CRMC DECISION WORKSHEET

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
2025-01-038	Narragansett	129 Boston Neck Road Plat A Lot 2	M	☐	☐
		Owner Name and Address			
Date Accepted	9/3/2025	Joseph Healey 129 Boston Neck Road Narragansett, RI 02882	Work at or Below MHW		☐
Date Completed	12/1/2025		Lease Required		☐

PROJECT DESCRIPTION

proposed maintenance consisting of installing a new Fiberglass Reinforced Sheetpile (FRP) within 12" of 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. 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 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: _____

12/3/25

Engineering Supervisor Sign-Off date

Supervising Biologist Sign-off date

Executive Director 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: 12/1/2025
DEPT: Coastal Resources Management Council
FROM: Richard M. Lucia, P.E.
DEPT: CRMC Engineering Section

CRMC File No.:	M2025-01-038
Owner:	Joseph Healey
Address:	129 Boston Neck Road, Plat: A, Lot: 2
Site Town:	Narragansett

Project: Proposed maintenance consisting of installing a new Fiberglass Reinforced Sheetpile (FRP) within 12" of 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. 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 a vertical concrete seawall

Plans Reviewed: "129 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 2013-03-195 Sandy Permit, "Repair Storm Damage Seawall, Install Vinyl Sheetpile with Concrete Cap as per the Approved Plans. Replace Washed out Backfill."

Staff Comments/Recommendation:
The property is owned by Joseph Healey and consists of a residential dwelling, patio, deck and lawn area. The seawall is approximately 315-ft long made of sloped concrete. The work is proposed to a continuation of the Barry wall to the north. Pending approval, this project will be completed alongside the neighboring properties Dunes Club (CRMC File 2025-01-022) and Barry (CRMC File 2025-01-58) which are also pending approvals. The site is fronted by a coastal sandy beach; the public utilizes this stretch of shoreline for access to and from Narragansett Beach to the Narrow River inlet. As described the work entails driving new sheetpiles within 12" of the existing footing, installing tie-rod anchors and encasing the sheetpile in a reinforced cap. This project is proposed to stabilize the existing vertical seawall in the event of erosion causing undermining of the existing footing. It is staff engineer's opinion that the project will serve in preventing structural failure. Please note that an emergency repair assent was issued after the Sandy storm (CRMC 2013-03-195), however it appears that this work may not have occurred based on the consultant's investigation of the existing footings.

As with the other abutting neighbor projects (Dunes Club 2025-01-022 and Barry 2025-01-058) the original application was for a more robust structure that would have had more 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.

[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 same response of CRMC to these comments and concerns are addressed in the Dunes Club application.]

Recommendations and Conclusions:
Overall, since the existing wall and the proposed scour protection is further landward than both the Dunes Club and Barry project, there should be less impacts to public access. Like the Dunes Club application, it is staff opinion that the work proposed is necessary to protect the existing wall from failure in the likely event of scouring. Also, the 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 one-time allowance.
(E2) All work shall be completed by May 15, 2026, or if not completed, lateral access shall be restored to previous levels prior to construction. No work shall occur between May 15 and October 1.
(E3) The new footing/cap cross slope shall be a maximum of 2%.
(E4) 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.

Signed _____ **Staff Engineer**