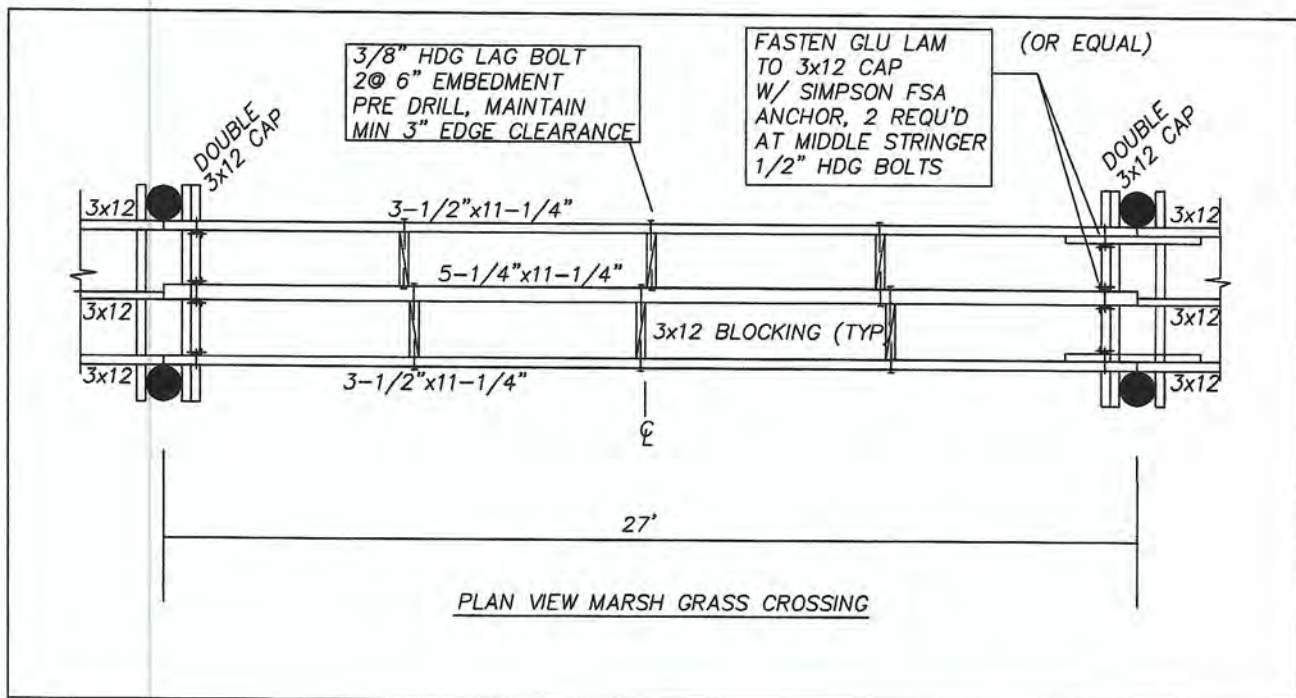
COASTAL RESOURCES
MANAGEMENT COUNCIL





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

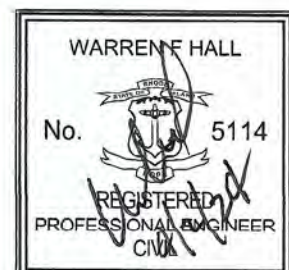
HDG HOT DIPPED GALVANIZED



PLAN VIEW MARSH GRASS CROSSING

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
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COASTAL RESOURCES
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

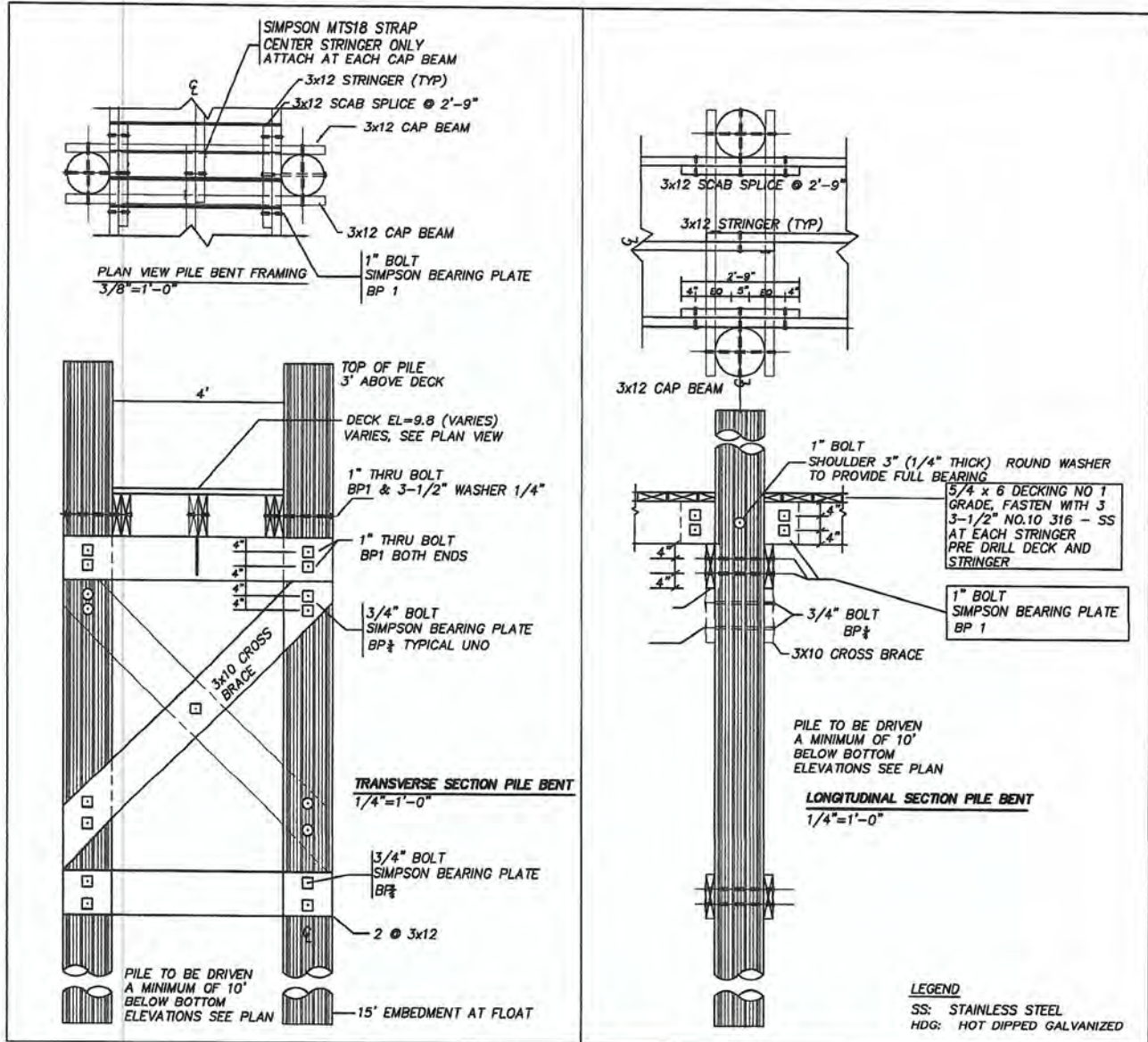
FRAMING PROPERTIES:

SOUTHERN YELLOW PINE

Fb 1200 PSI

Fv 80 PSI

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



HI FETCH DETAILS

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DONNA ROSSETTI TRUSTEE FOR:
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NORTH KINGSTOWN, RI
BY: WARREN HALL, CIVIL ENGINEER
3-9-24 SHEET 5 OF 5

WARREN HALL
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4/8/2024

COASTAL RESOURCES
MANAGEMENT COUNCIL