

CRMC DECISION WORKSHEET

2025-01-058

John Francis & Daria Becker Barry Rev.
Trust

Hearing Date:	
Approved as Recommended	
Approved w/additional Stipulations	
Approved but Modified	
Denied	Vote

APPLICATION INFORMATION						
File Number	Town	Project Location		Category	Special Exception	Variance
2025-01-058	Narragansett	131 Boston Neck Road		M	<input type="checkbox"/>	<input type="checkbox"/>
		Plat	A			
		Owner Name and Address				
Date Accepted	9/3/2025	John Francis & Daria Becker Barry Rev. Trust		Work at or Below MHW	<input type="checkbox"/>	
Date Completed	12/1/2025	131 Boston Neck Road Narragansett, RI 02882		Lease Required	<input type="checkbox"/>	

PROJECT DESCRIPTION

for proposed maintenance consisting of installing a new Fiberglass Reinforced Sheetpile (FRP) within 12" of the existing footing at the straight section of concrete seawall. The FRP will be anchored back by drilling through the existing wall above the footing and installing anchors prior to installation of the FRP. The tie-rod and top of the FRP will be encased in reinforced concrete cap. In the area of curved section of wall, the existing cap will be cutback to allow the FRP to be installed within 12" of the existing sheeting. A replacement cap will be installed to encapsulate the top of sheet. An alternative route for public access is proposed while the work is being performed.

KEY PROGRAMMATIC ISSUES

Coastal Feature: Moderately Developed Barrier Beach consisting of a Coastal Beach backed by 1) Steel sheetpile wall and 2) Coastal Beach backed by a Vertical Concrete Seawall

Water Type: Type 1, Conservation Area, Rhode Island Sound

Red Book: 1.1.4.A, 1.1.9, 1.1.10, 1.2.1.B, 1.2.2.A, 1.2.2.B, 1.2.2.G, 1.2.3., 1.3.1.G, 1.3.1.N

SAMP: Shoreline Change (Beach) Special Area Management Plan (SAMP)

Variances and/or Special Exception Details: None

Additional Comments and/or Council Requirements:

Specific Staff Stipulations (beyond Standard stipulations): See Staff Report

STAFF RECOMMENDATION(S)

Engineer RML Recommendation: No Objections
 Biologist _____ Recommendation: _____
 Other Staff _____ Recommendation: _____

Engineering Supervisor Sign-Off _____ date 12/3/25

 Executive Director Sign-Off _____ date _____

Supervising Biologist Sign-off _____ date _____
 Staff Sign off on Hearing Packet (Eng/Bio) _____ date _____

**STATE OF RHODE ISLAND
COASTAL RESOURCES MANAGEMENT COUNCIL
ENGINEERING REVIEW**

TO: Jeffrey M. Willis, Executive Director Date: December 1, 2025
DEPT: Coastal Resources Management Council
FROM: Richard M. Lucia, P.E.
DEPT: CRMC Engineering Section

CRMC File No.:	M2025-01-058
Owner:	John Francis & Daria Becker Barry Rev Trust
Site Address:	131 Boston Neck Road; Plat A, Lot 34
Site Town:	Narragansett

Project: for proposed maintenance consisting of installing a new Fiberglass Reinforced Sheetpile (FRP) within 12” of the existing footing at the straight section of concrete seawall. The FRP will be anchored back by drilling through the existing wall above the footing and installing anchors prior to installation of the FRP. The tie-rod and top of the FRP will be encased in reinforced concrete cap. In the area of curved section of wall, the existing cap will be cutback to allow the FRP to be installed within 12” of the existing sheeting. A replacement cap will be installed to encapsulate the top of sheet. An alternative route for public access is proposed while the work is being performed.

Water Type/Name: Type 1, Conservation Area, Rhode Island Sound

Coastal Feature: Moderately Developed Barrier Beach consisting of a Coastal Beach backed by 1) Steel sheetpile wall and 2) Coastal Beach backed by a Vertical Concrete Seawall

Plans Reviewed: 131 Boston Neck Road Seawall Protection, Narragansett, Rhode Island...” Sheets 1-6, Dated August 2025, Pare Corporation, stamped by Todd Turcotte, P.E. and “The Dunes Club...Temporary Access Plan...” sheet 1 of 1, dated 3/19/2025, by Race Coastal Engineering.

Previous Relevant CRMC Assents: CRMC Assent 2013-03-196 Sandy Permit, Owner Nicole Berg “Repair storm damaged sea wall. Install vinyl sheetpile with concrete cap as per the approved plans. Replace washed out back fill. Replace beach access stairs.

Staff Comments/Recommendation:

The property is owned by **John Francis & Daria Becker Barry Rev. Trust** and the upland consists of a residential dwelling and lawn area. Part of this project is removing the repairs at the vertical concrete section to the wall authorized under CRMC Assent 2013-03-196. Besides the removal of the repairs, the work has two different components since there are two different existing wall types. One section is the concrete vertical seawall, and the other section is a steel sheetpile wall. The section with the steel sheetpile is the curved semi-circle section that extends seaward of the Dunes Club and Healey walls.

In the area of the **curved** vertical sheetpile section of wall, the existing cap will be cutback to allow the FRP to be installed within 12” of the existing sheeting. This work is in accordance with the Maintenance requirements per RICRMP 1.3.1.G.6.(A), Shoreline Protection Facilities, Maintenance

and repair of shoreline protection: *“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.”*

As with the other abutting neighbor’s projects (Dunes Club 2025-01-022 and Healey 2025-01-038) the original application was for a more robust structure that would have significant impact on the existing shoreline access. This work consisted of king piles (W14x233) encased in approximately two-foot diameter casings driven and grouted to bedrock extending to the top of the wall. Additionally, Sheetpiles (NZ26) were proposed to be installed between the king piles. This scope of work was revised after concerns of CRMC staff regarding impacts to public access and its inconsistencies with the policies of the RICRMP.

In the area of the **straight**, vertical concrete wall, the existing scour protection at this wall permitted under CRMC Assent 2014-03-196 (Berg) will be cutback and removed to allow for the installation of a new Fiberglass Reinforced Sheetpile (FRP) 12” from the existing footing. The FRP will be anchored back by drilling through the existing wall above the footing and installing anchors prior to installation of the FRP. The tie-rod and top of the FRP will be encased in reinforced concrete cap.

[Please note that the letters of comment and concerns of the Dunes Club application (2025-01-022) were also directed towards this project. For the sake of brevity, the response of CRMC to these comments and concerns is addressed in the Dunes Club application.]

Recommendations and Conclusions:

Like the Dunes Club and Healey application, it is staff opinion that the work proposed is necessary to protect the existing wall from failure in the likely event of scour and failure of the wall. Also, the proposed temporary access proposed appears to be adequate during construction. To protect the public from failure of these walls there are no objections to the proposed scour protection.

Please note that a stipulation has been added that this one-foot expansion should be a one-time only allowance. **Therefore, there are no engineering objections to the above-described project provided the recommended stipulations are approved and strictly adhered to :**

Additional Recommended Stipulations:

- (E1) No further future seaward expansion is allowed under this Assent. The one-foot seaward expansion is a onetime allowance.
- (E2) The new footing/cap cross slope shall be a maximum of 2%.
- (E3) All work shall be completed by May 15, 2026, or if not completed by this date, the lateral access shall be restored to previous levels prior to construction, and all construction activities shall cease. No work shall occur between May 15 and October 1.
- (E4) In the area of dune section where there will be temporary lateral access, after construction the dune shall be restored to its original condition after construction. Temporary public access shall, as shown on the approved plans, and shall be open to the public from 7am-3pm daily until the completion of the project

Signed _____



Staff Engineer