

Mark T. Ryan  
mryan@marlawri.com

October 28, 2024

Via Electronic Mail to [cstaff1@crmc.ri.gov](mailto:cstaff1@crmc.ri.gov)

Coastal Resources Management Council, O. S.  
Government Center,  
4808 Tower Hill Road, Rm 116  
Wakefield, RI 02879

Re: CRMC File 2023-08-084; RIDEM Water Quality Certification Number 24-008 (MPL Only)

Dear Staff and Members of the Coastal Resource Management Council,

Our office writes on behalf of our client the Stone Harbour Condominium Association regarding Applicant, TSL, LLC's pending application known as CRMC File 2023-08-084; RIDEM Water Quality Certification Number 24-008 (MPL Only).

We write to inform you of a request we made to TSL, LLC's legal counsel, Attorney Seth Handy, regarding the proposed pool boat. On October 7, 2024, we requested the following documents and information with regard to the proposed pool boat:

1. **Plans and Specifications:** Complete architectural and engineering plans, including any revisions or amendments;
2. **Manufacturer Information:** Details of the manufacturer, including contact information, certifications, existing contracts regarding service and installation and any relevant warranties or guarantees; and
3. **Maintenance and Durability:** recommended maintenance procedures and intervals, expected lifespan of the pool boat, any known durability issues.

On October 8, 2024, Attorney Handy responded via email indicating that any materials filed on behalf of the Applicant with CRMC will be provided to us. Enclosed is a copy of each correspondence.

As Council Members know, this information is crucial for CRMC's determination as to whether the pool boat qualifies as a "vessel" within the relevant regulations and statutes. The plans and specifications, manufacturer information, and maintenance procedures will provide necessary insights into the nature and function of the pool boat, which are essential for your assessment.

Additionally, as you may recall, at the Bristol Harbor Commission meeting held on July 1, 2024, the Commission had the following recommendations:

1. The Applicant shall provide a written plan indicating how the pool water will be treated, how the waste from any backwashing filtration system will be disposed, and confirming that there will be no discharge of such filtration system water into Bristol Harbor.
2. The Applicant shall provide a written Storm Action Plan indicating the actions proposed for certain time frames (such as when a Tropical Storm or Hurricane Watch is issued and when a Tropical Storm or Hurricane Warning is issued) and identifying the specific contractors who will provide trucks to pump out the pool water and identifying the specific marine facility that will haul the pool boat out of the water.
3. The Applicant shall provide certification from an engineer that the access to the pool boat from the shore will meet ADA requirements.
4. The CRMC should consider requiring the Applicant to install additional barriers, which might include additional pilings to prevent any out of control vessel from colliding with the pool boat and endangering pool users.

A copy of the Harbor Commission's Recommendation is enclosed. At the July Harbor Commission meeting and at a subsequent Bristol Town Council meeting, the Applicant promised to inform and/or provide the information and plans as to the above four conditions. In turn, three months have passed since said Harbor Commission meeting and no additional materials have been submitted by the Applicant. It is imperative that CRMC examine these materials in consideration of TSL, LLC's application.

Lastly, the Applicant has only supplied an engineer/architect's rendering of anticipatory dimensions of the pool boat structure. Detailed marine architectural/engineering plans containing manufacturer information and specifications are necessary to the Council's determination in terms of scale and feasibility of this proposal (including whether it will infringe on navigable waters). Our office has conducted independent research and has been unable to locate any manufacturer of a similar pool boat in the United States.

We respectfully urge you to request all of the information above before any hearing or determination is made. We appreciate your attention to this matter and look forward to your guidance on how to proceed given the lack of information currently available.

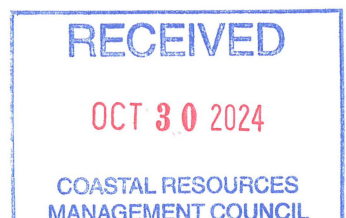
Sincerely,



Mark T. Ryan, Esq.

*Enclosures*

*cc via electronic mail: Attorney Seth Handy, Counsel to TSL, LLC*





Mark T. Ryan  
mryan@marlawri.com

October 7, 2024

*Via Electronic and Regular Mail*

Seth Handy, Esq.  
Handy Law LLC  
42 Weybosset Street  
Providence, RI 02903

**Re: Request for Information Regarding Pool Boat**

Dear Attorney Handy,

I hope this letter finds you well. Our office is writing to formally request detailed information regarding the pool boat proposed by your client, TSL, LLC. Specifically, we request the following documents and information:

1. **Plans and Specifications:** Complete architectural and engineering plans, including any revisions or amendments;
2. **Manufacturer Information:** Details of the manufacturer, including contact information, certifications, existing contracts regarding service and installation and any relevant warranties or guarantees; and
3. **Maintenance and Durability:** recommended maintenance procedures and intervals, expected lifespan of the pool boat, any known durability issues.

This information is crucial for our clients and the CRMC to fully understand the specific components of TSL's proposal and to evaluate the feasibility and compliance of the proposed pool boat with applicable standards and regulations.

Should you have any questions or require further clarification, please do not hesitate to contact me at 401-453-3600 or via email at mryan@marlawri.com.

Sincerely,



Mark T. Ryan

## Tenessa Azar

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**From:** Mark Ryan  
**Sent:** Wednesday, October 9, 2024 2:02 PM  
**To:** Tenessa Azar  
**Subject:** Fwd: Request for Information RE: Pool Boat

Sent from my iPhone

Begin forwarded message:

**From:** Handy Seth <seth@handylawllc.com>  
**Date:** October 8, 2024 at 10:24:53 AM EDT  
**To:** Mark Ryan <mryan@marlawri.com>  
**Subject: Re: Request for Information RE: Pool Boat**

Good morning Mark:

TSL will copy you on anything it files with the CRMC in support of the application.

Best.

Seth

Seth Handy | Handy Law LLC  
42 Weybosset Street  
Providence RI 02903  
TEL: 401 626.4839 | FAX: 401 753.6306  
www.handylawllc.com

On Oct 7, 2024, at 3:25 PM, Mark Ryan <mryan@marlawri.com> wrote:

Good Afternoon Mr. Handy;

Please refer to the attached correspondence relative to the above subject matter.

Claudia,

<image001.png>

<image002.png>

Claudia Orellana  
Legal Assistant  
40 Westminster Street, 9<sup>th</sup> Floor  
Providence, Rhode Island 02903  
401.453.3600 phone  
401.433-3101 fax



[corellana@marlawri.com](mailto:corellana@marlawri.com)

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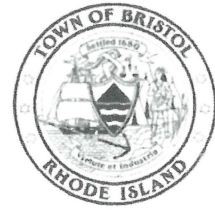
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# **TOWN OF BRISTOL, RHODE ISLAND**

## **BRISTOL HARBOR COMMISSION**



**To: The Honorable Bristol Town Council  
Via the Town Clerk**

**CC: Town Administrator  
Harbormaster**

**DATE: July 1, 2024**

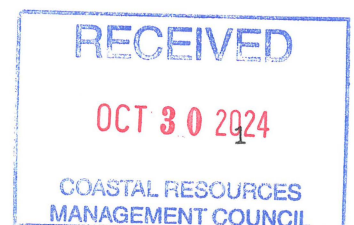
**RE: Advisory Recommendation re CRMC – Application File # 2023-08-084, by TSL, LLC for installation of a berthing facility and expansion of existing marina for the mooring of a pool boat for recreational purposes.**

At its meeting of July 1, 2024, the Harbor Commission, together with the Harbor Commission Advisory Committee, heard two hours of public testimony, and following discussion, voted by a vote of 4 to 1, to send the following recommendation to the Town Council:

The Bristol Harbor Commission respectfully recommends to the Bristol Town Council that this Application meets the criteria of the Bristol Harbor Management Plan, in that it is completely within the riparian rights area of the applicant, does not cross the Harbor Line, and does not interfere with navigation in Bristol Harbor. The Harbor Commission is concerned with potential water pollution from the treated pool water, danger to nearby riparian and littoral structures in the event of a hurricane, public access to the waterfront by physically handicapped individuals, and possible danger to pool users in the event a large vessel navigating nearby might lose power or control and collide with the pool boat. Consequently, the Harbor Commission recommends to the Town Council that the following four conditions be recommended by the Town Council to the RI CRMC prior to CRMC's consideration of the Application.

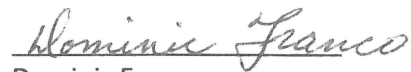
1. The Applicant shall provide a written plan indicating how the pool water will be treated, how the waste from any backwashing filtration system will be disposed, and confirming that there will be no discharge of such filtration system water into Bristol Harbor.

Planning Board Meeting February 09, 2023



2. The Applicant shall provide a written Storm Action Plan indicating the actions proposed for certain time frames (such as when a Tropical Storm or Hurricane Watch is issued and when a Tropical Storm or Hurricane Warning is issued) and identifying the specific contractors who will provide trucks to pump out the pool water and identifying the specific marine facility that will haul the pool boat out of the water.
3. The Applicant shall provide certification from an engineer that the access to the pool boat from the shore will meet ADA requirements.
4. The CRMC should consider requiring the Applicant to install additional barriers, which might include additional pilings, to prevent any out of control vessel from colliding with the pool boat and endangering pool users.

Respectfully submitted,



Dominic Franco  
Chair, Bristol Harbor Commission

\\SERVER1\Share\Bristol\Harbor Commission & Harbormaster\2024 Floating Pool - Bristol Harbor Hotel\Recommendation to TC, 07-01-2024  
Bristol Harbor Com d2.docx

Planning Board Meeting February 09, 2023

