



State of Rhode Island
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, RI 02879-1900

(401) 783-3370
Fax (401) 783-2069

MAINTENANCE CERTIFICATION APPLICATION

Project Location <u>131 Boston Neck Road, Narragansett</u> No. Street City/Town		File No. (CRMC USE ONLY): 2025-01-058
Owner's Name: John Barry and Daria Becker Barry		Plat: <u>A</u> Lot(s): <u>34</u>
Mailing Address <u>131 Boston Neck Road</u> City/Town <u>Narragansett</u> State <u>RI</u> Zip Code <u>02882</u>		Owner's Contact: <u>Matt Barry</u> Phone Number: <u>212 448-1006</u> Email Address: <u>matt@prospectcap.com</u>
Contractor RI Reg. #: <u>Narragansett Dock Works DBA Reagan Marine Construction, LLC License No. #14796</u> Address: <u>221 Third Street, Suite 201, Newport, RI 02840</u>		
Name of Waterway: Rhode Island Sound		Estimated Project Cost: <u>\$1,250,500</u> Fee (chart based on EPC): <u>\$6,302.50</u>
Description of facility to be maintained (type of facility and present conditions) <u>Please see attachment.</u>		
Describe accurately the maintenance work proposed. (Use additional sheets of paper if necessary and attach this form.) <u>Please see attachment.</u>		
Describe equipment to be used, construction methods, access routes, etc. <u>Please see attachment.</u>		

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): Please see attached list.

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: _____

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. 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. The filing of false information can result in the Coastal Resources Management Council revoking state assent.

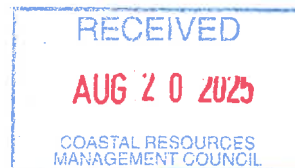
JOHN BARRY + DARIA BARRY
Owner Name (PRINT)

[Signature]
Owner's Signature (SIGN)





Sean O. Coffey, Esq.
scoffey@darroweverett.com



August 20, 2025

State of Rhode Island
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite
Wakefield, RI 02879-1900

Attention: Mr. Rich Lucia

Reference: John Francis & Daria Becker Barry
Boston Neck Road Properties
Seawall Maintenance Project
131 Boston Neck Road
Narragansett, RI 02882

Dear Mr. Lucia:

I write on behalf of John Francis & Daria Becker Barry (collectively the "Applicant" or "Barry") to provide you with additional responses to the Notice of Deficient Application (2025-01-058) that is dated February 4, 2025. These responses are provided to supplement and modify the May 1, 2025 letter response along with recent feedback and submission as the Barry supplemental response to the CRMC's concerns. We are resubmitting the application with this letter. We would welcome a meeting to discuss the necessary maintenance work.

This letter focuses on the Barry portion of The Seawall Maintenance Project. Separate supplemental letters will be provided to you to further address the notices issued to the Dunes Club, application # 2025-01-022 (137 Boston Neck Road) and to Joseph Healey Application # 2025-01-038 (129 Boston Neck Road). While separate applications have been provided, The Seawall Maintenance Project is an integrated effort involving the three properties.

The plans submitted with the application reflect an effort to further limit impacts of the project during the construction phase. The previous submittals included demolition of portions of the footing in order to meet the 12" maintenance limitation, the drilling/grouting of King Piles and the driving of a steel sheetpile wall. By substituting FRP (Fiberglass Reinforced Pile) with a 10" depth for steel sheet pile and drilling soil anchors through the existing wall to provide the bending resistance, the Applicant has limited the maintenance to the minimum that is required to maintain the structural integrity of the wall and avoid undermining of the existing sea wall and associated

One Turks Head Place, Suite 1200, Providence, RI 02903 • (401) 453-1200

MASSACHUSETTS RHODE ISLAND NEW YORK NORTH CAROLINA SOUTH CAROLINA FLORIDA



scour, collapse and obstruction of the beach, as well as another failure similar to the recent Smith House collapse.

The proposed maintenance meets the standard outlined in 650-RICR-20-00-1.3.1(G).6.a since the proposed work will not extend beyond the 1 foot seaward of the existing toe. The work proposed consists of necessary maintenance to keep a permitted structure from a potential of catastrophic failure. The application material will elaborate on the alternatives investigated, however over sheeting of walls is a typical repair solution that has been performed in Rhode Island in hundreds of locations. We respectfully disagree that the proposed maintenance is a Category B, or requires a variance/special exception.

The proposed project minimizes negative impacts to public access to the maximum extent possible. Impacts to public access are temporary during construction. A temporary access path will be provided as depicted within the attached drawing to provide the public access along the beach during the construction.

The Applicants, the Dunes Club and the adjacent private homeowner have a long history of providing and not impeding public access along the shore. Along with the Dunes Club and Healey properties, public access has been provided and maintained along the shore all the way to the Narrows and also allows public access by foot and boat from the adjacent river and public use of the upland beach area near the Narrows.

It should be noted that the Dunes Club remains among the last remaining significant examples of historic construction along the RI shore, particularly adjacent to Narragansett Beach along with the Towers and the Coast Guard House, each of which are listed in the National Register of Historic Places. The existing Clubhouse dates to 1939, constructed following the destruction of the 1928-29 clubhouse in the Hurricane of 1938. The existing Clubhouse, including the original seawall also built in 1939, are listed in the National Register of Historic Places and is subject to Historic District Commission oversight and approval of alterations to existing features, as occurred for the prior CRMC approved modifications to the seawall undertaken in 1992. Of note, the Barry property is eligible for listing in the National Register. The Barry seawall maintenance project is critical to protecting the Dunes Club, which is listed in the National Register.

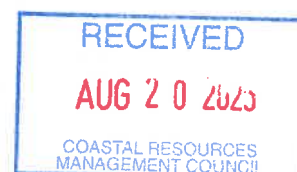
We look forward to your timely review of this application. Should you have any questions concerning this Response, please contact the undersigned at (401)-453-1200 or 401-529-8967.

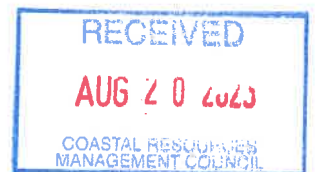
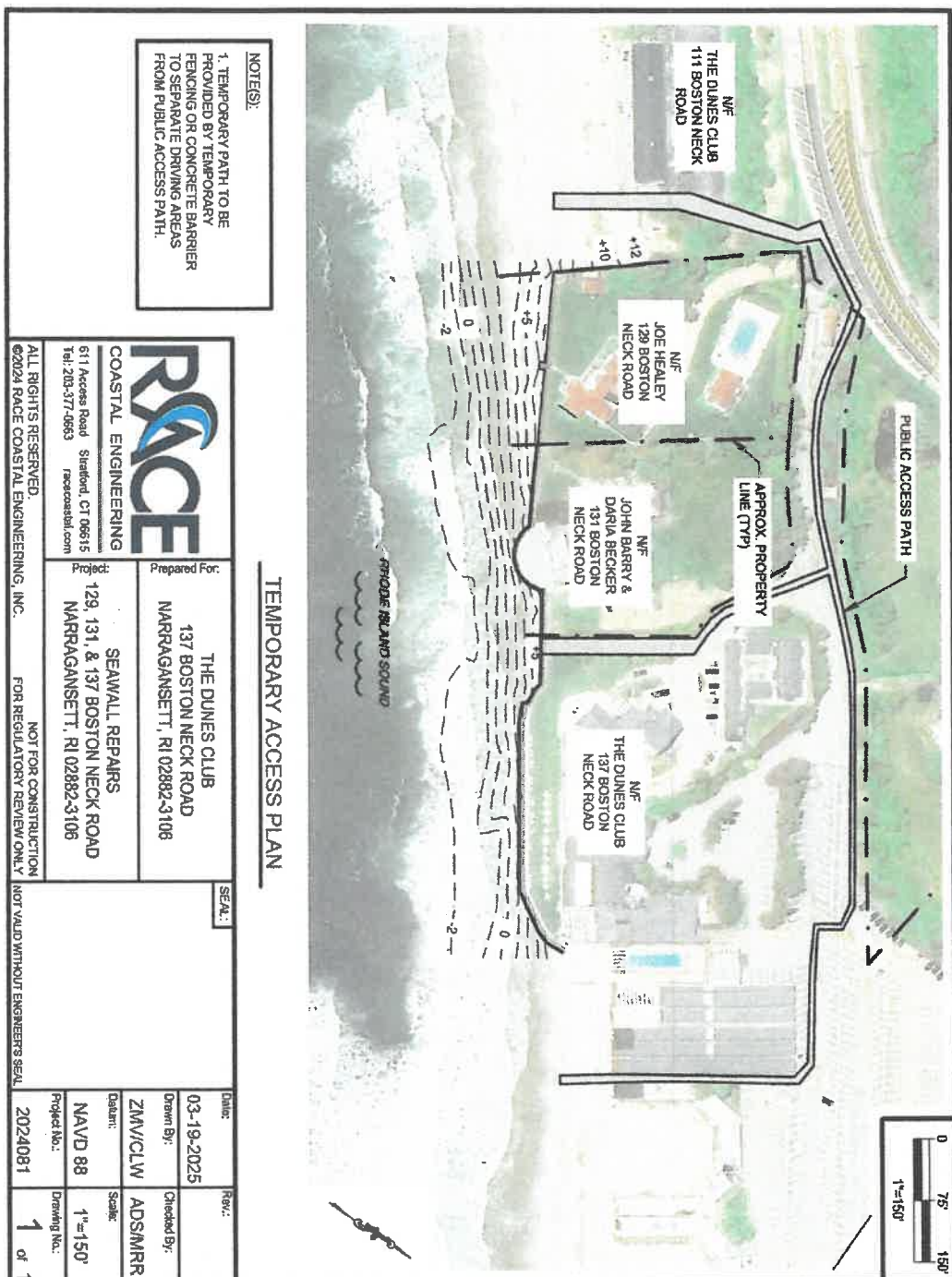
Very truly yours,



Sean O. Coffey, Esq.
Partner

cc: Jeffrey Willis
Danni Goulet







STATE OF RHODE ISLAND COASTAL RESOURCES MANAGEMENT COUNCIL

Maintenance Certification Application

APPLICANT(S):

John Barry & Daria Becker Barry
131 Boston Neck Road
Narragansett, RI 02882-3106

Seawall Maintenance

August 2025

Prepared by:

Race Coastal Engineering
Pare Engineering
Danni Goulet, LLC



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SECTION 1

Maintenance Certification Application



**John and Daria Barry Maintenance Application
131 Boston Neck Road**

Site: 131 Boston Neck Road Seawalls

Location: 131 Boston Neck Road, Narragansett, RI 02282-3106 – John & Daria Becker

Water Use Category: Type 1- Conservation Areas

Description of Facility to be Maintained:

The Barry property at 131 Boston Neck Road is a residential site with bulkhead structures that are made of concrete on the east and west sides of a curved steel sheet pile bulkhead in the middle. The concrete sections total approximately 152-ft long and the curved steel sheet pile bulkhead is approximately 131-ft long. The steel sheet pile bulkhead section appears to have been refaced, however the lower section of the bulkhead shows significant deterioration. The upland area adjacent to the seawall has a residence with a deck and patio near the waterfront backed by a lawn and driveway.

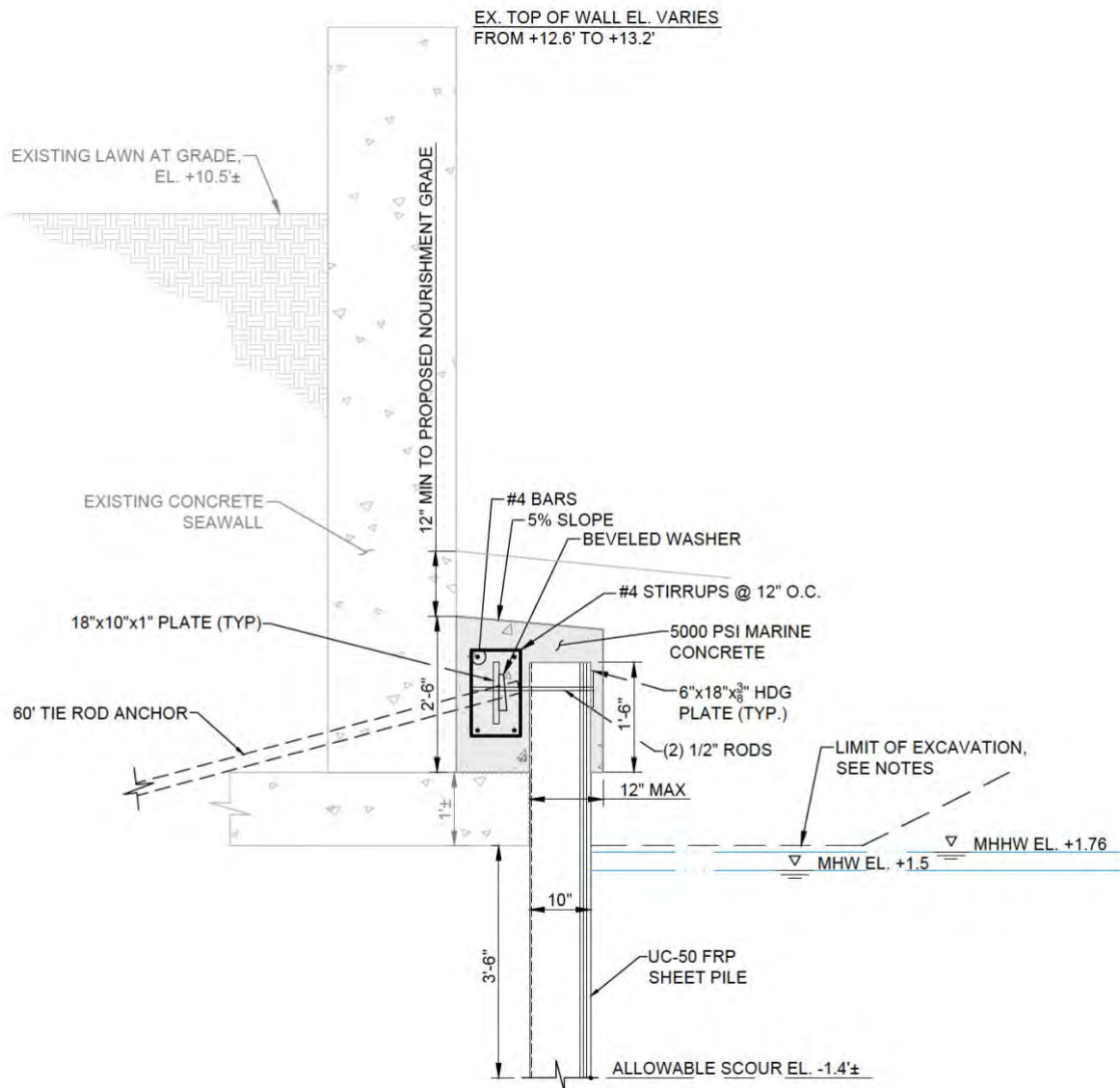


The existing seawall sections are in fair condition however recent storm events have undermined portions of the wall resulting in significant erosion and sink holes in the upland area. The Applicant is seeking to install a system that will prevent undermining of the wall. By preventing fill loss under the wall, the upland area will not be subject to structures being undermined and failing. A collapse of the upland structures or wall due to undermining will obstruct the active beach or worse a house collapse similar to the recent collapse of the Smith house (Dunes Property) just north of this location near the mouth of the Narrow River. The scour protection will also stop any landside sediments from getting onto the beach or in the waterway.

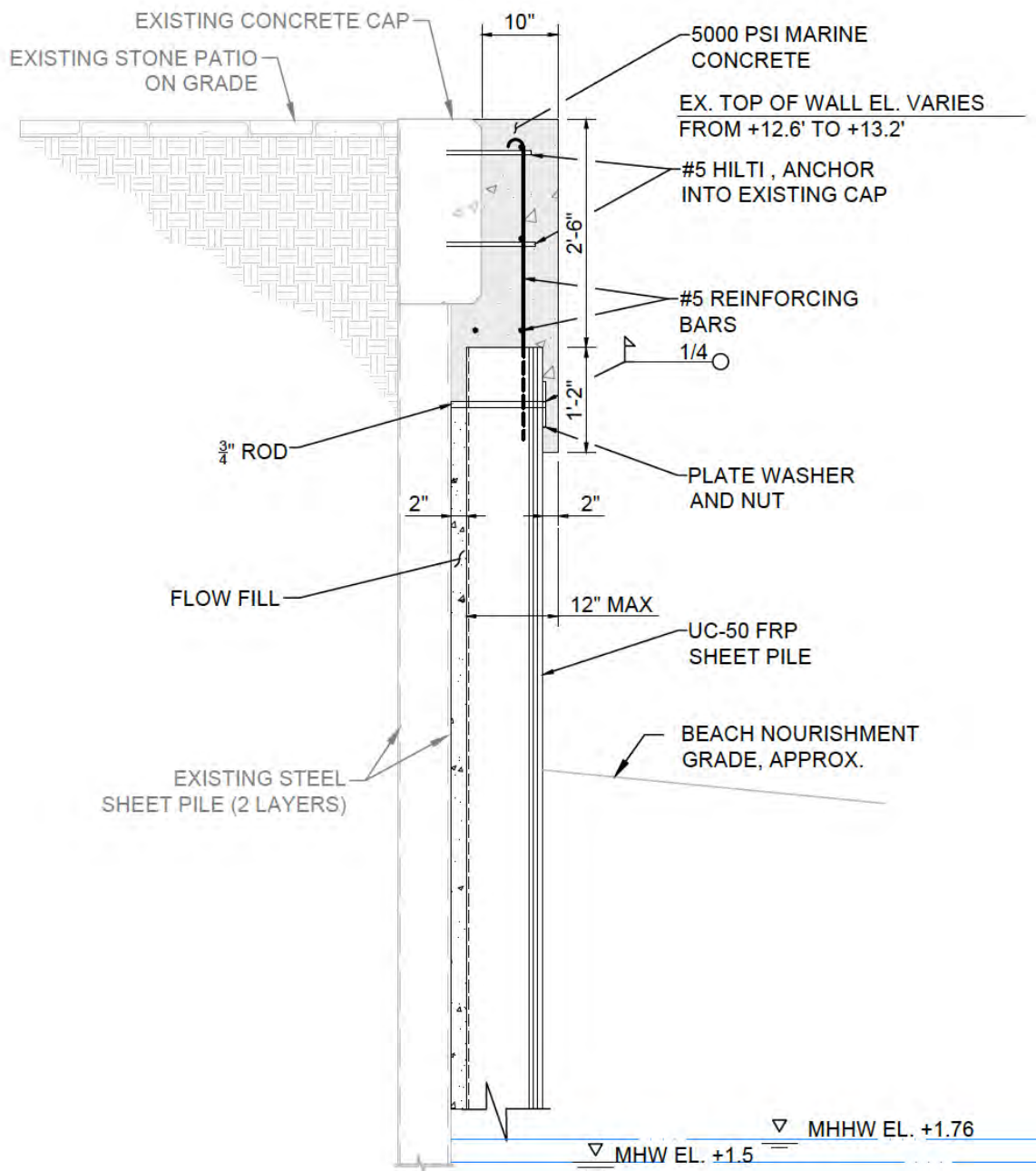
The proposed maintenance consists of installing a new FRP sheet pile (Fiberglass Reinforced Pile) within the allowable maintenance limit of 12” of the footing. The FRP will be anchored back by drilling through the existing wall above the footing and installing the anchors prior to the

installation of the sheet pile. In the curved area the existing cap will be cut back to allow the FRP to be installed against the existing sheeting and then a replacement cap will be installed to encapsulate the top of the sheet.

For ease of review we have included the cross sections in the narrative that clearly show the existing wall and the proposed scour protection maintenance in compliance with 1.3.1(G).6 *Maintenance and repair of shoreline protection.*



A SECTION A - PROPOSED SEAWALL PROTECTION
CB-103 SCALE: 1/2" = 1'-0"



SECTION B - PROPOSED SEAWALL PROTECTION

SCALE: 1/2" = 1'-0"

This maintenance activity will eliminate the potential for erosion below the wall/footing which will continue in this dynamic environment without this work. The complete plan set for this work are in Section 5 of the application package. The proposed cross sections clearly show the existing wall and the proposed scour protection maintenance are within the 12" of the existing wall or footing depending on the area as outlined in Section 1.3.1(G).6 *Maintenance and repair of shoreline protection*. The northern end of this repair is the same cross-section, actually a continuation of the same wall proposed for the Dunes Club so that there is no end scour or wave focusing that can occur with adjacent walls that are not connected.

The plans submitted with this application reflect an effort to further limit public access impacts of the project during the construction phase by proposing a repair that eliminates scour but will be constructed during the winter months and only during the typical work week of Monday through Friday 7AM through 3:30PM. There will be an alternative public access route available during those times. The previous submittal included demolition of portions of the footing in order to meet the 12" maintenance limitation, the drilling/grouting of King piles and the driving of a steel sheetpile wall. This alternative would have required a significant amount of time and required much more equipment on the beach. The CRMC had significant questions about the public access disruptions which have been limited with this proposal.

It is important to emphasize that any public access impacts will be limited in duration to the estimated 10 weeks of construction during the work week from 7 AM to 3:30PM in the winter. At other times, there are no changes to the current level of public access enjoyed now and when completed, the repair will be below the beach sand and not change the access that currently exists.

Other alternatives that were considered in an effort to meet the CRMC concerns for public access and Type 1 shorelines were driving a steel sheet pile wall behind the existing wall. This alternative was eliminated since the existing tie rods would need to be cut in order to install the new sheets. The footing width would require the new sheets to be driven in very close proximity to the existing structures and preclude connecting this repair to the adjacent projects to eliminate end scour. The alternative would also require previously approved repairs of fill and concrete behind the wall to be removed in order to drive of new sheet piles which will likely destabilize portions of the wall.

An alternative that would provide a much higher level of protection for future sea level rise while limiting long term maintenance was a steel sheet pile wall in front of the existing wall and footing to eliminate scour and then fronted by buried rip rap to provide scour protection. This would be considered a new structure under CRMC regulations and is not permissible in Type 1 waters. Even though it is the most robust solution of all the alternatives, it was eliminated due to its lack of permissibility.

The proposed alternative was selected for its compliance with the maintenance limitation of 12" from the existing footing and maintaining a continuous wall that would not change the look of the beach while eliminating the potential for the undermining of the wall. This will allow the

Barry's to meet their requirement for keeping the wall in good condition as required by the CRMC assent.

The proposed construction schedule assumes a mid November 2025 maintenance permit approval so the materials can be ordered at that time and allow 8 weeks for delivery. This will allow the contractor a January start at the northern end of the Dunes Club working south. The work will take approximately 10 weeks (this is for all three proposed properties) during weekdays from 7AM until 3:30 PM. During these times a marked alternative route around the west side of the three properties proposed will be open for any beach users who would prefer to not walk on the beach near the work, but are not required to use this alternative path. While this alternative will be open during the day for the duration of the construction, during the times of no construction, the public will not have any wall equipment or impediments to using the beach as they do currently.



Describe accurately the maintenance work proposed:

The proposed maintenance work will remove the previous repair that extends waterward approximately 48" from the face of the seawall, as authorized under Ascent 2013-03-170 (Section A) in order to allow a continuous wall that is straight and conforms to the maintenance limitation of 12". Additionally, a portion of the existing concrete cap above the curved steel sheetpile section will be cut back as shown in Section B so the sheetpiles can be installed adjacent to the existing wall. This concrete will be cut and jacked out and the material will be contained within the work area. This concrete demolition material will be removed from the work area at the end of each day and legally disposed of.

In the non-curved portion of the wall a 100 foot long portion of wall will be prepared by using a mini-excavator to expose the existing footing to insure precise placement of tie backs. Once the 100 foot long section of footing is exposed, which is estimated to be one days worth of drilling work, the concrete coring contractor will install holes in the exiting wall. The tie back anchor

holes will be plugged with ridged foam until ready for tie rod anchors to avoid any soil migration prior to the completion of the remaining portions of the installation. The curved section of the wall will only have modest excavation needs but the same 100 foot long work areas will be used for the sheetpile installation and cap installation which will require anchors into the portion of the existing cap that is not removed.

Once the holes are installed in the existing wall, the soil anchor drilling contractor will install the tie rods through the cored holes. Once the anchors are in place the wall contractor will install the UC-50 Fiberglass Reinforced Pile (10" deep section depth total) with a vibratory hammer mounted on an excavator. Once the sheet pile is in place the contractor will install the cap reinforcement cage that was pre-fabricated to expedite the work on the beach. Once the reinforcing and soil anchor hardware are installed, the temporary concrete forms will be installed. The concrete will be placed using a concrete pump truck that will be located in the parking lot or front yard area. On completion of the concrete cap installation, the temporary forms will be removed and the beach will be regraded to its original elevations. The cap will also be placed in 100 foot sections and repeated until complete.

Public Access will be directed to the northern and southern ends of the Dunes club and 129 Boston Neck Road at locations that have been previously utilized to access the beach without impacting the dunes. These locations are outlined on the public access plan Section 6 of this application. The access path will be clearly marked so the public can safely walk through the area. The Club parking lot will also be utilized as a staging and assembly area for the Dunes club, the Barry Property and Healy Property. These adjacent projects will all be done by the same contractors utilizing the same method of construction.

At the end of each day, the contractor will close up any holes or open locations or provide temporary fencing as required. All equipment will be moved back at the end of the day to out of the tideline or back to the staging area as required to keep the resources and equipment out of harms way.

1.3.1(G).6 Maintenance and repair of shoreline protection

*a. The maintenance or repair of shoreline protection **shall not extend beyond one (1) foot seaward of the existing toe of the structure.** In most cases, expansion of the shoreline protection structure beyond one (1) foot seaward of the existing toe and one (1) foot vertical above the existing or shoreline protection elevation will be considered new construction.*

b. Maintenance and repair of existing structural shoreline protection shall be the minimum that is required to maintain the functional viability or structural integrity. In the case of riprap revetments, the addition of limited quantities of riprap armor stone to existing damaged revetments may be allowed as a maintenance activity provided that no impact to coastal resources or lateral access results. All maintenance shall be in accordance with the policies and standards of the Coastal Resources Management Program.



As the cross section and work description clearly demonstrate the proposed maintenance work at the 131 Boston Neck Road meets the CRMP standards for maintenance as the proposed work does not extend beyond 1 foot of the existing toe of the structure and nor does the work extend above the top of the existing wall. The work proposed is the minimum required to maintain both the functional viability and structural integrity of the wall and the upland area.

Previous versions submitted to the CRMC proposed more elaborate constructions that involved demolition of the existing toe far beyond removal of a previous repair, drilling of King Piles and installing steel sheet piles. The Barry's along with the adjacent properties worked closely with their consultants and contractors to develop a design that meets CRMC maintenance standards of within 12" of the existing footing and will protect the wall and buildings from undermining. A significant amount of effort went into a design that would limit the amount of disruption to public access on the beach due to the smaller construction equipment requirements as well as limit the potential risk to coastal resources. There will be continuous public access through the area which is outlined below.

PUBLIC ACCESS

A temporary public access path will be provided along the upland area of the project site during construction. Upon completion of the project, the public access would continue along the beach as is currently provided. We have included the proposed public access plan during construction. The public access will have directional signage so the public will have no problems finding their way to and from the Narrow River area.

1. *Per 650-RICR-20-00-1.3.6(B)(1), "Any public access impacts associated with a proposed project should be avoided and minimized to the maximum extent possible."*
2. *Per 650-RICR-20-00-1.3.6(B)(4), "All structural shoreline protection facilities should be designed and constructed in a manner which does not unreasonably interfere with the public's right to pass and re-pass along the shore."*

The proposed project minimizes negative impacts to public access to the maximum extent possible. Impacts to public access are temporary during construction. A temporary access path will be provided as depicted within the attached drawing such that the public can access the beach. It is important to note that during high water events, access from the Narragansett Town beach to the Narrow River is limited in front of 131 Boston Neck Road unless you wade through water. Access would be maintained and continue during non-high water events as currently exists. Additionally, there would be a significant adverse impact to the public access should repairs not be completed and failure was allowed to occur. Debris, upland soils, underground structures, and other upland amenities on this property would end up impacting the beach and create a significant hazard to the beach as well as the water body.

3. *Per 650-RICR-20-00-1.3.1(G)(5)(n), "Applicants shall provide appropriate on-site lateral shoreline access of a similar type and level to that which will be impacted by the*

proposed project. Applicants shall submit a plan detailing the lateral public access over or around the landward side of the proposed structure.”

The owners understand the requirements for shoreline access and have prepared an alternative access route for the public that will remain in place during the construction. Once the project is completed in an estimated 10 weeks, the maintenance area will be accessible to the public in the manner that exists today. Please see the public access plan included in the application.

4. *Per 650-RICR-20-00-1.3.6(C)(5), “All public access plans should provide for long-term maintenance.”*

This maintenance project will not have permanent impacts to public access. Access will remain as currently existing once the project is complete, limited during high water events and unrestricted during low water events.

5. *Per 650-RICR-20-00-1.2.1(B)(2)(g), “Activities and alterations subject to Council jurisdiction contiguous to public parks, public beaches, public Rights of way to the shore, and conservation areas abutting Type 1 waters shall not significantly interfere with public use and enjoyment of such facilities. Where significant interference is found, the Council shall suitably modify or prohibit that alteration or activity.”*

The work is contiguous to the Narragansett Town Beach but for the aforementioned reasons will not significantly interfere with the public use and enjoyment of the beach.

6. *Per 650-RICR-20-00-1.3.6(A)(1): Protection and Enhancement of Public Access to the Shore*

“As trustee of Rhode Island’s coastal resources and in accordance with state and federal statutory mandates, the Council has a responsibility to ensure that public access to the shore is protected, maintained and, where possible, enhanced for the benefit of all.”

Public access will be maintained. There will be no significant impacts if any to the access after construction and a temporary public access path will be installed during construction. In addition, by completing the proposed maintenance project the public access will be enhanced since the project would eliminate a potential adverse impact to public access along the shore if the existing structures were to fail.

Army Corps of Engineers

The previous submittals had some initial feedback from the ACOE. It was thought that the project will likely qualify for an SV or PCN under GP(2). It is our opinion that the project will be eligible for the SV since the work is within 18” of the of the existing bulkhead and is in the same footprint. There are no permanent impacts so a PCN is not likely.



SECTION 2

Attachment A Photographs of Existing Activity



Aerial Image;

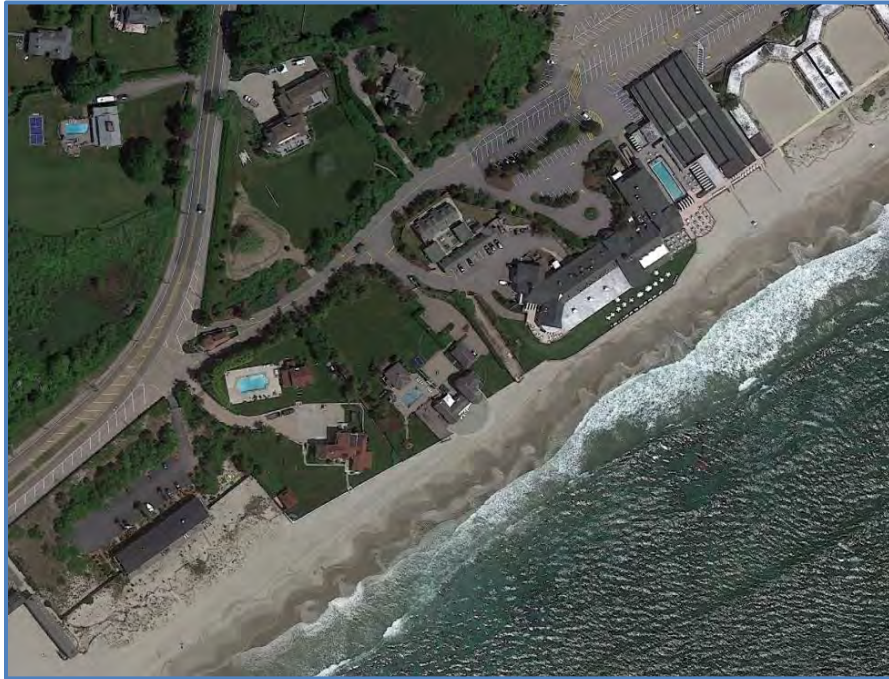


Figure 1: Aerial Image of Sites



Figure 2: Western Section of Concrete Seawall and Steel Bulkhead





Figure 3: Western Section of Seawall at Property Line



Figure 4: Western Section of Seawall and Access Stairs





Figure 5: Middle Section with Curved Bulkhead



Figure 6: Middle Section with Curved Bulkhead





Figure 7: Middle Section with Curved Bulkhead and Eastern Side of Seawall



Figure 8: Upland behind Western Section of Seawall





Figure 9: Upland behind Western Section of Seawall near Access Stairs

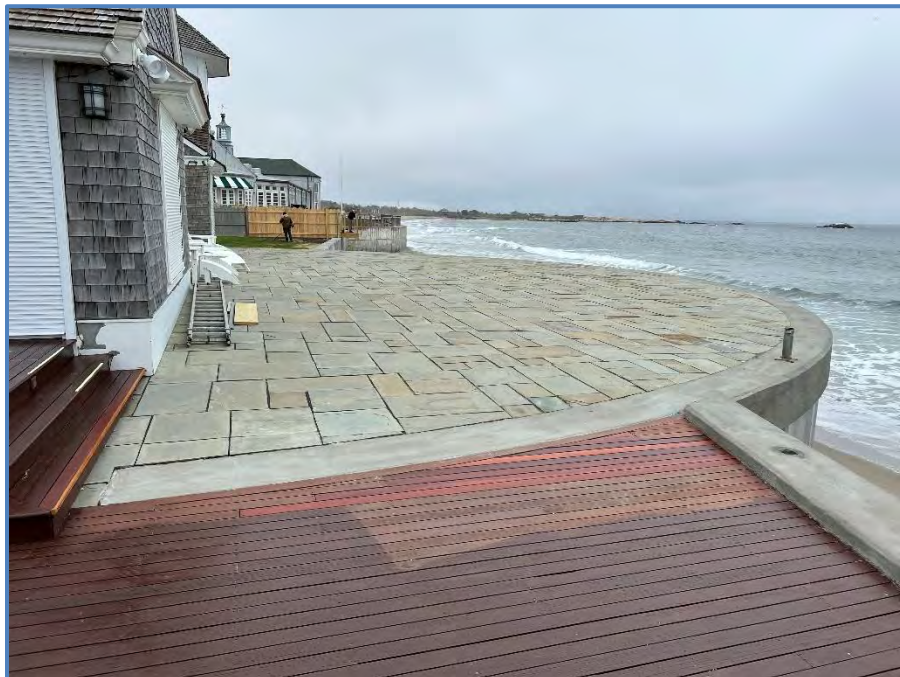


Figure 10: Upland Patio behind Middle Section of SSP Bulkhead





Figure 11: Upland behind Eastern Section of Seawall

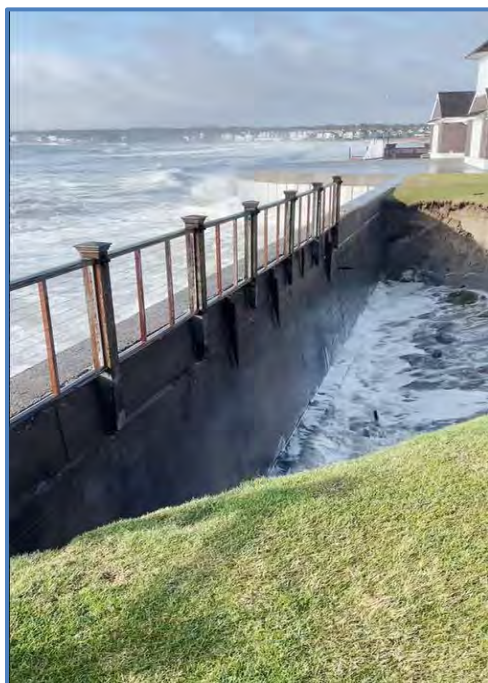


Figure 12: Area Undermined During Storm





Figure 13: Area Restored From Undermining

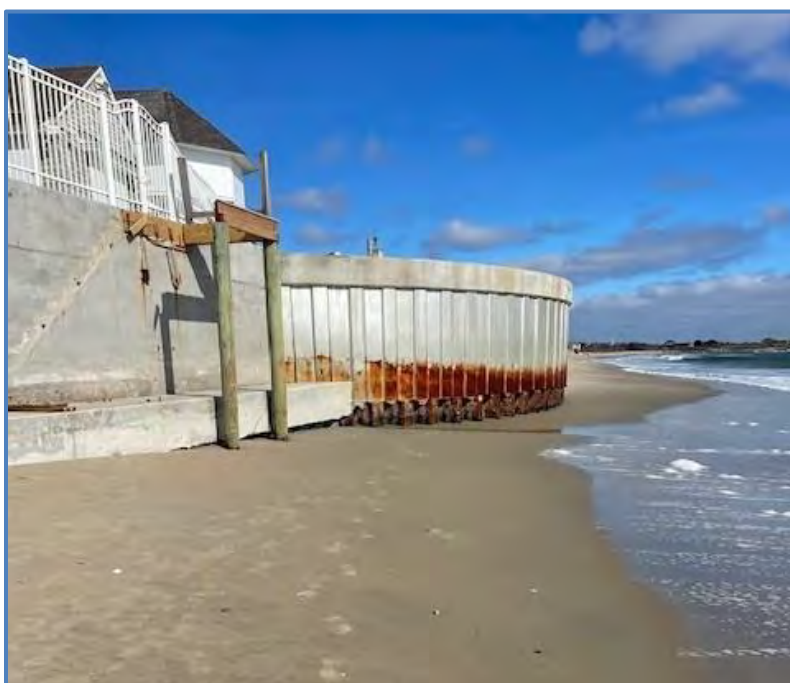


Figure 14: Scour along Seawall and Bulkhead after Storm





Figure 15: Exposed Toe of Pan Over sheeting at Time of Site Visit



Figure 16: Concrete Seawalls Facing Northeast at Property Line



SECTION 3

Attachment B Historic Aerials





Figure 1: Aerial Image from 1952



Figure 2: Aerial Image from 1962





Figure 3: Aerial Image from 1981



Figure 4: Aerial Image from 1997





Figure 5: Infrared Aerial Image from 2008



Figure 3: Aerial Image from 2024



SECTION 4

Attachment C Proof of Ownership





TOWN OF NARRAGANSETT

Town Hall • 25 Fifth Avenue • Narragansett, RI 02882-3699

Tel. (401) 789-1044 TDD (401) 782-0610 Fax (401) 783-9637

FINANCE DEPARTMENT

July 10, 2024

Coastal Resources Management Council
Oliver Stedman Government Center
4800 Tower Hill Road
Wakefield, RI 02879

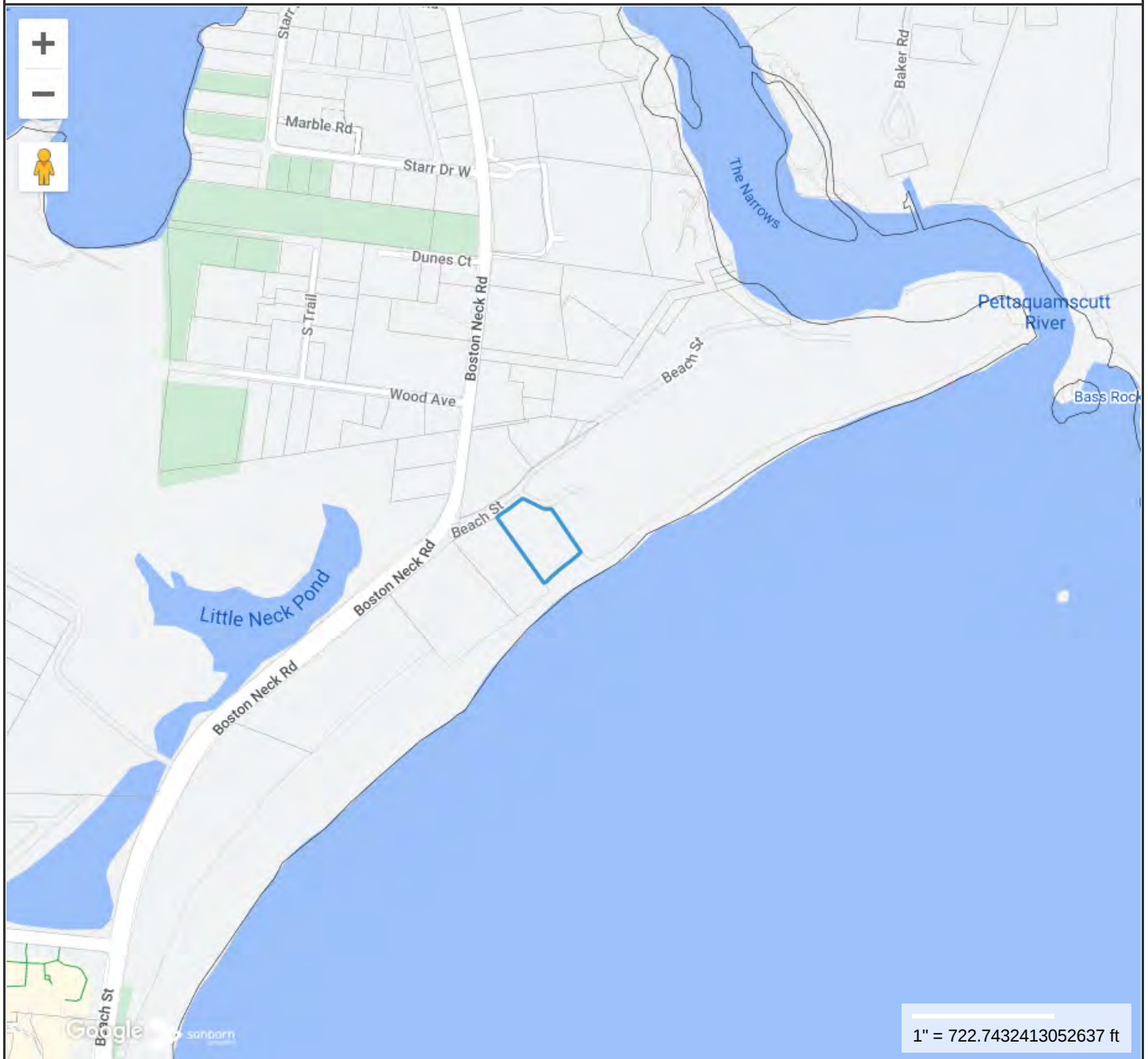
Dear Sir/Madam:

This is to verify that JOHN FRANCIS BARRY III REV TR and DARIA BECKER BARRY REV TRUST are the owners of Assessor's Map A Lot 34 located at 131 BOSTON NECK ROAD in the Town of Narragansett.

Sincerely,

Erin A. Jacobs, RICA
Tax Assessor



**Property Information**

Property ID A-34
Location 131 BOSTON NECK ROAD
Owner BARRY III, JOHN FRANCIS REV TR



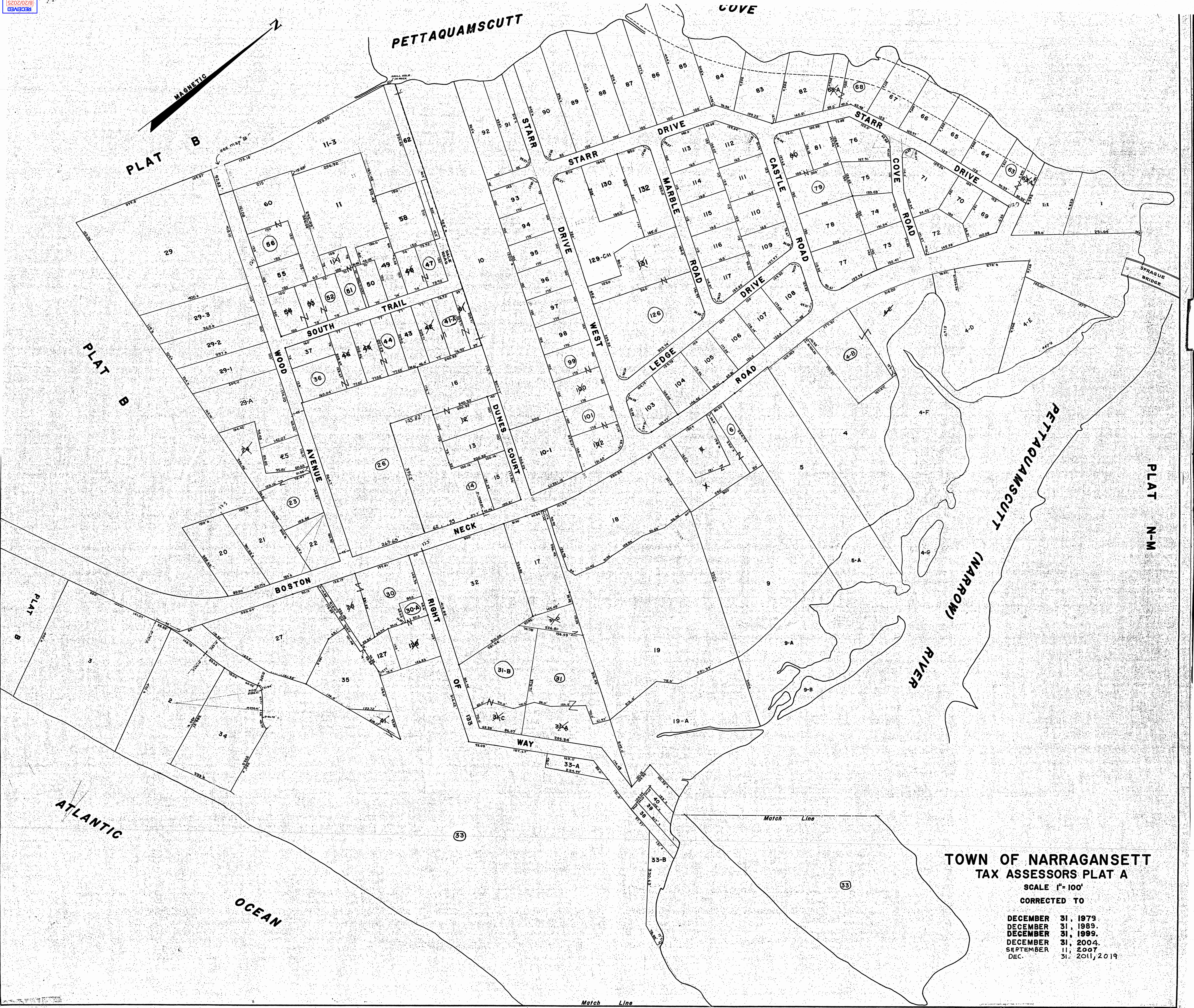
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Narragansett, RI makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 9/10/2018
Data updated 9/10/2018

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

RECEIVED
8/20/2025
COASTAL RESOURCES
MANAGEMENT COUNCIL



**TOWN OF NARRAGANSETT
TAX ASSESSORS PLAT A**

SCALE 1"=100'
CORRECTED TO

DECEMBER	31, 1979
DECEMBER	31, 1989
DECEMBER	31, 1999
DECEMBER	31, 2004
SEPTEMBER	11, 2007
DEC.	31, 2011, 2019

SECTION 5

Attachment D Project Plans

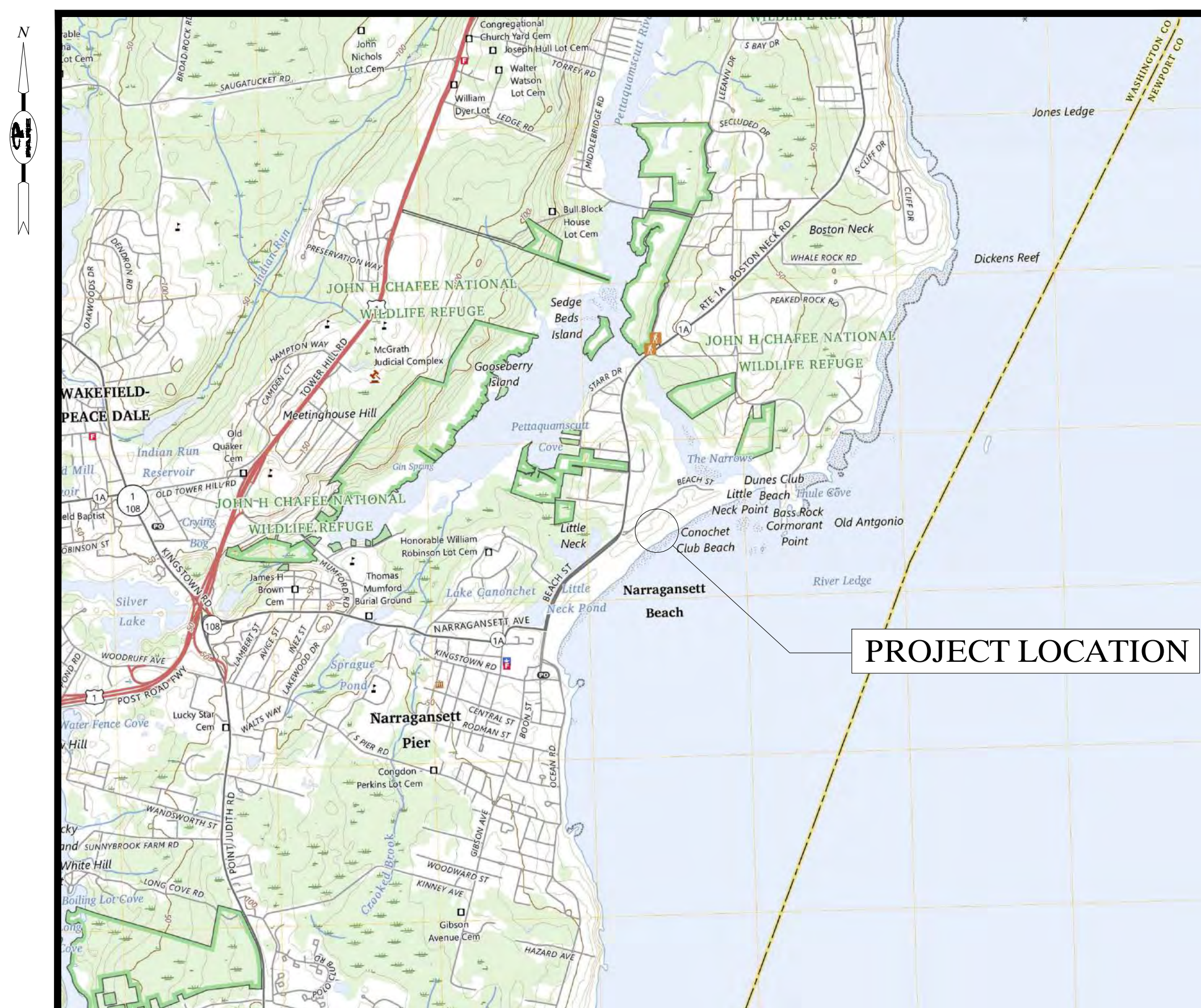


Prepared for The Owner of:
**131 BOSTON NECK ROAD
SEAWALL PROTECTION**

NARRAGANSETT, RHODE ISLAND
AUGUST 2025

INDEX OF DRAWINGS

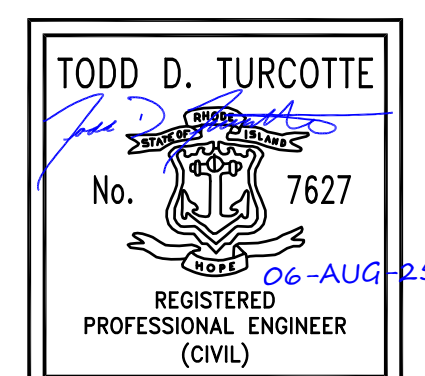
Sheet Number	Sheet Title	Rev. No.	Rev. Date
GB-001	COVER SHEET		
GB-002	GENERAL NOTES		
CB-101	EXISTING OVERALL SITE PLAN		
CB-102	EXISTING SITE PLAN		
CB-103	PROPOSED SITE PLAN		
SB-301	EXISTING & PROPOSED SECTIONS		



LOCUS PLAN
SCALE: 1" = 400'



AERIAL PLAN
SCALE: 1" = 250'



Prepared by:
PARE CORPORATION



PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
8 BLACKSTONE VALLEY PLACE LINCOLN, RI 02865 401-334-4100
10 LINCOLN ROAD, SUITE 210 FOLKSBORO, MA 02035 508-543-1755
14 BOBALA ROAD, SUITE 28 HOLYOKE, MA 01040 413-507-3448
1 LIBRARY LANE KINGSTON, NH 00008 603-000-0000

BARRY PROPERTY SEAWALL SCOUR
PROTECTION
131 BOSTON NECK RD.
NARRAGANSETT, RI

TODD D. TURCOTTE
No. 7627
REGISTERED
PROFESSIONAL ENGINEER
(CIVIL)
06-AUG-25

REVISIONS:

PROJECT NO.: 25115.00
DATE: AUGUST 2025
SCALE: AS NOTED
DESIGNED BY: CMD
CHECKED BY: TGD
DRAWN BY: CMD
APPROVED BY: TDT
DRAWING TITLE:

EXISTING OVERALL SITE
PLAN

DRAWING NO.:

CB-101

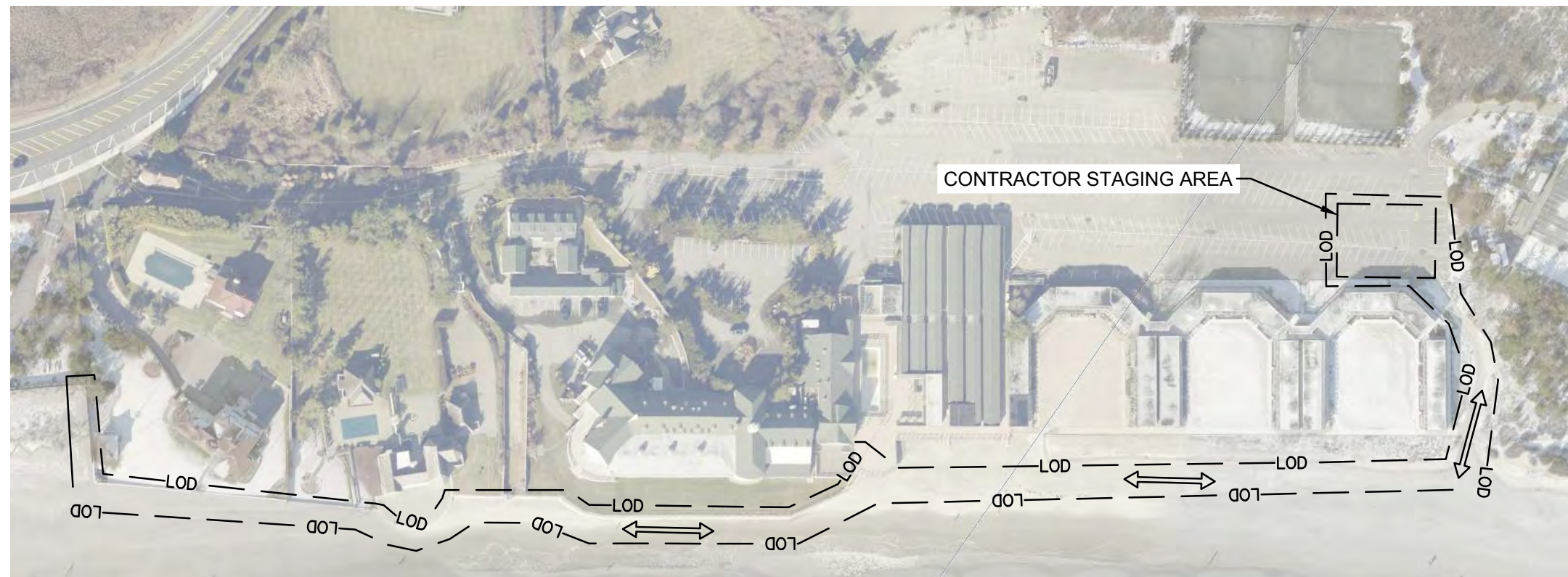
SHEET NO.

RECEIVED
8/20/2025
COASTAL RESOURCES
MANAGEMENT COUNCIL



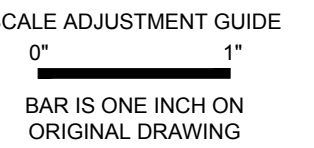
EXISTING OVERALL SITE PLAN
SCALE: 1" = 40'

Scale: 1"=40'
0 20' 40' 80'

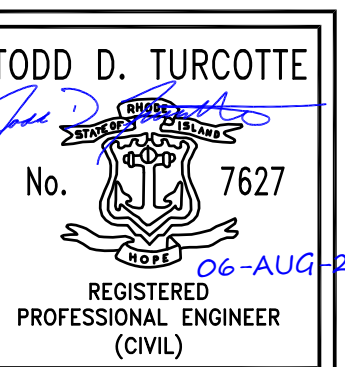


CONSTRUCTION ACCESS PLAN
SCALE: 1" = 150'

ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION
IF PRINTED 11X17 DRAWING IS HALF SIZE



**BARRY PROPERTY SEAWALL SCOUR
PROTECTION
131 BOSTON NECK RD.
NARRAGANSETT, RI**



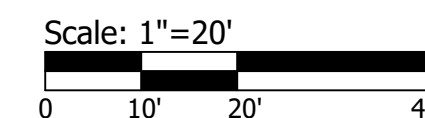
REVISIONS:

DRAWING TITLE:

CB-102

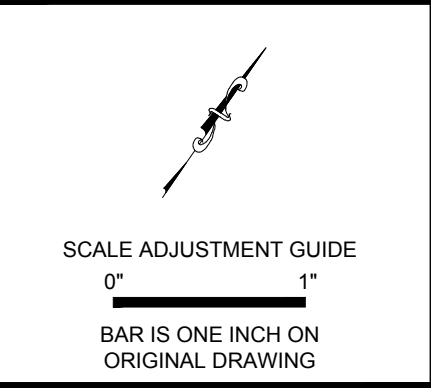
RECEIVED
3/20/2025

ASTAL RESOURCE



— EXISTING SCOUR
EXPOSING TOE OF WALL

ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION
IF PRINTED 11X17 DRAWING IS HALF SIZE



BARRY PROPERTY SEAWALL SCOUR PROTECTION
131 BOSTON NECK RD.
NARRAGANSETT, RI

TODD D. TURCOTTE
No. 7627
REGISTERED PROFESSIONAL ENGINEER (CIVIL)
06-AUG-25

REVISIONS:	
PROJECT NO.: 25115.00	
DATE: AUGUST 2025	
SCALE: AS NOTED	
DESIGNED BY: CMD	
CHECKED BY: TGD	
DRAWN BY: CMD	
APPROVED BY: TDT	
DRAWING TITLE:	
PROPOSED SITE PLAN	
DRAWING NO.: CB-103	
SHEET NO.	



ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION
IF PRINTED 11X17 DRAWING IS HALF SIZE

V:\080324_080325\1500 Drive Club Seawall D.E. NOV. 05A Reagan Marine_RIDINGS\WP1\131 BOSTON NECK RD. BARRY\CB-103 PROPOSED SITE PLAN.dwg



**BARRY PROPERTY SEAWALL SCOUR
PROTECTION
131 BOSTON NECK RD.
NARRAGANSETT, RI**

REVISIONS:

SHEET NO.



SECTION A - PROPOSED SEAWALL PROTECTION
SCALE: 1/2" = 1'-0"



ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION
11X17 DRAWING IS HALF SIZE

Y:\JOBS\25 Jobs\25-115.00 Dunes Club Seawall D-B NOW DBA Rescan Marine_RID\WGSI\WIP\131 BOSTON NECK RD - BARRY SB-301 SECTIONS.dwg

SECTION 6

Attachment E Public Access Information & Plan



MAINTAINING PUBLIC ACCESS:

The proposed project seeks to maintain an existing deteriorating seawall along the seaward edge of the property located at 131 Boston Neck Road in Narragansett, RI. The proposed maintenance, which is seeking to stabilize and secure the upland area from potential failure and stop sinkhole formation by installing a fiberglass reinforced sheetpile within the allowable 12" from the existing footing below the beach grade. The proposed project will not unreasonably interfere with, impair, or significantly impact the existing conditions of access that currently exist within this area. However, it is anticipated that temporary impacts will occur during construction for public safety. As such, to maintain public access for pedestrians to traverse the beach, a signed public access path will be provided as detailed in the plan. Upon completion of the project there will be no impacts to the public access along the beach.

Access will remain in a similar condition that currently exists which is limited during high water due to beach grades and unrestricted during low water. If repairs are not completed it is anticipated that there would be significant adverse impact to the public access due to a wall failure. Debris, upland soils, underground structures, and other upland amenities on this property would end up impacting the beach and create a significant hazard to the beach as well as the adjacent water body.

As it relates to public access, The Dunes Club, the Barry residence and the adjacent private homeowner have a long history of providing and not impeding public access along the shore.





TEMPORARY ACCESS PLAN

NOTE(S):

1. TEMPORARY PATH TO BE PROVIDED BY TEMPORARY FENCING OR CONCRETE BARRIER TO SEPARATE DRIVING AREAS FROM PUBLIC ACCESS PATH.



611 Access Road Stratford, CT 06615
Tel: 203-377-0663 racecoastal.com

ALL RIGHTS RESERVED.
©2024 RACE COASTAL ENGINEERING, INC.

Prepared For:

THE DUNES CLUB
137 BOSTON NECK ROAD
NARRAGANSETT, RI 02882-3106

Project:

SEAWALL REPAIRS
129, 131, & 137 BOSTON NECK ROAD
NARRAGANSETT, RI 02882-3106

SEAL:

Date:

03-19-2025

Rev.:

Drawn By:

ZMV/CLW

Checked By:

ADS/MRR

Datum:

NAVD 88

Scale:

1"=150'

Project No.:

2024081

Drawing No.:

1 of 1

NOT FOR CONSTRUCTION
FOR REGULATORY REVIEW ONLY

NOT VALID WITHOUT ENGINEER'S SEAL

RECEIVED
8/20/2025
COASTAL RESOURCES
MANAGEMENT COUNCIL

SECTION 7

Attachment F Boring Logs & Plan



Geologic - Earth Exploration, Inc.

7 Sherwood Drive
TEL 508.384.4434

Norfolk, MA 02056
FAX 508.384.4452

CLIENT: Reagan Marine Construction LLC

PROJECT: Dunes Club

LOCATION: Narragansett, RI

BORING #: B1

PAGE 1 OF 1

File #: 24142

Date Started: 9/10/24

Date Completed: 9/11/24

Driller: M. Ferreira

Site Rep.: M. Melchiori

TYPE

SIZE

HAMMER

FALL

CASING HW/NW

4"/3"

300#

30"

SAMPLER SS

1 3/8"

140#

30"

CORE BARREL

Surface Elevation:

Station:

Groundwater level readings

Date 9/11/2024

Depth 4'

Depth ft	Sample					Sample Description
	No.	Depth ft	Pen. in	Rec. in	Blows/6"	
	S-1	0.0-2.0	24	15	1-1-7-12	S-1 Dry loose tan/light brown medium SAND, trace of coarse SAND
5	S-2	4.0-4.2	2	2	100/2"	S-2 Moist very dense grey medium SAND, Concrete in tip
10	S-3	9.0-11.0	24	14	7-8-14-12	S-3 Wet medium dense grey fine SAND
15	S-4	14.0-16.0	24	6	3-3-4-7	S-4 Wet loose grey fine SAND, some medium Sand, trace coarse Sand
20	S-5	19.0-21.0	24	24	2-2-2-2	S-5 Wet loose black fine SAND and ORGANICS
25	S-6	24.0-25.2	14	6	7-100/2"	S-6 Wet very dense grey fine SAND, some medium to coarse Sand Weathered rock in tip
30	C1	30.0-35.0	60	5	-5-5-5	C1 RQD = 73%
35						Bottom of exploration at 35.0'
40						

Ground Surface to _____ used _____ then _____

Proportions Used	Cohesive Consistency Blows/ft			Cohesionless Density Blows/ft		Sample Type	
Trace 0 to 10%	0-2	Very Soft	9-15	Stiff	0-10	Loose	UP = Fixed Piston
Little 10 to 20%	3-4	Soft	16-30	V-Stiff	10-30	M-Dense	UT = Shelby Tube
Some 20 to 35%	5-8	M-Stiff	31+	Hard	30-50	Dense	OE = Open End Rod
And 35 to 50%					50+	V-Dense	* = 300# hammer

Notes:

1. The stratification lines represent the approximate boundary between soil types. The transition may be gradual.

2. Water level readings were made in the drill hole during or at the completion of drilling. The water level may fluctuate over time.

Remarks:

NOTE: All soil descriptions are made in the field by the Drilling Foreman. No Laboratory analyses were performed for this purpose.

RECEIVED

8/20/2025

COASTAL RESOURCES MANAGEMENT COUNCIL

Geologic - Earth Exploration, Inc.

7 Sherwood Drive
TEL 508.384.4434

Norfolk, MA 02056
FAX 508.384.4452

CLIENT: Reagan Marine Construction LLC

PROJECT: Dunes Club

LOCATION: Narragansett, RI

BORING #: B2

PAGE 1 OF 1

File #: 24142

Date Started: 9/11/24

Date Completed: 9/12/24

Driller: M. Ferreira

Site Rep.: M. Melchiori

TYPE

SIZE

HAMMER

FALL

CASING HW/NW

4"/3"

300#

30"

SAMPLER SS

1 3/8"

140#

30"

CORE BARREL

Surface Elevation:

Station:

Groundwater level readings

Date 9/12/2024

Depth 5'

Depth ft	Sample					Sample Description
	No.	Depth ft	Pen. in	Rec. in	Blows/6"	
	S-1	0.0-2.0	24	10	1-1-3-4	S-1 Dry loose tan/light brown fine SAND
5	S-2	4.0-6.0	24	16	2-5-7-9	S-2 Wet medium dense light brown medium SAND, little coarse SAND
10	S-3	9.0-11.0	24	9	4-5-6-5	S-3 Wet medium dense grey fine SAND
15	S-4	14.0-16.0	24	6	3-1-2-4	S-4 Wet loose grey fine SAND
20	S-5	19.0-21.0	24	24	1-5-8-12	S-5 Wet medium dense grey fine SAND, trace Silt Organics at 22'
25	S-6	24.0-26.0	24	18	10-10-10-16	S-6 Wet medium dense grey fine SAND and ORGANICS
30	S-7	29.0-31.0	24	15	8-7-6-8	S-7 Wet medium dense grey fine SAND, little coarse Gravel, trace of Silt
35	C1	35.0-40.0	60	48		C1 RQD = 86%
40						Bottom of exploration at 40.0'

Ground Surface to _____ used _____ then _____

Proportions Used	Cohesive Consistency Blows/ft			Cohesionless Density Blows/ft		Sample Type	
Trace 0 to 10%	0-2	Very Soft	9-15	Stiff	0-10	Loose	UP = Fixed Piston
Little 10 to 20%	3-4	Soft	16-30	V-Stiff	10-30	M-Dense	UT = Shelby Tube
Some 20 to 35%	5-8	M-Stiff	31+	Hard	30-50	Dense	OE = Open End Rod
And 35 to 50%					50+	V-Dense	* = 300# hammer

Notes:

1. The stratification lines represent the approximate boundary between soil types. The transition may be gradual.

2. Water level readings were made in the drill hole during or at the completion of drilling. The water level may fluctuate over time.

Remarks:

NOTE: All soil descriptions are made in the field by the Drilling Foreman. No Laboratory analyses were performed for this purpose.

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COASTAL RESOURCES MANAGEMENT COUNCIL

SECTION 8

Attachment G Historic Assent for Seawall – 2013-03-170



F

**RHODE ISLAND COASTAL RESOURCES MANAGEMENT COUNCIL
GENERAL PERMIT
HU-D**

WORK: Minor restoration/maintenance of structural shoreline protection damaged by **Post-Tropical Storm Sandy, October 29, 2012.** (Damage less than 50%).

EMERGENCY GENERAL PERMIT CONDITIONS:

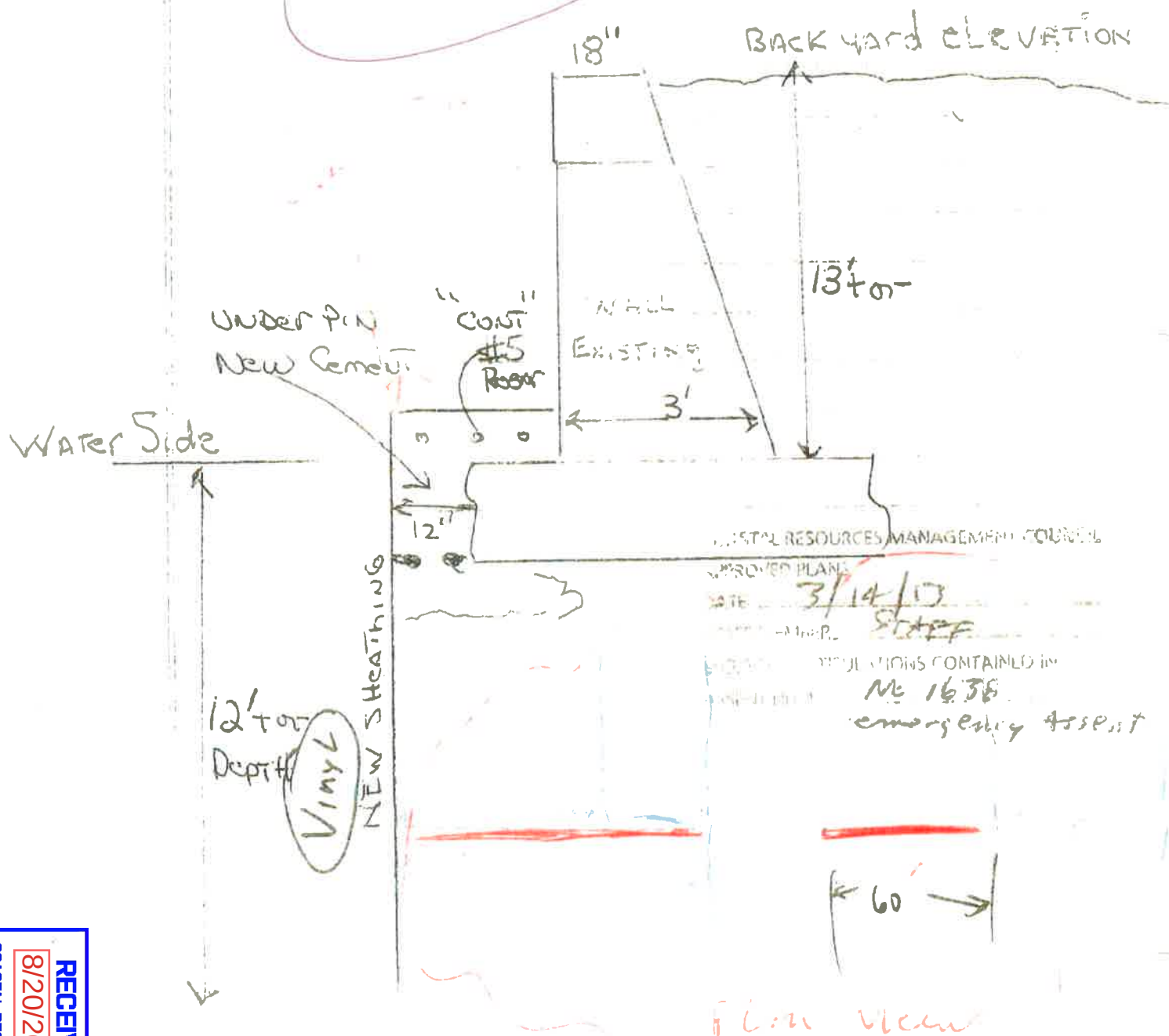
1. If the structure was previously approved by a CRMC assent, the structure must be restored to its assented conditions and dimensions, unless as required by the Emergency General Permit.
2. In no case shall the structure extend further seaward than the seaward most extent of the original location of the pre-existing structure.
3. Replacement sections of damaged structural shoreline protection facilities shall be replaced to a condition of same design and construction as adjacent undamaged sections of the facility, unless as required by the Emergency General Permit.
4. Where the pre-existing authorized structure contained or was composed of concrete, all replacement concrete shall be Type II Air-entraining Portland Cement Concrete.
5. Adequate bedding/backfill with crushed stone/rock chips shall be provided.
6. Adequate weep holes for wall sections shall be provided.
7. No beach material (rocks, sand, cobbles, etc.) from the shoreline seaward of the structure shall be removed or used as construction material or backfill.
8. The ends of the shoreline protection shall tie in flush with the seaward face of adjacent structures or portions of structures, if existing. If no adjacent structures exist, see specifics of the Emergency General Permit.
9. All backfill shall be coarse, clean, free-draining, and free of debris or rubble.

/lam



3/12/13

Detail To Stop Erosion





STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Permit Type:

2013-03170

COASTAL RESOURCES MANAGEMENT COUNCIL

Oliver H. Stedman Government Center

Tower Hill Road

Wakefield, R.I. 02879

Phone: 277-2476

EMERGENCY GENERAL PERMIT

OWNER: _____

LOCATION: _____

INVESTIGATOR: _____

DATE: _____

TIME: _____

TITLE: SUP CIVIL ENGR

DESCRIPTION OF WORK: _____

PHOTOS/DESCRIPTION: _____

THIS APPROVAL VALID FOR 90 DAYS OF INSPECTION NOTED ABOVE; IF ALL WORK IS NOT COMPLETED WITHIN THIS PERIOD, A NEW APPLICATION TO THE CRMC SHALL BE REQUIRED.

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MANAGEMENT COUNCIL

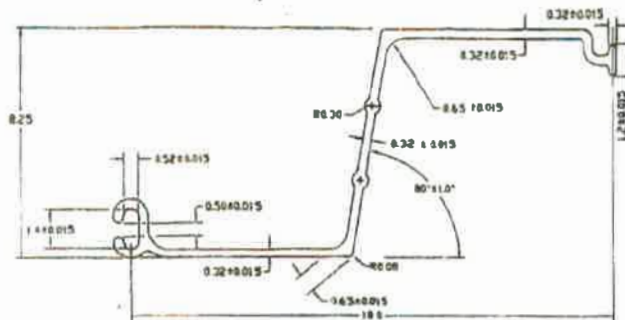
Shoreline Plastics, LLC
SLP-700 Vinyl Bulkhead

MECHANICAL PROPERTIES

MASS -
COVERAGE PER SHEET -
DEPTH OF CROSS SECTION -
WALL THICKNESS (t) -
SECTION MODULUS (S) -
ALLOWABLE MOMENT (M) -
MOMENT OF INERTIA (I) -

VALUE

LBS/SQFT 3.67
IN 18.00
IN 8.25
IN 0.32
INCU/FT 19.72
LBS FT/FT 5,785
IN 4/FT 151.56



SECTION

MATERIAL PROPERTIES

TENSILE YIELD STRENGTH D
TENSILE MODULUS (E)
FLEXURAL YIELD STRENGTH
FLEXURAL MODULUS
COEFFICIENT LIN EXPANSION

VALUE

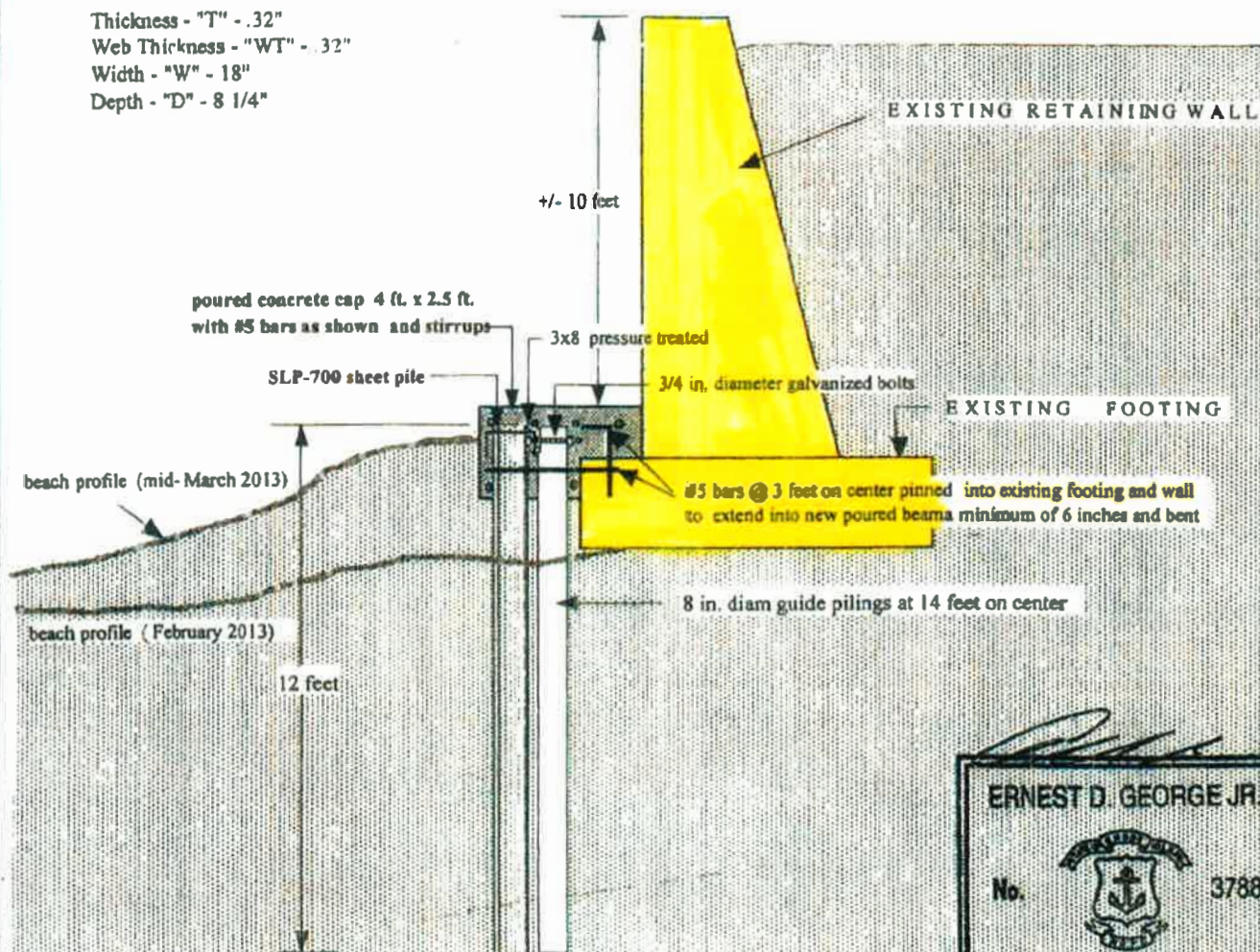
PSI 6,300
PSI 400,000
PSI 12000
PSI 380,000
IN/IN/ DEG F $<5.5 \times 10^{-5}$

Thickness - "T" - .32"

Web Thickness - "WT" - .32"

Width - "W" - 18"

Depth - "D" - 8 1/4"



ERNEST D. GEORGE JR.

No

3788

REGISTERED
PROFESSIONAL ENGINEER

PROPERTY OF:

Coastal Engineering Group, Inc.

Test David George Jr., P.E.

P.O. Box 5245 Wakefield, Rhode Island

7828551

SCALE: NA

DATE: 3-18-13

REVISIONS:

SHEET of

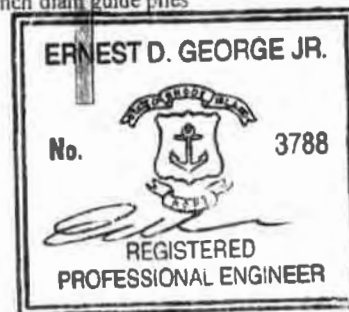
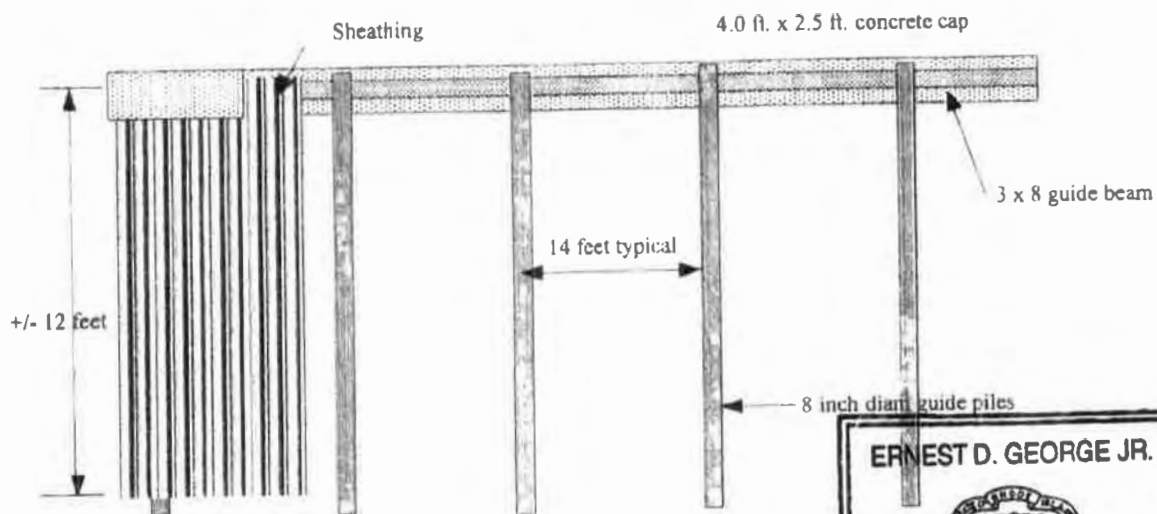
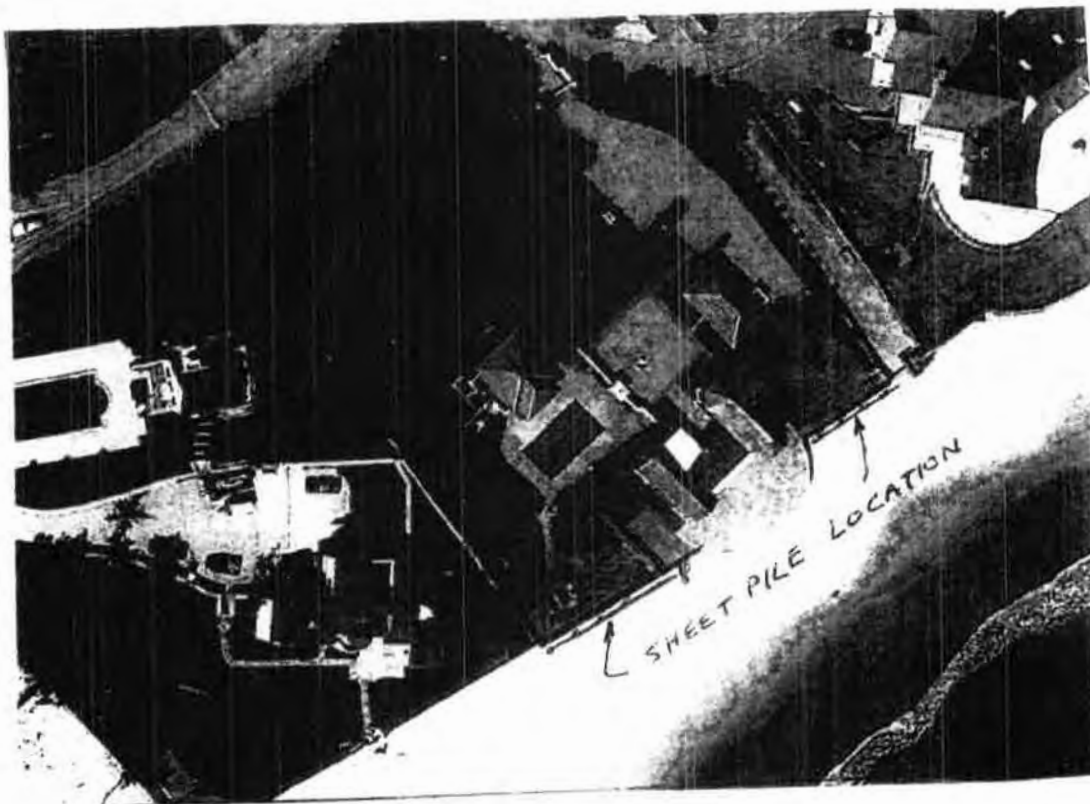
SHEET PILES Specifications for:

Mark Berg

131 Boston Neck Road
Narragansett, Rhode Island

8/20/2025

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PROPERTY OF:

Coastal Engineering Group, Inc.

Ernest David George Jr., P.E.

P.O. Box 5245 Wakefield, Rhode Island

SCALE: NA
DATE 3-23-13
REVISIONS
SHEET 1 of 1

SHEET PILES Specifications for:

Mark Berg
131 Boston Neck Road
Narragansett, Rhode Island

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COASTAL RESOURCES
MANAGEMENT COUNCIL

SECTION 9

Attachment H Previous CRMC Assents List



File No	Town	First Name	Last Name	Location	Plat	Lot	Decision Date
2024-01-089	Narragansett	John Francis & Daria Becker Ba		131 Boston Neck Road	A	34	Jan 30, 2024
2022-03-042	Narragansett	John Francis & Daria Becker Ba		131 Boston Neck Road	A	34	Mar 10, 2022
2013-03-196	Narragansett	Nicole	Berg	131 Boston Neck Road			Mar 26, 2013
2013-03-170	Narragansett	Nicole	Berg	131 Boston Neck Road			Mar 22, 2013
2005-05-041	Narragansett	Alan	Wasserman	131 Boston Neck Road	A	34	May 20, 2005
2004-11-012	Narragansett	Alan	Wasserman	131 Boston Neck Road	A	34	Nov 05, 2004
1997-07-065	Narragansett	Alan	Wasserman	131 Boston Neck Road	A	34	Oct 09, 1997
1992-03-070	Narragansett	Janice/Arthur	Leeming/Little/Wasserman	131 Boston Neck Road	A	34	Apr 14, 1992
1989-01-007	Narragansett	Arthur	Little/Wasserman	131 Boston Neck Road	A	34	Jan 19, 1989
1988-12-018	Narragansett	Arthur/Janice	Little/Leeming/Wasserman	131 Boston Neck Road	A	34	Dec 08, 1988
1988-11-063	Narragansett	Arthur/Janice	Little/Leeming/Wasserman	131 Boston Neck Road	A	34	Dec 12, 1988

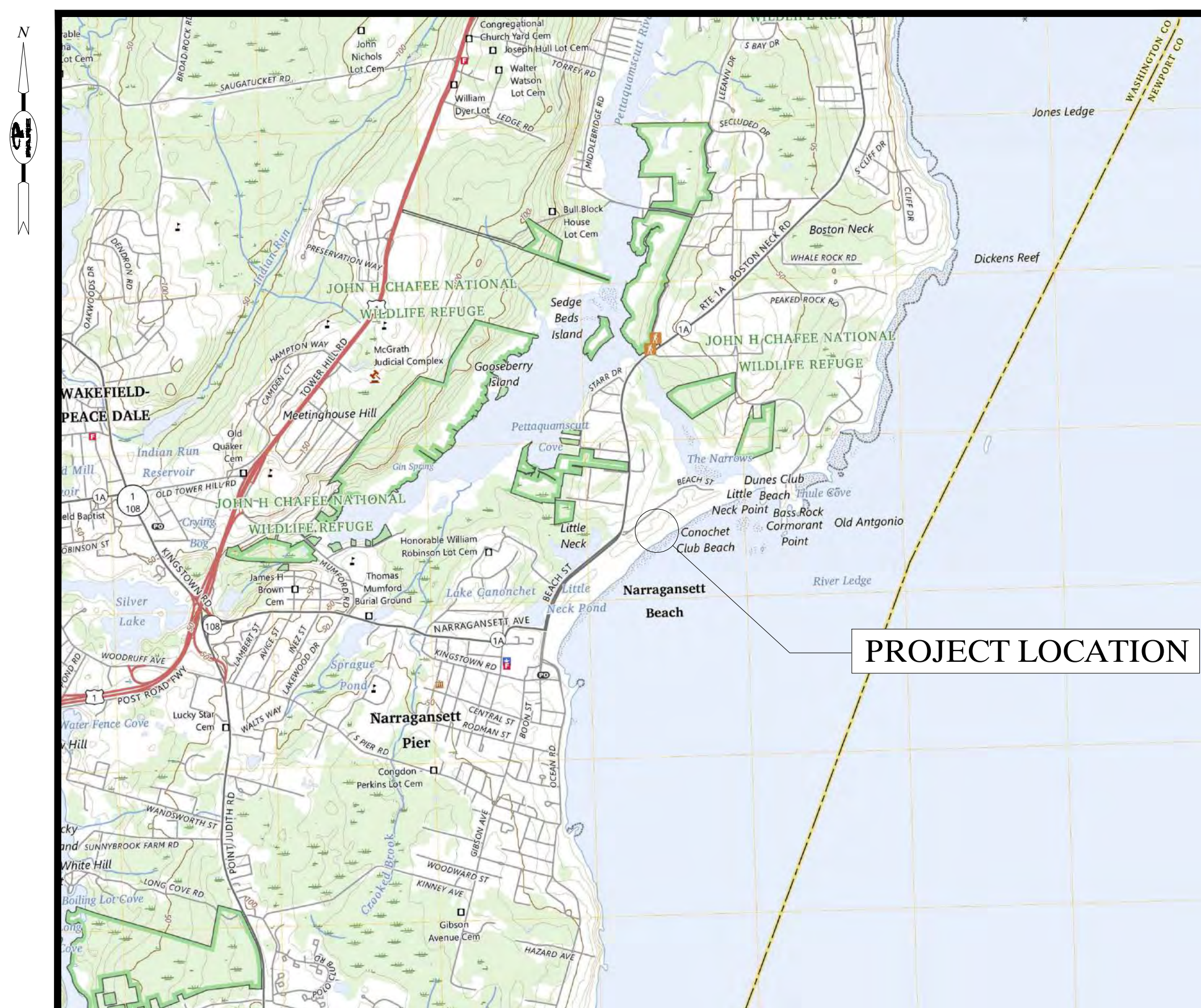


Prepared for The Owner of:
**131 BOSTON NECK ROAD
SEAWALL PROTECTION**

NARRAGANSETT, RHODE ISLAND
AUGUST 2025

INDEX OF DRAWINGS

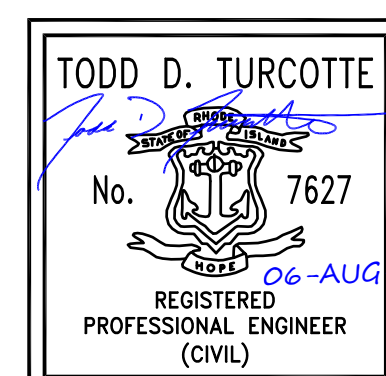
Sheet Number	Sheet Title	Rev. No.	Rev. Date
GB-001	COVER SHEET		
GB-002	GENERAL NOTES		
CB-101	EXISTING OVERALL SITE PLAN		
CB-102	EXISTING SITE PLAN		
CB-103	PROPOSED SITE PLAN		
SB-301	EXISTING & PROPOSED SECTIONS		



LOCUS PLAN
SCALE: 1" = 400'



AERIAL PLAN
SCALE: 1" = 250'



Prepared by:
PARE CORPORATION



PARE CORPORATION
ENGINEERS - SCIENTISTS - PLANNERS
8 BLACKSTONE VALLEY PLACE LINCOLN, RI 02865 401-334-4100
10 LINCOLN ROAD, SUITE 210 FOLKSBORO, MA 02035 508-543-1755
14 BOBALA ROAD, SUITE 2B HOLYOKE, MA 01040 413-507-3448
1 LIBRARY LANE KINGSTON, NH 00008 603.000.0000

Y:\J06B025 Job\025115.00 Drawn: Chad Seawall D-B NOTY D-BK Reagan Marine_RFD0503\WP1\11 BOSTON NECK RD - BARRY\G02- GENERAL NOTES.dwg

GENERAL NOTES:

- FOR THE PURPOSE OF THIS PROJECT

OWNER - JOHN BARRY AND DARIA BECKER, 131 BOSTON NECK ROAD
NARRAGANSETT, RI 02874

ENGINEER - PARE CORPORATION
10 LINCOLN ROAD, SUITE 210
FOXBORO, MA 02035

CONTACT - TODD D TURCOTTE, PE
- ALL CONSTRUCTION INDICATED ON THESE PLANS SHALL BE PERFORMED IN ACCORDANCE WITH THE LATEST EDITION OF THE RHODE ISLAND STATE BUILDING CODE, ALL FEDERAL AND MUNICIPAL BUILDING CODES, AND THE SPECIFICATIONS INCLUDED IN THIS CONTRACT.
- CONTRACTOR IS SOLELY RESPONSIBLE FOR MEANS, METHODS, AND SAFETY OF WORK.
- THE CONTRACTOR SHALL COORDINATE ALL ACTIVITIES WITH THE CLIENT THAT WILL BE IMPACTED BY DEMOLITION AND CONSTRUCTION, INCLUDING TEMPORARY REMOVAL AND REPLACEMENT OF ANY EQUIPMENT OR MATERIALS THAT WILL BE AFFECTED BY THE WORK.
- HORIZONTAL DATUM: RHODE ISLAND STATE PLANE - NAD83
VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM - NAVD88
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS. PLANS SHALL NOT BE SCALED FOR DIMENSIONS.
- NOTES, TYPICAL DETAILS, AND SCHEDULES APPLY TO ALL WORK UNLESS OTHERWISE NOTED. FOR CONDITIONS NOT SPECIFICALLY SHOWN, PROVIDE DETAILS OF SIMILAR NATURE.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSAL OF ALL PROJECT DEMOLITION AND EXCESS MATERIAL IN ACCORDANCE WITH RHODE ISLAND, LOCAL, AND FEDERAL LAWS.
- THE CONTRACTOR SHALL PROTECT ALL ADJACENT STRUCTURES AND UTILITIES.
- THE CONTRACTOR SHALL FOLLOW ALL OSHA, FEDERAL, STATE, AND LOCAL STANDARDS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL SITE SAFETY PROCEDURES AND PRACTICES REGARDLESS OF THE PRESENCE OF THE OWNER OR ENGINEER.
- THE CONTRACTOR WILL SUBMIT A CONSTRUCTION SCHEDULE TO THE OWNER. THE CONTRACTOR WILL UPDATE SCHEDULE AS NEEDED THROUGHOUT THE COURSE OF WORK.
- THE CONTRACTOR SHALL STAGE ALL EQUIPMENT IN THE DESIGNATED STAGING AREA(S). ALL GREASING AND REFUELING ACTIVITIES SHALL OCCUR IN THE STAGING AREAS. ALL NECESSARY MEASURES SHALL BE TAKEN TO PREVENT BY ANY METHOD, OIL, CONSTRUCTION DEBRIS, STOCKPILED MATERIALS, AND OTHER MATERIALS ON THE SITE, FROM ENTERING THE WATERWAY. STAGING/LAYDOWN AREA(S) SHALL BE RESTORED BY THE CONTRACTOR TO THE EXISTING CONDITION. IN ADDITION, THE CONTRACTOR SHALL REPLACE ALL DAMAGED MATERIALS AS A RESULT OF HIS OPERATIONS, TO THE SATISFACTION OF THE ENGINEER.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY PRECAUTIONS TO PREVENT ALL CONSTRUCTION DEBRIS OR WASTE FROM FALLING INTO THE WATER. ANY DEBRIS FALLING INTO THE WATER SHALL BE RECOVERED AND PROPERLY DISPOSED OF.
- THE CONTRACTOR SHALL MAINTAIN A SECURE SITE AND PROVIDE APPROPRIATE SAFETY MEASURES TO PREVENT ACCIDENTS. THE SAFETY MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO SIGNAGE, BARRICADES, FENCES, FLASHING WARNING LIGHTS, AND POLICING IF NECESSARY.
- UPON COMPLETION OF THE PROJECT, CONTRACTOR DESIGN BUILDER WILL PROVIDE TWO AS-BUILT PLAN SETS, ONE ELECTRONIC PDF, AND ONE HARD COPY, TO THE OWNER DEPICTING ANY FIELD CHANGES OF DIMENSION OR DETAIL, LOCATION OF UNDERGROUND STRUCTURES AND/OR UTILITIES, CONSTRUCTION DEVIATIONS, CHANGES DUE TO FIELD OR CHANGE ORDER, AND DETAILS NOT ON THE ORIGINAL DRAWINGS.
- THE PROJECT LIMITS IS LOCATED WITHIN THE FEMA FLOOD ZONE VE EL. 16 AND WILL BE INUNDATED DURING THE 100-YR STORM AS SHOWN ON THE WASHINGTON COUNTY FLOOD INSURANCE (FIS) MAP, PANEL 204/386, MAP NUMBER 44009C0204K. REVISED DATE APR. 13, 2020

GENERAL SCOPE OF WORK:

- PRIOR TO PROJECT COMMENCEMENT, DESIGN BUILDER AND OWNER WILL NOTIFY AND COORDINATE WITH ALL STATE, LOCAL AND FEDERAL AUTHORITIES AS REQUIRED.
- MOBILIZE CONSTRUCTION EQUIPMENT AND PERSONNEL TO THE SITE. INSTALL EROSION CONTROLS.
- LAYOUT THE PRELIMINARY ALIGNMENT OF THE NEW BULKHEAD AND NOTIFY THE ENGINEER OF POSSIBLE OBSTRUCTIONS THAT MAY BE ENCOUNTERED DURING INSTALLATION. PROVIDE PROPOSED AND FINAL WALL OFFSETS AT 5 FT INTERVALS TO THE ENGINEER.
- PRE-DRILL FOR SOIL PILES.
- INSTALL NEW SHEET PILES.
- INSTALL STEEL REINFORCING FOR THE PROPOSED FLOW FILL ANNULUS AND CONCRETE GRADE BEAM. INCLUDING THE CONNECTION OF THE NEW FRP SHEET PILES TO THE EXISTING RETAINING STRUCTURES.
- INSTALL SOIL ANCHORS.
- PLACE FLOWABLE FILL AND CONCRETE AS INDICATED ON DRAWINGS. CONCRETE SHALL BE PLACED IN THE DRY WHEN POSSIBLE.
- INSTALL NEW REINFORCED CONCRETE PILE CAP/GRADE BEAM.
- DEMOLIBLIZE AND RETURN DISTURBED AREAS OF THE SITE TO PRE-CONSTRUCTION CONDITIONS.

EROSION CONTROL NOTES:

- CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL DEVICES FOR THE DURATION OF THE PROJECT.
- CONTRACTOR SHALL PREVENT SEDIMENT FROM ENTERING THE WATERWAY VIA DISCHARGES THROUGH ANY DRAINAGE STRUCTURES OR RUNOFF FROM WITHIN THE LIMITS OF WORK.
- CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING, RESTORING AND REPAIRING ALL DAMAGE AS A RESULT OF UNAUTHORIZED WORK OR DISCHARGES AT NO ADDITIONAL COST TO THE OWNER.
- DISCHARGE OF TURBID WATER TO THE WATERWAY IS PROHIBITED.

SPILL PROTECTION AND CONTROL NOTES:

- SPILLS AND LEAKS SHALL BE AVOIDED THROUGH FREQUENT INSPECTION OF EQUIPMENT AND MATERIAL STORAGE AREAS, AND SHALL BE REMEDIATED AND REPAIRED AS NECESSARY.
- HAZARDOUS MATERIAL STORAGE TO BE PLACED ONLY IN DESIGNATED AREAS. MATERIAL STORAGE AREAS SHALL BE ROUTINELY INSPECTED FOR LEAKY CONTAINERS, OPEN CONTAINERS, OR IMPROPER STORAGE TECHNIQUES THAT MAY LEAD TO SPILLS OR LEAKS.
- APPROPRIATE SPILL REMEDIATION PROCEDURES AND SUPPLIES SHALL BE READILY AVAILABLE ON-SITE. TOOLS AND SUPPLIES SHALL BE CLEARLY MARKED SO THAT ALL PERSONNEL CAN LOCATE AND ACCESS THESE SUPPLIES.

- SPILL REMEDIATION SHALL BE PERFORMED IMMEDIATELY. CONTRACTOR SHALL FOLLOW PROPER RESPONSE PROCEDURES IN ACCORDANCE WITH ANY APPLICABLE REGULATORY REQUIREMENTS.
- AT NO TIME SHALL SPILLS BE DIVERTED TOWARD STORM DRAINS OR TO THE WATERWAY.
- EQUIPMENT/VEHICLE FUELING AND REPAIR/MAINTENANCE OPERATIONS SHALL TAKE PLACE ONLY WITHIN DESIGNATED STAGING AREAS.
- THE EQUIPMENT OPERATOR SHALL FULLY MONITOR FUELING OPERATIONS TO EQUIPMENT AND VEHICLES AT ALL TIMES.
- ANY SPILLAGE SHALL BE IMMEDIATELY CLEANED WITH SPILL KITS KEPT ON SITE.
- IN THE CASE OF SMALL AMOUNTS OF SOIL CONTAMINATION, SUCH SOIL SHALL BE PLACED IN 55 GALLON DRUMS FOR DISPOSAL BY A LICENSED HAZARDOUS WASTE HAULER.
- IN THE CASE OF A LARGE AMOUNT OF SOIL CONTAMINATION OR DISCHARGE TO THE WATERWAY, RHODE ISLAND DEM AND APPLICABLE AGENCIES SHALL BE NOTIFIED AS REQUIRED. A HAZARDOUS WASTE REMEDIATION FIRM SHALL BE CONTRACTED TO REMOVE AND DISPOSE OF THE CONTAMINATED MATERIAL OR CONTAIN THE SPILL AT NO ADDITIONAL COST.

FRP SHEET PILE NOTES:

- FRP COMPOSITE SHEET PILES ARE UC-50 WITH A SECTION MODULUS OF 20.8 IN³/FT AND A MOMENT OF INERTIA OF 104 IN⁴/FT THE MINIMUM LENGTH VARIES PER LOCATION.
- FRP COMPOSITE SHEET PILES SHALL BE HANDLED, STORED, AND DRIVEN IN ACCORDANCE WITH THE MANUFACTURERS RECOMMENDATIONS, SUCH THAT NO DAMAGE IS TO OCCUR.
- THE FINAL POSITION OF THE FRP COMPOSITE SHEET PILES SHALL BE WITHIN 3 INCHES OF THE DESIGN LOCATION AND SHALL BE WITHIN 1 INCH PLUMB TOLERANCE.
- THE INTERLOCKS SHALL BE CLEAR OF DIRT AND DEBRIS PRIOR TO DRIVING.

CAST-IN-PLACE CONCRETE NOTES:

- CONCRETE WORK SHALL CONFORM TO THE LATEST EDITION OF ACI 318 - "BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE", THE RHODE ISLAND STATE BUILDING CODE, AND ACI 357 - "GUIDE FOR DESIGN AND CONSTRUCTION OF WATERFRONT AND COASTAL CONCRETE MARINE STRUCTURES".
- CONCRETE SHALL BE NORMAL WEIGHT, WITH TYPE II CEMENT, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 5,000 PSI, 3/4" AGGREGATE-TYPICAL WITH 2 GAL DCI. ALL CONCRETE DESIGN MIXES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.
- FLOWABLE FILL BACKFILL SHALL BE NORMAL WEIGHT, WITH TYPE II CEMENT, AND SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH AT 28 DAYS OF 3,000 PSI, 3/4" AGGREGATE-TYPICAL WITH 2 GAL DCI. ALL CONCRETE DESIGN MIXES SHALL BE SUBMITTED TO THE ENGINEER FOR REVIEW AND APPROVAL.
- THE CONCRETE GRADE BEAM SHALL BE POURED IN SECTIONS SUCH THAT THE CONSTRUCTION JOINTS WILL BE IN LINE WITH COLD JOINTS OF THE EXISTING STRUCTURE. THE FIRST LIFT OF EACH SECTION SHALL NOT EXCEED 12 INCHES BELOW MLW. THE SECOND LIFT SHALL NOT EXCEED THE EXISTING WALL TOP.
- ALL CONCRETE SHALL BE AIR-ENTRAINED WITH AN AIR CONTENT OF 6% +/- 1%.
- ALL EXPOSED EDGES SHALL BE CHAMFERED 1" UNLESS NOTED OTHERWISE.
- WHEN CONCRETE IS PLACED AGAINST PREVIOUSLY HARDENED CONCRETE. THE INTERFACE SHALL BE CLEAN, FREE OF LAITANCE AND INTENTIONALLY ROUGHENED TO FULL AMPLITUDE OF APPROXIMATELY 1/4 INCH.
- CONCRETE WASHOUT OPERATIONS TO OR WITHIN THE WATERWAY MUST NOT TAKE PLACE AT ANY TIME.

REINFORCING STEEL NOTES:

- REINFORCING BARS SHALL BE DETAILED IN ACCORDANCE WITH ACI 315 - "DETAILS AND DETAILING OF CONCRETE REINFORCEMENT" AND THE RHODE ISLAND STATE BUILDING CODE
- REINFORCING BARS SHALL CONFORM TO ASTM A615 OR A706 (WELDABLE) GRADE 60.
- WELDED-PLAIN AND DEFORMED-WIRE REINFORCEMENT MEETING ASTM A185 OR A497 (DEFORMED) GRADE 80.
- ALL SUPPORTS SUCH AS CHAIRS, BOLSTERS, SPACERS BLOCKS AND HANGERS SHALL BE OF NON-CORROSIVE MATERIAL, BLOCKS SHALL BE MADE OF 4,000 PSI UN-REINFORCED CONCRETE.
- UNLESS NOTED ON THE DRAWINGS, THE MINIMUM CONCRETE PROTECTION (CLEAR COVERS FOR CAST-IN-PLACE CONCRETE COVER) SHALL BE AS FOLLOWS:
A. FORMED CONCRETE EXPOSED TO EARTH OR WATER: 3"
B. CONCRETE CAST AGAINST AND PERMANENTLY EXPOSED TO EARTH: 3"
C. ALL OTHER CASES: 1-1/2"
- MINIMUM REINFORCEMENT DEVELOPMENT LENGTH SHALL BE IN ACCORDANCE WITH ACI 318 UNLESS NOTED ON THE DRAWINGS. LAP SPLICE LENGTHS SHALL BE IN ACCORDANCE WITH ACI 318 FOR CLASS B LAPS UNLESS NOTED OTHERWISE.
- ALL REINFORCEMENT SHALL BE CONTINUOUS THROUGH CONSTRUCTION JOINTS. UNLESS NOTED OTHERWISE, BARS SHALL BE CONTINUOUS AND SHALL RUN CONTINUOUSLY AROUND CORNERS AND LAPPED AT NECESSARY SPLICES OR HOOKED AT DISCONTINUOUS ENDS.
- WHERE NOTED, REINFORCEMENT SHALL BE GALVANIZED IN ACCORDANCE WITH ASTM A767 "STANDARD SPECIFICATIONS FOR ZINC-COATED (GALVANIZED) STEEL BARS FOR CONCRETE REINFORCEMENT".

EXISTING

BUILDING
ASPHALT
DEMOLISH

AP
N/F
(D)
(M)
(C)
(CA)
HC
T.O.C.

PROPERTY LINE
STATE HIGHWAY LAYOUT
TREELINE
GUARDRAIL
FENCE
STEEL SHEET PILE
STONE WALL
MINOR CONTOUR LINE
MAJOR CONTOUR LINE
SEWER LINE
SEWER FORCE MAIN
OVERHEAD WIRES
GAS LINE
WATER LINE
ELECTRIC LINE
DRAINAGE LINE

PROPOSED

LIMIT OF DISTURBANCE
STRUCTURAL PERIMETER LIMIT
FIRE PROTECTION LINE
EROSION CONTROL
TEMPORARY CONSTRUCTION FENCE
STEEL SHEET PILE WALL
TIMBER PILE
FLOOD/EBB DIRECTION
WATER ELEVATION

NOT ALL ITEMS SHOWN WILL APPEAR ON THE SURVEY

ASSESSOR'S PLAT
NOW OR FORMERLY
DEED
MEASURED
CALCULATED
CHORD ANGLE
HANDICAPPED
TOP OF CAP

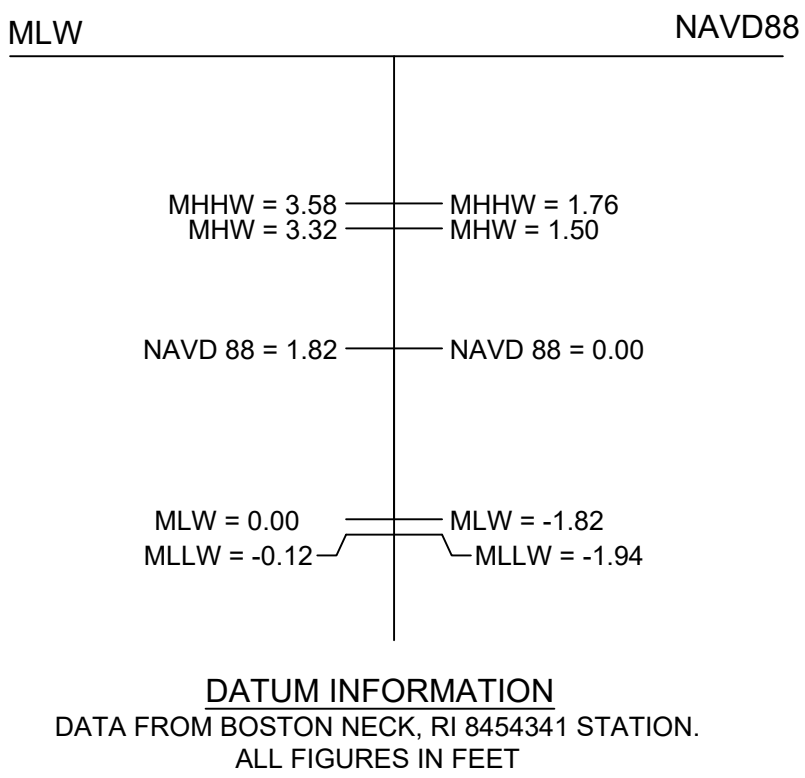
PROPERTY LINE
STATE HIGHWAY LAYOUT
TREELINE
GUARDRAIL
FENCE
STEEL SHEET PILE
STONE WALL
MINOR CONTOUR LINE
MAJOR CONTOUR LINE
SEWER LINE
SEWER FORCE MAIN
OVERHEAD WIRES
GAS LINE
WATER LINE
ELECTRIC LINE
DRAINAGE LINE

PROPERTY LINE
STATE HIGHWAY LAYOUT
TREELINE
GUARDRAIL
FENCE
STEEL SHEET PILE
STONE WALL
MINOR CONTOUR LINE
MAJOR CONTOUR LINE
SEWER LINE
SEWER FORCE MAIN
OVERHEAD WIRES
GAS LINE
WATER LINE
ELECTRIC LINE
DRAINAGE LINE

LIMIT OF DISTURBANCE
STRUCTURAL PERIMETER LIMIT
FIRE PROTECTION LINE
EROSION CONTROL
TEMPORARY CONSTRUCTION FENCE
STEEL SHEET PILE WALL
TIMBER PILE
FLOOD/EBB DIRECTION
WATER ELEVATION

LEGEND

NAIL FOUND/SET
DRILL HOLE FOUND/SET
IRON ROD/PIPE FOUND/SET
BOUND FOUND/SET
SIGN
BOLLARD
SOIL EVALUATION
CATCH BASIN
DOUBLE CATCH BASIN
DRAINAGE MANHOLE
FLARED END SECTION
ELECTRIC MANHOLE/HANDHOLE
UTILITY/POWER POLE
LIGHTPOST
SEWER/SEPTIC MANHOLE
SEWER VALVE
CLEANOUT
HYDRANT
IRRIGATION VALVE
WATER VALVE
WELL
MONITORING WELL
UNKNOWN MANHOLE
GAS VALVE
WETLAND FLAG
BORING
BUSH
TREE
BENCH MARK
TIMBER PILE

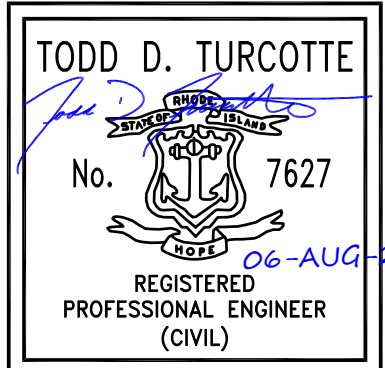


ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION
IF PRINTED 11X17 DRAWING IS HALF SIZE



SCALE ADJUSTMENT GUIDE
0" 1"
BAR IS ONE INCH ON ORIGINAL DRAWING

BARRY PROPERTY SEAWALL SCOUR
PROTECTION
131 BOSTON NECK RD.
NARRAGANSETT, RI



REVISIONS:

PROJECT NO.: 25115.00
DATE: AUGUST 2025
SCALE: AS NOTED
DESIGNED BY: CMD
CHECKED BY: TOD
DRAWN BY: CMD
APPROVED BY: TDT
DRAWING TITLE:

GENERAL NOTES

DRAWING NO.:

GB-002

SHEET NO.



BARRY PROPERTY SEAWALL SCOUR
PROTECTION
131 BOSTON NECK RD.
NARRAGANSETT, RI

TODD D. TURCOTTE
No. 7627
REGISTERED
PROFESSIONAL ENGINEER
(CIVIL)
06-AUG-25

REVISIONS:

PROJECT NO.: 25115.00
DATE: AUGUST 2025
SCALE: AS NOTED
DESIGNED BY: CMD
CHECKED BY: TGD
DRAWN BY: CMD
APPROVED BY: TDT
DRAWING TITLE:

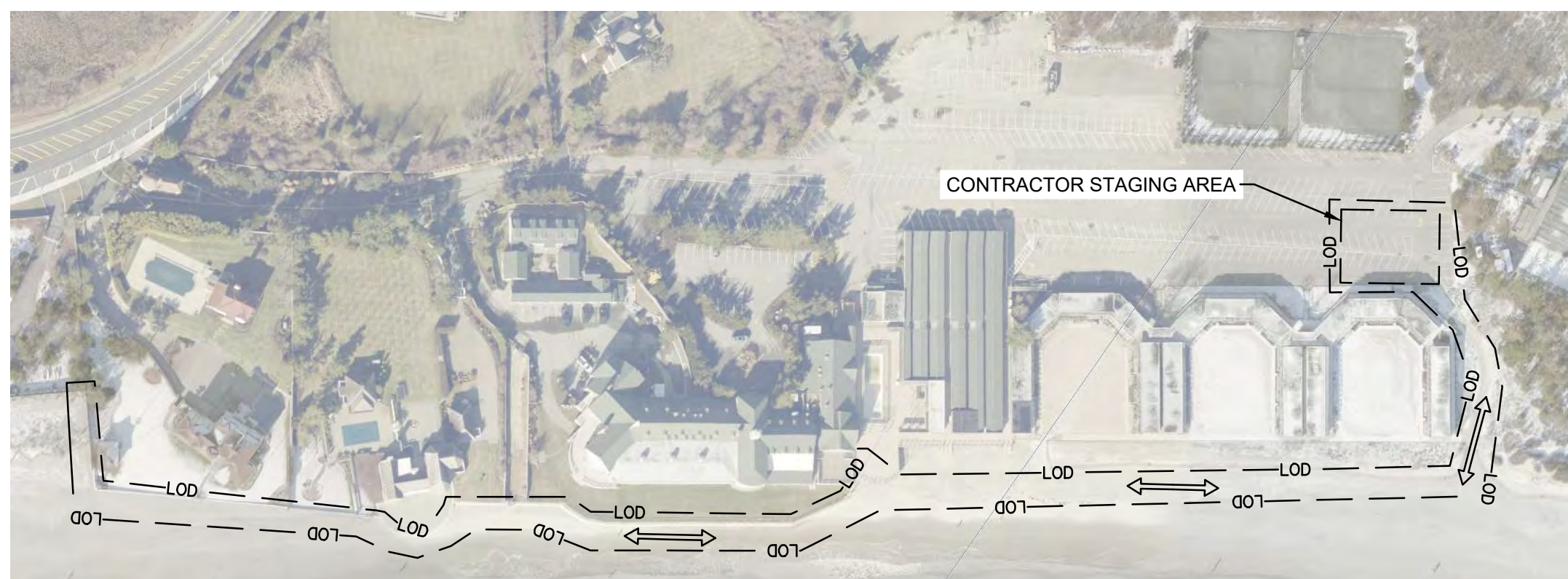
EXISTING OVERALL SITE
PLAN

DRAWING NO.:
CB-101
SHEET NO. 1
RECEIVED
8/20/2025
COASTAL RESOURCES
MANAGEMENT COUNCIL



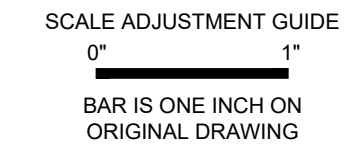
Scale: 1"=40'
0 20' 40' 80'

EXISTING OVERALL SITE PLAN
SCALE: 1" = 40'

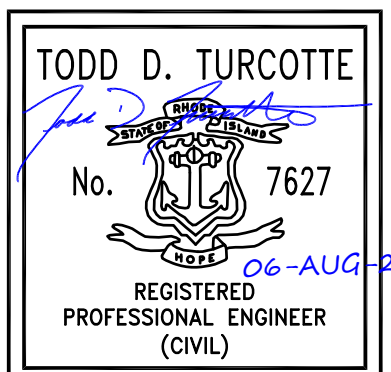


CONSTRUCTION ACCESS PLAN
SCALE: 1" = 150'

ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION
IF PRINTED 11X17 DRAWING IS HALF SIZE



**BARRY PROPERTY SEAWALL SCOUR
PROTECTION
131 BOSTON NECK RD.
NARRAGANSETT, RI**



REVISIONS:

PROJECT NO.: 25115.00
DATE: AUGUST 2025
SCALE: AS NOTED
DESIGNED BY: CMD
CHECKED BY: TGD
DRAWN BY: CMD
APPROVED BY: TDT
DRAWING TITLE:

EXISTING SITE PLAN

DRAWING NO.:

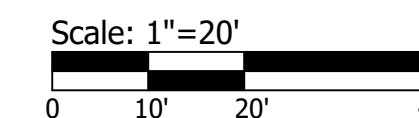
CB-102

SHEET NO.

RECEIVED
8/20/2025

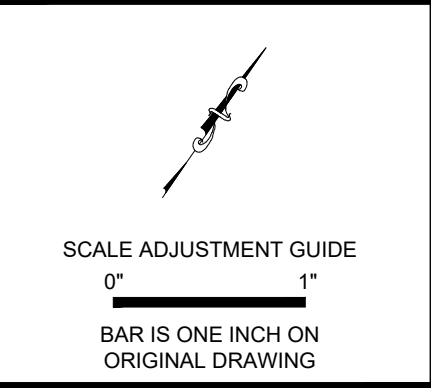
COASTAL RESOURCE
MANAGEMENT COUN

EXISTING SITE PLAN
SCALE: 1" = 20'



EXISTING SCOUR
EXPOSING TOE OF WALL

ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION
IF PRINTED 11X17 DRAWING IS HALF SIZE



BARRY PROPERTY SEAWALL SCOUR PROTECTION
131 BOSTON NECK RD.
NARRAGANSETT, RI

TODD D. TURCOTTE

No. 7627

06-AUG-25

REGISTERED PROFESSIONAL ENGINEER (CIVIL)

REVISIONS:	
PROJECT NO.: 25115.00	
DATE: AUGUST 2025	
SCALE: AS NOTED	
DESIGNED BY: CMD	
CHECKED BY: TGD	
DRAWN BY: CMD	
APPROVED BY: TDT	
DRAWING TITLE:	
PROPOSED SITE PLAN	
DRAWING NO.: CB-103	
SHEET NO. 18/20/2025	



ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION
IF PRINTED 11X17 DRAWING IS HALF SIZE

V:\080524_080525\15.00 Drive Club Seawall D.E. NOV. 05A Reagan Marine_RIDINGS\WP1\131 BOSTON NECK RD. BARRY\CB-103 PROPOSED SITE PLAN.dwg



**BARRY PROPERTY SEAWALL SCOUR
PROTECTION
131 BOSTON NECK RD.
NARRAGANSETT, RI**

TODD D. TURCOTTE

Todd D. Turcotte

No. 7627

06-AUG

REGISTERED
PROFESSIONAL ENGINEER
(CIVIL)

REVISIONS

PROJECT NO.: 25115.00
DATE: AUGUST 2025
SCALE: AS NOTED
DESIGNED BY: CMD
CHECKED BY: TGD
DRAWN BY: CMD
APPROVED BY: TDT
DRAWING TITLE:

EXISTING AND PROPOSED SECTIONS

DRAWING NO.

SB-301
SHEET NO. RECEIVED
8/20/2025



NOTES:

1. CONTRACTOR IS RESPONSIBLE FOR SAFE EXCAVATION SIDE SLOPES ($\pm 2H:1V$) AND SHALL BE VERIFIED AND MAINTAINED BY THE CONTRACTOR.
2. BEACH NOURISHMENT REQUIRED IF BEACH GRADE REACHES ALLOWABLE SCOUR LINE.



ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION
11X17 DRAWING IS HALF SIZE

2014082526 16hr/26.11% 00 Dunes Club Seaside Club N/AM DBA Seaside Marine 01/NA/CS/AM/ID/131 BOSTON NECK RD - BARDONSB. 301 SECTIONS 5.dan

Oliver Allamby

From: Rich Lucia
Sent: Thursday, August 7, 2025 10:45 AM
To: Cstaff
Subject: FW: Dunes Club (et al)

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Oliver

Please put this in **2025-01-022, 2025-01-038, 2025-01-58**

Thanks

Rich

From: Rich Lucia
Sent: Tuesday, May 13, 2025 10:53 AM
To: Danni Goulet <dan@dannigoulet.com>; Laura Miguel <lmiguel@crmc.ri.gov>; Jeff Willis <jwillis@crmc.ri.gov>; Sean O. Coffey <scoffey@darroweverett.com>
Subject: RE: Dunes Club (et al)

Dan,

Thanks for reaching out. I have reviewed the informational letter (May 1, 2025, from Sean Coffey, Esq.) with Jeff and Laura...to optimize a future meeting and/or resubmittal, there is information/concerns that was in this letter that CRMC needs addressing prior to meeting and/or resubmittal:

Best if I just if I do a list here, the concerns, but not limited too, are below:

- Firstly, as was discussed in meeting with the consultant and owners, CRMC opinion at this time is that constructing **landward of the existing walls is feasible option**. This alternative would provide the protection that the applicant is seeking. Again, this would most likely eliminate any impacts to public access along this very heavily utilized beach. To evaluate the project, this alternative needs to be investigated and addressed in detail.
- The submitted narrative states this type of repair has been done in Rhode Island in “hundreds of locations”. Although this may be true for the commercial and industrial harbors, CRMC however disagrees that there has been this level of repairs adjacent to a Type 1, Conservation Area, Coastal Beach where there is a long history of major public lateral access.
- **Please note, the Dunes Club has already expanded the wall 1’ seaward via CRMC Assent 1992-01-050.**

In regard to the latest information, although this does not remove the above important concerns, more details are required for review regarding:

- The letter states that a 2’ diameter casing (this was not mentioned in the first submittal) will be installed and then removed (correct?) after installation of the King Pile (W flange beam) (in order to hold back the sand and protect the hole from collapsing?). Will the sheetpiles be welded to the King Piles and to what extent? Using the 2’ diameter casing and then removing the casing the furthest seaward of **the new wall will be approximately 24” (+/-) seaward**. Please clarify if this is correct. (This came from looking at the 16” king pile surrounded by a 2’ diameter casing and a clearance of 2” from the existing wall.) In order to

properly evaluate this project, CRMC requires a cross section of each different wall section design (existing and proposed). In other words, **a plan view (birds eye) cross section views.**

- Has the use of smaller piles/sheetpiles to limit the encroachment seaward been examined, there has been no structural design justification provided at this time.
- The plans for Healey calls for removing 6” of concrete/stone from the bottom section of the tapered wall and starting the wall from that point. CRMC need to see how far out seaward the base of the wall juts out **and** how far out the new wall would be from the existing face of wall.
- The plans do not show the extent of the Arched Section being removed of Barry property, please provide further details.
- Will Temporary Easements be obtained for the temporary public access?

Thanks

Richard

Richard Lucia, P.E.

Environmental Engineer IV

RI Coastal Resources Management Council

From: Danni Goulet <dan@dannigoulet.com>

Sent: Thursday, May 8, 2025 10:15 AM

To: Rich Lucia <rlucia@crmc.ri.gov>

Subject: Dunes Club (et al)

Hi Rich

Hope all is well. I am following up the Dunes Club letter (along with Barry and Healy). Did you have any questions or would you like to meet before we resubmit the revised application. We tried to answer your concerns from the deficiency and want to make sure any re-submittal hits the things you would like to see.

Thanks,

Dan

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