



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>339 &amp; 341A Water Street, Warren</u> <small style="display: flex; justify-content: space-between; font-size: 0.8em;"> <span>No.</span> <span>Street</span> <span>City/Town</span> </small>	File No. (CRMC USE ONLY) <div style="font-size: 1.5em; color: purple; text-align: center;">2025-02-071</div>
Owner's Name <u>Water Street Landing Realty LLC (POC John Cavanagh)</u>	Plat: 5, Lot(s): 104 & 2
Mailing Address <u>630 Currant Road</u> <small style="display: flex; justify-content: space-between; font-size: 0.8em;"> <span>City/Town</span> <span>State</span> <span>Zip Code</span> </small>	Contact No.: 774-888-1300 x 309 jcavanagh@blountfinefoods.com
Contractor RI Lic. # <u>NA</u> Address _____ _____	Tel. No. _____
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
<b>Describe accurately the work proposed. (Use additional sheets of paper if necessary and attach this form.)</b> Applicant proposes to obtain marina certification for existing floating dock areas. There are two floating dock areas north and south of an existing stone pier. The project also proposes to replace floating docks, including all new piles, for the north area.	

RECEIVED

FEB 18 2025

COASTAL RESOURCES MANAGEMENT COUNCIL

**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): 2024-11-070 (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 5, Lot 1, John Quattrocchi Revocable Trust, (325 Water Street), 2 Douglas Pike, Smithfield, RI 02917  
Plat 5, Lot 28 Blount Seafood Corp, 630 Currant St, Fall River MA 02720

**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

X John R. Cavanagh  
 FOR BLOUNT FINE FOODS  
 Owner's Signature (sign and print)

**PLEASE REVIEW REVERSE SIDE OF APPLICATION FORM**

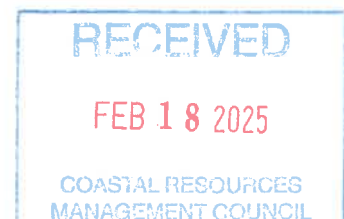
APPLICATION FOR RI CRMC ASSENT

MARINA CERTIFICATION  
(BLOUNT MARINA)

FOR  
WATER STREET LANDING REALTY, LLC  
(BLOUNT FINE FOODS)  
339 & 341A WATER STREET  
WARREN RI

PREPARED BY:  
SITE ENGINEERING INC., BRISTOL, RI

FERUARY, 2025



February 14, 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:

Enclosed you will find an application for the subject project. The original and 3 copies of the following documents are included.

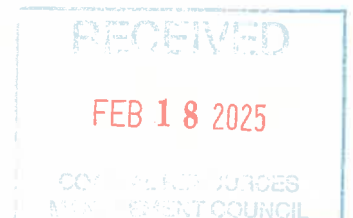
1. CRMC Application Form
2. Project Location Map
3. Set of full size plans (Separate)
4. Set of 8 ½ x 11 plans
5. CRMC Requirements Narrative
6. Category "B" Requirements Narrative
7. Operations and Maintenance Plan (Separate)
8. Proof of Ownership

The required fee in the amount of \$500.00 is also included. 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.



**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.

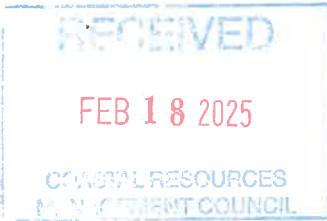
X   
Signature Joe R. Conway  
FALL RIVER FINE FOODS

2/11/25  
Date

Water Street Landing Realty, LLC, 630 Currant Road, Fall River MA 02720

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





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

Parcel Identification		Assessment	
Map/Lot	5-104	Land	\$447,700
Account	666	Building	\$42,400
State Code	0600 - Comm 2	Card Total	\$490,100
Card	1/3	Parcel Total	\$717,100
User Account	23-0272-38		

**Prior Assessments**

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2023	\$447,700	\$269,400	\$0	\$717,100
2022	\$376,600	\$189,700	\$0	\$566,300
2021	\$376,600	\$189,700	\$0	\$566,300
2020	\$376,600	\$189,700	\$0	\$566,300
2019	\$367,900	\$181,800	\$0	\$549,700

**Location and Owner**

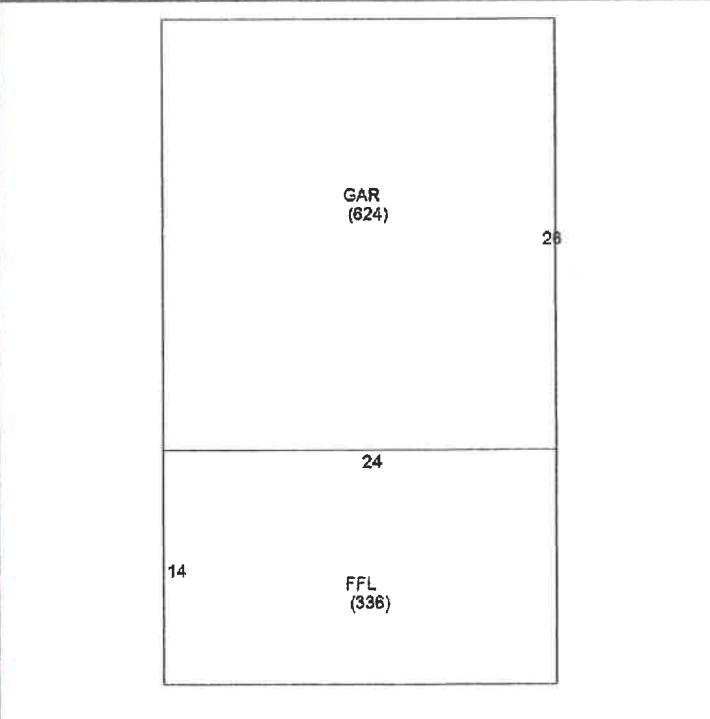
Location	339 WATER ST
Owner	WATER STREET LANDING REALTY LL
Owner2	
Owner3	
Address	630 CURRANT RD
Address2	
Address3	FALL RIVER MA 02720-4173

**Building Information**

Design	Office
Year Built	1925
Heat	BB Electric
Fireplaces	0
Rooms	0
Bedrooms	0
Bathrooms	2 Half Bath
Above Grade Living Area	336 SF

**Sale Information**

Sale Date	Sale Price	Legal Reference	Instrument
08/10/2010	\$1,100,000	757-80	Warranty
08/10/2010	\$1,100,000	757-80	Warranty
08/10/2010	\$0	757-77	Administrative
08/10/2010	\$0	757-77	Administrative
12/31/1900	\$0	-	
12/31/1900	\$0	-	



**Building Sub Areas**

Sub Area	Net Area
1st FLOOR	336 SF
GARAGE	624 SF

**Land Information**

Land Area	0.431 AC
Zoning	WF



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

Parcel Identification		Assessment	
Map/Lot	5-2	Land	\$466,700
Account	559	Building	\$138,900
State Code	0600 - Comm 2	Card Total	\$605,600
Card	1/2	Parcel Total	\$648,100
User Account	23-0272-49		

**Prior Assessments**

Fiscal Year	Land Value	Building Value	Outbuilding Value	Total Value
2023	\$466,700	\$177,800	\$3,600	\$648,100
2022	\$392,400	\$165,600	\$3,600	\$561,600
2021	\$392,400	\$165,600	\$3,600	\$561,600
2020	\$392,400	\$107,800	\$3,600	\$503,800
2019	\$378,200	\$103,000	\$3,600	\$484,800

**Location and Owner**

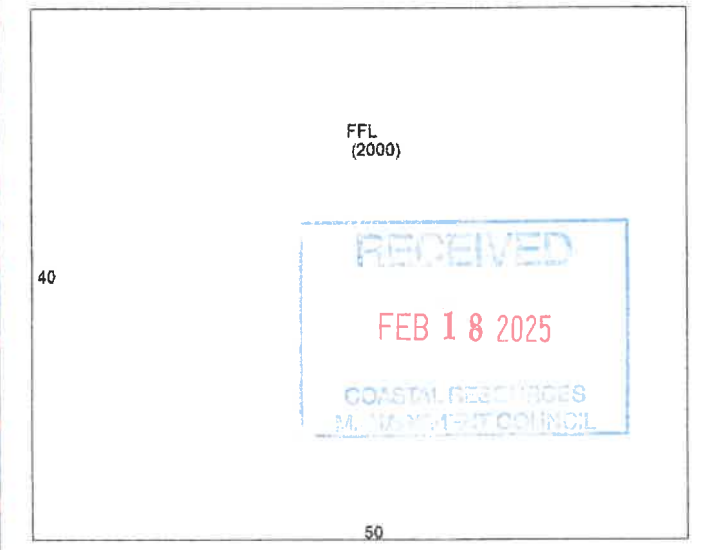
Location	341A WATER ST
Owner	WATER STREET LANDING REALTY LL
Owner2	
Owner3	
Address	630 CURRANT RD
Address2	
Address3	FALL RIVER MA 02720-4173

**Building Information**

Design	Comm Gar
Year Built	2020
Heat	Space Heat
Fireplaces	0
Rooms	0
Bedrooms	0
Bathrooms	1 Half Bath
Above Grade Living Area	2,000 SF

**Sale Information**

Sale Date	Sale Price	Legal Reference	Instrument
08/10/2010	\$0	757-80	Warranty
08/10/2010	\$0	757-80	Warranty
08/10/2010	\$0	757-77	Administrative
08/10/2010	\$0	757-77	Administrative
12/31/1900	\$0	-	
12/31/1900	\$0	-	



**Building Sub Areas**

Sub Area	Net Area
1st FLOOR	2,000 SF

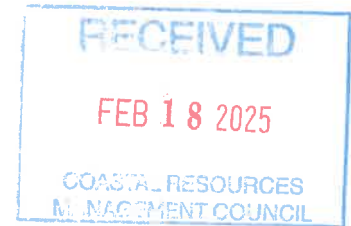
**Land Information**

Land Area	0.57 AC
Zoning	WF
View	WF - Front

# COASTAL RESOURCES MANAGEMENT COUNCIL REQUIREMENTS

## MARINA CERTIFICATION (BLOUNT MARINA)

For  
WATER STREET LANDING REALTY, LLC  
(BLOUNT FINE FOODS)  
339 & 341A WATER STREET  
WARREN, RI



Prepared By  
Ron Blanchard, P.E.

### PROJECT DESCRIPTION

The project consists of permitting for existing floating dock areas that have been used as a marina for over 50 years. As is required, the project includes the establishment of a Marina Perimeter Line (MPL). The floating dock areas consist of two separate areas. The North area (area 1) has a capacity for up to 14 boats. The South area (area 2) has a capacity for up to 8 boats. It is proposed to establish both areas as a single marina facility although, due to a stone pier separating the two areas, it is proposed to have two separate MPLs. **As part of this project, it is also proposed to replace floating docks for the North area.**

Based on aerial photos (RIGIS), the floating dock areas at the property have been in existence in some form since 1972 and in their current form since at least 1997. A permit search was done on the CRMC data base to see if there were any records of permitting for this marina and none were found. Contact with the Army Corp of Engineers was also made to inquire about any records they might have, yet no records were found.

The project falls under Category "B" type work. A separate narrative has been prepared to address all Category "B" requirements. The project also requires an individual permit from the Corp of Engineers as well as a Water Quality Certification for which separate applications have been or will be made. Details for the requirements of the CRMP, for all aspects of the project, are outlined below.

### RELATED SECTIONS

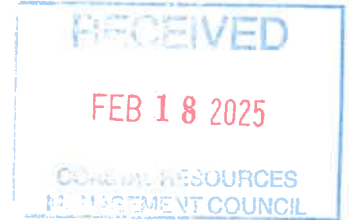
The project is within Type 5 waters of Warren River. The location is shown on the Warren Quadrangle Map. Reference is made to the Coastal Resources Management Program.

Although not required for this Limited Marina (less than 25 boats), an application for Preliminary Determination for this project was submitted on November 20, 2024.

**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 for food processing. The waterfront area immediately adjacent the floating dock areas is also used for food service during the summer months (Blount Clam Shack) where the public is welcomed to the waterfront area. **There is adequate parking available for customers for the food service, for the general public, as well as for patrons of the floating dock areas.**

The existing floating dock areas provide boat space for both Blount employees and non-employees.

**The floating dock areas add to the diversity of the water related uses for this water type, and therefore would meet the Council’s goal of promoting and maintaining such uses for this waterfront area.**

b. The existing floating docks that are proposed to be recognized as a marina would meet the Council’s top priority use for this water type, i.e. “Berthing ... of recreational craft”.

c. The existing floating docks are already part of this waterfront area and therefore, would not have any negative impact on scenic quality of the area.

**Section 1.2.2 F: Manmade Shorelines**

**1. Policies (General)**

The areas that encompass the floating dock areas (on three sides of each area) consist of stone/masonry and steel sheetpile walls. These walls are in good condition and do not require maintenance. It should be noted that, the concrete block walls that line the boat ramp are in need of some repairs and it is planned to submit a separate application to repair/maintain these walls at a later date.

**Section 1.2.3: Areas of Historical Significance**



Historic use of the property has been for food processing. There are no known areas of historic or archeological significance within the limits of the project area. As a result of the Preliminary Determination application, the Rhode Island Historic Preservation and Heritage Commission has determined the project would have no adverse effect on any historic properties.

**Section 1.3.1 A: Category B Requirements**

See separate attached narrative.

**Section 1.3.1 D: Recreational Boating Facilities**



**1. Policies**

a. The application process and necessary requirements have been taken into account. This project is for marina permitting for floating dock areas that are used 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 out hauls exist on this site.

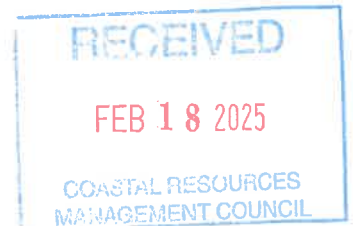
j. Pre-existing facilities are applicable to this project. A previous permit from the Army Corp of Engineers could not be determined and no other authorizations could be found.

**2. Marina Policies**

a. The existing floating dock areas meet the density requirements for marinas and so make efficient use of space.

**b. A PD was submitted. A meeting with staff for the PD was arranged and attended on 12/11/2024. As the floating dock area is existing, and has been in existence for many years, an alternative analysis was not included with submission of the PD.**

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



(1), (2), (3), The existing floating dock areas would be considered a “limited marina” (less than 25 boats). As the floating dock areas have been in existence for many years, there would be no adverse impact from simply permitting these areas as a marina. 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 floating dock areas do not extend out into the channel and are within confines of stone pier areas. Therefore, they have no impact on navigation.

(5), The visual character of the marina is consistent with other nearby marinas along this waterfront area and so would not adversely impact scenic quality.

(6), (7), As outlined above, the floating dock areas have been in existence for many years, and so there would be no adverse impact from simply permitting these areas as a marina.

(8), (9), The floating dock areas do not disrupt public use but in fact allow the public access to the water by providing access to recreational craft. The adjacent upland food service area also provides public access to the waterfront area as well.

(10), The floating docks are required to be extended over submerged land as their primary purpose.

c.,f. Marina expansion is not proposed under this project and is therefore not applicable.

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.

g. The existing floating dock areas can accommodate a variety of boat sizes.

h. As previously mentioned, the public is welcomed to the waterfront area for the food service (Blount Clam Shack) and otherwise as the public may desire. Public access parking areas are shown on the plan drawings. **Based on 22 boats 15 parking spaces are required for the floating dock areas. 21 spaces are shown on the plan drawings, however other parking space is available on the property that is not specifically shown on the plans.**



**3. Residential and Limited Recreational Boating Facility Polices.**

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) Vessels are stored off site in the off season as no boat storage is provided at the property.

(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 for this project has been certified by a professional land surveyor and includes State Plane Coordinates for the MPL.

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

Not applicable to this project

**7. Prohibitions**

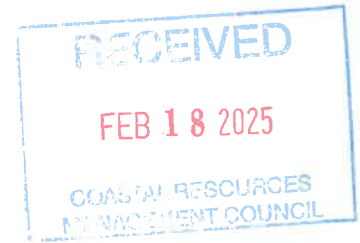
None of the prohibitions outlined in the CRMP will be violated as a result of the project.

a., b.,f. The proposed 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 MLLW 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 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 for replacement of the floating docks in the North Area (as shown on the plan drawings) incorporates pilings driven to 12' below the mudline. The new floating docks would be restrained by a number of piles sufficient to maintain them in place in the event of a 100yr storm.

b. A Preliminary Determination was submitted for this project.

(1), (2) The proposed marina certification is for floating docks that are already in place. Therefore, dry-stack storage is not applicable to this project.

c. Potential impacts of the proposed project.

(1), (2), (3) The project is again, simply for certification of floating docks that have been in existence for many years. Therefore, impact avoidance and minimization is felt to be not applicable for this project.

d. Regarding density, the current marina meets the density requirements of the CRMP and density calculations are included on the plan drawings.

e. Dry stacking is not applicable to this project.



f.,g. Layout of floating docks is existing. For the North Area, where floating docks are to be replaced, the float layout has been reconfigured slightly to maximize fairway width. Maximum dock lengths do not exceed 1,000 feet.

h. As indicated on the plan drawings sanitary facilities are located in one of the nearby buildings which is within approximately 200' of the floating dock areas. Also, as indicated on the plan drawings, a public pump out facility is located nearby the Blount facility three properties to the north at 287 Water Street.

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) service are in place at the floating dock areas.

l. There is sufficient parking spaces for the floating dock areas and spaces are indicated on the plan drawings.

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 MPL would be sufficient to encompass the in-water structures. All corners of the MPL are designated by State Plane Coordinates. Vessels are berthed entirely within the MPL as proposed.

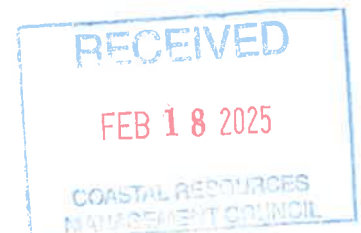
q. Only minor alterations to configuration of the North Area are proposed which can be accommodated within the proposed MPL. No expansion of the existing floating dock areas is proposed.

r.,s. t. A proposed O&M plan has been developed and is included in the application documents.

u. Mooring areas are not applicable to this project.

**v.,w.,x. As previously outlined, a public pump out facility is located very nearby the proposed marina and so, if required, a waiver from this requirement is requested as part of this application.**

y. The existing floating docks are located within the confines of stone piers and are therefore outside of any channel. There is no known mooring field within 50' of the floating dock areas.



z. As indicated on the project plans, the new floating docks shall have floats that are properly encapsulated.

aa., bb. The facility meets the definition of (#79) of a "limited marina". Therefore, it is not required to provide ADA access.

**10. Launching Ramp Standards**

There is an existing launching ramp in the South Dock Area. This is considered to be separate from the proposed marina certification project.

**11. 12. 13. 14.** The remaining items under this section are not applicable to this project.

**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 ample parking areas for the general public and the food service area provides for public access to the waterfront area.

**CONCLUSION**

As outlined herein, the proposal to certify the floating dock areas as a marina meets all of the requirements of the CRMP and the project does not present any adverse effects to Rhode Island's coastal resources.

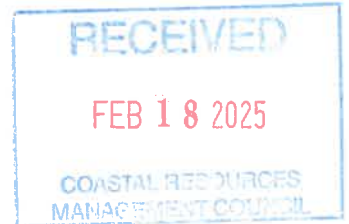
**CATEGORY "B" REQUIREMENTS**

**MARINA CERTIFICATION  
(BLOUNT MARINA)**

**For**

**WATERSTREET LANDING REALTY, LLC  
(BLOUNT FINE FOODS)  
339&341A WATER STREET  
WARREN RI**

**Prepared By  
Ron Blanchard, P.E.**



**PROJECT DESCRIPTION**

The project consists of permitting for existing floating dock areas that have been used as a marina for over 50 years. As is required, the project includes the establishment of a Marina Perimeter Line (MPL). The floating dock areas consist of two separate areas. The North area (area 1) has a capacity for up to 14 boats. The South area (area 2) has a capacity for up to 8 boats. It is proposed to establish both areas as a single marina facility although, due to a stone pier separating the two areas, it is proposed to have two separate MPLs. As part of this project, it is also proposed to replace floating docks for the North area.

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

**A. Category B Requirements**

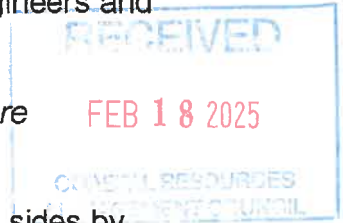
1. The following details Category B Requirements.

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

The existing floating dock areas have been in existence in some form since 1972 and in their current form since at least 1997. No records could be found through either Army Corp of Engineers or the CRMC for permitting of the floating docks and the owner/applicant wants to undertake work to replace some of the floating docks. Accordingly request for status as a "marina" per CRMC requirements is being sought.

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 certify/permit floats that have already been in place for many years, the project would not have any negative environmental impacts. As part of the application process permits from CRMC, Army Corp of Engineers and a Water Quality certification are being applied for.



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

There are two separate floating dock areas that are bounded on three sides by stone/masonry and/or steel sheetpile walls. These waterfront areas are part of the Blount Fine Foods property (owned by Water Street Landing Realty, LLC). These areas are shown on the project plans which includes an aerial photo depicting the areas in context.

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 floating docks would not have any effect on the erosion/deposition process especially since they are located within the stone pier areas and so are removed from mainstream channel currents.

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 the Warren River which is conducive to the growth of SAVs. There is adequate water depth below the floating docks, and the relatively narrow width of the floats would not result in any significant "shading" of finfish habitat.

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.*

Public access is promoted at the property by a food service (Blount Clam Shack) located immediately adjacent the floating dock areas at the waterfront. The floating docks do not interfere with this public access. Also, some of the boat slips are let out to the general public (some are let out to Blount employees) and so the floating docks promote public access to the water.

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

For the float replacement for the North Dock area, some very localized turbidity may result from the pile driving operations however, any turbidity or sediment disturbance would be minimal, temporary and short term. Otherwise flushing and circulation is not affected by the existing floating docks.



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 classified as SB1 by RIDEM Division of Water Resources. The water quality standards for this rating are described in the RIDEM Water Quality Integrated Report Waterbody Tables, and include "...primary and secondary contact recreational activities and fish and wildlife habitat..." It should be noted that no shell fishing or fin fishing occurs within the project area. Also, there is 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. Floating docks are typical of waters in the general area and do not pose any significant deterioration in water quality.

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

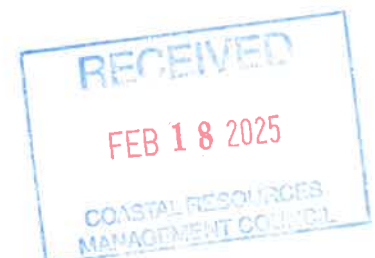
The project will take place entirely within tidal waters, in an area that is already used for boating purposes. No upland site disturbance is proposed as part of the project. There are no known areas of historic or archeological significance at the project location. However, it is understood that the Rhode Island Historic Preservation and Heritage Commission would review the project for any possible sensitive areas as part of the permitting process.

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 where the floating docks are located is not currently used for other purposes. Fishing and swimming do not occur in this area and, as the areas are surrounded on three sides by stone piers, the areas are separate from the nearby navigation channel (Warren River). The entire general in-water area is used exclusively for recreational boating, and so the proposed marina certification for the existing floating docks would be consistent with this purpose.

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

This floating docks are of very low profile and are consistent with other nearby recreational boating facilities. 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.



# Operations and Maintenance Plan

for

BLOUNT MARINA  
WATER STREET LANDING REALTY, LLC  
(BLOUNT FINE FOODS)  
339 & 341A WATER STREET  
WARREN, RI

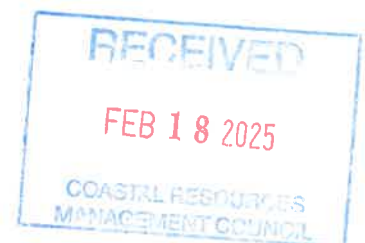
Submitted to:

Coastal Resource Management Council  
Oliver H. Stedman Government Center  
Tower Hill Road  
Wakefield, RI 02879

Prepared and Submitted by:

Site Engineering Inc.

February 2025



## BLOUNT MARINA

This Operations & Maintenance (O&M) plan is submitted pursuant to Section 1.3.1 D of the Coastal Resources Management Plan (CRMP). The purpose of the plan is to identify (1) activities that occur at the facility and (2) BMPs that are applicable to mitigate nonpoint source issues for the marina. The following section identifies activities that exist on the site.

### IDENTIFIED ACTIVITIES

(1) Location: The marina is located in the Warren River at the Blount Fine Foods facility on Water Street. Reference is made to plans prepared by Site Engineering Inc., sheets WF-1 through WF-4 (herein referred to as “Marina Plans”) that depict the layout and details of the marina.

(2) Marina Perimeter: The marina perimeter limit (MPL) is depicted on the Marina Plans and includes defining the MPL on State Plane coordinates.

(3) Boat Capacity: The marina has a total boat capacity of 22 boats and is therefore classified as a “limited marina” under CRMC regulations.

(4) Parking Areas: As shown on the Marina Plans, there is more than adequate parking for patrons of the marina.

(5) Services: There are rest rooms in one of the nearby buildings for use by marina patrons. There is no upland boat storage at the facility (dry rack or otherwise) and any such storage is done offsite at facilities not under control of the applicant. There is no pump-out at the facility however, as identified on the Marina Plans, there is a public pump-out just three properties to the north.

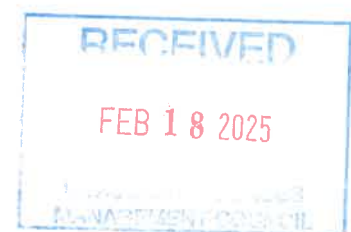
(6) Structures: As part of the Blount Fine Foods operation, there are a number of buildings adjacent the marina. There is also a food service building (Blount Clam Shack) immediately adjacent the marina boat slip areas that operates during the summer months. These buildings/areas are depicted on the Marina Plans.

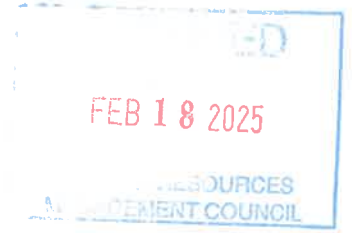
(7) Utilities: Electric and Water service are available and are shown on the Marina Plans.

(8) Feature Locations: Location of travel way (local channel) for the Warren is just outside the proposed MPL to the west of the floating dock areas. Property lines, location of docks and access ramps etc. are shown on the Marina Plans.

### APPLICABLE BMPs

The following are BMPs applicable to the project.





# 1. Storm Water Runoff

Are hull maintenance areas\* present on-site?

If so fill out the information below, if no answer why and proceed to the next section

Why?

**There are no hull maintenance areas on the property. Any hull maintenance is conducted off site at other facilities not under control of the owner.**

These practices are:

	Existing	Planned	Not Applicable
Install and maintain adequate buffer areas between the coastal zone and upland facilities (section 1.1.4(C)). <b>Explain:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Implement effective runoff control strategies such as surfacing area with crushed gravel, decreasing slope of facility towards coastal zone, or installing filters and wet ponds (section 1.1.4(C)). <b>Explain:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Perform maintenance work inside buildings whenever possible (section 1.1.4(A)). <b>Explain:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Perform maintenance over tarps to ease the cleanup process and prevent material from being carried into surface waters. Dispose of collected material properly (section 1.1.4(A)). <b>Explain:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Use vacuum sanders to remove paint from hulls and collect paint dust (section 1.1.4(A)). <b>Explain:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other. <b>Explain:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

\* Hull maintenance areas are areas whose primary function is to provide a place for boats during the scraping, sanding, and painting of their bottoms. If boat bottom scraping, sanding, and/or painting is done in areas other than those designated as hull maintenance areas, this checklist applies to those areas as well. A hull maintenance area may indicate a need for a storm water permit. See Appendix B for additional details.

## 2. Fueling Stations

Are there fueling stations at the marina?

If so fill out the information below, if no answer why and proceed to the next section

Why?

**No fueling stations are present at the facility.**

These practices are:

Existing    Planned    Not  
Applicable

Have adequate spill response equipment (section 1.2.1(B)).

**Explain:**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Maintain a spill prevention and recovery plan (section 1.2.1(B)).

**Explain:**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Inform your local harbormaster and fire department about your spill protection and recovery plan and equipment (section 1.2.1(B)).

**Explain:**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Properly dispose of used oil spill response equipment (section 1.2.1(C)).

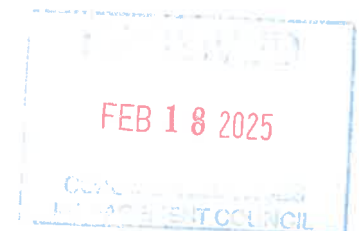
**Explain:**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Other.

**Explain:**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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### 3. Solid Waste

Are solid wastes (including trash, recyclables, hull-cleaning debris, waste generated from boat maintenance) produced by the operation, cleaning, maintenance and repair of boats that are stored on site?

If so fill out the information below, if no answer why and proceed to the next section

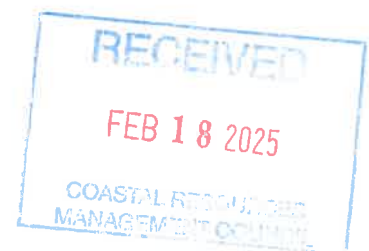
Why?

**No cleaning, maintenance or repair of boats is conducted at the facility. There are trash receptacles available at locations as shown on the Marina Plans.**

These practices are:

	Existing	Planned	Not Applicable
Provide covered containers for solid waste that is generated within the facility (section 1.1.4(A)). <b>Explain:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provide proper disposal facilities to marina patrons (section 1.1.4(B)). <b>Explain:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provide facilities for the eventual recycling of appropriate materials, such as glass, aluminum and plastic (section 1.1.4(B)). <b>Explain:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Support the use of environmentally compatible products (section 1.1.4(C)). <b>Explain:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Use pamphlets, flyers, newsletters, inserts and meetings to convey the importance of any environmental precautions that have been instituted in the marina (section 1.1.4(C)). <b>Explain:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Continued next page



Have adequate signs throughout facility identifying BMPs (section 1.1.5).

**Explain:**

Perform abrasive blasting within spray booths or plastic tarp enclosures to prevent residue from being carried into surface waters. If tarps are used, blasting should be closely monitored on windy days (section 1.1.4(A)).

**Explain:**

Provide and clearly mark designated work areas for boat repairs and maintenance. Do not permit work outside designated areas (section 1.1.4(A)).

**Explain:**

Clean trash, sandings, paint chips, etc., immediately after any maintenance activity (section 1.1.4(A)).

**Explain:**

Insert language into facility contract that requires tenants to use certain areas and techniques when conducting boat maintenance (section 1.1.4(D)).

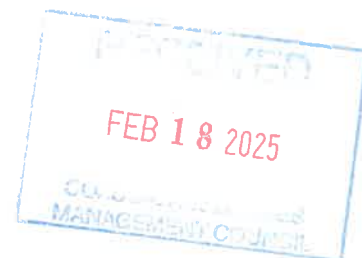
**Explain:**

Have a clearly written outside contractors agreement (section 1.1.4(D)).

**Explain:**

Other.

**Explain:**



## 4. Fish Waste

Is fish waste, as determined by CRMC and DEM, a potential source of water pollution within the facility?

If so fill out the information below, if no answer why and proceed to the next section

Why?

**There are no fish or seafood catches brought in via patrons of the marina.**

**All food processing at the facility is a separate operation from the marina.**

These practices are:

Establish fish-cleaning areas  
(section 1.1.4(B)).

**Explain:**

Existing   Planned   Not  
Applicable

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	-------------------------------------

Educate boaters regarding the importance of proper fish-cleaning practice  
(section 1.1.4(D)).

**Explain:**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	-------------------------------------

Issue rules governing the conduct and location of fish-cleaning operations  
(section 1.1.4(D)).

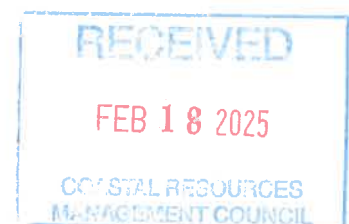
**Explain:**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Other.

**Explain:**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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## 5. Liquid Material

Are liquid materials (including oil, harmful solvents, antifreeze, and paints) used in the maintenance, repair, or operation of boats stored on site?

If so fill out the information below, if no answer why and proceed to the next section

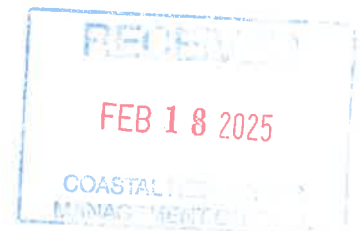
Why?

**As there is no maintenance performed at the facility, there are no hazardous materials keep at the marina facility.**

These practices are:

	Existing	Planned	Not Applicable
Have separate containers for the disposal of liquid materials such as waste oil, waste gasoline, used antifreeze, waste diesel, kerosene, and mineral spirits available and clearly labeled (section 1.2.1(C) and 1.3.1(A)).	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Institute a recycling program for oil filters (section 1.2.1(C)). <b>Explain:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Build curbs, berms or other barriers around areas used for the storage of liquid material to contain spills. Store materials in areas impervious to the type of material stored (section 1.3.1(B)). <b>Explain:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Maintain a spill prevention and recovery plan for hazardous material (section 1.3.1(B)). <b>Explain:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Have adequate spill response equipment for hazardous material (section 1.3.1(B)). <b>Explain:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Place containment berms around fixed pieces of machinery within the facility that use oil and gas (section 1.2.1(D)). <b>Explain:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Recycle where- possible, adhere to existing state regulations pertaining to disposal of hazardous material (section 1.3.1(C)). <b>Explain:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Continued next page



Enforce the prohibition on the use of TBT-based paint (section 1.3.1(D)).

**Explain:**

Use environmentally compatible antifreeze (section 1.3.1(D)).

**Explain:**

Keep to a minimum amounts of hazardous material stored and used (section 1.3.1(D)).

**Explain:**

Provide to marina tenants information on collection and recycling programs and source reduction (section 1.3.1(D)).

**Explain:**

Direct marina patrons as to the proper disposal of all liquid materials through the use of signs (section 1.3.1(D)).

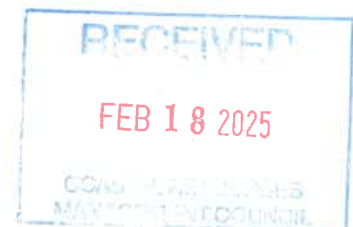
**Explain:**

Insert language into facility contract that requires tenants to dispose of hazardous material in the proper containment facilities (section 1.3.1(D)).

**Explain:**

Other.

**Explain:**



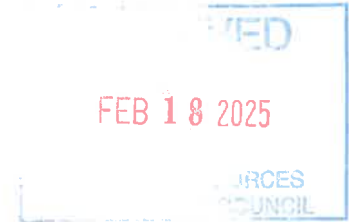
## 6. Petroleum Control

Do fuel and oil from boat bilges and tank air vents enter the marina and surface waters?

If so fill out the information below, if no answer why and proceed to the next section

Why?

**There are no known fuel/oil discharges entering surface waters. Oil absorbing materials will be keep on-site and marina patrons will be made aware of these materials and how to use them and properly dispose of them. Some other precautionary measures will also be undertaken as indicated.**



These practices are:

Promote the use of oil-absorbing materials in the bilge areas of all boats with inboard engines (section 1.2.1(D)).

**Explain:**

Existing      Planned      Not Applicable

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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Use automatic shut-off nozzles and promote the use of fuel/air separators on air vents or tank stems of inboard fuel tanks to reduce the amount of fuel spilled into surface waters during fueling of boats (section 1.2.1(D)).

**Explain:**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------

Provide to marina tenants information on collection and recycling programs for oil and oil absorbing pads (section 1.2.1(E)).

**Explain:**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------

Direct marina patrons to the proper disposal of all used hydrocarbon products through the use of signs, mailings and other means (section 1.2.1(E)).

**Explain:**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------

Insert language into facility contract that recommends tenants use fuel/air separators and oil absorption materials (section 1.2.1(E)).

**Explain:**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------

Other.

**Explain:**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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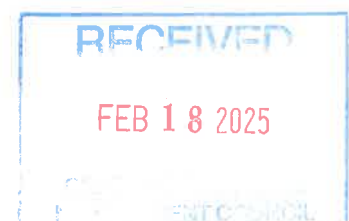
## 7. In-Water Boat Cleaning

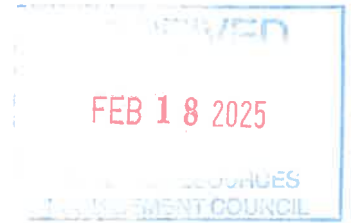
Do the cleaning of boat topsides and hull scrubbing in the water occur on site?

If so fill out the information below, if no answer why and proceed to the next section

Why?

These practices are:	Existing	Planned	Not Applicable
Wash the boat hull above the waterline by hand (section 1.3.1(D)). <b>Explain:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>This operation may occur at the facility.</b>			
Where feasible, remove the boat from the water and perform cleaning where debris can be captured and properly disposed of (section 1.1.4(C)). <b>Explain:</b>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
<b>Where boats are removed for cleaning they are taken to an offsite facility.</b>			
Recommend and use phosphate-free and biodegradable detergents and cleaning compounds for washing boats (section 1.3.1(D)). <b>Explain:</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Marina patrons will be encouraged to use such materials for cleaning.</b>			
Discourage the use of detergents containing ammonia, sodium hypochlorite, chlorinated solvents, petroleum distillates, or lye (section 1.3.1(D)). <b>Explain:</b>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>Marina patrons will be prohibited from using such materials.</b>			
Other. <b>Explain:</b>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>





## 8. Sewage Facility

Are sewage pumpout facilities or dump stations present on site?

If so fill out the information below, if no answer why and proceed to the next section

Why?

**A pumpout facility is not present on the facility. There is a Town operated pump out nearby the facility.**

These practices are:

Existing Planned Not Applicable

Provide the service at convenient times and at a reasonable cost (section 1.3.1(D)).

**Explain:**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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Make the pumpout station user friendly (section 1.3.1(D)).

**Explain:**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	-------------------------------------

Develop and adhere to a regular inspection and maintenance schedule for the pumpout station (section 1.3.1(D)).

**Explain:**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	-------------------------------------

Work with local and state governments to declare your harbor a no-discharge area once adequate pumpout facilities are installed (section 1.3.1(D)).

**Explain:**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	-------------------------------------

Provide educational information about the pumpout service to customers (section 1.3.1(D)).

**Explain:**

**It will be assured that marina patrons are made aware of the nearby pump out location.**

<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------

Formally advise your municipality that you have a pumpout facility available and provide pertinent information, such as time of operation and fee (section 1.3.1(D)).

**Explain:**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	-------------------------------------

Encourage the local harbormaster to enforce existing state and federal regulations pertaining to MSDs (section 1.3.1(D)).

**Explain:**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	-------------------------------------

Install adequate signs to identify the pumpout station (section 1.3.1(D)).

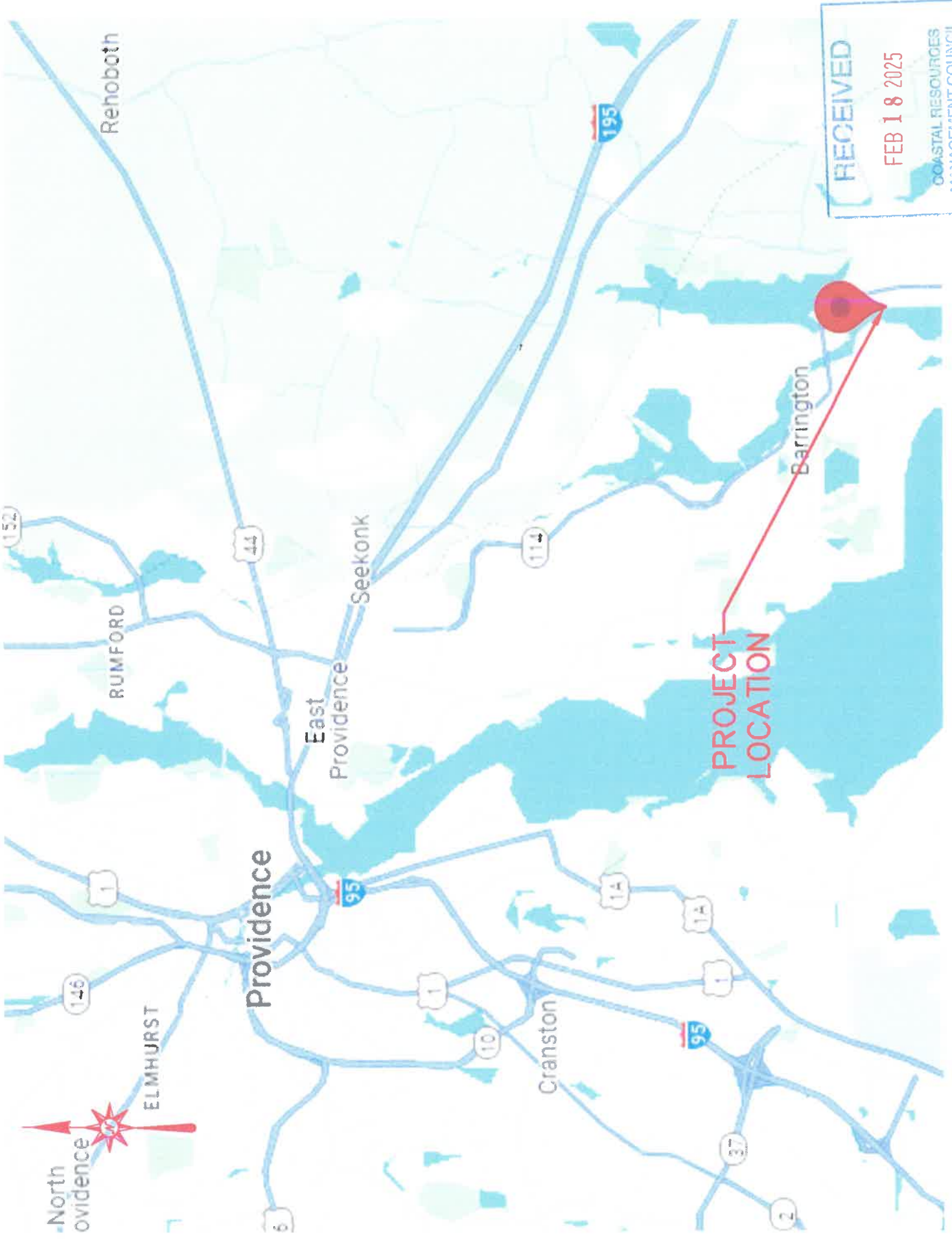
**Explain:**

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	-------------------------------------

Other.

**Explain:**

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
--------------------------	--------------------------	--------------------------



RECEIVED  
FEB 18 2025  
COASTAL RESOURCES  
MANAGEMENT COUNCIL

PROJECT  
LOCATION

LOCUS PLAN

NTS

RECEIVED

FEB 18 2025

COASTAL RESOURCES  
MANAGEMENT COUNCIL



WARREN, RI PLAT MAP



LOCUS PLAN



AERIAL PHOTO



AERIAL PHOTO



AREA 1  
AREA 2

AREA 1  
AREA 2

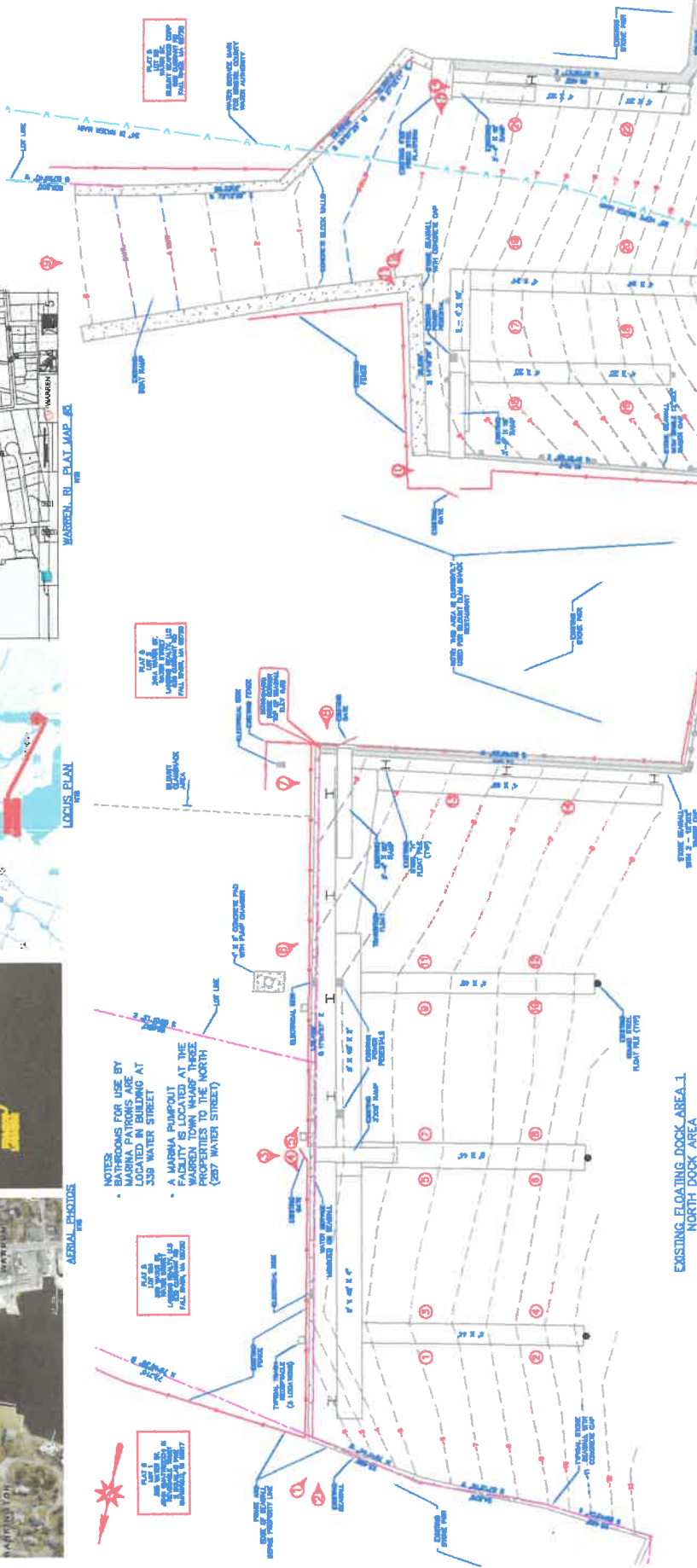
AREA 1  
AREA 2

NOTES  
• BATHROOMS FOR USE BY MARINA PATRONS ARE LOCATED IN BUILDING AT 333 WATER STREET  
• A MARINA PUMP-OUT FACILITY IS LOCATED AT THE MARINA AND IS AVAILABLE TO THE PROPERTIES TO THE NORTH (287 WATER STREET)

AREA 1  
AREA 2

AREA 1  
AREA 2

AREA 1  
AREA 2



EXISTING FLOATING DOCK AREA.1  
NORTH DOCK AREA

NOTES  
• THIS AREA HAS CAPACITY FOR 14 BOATS  
• THIS AREA IS PROPOSED FOR PUMP-OUT FOR MARINA PATRONS

TOTAL EXISTING FLOATING DOCK AREA'S MAXIMUM CAPACITY IS 22 BOATS

EXISTING FLOATING DOCK AREA.2  
SOUTH DOCK AREA

NOTES  
• THIS AREA HAS CAPACITY FOR 8 BOATS  
• THIS AREA IS PROPOSED FOR PUMP-OUT FOR MARINA PATRONS

WARREN RIVER  
TYPE B WATER

REFERENCE DATUM:  
MEAN LOWER LOW WATER

OWNER INFO:  
WATER STREET LANDING  
150 WATER ST  
FALL RIVER, MA 02720

WARREN RIVER

STATE OF MASSACHUSETTS

LAND SURVEYING

PROFESSIONAL LAND SURVEYOR

NO. 010003

DATE: 02/18/2025

PROJECT: 339/341A WATER ST., FALL RIVER, MA 02720

EXISTING CONDITIONS SITE PLAN  
MARINA PERMITTING PLAN

PLAT 6, LOTS 2/104  
339/341A WATER ST.

WARREN

WF-1

SITE ENGINEERING INC.  
SEI  
65 ROAD STREET  
PROVIDENCE, RI 02909

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

REVISIONS

**WF-2**



WARREN

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

**EXISTING CONDITIONS SITE PHOTOS**  
MARINA PERMITTING PLAN

**SITE ENGINEERING INC.**  
SEI

DATE: 08/20/2024  
PROJECT: (01) WARREN

DATE: 10/8/24

REVISIONS

DGNL	RS
DR	LCB
CHK	RB

OWNER INFO:  
WATER STREET LANDING  
REALTY LLC  
30 WATER ST. 2ND  
FLOOR  
PAUL TRICKY, MA 02720

**RECEIVED**  
**FEB 18 2025**  
COASTAL RESOURCES  
MANAGEMENT COUNCIL









OWNER INFO:  
WATER STREET LANDING  
100 WATER ST  
630 CUMMANT RD  
FALL RIVER, MA 02720

RECEIVED  
FEB 18 2025  
COASTAL RESOURCES  
MANAGEMENT COUNCIL



TYPICAL FLOAT

