



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 <u>267 Thames Street, Bristol</u> No. Street City/Town		File No. (CRMC USE ONLY)  <b>2023-08-084</b>
Owner's Name <u>TSL, LLC</u>		Plat: 9 Lot(s): 50
Mailing Address <u>244 Gano Street</u> City/Town <u>Providence</u> State <u>RI</u> Zip Code <u>02906</u>		Contact No.:
Contractor RI Lic. # <u>NA</u> Address		Tel. No. (401) 453-0038
Designer <u>Ron Blanchard, P.E.</u> Address <u>75 Wood Street, Bristol RI 02809</u> <u>Site Engineering Inc.</u>		Tel. No. 401-253-8231
Name of Waterway <u>Bristol Harbor</u>		Estimated Project Cost (EPC): \$ 50,000 Application Fee: \$ 500
Describe accurately the work proposed. (Use additional sheets of paper if necessary and attach this form.) Applicant proposes to install a berthing facility and expand the existing marina for mooring of a pool boat for recreational purposes.		

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): 2022-07-006 (Preliminary Determination)

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 and Addresses of adjacent property owners whose property adjoins the project site. (Accurate addresses will insure proper notification. Improper addresses will result in an increase in review time.)

Plat 9, Lot 24, Stone Harbor Condominiums (See Attached List), 345 Thames St, Bristol RI 02809

State Street, ROW, Town of Bristol, 10 Court Street, Bristol, RI 02809

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.

08/04

Larry Goldstein - member TSL  
Owner's Signature (sign and print)

PLEASE REVIEW REVERSE SIDE OF APPLICATION FORM




06/2018

**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.

  
\_\_\_\_\_  
Signature

8-3-23  
Date

TSL, LLC 244 Gano Street, Providence, RI 02906

\_\_\_\_\_  
Print Name and Mailing Address





LOCUS MAP  
NOT TO SCALE

[illegible]

NOTE: EXISTING MARINA PERIMETER LOCATION AND DIMENSIONS ARE AS PER PREVIOUSLY APPROVED PLAN.

DESTROYED BY FIRE  
IS 3744427  
PERIODICALLY MONITOR PERMITS ARE  
IS 3744427  
EFFECTIVE 12 (3-24-27) / 3744 4-27

NOTE: POOL BOAT VESSEL SHALL BE SEASONAL ONLY AND SHALL BE TAKEN OUT OF WATER IN OFF SEASON. ALSO, IN THE EVENT OF ANY ANTICIPATED SIGNIFICANT STORM VESSEL SHALL ALSO BE TAKEN OUT OF THE WATER.

$\frac{d^2}{dt^2} \left( \frac{1}{r} \right) = -\frac{GM}{r^3}$

17. *Staphylococcus aureus*

PROJECT ADDRESS: 287 THAMES ST., BRISTOL, PA 02606  
OWNER INFO: CMNER INC, 244 GAND ST., PROVIDENCE, RI 02908

PROVINCIAL, RI 02808

[illegible]

FRONT BLANCH  
No. 1  
REGISTERED  
S. ROBERTSON, DESIG.

RECEIVED

8/23/2023

**COASTAL RESOURCES  
MANAGEMENT COUNCIL**

MARINA EXPANSION PLAN  
FOR POOL BOAT DOCKING FACILITY  
267 THAMES ST.  
PLAT 9, LOT 50

**SITE ENGINEERING INC.**

**GYAL • COMETAL • STRUCTURAL**

78 WOOD STREET  
HAUSTON, MI 48063  
PHONE: (401) 582-5221

SEV

DS/94 393

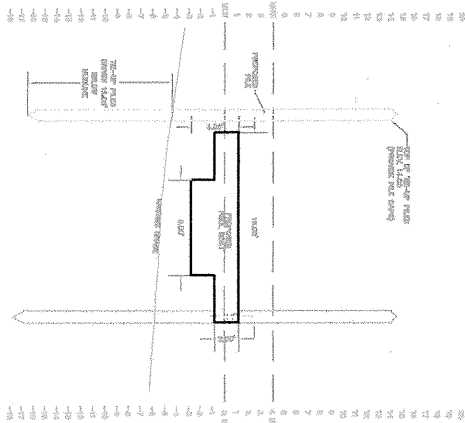
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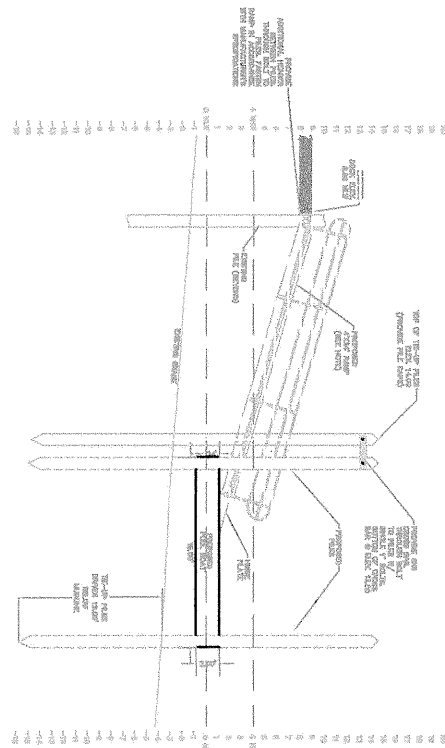
DATE: 11/23/21

2025/2/27 14:25:30

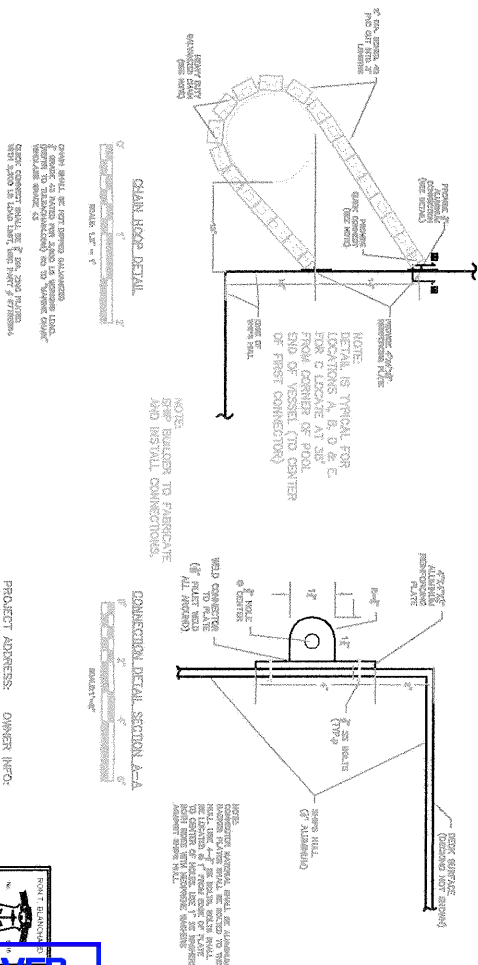
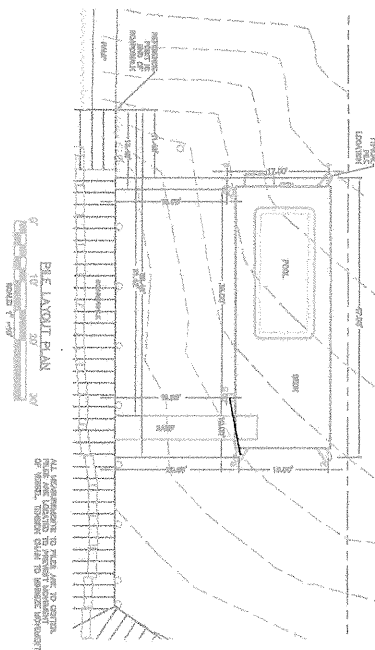
DATUM:  
REFERENCE DATUM IS  
MEAN LOW WATER



NOTE: ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.



ADDITIONAL NOTE: THE POOL SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" OF CONCRETE UNDER THE POOL DECK. THE POOL SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" OF CONCRETE UNDER THE POOL DECK. THE POOL SHALL BE CONSTRUCTED WITH A MINIMUM OF 12" OF CONCRETE UNDER THE POOL DECK.



NOTE: BUILD TO PERMANENT AND INSTALL CONNECTIONS.



NOTE: BUILD TO PERMANENT AND INSTALL CONNECTIONS.

PROJECT ADDRESS:  
287 THAMES ST.  
BRISTOL, RI 02806



RECEIVED  
8/23/2023  
COASTAL RESOURCES  
MANAGEMENT COUNCIL

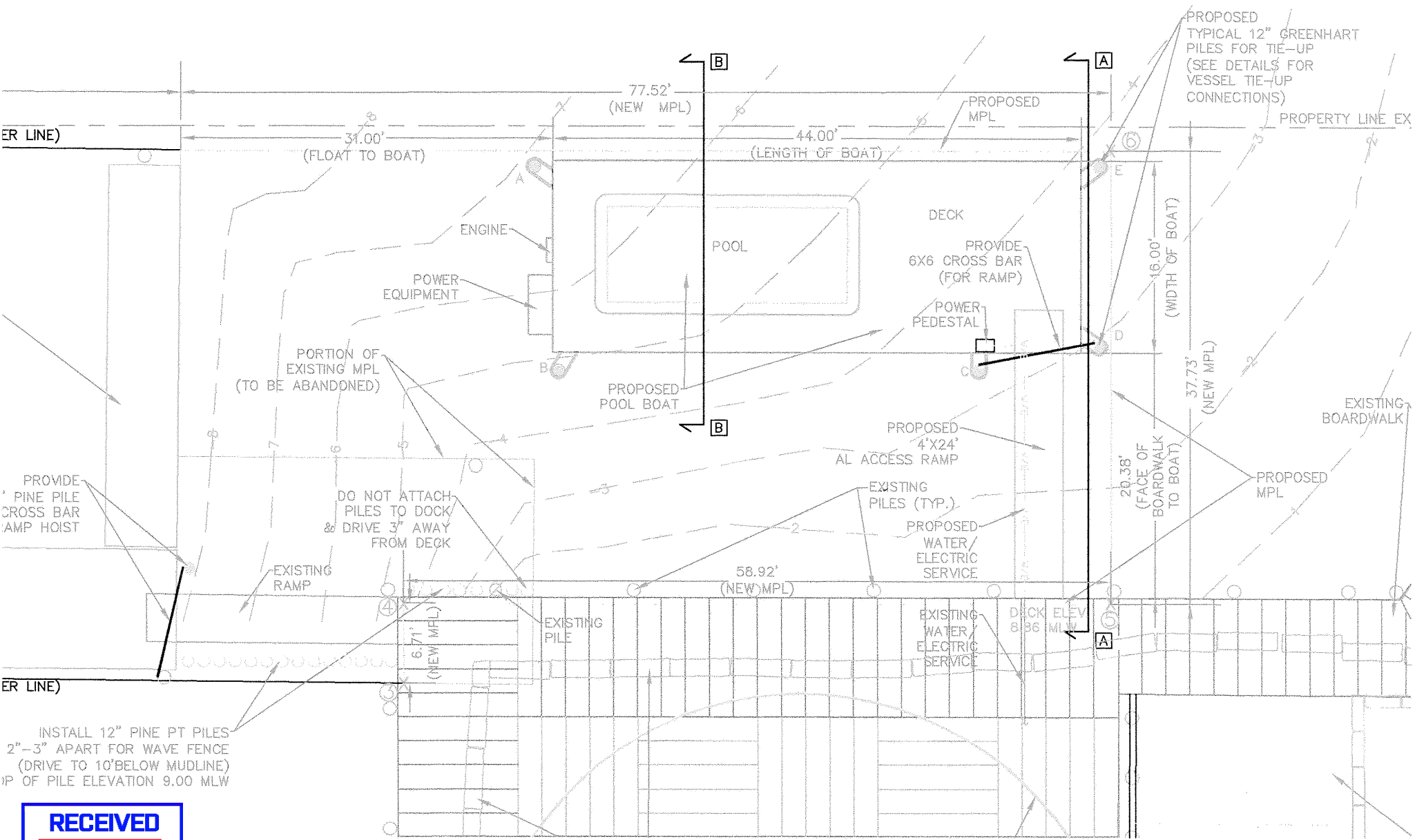
MARINA EXPANSION PLAN  
POOL BOAT PROFILE & DETAILS  
267 THAMES ST.  
PLAT 9, LOT 50

RHODE ISLAND

SITE ENGINEERING INC. SEI  
CITY - COMPTON - STRUCTURAL  
10 FORD STREET  
BRISTOL, RI 02806  
PHONE: (401) 863-8121

DESIGN: RS  
DRAW: VS  
CHECK: RB  
DATE: 3/2/22

REVISION

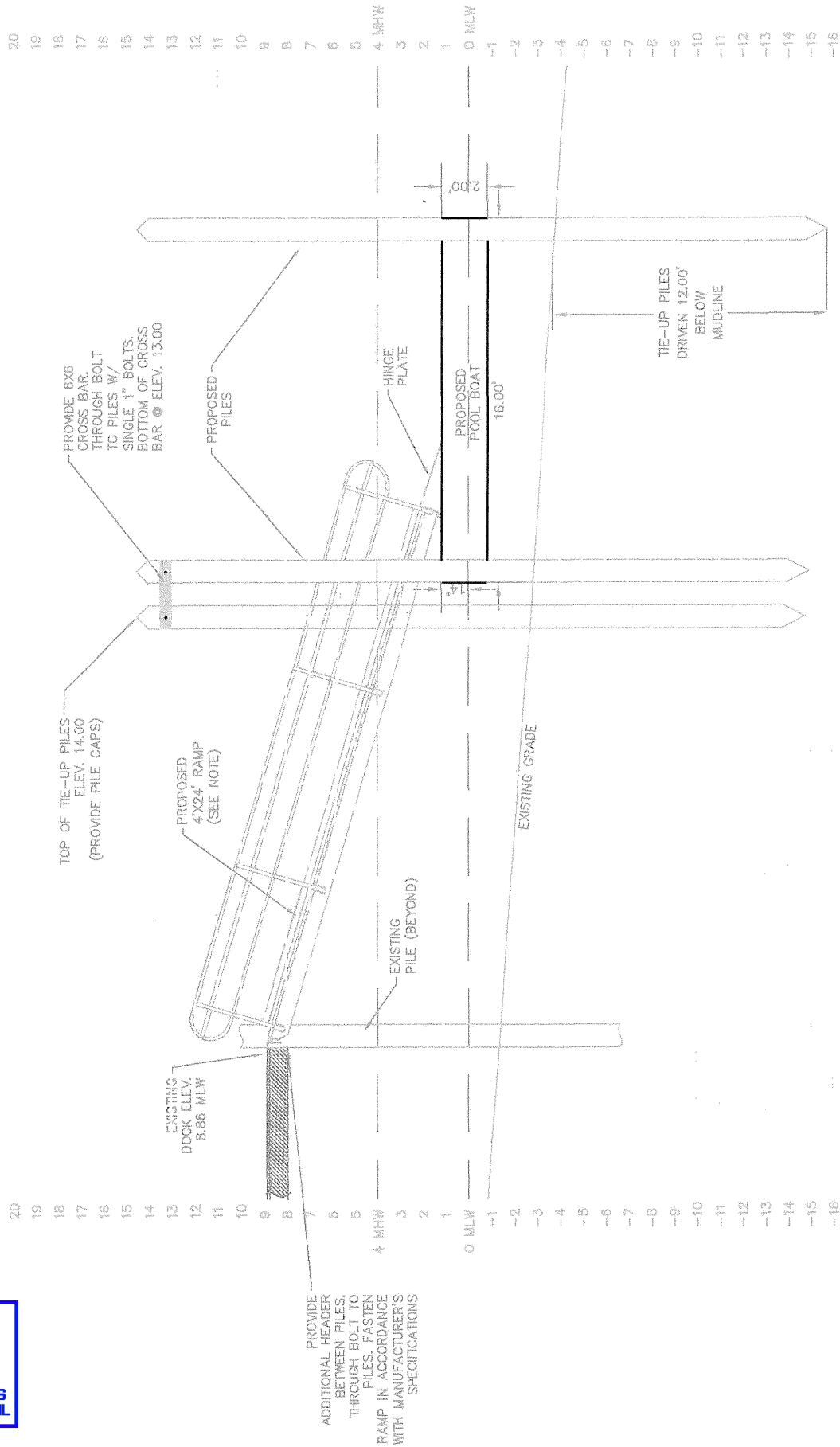


INSTALL 12" PINE PT PILES  
2"-3" APART FOR WAVE FENCE  
(DRIVE TO 10' BELOW MUDLINE)  
TOP OF PILE ELEVATION 9.00 MLW

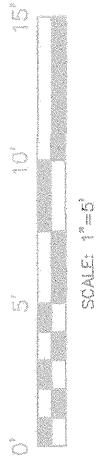
**RECEIVED**  
**8/23/2023**  
**COASTAL RESOURCES**  
**MANAGEMENT COUNCIL**

**ALUMINUM RAMP NOTE:**

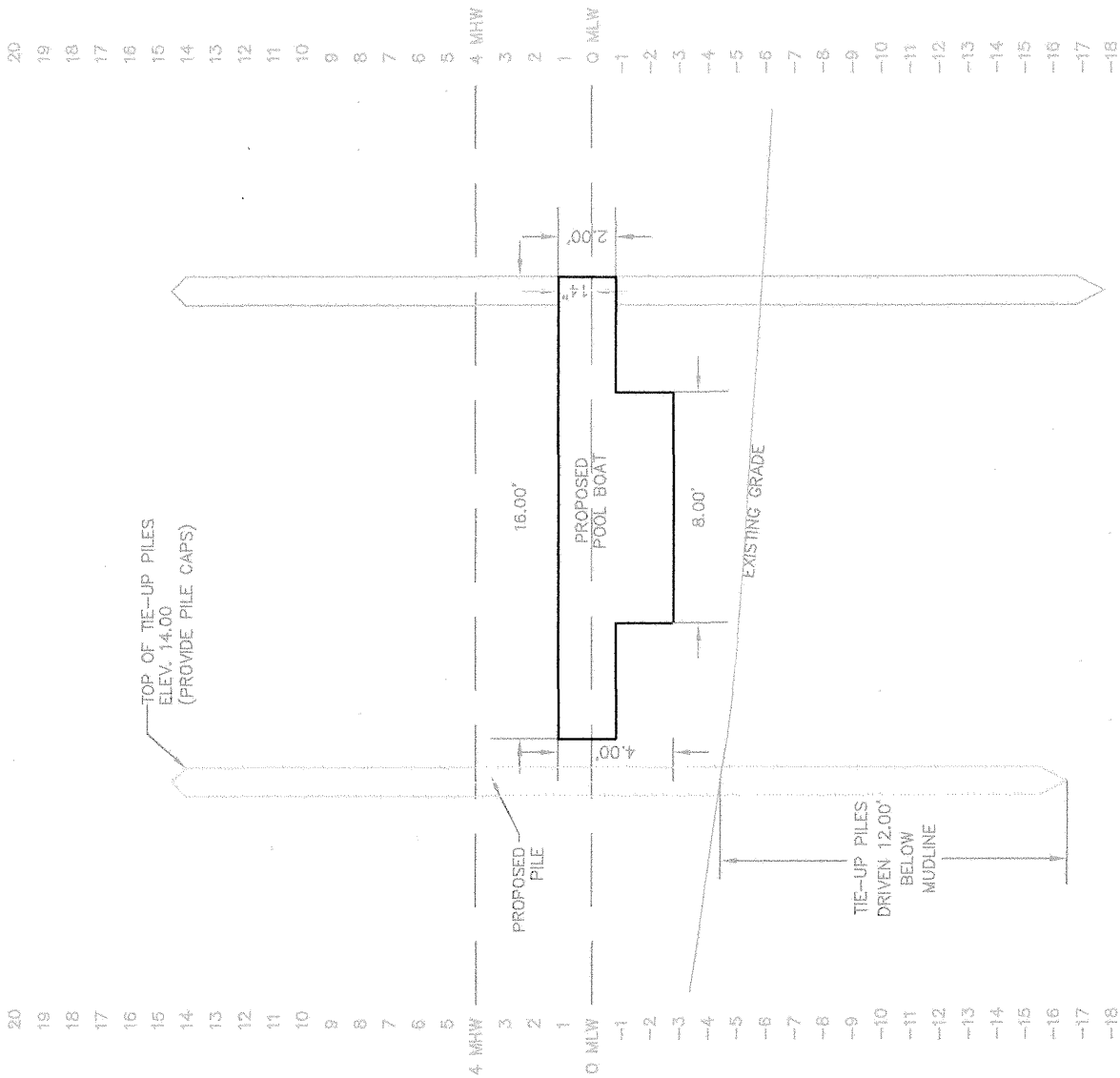
RAMP SHALL BE ALUMINUM AND CONSTRUCTION SHALL BE BY MANUFACTURER REGULARLY ENGAGED IN THE TRADE. RAMP SHALL BE CONNECTED TO FIXED PORTION OF DOCK AS RECOMMENDED BY MANUFACTURER. ROLLER ASSEMBLY AT FLOATING DOCK SHALL BE 2" DIAMETER BY 6" WIDE PLASTIC ROLLER TYPE. INSTALL PLASTIC SHEET TO DECK, FOR ROLLERS, AND HINGE PLATE.



**SECTION A-A**



NOTE:  
 ALL TIE-UP PILES SHALL BE 12" GREENHART PILES DRIVEN 12' BELOW MUDLINE.



SECTION B-B



AFFIDAVIT OF GREGG MARSILI

I, having been duly sworn, upon oath and of my own personal knowledge, do hereby make affidavit and say that:

1. I am the Harbormaster for the Town of Bristol, Rhode Island.
2. In this capacity, it is my duty to coordinate and administer all activities taking place in the harbors and waterways contingent to the coastal shoreline of the Town of Bristol and within the town's boundaries. These activities include patrolling of the harbors and waterways, enforcement of federal, state and local laws pertaining to activity on these waters, supervision of all moorings within town boundaries whether private or public, maintenance of all docks, wharfs, piers, marinas, moorings and similar structures owned by the town, maintenance of vessels and vehicles owned by the town to carry out these functions, and collection and management of fees for public use of these facilities.
3. I have served in this professional capacity since 2013.
4. I am a 21 year retired veteran of the United States Coast Guard.
5. I have met with representatives from TSL, LLC to discuss the proposal to dock a pool boat at the marina adjacent to their hotel located at 267 Thames Street in Bristol.
6. At that meeting I reviewed the plans and photographs of the proposed pool boat, attached to this affidavit as **Exhibit A**.



7. I consider the vessel depicted in **Exhibit A** to be a boat that would have to be properly registered and operated as a boat under applicable Rhode Island and Bristol legal requirements.
8. If and when properly registered and operated as a boat, I would allow such a boat to dock at a marina facility as long as it complies with any and all restrictions applicable to all boats docked at that marina.
9. I have not ever referred boats with recreational amenities on them, including but not limited to pontoon boats with jacuzzi tubs on their decks, for Coastal Resources Management Council permitting before docking at Bristol marinas, unless any such vessel might be considered a houseboat or a floating business.

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY on this the

13<sup>th</sup> day of June, 2023.

  
\_\_\_\_\_  
Gregg Marsili





STEVEN CONTENTE  
Town Administrator

TOWN OF BRISTOL, RHODE ISLAND  
OFFICE OF TOWN ADMINISTRATOR

June 6, 2023

Coastal Resources Management Council  
4808 Tower Hill Road, Suite 116  
Wakefield, RI 02879-1900  
E-Mail [cstaff1@crmc.ri.gov](mailto:cstaff1@crmc.ri.gov)

**Re: 251-267 Thames Street & 539 Hope Street, Bristol, RI**

Dear Sir/Madam:

I serve as the Town Administrator for Bristol, RI. I write in support of TSL, LLC's application for assent to dock their proposed boat that will provide an important pool amenity at the Bristol Harbor Inn, 251-267 Thames Street in Bristol.

This proposed use serves a compelling public purpose that will benefit our public as a whole. The proposed pool is a water-dependent use that offers substantial public, economic gain to the state of Rhode Island. There is no viable, alternative location to construct a pool at the Inn, and the waterfront at this location is otherwise inaccessible for swimming given the marina use. This newfound capacity to swim in our summer heat is exactly the type of amenity that the families we seek to attract to Bristol value when on vacation. The proposed boat will also be an important feature and benefit to Bristol when competing to attract meeting and event business.

Our town officials have determined that the project is zoning and building code compliant. The proposed boat presents no use conflicts. It will not unreasonably interfere with public access to tidal waters or the shore since it will exist right alongside many other marine vessels. Nor will the boat negatively impact the historic significance of this area. Instead, it will stand as a symbol of Bristol's historic maritime leadership in innovative boat design, building, and use.

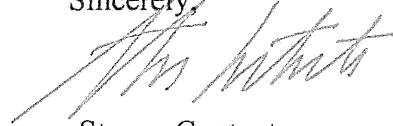
The applicant has kept its' residential neighbors updated as to the proposal and are committed to implementing controls that will protect the Town's interests at this location. For example, (i.) to minimize the risk of storm damage it has included a wave fence in it's design elements, (ii) all drinking and substance use will be specifically banned consistent with the intended family environment being created, (iii.) prohibit diving, (iv.) limit the hours of use to daytime hours, and (v.) regulate noise carefully.



Bristol takes great pride in its beautiful waterfront. This proposed use will only enhance our Town's capacity to use our coastline beneficially for all. Therefore, we strongly support CRMC's assent.

Thank you for your consideration. Please call if you have any questions or would like to discuss the project.

Sincerely,

A handwritten signature in black ink, appearing to read "Steven Contente", written in a cursive style.

Steven Contente



TO: **Coastal Resources Management Council**  
4808 Tower Hill Road Suite 3  
Wakefield, RI 02879  
Phone: (401) 783-3370



FROM: Building Official

DATE: 8/17/2023

SUBJ: Application of: TSL, LLC

Location: 267 Thames Street, Bristol RI 02809 (Project Location)

Address: 244 Gano Street, Providence, RI 02906 (Mailing Address)

Plat(s): 9

Lot(s): 50

To Construct: Marina Expansion for Pool Boat Docking Facility

I hereby certify that I have reviewed \_\_\_\_\_ foundation plan(s).

\_\_\_\_\_ plan(s) for entire structure

X site plans

Titled: SP-1 Marina Expansion Plan For Pool Boat Docking Facility, SP-2 Marina Expansion Plan Pool Boat Profile

& Details

Date of Plan (last revision): 5/3/22

☒ and find that the issuance of a local building permit is not required as in accordance with Section \_\_\_\_\_ of the Rhode Island State Building Code.

\_\_\_\_\_ and find that the issuance of a local building permit is required. I hereby certify that this permit shall be issued once the applicant demonstrates that the proposed construction/activity fully conforms to the applicable requirements of the RISBC.

\_\_\_\_\_ and find that a Septic System Suitability Determination (SSD) must be obtained from the RI Dept. of Environmental Management.

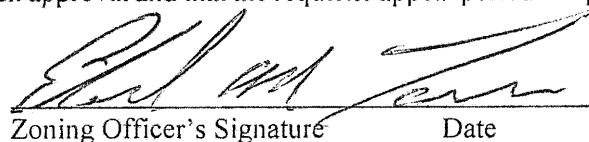
\_\_\_\_\_ and find that a Septic System Suitability Determination (SSD) need not be obtained from the RI Dept. of Environmental Management.

\_\_\_\_\_ and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final. The Zoning Board approval shall expire on \_\_\_\_\_.

  
Building Official's Signature

8/17/23  
Date

☒ and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final.

  
Zoning Officer's Signature

8/17/23  
Date



## COASTAL RESOURCES MANAGEMENT COUNCIL REQUIREMENTS

### PROPOSED MARINA EXPANSION At 267 THAMES STREET, BRISTOL

For  
TSL, LLC  
244 GANO STREET  
PROVIDENCE, RI

Prepared By  
Ron Blanchard, P.E.

#### PROJECT DESCRIPTION

The project involves berthing of an additional larger vessel at the existing marina facility, adjacent to the Bristol Harbor Inn. The vessel will require associated berthing piles and an access ramp. Also, in order to provide a still water area for the vessel, a small wave fence/barrier is proposed.

The vessel will contain a pool for use by hotel guests. **As there is no available land area to otherwise install a conventional land-based pool, and as the existing deck area is used for weddings for the property, a pool boat is considered the only alternative to provide hotel guest with this amenity.** The pool boat is for seasonal use only and, like other recreational boats, will be taken out of the water during the off-season.

#### RELATED SECTIONS

The project is within Type 5 waters of Bristol Harbor. The location is shown on the Bristol Quadrangle Map. Reference is made to the Coastal Resources Management Program.

This project was submitted for Preliminary Determination. The following is to address applicable sections of the CRMP that were cited in the PD.

#### Section 1.2.12: Fees

The appropriate fees have been or will be paid.

#### Section 1.2.1 F: Type 5 Commercial and Recreational Harbors

#### Policies



a. The existing property consists of a complex of several buildings and businesses. **The entire complex is a water enhanced business that relies on the water aspect of the property to bring in the public.** The existing marina provides boat space for visitors to the complex to support those businesses within the complex, and also to support other businesses in the downtown area of Bristol. The deck existing area, immediately adjacent to the water, is used as a wedding venue and also includes an ice cream stand serving the general public. Both restaurants within the complex have outdoor seating near the water and there is a public boardwalk along the water at the perimeter of the deck area. The property includes historic buildings that have been maintained as such, and the DeWolf restaurant includes an interpretive display of the history of the site. The complex has added great beneficial use of this waterfront area for the general public since it began operation in the late 90s. However, the waterfront in this area is inaccessible for swimming given the marina use. **The proposed pool boat amenity would add to the diversity of the water related uses and therefore would meet the Council's goal of promoting and maintaining such uses for this waterfront area.**

b. The proposed boat would meet the Council's top priority uses: **(1) As the vessel will be a registered boat used for recreational purposes, the berthing of recreational craft use would be met.** (2) As the boat would be part of a water related business for hotel guests, which are mostly tourist, the use for promoting water enhanced commerce including business catering to tourist would be met. (3) As the boat would be moored very near shore and out of the channel, it would not interfere with navigation. (4) The proposed pool boat, like any other boat, is not considered to have any negative impact on water quality, scenic quality, or preservation of historic features.

c. The proposed additional vessel to be berthed within the expanded marina has a very low profile much like a barge. It only has a about 14" of freeboard with no superstructure. Therefore, it would not have any negative impact on scenic quality of the area.

## **Section 1.2.2 F: Manmade Shorelines**

### **1. Policies (General)**

The property and the shoreline both north and south of the facility consist of stone/masonry walls. The stone walls, or quay walls, under the deck area of the property, were reconstructed as part of the original project for the complex. The existing stone quay wall under the west side of the deck is in need of some minor repairs which are planned under a separate application.

### **Section 1.3.1 A: Category B Requirements**

See separate attached narrative.



### Section 1.3.1 C: Residential, Commercial, Industrial and Recreational Structures

The applicant respectfully submits that this section of the CRMP should not apply to this proposed new vessel. The vessel would be a registered boat used for recreational purposes, so this is a berthing of a recreational craft with an associated marina expansion that is covered under Section 1.3.1 D. Nevertheless, Applicant addresses this section because it was invoked as applicable in the PD.

#### 1. Policies

- a. As this project is for simply providing a docking facility for a boat, and does not involve a permanent fixed structure, risk of storm damage is not applicable. However, as is required for floating docks, the piles used to moor the boat would be to a height required to restrain the boat in a storm surge situation.
- b. The existing facility provides public access to the waterfront by means of a boardwalk along the shoreline. The proposed project will not negatively affect or hinder public access in any way.
- c. As this project is not for a commercial or industrial structure and/or operation, a Structural Perimeter Limit (SPL) is not applicable to this project.

#### 2. Prerequisites

- a., b, e. As this project is not for a permanent fixed structure, local and state building codes do not apply.
- c., d. On site wastewater treatment systems do not apply to this project.
- f. Water and electric services are currently available at the deck area and will be utilized for connection for the proposed pool boat.
- g. As this project is not a commercial, industrial or recreational structure, transportation and utility services do not apply.

#### 3. Prohibitions

- a., b, c., d. Industrial operations, mining, solid waste and structural fill are not applicable to this project.
- e., f. **The PD indicates that these items, particularly item f., applies. The applicant respectfully disagrees with this. As this vessel would be a registered boat, it must be treated like any other boat and cannot be considered to be a “deck associated with a commercial property” as this term clearly implies fixed, permanent structures. The applicant has obtained an affidavit from the Town of**



**Bristol Harbor Master which is included in the application. The Harbor Master agrees that the pool boat is a boat. Per item 9. Of his letter he states,**

**I have not ever referred boats with recreational amenities on them, including but not limited to pontoon boats with jacuzzi tubs on their decks, for Coastal Resources Management Council permitting before docking at Bristol marinas unless any such vessel might be considered a house boat or floating business.**

It should also be pointed out that a “deck” would be subject to building code and other local requirements which is not the case for the deck of a boat. The deck on this vessel no different than the deck on any other boat and the purpose of the vessel is for recreational purposes like any other recreational craft. Furthermore, no business and/or trade and/or sales are to be conducted on the vessel and therefore the vessel does not meet definition 1.1.2, #34 “Commercial and industrial structures and operations” which references “interchange of goods or commodities, or any other business activity...”. As described under 1.2.1 F (b), the proposed project meets designated priority uses for the Type 5 waters (for berthing of recreational craft), and, as described in the Project Description, there are no other alternatives for this proposal. **It should also be noted that, like any other boat, the deck area is of minimal size to provide an area for sunbathing for guest using the pool. Also, there is no floating dock associated with the proposed berthing facility which would otherwise be allowed and would be no different, in the water, than the deck of the boat.**

g. As Table 2 is simply a review category, is presumed that Table 1 was intended to be referenced and not Table 2. **Review of Type 5 waters under Table 1 for Manmade Shorelines shows that even if staff considers the vessel to be a “Commercial/Industrial Structure” or a “Recreational Structure”, these activities are not Prohibited and are permittable under a Category B application.**

#### **4. Standards**

##### **a. General**

(1), Filling, removing or grading of shoreline features is not applicable to this project.

(2), Sewage disposal is addressed under section 1.3.1 F.

(3), Commercial docks and piers are not applicable to this project.

(4), Commercial and industrial structures and operations are not applicable to this project and so a Structural Perimeter Limit (SPL) is not applicable to this project. **The Applicant proposes to expand the Marina Perimeter Limit (MPL) for the berthing facility for the proposed vessel as is appropriate for such recreational craft.**



(5), As an SPL is not applicable to this project, berthing of a vessel outside of the SPL is not applicable.

b. Commercial Marine Facilities (CMF) are not applicable to this project.

c. Residential, commercial, industrial and recreational buildings.

(1), (2), Excavation and stormwater are not applicable to this project.

(6).& (7). Flood Zone Construction, is not applicable to this project.

### **Section 1.3.1 D: Recreational Boating Facilities**

#### **1. Policies**

a. Application process and necessary requirements have been taken into account. This project is for expansion of an existing marina as a recreational boating facility.

c. The USCG authority over navigation is recognized. The project is not near any navigation channels. Therefore, the project would not have any adverse effect on navigation.

d.,e. Harbor management plans and cooperative agreements and/or dockominums etc., are not applicable to this project

f.,g.,h. The project does not propose to repair a structure that has been more than 50% destroyed.

i. No outhauls exist on this site.

j. Pre-existing facilities are not applicable to this project.

#### **2. Marina Policies**

a. The expanded marina would make efficient use of space and would meet density requirements.

b. Because the project proposes a significant expansion ((67%), a PD was submitted. **An alternative analysis was not included with submission of the PD, however as the Project Description of this document indicates, there is no alternative available to the applicant.** Although this section of the CRMP indicates a meeting would follow the PD, the applicant tried to arrange such a meeting with staff but was unable to do so and a meeting never took place.



However, in order to address items under this section of the CRMP, the following alternatives analysis is presented.

(1), (2), (3), The existing marina may berth up to 8 vessels. Berthing of a single additional boat measuring approximately 704sf (16'x44') is proposed. This is approximately the size of a small yacht. The berthing system consists of 5 pilings and an access ramp. **It should be noted that no floating dock is proposed to dock this vessel, thus the in-water berthing structures are minimal.** There is also a small wave fence proposed of approximately 30' in length. Pilings for the wave fence would be spaced 2"-3" apart and the fence would be located along the existing access ramp to the existing marina and adjacent a portion of the existing deck area. The size of the marina expansion required to encompass the berthing structures is due to particular site conditions and the fact that the existing marina is relatively small to begin with. **The area to be utilized is an area that is not currently used for other purposes.** It should be noted that berthing of recreational craft is a priority use for the Type 5 waters. Therefore, given the above, the proposed project is appropriate for the water type and is of minimal impact.

(4), The proposed marina expansion would occur in a direction away from the existing channel and therefore would not impact navigation.

(5), As previously outlined the profile of this particular boat is very low, like a barge and only 5 additional piling would be required for the berthing facility. The wave fence would be adjacent other structures. The visual character of the marina does and would be consistent with other nearby marinas along this waterfront area and so would not adversely impact scenic quality.

(6), (7), (8), The proposed berthing area is for a single vessel in an area of waters that is not currently used for other purposes. Therefore, the density increase would be minimal, and the marina expansion would not interfere with any other water uses. With the additional of just one additional boat to the existing marina, the pool boat would benefit the public by providing access to the water for hotel guests.

(9), **As the project would promote access and enjoyment of the water aspect of the property for hotel guest, it would serve to benefit the public in this manner. The Town of Bristol is in favor of this project, as evidenced in the included letter from the Town Administrator, which identifies the project as a valuable attraction for tourism and business events. As the Bristol Town Administrator's letter to the CRMC indicates,**

**There is no viable, alternative location to construct a pool at the Inn, and the waterfront at this location is otherwise inaccessible for swimming given the marina use. This newfound capacity to swim in our summer heat is exactly the type of amenity that the families we**

**seek to attract to Bristol value when on vacation. The proposed boat will also be an important feature and benefit to Bristol when competing to attract meeting and event business.**

(10), There are no proposed building or commercial-type “structures” that would extend over tidal waters. The permanent in-water berthing structures would be minimal, consisting of only 5 pilings and would serve a priority use of berthing recreational craft in Type 5 waters. The wave fence is also minimal and is consistent with other similar in-water structures in other nearby marinas. As previously mentioned, there are no additional floating docks proposed that would otherwise take up additional space in tidal waters.

**c. The project plans show that the berthing of the proposed vessel cannot be accomplished within the existing marina configuration. The proposed vessel requires a berthing system designed for stability to minimize movement, and a still water area to mitigate wave action that might subject the vessel to movement.** For this reason, the vessel is proposed to be protected north of the existing quay wall to protect against summer southerly winds. The proposed wave fence would fill the gap for the small open area under the existing ramp.

d. RIDEM Water Quality and Army Corp of Engineer’s applications have been or will be applied for as required.

e. Statement requires no response.

f. For the proposed significant (greater than 25%) expansion the following is presented.

(1) As previously described herein, there is no viable alternative for the proposed expansion as there is no available land area to provide a pool amenity for guests of the existing hotel.

(2) The proposed pool boat is a registered vessel of 16’x40’ dimension only and is therefore the size of a small yacht. There is no floating dock proposed for berthing of the vessel, only 5 tie-off pilings and a small wave fence are required. Therefore, the area requested for in-water structures is the minimum necessary.

(3) Given that the area to be utilized is not used by other competing uses, the requested berthing facility, and space the boat would occupy, minimizes impact to the environment and other uses.

g. The size of the boat would be larger than other boats that normally dock at the marina and therefore would provide more variety of boat sizes.



h. As mentioned elsewhere herein, public access is provided by the existing property and the berthing of this vessel would enhance public access to the water.

### **3. Residential and Limited Recreational Boating Facility Policies.**

Not applicable to this project.

### **4. Prerequisites**

The limits of the MPL are within the property line extensions.

### **5. Marina Prerequisites**

- a. A preliminary determination was submitted for this project.
- b. This statement requires no response at this time.
- c. The Preliminary Determination did not address potential impacts of the proposed marina expansion. These items are addressed as follows.

(1) The vessel will be stored in dry storage during the off season.

(2) RIDEM Water Quality and Army Corp of Engineer's applications have or will be applied for as required.

(3) Commercial mooring areas are not applicable to this project.

(4) A plan for the proposed marina expansion associated with this project has been certified by a professional land surveyor and includes NAD 83 coordinates for the MPL. The berthing system for the proposed vessel has been designed and certified by a professional engineer.

### **6 Residential and Limited Recreational Boating Facility Prerequisites**

Not applicable to this project

### **7. Prohibitions**

None of the prohibitions outlined in the CRMP will be violated as a result of the project.

a., b., f. The marina is in Type 5 waters. Therefore, reference to Type 1&2 waters is not applicable.

c. Unloading of catches from commercial fishing vessels is not applicable.



d.,g.,h.,i.,k.,l Residential boating facilities are not applicable.

e. No discharge is associated with this project.

j. No marine railway systems are proposed for this project.

## 8. Standards

a. Site plan drawings accompany this application package. The MLW was established by setting the reference elevation to the exact tide level, during the exact time of low tide on the date the site was surveyed, such that the MLW would be set at zero. Use of nearest tide station and information on predicted tides from the reference tide prediction sites were employed.

b. A Registered Professional Engineer in the State of Rhode Island has designed and certified the proposed marina expansion and berthing system.

c. All structural elements for the berthing system have designed in accordance with appropriate design references and/or standard engineering practices.

d. Standards for Section 1.3.1 R (SAVs) have been addressed in this narrative.

## 9. Marina Standards

a. The design incorporates greenheart pilings driven to 12' below the mudline. The vessel would be restrained by a total of 5 pilings. The pilings extend to the 100yr flood elevation and are adequate to maintain the vessel in place in the event of a 100yr storm event.

b. A Preliminary Determination was submitted for this project.

(1), (2) The marina expansion is for the addition of just a single vessel. Dry-stack storage is not a viable alternative for this project.

c. Potential impacts of the proposed project.

(1), (2), (3) As the project is for the addition of just one additional vessel, and as the berthing facilities are minimal (just 5 pilings and a small wave fence, and no floating dock), potential impacts have been avoided and/or minimized.

d. Regarding density, the current marina is capable of berthing 8 boats (two at each of three fingers and two on the outside of the main float). The expansion involves the addition of one more boat. **The total area within the proposed expanded marina is**



**6,244 sf which is 0.14 acres.  $0.14 \text{ ac} \times 30 \text{ boats/ac} = 4.3 \text{ boats}$ , hence 9 boats >4.3 which exceeds the density requirement.**

e. Dry stacking is not applicable to this project.

f.,g. Layout of floating docks and/or floating docks, including associated fairways, is not applicable to this project.

h. As the proposed additional boat does not have a sanitary facility, sanitary facilities are not applicable to this project. For the remaining boats at the existing marina, the Town of Bristol maintains a pump out station at the nearby Rockwell dock facility.

i. Marinas with more than 200 vessels are not applicable to this project.

j. It is presumed that documentation for compliance with fire code would not be required for this project, but can be submitted if requested by the CRMC.

k. Existing electrical and water services will be utilized for connection to the vessel.

l. Parking requirements are not applicable for this project as the existing marina serves only visiting (transit) vessels and the proposed pool boat serves only hotel guest.

m.,n. Regarding repairs, minor repair requirements for the marina are being and will be adhered to. For any repairs requiring heavy machinery, the CRMC would be notified as required.

o.,p. The proposed expansion of the MPL would be consistent with the existing MPL. It would be just shy of the property line extension so as to encompass the in-water structures. All corners of the MPL are designated by State Plane Coordinates. Only the existing portion of the MPL would have the potential for vessel berthed outside of the MPL. The proposed additional vessel would be berthed entirely within the expanded MPL.

q. As the proposed expansion would be greater than 25% of existing, a Category B application is required.

r.,s. As this project is for addition of just a single vessel, the existing O&M plan, originally submitted for the existing marina, would be unchanged and should be considered to be sufficient for the proposed expansion.

t. The existing marina does not have a "Clean Marina" certification.

u. Mooring areas are not applicable to this project.



v.,w.,x. For reasons already explained herein, pumpout facilities are not applicable to this marina.

y. As the proposed expansion would be away from any channel or mooring field, this item is not applicable.

z. Floating docks are not applicable to this project.

aa., bb. The facility meets the definition of (#79) of a “limited marina”. Therefore, it is not required to provide ADA access. However, regarding the proposed pool boat, if a hotel guest requires accessibility to this vessel, hotel staff will be able to accommodate the guest for access.

The remaining items under this section are not applicable to this project.

#### **Section 1.3.1 F: Treatment of Sewage and Stormwater.**

##### **General**

The proposed vessel does not have a sewage holding tank and therefore this item is not applicable to this application. The Town of Bristol had a pump out station at the nearby Rockwell dock and the original marina was permitted with this in consideration.

#### **Section 1.3.1 G: Shoreline Protection.**

##### **General**

The Applicant submits that this item is not applicable to this project. The project will not require the construction of any new shoreline protection features and will not interfere with any existing shoreline protection.

#### **Section 1.3.1 R: Submerged Aquatic Vegetation and Aquatic Habitats of Particular Concern.**

##### **General**

The bathymetric survey was conducted at low tide and the bottom was visible during the survey. No eelgrass or other Submerged Aquatic Vegetation (SAV) was found in the area of the proposed structure. Also, in general, SAVs are not found in the upper reaches of the bay or rivers.

#### **Section 1.3.6: Protection and Enhancement of Public Access to the Shore.**



## General

As previously mentioned, the property has designated the perimeter of the deck area along the shoreline as a public access way. This was per agreement with the Town of Bristol during the original approval process for the complex. It should also be noted that the general public has access to the entire complex area.

## CONCLUSION

As outlined herein, the fact that this vessel is to be a registered boat eliminates any alternate definition as a commercial structure/deck. This vessel will be used for recreational purposes, so this project is for berthing of a recreational craft. As is evidenced by his affidavit, the Bristol Harbor Master agrees with this interpretation.

The Bristol Harbor Inn is a water enhanced business that relies on the water aspect of the property to bring in the public. The proposed pool boat amenity would add to the diversity of the water related uses and meet the Council's goal to promote and maintain water related uses for this waterfront area. The boat will promote access and enjoyment of the water aspect of the property for hotel guests, benefiting the public. As per the Town Administrator's letter, the Town of Bristol, is in support of the project.

No floating dock is proposed to dock this vessel, so the in-water berthing structures are minimal. Unlike the existing deck (which is partially over water) that is used for events, the boat is not a "deck associated with a commercial property."

The project plans show that the berthing of the proposed vessel cannot be accomplished within the existing marina configuration. The applicant proposes to expand the Marina Perimeter Limit (MPL) for the berthing facility for the proposed vessel as is appropriate for such recreational craft. The size of the marina expansion required to encompass the berthing structures is due to particular site conditions and the fact that the existing marina is relatively small to begin with. The proposed vessel requires a berthing system designed for stability to minimize movement, and a still water area to mitigate wave action that might subject the vessel to movement. The area to be utilized is an area that is not currently used for other purposes.

The boat cannot be moored within the existing Marina Perimeter Limit, and there are no viable alternatives for a swimming amenity at this location either in water, on land, or on within the existing deck area. The proposed additional berthing piles, access ramp, and wave fence are the minimum necessary for the project, and will not detrimentally impact the aquatic habitat, use of the waterway, or public access to the shoreline. The project does not otherwise present any significant adverse effects to Rhode Island's coastal resources.



## CATEGORY "B" REQUIREMENTS

### PROPOSED MARINA EXPANSION At 267 THAMES STREET, BRISTOL

For  
TSL, LLC  
244 GANO STREET  
PROVIDENCE, RI

Prepared By  
Ron Blanchard, P.E.

## PROJECT DESCRIPTION

The project consists of the addition of transient dock space for use by the general public. Funding for the project is being provided by RIDEM. Expansion of the existing marina perimeter is required for the project.

### 1.3.1 In Tidal And Coastal Pond Waters, On Shoreline Features And Their Contiguous Areas

#### A. Category B Requirements

1. The following details Category B Requirements.

a. *Demonstrate the need for the proposed activity or alteration;*

The hotel at the property does not have a pool for its guests to enjoy and there is no land area available to install a pool. The pool boat would provide this amenity for hotel guests, that are tourists to the area.

b. *Demonstrate that all applicable local zoning ordinances, building codes, flood hazard standards, safety codes, fire codes, and environmental requirements have or will be met,; etc.*

As the project is to simply berth a single additional vessel at an existing marina, and to expand the existing marina to accommodate minimal berthing structures, it is exempt from local codes. The project would not have any negative environmental impacts however, the marina expansion does require a Water Quality certification which would be part of the permit process.



Regarding the referenced sections of the CRMP, the applicable sections have been addressed in detail in the Coastal Resources Management Council Requirements narrative.

*c. Describe the boundaries of the coastal waters and land area that are anticipated to be affected.*

The proposed activity would take place within CRMC Type 5 waters in Bristol Harbor. The proposed expansion of the existing marina is the minimum necessary to accommodate berthing of the additional single vessel. The area to be used is an area between the existing marina floating docks and a public boardwalk along the shore. This area is within the riparian rights of the subject property. The vessel occupies 704 sf (16'x44'). The vessel does not require any floating docks, but instead is berthed simply with 5 pilings and an access ramp going directly to the deck of the boat.

*d. Demonstrate that the alteration or activity will not result in significant impacts on erosion and/or deposition processes along the shore and in tidal waters.*

The proposed wave fence is only approximately 30' in width and includes pile spacing of 2"-3". The wave fence is perpendicular to the tide flow and is proposed to mitigate wave action from the southerly summer wind direction. The purpose of the wave fence is to create a still water area for the pool boat. With pile spacing set to still allow flow through of water and the fact that the wave fence is relatively small, it would not have any significant impact on the erosion and/or deposition process.

*e. Demonstrate that the alternation or activity will not result in significant impacts on the abundance and diversity of plant and animal life.*

There are no known Submerged Aquatic Vegetation (SAV) beds within Bristol Harbor and conditions within the harbor are not conducive to the growth of SAVs. There are no floating docks associated with this project. Although the boat would be in place on a seasonal basis and remain in place during the season, it would be no different than if floating docks were installed. The waters in which the boat docking is proposed provide approximately 4-7' of water depth at low tide. The boat takes up just 704sf of area. Therefore, although the boat will create some "shading" of finfish habitat, the amount of any shading would not be significant.

*f. Demonstrate that the alteration will not unreasonably interfere with, impair, or significantly impact existing public access to, or use of, tidal waters and/or the shore.*

Berthing of the proposed vessel would take place in an area of waters that are not currently used for other purposes. With the vessel in place, guests of the

existing hotel, that are mostly tourists, would be able to realize more enjoyment of the water aspect of the property. Therefore, public access for use of tidal waters would be enhanced by the project. The project would otherwise not interfere with existing public access along the shoreline via the existing boardwalk along the perimeter of the waterside of the property.

g. *Demonstrate that the alteration will not result in significant impacts to water circulation, flushing, turbidity, and sedimentation.*

Some very localized turbidity may result from the pile driving operations however, any turbidity or sediment disturbance would be minimal, temporary and short term. As outlined under item d. above, the proposed wave fence is a very small section measuring approximately just 30' in width where pilings would be spaced 2"-3" inches apart. The spacing would still allow through flow for circulation and flushing. Therefore, the wave fence would have no significant effect on tidal flow, water circulation, or flushing.

h. *Demonstrate that there will be no significant deterioration in the quality of the water in the immediate vicinity as defined by DEM.*

The current water quality at the site location is rated as SB1 by DEM Division of Water Resources. The water quality standards for this rating are described in the RIDEM Water Quality Regulations, and include shellfish harvesting and primary and secondary recreational contact. There is no shell fishing or fin fishing that occurs in the area of the proposed project. There is also no swimming that occurs in the area. The project does not propose any upland development or improvements and therefore no changes in stormwater runoff would be associated with any aspect of the project. The existing marina already has an Operations and Maintenance Plan in place to address non-point source pollution from handling of boat related products. Continued implementation of this plan will assure that water quality is not degraded

i. *Demonstrate that the alteration or activity will not result in significant impacts to areas of historic and archaeological significance.*

The project will take place entirely within tidal waters, in an area that is already used for boating purposes. No upland site disturbance is proposed as part of the project. The original development project for the property was reviewed by the state historic preservation office and certain upland structures were preserved as was agreed and/or required. The existing marina was also reviewed, where it was determined that the in-water area was of no archaeological significance. The project will therefore have no effect on any historic or archaeological properties or areas.

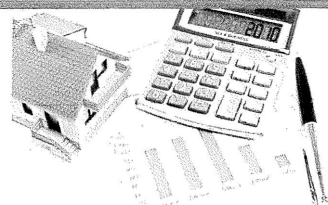
j. *Demonstrate that the alteration or activity will not result in significant conflicts with water dependent uses and activities such as recreational boating, fishing, swimming, navigation, and commerce.*

The area to be used for the vessel location is not currently used for other purposes. Fishing and swimming do not occur in this area and the area is away from the navigation channel. The area is used exclusively for recreational boating, and so the proposed marina expansion would be consistent with this purpose.

k. *Demonstrate that measures have been taken to minimize any adverse scenic impacts.*

This particular boat is of very low profile with no superstructure. Thus, views of the water will be maintained as they are now with boats docked at the existing facility. Views across the harbor will also be preserved, by maintaining the area along the waterfront in the same character that already exists. No buildings or other obstructions to water views are proposed. The project will thus not result in any adverse impacts to the scenic quality of the area.




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Disclaimer: This information is for tax assessing purposes and is not warranted

### Parcel Identification

Map/Lot 9 50  
Account 467  
State Code 06 - Comm 2  
Card 1/7  
User Account 50000113

### Assessment

Land \$2,250,300  
Building \$242,100  
Card Total \$2,492,400  
Parcel Total \$7,764,300

### Prior Assessments

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2021	\$2,319,900	\$5,624,200	\$6,000	\$7,950,100
2020	\$2,319,900	\$5,584,100	\$6,000	\$7,910,000
2019	\$2,319,900	\$5,584,100	\$6,000	\$7,910,000
2018	\$925,700	\$6,596,900	\$6,000	\$7,528,600

### Location and Owner

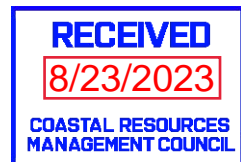
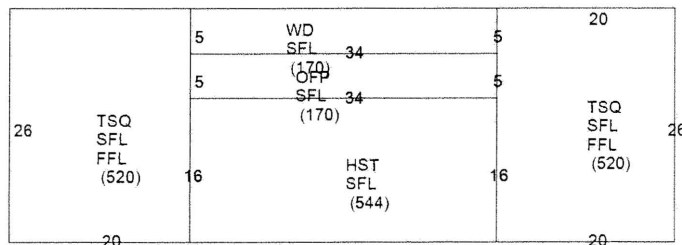
Location 267 THAMES ST  
Owner TSL LLC  
Owner2  
Owner3  
Address 244 GANO ST  
Address2  
Address3 PROVIDENCE RI 02906

### Building Information

Design Mixed Use  
Year Built 1900  
Heat Warm & Cool  
Fireplaces 0  
Rooms 12  
Bedrooms 6  
Bathrooms 2 Full Bath\ 1 Half Bath  
Above Grade Living Area 4,016 SF

### Sale Information

Sale Date	Sale Price	Legal Reference	Instrument
09/09/2015	\$7,482,000	1816-343	Warranty
09/09/2015	\$7,482,000	1816-343	Warranty
09/09/2015	\$7,482,000	1816-343	Warranty
09/09/2015	\$7,482,000	1816-343	Warranty
09/09/2015	\$7,482,000	1816-343	Warranty
10/05/1998	\$0	668-172	Warranty
10/05/1998	\$0	668-172	Warranty
10/05/1998	\$0	668-172	Warranty
10/05/1998	\$0	668-172	Warranty
10/05/1998	\$0	668-172	Warranty



### Building Sub Areas

Sub Area	Net Area
1st FLOOR	1,040 SF
2nd FLOOR	1,924 SF
3/4 STORY	780 SF
HALF STORY	272 SF
OPEN PORCH	170 SF
WOOD DECK	170 SF

### Land Information



# 1 foot Abutters List Report

Bristol, RI  
August 07, 2023

## Subject Properties:

Parcel Number: 9-24  
CAMA Number: 9-24-001  
Property Address: 345 THAMES ST 101N

Mailing Address: JOHNSON, PETER T & ANDREA R TE  
345 THAMES ST UNIT N101  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-002  
Property Address: 345 THAMES ST 102N

Mailing Address: SAUL, DEBRA A  
345 THAMES ST # 102  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-003  
Property Address: 345 THAMES ST 103N

Mailing Address: SB2, LLC  
345 THAMES ST, UNIT N-110  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-004  
Property Address: 345 THAMES ST 104N

Mailing Address: BARRENECHEA, MARIO I. & ANA MARIA  
G. TE  
345 THAMES ST UNIT N104  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-005  
Property Address: 345 THAMES ST 105N

Mailing Address: WAYLAND WILLIAM F & LORNA E  
TRUSTEES REVOC  
345 THAMES ST UNT 105 N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-006  
Property Address: 345 THAMES ST 106N

Mailing Address: DEMARCO, MICHAEL D. ELIZABETH M.  
TE  
345 THAMES ST UNIT 106N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-008  
Property Address: 345 THAMES ST 108N

Mailing Address: CHRISTOPHER, JANET E TRUSTEE  
CHRISTOPHER FAMILY TRUST  
345 THAMES ST #108  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-009  
Property Address: 345 THAMES ST 109N

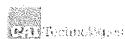
Mailing Address: HURST, JAMES WILLIAM & RANDELLE  
LEE, TRUSTEES HURST FAMILY 2012  
TRUST  
345 THAMES ST, Unit N109  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-010  
Property Address: 345 THAMES ST 110N

Mailing Address: HOLLAND, JOYCE A.  
345 THAMES ST UNIT 110N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-011  
Property Address: 345 THAMES ST 201N

Mailing Address: BUNN, JAMES BENNING SR & BUNN,  
JACQUELINE BRYAN TE  
141A Main St  
Tuckahoe, NY 10707



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COASTAL RESOURCES  
MANAGEMENT COUNCIL



# 1 foot Abutters List Report

Bristol, RI  
August 07, 2023

Parcel Number: 9-24  
CAMA Number: 9-24-012  
Property Address: 345 THAMES ST 202N

Mailing Address: KUFFNER, TAMARA  
9 WALNUT RD  
BARRINGTON, RI 02806

Parcel Number: 9-24  
CAMA Number: 9-24-013  
Property Address: 345 THAMES ST 203N

Mailing Address: SHERMAN, MAX CHRISTOPHER & MARY  
B. TE  
746 SPINNAKER BEACHHOUSE VILLA  
SEABROOK ISLAND, SC 29456

Parcel Number: 9-24  
CAMA Number: 9-24-014  
Property Address: 345 THAMES ST 204N

Mailing Address: BERNARDO, MATTHEW P  
345 THAMES ST, UNIT 204N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-015  
Property Address: 345 THAMES ST 205N

Mailing Address: MCSTAY, JAMES P. CHERYL A. ETUX  
TE  
345 THAMES ST UNIT 205N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-016  
Property Address: 345 THAMES ST 206N

Mailing Address: OBRIEN, MICHAEL T. DENISE E. TE  
345 THAMES ST UNIT 206N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-017  
Property Address: 345 THAMES ST 207N

Mailing Address: CAPODILUPO, PETER & JENNIFER C  
345 Thames St Unit 207  
Bristol, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-018  
Property Address: 345 THAMES ST 208N

Mailing Address: FITZPATRICK, CAROL A., TRUSTEE  
CAROL A FITZPATRICK REVOCABLE  
TRUST  
345 THAMES ST, UNIT 208N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-019  
Property Address: 345 THAMES ST 209N

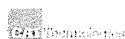
Mailing Address: SARKISIAN, HERBERT A. JANET E. TE  
345 THAMES ST UNIT N209  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-020  
Property Address: 345 THAMES ST 210N

Mailing Address: FEINS, NEIL R & CHRISTINE TRUSTEES  
19 MARSHAL ST  
BROOKLINE, MA 02446

Parcel Number: 9-24  
CAMA Number: 9-24-021  
Property Address: 345 THAMES ST 301N

Mailing Address: ROSS, MICHAEL C & ASTRID L  
TRUSTEES  
363 ADAMS ST  
DENVER, CO 80206



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# 1 foot Abutters List Report

Bristol, RI  
August 07, 2023



Parcel Number: 9-24  
CAMA Number: 9-24-022  
Property Address: 345 THAMES ST 302N

Mailing Address: ZELINGER, ELIZABETH A & GERALD D  
TE  
345 THAMES ST UNIT N302  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-023  
Property Address: 345 THAMES ST 303N

Mailing Address: SHAMS, NICOLE  
345 THAMES ST., UNIT N-303  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-024  
Property Address: 345 THAMES ST 304N

Mailing Address: PHILLIPS, JOHN S & KIMBERLY L TE  
345 THAMES ST 304N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-025  
Property Address: 345 THAMES ST 305N

Mailing Address: HANKIN, ROBERT B & CHERYL B,  
TRUSTEES ROBERT B & CHERYL B  
HANKIN TRUST TC  
56 RAMBLING DR  
SCOTCH PLAINS, NJ 07076-2955

Parcel Number: 9-24  
CAMA Number: 9-24-026  
Property Address: 345 THAMES ST 306N

Mailing Address: LI, HSI-CHENG TRUSTEE  
345 THAMES ST UNIT N306  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-027  
Property Address: 345 THAMES ST 307N

Mailing Address: SUTTON, HOWARD G & KIMBERLY G P  
TE  
14685 KELSON CIRCLE  
NAPLES, FL 34114

Parcel Number: 9-24  
CAMA Number: 9-24-028  
Property Address: 345 THAMES ST 308N

Mailing Address: FRIDOVICH, SHEILA CONSTANCE TR  
345 THAMES ST # N308  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-029  
Property Address: 345 THAMES ST 309N

Mailing Address: RIPP, PETER & MARI TRUSTEES  
345 THAMES ST UNIT N309  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-030  
Property Address: 345 THAMES ST 310N

Mailing Address: BUSCH ROBERT S BUSCH KATHLEEN B  
TE  
345 THAMES ST # 310 N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-031  
Property Address: 345 THAMES ST 401N

Mailing Address: PLACIDO, ARTHUR T. LOUISE I. TE  
345 THAMES ST UNIT 401N  
BRISTOL, RI 02809



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8/7/2023

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# 1 foot Abutters List Report

Bristol, RI  
August 07, 2023

Parcel Number: 9-24  
CAMA Number: 9-24-032  
Property Address: 345 THAMES ST 402N

Mailing Address: PINK, LOIS & ANDREW TRUSTEES  
345 THAMES ST UNIT402N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-033  
Property Address: 345 THAMES ST 403N

Mailing Address: BOLTON, ALICE C & FOREST E TE  
345 THAMES ST UNIT 403N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-034  
Property Address: 345 THAMES ST 404N

Mailing Address: VAN DEVENTER, MARY P  
345 THAMES ST, Unit 404N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-035  
Property Address: 345 THAMES ST 405N

Mailing Address: FLORIO, IRENE M TRUSTEE IRENE M  
FLORIO TRUST  
345 THAMES ST UNIT 405N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-036  
Property Address: 345 THAMES ST 406N

Mailing Address: JACKSON, LISA R  
345 THAMES ST, UNIT N-406  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-037  
Property Address: 345 THAMES ST 407N

Mailing Address: RHODE, GRANT F & KATZ, JUDITH  
TRUSTEES  
345 THAMES ST UNT 407N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-038  
Property Address: 345 THAMES ST 408N

Mailing Address: ROWE, ABIGAIL CAMPBELL & DAY,  
SARAH CAMPBELL TRUSTEES  
215 COTTONTAIL DRIVE  
PORTSMOUTH, RI 02871

Parcel Number: 9-24  
CAMA Number: 9-24-039  
Property Address: 345 THAMES ST 409N

Mailing Address: MARTIN, WILLIAM R & JOAN P  
TRUSTEES  
345 THAMES ST UNIT 409N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-040  
Property Address: 345 THAMES ST 410N

Mailing Address: CASTRIOTTA, LAURA J - TRUSTEE  
LAURA J CASTRIOTTA TRUST  
345 THAMES ST, UNIT N410  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-041  
Property Address: 345 THAMES ST 501N

Mailing Address: AHEARN, MICHAEL A  
c/o John C. Ottenberg 48 Windingwood  
Lane  
Lincoln, MA 01773



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# 1 foot Abutters List Report

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Parcel Number: 9-24  
CAMA Number: 9-24-042  
Property Address: 345 THAMES ST 502N

Mailing Address: DUNN, JOHN G. JR TRUSTEE  
345 THAMES ST UNIT N502  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-043  
Property Address: 345 THAMES ST 503N

Mailing Address: WANG, YINGFEI  
59 CRESTVIEW RD  
MILTON, MA 02186

Parcel Number: 9-24  
CAMA Number: 9-24-044  
Property Address: 345 THAMES ST 504N

Mailing Address: SUGARMAN, LOUIS TRST ETAL JT  
MARAGHY, PAUL  
345 THAMES ST UNIT 504N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-045  
Property Address: 345 THAMES ST 505N

Mailing Address: CHAMPAGNE, MICHEALA J.  
345 THAMES ST UNIT 505N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-046  
Property Address: 345 THAMES ST 506N

Mailing Address: LUCINI, GREGORY L & PATRICIA A TE  
345 THAMES ST UNIT 506N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-047  
Property Address: 343 THAMES ST 101M

Mailing Address: SPANG, HENRY A IV & LINDA TE  
343 THAMES ST UNIT M-101  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-048  
Property Address: 343 THAMES ST 102M

Mailing Address: HICKEY, MICHAEL J. & KATHLEEN O.  
TRUSTEES  
74 CARNEGIE HEIGHTS DR  
PORTSMOUTH, RI 02871

Parcel Number: 9-24  
CAMA Number: 9-24-049  
Property Address: 343 THAMES ST 103M

Mailing Address: RATFORD, VINCENT MARGUERITE TE  
343 THAMES ST UNIT 103M  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-050  
Property Address: 343 THAMES ST 104M

Mailing Address: ISRAEL, SCOTT & JAFFE, ALICE TE  
88 ABBOT ST  
ANDOVER, MA 01810

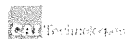
Parcel Number: 9-24  
CAMA Number: 9-24-051  
Property Address: 343 THAMES ST 301M

Mailing Address: CIVALE, CHRISTOPHER J & BELLAMY,  
KARA E TRUSTEES  
343 THAMES ST # M 301  
BRISTOL, RI 02809

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Parcel Number: 9-24  
CAMA Number: 9-24-052  
Property Address: 343 THAMES ST 302M

Mailing Address: FETTER, JANET M TRUSTEE JANET M  
FETTER TRUST  
343 THAMES ST 302M  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-053  
Property Address: 343 THAMES ST 303M

Mailing Address: GOODNOW, CHRISTOPHER & ANDREA  
TE  
343 THAMES ST, UNIT M-303  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-054  
Property Address: 343 THAMES ST 304M

Mailing Address: NASTRO, KIMBERLY & DAVID TE  
29 WEST 85th ST, APT 3  
NEW YORK, NY 10024

Parcel Number: 9-24  
CAMA Number: 9-24-055  
Property Address: 341 THAMES ST 101S

Mailing Address: KITS VAN HEYNINGEN, ROBERT W.  
DEBRA A TE  
18 FESSER AVE  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-056  
Property Address: 341 THAMES ST 102S

Mailing Address: JON JACQUELINE JORDAN RP TRUST  
6924 HICKORY HILL AVE  
MCLEAN, VA 22101

Parcel Number: 9-24  
CAMA Number: 9-24-057  
Property Address: 341 THAMES ST 103S

Mailing Address: JACKSON, DEBRA P  
174 PINE GLEN DR  
EAST GREENWICH, RI 02818

Parcel Number: 9-24  
CAMA Number: 9-24-058  
Property Address: 341 THAMES ST 104S

Mailing Address: LUDLOW, LYNN LEE & LAWRENCE,  
JAMES S ESQ TRUSTEES-ABRAMSON &  
LUDLOW TRUST  
341 THAMES ST, UNIT 104S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-059  
Property Address: 341 THAMES ST 105S

Mailing Address: FALTEN, PAUL J. & CAROL MILLIAN TE  
341 THAME ST, Unit 105S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-060  
Property Address: 341 THAMES ST 106S

Mailing Address: LEIBOWITZ, DAVID E & PEGGY A TE  
341 THAMES ST UNIT 106S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-061  
Property Address: 341 THAMES ST 107S

Mailing Address: BERKELEY, DUNCAN & AMY TE  
67 CENTRAL ST  
GEORGETOWN, MA 01833



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Parcel Number: 9-24  
CAMA Number: 9-24-062  
Property Address: 341 THAMES ST 108S

Mailing Address: TETU, NORMAND P GINNY L. TE  
190 BICENTENNIAL DR  
HOOKSETT, NH 03106

Parcel Number: 9-24  
CAMA Number: 9-24-063  
Property Address: 341 THAMES ST 109S

Mailing Address: SAWYER, MICHAEL  
341 THAMES ST, UNIT 109S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-064  
Property Address: 341 THAMES ST 110S

Mailing Address: LEENUTAPHONG, DEBORAH LYNN &  
NARUEKORN TRUSTEES  
341 THAMES ST UNIT S110  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-065  
Property Address: 341 THAMES ST 201S

Mailing Address: LAPOINTE, WILLIAM H. & LAPOINTE,  
DONNE M. TRUSTEES  
3756 JUNGLE PLUM DR E  
NAPLES, FL 34114

Parcel Number: 9-24  
CAMA Number: 9-24-066  
Property Address: 341 THAMES ST 202S

Mailing Address: BOUCHARD, KENNETH & RIKKI HANSEN  
- TRUSTEES KENNETH P & RIKKI  
HANSEN BOUCHARD TRUSTS  
25 RELIANCE DR  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-067  
Property Address: 341 THAMES ST 203S

Mailing Address: OZTERMIYECI, MUSTAFA MURAT &  
MATOOK, DEBORAH JOY TE  
341 THAMES ST UNIT S203  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-068  
Property Address: 341 THAMES ST 204S

Mailing Address: CAMOSCI, ROBERT E & GAIL D TE  
341 THAMES ST UNIT 204S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-069  
Property Address: 341 THAMES ST 205S

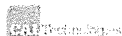
Mailing Address: KAWAOKA, ERIC J & ESTA TRUSTEES  
FAMILY TRUST  
341 THAMES ST 205S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-070  
Property Address: 341 THAMES ST 206S

Mailing Address: BRAVE, ILENE E & DENNIS G -  
TRUSTEES ILENE E BRAVE TRUST  
PO BOX 906  
BROOKLANDVILLE, MD 21022

Parcel Number: 9-24  
CAMA Number: 9-24-071  
Property Address: 341 THAMES ST 207S

Mailing Address: PETERSON, JEFFREY  
519 GREGORY AVE  
WILMETTE, IL 60091



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Bristol, RI  
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Parcel Number: 9-24  
CAMA Number: 9-24-072  
Property Address: 341 THAMES ST 208S

Mailing Address: GARRITY, JOHN  
341 THAMES ST, UNIT 208S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-073  
Property Address: 341 THAMES ST 209S

Mailing Address: FAY, PAUL D & CURTIS, JULIE M TE  
1443 BEACON ST  
BROOKLINE, MA 02446

Parcel Number: 9-24  
CAMA Number: 9-24-074  
Property Address: 341 THAMES ST 210S

Mailing Address: GRAY, ROBERT C & PATRICIA A  
TRUSTEES  
341 THAMES ST 210S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-075  
Property Address: 341 THAMES ST 301S

Mailing Address: BRUNING, KARLA GANTZ, KATHLEEN  
341 THAMES ST 301S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-076  
Property Address: 341 THAMES ST 302S

Mailing Address: MORSE, ANN R. TRUSTEE ANN R.  
MORSE 1993 TRUST  
341 THAMES ST 302 S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-077  
Property Address: 341 THAMES ST 303S

Mailing Address: JOHNSON, MARK G & STEERE GRACE  
McLAURIN TE  
341 THAMES ST UNIT 303S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-079  
Property Address: 341 THAMES ST 305S

Mailing Address: REIG, VIBEKE G TRUSTEE VIBEKE REIG  
LIVING TRUST  
341 THAMES ST UNIT S305  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-080  
Property Address: 341 THAMES ST 306S

Mailing Address: LYNCH, JOHN J TRUSTEE  
341 THAMES ST UNIT S306  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-081  
Property Address: 341 THAMES ST 307S

Mailing Address: DEMARCO, GREGORY M. & AMY  
TRUSTEES  
341 THAMES ST S-307  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-082  
Property Address: 341 THAMES ST 308S

Mailing Address: WILKER, RICHARD E & WILKER,  
PHYLLIS BLOOM TRUSTEES  
341 THAMES ST UNIT S-308  
BRISTOL, RI 02809



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Parcel Number: 9-24  
CAMA Number: 9-24-083  
Property Address: 341 THAMES ST 309S

Mailing Address: KUBLIN, DONNA E & STANLEY B TR  
341 THAMES ST UNIT 309S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-101  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
WILLIAM MARTIN  
691 15TH AVE SOUTH  
NAPLES, FL 34102-7424

Parcel Number: 9-24  
CAMA Number: 9-24-102  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
JOHNSON, PETER & ANDREA  
345 THAMES ST UNIT N101  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-103  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC.  
CHAMPAGNE, KEVIN & MICHAELA  
4525 S. ATLANTIC AVE  
PORT ORANGE, FL 32177-7061

Parcel Number: 9-24  
CAMA Number: 9-24-104  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC.  
NASTRO, DAVID & KIM  
343 THAMES ST M304  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-105  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC GRACE  
STEERE & MARK JOHNSON  
341 THAMES ST 303S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-106  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC.  
OZTERMIYECI, MUSTAFA M  
341 THAMES ST S203  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-107  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
VIBEKE REIG LIV TRUST  
341 THAMES ST S305  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-108  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC RIPP,  
PETER & MARI  
345 THAMES ST N309  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-109  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
GREG LUNCINI  
345 THAMES ST, Unit N506  
BRISTOL, RI 02809-4116



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Parcel Number: 9-24  
CAMA Number: 9-24-110  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
MARIO BARRENECHEA  
345 THAMES ST, Unit N104  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-111  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
ROBERT & PATRICIA GRAY  
341 THAMES ST UNT S210  
BRISTOL, RI 02809-2407

Parcel Number: 9-24  
CAMA Number: 9-24-112  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
JOHN G DUNN  
345 THAMES ST N502  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-113  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA LLC C/O  
KUBLIN, DONNA & STAN  
341 THAMES ST 309S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-114  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
ROBERT B HANKIN TRUST  
56 RAMBLING DR  
SCOTCH PLAINS, NJ 07076

Parcel Number: 9-24  
CAMA Number: 9-24-115  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
CAPODILUPO, PETER & JENNIFER  
345 THAMES ST UNIT 207  
BRISTOL, 02809

Parcel Number: 9-24  
CAMA Number: 9-24-116  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC JAMES  
& RANDELLE HURST  
345 THAMES ST UNIT 109N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-117  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC  
TRUSTEES OF THE HURST FAMILY  
345 THAMES ST 109N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-118  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC.  
MICHAEL & DENISE O'BRIEN  
345 THAMES ST 206N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-119  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC  
HERBERT & JANET SARKISIAN  
345 THAMES ST N209  
BRISTOL, RI 02809



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Parcel Number: 9-24  
CAMA Number: 9-24-120  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
WILLIAM & DONNA LAPOINTE  
341 THAMES ST S201  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-121  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC. GINNY  
& NORMAND TETU  
190 BICENTENNIAL DR  
HOOKSETT, NH 03106-2702

Parcel Number: 9-24  
CAMA Number: 9-24-122  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC. C/O  
ABRAMSON, SUSAN & EDWARD  
341 THAMES ST UNT 104S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-123  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC. C/O  
BUSCH, ROBERT & KATHLEEN  
52 BENTWOOD CT  
ALBANY, NY 12203-4810

Parcel Number: 9-24  
CAMA Number: 9-24-124  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC. C/O  
MATTHEW BERNARDO  
345 THAMES ST, Unit 204N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-125  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC BUSCH,  
ROBERT & KATHY  
52 BENTWOOD CT  
ALBANY, NY 12203

Parcel Number: 9-24  
CAMA Number: 9-24-126  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC. C/O  
NEIL & CHRISTINE FEINS  
19 MARSHAL ST  
BROOKLINE, MA 02446-5418

Parcel Number: 9-24  
CAMA Number: 9-24-127  
Property Address: THAMES ST

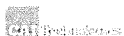
Mailing Address: STONE HARBOUR MARINA, LLC. AMY  
SULLIVAN & FREDERICK DUNCAN  
341 THAMES ST S107  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-128  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC. LI, HSI-  
CHENG  
345 THAMES ST UNT 306 N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-129  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC. LI, HSI-  
CHENG  
345 THAMES ST UNIT 306N  
BRISTOL, RI 02809-9195



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Parcel Number: 9-24  
CAMA Number: 9-24-130  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
SHERMAN, MAX CHRISTOPHER & MARY  
B.  
341 THAMES ST UNIT 205S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-131  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC. JANET  
M FETTER REVOCABLE TRUST 1998  
343 THAMES ST UNIT M302  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-132  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
MICHAEL & DENISE O'BRIEN  
345 THAMES ST 206N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-133  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
JOHN S & KIMBERLY PHILLIPS  
265 TWIN LAKES DR  
GETTYSBURG, PA 17325-8540

Parcel Number: 9-24  
CAMA Number: 9-24-134  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
GRANT RHODE  
345 THAMES ST N407  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-135  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC  
ARTHUR PLACIDO  
345 THAMES ST N401  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-136  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
PAUL MARAGHY  
345 THAMES ST, Unit N504  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-137  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA SPANG,  
AUSTIN & LINDA  
343 Thames Street Unit M101  
Bristol, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-138  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
CAMPBELL, MICHAEL  
345 THAMES ST, UNIT N408  
BRISTOL, RI 02809

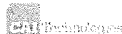
Parcel Number: 9-24  
CAMA Number: 9-24-139  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
MARIO BARRENECHEA  
345 THAMES ST, Unit N104  
BRISTOL, RI 02809

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**Abutters:**

Parcel Number: 9-24  
CAMA Number: 9-24-001  
Property Address: 345 THAMES ST 101N

Mailing Address: JOHNSON, PETER T & ANDREA R TE  
345 THAMES ST UNIT N101  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-002  
Property Address: 345 THAMES ST 102N

Mailing Address: SAUL, DEBRA A  
345 THAMES ST # 102  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-003  
Property Address: 345 THAMES ST 103N

Mailing Address: SB2, LLC  
345 THAMES ST, UNIT N-110  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-004  
Property Address: 345 THAMES ST 104N

Mailing Address: BARRENECHEA, MARIO I. & ANA MARIA  
G. TE  
345 THAMES ST UNIT N104  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-005  
Property Address: 345 THAMES ST 105N

Mailing Address: WAYLAND WILLIAM F & LORNA E  
TRUSTEES REVOC  
345 THAMES ST UNT 105 N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-006  
Property Address: 345 THAMES ST 106N

Mailing Address: DEMARCO, MICHAEL D. ELIZABETH M.  
TE  
345 THAMES ST UNIT 106N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-008  
Property Address: 345 THAMES ST 108N

Mailing Address: CHRISTOPHER, JANET E TRUSTEE  
CHRISTOPHER FAMILY TRUST  
345 THAMES ST #108  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-009  
Property Address: 345 THAMES ST 109N

Mailing Address: HURST, JAMES WILLIAM & RANDELLE  
LEE, TRUSTEES HURST FAMILY 2012  
TRUST  
345 THAMES ST, Unit N109  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-010  
Property Address: 345 THAMES ST 110N

Mailing Address: HOLLAND, JOYCE A.  
345 THAMES ST UNIT 110N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-011  
Property Address: 345 THAMES ST 201N

Mailing Address: BUNN, JAMES BENNING SR & BUNN,  
JACQUELINE BRYAN TE  
141A Main St  
Tuckahoe, NY 10707

Parcel Number: 9-24  
CAMA Number: 9-24-012  
Property Address: 345 THAMES ST 202N

Mailing Address: KUFFNER, TAMARA  
9 WALNUT RD  
BARRINGTON, RI 02806

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Parcel Number: 9-24  
CAMA Number: 9-24-013  
Property Address: 345 THAMES ST 203N

Mailing Address: SHERMAN, MAX CHRISTOPHER & MARY B. TE  
746 SPINNAKER BEACHHOUSE VILLA  
SEABROOK ISLAND, SC 29456

Parcel Number: 9-24  
CAMA Number: 9-24-014  
Property Address: 345 THAMES ST 204N

Mailing Address: BERNARDO, MATTHEW P  
345 THAMES ST, UNIT 204N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-015  
Property Address: 345 THAMES ST 205N

Mailing Address: MCSTAY, JAMES P. CHERYL A. ETUX TE  
345 THAMES ST UNIT 205N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-016  
Property Address: 345 THAMES ST 206N

Mailing Address: OBRIEN, MICHAEL T. DENISE E. TE  
345 THAMES ST UNIT 206N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-017  
Property Address: 345 THAMES ST 207N

Mailing Address: CAPODILUPO, PETER & JENNIFER C  
345 Thames St Unit 207  
Bristol, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-018  
Property Address: 345 THAMES ST 208N

Mailing Address: FITZPATRICK, CAROL A., TRUSTEE  
CAROL A FITZPATRICK REVOCABLE TRUST  
345 THAMES ST, UNIT 208N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-019  
Property Address: 345 THAMES ST 209N

Mailing Address: SARKISIAN, HERBERT A. JANET E. TE  
345 THAMES ST UNIT N209  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-020  
Property Address: 345 THAMES ST 210N

Mailing Address: FEINS, NEIL R & CHRISTINE TRUSTEES  
19 MARSHAL ST  
BROOKLINE, MA 02446

Parcel Number: 9-24  
CAMA Number: 9-24-021  
Property Address: 345 THAMES ST 301N

Mailing Address: ROSS, MICHAEL C & ASTRID L TRUSTEES  
363 ADAMS ST  
DENVER, CO 80206

Parcel Number: 9-24  
CAMA Number: 9-24-022  
Property Address: 345 THAMES ST 302N

Mailing Address: ZELINGER, ELIZABETH A & GERALD D TE  
345 THAMES ST UNIT N302  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-023  
Property Address: 345 THAMES ST 303N

Mailing Address: SHAMS, NICOLE  
345 THAMES ST., UNIT N-303  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-024  
Property Address: 345 THAMES ST 304N

Mailing Address: PHILLIPS, JOHN S & KIMBERLY L TE  
345 THAMES ST 304N  
BRISTOL, RI 02809

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Parcel Number: 9-24  
CAMA Number: 9-24-025  
Property Address: 345 THAMES ST 305N

Mailing Address: HANKIN, ROBERT B & CHERYL B,  
TRUSTEES ROBERT B & CHERYL B  
HANKIN TRUST TC  
56 RAMBLING DR  
SCOTCH PLAINS, NJ 07076-2955

Parcel Number: 9-24  
CAMA Number: 9-24-026  
Property Address: 345 THAMES ST 306N

Mailing Address: LI, HSI-CHENG TRUSTEE  
345 THAMES ST UNIT N306  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-027  
Property Address: 345 THAMES ST 307N

Mailing Address: SUTTON, HOWARD G & KIMBERLY G P  
TE  
14685 KELSON CIRCLE  
NAPLES, FL 34114

Parcel Number: 9-24  
CAMA Number: 9-24-028  
Property Address: 345 THAMES ST 308N

Mailing Address: FRIDOVICH, SHEILA CONSTANCE TR  
345 THAMES ST # N308  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-029  
Property Address: 345 THAMES ST 309N

Mailing Address: RIPP, PETER & MARI TRUSTEES  
345 THAMES ST UNIT N309  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-030  
Property Address: 345 THAMES ST 310N

Mailing Address: BUSCH ROBERT S BUSCH KATHLEEN B  
TE  
345 THAMES ST # 310 N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-031  
Property Address: 345 THAMES ST 401N

Mailing Address: PLACIDO, ARTHUR T. LOUISE I. TE  
345 THAMES ST UNIT 401N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-032  
Property Address: 345 THAMES ST 402N

Mailing Address: PINK, LOIS & ANDREW TRUSTEES  
345 THAMES ST UNIT 402N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-033  
Property Address: 345 THAMES ST 403N

Mailing Address: BOLTON, ALICE C & FOREST E TE  
345 THAMES ST UNIT 403N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-034  
Property Address: 345 THAMES ST 404N

Mailing Address: VAN DEVENTER, MARY P  
345 THAMES ST, Unit 404N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-035  
Property Address: 345 THAMES ST 405N

Mailing Address: FLORIO, IRENE M TRUSTEE IRENE M  
FLORIO TRUST  
345 THAMES ST UNIT 405N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-036  
Property Address: 345 THAMES ST 406N

Mailing Address: JACKSON, LISA R  
345 THAMES ST, UNIT N-406  
BRISTOL, RI 02809

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Parcel Number: 9-24  
CAMA Number: 9-24-037  
Property Address: 345 THAMES ST 407N

Mailing Address: RHODE, GRANT F & KATZ, JUDITH  
TRUSTEES  
345 THAMES ST UNT 407N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-038  
Property Address: 345 THAMES ST 408N

Mailing Address: ROWE, ABIGAIL CAMPBELL & DAY,  
SARAH CAMPBELL TRUSTEES  
215 COTTONTAIL DRIVE  
PORTSMOUTH, RI 02871

Parcel Number: 9-24  
CAMA Number: 9-24-039  
Property Address: 345 THAMES ST 409N

Mailing Address: MARTIN, WILLIAM R & JOAN P  
TRUSTEES  
345 THAMES ST UNIT 409N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-040  
Property Address: 345 THAMES ST 410N

Mailing Address: CASTRIOTTA, LAURA J - TRUSTEE  
LAURA J CASTRIOTTA TRUST  
345 THAMES ST, UNIT N410  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-041  
Property Address: 345 THAMES ST 501N

Mailing Address: AHEARN, MICHAEL A  
c/o John C. Ottenberg 48 Windingwood  
Lane  
Lincoln, MA 01773

Parcel Number: 9-24  
CAMA Number: 9-24-042  
Property Address: 345 THAMES ST 502N

Mailing Address: DUNN, JOHN G. JR TRUSTEE  
345 THAMES ST UNIT N502  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-043  
Property Address: 345 THAMES ST 503N

Mailing Address: WANG, YINGFEI  
59 CRESTVIEW RD  
MILTON, MA 02186

Parcel Number: 9-24  
CAMA Number: 9-24-044  
Property Address: 345 THAMES ST 504N

Mailing Address: SUGARMAN, LOUIS TRST ETAL JT  
MARAGHY, PAUL  
345 THAMES ST UNIT 504N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-045  
Property Address: 345 THAMES ST 505N

Mailing Address: CHAMPAGNE, MICHEALA J.  
345 THAMES ST UNIT 505N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-046  
Property Address: 345 THAMES ST 506N

Mailing Address: LUCINI, GREGORY L & PATRICIA A TE  
345 THAMES ST UNIT 506N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-047  
Property Address: 343 THAMES ST 101M

Mailing Address: SPANG, HENRY A IV & LINDA TE  
343 THAMES ST UNIT M-101  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-048  
Property Address: 343 THAMES ST 102M

Mailing Address: HICKEY, MICHAEL J. & KATHLEEN O.  
TRUSTEES  
74 CARNEGIE HEIGHTS DR  
PORTSMOUTH, RI 02871



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Parcel Number: 9-24  
CAMA Number: 9-24-049  
Property Address: 343 THAMES ST 103M

Mailing Address: RATFORD, VINCENT MARGUERITE TE  
343 THAMES ST UNIT 103M  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-050  
Property Address: 343 THAMES ST 104M

Mailing Address: ISRAEL, SCOTT & JAFFE, ALICE TE  
88 ABBOT ST  
ANDOVER, MA 01810

Parcel Number: 9-24  
CAMA Number: 9-24-051  
Property Address: 343 THAMES ST 301M

Mailing Address: CIVALE, CHRISTOPHER J & BELLAMY,  
KARA E TRUSTEES  
343 THAMES ST # M 301  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-052  
Property Address: 343 THAMES ST 302M

Mailing Address: FETTER, JANET M TRUSTEE JANET M  
FETTER TRUST  
343 THAMES ST 302M  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-053  
Property Address: 343 THAMES ST 303M

Mailing Address: GOODNOW, CHRISTOPHER & ANDREA  
TE  
343 THAMES ST, UNIT M-303  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-054  
Property Address: 343 THAMES ST 304M

Mailing Address: NASTRO, KIMBERLY & DAVID TE  
29 WEST 85th ST, APT 3  
NEW YORK, NY 10024

Parcel Number: 9-24  
CAMA Number: 9-24-055  
Property Address: 341 THAMES ST 101S

Mailing Address: KITS VAN HEYNINGEN, ROBERT W.  
DEBRA A TE  
18 FESSER AVE  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-056  
Property Address: 341 THAMES ST 102S

Mailing Address: JON JACQUELINE JORDAN RP TRUST  
6924 HICKORY HILL AVE  
MCLEAN, VA 22101

Parcel Number: 9-24  
CAMA Number: 9-24-057  
Property Address: 341 THAMES ST 103S

Mailing Address: JACKSON, DEBRA P  
174 PINE GLEN DR  
EAST GREENWICH, RI 02818

Parcel Number: 9-24  
CAMA Number: 9-24-058  
Property Address: 341 THAMES ST 104S

Mailing Address: LUDLOW, LYNN LEE & LAWRENCE,  
JAMES S ESQ TRUSTEES-ABRAMSON &  
LUDLOW TRUST  
341 THAMES ST, UNIT 104S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-059  
Property Address: 341 THAMES ST 105S

Mailing Address: FALTEN, PAUL J. & CAROL MILLIAN TE  
341 THAME ST, Unit 105S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-060  
Property Address: 341 THAMES ST 106S

Mailing Address: LEIBOWITZ, DAVID E & PEGGY A TE  
341 THAMES ST UNIT 106S  
BRISTOL, RI 02809



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Parcel Number: 9-24  
CAMA Number: 9-24-061  
Property Address: 341 THAMES ST 107S

Mailing Address: BERKELEY, DUNCAN & AMY TE  
67 CENTRAL ST  
GEORGETOWN, MA 01833

Parcel Number: 9-24  
CAMA Number: 9-24-062  
Property Address: 341 THAMES ST 108S

Mailing Address: TETU, NORMAND P GINNY L. TE  
190 BICENTENNIAL DR  
HOOKSETT, NH 03106

Parcel Number: 9-24  
CAMA Number: 9-24-063  
Property Address: 341 THAMES ST 109S

Mailing Address: SAWYER, MICHAEL  
341 THAMES ST, UNIT 109S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-064  
Property Address: 341 THAMES ST 110S

Mailing Address: LEENUTAPHONG, DEBORAH LYNN &  
NARUEKORN TRUSTEES  
341 THAMES ST UNIT S110  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-065  
Property Address: 341 THAMES ST 201S

Mailing Address: LAPOINTE, WILLIAM H. & LAPOINTE,  
DONNE M. TRUSTEES  
3756 JUNGLE PLUM DR E  
NAPLES, FL 34114

Parcel Number: 9-24  
CAMA Number: 9-24-066  
Property Address: 341 THAMES ST 202S

Mailing Address: BOUCHARD, KENNETH & RIKKI HANSEN  
- TRUSTEES KENNETH P & RIKKI  
HANSEN BOUCHARD TRUSTS  
25 RELIANCE DR  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-067  
Property Address: 341 THAMES ST 203S

Mailing Address: OZTERMIYECI, MUSTAFA MURAT &  
MATOOK, DEBORAH JOY TE  
341 THAMES ST UNIT S203  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-068  
Property Address: 341 THAMES ST 204S

Mailing Address: CAMOSCI, ROBERT E & GAIL D TE  
341 THAMES ST UNIT 204S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-069  
Property Address: 341 THAMES ST 205S

Mailing Address: KAWAOKA, ERIC J & ESTA TRUSTEES  
FAMILY TRUST  
341 THAMES ST 205S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-070  
Property Address: 341 THAMES ST 206S

Mailing Address: BRAVE, ILENE E & DENNIS G -  
TRUSTEES ILENE E BRAVE TRUST  
PO BOX 906  
BROOKLANDVILLE, MD 21022

Parcel Number: 9-24  
CAMA Number: 9-24-071  
Property Address: 341 THAMES ST 207S

Mailing Address: PETERSON, JEFFREY  
519 GREGORY AVE  
WILMETTE, IL 60091

Parcel Number: 9-24  
CAMA Number: 9-24-072  
Property Address: 341 THAMES ST 208S

Mailing Address: GARRITY, JOHN  
341 THAMES ST, UNIT 208S  
BRISTOL, RI 02809

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Parcel Number: 9-24  
CAMA Number: 9-24-073  
Property Address: 341 THAMES ST 209S

Mailing Address: FAY, PAUL D & CURTIS, JULIE M TE  
1443 BEACON ST  
BROOKLINE, MA 02446

Parcel Number: 9-24  
CAMA Number: 9-24-074  
Property Address: 341 THAMES ST 210S

Mailing Address: GRAY, ROBERT C & PATRICIA A  
TRUSTEES  
341 THAMES ST 210S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-075  
Property Address: 341 THAMES ST 301S

Mailing Address: BRUNING, KARLA GANTZ, KATHLEEN  
341 THAMES ST 301S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-076  
Property Address: 341 THAMES ST 302S

Mailing Address: MORSE, ANN R. TRUSTEE ANN R.  
MORSE 1993 TRUST  
341 THAMES ST 302 S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-077  
Property Address: 341 THAMES ST 303S

Mailing Address: JOHNSON, MARK G & STEERE GRACE  
McLAURIN TE  
341 THAMES ST UNIT 303S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-079  
Property Address: 341 THAMES ST 305S

Mailing Address: REIG, VIBEKE G TRUSTEE VIBEKE  
REIG LIVING TRUST  
341 THAMES ST UNIT S305  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-080  
Property Address: 341 THAMES ST 306S

Mailing Address: LYNCH, JOHN J TRUSTEE  
341 THAMES ST UNIT S306  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-081  
Property Address: 341 THAMES ST 307S

Mailing Address: DEMARCO, GREGORY M. & AMY  
TRUSTEES  
341 THAMES ST S-307  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-082  
Property Address: 341 THAMES ST 308S

Mailing Address: WILKER, RICHARD E & WILKER,  
PHYLLIS BLOOM TRUSTEES  
341 THAMES ST UNIT S-308  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-083  
Property Address: 341 THAMES ST 309S

Mailing Address: KUBLIN, DONNA E & STANLEY B TR  
341 THAMES ST UNIT 309S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-101  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
WILLIAM MARTIN  
691 15TH AVE SOUTH  
NAPLES, FL 34102-7424

Parcel Number: 9-24  
CAMA Number: 9-24-102  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
JOHNSON, PETER& ANDREA  
345 THAMES ST UNIT N101  
BRISTOL, RI 02809



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Parcel Number: 9-24  
CAMA Number: 9-24-103  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC.  
CHAMPAGNE, KEVIN & MICHAELA  
4525 S. ATLANTIC AVE  
PORT ORANGE, FL 32177-7061

Parcel Number: 9-24  
CAMA Number: 9-24-104  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC.  
NASTRO, DAVID & KIM  
343 THAMES ST M304  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-105  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC GRACE  
STEERE & MARK JOHNSON  
341 THAMES ST 303S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-106  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC.  
OZTERMIYECI, MUSTAFA M  
341 THAMES ST S203  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-107  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
VIBEKE REIG LIV TRUST  
341 THAMES ST S305  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-108  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC RIPP,  
PETER & MARI  
345 THAMES ST N309  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-109  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
GREG LUNCINI  
345 THAMES ST, Unit N506  
BRISTOL, RI 02809-4116

Parcel Number: 9-24  
CAMA Number: 9-24-110  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
MARIO BARRENECHEA  
345 THAMES ST, Unit N104  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-111  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
ROBERT & PATRICIA GRAY  
341 THAMES ST UNT S210  
BRISTOL, RI 02809-2407

Parcel Number: 9-24  
CAMA Number: 9-24-112  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
JOHN G DUNN  
345 THAMES ST N502  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-113  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA LLC C/O  
KUBLIN, DONNA & STAN  
341 THAMES ST 309S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-114  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
ROBERT B HANKIN TRUST  
56 RAMBLING DR  
SCOTCH PLAINS, NJ 07076

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Parcel Number: 9-24  
CAMA Number: 9-24-115  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
CAPODILUPO, PETER & JENNIFER  
345 THAMES ST UNIT 207  
BRISTOL, 02809

Parcel Number: 9-24  
CAMA Number: 9-24-116  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC JAMES  
& RANDELLE HURST  
345 THAMES ST UNIT 109N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-117  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC  
TRUSTEES OF THE HURST FAMILY  
345 THAMES ST 109N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-118  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC.  
MICHAEL & DENISE O'BRIEN  
345 THAMES ST 206N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-119  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC  
HERBERT & JANET SARKISIAN  
345 THAMES ST N209  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-120  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
WILLIAM & DONNA LAPOINTE  
341 THAMES ST S201  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-121  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC. GINNY  
& NORMAND TETU  
190 BICENTENNIAL DR  
HOOKSETT, NH 03106-2702

Parcel Number: 9-24  
CAMA Number: 9-24-122  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC. C/O  
ABRAMSON, SUSAN & EDWARD  
341 THAMES ST UNT 104S  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-123  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC. C/O  
BUSCH, ROBERT & KATHLEEN  
52 BENTWOOD CT  
ALBANY, NY 12203-4810

Parcel Number: 9-24  
CAMA Number: 9-24-124  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC. C/O  
MATTHEW BERNARDO  
345 THAMES ST, Unit 204N  
BRISTOL, RI 02809

Parcel Number: 9-24  
CAMA Number: 9-24-125  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC BUSCH,  
ROBERT & KATHY  
52 BENTWOOD CT  
ALBANY, NY 12203

Parcel Number: 9-24  
CAMA Number: 9-24-126  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC. C/O  
NEIL & CHRISTINE FEINS  
19 MARSHAL ST  
BROOKLINE, MA 02446-5418

RECEIVED

8/23/2023

COASTAL RESOURCES  
MANAGEMENT COUNCIL



www.cai-tech.com

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# 1 foot Abutters List Report

Bristol, RI  
August 07, 2023

Parcel Number: 9-24  
CAMA Number: 9-24-139  
Property Address: THAMES ST

Mailing Address: STONE HARBOUR MARINA, LLC C/O  
MARIO BARRENECHEA  
345 THAMES ST, Unit N104  
BRISTOL, RI 02809

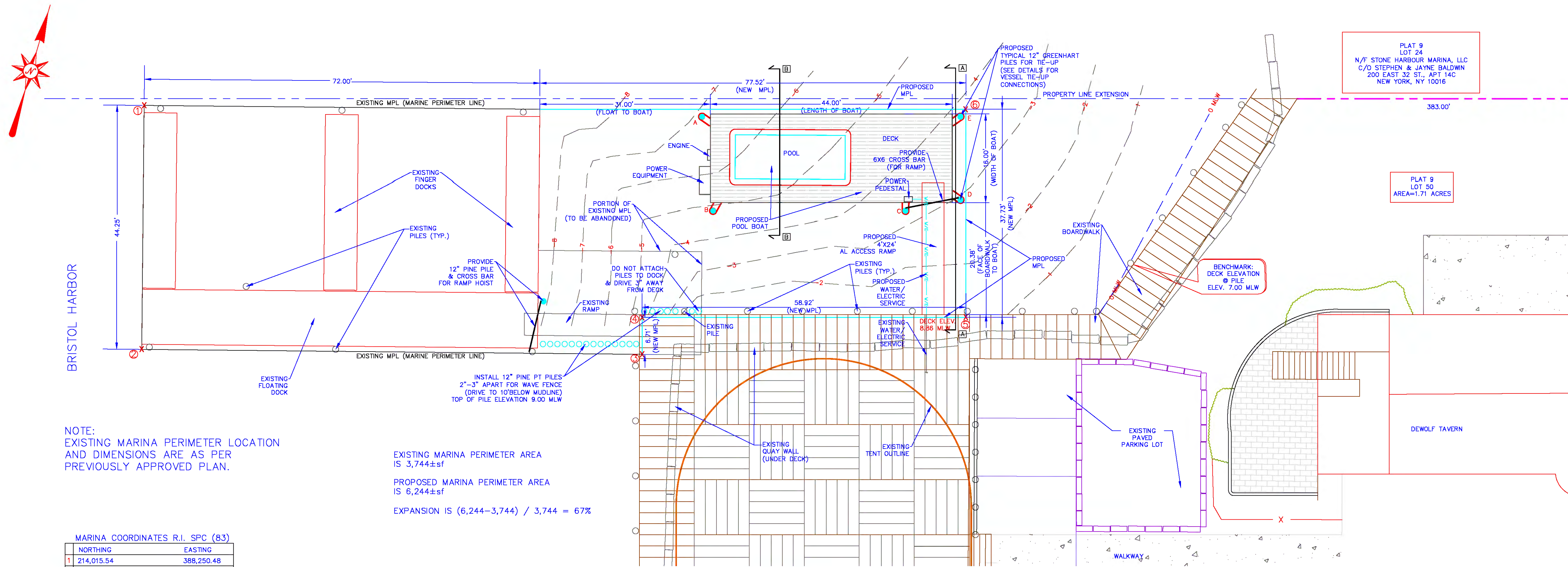
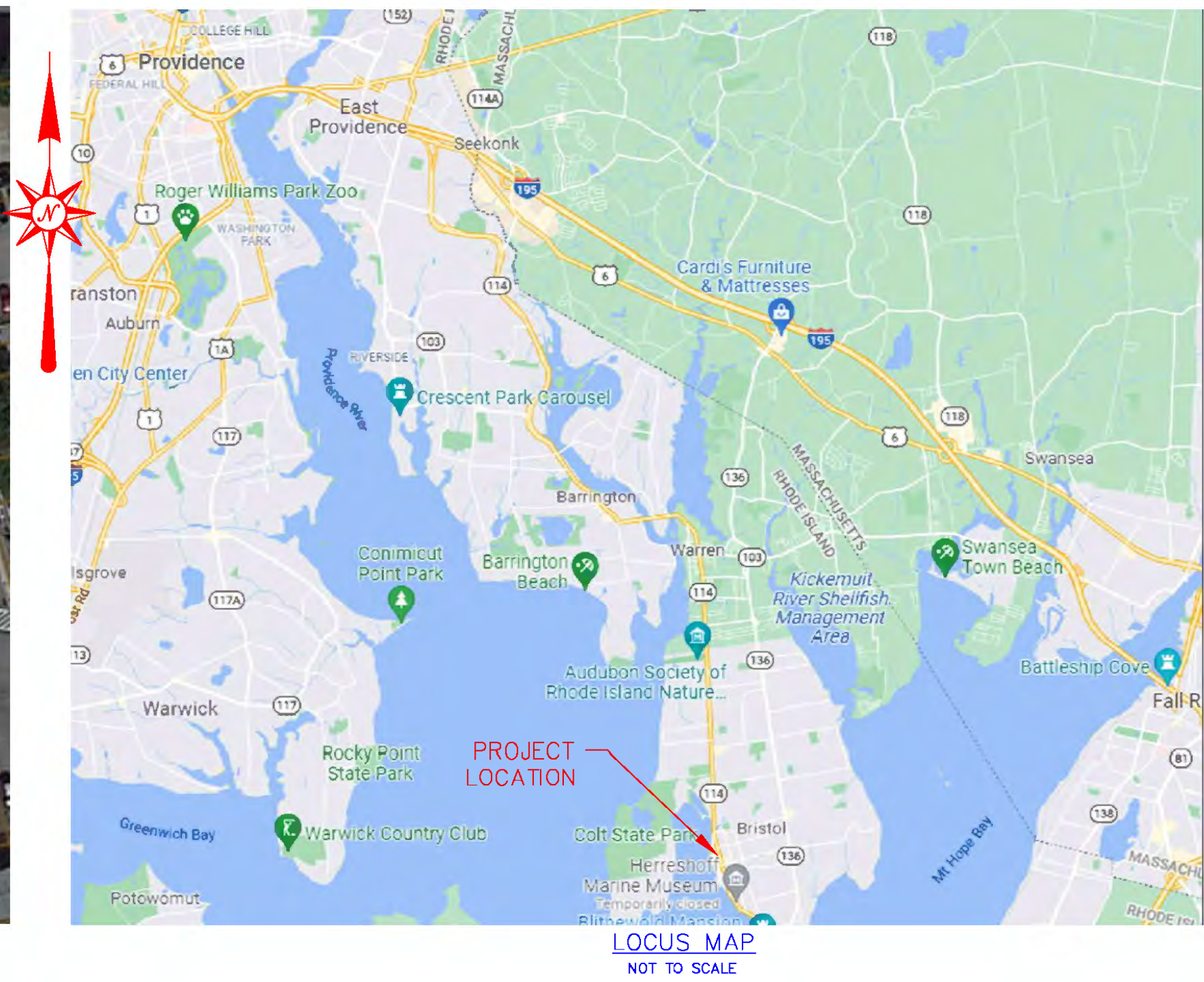
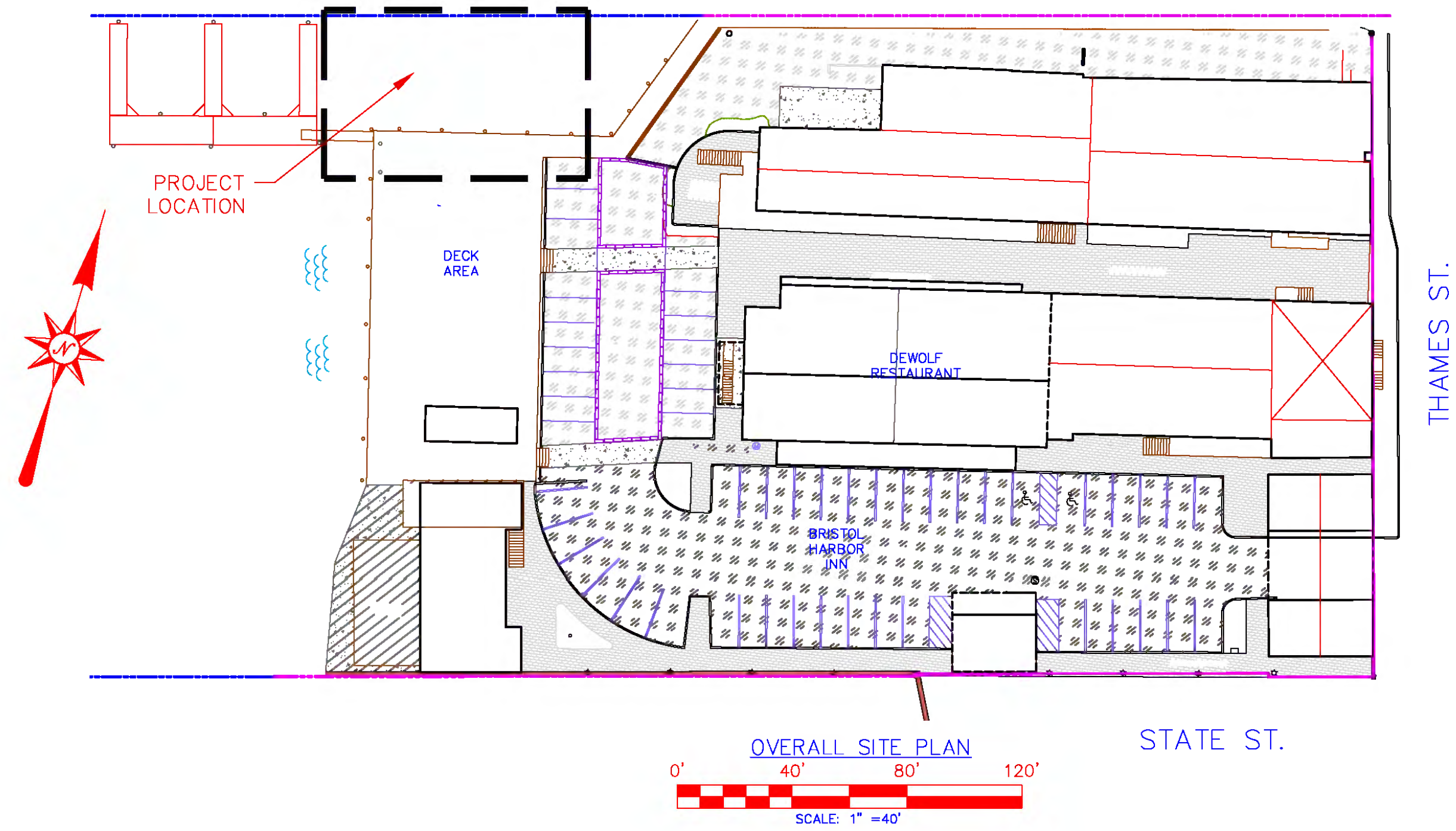


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NOTE:  
EXISTING MARINA PERIMETER LOCATION  
AND DIMENSIONS ARE AS PER  
PREVIOUSLY APPROVED PLAN.

MARINA COORDINATES R.I. SPC (83)	
NORTHING	EASTING
1 214,015.54	388,250.48
2 213,972.46	388,260.63
3 213,992.45	388,349.56
4 214,000.27	388,347.21
5 214,014.34	388,404.39
6 214,049.83	388,396.02

EXISTING MARINA PERIMETER AREA  
IS 3,744±sf  
PROPOSED MARINA PERIMETER AREA  
IS 6,244±sf  
EXPANSION IS (6,244-3,744) / 3,744 = 67%

NOTE:  
POOL BOAT VESSEL SHALL BE SEASONAL  
ONLY AND SHALL BE TAKEN OUT OF  
WATER IN OFF SEASON. ALSO, IN THE  
EVENT OF ANY ANTICIPATED SIGNIFICANT  
STORM VESSEL SHALL ALSO BE TAKEN  
OUT OF THE WATER.

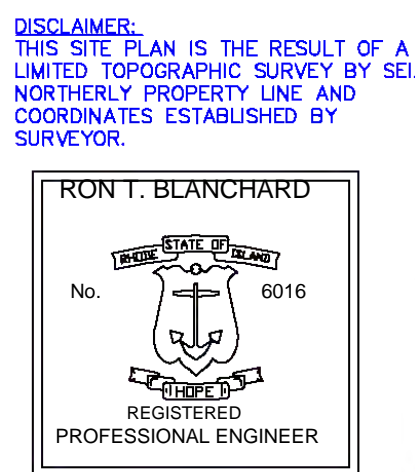
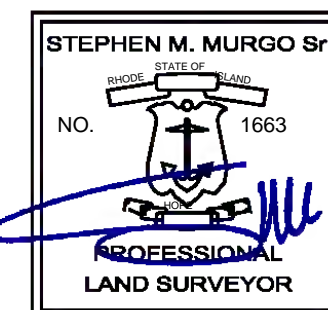
DATUM:  
REFERENCE DATUM IS  
MEAN LOW WATER



PROJECT ADDRESS:  
267 THAMES ST.  
BRISTOL, RI 02809  
OWNER INFO:  
TSL, LLC  
244 GANO ST.  
PROVIDENCE, RI 02906

#### CERTIFICATION

This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the Rhode Island State Board of Registration for Professional Land Surveyors on Jan 1st, 2016, as follows:  
(a) Type of Boundary Survey  
Comprehensive Boundary Survey  
(b) The purpose of the Survey and Plan is to show property line information and the location on structures and other features deemed important.  
Measurement Specification  
BY: Stephen M. Murgo  
COA LS A33  
APRIL 26, 2022



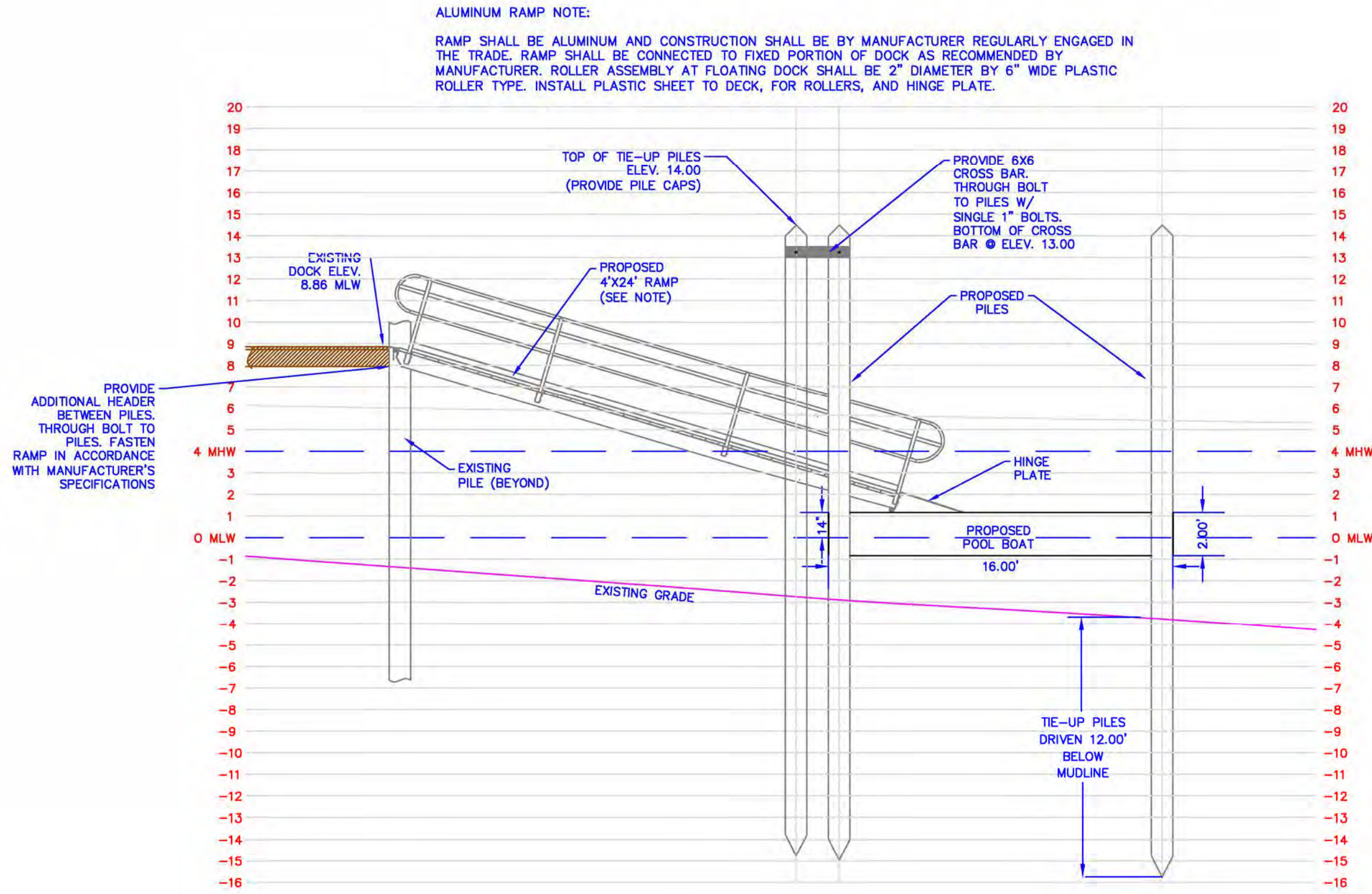
## MARINA EXPANSION PLAN FOR POOL BOAT DOCKING FACILITY 267 THAMES ST. PLAT 9, LOT 50

**SITE ENGINEERING INC. SEI**  
CIVIL • COASTAL • STRUCTURAL

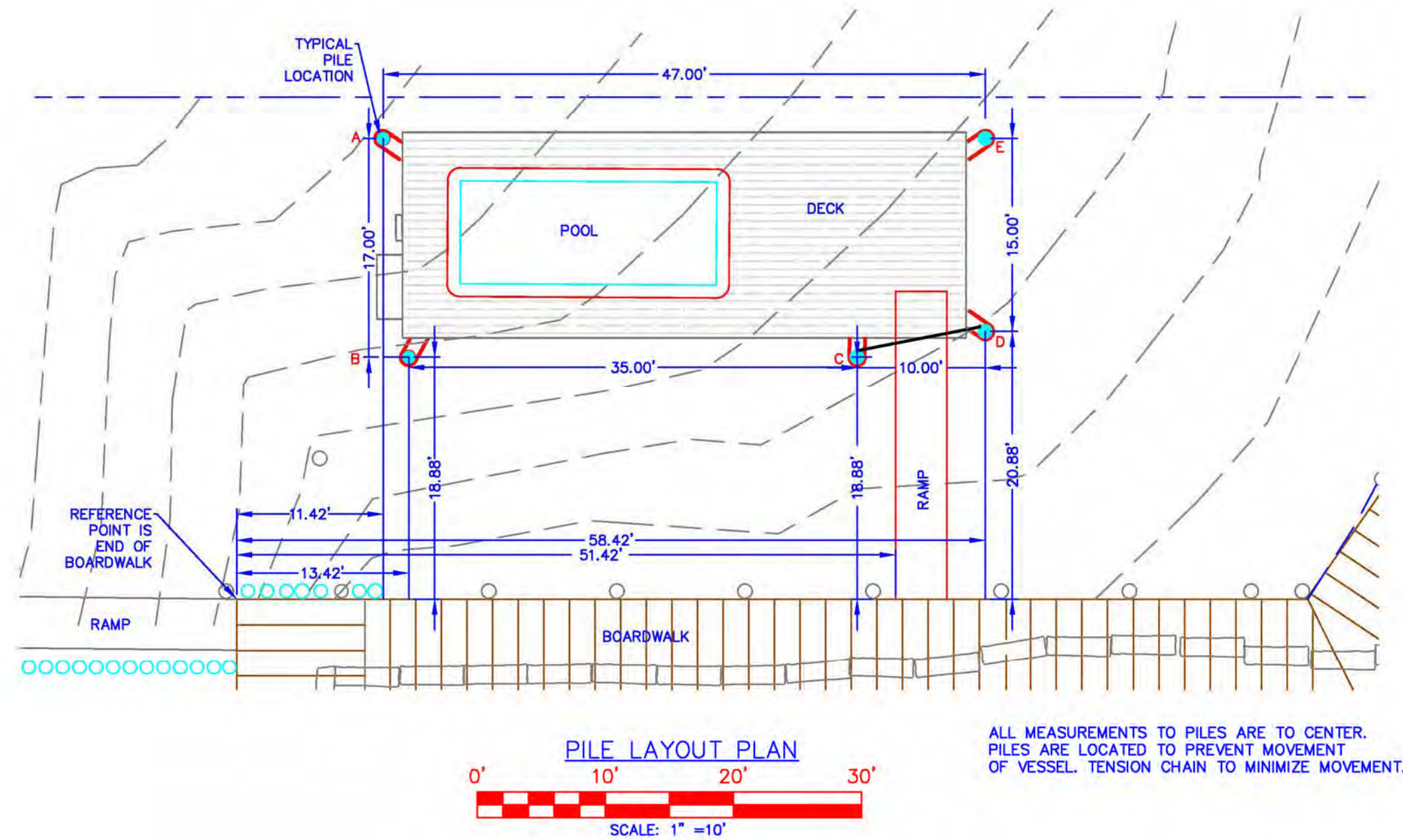
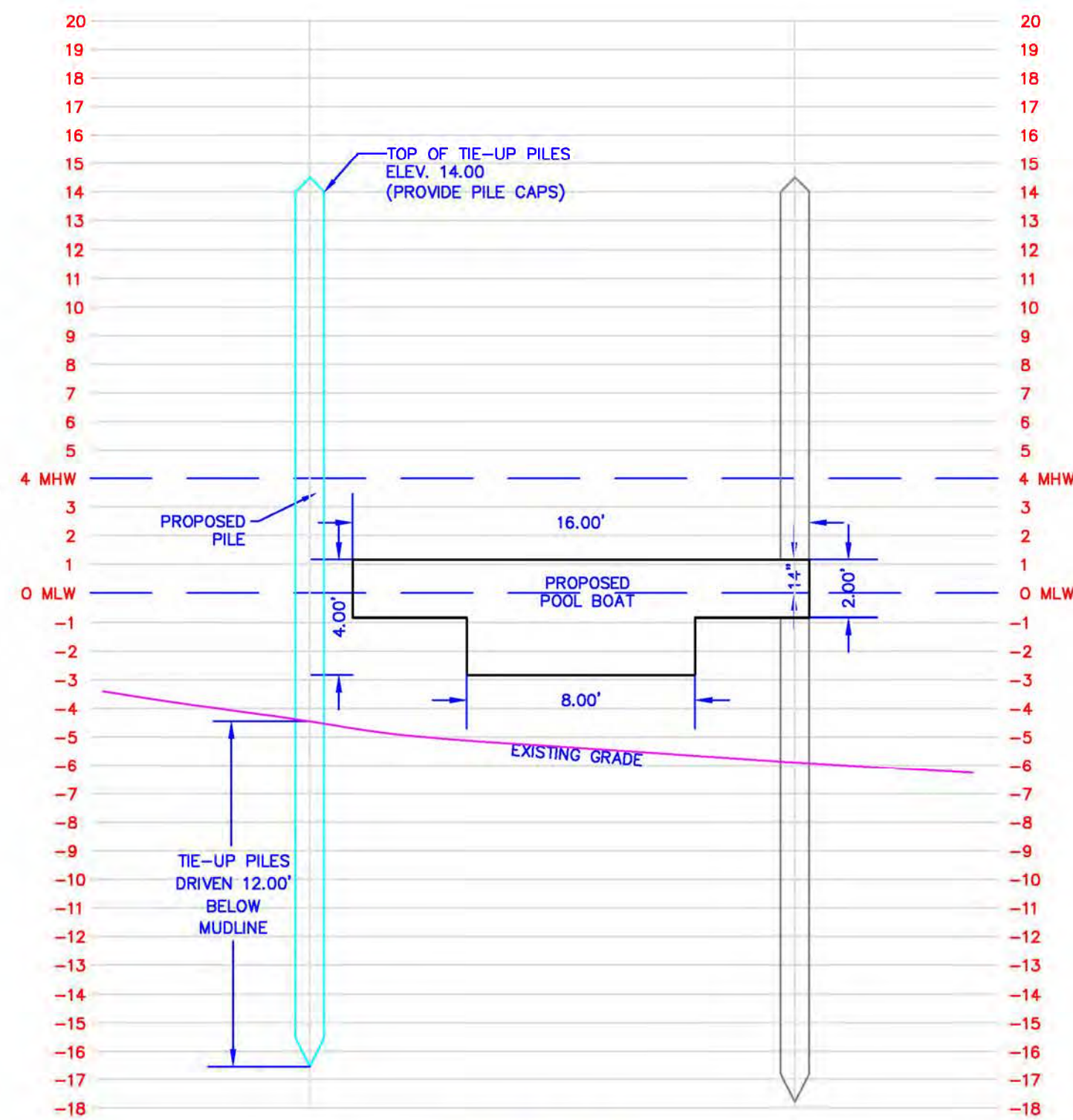
75 WOOD STREET  
BRISTOL, RI 02809  
PHONE: (401) 263-8231

REVISIONS	
SYMBOL	DESCRIPTION
001	REVISED TO SHOW PROPOSED BOAT LAYOUT
002	REVISED PER DISCUSSION WITH BOAT BUILDER
003	REVISED FOR SURVEYOR'S SURVEY
004	MINOR REVISIONS
005	FINAL REVISIONS FOR SUBMISSION
006	MINOR REVISIONS
007	ADD SURVEYOR'S CERTIFICATION
DATE: 11/23/21	APPROVED

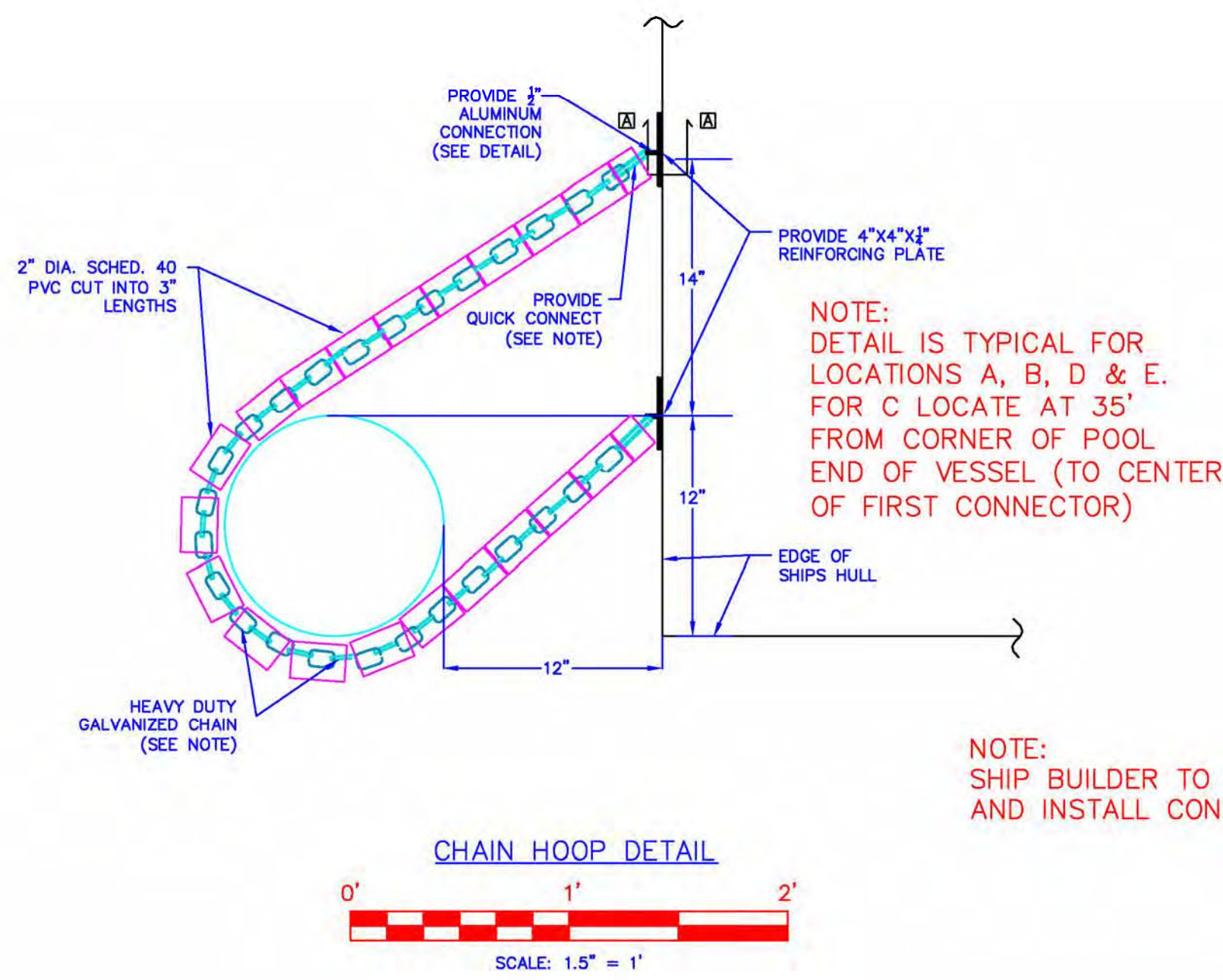
SCALE: AS NOTED  
SHEET: 1 OF 2  
**SP-1**



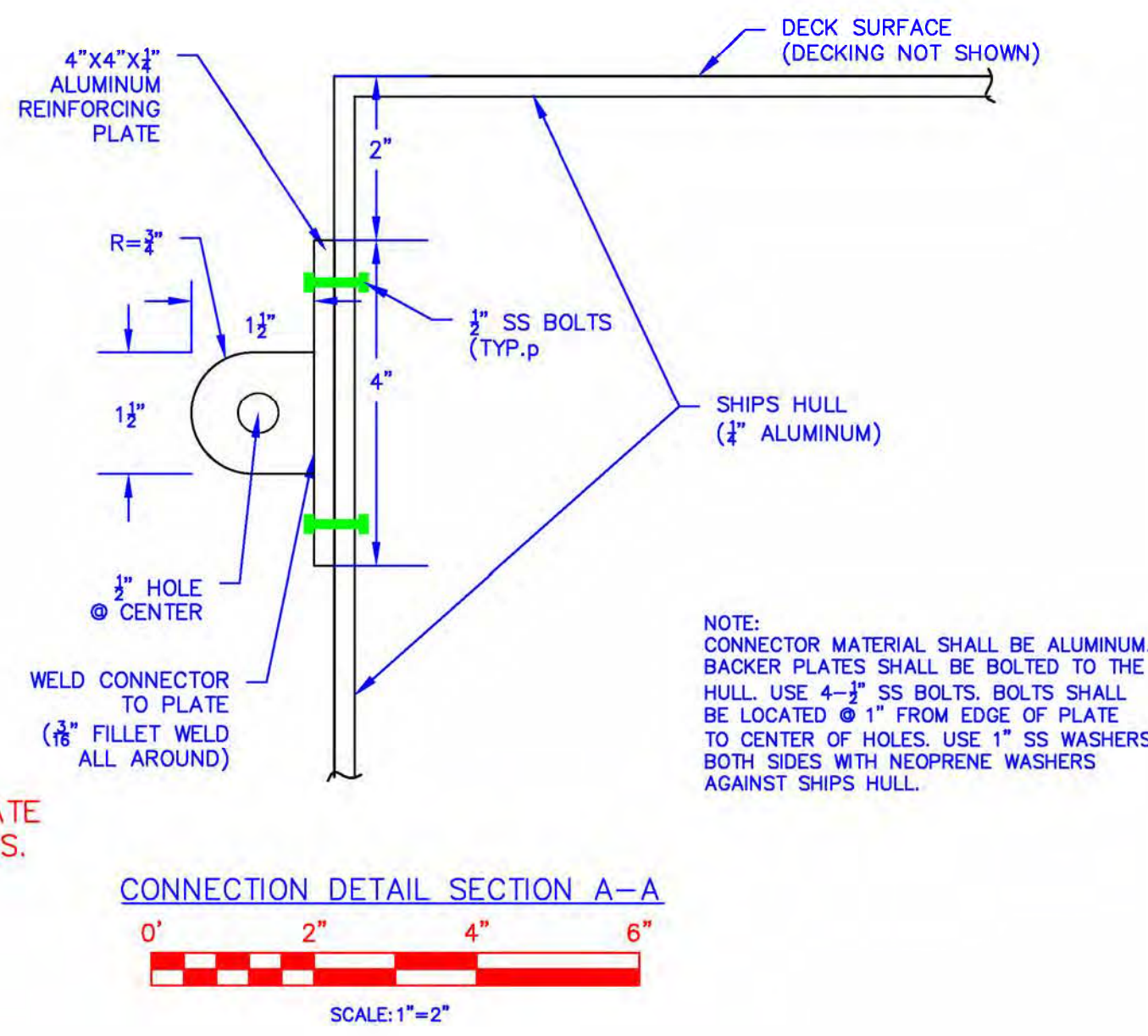
NOTE:  
ALL TIE-UP PILES SHALL BE 12" GREENHART PILES DRIVEN 12' BELOW MUDLINE.



ALL MEASUREMENTS TO PILES ARE TO CENTER. PILES ARE LOCATED TO PREVENT MOVEMENT OF VESSEL. TENSION CHAIN TO MINIMIZE MOVEMENT.



CHAIN SHALL BE HOT DIPPED GALVANIZED 3/4" GRADE 43 RATED FOR 2,600 LB WORKING LOAD. (REFER TO TULSACHAIN.COM) GO TO "MARINE CHAIN" WINDLASS GRADE 43  
QUICK CONNECT SHALL BE 3/4" DIA. ZINC PLATED WITH 2,200 LB LOAD LIMIT, MSC PART # 67785584



PROJECT ADDRESS:  
267 THAMES ST.  
BRISTOL, RI 02809

OWNER INFO:  
TSL, LLC  
244 GANO ST.  
PROVIDENCE, RI 02906



MARINA EXPANSION PLAN  
POOL BOAT PROFILE & DETAILS  
267 THAMES ST.  
PLAT 9, LOT 50

SEI  
SITE ENGINEERING INC.  
CIVIL • COASTAL • STRUCTURAL

76 WOOD STREET  
BRISTOL, RI 02809  
PHONE: (401) 263-8231

RHODE ISLAND

BRISTOL,

SCALE: AS NOTED  
SHEET: 2 OF 2

SP-2