



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>129 Boston Neck Road, Narragansett</u> No. Street City/Town		File No. (CRMC USE ONLY): 2025-01-038
Owner's Name: Joseph Healy		Plat: <u>A</u> Lot(s): <u>2</u>
Mailing Address <u>129 Boston Neck Road</u> City/Town <u>Narragansett</u> State <u>RI</u> Zip Code <u>02882</u>		Owner's Contact: <u>Joseph Healy</u> Phone Number: <u>917 359-9479</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>\$1,066,000</u> Fee (chart based on EPC): <u>\$5,380.00</u>
Description of facility to be maintained (type of facility and present conditions) Please see attachment.		
Describe accurately the maintenance work proposed. (Use additional sheets of paper if necessary and attach this form.) Please see attachment.		
Describe equipment to be used, construction methods, access routes, etc. Please see attachment.		

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.

Joseph Healey
Owner Name (PRINT)

[Signature]
Owner's Signature (SIGN)





DarrowEverett^{LLP}

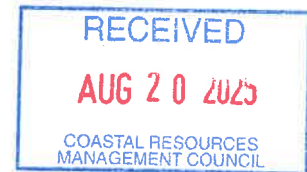
Sean O. Coffey, Esq.
scoffey@darroweverett.com

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: Joseph Healey
Boston Neck Road Properties
Seawall Maintenance Project
129 Boston Neck Road
Narragansett, RI 02882



Dear Mr. Lucia:

I write on behalf of Joseph Healey, (the "Applicant" or "Healey") to provide you with additional responses to the Notice of Deficient Application (2025-01-038) 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 Joseph Healey 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 Healey portion of The Seawall Maintenance Project. Separate supplemental letters will be provided to you to further address the notices issued to John Francis and Daria Becker Barry Revokable Trust, Application # 2025-01-058 (131 Boston Neck Road) and to the Dunes Club Application # 2025-01-022 (137 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 Healey 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

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

MASSACHUSETTS RHODE ISLAND NEW YORK NORTH CAROLINA SOUTH CAROLINA FLORIDA



associated 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.

Mr. Healey, 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 Barry 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.

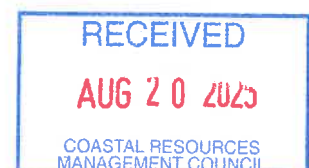
It should be noted that the Dunes Club remains among the last remaining significant examples of historic construction along the RI shore, particularly adjacent to Narragansett Beach along with the Towers and the Coast Guard House, each of which are listed in the National Register of Historic Places. 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 Healey property is eligible for listing in the National Register. The Healey seawall maintenance project is critical to protecting the Dunes Club, which is listed in the National Register.

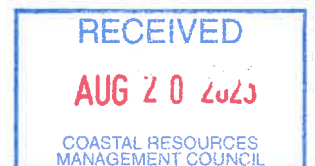
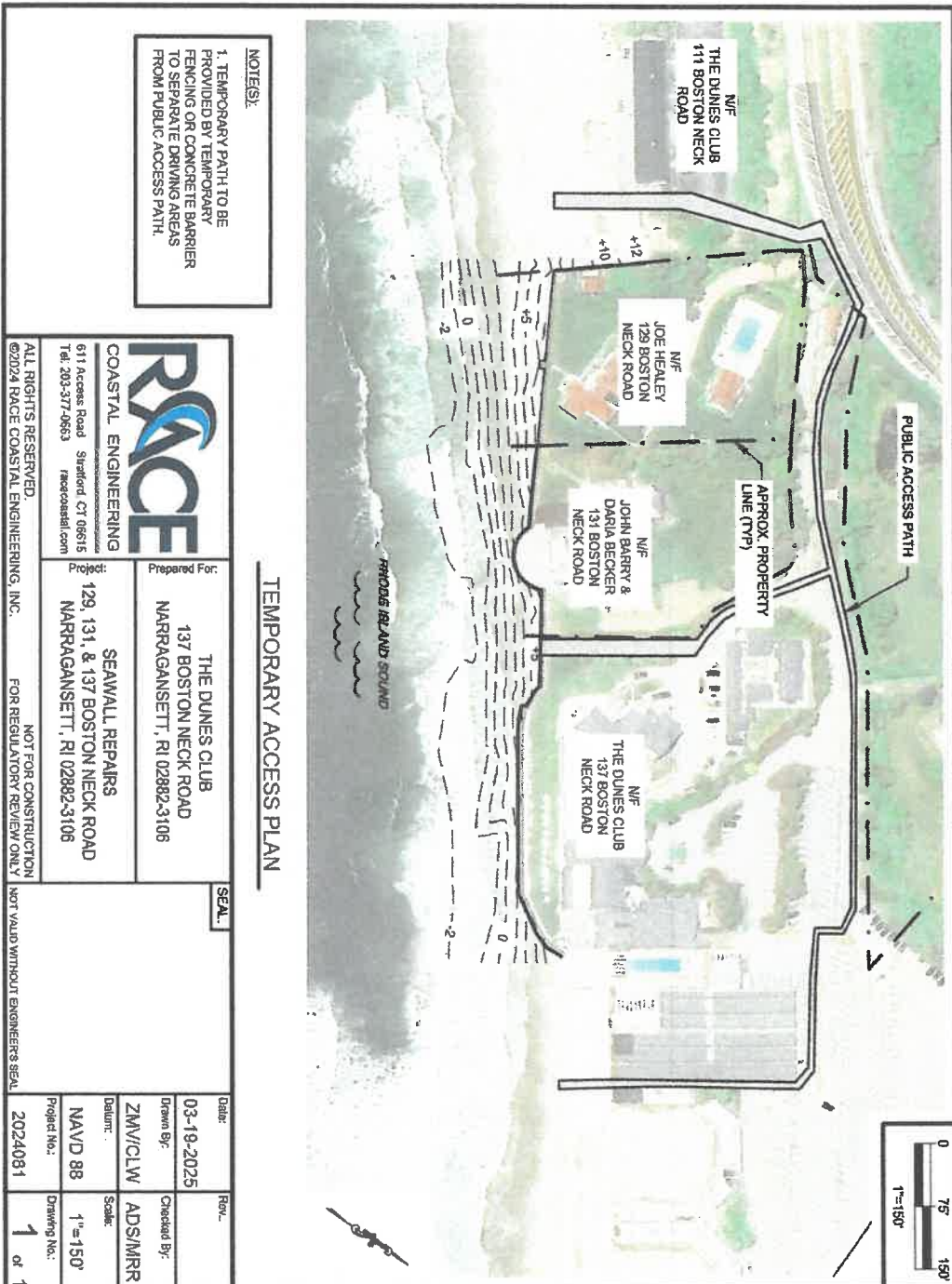
We look forward to your timely review of this application. Should you have any questions concerning this Response, please contact the undersigned at (401)-453-1200 or 401-529-8967.

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):

Joseph Healey
129 Boston Neck Road
Narragansett, RI 02882-3106

Seawall Maintenance

August 2025

Prepared by:

RACE Coastal Engineerting
Pare Engineering
Danni Goulet, LLC



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SECTION 1

Maintenance Certification Application



Joseph Healey Maintenance Application 129 Boston Neck Road

Site: 129 Boston Neck Road Seawalls

Location: 129 Boston Neck Road, Narragansett, RI 02282-3106 – Joseph Healey

Water Use Category: Type 1- Conservation Areas

Description of Facility to be Maintained:

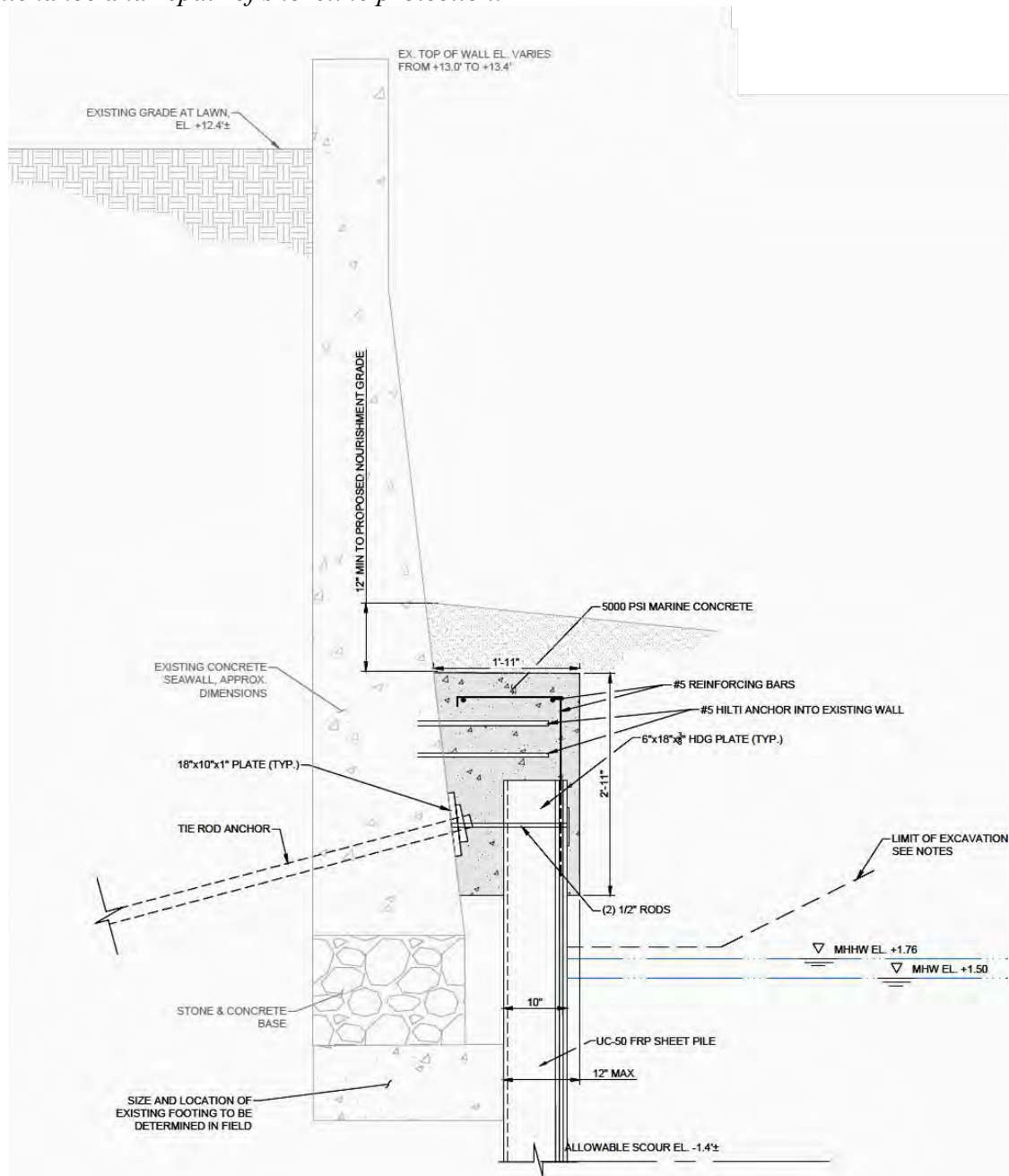
The Healey property located at 129 Boston Neck Road is a residential site with an approximately 315-ft long seawall made of sloped concrete. The upland area near the seawall consists of a residence, a multipurpose building, patio, deck, and lawn.



The existing seawall is in fair condition however recent storm events have scoured out to the footing several portions of the wall resulting in fill loss in the upland area and allowing the wall to crack as a result of differential settlement. The refilling of the yard adjacent to the undermined footing has created areas that now undermine more quickly than other areas during storm events.. 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 12” of the footing. The FRP will be anchored back by drilling through the existing concrete wall above the footing and installing the anchors prior to the installation of the sheetpiles. This tie-rod and top of the FRP will be encased in a reinforced concrete cap.

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.*



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 is in Section 5 the application package. The proposed cross section clearly show the existing wall and the proposed scour protection maintenance and demonstrate compliance within the 12" of the existing footing 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 and will be installed at the same elevation

as the proposed Barry property (north end) scour protection, 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 it 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 location and extent of the utilities were not located however there are water electric and presumed sanitary utilities in the area that sheets would need to be installed.

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 Healey’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 work is proposed to begin at the northern end of the property and be a continuation of the Barry wall and proceed south. As shown on the cross section, 100 foot long portion of wall will be prepared by using a mini-excavator to expose the existing footing to insure precise placement of sheet piles and allow access for the tie rod holes to be drilled. These will be done so that the concrete cap and sheets are at a similar elevation at the Barry wall which will be connected. 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 which will be driven adjacent to the existing footing. 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 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 the southern end of this property at 129 Boston Neck Road. These locations have been previously utilized to access the beach without impacting the dunes. These locations are outlined on the public access plan Section of this application. The access path will be clearly marked so the public can safely walk through the area. The Dunes 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 129 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.

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;

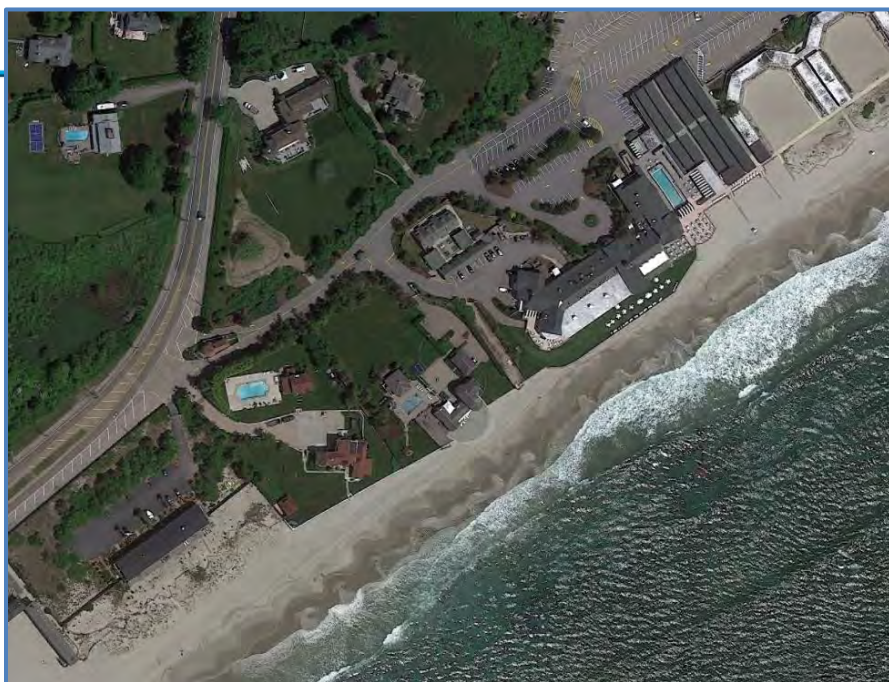


Figure 1: Aerial Image of Site



Figure 2: Concrete Seawall





Figure 3: Concrete Return Wall



Figure 4: Seawall facing Northeast





Figure 5: Western Side of Seawall



Figure 6: Center of Seawall at Stairs





Figure 7: Eastern Side of Seawall



Figure 8: Seawall facing Southwest





Figure 9: Upland Area Behind Western Side of Seawall



Figure 10: Upland Area Behind Eastern Side of Seawall





Figure 11: Section of Concrete Seawall and Steel Bulkhead at Eastern Property Line



SECTION 3

Attachment B Historic Aerials



RECEIVED

8/20/2025

COASTAL RESOURCES
MANAGEMENT COUNCIL



Figure 1: Aerial Image from 1952



Figure 2: Aerial Image from 1962





Figure 3: Aerial Image from 1981



Figure 4: Aerial Image from 1997

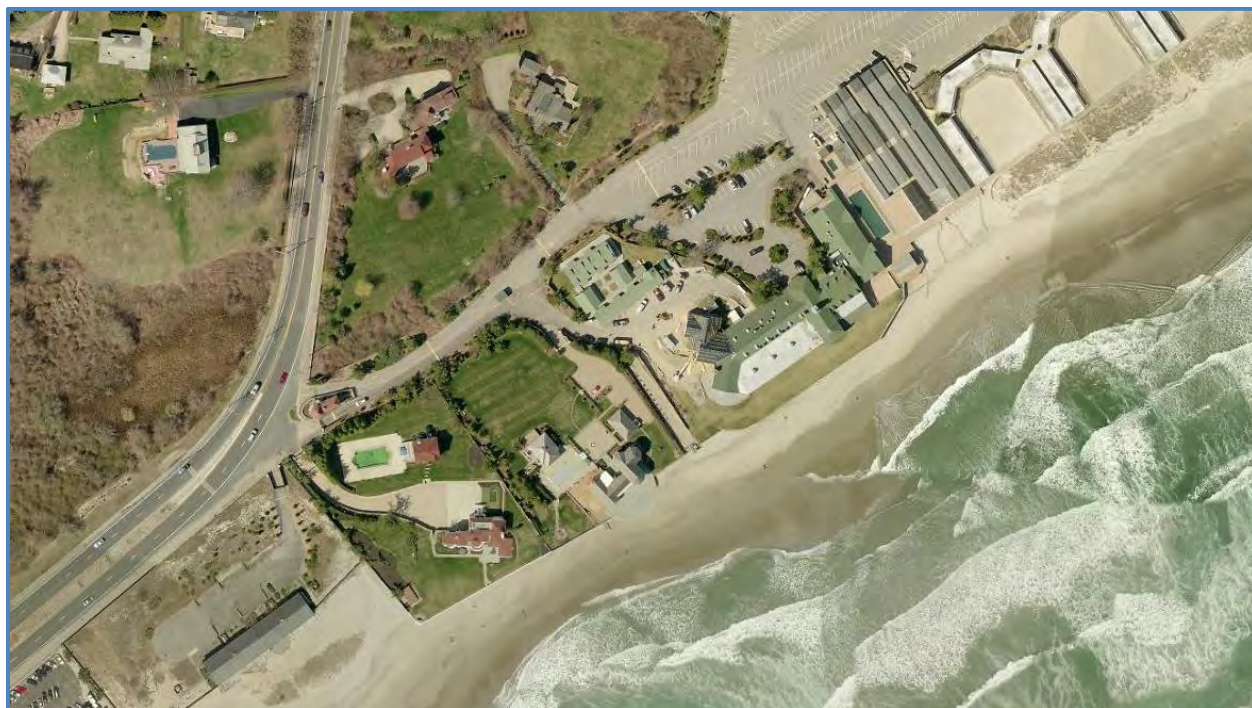


Figure 5: Infrared Aerial Image from 2008



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)-782-0616 TDD (401)-782-0610 Fax (401)-788-2555

Office of the Tax Assessor

July 17, 2024

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

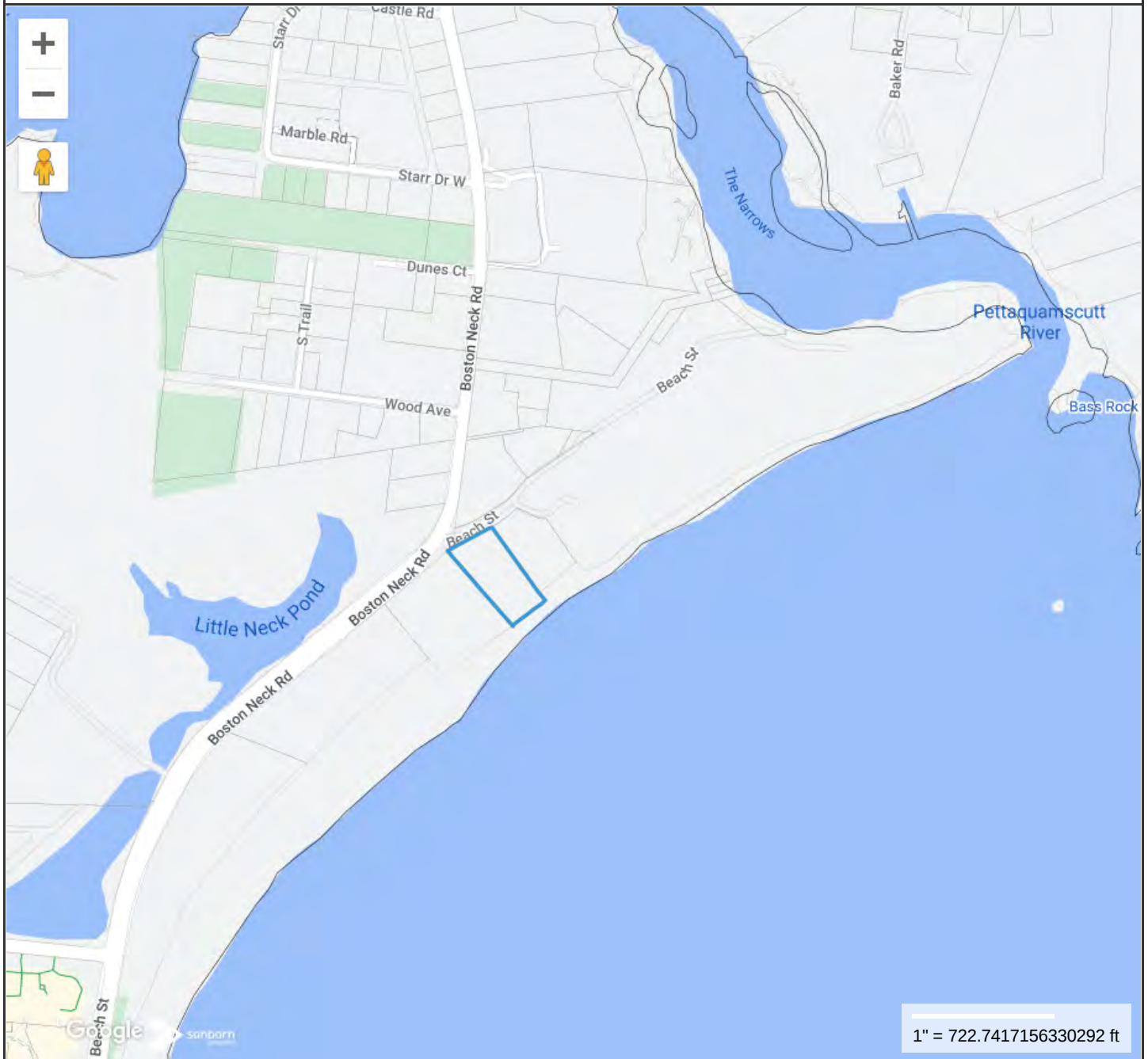
Dear Sir/Madam:

According to our records, this is to verify that Joseph P. Healey is the owner of Assessor's Map A Lot 2 located at 129 Boston Neck Road in the Town of Narragansett.

Sincerely,

Erica Duckworth
Deputy Tax Assessor



**Property Information**

Property ID A-2
Location 129 BOSTON NECK ROAD
Owner HEALEY, JOSEPH P

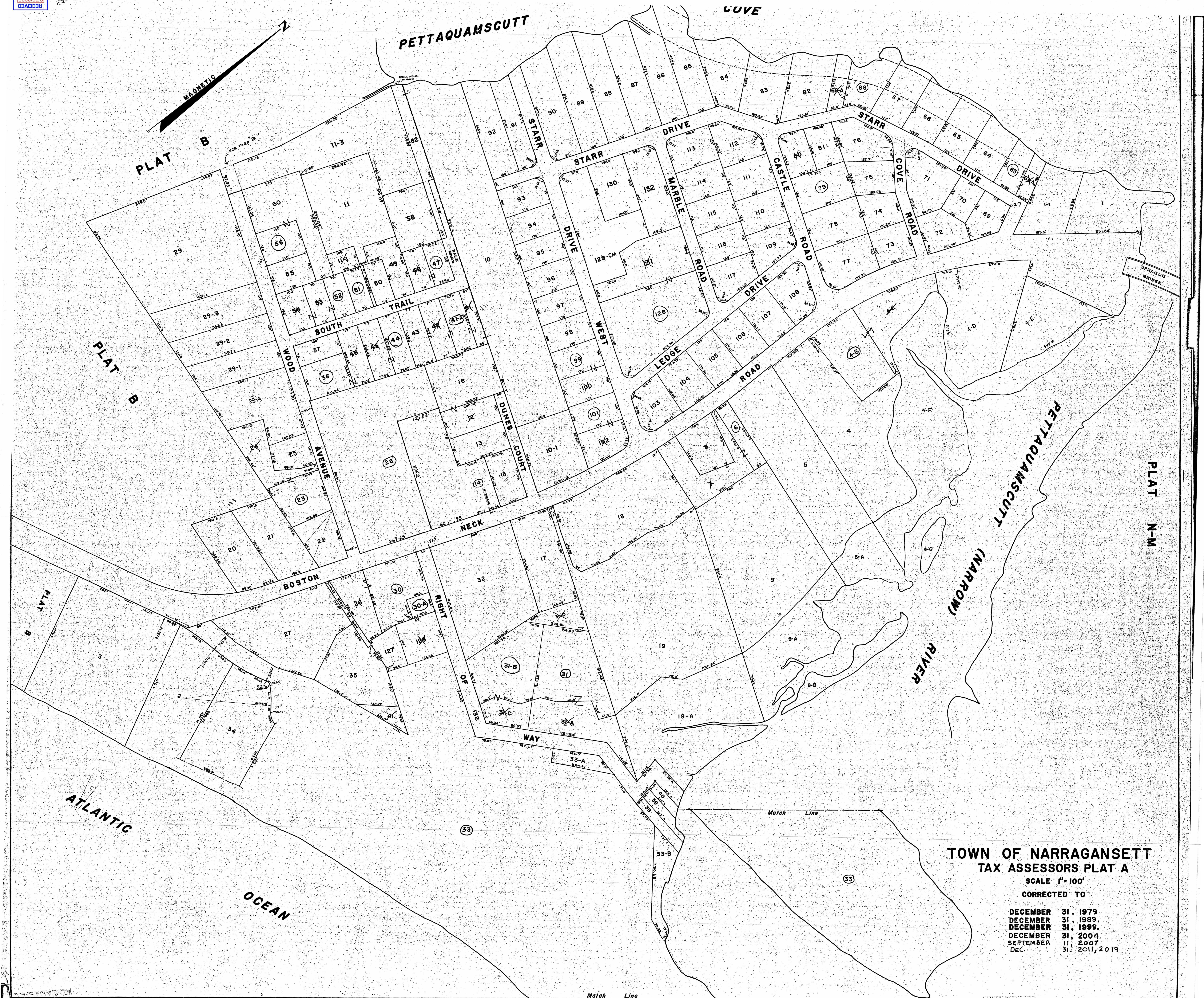
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

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.





SECTION 5

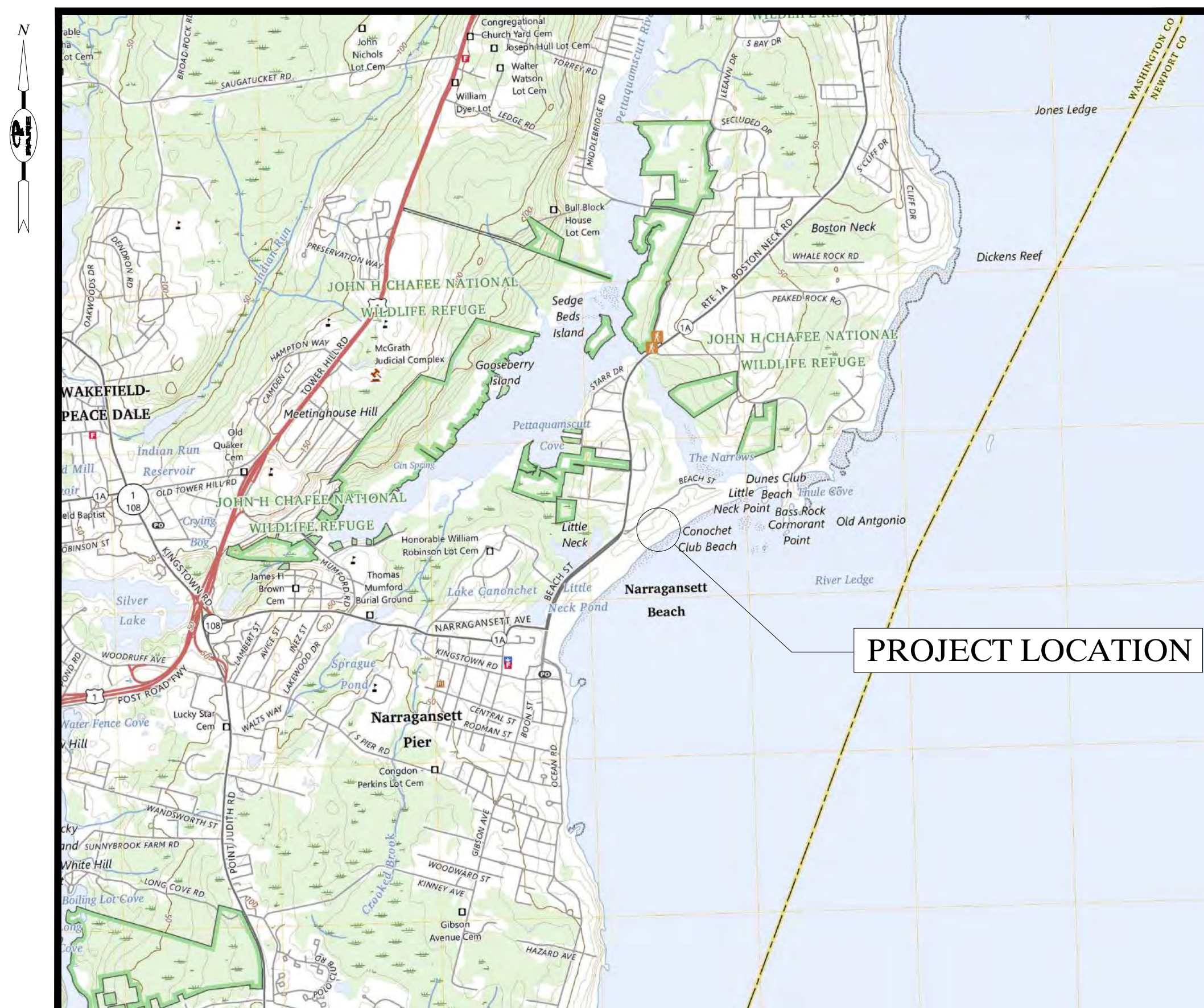
Attachment D Project Plans



Prepared for The Owner of:
129 BOSTON NECK ROAD
SEAWALL PROTECTION
NARRAGANSETT, RHODE ISLAND
AUGUST 2025

INDEX OF DRAWINGS

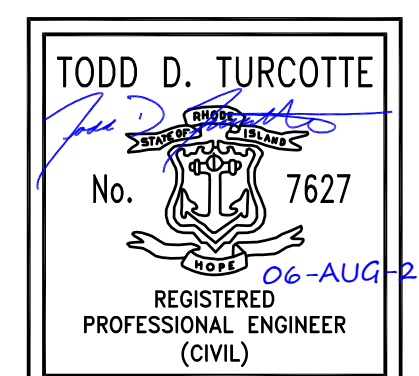
Sheet Number	Sheet Title	Rev. No.	Rev. Date
GH-001	COVER SHEET		
GH-002	GENERAL NOTES		
CH-101	EXISTING OVERALL SITE PLAN		
CH-102	EXISTING SITE PLAN		
CH-103	PROPOSED SITE PLAN		
SH-301	EXISTING & PROPOSED SECTIONS		



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 BOBOLA ROAD, SUITE 28 HOLYOKE, MA 01040 413-507-3448
1 LIBRARY LANE KINGSTON, NH 00008 603-000-0000

HEALEY PROPERTY SEAWALL SCOUR
PROTECTION
129 BOSTON NECK RD.
NARRAGANSETT, RI

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

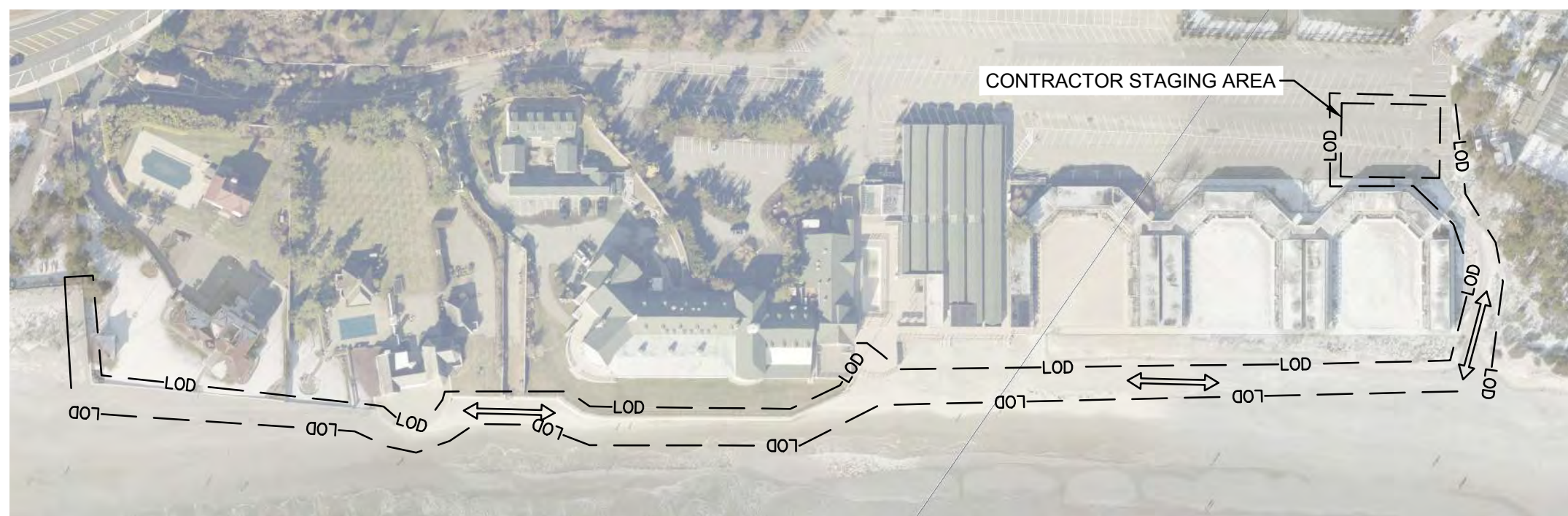
REVISIONS:	
PROJECT NO.:	25115.00
DATE:	AUGUST 2025
SCALE:	AS NOTED
DESIGNED BY:	CMD
CHECKED BY:	TGD
DRAWN BY:	CMD
APPROVED BY:	TDI
DRAWING TITLE:	EXISTING OVERALL SITE PLAN
DRAWING NO.:	CH-101
SHEET NO.	3

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

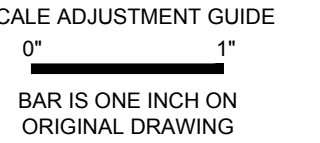


SEE CH-102 EXISTING SITE PLAN

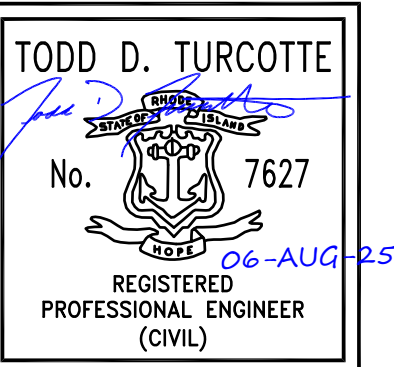
EXISTING OVERALL SITE PLAN
SCALE: 1" = 40'



CONSTRUCTION ACCESS PLAN
SCALE: 1" = 150'



**HEALEY PROPERTY SEAWALL SCOUR
PROTECTION
129 BOSTON NECK RD.
NARRAGANSETT, RI**



REVISIONS:

DRAWING TITLE:

CH-103

SHEET NO.

RECEIVED
OF 6
3/20/2025

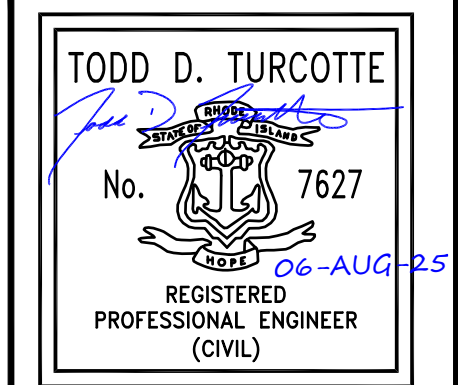


ISSUED FOR PERMIT REVIEW
NOT FOR CONSTRUCTION
IF PRINTED 11X17 DRAWING IS HALF SIZE

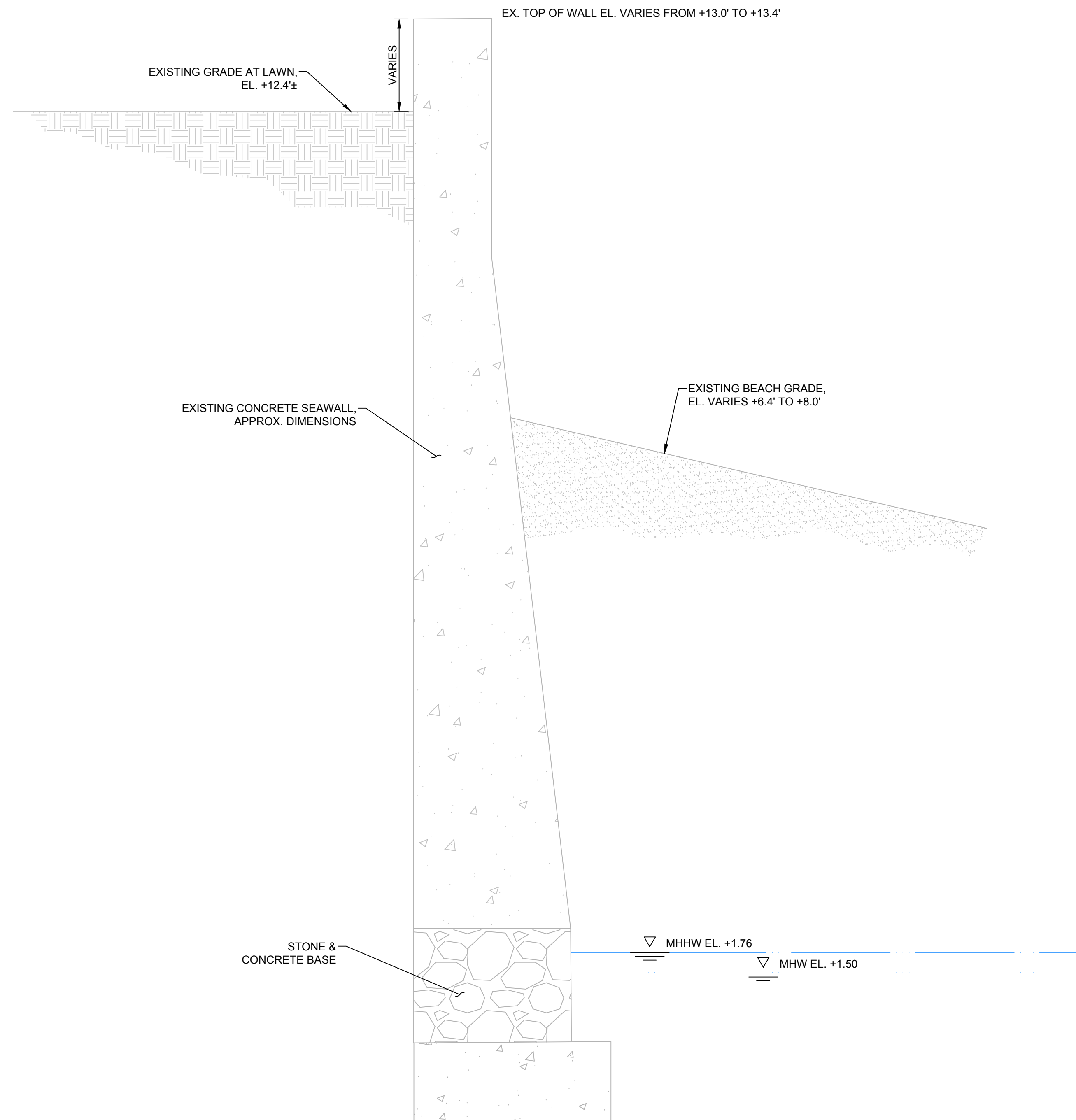


SCALE ADJUSTMENT GUIDE
0" 1"
BAR IS ONE INCH ON ORIGINAL DRAWING

HEALEY PROPERTY SEAWALL SCOUR PROTECTION
129 BOSTON NECK RD.
NARRAGANSETT, RI

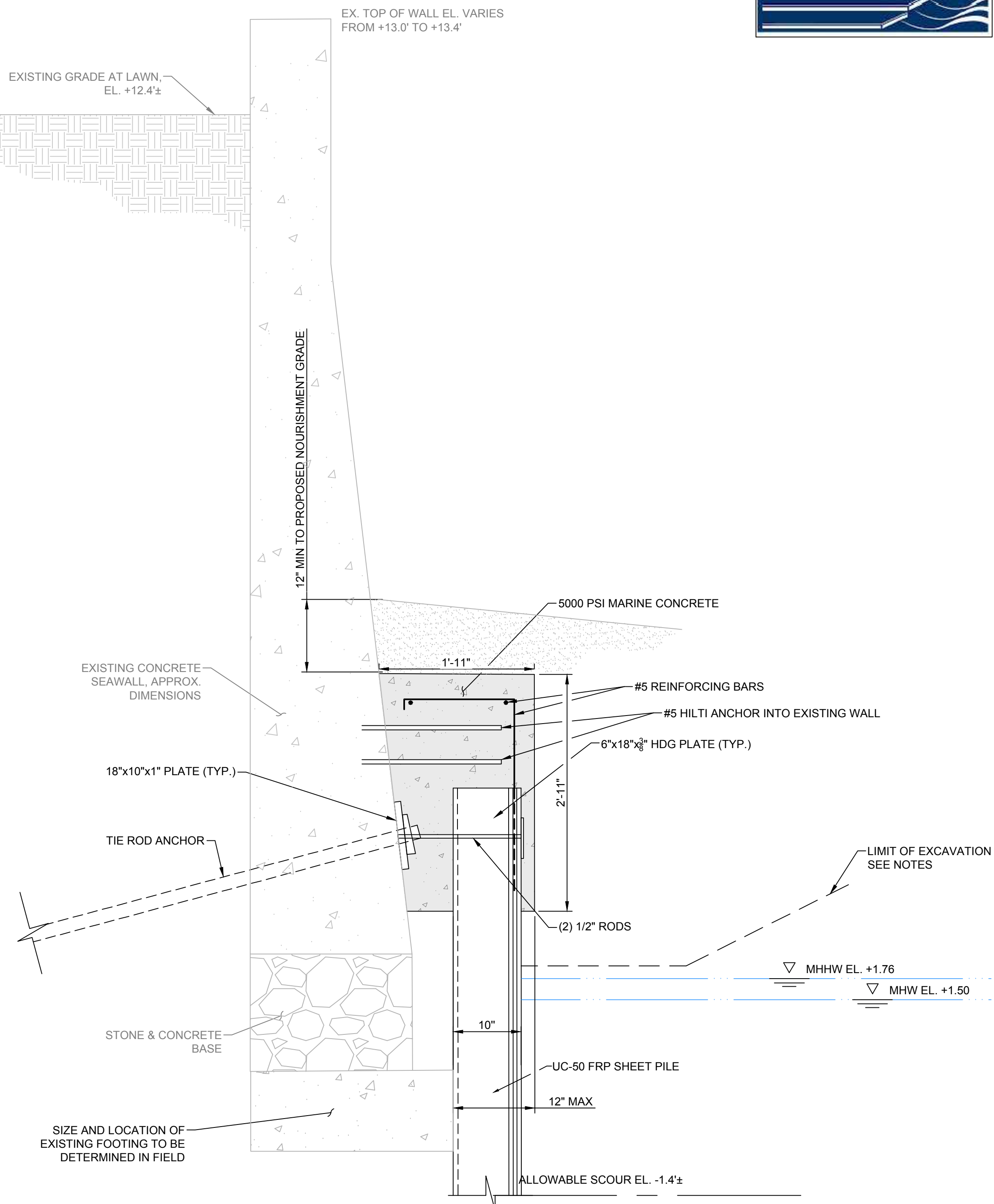


REVISIONS:	
PROJECT NO.: 25115.00	
DATE: AUGUST 2025	
SCALE: AS NOTED	
DESIGNED BY: CMD	
CHECKED BY: TGD	
DRAWN BY: CMD	
APPROVED BY: TDT	
DRAWING TITLE:	
EXISTING AND PROPOSED SECTIONS	
DRAWING NO.: SH-301	
SHEET NO.	



SECTION A - EXISTING CONCRETE SEAWALL
SCALE: 1" = 1'-0"

- NOTES:
- CONTRACTOR IS RESPONSIBLE FOR SAFE EXCAVATION SIDE SLOPES (±2H : 1V) AND SHALL BE VERIFIED AND MAINTAINED BY THE CONTRACTOR.
 - BEACH NOURISHMENT REQUIRED IF BEACH GRADE REACHES ALLOWABLE SCOUR LINE.
 - CONTRACTOR TO VERIFY ELEVATION OF STONE BASE IN FIELD. FINAL ELEVATION OF CONCRETE CAP WILL BE SET BASED ON ELEVATION OF TOP OF STONE.



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

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

Y:\06852_082515.00 Drawn: CHA Reagan Marine_R100\06852\WP129 BOSTON NECK RD - HEALEY\SH-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 129 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 Healy residence and the adjacent private homeowner have a long history of providing and not impeding public access along the shore.

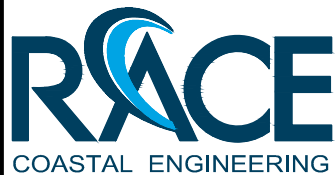




TEMPORARY ACCESS PLAN

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

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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

Drawn By:

ZMV/CLW

Datum:

NAVD 88

Project No.:

2024081

Rev.:

Checked By:

ADS/MRR

Scale:

1"=150'

Drawing No.:

1 of 1

NOT FOR CONSTRUCTION
FOR REGULATORY REVIEW ONLY

NOT VALID WITHOUT ENGINEER'S SEAL

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SECTION 7

Attachment F Boring Logs & Plan



Geologic - Earth Exploration, Inc.				CLIENT: Reagan Marine Construction LLC				BORING #: B1	
7 Sherwood Drive TEL 508.384.4434				PROJECT: Dunes Club				PAGE	
								1 OF 1	
Norfolk, MA 02056 FAX 508.384.4452				LOCATION: Narragansett, RI					
File #: 24142		CASING		SAMPLER		CORE BARREL		Surface Elevation: _____	
Date Started: 9/10/24		TYPE		HW/NW		SS		Station: _____	
Date Completed: 9/11/24		SIZE		4"/3"		1 3/8"		Groundwater level readings	
Driller: M. Ferreira		HAMMER		300#		140#		Date 9/11/2024 Depth 4'	
Site Rep.: M. Melchiori		FALL		30"		30"		Date _____ Depth _____	
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.							

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Geologic - Earth Exploration, Inc.				CLIENT: Reagan Marine Construction LLC				BORING #: B2			
7 Sherwood Drive TEL 508.384.4434				PROJECT: Dunes Club				PAGE			
				LOCATION: Narragansett, RI				1 OF 1			
File #: 24142				CASING		SAMPLER		CORE BARREL		Surface Elevation: _____	
Date Started: 9/11/24				TYPE		HW/NW		SS		Station: _____	
Date Completed: 9/12/24				SIZE		4"/3"		1 3/8"		Groundwater level readings	
Driller: M. Ferreira				HAMMER		300#		140#		Date 9/12/2024	
Site Rep.: M. Melchiori				FALL		30"		30"		Depth 5'	
Depth		Sample				Sample Description					
ft		No.	Depth ft	Pen. in	Rec. in	Blows/6"					
5		S-1	0.0-2.0	24	10	1-1-3-4	S-1 Dry loose tan/light brown fine SAND				
10		S-2	4.0-6.0	24	16	2-5-7-9	S-2 Wet medium dense light brown medium SAND, little coarse SAND				
15		S-3	9.0-11.0	24	9	4-5-6-5	S-3 Wet medium dense grey fine SAND				
20		S-4	14.0-16.0	24	6	3-1-2-4	S-4 Wet loose grey fine SAND				
25		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'				
30		S-6	24.0-26.0	24	18	10-10-10-16	S-6 Wet medium dense grey fine SAND and ORGANICS				
35		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				
40		C1	35.0-40.0	60	48		C1 RQD = 86%				
						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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Dunes Club

Bulkhead / Shoreline Protection

Dunes Club

137 Boston Neck Road
Narragansett, RI 02882

Barry Residence

131 Boston Neck Road

Healey Residence

129 Boston Neck Road

Boring Location (typ of 4) ○

Staging in parking area
this end with access to the
beach this sand cut

Legend

- Conochet Club Beach
- Dunes Club



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Google Earth

Image © 2024 Airbus

500 ft

SECTION 8

Attachment G Historic Assent for Seawall – 2013-03-195





STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

Nº 1257

Permit Type: HU-A HU-D
2013-03-195

COASTAL RESOURCES MANAGEMENT COUNCIL

Oliver H. Stedman Government Center

Tower Hill Road

Wakefield, R.I. 02879

Phone: 277-2476

EMERGENCY GENERAL PERMIT

OWNER: Joseph Healy
LOCATION: 129 Boston Neck Rd. Narragansett
INVESTIGATOR: G. Baribault DATE: 3/26/13
TIME: 9:30 A.M.

TITLE: _____
DESCRIPTION OF WORK: Repair storm damaged sea wall
Install vinyl sheepile with concrete cap,
as per the approved plans. Replace
washed out back fill.

PHOTOS/DESCRIPTION: In file

WORK APPROVED OR REJECTED (circle one)

CONDITIONS OF APPROVAL: HU-D, HU-A As per eng. plans.

NOTE: ALL WORK SUBJECT TO RESTRICTIONS/REQUIREMENTS AS SPECIFIED ON THE ATTACHED PERMIT CONDITIONS.

REASONS FOR REJECTION (if rejected): _____

THIS APPROVAL VALID FOR 90 DAYS OF INSPECTION NOTED ABOVE; IF ALL WORK COMPLETED WITHIN THIS PERIOD, A NEW APPLICATION TO THE CRMC SHALL BE REQ



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



FROM: Building Official DATE: 3-25-13

SUBJ: Application of: JOSEPH HEALY

Location: NARRAGANSETT BAY

Address: 129 BOSTON Neck Plat No. A Lot No. 2

To Construct: REPAIR DAMAGE SEA WALL

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

_____ plan(s) for entire structure

_____ site plans

Titled: _____

Date of Plan (last revision): _____

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

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

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

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

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

Daniel R. Healy 3-25-13
Building Official's Signature Date

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

Daniel R. Healy 3-25-13
Zoning Officer's Signature Date



MECHANICAL PROPERTIES

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

VALUE

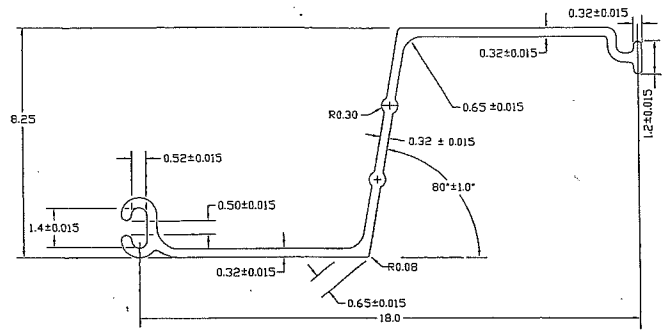
LBS/SQFT 3.67
IN 18.00
IN 8.25
IN 0.32
INC/FT 19.72
LBS FT/FT 5,785
IN 4/FT 151.56

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 x10-5



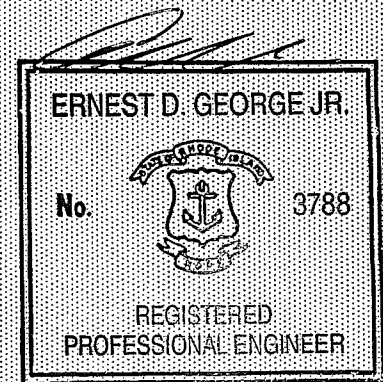
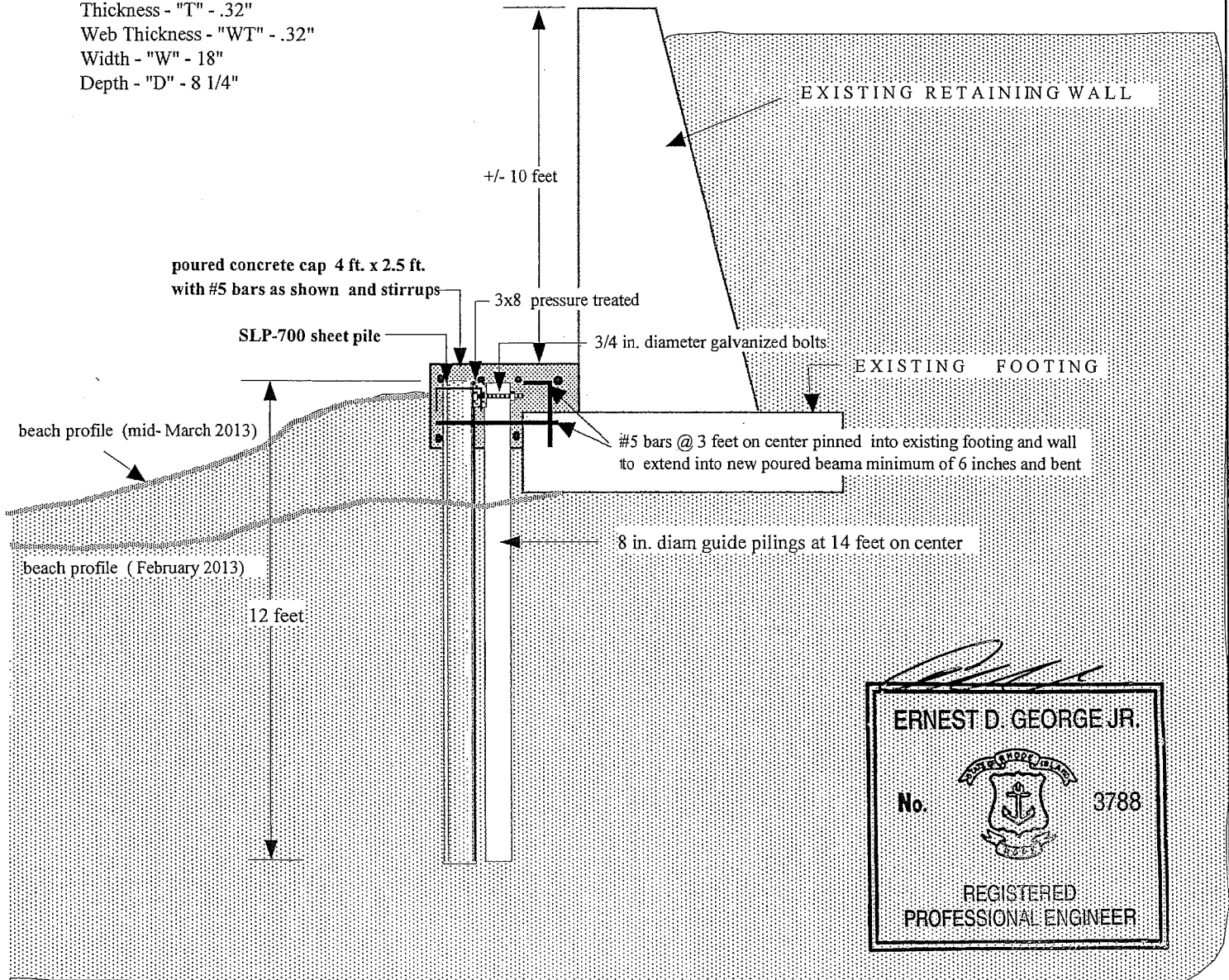
SECTION

Thickness - "T" - .32"

Web Thickness - "WT" - .32"

Width - "W" - 18"

Depth - "D" - 8 1/4"



PROPERTY OF:

Coastal Engineering Group, Inc.

Ernest David George Jr., P.E.

P.O. Box 5245 Wakefield, Rhode Island

SCALE: NA

DATE: 3-18-13

REVISIONS:

SHEET ___ of ___

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Geometric Properties (single section)	Geometric Properties (paired section)
I = 74.29 in ⁴ /ft	I = 151.56 in ⁴ /ft
S = 19.34 in ³ /ft	S = 19.72 in ³ /ft
A = 10.03 in ²	A = 20.06 in ²

$$A = 10.03 \text{ in}^2$$
$$A = 20.06 \text{ in}^2$$

0.32 ± 0.015

0.32 ± 0.015

0.65 ± 0.015

0.32 ± 0.015

80° ± 1.0°

R0.30

R0.08

0.65 ± 0.015

18.0

0.52 ± 0.015

0.50 ± 0.015

1.4 ± 0.015

0.32 ± 0.015

are in inches unless

All dimensions are in inches unless otherwise noted.

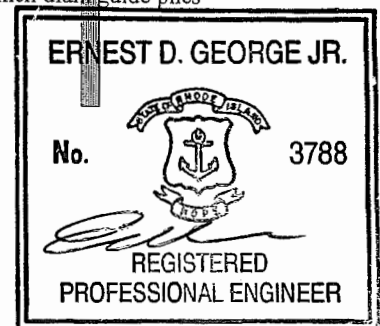
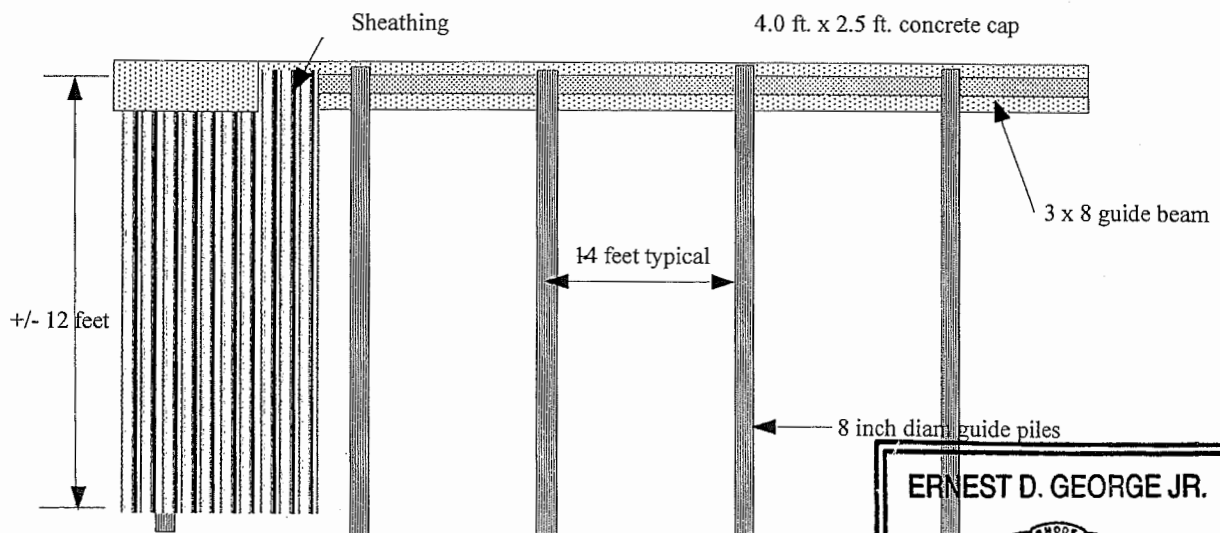
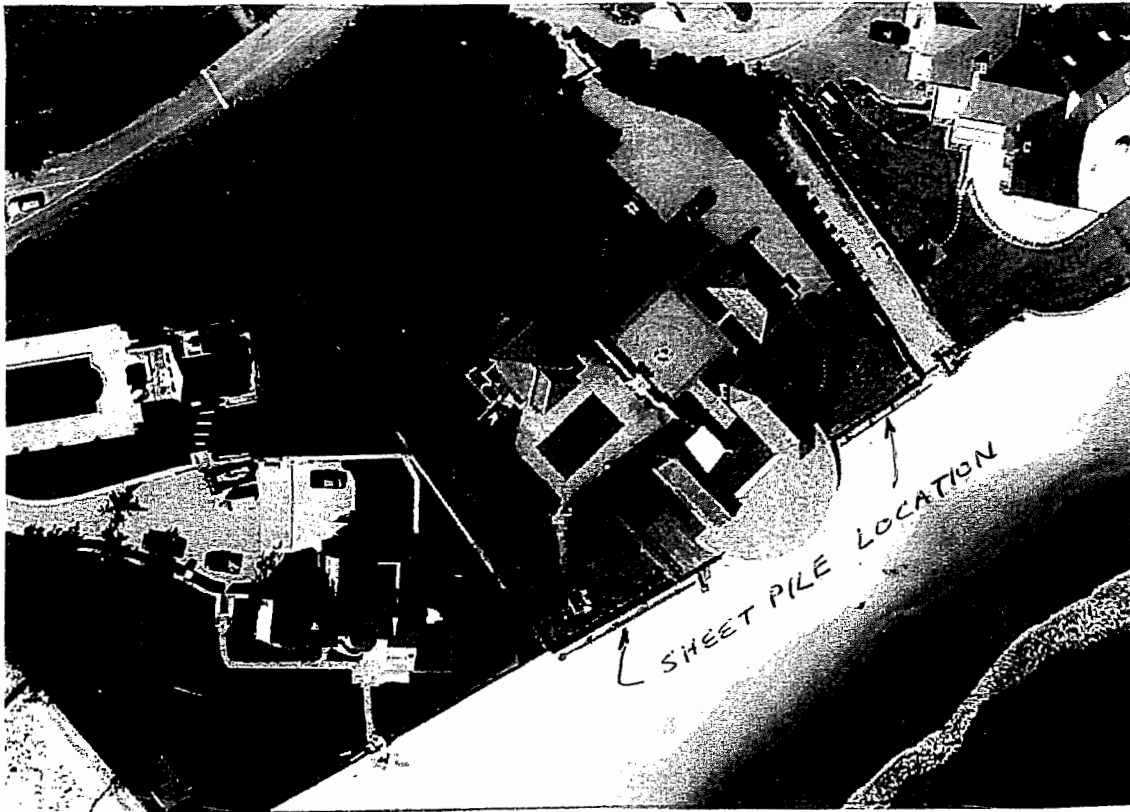
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MANAGEMENT COUNCIL**

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SLP-700

Scale: 1"=2"
Drawn By: HCV



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 ___ of ___

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 MANAGEMENT COUNCIL

SECTION 9

Attachment H Previous CRMC Assents List



File No	Town	First Name	Last Name	Location	Plat	Lot	Decision Date
2013-09-074	Narragansett	Joseph Patrick	Healey	129 Boston Neck Road	A	2	
2013-03-195	Narragansett	Joseph Patrick	Healey	129 Boston Neck Road			Mar 26, 2013
2012-04-049	Narragansett	Joseph Patrick	Healey	129 Boston Neck Road	A	2	
2012-04-001	Narragansett	Joseph	Healey	129 Boston neck Road	A	2	Apr 03, 2012
2011-02-018	Narragansett	Joseph	Healey	129 Boston Neck Road	A	2	Feb 09, 2011
2011-01-055	Narragansett	Joseph Patrick	Healey	129 Boston Neck Road	A	2	Mar 03, 2011
2010-02-055	Narragansett	Joseph Patrick	Healey	129 Boston Neck Road	A	2	Mar 05, 2010
2008-02-038	Narragansett	Joseph Patrick	Healey	129 Boston Neck Road	A	2	Feb 13, 2008
2006-03-003	Narragansett	Joseph Patrick	Healey	129 Boston Neck Road	A	2	
2005-02-030	Narragansett	Joseph Patrick	Healey	129 Boston Neck Road	A	2	Mar 18, 2005
1998-05-101	Narragansett	Michael & Elizabeth	Hudson	129 Boston Neck Road	A	2	May 28, 1998
1994-05-134	Narragansett	Michael & Elizabeth	Hudson	129 Boston Neck Road	A	2	Jun 01, 1994
1992-12-015	Narragansett	Michael & Elizabeth	Hudson	129 Boston Neck Road	A	2	Jan 21, 1993

