

**From:** [Danni Goulet](#)  
**To:** [Mason Sherman](#)  
**Cc:** [Court Company](#)  
**Subject:** Re: 279 Water St Marina 99-02-14  
**Date:** Tuesday, July 22, 2025 8:02:11 AM

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Mason

Thank you, we have read through and think you captured the concerns in your report. The only clarification we would ask is that the marina parking has a note on the plan that says it will have signs for marina parking only, if that could be made as a stipulation it is much easier for compliance given the shared parking in the area and all of the various businesses on the site that have their own parking requirements.

Dan

Thanks,

Dan

Danni Goulet, PE  
Danni Goulet, LLC  
(508) 212-2253  
dan@dannigoulet.com

On Jul 18, 2025, at 7:31 AM, Mason Sherman <msherman@crmc.ri.gov> wrote:

Good Morning Dan/Jack,

See attached Staff report for Water st. Let me know if you have any questions. This one is still slated for the August meeting on 8/26.

Thanks,

Mason Sherman  
401-602-5302

## Oliver Allamby

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**From:** Mason Sherman  
**Sent:** Wednesday, July 16, 2025 11:33 AM  
**To:** Oliver Allamby  
**Cc:** Brittany Spurlock  
**Subject:** FW: 279 Water St Marina 2025-02-071

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

Hey,

For the 2025-02-071 file please. Confirmation on requested stipulation conditions from northern abutter.

Thanks,

Mason Sherman  
401-602-5302

---

**From:** Mason Sherman  
**Sent:** Wednesday, July 16, 2025 11:18 AM  
**To:** Court Company <[courtcoinc@gmail.com](mailto:courtcoinc@gmail.com)>  
**Cc:** Dan Goulet Real Phone <[dan@dannigoulet.com](mailto:dan@dannigoulet.com)>  
**Subject:** RE: 279 Water St Marina 99-02-14

Jack,

Thank you for your confirmation on the ask.

As discussed, CRMC's preference would be for the H-beam to be completely removed so it doesn't become a hazard down the road. I do understand your concerns with your facility's stone wall. If for some reason the contractor is unable to remove it completely then cutting at mudline shall suffice in my eyes. This is all something that will be written in the assent.

Understood on the Town Wharf.

Thanks again for the good communication.

Mason Sherman  
401-602-5302

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**From:** Court Company <[courtcoinc@gmail.com](mailto:courtcoinc@gmail.com)>  
**Sent:** Wednesday, July 16, 2025 10:53 AM  
**To:** Mason Sherman <[msherman@crmc.ri.gov](mailto:msherman@crmc.ri.gov)>

Cc: Dan Goulet Real Phone <[dan@dannigoulet.com](mailto:dan@dannigoulet.com)>; john q <[courtcoinc@gmail.com](mailto:courtcoinc@gmail.com)>

Subject: Re: 279 Water St Marina 99-02-14

Mason,

Thank you for your very complete response and attachments. Much appreciated.

You are correct. I am requesting a similar stipulation for the northern MPL limit of Area 1 of the Blount Landing application (2025-02-071, just as you drafted and showed in your sketch.

Also the rusted H beam just south of my seawall, which has collapsed, needs to be cut off at the mud line. I am concerned about any vibratory or hammer action used to remove the H beam(s) or the existing well casings (outboard pilings) which will disturb my fieldstone sea wall. I think this can be called out in the plan detail.

If both requests can be agreed to and so ordered in the Assent I have no further comment or objection.

As to any encroachment by the Town of Warren, the Town's representatives and I are in active discussion in an attempt to develop a long term solution. Therefore I ask that CRMC stand by for the present.

My intention is to be a good neighbor relating to both of my boundaries.

Thank you,

Jack

J. E. Quattrocchi

4016999300

On Tue, Jul 15, 2025 at 1:22 PM Mason Sherman <[msherman@crmc.ri.gov](mailto:msherman@crmc.ri.gov)> wrote:

Jack,

Thanks for providing the file number. I attached the full file which includes the assent and I also see the language you were referring to in Stipulation Q:

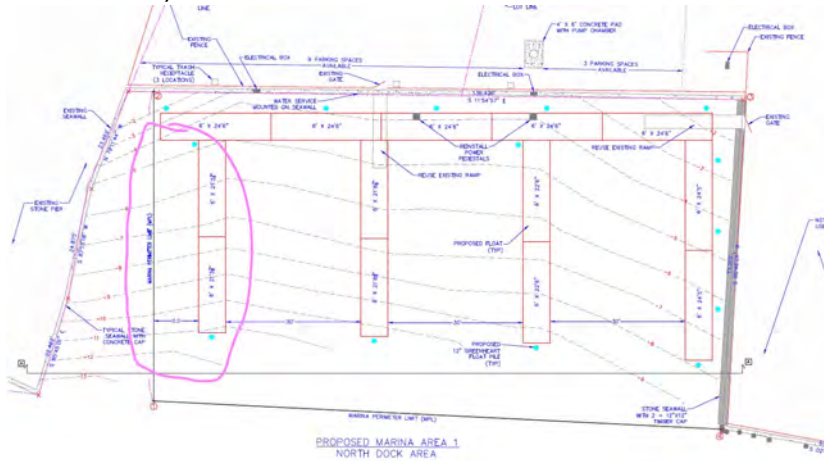
Q. No vessel shall dock in such a manner that any portion of the vessel's southern-most border of the MPL. This line is further defined as the line approved plans as having endpoints (235336.6, 558287.6) and (23534

When you say the Town is still in violation of the MPL are you saying that they are berthing vessels outside of the southern MPL line? I'd like to formally bring this up to enforcement staff so we can get it on record and perform a site visit to address the complaint.

As for your ask regarding Water Street landing and file number 2025-02-071, my understanding from Dan Goulet is that you wish to have a similar stipulation added to the assent regarding vessels berthed outside the MPL. I want to be sure we are clear in your request, are you referring to the northern dock in

the area pictured below and circled in pink? I think what you are asking is for the below stipulation be added

- No vessel shall dock in such a manner than any portion of the vessel shall extend north of the northern-most border of the Area 1 MPL. This line is further defined as the line shown on sheet WF-3 of the approved plans as having endpoints (235109.89, 386391.29) and (235124.94, 386458.21).



As for the CRMC on-line database, unfortunately there is no way to access the actual assent there. You can search the file numbers, see the assent, and file history. To get a copy of the actual assent or file number you will have to reach out to [Cstaff@crmc.ri.gov](mailto:Cstaff@crmc.ri.gov) (or myself) and we are happy to provide what you need. There are limitations to the database.

Please let me know if the above regarding 2025-02-071 is what you are looking for as I am working on finishing off my report for this one and that is the last missing piece of the puzzle we need to get resolved.

Thank you,

Mason Sherman

401-602-5302

**From:** Court Company <[courtcoinc@gmail.com](mailto:courtcoinc@gmail.com)>

**Sent:** Tuesday, July 15, 2025 12:18 PM

**To:** Dan Goulet Real Phone <[dan@dannigoulet.com](mailto:dan@dannigoulet.com)>; Mason Sherman <[msherman@crmc.ri.gov](mailto:msherman@crmc.ri.gov)>

**Subject:** 279 Water St Marina 99-02-14

Guys,

This is, I believe, the Assent with Condition Q prohibiting wharfing over beyond the MPL (which was the extension of the E-W southerly property line) of the now Town Wharf.

The NV in the chronology was when the Town shortened the south extending fingers in response to my survey/complaint.

The Town is still in violation of the MPL.

I cannot see anything on the CRMC site except a chronology. Is there a way to look at the whole file or at least the Assent?

I cannot see any documents/assent details.

Why is the CRMC website so clunky/limited, or is it me?

Thx,

Jack

--

J. E. Quattrocchi

2 Douglas Pike

Smithfield, RI 02917

401-231-3700

401-232-0864 fax

401-699-9300 cell (best)

--

J. E. Quattrocchi

2 Douglas Pike  
Smithfield, RI 02917  
401-231-3700  
401-232-0864 fax  
401-699-9300 cell (best)

## Oliver Allamby

---

**From:** Mason Sherman  
**Sent:** Monday, June 30, 2025 2:19 PM  
**To:** Oliver Allamby  
**Cc:** Brittany Spurlock  
**Subject:** FW: 2025-02-071 - Water Street Landing Realty - Council Meeting  
**Attachments:** 5 Blount Marina 6.18.25 WF-1.pdf; 5 Blount Marina 6.18.25 WF-3.pdf

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

Hey Oliver,

Don't think I've sent you these yet. Revised plan drawings addressing abutter comments for the 2025-02-071 file when you get a minute.

Thanks,

Mason Sherman  
401-602-5302

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**From:** Ron Blanchard <[seironblanchard@msn.com](mailto:seironblanchard@msn.com)>  
**Sent:** Friday, June 27, 2025 11:02 AM  
**To:** Mason Sherman <[msherman@crmc.ri.gov](mailto:msherman@crmc.ri.gov)>; Cavanagh, John R. <[jcavanagh@blountfinefoods.com](mailto:jcavanagh@blountfinefoods.com)>  
**Cc:** dan@dannigoulet.com  
**Subject:** Re: 2025-02-071 - Water Street Landing Realty - Council Meeting

Mason,

Haven't heard back from Dan yet, but he's copied on this email. Attached are revised plan sheets that I believe have addressed Dan's comments on behalf of his client. We are hopeful that we can keep on track for the CRMC hearing on the 22nd of July.

Tx for all of your help on this.

Best Regards,  
Ron B.

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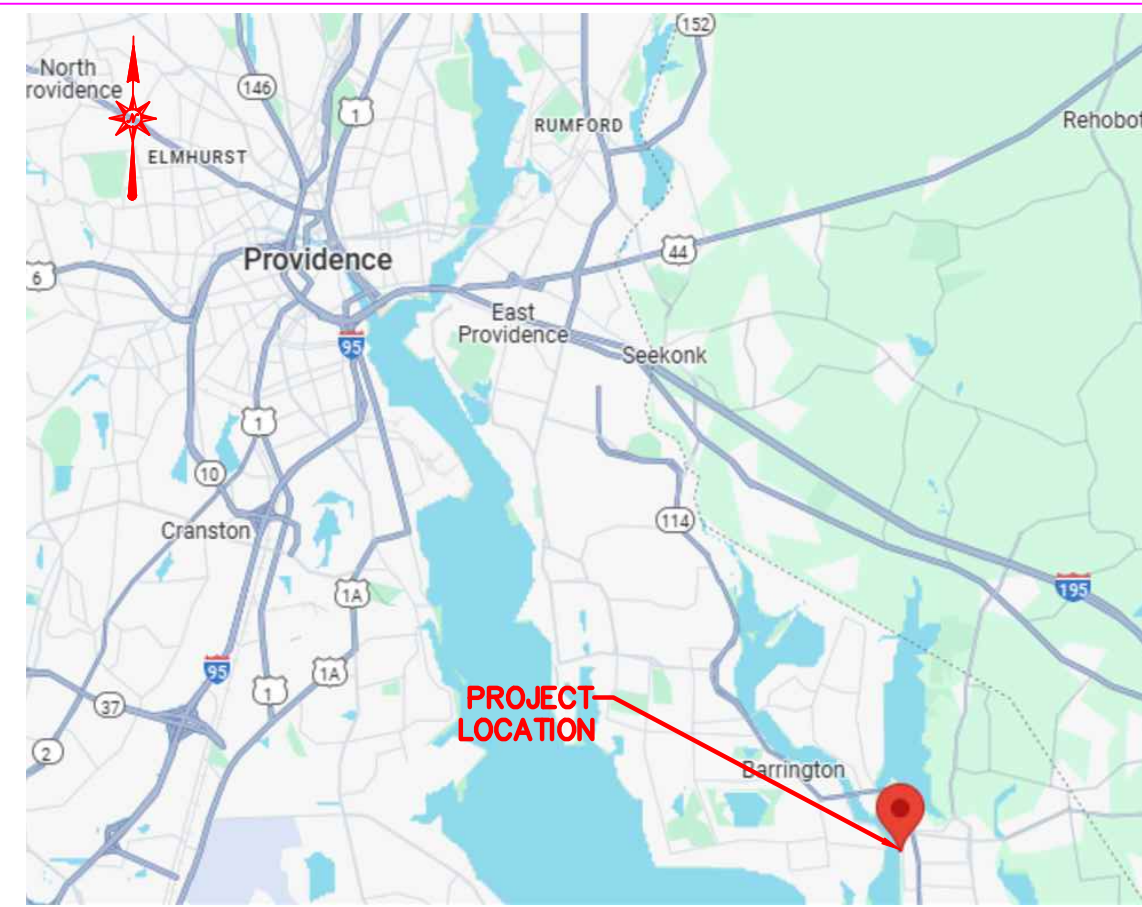
**From:** Ron Blanchard <[seironblanchard@msn.com](mailto:seironblanchard@msn.com)>  
**Sent:** Wednesday, June 25, 2025 10:22 AM  
**To:** Mason Sherman <[msherman@crmc.ri.gov](mailto:msherman@crmc.ri.gov)>; Cavanagh, John R. <[jcavanagh@blountfinefoods.com](mailto:jcavanagh@blountfinefoods.com)>  
**Subject:** Re: 2025-02-071 - Water Street Landing Realty - Council Meeting

Mason,

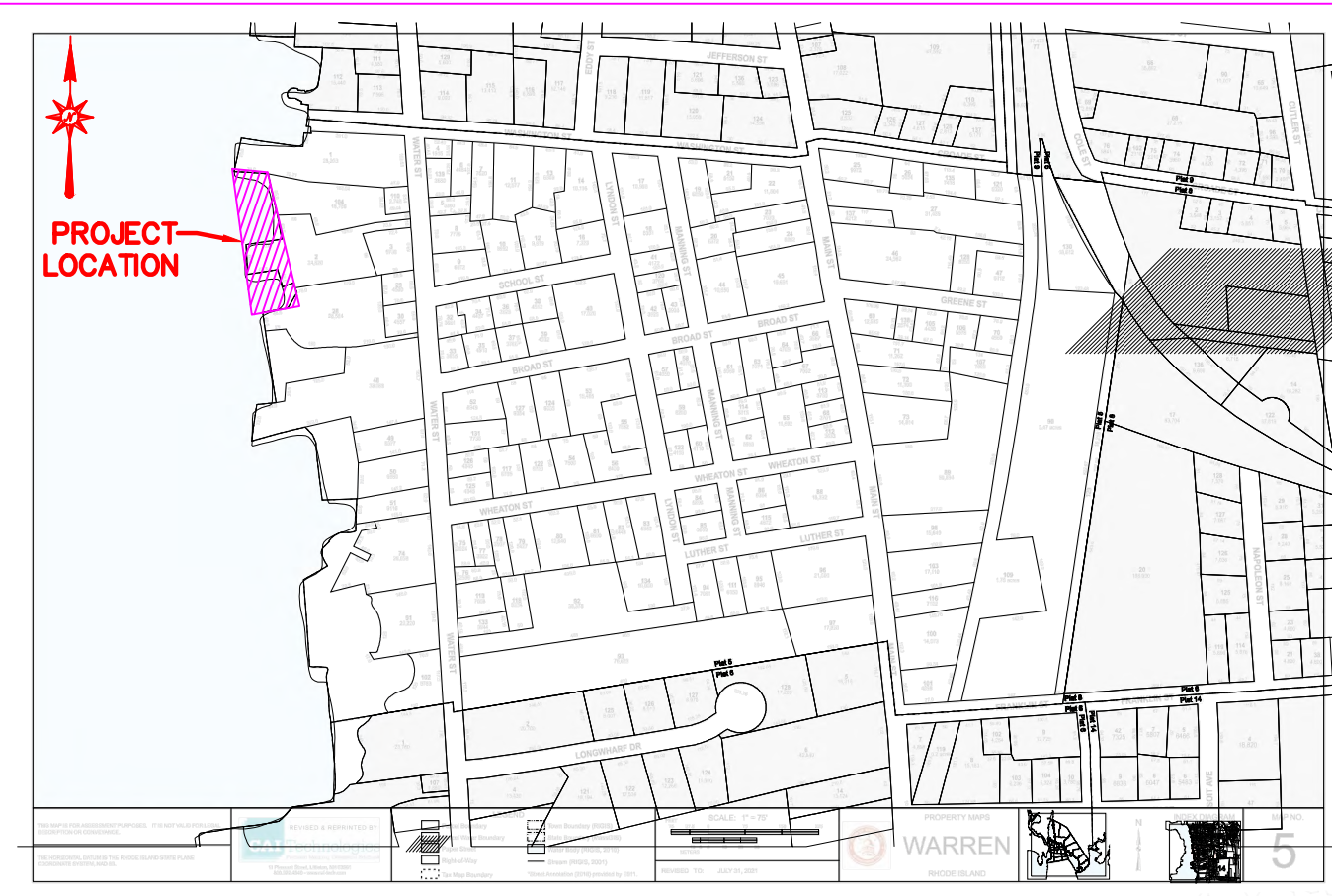
The revised plan is with Dan Goulet for review and I explained that I wanted to get it to you by Friday as I'll be out on Vaca for 10days after that. I'm waiting to hear back from Dan.

Tx  
Ron B.

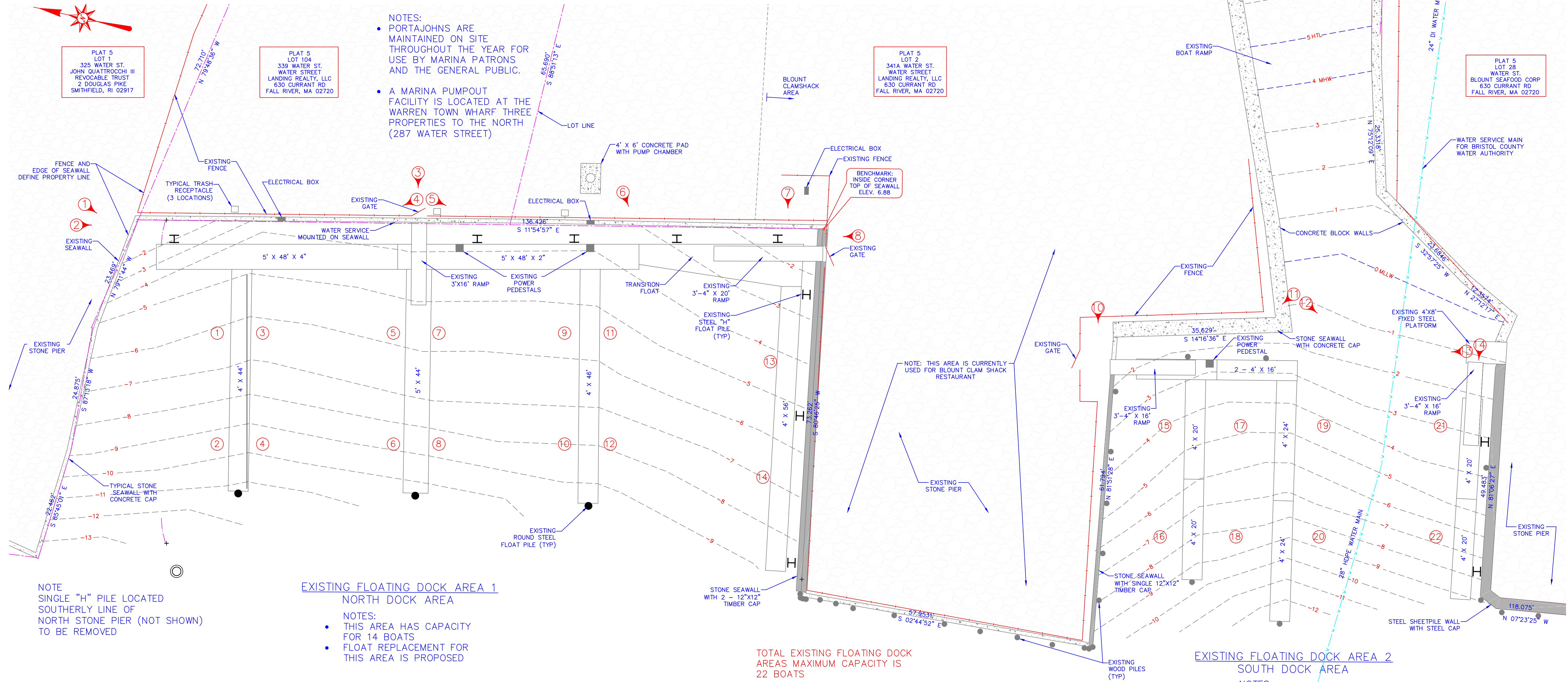
AERIAL PHOTOS  
NTS



LOCUS PLAN  
NTS



WARREN, RI PLAT MAP #5  
NTS



REFERENCE DATUM:  
MEAN LOWER LOW WATER

OWNER INFO:  
WATER STREET LANDING  
REALTY LLC  
630 CURRANT RD  
FALL RIVER, MA 02720

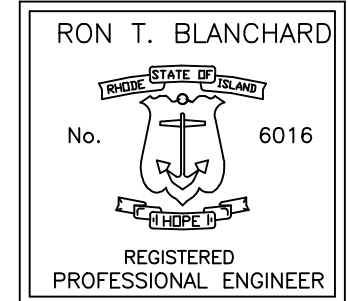
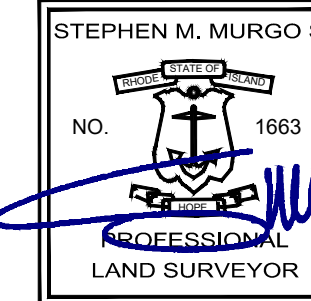
CERTIFICATION:

This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by the The Rhode Island State Board of Registration for Professional Land Surveyors on Jan 1st, 2016, as follows:

(a) Type of Boundary Survey Measurement Specific  
Comprehensive Boundary Survey |

(b) The purpose of the Survey and Plan is to show properly line information and the location on structures and other features deemed important.

BY: Stephen M. Muro PLS # 1663  
COA 1S A33 APRIL 26 2002



# EXISTING CONDITIONS SITE PLAN MARINA PERMITTING PLAN

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

PLAT 5, LOTS 2/104  
339/341A WATER ST.

WARREN

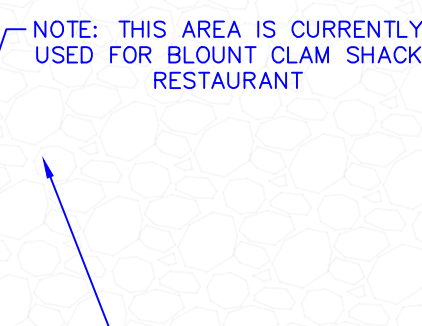
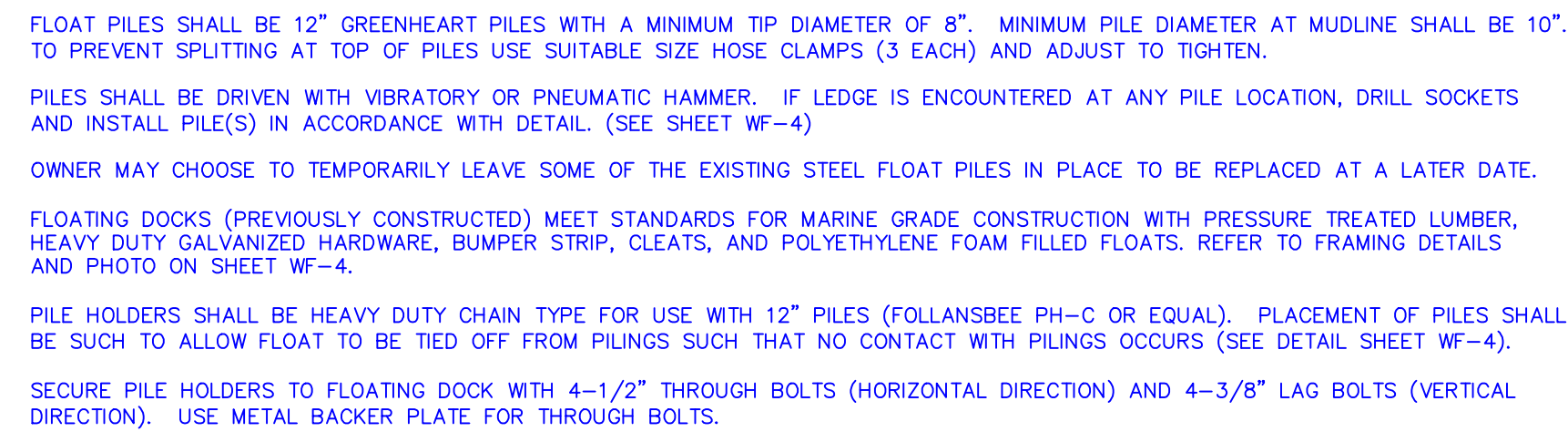
DSGN.	RB
DR.	MCB
CHK.	RB
DATE: 10/9/24	

MINOR REVISIONS		REVISIONS PER ABUTTER COMMENTS	REVISIONS
001	002		
SYMBOL	DESCRIPTION		

[illegible]

SCALE: AS NOTED


WF-1



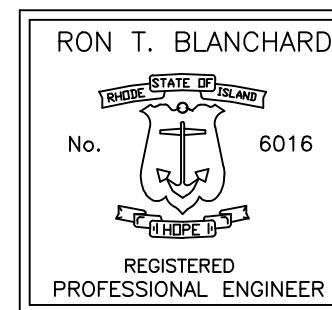
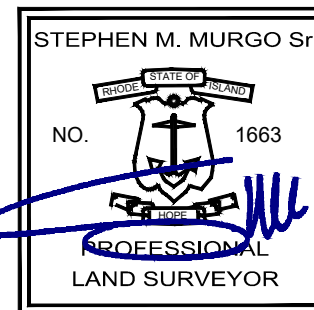
This survey has been conducted and the plan has been prepared pursuant to Section 9 of the Rules and Regulations adopted by The Rhode Island State Board of Registration for Professional Land Surveyors on Jan 1st, 2016, as follows:

(a) Type of Boundary Survey Measurement Specification  
Comprehensive Boundary Survey 1

(b) The purpose of the Survey and Plan is to show properly line information and the location on structures and other features deemed important.



BY: APRIL 26, 2022  
Stephen W. Murphy, PLS # 1663  
COPAH, LS A33



MARINA COORDINATES R.I. SPC (83)		
	NORTHING	EASTING
1	234926.54	386415.79
2	234935.30	386477.05
3	234901.55	386485.64
4	234861.78	386492.60
5	234853.57	386442.56
6	234849.99	386440.88

AREA 2

AREA 1 DENSITY =  $14\text{BOATS}/0.234\text{AC} = 59.83 \text{ BOATS/AC} > 30$   
 AREA 2 DENSITY =  $8\text{BOATS}/0.101\text{AC} = 79.21 \text{ BOATS/AC} > 30$

OWNER INFO:  
WATER STREET LANDING  
REALTY LLC  
630 CURRANT RD  
FALL RIVER, MA 02720

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

# PROPOSED CONDITIONS SITE PLAN

## MARINA PERMITTING PLAN

PLAT 5, LOTS 2/104  
339/341A WATER ST.

WARREN

WF-3

DATE: 10/9/24		REVISIONS	
SYMBOL	DESCRIPTION	DATE	APPROV
DSGN.	RB	001	ADDED MPF COMMENTS FROM SURVEYOR
		002	ADDED MPF COMMENTS FROM SURVEYOR
		003	REVISE MARINA PERMITTER LINE
DR.	MCB	004	REVISIONS PER ABUTTER COMMENTS
CHK.	RB		

## Oliver Allamby

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**From:** Mason Sherman  
**Sent:** Wednesday, May 21, 2025 11:41 AM  
**To:** Oliver Allamby  
**Cc:** Brittany Spurlock  
**Subject:** FW: Blount Marina File Addition - 2025-02-071  
**Attachments:** 4 Blount Marina 5.14.25 WF-3.pdf; Blount Public Access Plan.pdf

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

Oliver,

Could you please add the attached to 2025-02-071?

- Updated plan drawing with revised MPL on the northern dock.
- Public Access Plan

Thanks,

Mason Sherman  
401-602-5302

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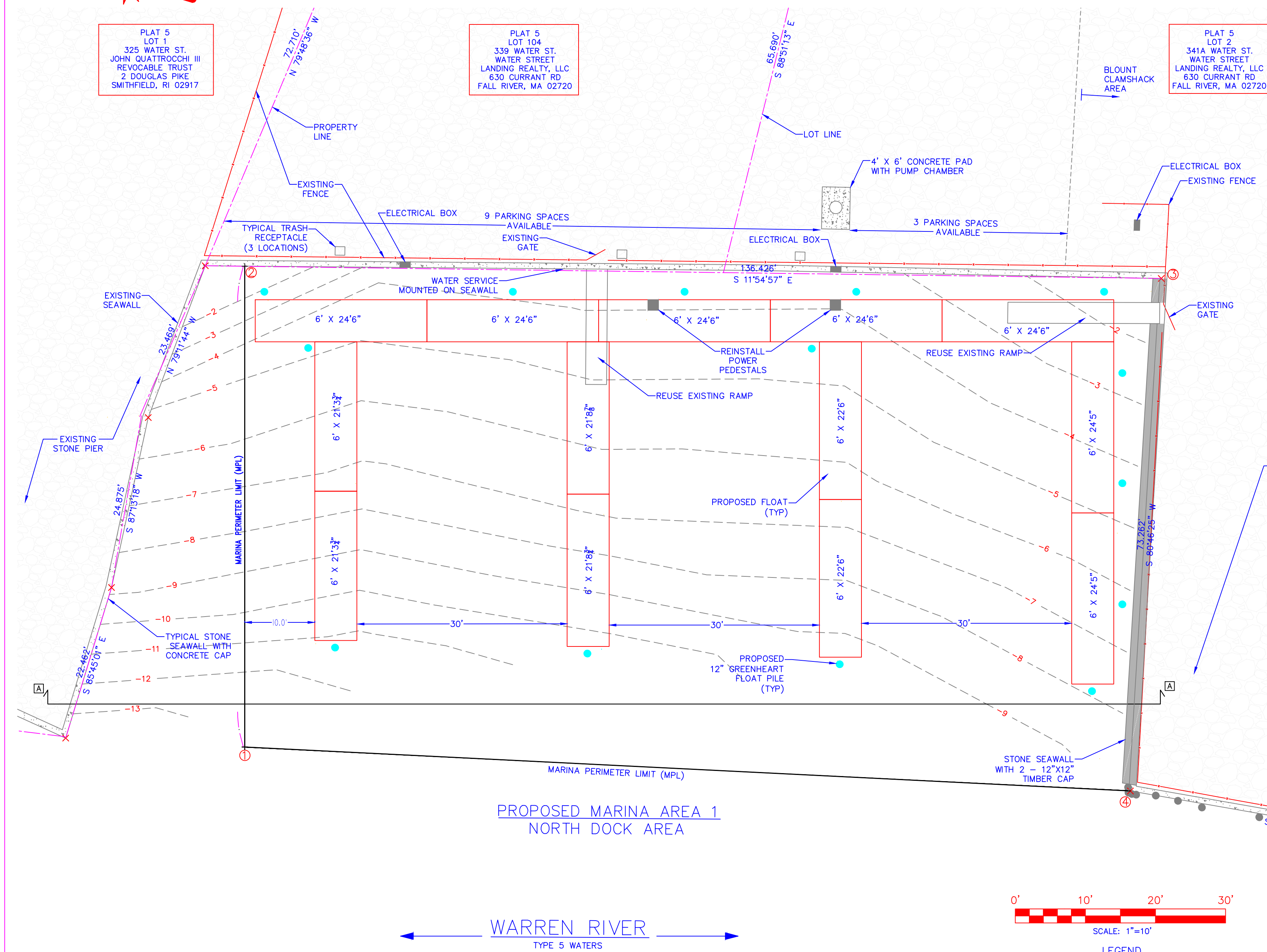
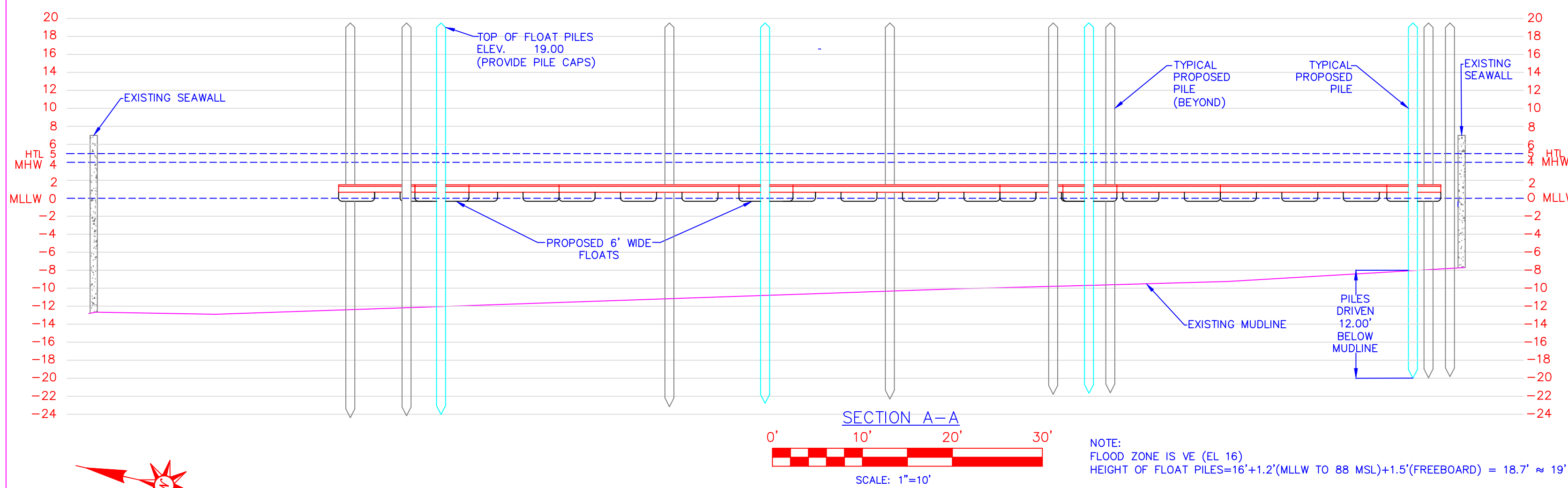
**From:** Ron Blanchard <seironblanchard@msn.com>  
**Sent:** Tuesday, May 20, 2025 7:05 PM  
**To:** Mason Sherman <msherman@crmc.ri.gov>  
**Cc:** Cavanagh, John R. <jcavanagh@blountfinefoods.com>  
**Subject:** Blount Marina

Mason,

Attached you'll find a Public Access plan and also a revised sheet WF-3 with a revised MPL for the North Dock area, per request of the abutter.

Are we still on for hearing next week? Please let us know. Also, can we get a copy of the staff report for the project?

Best Regards  
Ron Blanchard, P.E.



NOTE:  
MPL'S ARE DEFINED BY STRAIGHT LINES  
BETWEEN COORDINATE POINTS

MARINA COORDINATES R.I. SPC (83)	
NORTHING	EASTING
1 235109.89	386391.29
2 235124.94	386458.21
3 234996.96	386485.22
4 234985.22	386412.90

AREA 1

MARINA COORDINATES R.I. SPC (83)	
NORTHING	EASTING
1 234926.54	386415.79
2 234935.30	386477.05
3 234901.55	386485.64
4 234861.78	386492.60
5 234853.57	386442.56
6 234849.99	386440.88

AREA 2

BOAT DENSITY CALCULATIONS  
REQUIRED: 30 BOATS/AC

AREA 1: 0.234 AC  
AREA 2: 0.101 AC

AREA 1 DENSITY = 14BOATS/0.234AC = 59.83 BOATS/AC > 30  
AREA 2 DENSITY = 8BOATS/0.101AC = 79.21 BOATS/AC > 30

FLOAT PILES SHALL BE 12" GREENHEART PILES WITH A MINIMUM TIP DIAMETER OF 8". MINIMUM PILE DIAMETER AT MUDLINE SHALL BE 10". TO PREVENT SPLITTING AT TOP OF PILES USE SUITABLE SIZE HOSE CLAMPS (3 EACH) AND ADJUST TO TIGHTEN.

PILES SHALL BE DRIVEN WITH VIBRATORY OR PNEUMATIC HAMMER. IF LEDGE IS ENCOUNTERED AT ANY PILE LOCATION, DRILL SOCKETS AND INSTALL PILE(S) IN ACCORDANCE WITH DETAIL. (SEE SHEET WF-4)

OWNER MAY CHOOSE TO TEMPORARILY LEAVE SOME OF THE EXISTING STEEL FLOAT PILES IN PLACE TO BE REPLACED AT A LATER DATE.

FLOATING DOCKS (PREVIOUSLY CONSTRUCTED) MEET STANDARDS FOR MARINE GRADE CONSTRUCTION WITH PRESSURE TREATED LUMBER, HEAVY DUTY GALVANIZED HARDWARE, BUMPER STRIP, CLEATS, AND POLYETHYLENE FOAM FILLED FLOATS. REFER TO FRAMING DETAILS AND PHOTO ON SHEET WF-4.

PILE HOLDERS SHALL BE HEAVY DUTY CHAIN TYPE FOR USE WITH 12" PILES (FOLLANSBEE PH-C OR EQUAL). PLACEMENT OF PILES SHALL BE SUCH TO ALLOW FLOAT TO BE TIED OFF FROM PILINGS SUCH THAT NO CONTACT WITH PILINGS OCCURS (SEE DETAIL SHEET WF-4).

SECURE PILE HOLDERS TO FLOATING DOCK WITH 4-1/2" THROUGH BOLTS (HORIZONTAL DIRECTION) AND 4-3/8" LAG BOLTS (VERTICAL DIRECTION). USE METAL BACKER PLATE FOR THROUGH BOLTS.

Received  
5/21/2025  
Coastal Resources  
Management Council

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

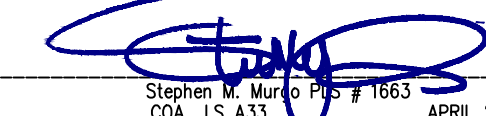
**PROPOSED CONDITIONS SITE PLAN**  
**MARINA PERMITTING PLAN**  
**PLAT 5, LOTS 2/104**  
**339/341A WATER ST.**  
**WARREN**

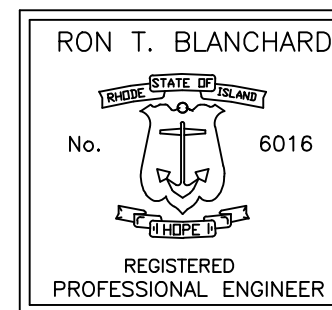
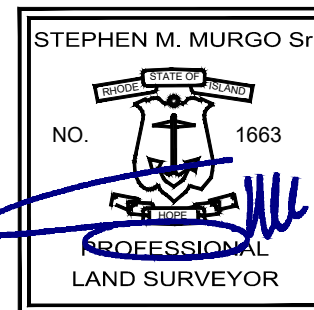
SCALE: AS NOTED

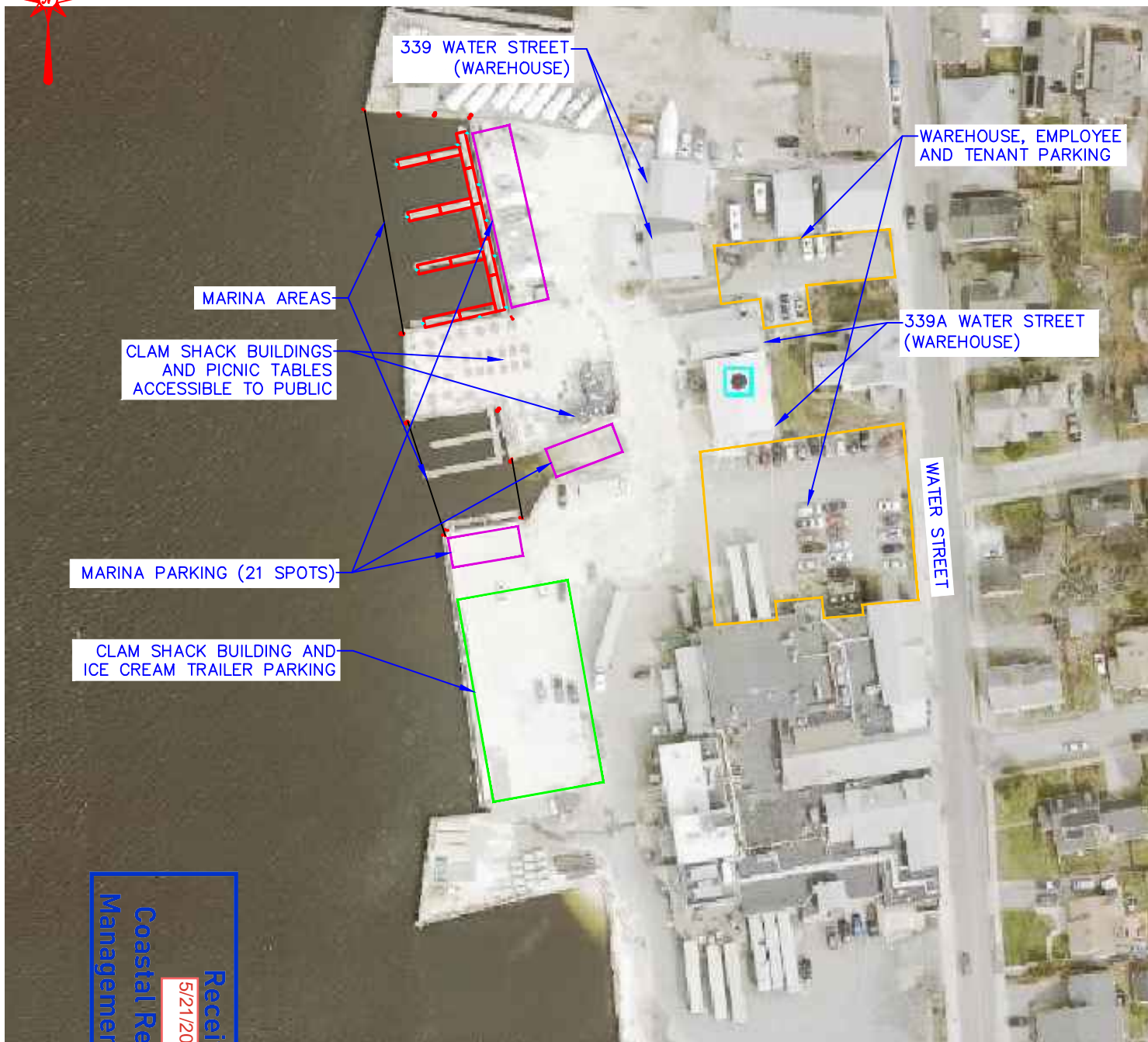
**WF-3**

**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 14, 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.

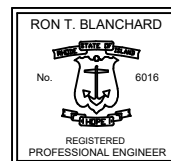
BY:  Stephen M. Murgo P.E. # 1663  
C.O.A. L.S. A33 APRIL 26, 2022





Coastal Resources  
Management Council

Received  
5/21/2025



SP-1  
SHEET 1 OF 1

SCALE: NTS

# PUBLIC ACCESS PLAN

339/341A WATER ST

WARREN,

RHODE ISLAND

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

**SEI**

75 WOOD STREET  
BRISTOL, RI 02809  
PHONE: (401) 253-8231

DSGN. RB  
DR. JAR  
CHK. RB

DATE: 5/12/25

## Oliver Allamby

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**From:** Mason Sherman  
**Sent:** Friday, May 16, 2025 7:53 AM  
**To:** Oliver Allamby  
**Cc:** Brittany Spurlock  
**Subject:** FW: 2025-02-071

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

Oliver,

One more for 2025-02-071. The northern abutter/objector recently hired Danni as his consultant.

Thanks,

Mason Sherman  
401-602-5302

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**From:** Danni Goulet <dan@dannigoulet.com>  
**Sent:** Thursday, May 15, 2025 1:06 PM  
**To:** Mason Sherman <msherman@crmc.ri.gov>  
**Subject:** 2025-02-071

Mason

I can see in the file that you have had a bunch of correspondence on this one - sorry to add to the pile. Mr. Quattrocchi asked me to look into this matter and i did have the comments / concerns below. I want to be clear that there is not intent to stop the marina (which has sorta been there for a while) but only to keep the approval within the standards of the RICRMP without the variance for MPL outside of the 10' of the sturctures and to insure that the prerequisite that was missed is implemented. I think this could be done prior to the meeting.

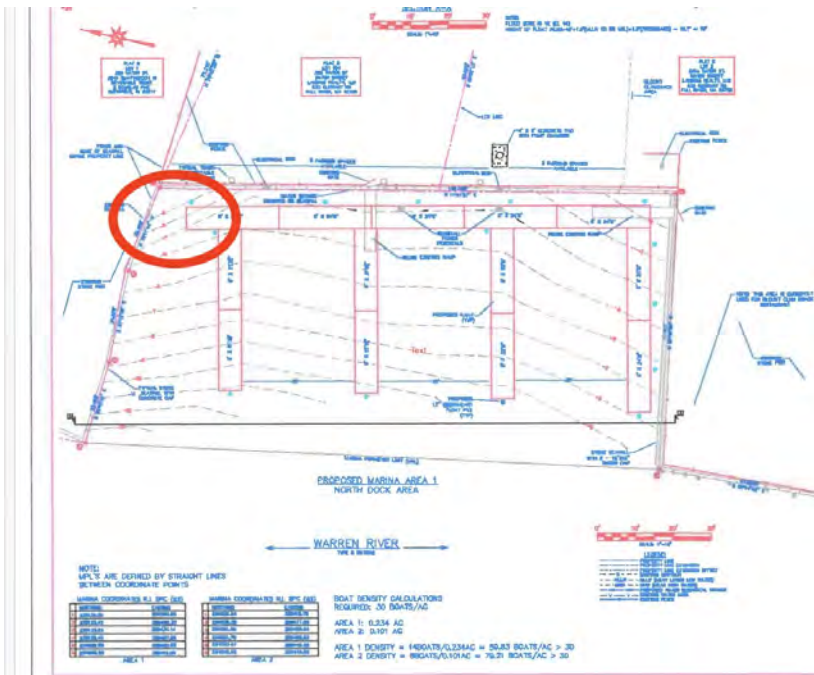
First.

### 1.3.1D.4a States

*All new or significantly expanded recreational and limited recreational boating facilities shall be within the property line extensions of the proposed facility or have a signed agreement with the adjacent land owner(s) whose property line extension area is impacted. All structures shall be a minimum of twenty-five (25) feet from the property line extension. Otherwise the applicant shall have a letter of no objection from the adjacent property owner stating that the reduced setback is acceptable. This letter and variance request shall be provided with the application.*

This application has structures within that 25' setback and no agreement or variance request – they have another variance for extending the MPL beyond 10' from the structures (we will get to

that). This 25' setback was not addressed in the narrative. There is no need to not meet this as they are replacing floats and can simply adjust the size so they meet the requirement. The float in the circle can be simply reduced in size to meet this PREREQUISITE.



## Second

The applicant is asking for a variance for the MPL to be beyond the 10' from the structures. The reason for this is they "felt that it was simply the best to use the physical feature for the northerly MPL. This makes little sense – the idea of the MPL is to contain the marina structures within the approved area. What will happen in short order is an expanded marina that is "within the existing MPL" which would not be approved at this point. In the variance request they state that there would be no adverse impacts associated with allowing the MPL to be further than the 10'. We disagree, by having the MPL along the historic stone wharf to the north it would limit any use of that area of the wharf owner and require them to seek permission to do maintenance work which is required. The applicant simply does not meet the criteria for granting a variance in this case and are simply looking to control a significant amount of watersheet beyond what has been historically been used as a marina. By not granting this variance there will not any impacts to the number of vessels requested or the marina operations.

The ask here for the Council or with a continuance to work out

We ask that the variance for the MPL beyond 10' of the structures not be granted, they have not meet the burden for granting the variance and it would significantly impact the northern property.

The requirement for a 25 set back for the structures was not addressed nor was a variance requested. It appears that there is an alternative that the applicant can use and still achieve the requested number of vessels for the marina. We request that this RICRMP requirement be enforced.

Additionally we have a concern that the parking and restrooms are being doubled counted for use at the Clam Shack business and the marina but have no objection beyond wanting to put this concern on the record. There was a similar issue at Coweset and it has been a source of conflict.

Thanks,

Dan

Danni Goulet, PE  
Danni Goulet, LLC  
(508) 212-2253  
[dan@dannigoulet.com](mailto:dan@dannigoulet.com)

## Oliver Allamby

---

**From:** Mason Sherman  
**Sent:** Friday, May 16, 2025 7:49 AM  
**To:** Oliver Allamby  
**Cc:** Brittany Spurlock  
**Subject:** FW: 325Water

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

Good Morning Oliver,

Could you please add this correspondence to 2025-02-071.

Thanks,

Mason Sherman  
401-602-5302

---

**From:** Mason Sherman  
**Sent:** Friday, May 16, 2025 7:48 AM  
**To:** 'John Q' <[truenewportri@gmail.com](mailto:truenewportri@gmail.com)>  
**Cc:** John Q <[courtcoinc@gmail.com](mailto:courtcoinc@gmail.com)>  
**Subject:** RE: 325Water

Good Morning Jack,

As discussed yesterday on the phone. The council meeting will no longer be on 5/27. The next earliest meeting will be 6/10 but this project could potentially get pushed to 6/24. I would plan around the 6/10 date so you and your consultant are prepared. I did speak with Danni yesterday afternoon and will include him in the email when we get an updated drawing from Blount with the revised MPL.

Thanks,

Mason Sherman  
401-602-5302

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**From:** John Q <[truenewportri@gmail.com](mailto:truenewportri@gmail.com)>  
**Sent:** Thursday, May 15, 2025 11:46 AM  
**To:** Mason Sherman <[msherman@crmc.ri.gov](mailto:msherman@crmc.ri.gov)>  
**Cc:** John Q <[courtcoinc@gmail.com](mailto:courtcoinc@gmail.com)>  
**Subject:** Re: 325Water

Mason,  
Thank you for your recent site visit.  
I had previously requested a continuance to prepare for this hearing.

Can the matter be moved to the June hearing?

Thank you.

Jack

4016999300

On Wed, May 7, 2025 at 2:25 PM Mason Sherman <[msherman@crmc.ri.gov](mailto:msherman@crmc.ri.gov)> wrote:

Jack,

Thanks for the picture and great meeting you earlier, I appreciate your time.

I spoke with John Cavanagh on my ride back to the office. They are in the process of working up some revised drawings with a new MPL on the northern dock to help address your concerns as well as a public access plan addressing parking as we discussed. I'm expecting to get those drawings early next week and will forward over to you as soon as I get them.

Thanks again,

**Mason Sherman**

Marine Infrastructure & Dredging Coordinator

Coastal Resources Management Council

Oliver Stedman Government Center

4808 Tower Hill Rd, Suite 110

Wakefield, RI 02879

C: 401-602-5302

[msherman@crmc.ri.gov](mailto:msherman@crmc.ri.gov)

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**From:** john q <[truenewportri@gmail.com](mailto:truenewportri@gmail.com)>

**Sent:** Wednesday, May 7, 2025 12:29 PM

**To:** Mason Sherman <[msherman@crmc.ri.gov](mailto:msherman@crmc.ri.gov)>

**Subject:** 325Water

**From:** Mason Sherman  
**Sent:** Tuesday, May 6, 2025 9:50 AM  
**To:** Oliver Allamby  
**Cc:** Brittany Spurlock  
**Subject:** FW: 2025-02-071 - Water Street Landing Marina Application

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

Oliver,

As promised, one more string for 2025-02-071.

Thanks,

Mason Sherman  
401-602-5302

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**From:** Mason Sherman  
**Sent:** Tuesday, May 6, 2025 9:46 AM  
**To:** Court Company <courtcoinc@gmail.com>  
**Subject:** RE: 2025-02-071 - Water Street Landing Marina Application

Mr. Quattrocchi,

Please see attached responses from the Applicant, Mr. John Cavanagh.

To further elaborate on a couple of the responses and how they fall in line with CRMC regulations.

Item 4 – The applicant is applying for 22 slips.

- Per CRMC Regulation 650-RICR-20-00-1.1.2(A)(79), this facility would be considered a limited marina.
- Per CRMC Regulation 650-RICR-20-00-1.3.1(D)(9)(h), portable toilets may be utilized to satisfy the CRMC minimum requirements for sanitary facilities. This being said, the applicant notes on their application package that there are also bathroom facilities located in one of the buildings onsite.
- Per CRMC Regulation 650-RICR-20-00-1.3.1(D)(9)(aa), with this being a limited marina, Accessibility Guidelines under 36 C.F.R. Part 1191 are not required by CRMC.

Item 6 – The applicant calls out 21 parking spaces on their plan drawings

- Per CRMC Regulation 650-RICR-20-00-1.3.1(D)(9)(l), 1 parking space is required for every 1.5 vessels. The applicant's proposed parking spaces exceed this CRMC requirement.

Feel free to reach out with any questions. At this time the Council meeting is still slated for the evening of 5/27.

Thank you,

Mason Sherman  
401-602-5302

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**From:** Court Company <[courtcoinc@gmail.com](mailto:courtcoinc@gmail.com)>  
**Sent:** Wednesday, April 30, 2025 12:27 PM  
**To:** Mason Sherman <[msherman@crmc.ri.gov](mailto:msherman@crmc.ri.gov)>  
**Cc:** john q <[courtcoinc@gmail.com](mailto:courtcoinc@gmail.com)>  
**Subject:** Re: 2025-02-071 - Water Street Landing Marina Application

Mr. Sherman,  
Once I receive my neighbor's response I will contact you.  
I am not sure this matter can be ripe for hearing on May 27, 2025.  
Jack Quattrocchi

On Mon, Apr 28, 2025 at 12:58 PM Mason Sherman <[msherman@crmc.ri.gov](mailto:msherman@crmc.ri.gov)> wrote:

Good Afternoon Mr. Quattrocchi,

I am writing to you regarding the subject permit application and your comments submitted to CRMC on April 3, 2025. I met with the applicant and their consultant last week to discuss your comments, and they should be formulating a response. I was curious if you had some time to expand on your first two comments regarding work previously performed in the basins under prior ownership as well as your note on the 10 foot setback.

Feel free to give my cell a call below or respond by email. The Council meeting for this file is tentatively scheduled for 5/27/2025.

Thank you for your time.

**Mason Sherman**

Marine Infrastructure & Dredging Coordinator

Coastal Resources Management Council

Oliver Stedman Government Center

4808 Tower Hill Rd, Suite 110

Wakefield, RI 02879

C: 401-602-5302

[msherman@crmc.ri.gov](mailto:msherman@crmc.ri.gov)

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J. E. Quattrocchi

2 Douglas Pike  
Smithfield, RI 02917  
401-231-3700  
401-232-0864 fax  
401-699-9300 cell (best)

## Oliver Allamby

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**From:** Mason Sherman  
**Sent:** Tuesday, May 6, 2025 9:26 AM  
**To:** Oliver Allamby  
**Cc:** Brittany Spurlock  
**Subject:** FW: Blount Marina  
**Attachments:** Quattrocchi Response Ltr.pdf

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

Oliver,

2025-02-071  
This is for the 2025-052-071 file.

Correspondence below and response from the applicant to public comments attached.

I'm about to send out to the commenter/abutter and will forward that correspondence over to you shortly as well.

Thanks for the help.

Mason Sherman  
401-602-5302

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**From:** Mason Sherman  
**Sent:** Tuesday, May 6, 2025 9:24 AM  
**To:** 'Ron Blanchard' <seironblanchard@msn.com>  
**Cc:** Cavanagh, John R. <jcavanagh@blountfinefoods.com>  
**Subject:** RE: Blount Marina

Thanks Ron. I will get these sent over to Mr. Quattrocchi now.

Mason Sherman  
401-602-5302

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**From:** Ron Blanchard <seironblanchard@msn.com>  
**Sent:** Tuesday, May 6, 2025 9:21 AM  
**To:** Mason Sherman <msherman@crmc.ri.gov>  
**Cc:** Cavanagh, John R. <jcavanagh@blountfinefoods.com>  
**Subject:** Blount Marina

Mason,

Attached is a response to the abutter's comments. Please contact me with any questions.

Best Regards,  
Ron Blanchard, P.E.

May 6, 2025

State of Rhode Island  
Coastal Resources Management Council  
Oliver H. Stedman Government Center  
Tower Hill Road  
Wakefield, RI 02879

**Subject: Proposed Marina Certification for Blount Marina, 339 & 341A Water Street,  
Warren, RI**

Dear Sir/Madam:

This is in response to concerns raised by the abutter to the north of the subject property, Mr. J.E. Quattrocchi, by his email to CRMC staff of April 3, 2025. Responses are address in the same order as presented in the email.

1. The application by the applicant is to in fact obtain an Assent.
2. It is not clear what the abutter is referring to. Any future maintenance work will not affect the property of Mr. Quattrocchi.
3. The collapsed H beam will be removed as part of the float replacement work.
4. As this marina is considered a "small marina" of less than 25 boats, handicap access is not required.
5. It is presumed the abutter is talking about the 10' setback from the mutual property line along the southerly line of the stone pier. As described in the CRMC narrative documents, it was felt best to simply use an actual physical feature for the northerly MPL line. Also, this area has been historically used by the applicant.
6. Marina parking is described on the plan drawings and in the narrative information submitted with the application.
7. No response is required.

Your assistance in processing this application is greatly appreciated. Please call me if you have any questions or require any additional information.

Sincerely,



Ron Blanchard, P.E.

Received

5/6/2025

Coastal Resources  
Management Council

## Oliver Allamby

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**From:** Court Company <courtcoinc@gmail.com>  
**Sent:** Thursday, April 3, 2025 3:58 PM  
**To:** Cstaff  
**Cc:** john q  
**Subject:** 2025-02-071 Hearing Request

**Categories:** Oliver

Sir or Madam,

I need to preserve my opportunity to respond to this application.

Is it necessary to send a US Mail request as well? Is any particular CRMC form required?

**I hereby request a public hearing and an opportunity to present evidence on this application.**

I am the owner of 325 Water Street, Warren, the abutting property to the North.

My reasons are as follows.

1. All the work in these two basins was done without CRMC assent by the prior owner, Steven Tomasselli. While not the fault of the Applicant, I believe this issue should be addressed.
2. Some of the work may have affected/will affect my property.
3. There is a rusted collapsed submerged H beam adjacent to my property. It is not shown on the plan and not addressed.
4. There is no plan for a marina handicapped bathroom facility. In fact a portapotty is mentioned.
5. The waiver of the 10 foot setback is not justified and I prefer it remain in place..
6. Marina parking requirements are not designated and shown on the upland plan.
7. I need time to engage experts and gather reports and studies. I will then be in a position to make informed decisions.

Thank you for your attention to this matter.

Jack

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J. E. Quattrocchi

2 Douglas Pike  
Smithfield, RI 02917  
401-231-3700  
401-232-0864 fax  
401-699-9300 cell (best)