



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

PUBLIC NOTICE

File Number: 1995-07-194 Date: October 28, 2025

This office has under consideration the application of:

East Pond Cottage LLC
 c/o Jeffrey Berry
 52 Green Kinyon Driftway
 Narragansett, RI 02882

for a State of Rhode Island Assent to construct and maintain: Replacement of existing residential boating facility extending 79’ seaward of the cited MLW mark with a new residential boating facility consisting of an upland ramp, 4’ x 103’ fixed timber pier, 3’ x 20’ gangway, 4’x 4’ landing float and 8’ x 18.75’ (150sf) terminal float. The facility is proposed to extend 84’ seaward of the cited MLW mark, requiring an additional 5’ further length variance from existing (Redbook 650-RICR-20-00-01 Section 1.3.1(D)(11)(l)). A property line setback variance from the northern abutter of 13’ is also required, an increase from the existing 17’ offset (Section 1.13.1(D)(11)(k)).

Project Location:	11 East Pond Road
City/Town:	Narragansett
Plat/Lot:	U / 44
Waterway:	Point Judith Pond Bluff Hill Cove

Plans of the proposed work can be requested at Cstaff1@crmc.ri.gov.

In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what law or laws, if any, would in their opinion be violated by the work proposed.

If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before November 27, 2025.

Please email your comments/hearing requests to: cstaff1@crmc.ri.gov; or mail via USPS to: Coastal Resources Management Council; O. S. Government Center, 4808 Tower Hill Road, Rm 116; Wakefield, RI 02879.

/bms



State of Rhode Island
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 116
Wakefield, RI 02879-1900

(401) 783-3370
Fax (401) 783-3767

MEETING NOTICE

January 5, 2026

Site Address: 11 East Pond Road; Plat U; Lot 44 -- Narragansett
Proj. Desc: Replacement of existing residential boating facility which extends 79' seaward of the cited MLW mark with a new residential boating facility consisting of an upland ramp, 4' x 103' fixed timber pier, 3' x 20' gangway, 4' x 4' landing float and 8' x 18.75' (150sf) terminal float, extending 84' seaward of the cited MLW mark; The new facility will be re-aligned on the parcel, requiring an additional 5' further length variance (Redbook 650-RICR-20-00-01 Section 1.3.1(D)(11)(I)).

The application for modification of State Assent of **East Pond Cottage LLC** CRMC File Number **A1995-07-194** will be reviewed at the next meeting of the Coastal Resources Management Council. If you are the applicant, it is necessary that you be present at the meeting to answer any questions that may arise. Please be advised that a copy of the CRMC staff engineer and biologist reports may be obtained from the CRMC offices in Wakefield for the applicant or his/her attorney. Interested parties may attend and present evidence for or against, or for informational purposes in accordance with CRMC rules. Parties interested in this matter are encouraged to review the latest information contained in this file and also should refer to Management Procedures 5.3(8) among others for additional information.

The meeting is to be held at **6:00 p.m.** on **Tuesday, January 13, 2026** in **Conference Room A, at the Administrative Building, One Capitol Hill, Providence, RI**. Evidence or testimony regarding this case may be submitted at the time of the meeting (see CRMC Management Procedures). Files are available in electronic format and can be requested via email to estaff1@crmc.ri.gov or phone call to 401-783-3370. **Please confirm application's hearing status via CRMC website (www.crmc.ri.gov) or by calling 401-783-3370.**

Parties interested in/or concerned with the above-mentioned matter are invited to be present and/or represented by counsel at the above-mentioned time and place. This meeting place is accessible to individuals with disabilities. The meeting location is accessible to handicapped persons. Any individual requiring a reasonable accommodation in order to participate in this meeting should contact CRMC offices at least 72 hours prior to the meeting.

Sincerely yours,

Lisa Turner

Lisa A. Turner, Office Manager
Coastal Resources Management Council

/lat

(*Hybrid Meeting Link for Public Viewing Only-All Public Comment Must Be In-Person- Members Must Attend In-Person)

<https://us02web.zoom.us/j/81468908198?pwd=6SGEMajinOQbF364kCBRTbdu3MfhXO.1>

Webinar ID: 814 6890 8198; Passcode: 746308

Virtual access is provided only as a convenience. Access to the meeting via the virtual platform is not guaranteed. Physical presence at the meeting is the only way to guarantee access to the meeting.



SITE LOCUS

PROJECT DRAWING LIST

DRAWING	TITLE
FIG. 1	SITE LOCUS AND DRAWING SCHEDULE
FIG. 2	AREAL PHOTO - EXISTING CONDITIONS
FIG. 3	AREAL PHOTO - PROPOSED CONDITIONS
FIG. 4	PROPOSED DOCK PLAN
FIG. 5	PROPOSED DOCK SECTION
FIG. 6	FIXED DOCK SECTIONS AND FRAMING
FIG. 7	FLOAT FRAMING AND FRAMING DETAILS
FIG. 8	RAMP SECTIONS



NOTE: DOCK CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE PROJECT PLANS AND ATTACHED SPECIFICATONS



NO.	ISSUE/DESCRIPTION	BY	DATE
	PROPOSED RESIDENTIAL DOCK 11 EAST POND ROAD NARRAGANSETT, RI	PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879	PREPARED FOR: East Pond Cottage, LLC 52 Green Kinyon Drifway Narragansett, RI
	LOCUS PLAN	PROJ MGR: RJM DESIGNED BY: DATE:	REVIEWED BY: DRAWN BY: RJM PROJECT NO: 024-6
		CHECKED BY: SCALE: REVISION NO.	1 SHEET NO. ### OF ##

RUSSELL J. MORGAN
 No.  6938
REGISTERED PROFESSIONAL ENGINEER (CIVIL) 9/9/25



NOTES:
 1. BASED PLAN INCLUDING PROPERTY LINES DEVELOPED BY A SURVEY COMPLETED JAMES CALDARONE, 1/6/2025 AS PRESENTED ON PLAN "PLAN OF LAND, A.P. U, LOT 44 - 11 EAST POND RD, NARRAGANSETT". ADDITIONALLY, SITE INFORMATION DEVELOPED FROM PLAN PREPARED BY DOWDELL ENGINEERING, TITLED "DOCK PERMIT PLAN" AND DATED 10/4/2007.



PROPOSED RESIDENTIAL DOCK
 11 EAST POND RD
 NARRAGANSETT, RI

EXISTING CONDITIONS PLAN

PREPARED BY: Russell Morgan, P.E., 49 Pond Street, Wakefield, RI 02879
 PREPARED FOR: East Pond Cottage, LLC, 52 Green Kinyon Driftway, Narragansett, RI

PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: 1" = 20'	2
DATE: AUGUST 25, 2025	PROJECT NO. 024-06	REVISION NO.	SHEET NO. # OF ##

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 9/19/2025
 COASTAL RESOURCES MANAGEMENT COUNCIL



RUSSELL J. MORGAN
RJM
 No. 6938

 REGISTERED PROFESSIONAL ENGINEER
 (CIVIL) 9/9/25

NOTES:

1. BASED PLAN INCLUDING PROPERTY LINES DEVELOPED BY A SURVEY COMPLETED JAMES CALDARONE, 1/6/2025 AS PRESENTED ON PLAN "PLAN OF LAND, A.P. U, LOT 44 - 11 EAST POND RD, NARRAGANSETT". ADDITIONALLY, SITE INFORMATION DEVELOPED FROM PLAN PREPARED BY DOWDELL ENGINEERING, TITLED "DOCK PERMIT PLAN" AND DATED 10/4/2007.



PROPOSED RESIDENTIAL DOCK
 11 EAST POND RD
 NARRAGANSETT, RI

AREAL PHOTO - PROPOSED DOCK LAYOUT

PREPARED BY: Russell Morgan, P.E., 49 Pond Street, Wakefield, RI 02879
 PREPARED FOR: East Pond Cottage, LLC, 52 Green Kinyon Driftway, Narragansett, RI

PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG 3
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: 1" = 20'	
DATE: AUGUST 25, 2025	PROJECT NO.: 024-06	REVISION NO.:	SHEET NO. # OF ##

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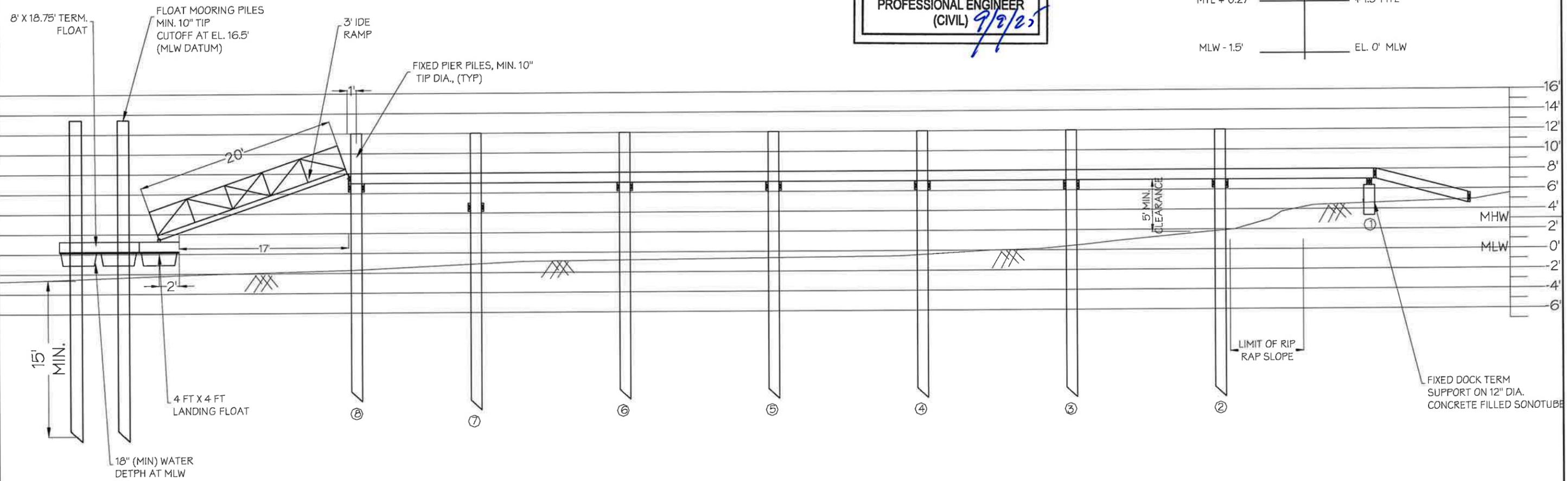
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VERTICAL DATUM CONVERSION

NAVD 88 DATUM MLW DATUM

MHW + 1.5'	+ 3.0' MHW
MTL + 0.27'	+ 1.5' MTL
MLW - 1.5'	EL. 0' MLW



NOTES:

1. BASED PLAN INCLUDING PROPERTY LINES DEVELOPED BY A SURVEY COMPLETED JAMES CALDARONE, 1/6/2025 AS PRESENTED ON PLAN "PLAN OF LAND, A.P. U, LOT 44 - 11 EAST POND RD, NARRAGANSETT". ADDITIONALLY, SITE INFORMATION DEVELOPED FROM PLAN PREPARED BY DOWDELL ENGINEERING, TITLED "DOCK PERMIT PLAN" AND DATED 10/4/2007.



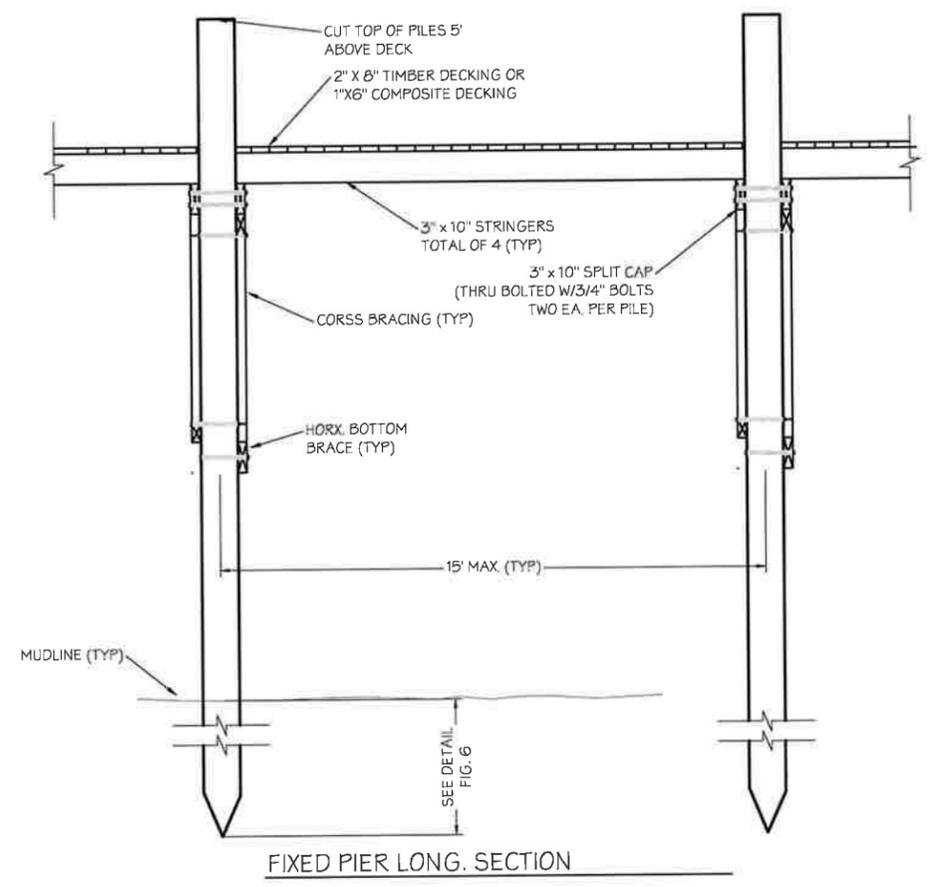
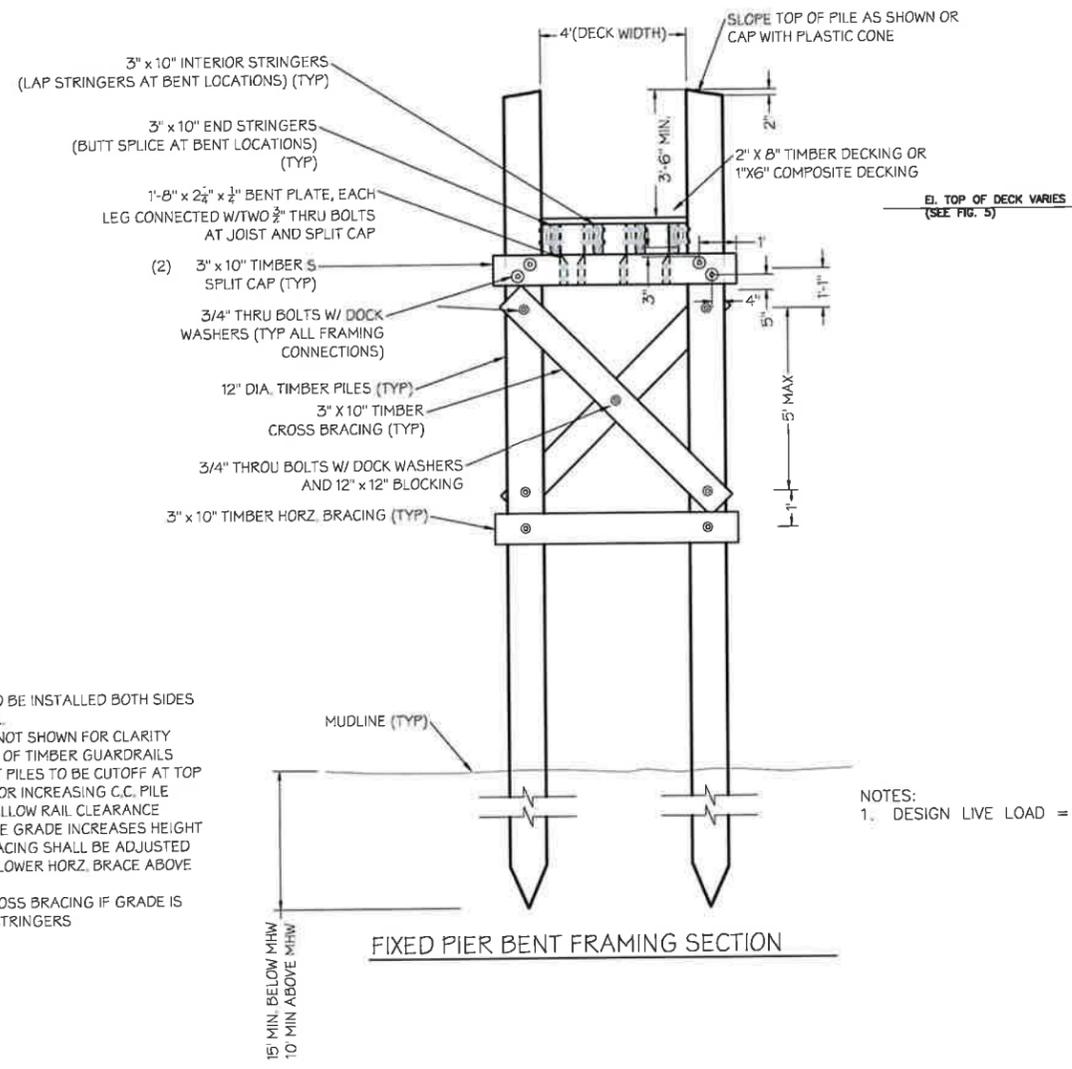
PROPOSED RESIDENTIAL DOCK
11 EAST POND RD
NARRAGANSETT, RI

PROPOSED DOCK LONG. ELEVATION

PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		PREPARED FOR: East Pond Cottage, LLC 52 Green Kinyon Driftway Narragansett, RI	
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: 1" = 10'	5
DATE: AUGUST 25, 2025	PROJECT NO. 024-06	REVISION NO.	SHEET NO. # OF #

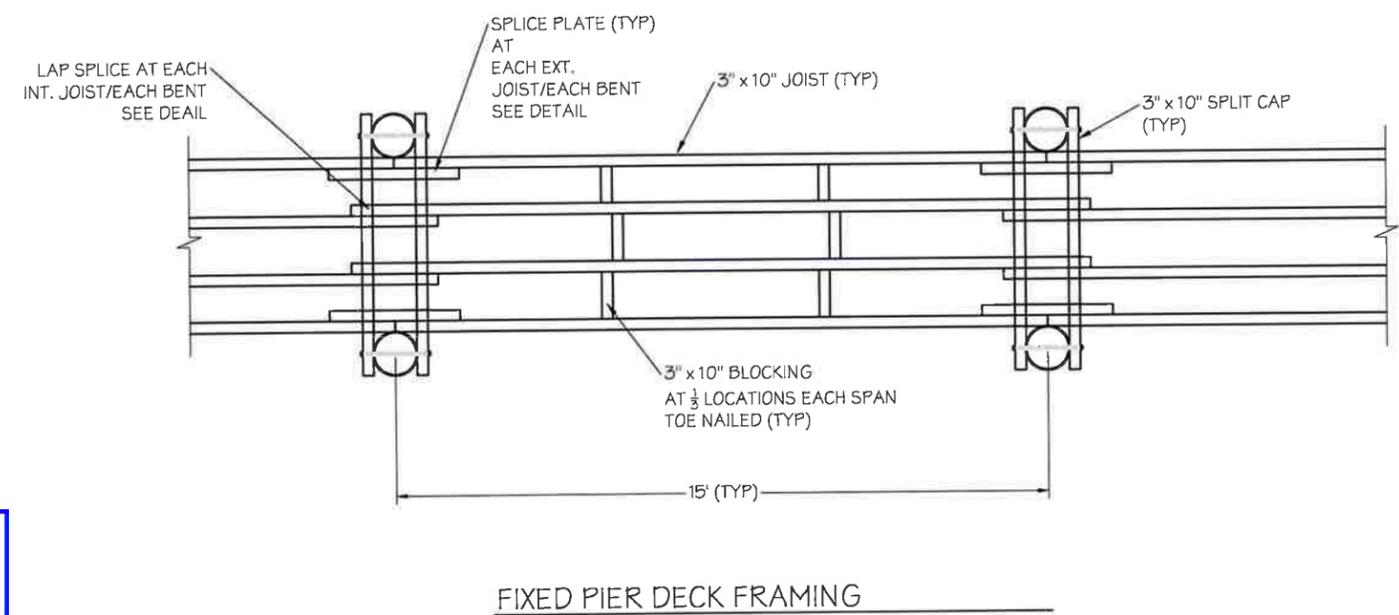
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- NOTES:
1. GUARDRAIL TO BE INSTALLED BOTH SIDES OF DOCK DECK.
 2. GUARDRAILS NOT SHOWN FOR CLARITY
 3. INSTALLATION OF TIMBER GUARDRAILS REQUIRE BENT PILES TO BE CUTOFF AT TOP OF SPLIT CAP OR INCREASING C.C. PILE SPACING TO ALLOW RAIL CLEARANCE
 4. AS SUBSTRATE GRADE INCREASES HEIGHT OF CROSS BRACING SHALL BE ADJUSTED TO MAINTAIN LOWER HORZ. BRACE ABOVE GRADE.
 5. ELIMINATE CROSS BRACING IF GRADE IS WITHIN 3' OF STRINGERS

- NOTES:
1. DESIGN LIVE LOAD = 40 PSF.



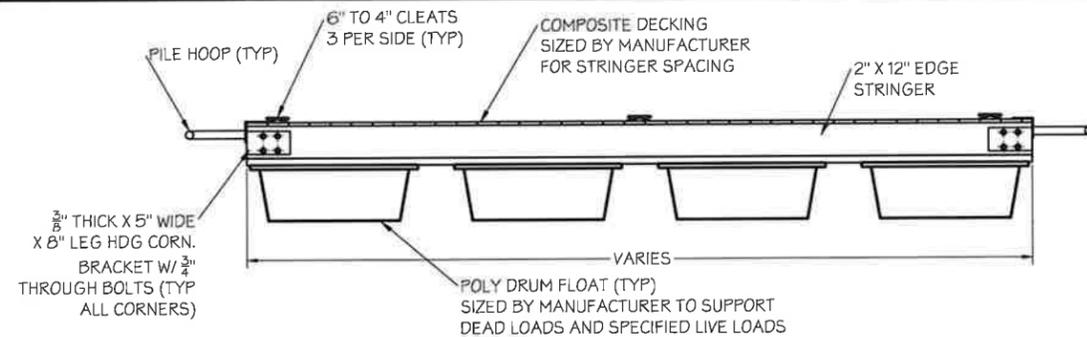
PROPOSED RESIDENTIAL DOCK
11 East Pond Road
Narragansett, RI

FIXED DOCK SECTIONS AND FRAMING

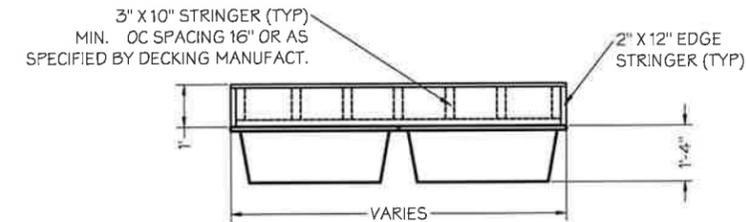
PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879	PREPARED FOR: East Pond Cottage LLC 52 Green Kinyon Driftway, Narr. RI		
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: NTS	6
DATE: August 25, 2025	PROJECT NO. 024-06	REVISION NO.	SHEET NO. # OF ##

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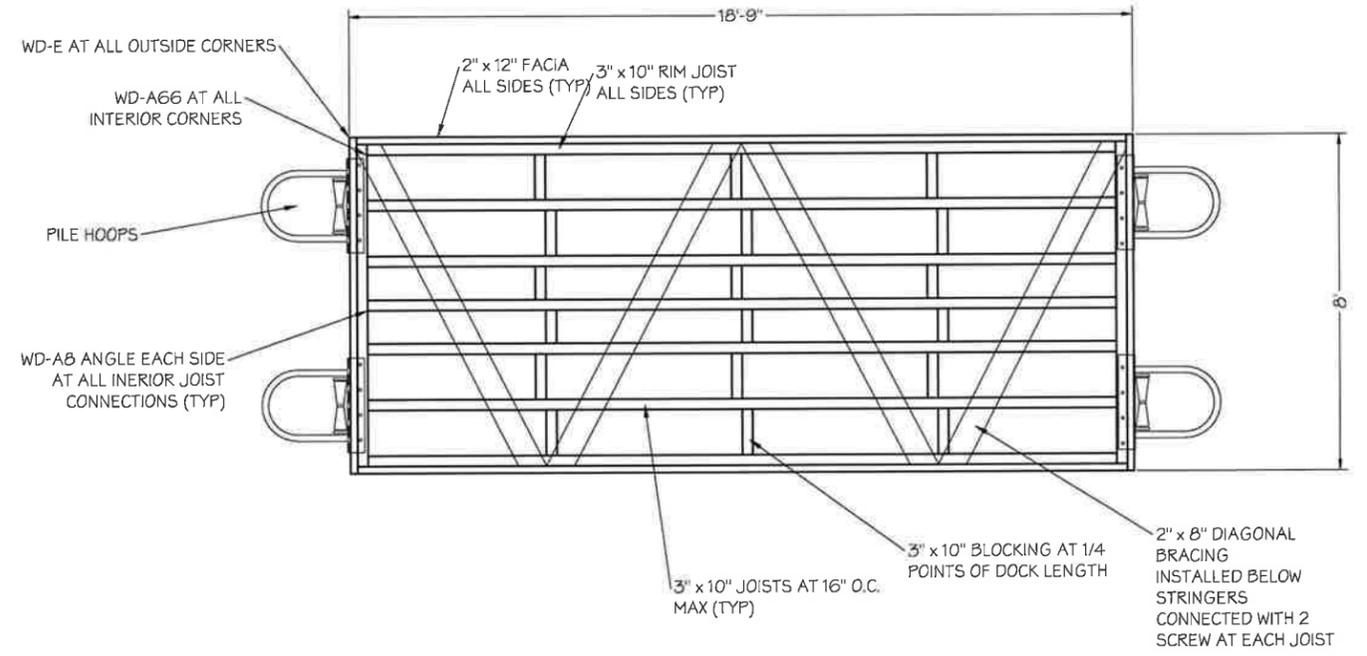




LONGITUDINAL TERMINAL FLOAT SECTION



END TERMINAL FLOAT SECTION



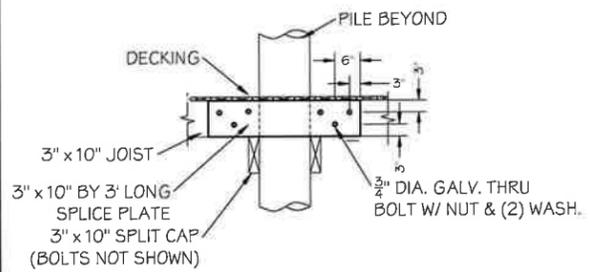
FLOAT FRAMING AND HARDWARE

FLOAT STOP NOTES:

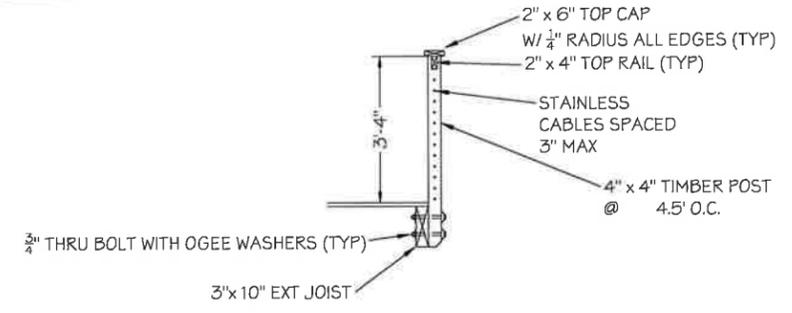
1. INSTALL FLOAT STOP CONNECTION BETWEEN EACH MOORING PILE AND FLOAT RIM JOISTS
2. FLOAT STOPS SHALL CONSIST OF 1/2" GALVANIZED GRADE 40 CHAIN ENCAPSULATED IN FLEXIBLE PLASTIC SHEATH/COVER
3. TOP OF CHAN SHALL BE CONNECTED TO PILE BUTT 1 FT FROM TOP OF PILE USING A 3/4" THROUGH EYE BOLT WITH WASHERS, NUT, AND SHACKLE.
4. CHAIN SHALL BE CONNECTED TO RIM JOIST USING A SHACKLE AND 3/4" PAD EYE WITH A THROUGH BOLT
5. CHAIN LENGTHS SHALL BE ADJUSTED TO SUPPORT FLOAT AT STILL WATER ELEV. BELOW 0' (MLW DATUM)

NOTE:

1. ALL FLOAT HARDWARE IS REFERENCED TO AMERICAN MUSCLE CATALOG NUMBERS
2. HARDWARE SHALL BE HOT DIP GALVANIZED
3. ALL OTHER FRAMING CONNECTIONS SHALL BE STAINLESS STEEL



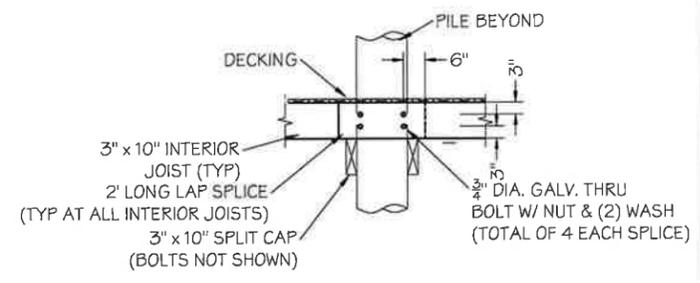
EXT. JOIST SPLICE PLATE ELEV.
N.T.S



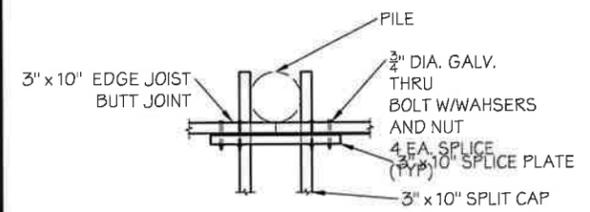
RAILING DETAILS

NOTE:

1. RAILING TO BE INSTALLED EACH SIDE OF FIXED DOCK, STAIRS AND RAMP.
2. PILES AT EACH BENT TO BE CUTOFF AT TOP OF SPLIT CAP ELEVATION OR CENTER TO CENTER OF PILE DISTANCE TO BE INCREASED TO 6' AND SPLIT CAP EXTENDED TO ALLOW CLEARANCE NECESSARY FOR RAIL INSTALLATION.



INTERIOR JOIST LAP SPLICE DETAIL
N.T.S



EXT. JOISTS SPLICE PLATE PLAN
N.T.S



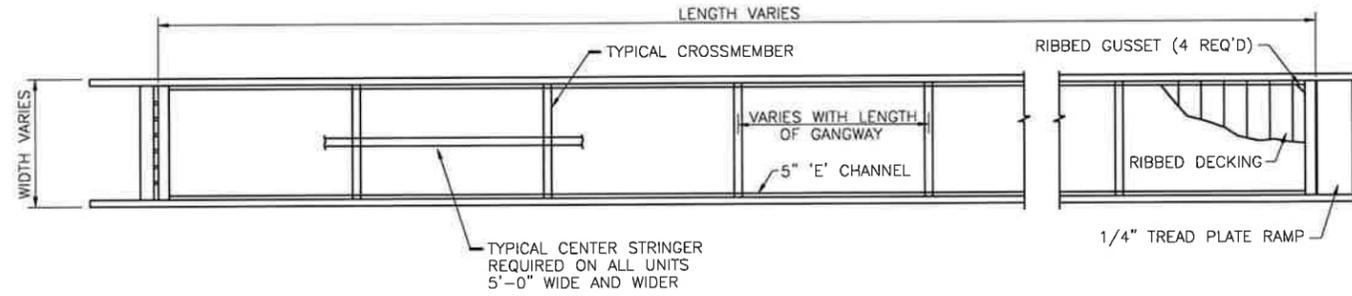
PROPOSED RESIDENTIAL DOCK
11 East Pond Road
Narragansett, RI

FLOAT FRAMING AND FIXED DOCK FRAME DETAILS

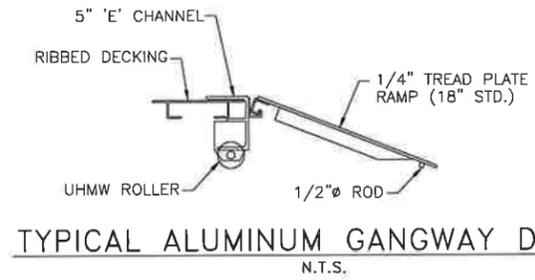
PREPARED BY: Russell Morgan, P.E. 49 Pond Street Wakefield, RI 02879		PREPARED FOR: East Pond Cottage, LLC 52 Green Kinyon Driftway Narragansett, RI	
PROJ MGR: RJM	REVIEWED BY: RJM	CHECKED BY: RJM	FIG OR DWG
DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: NTS	7
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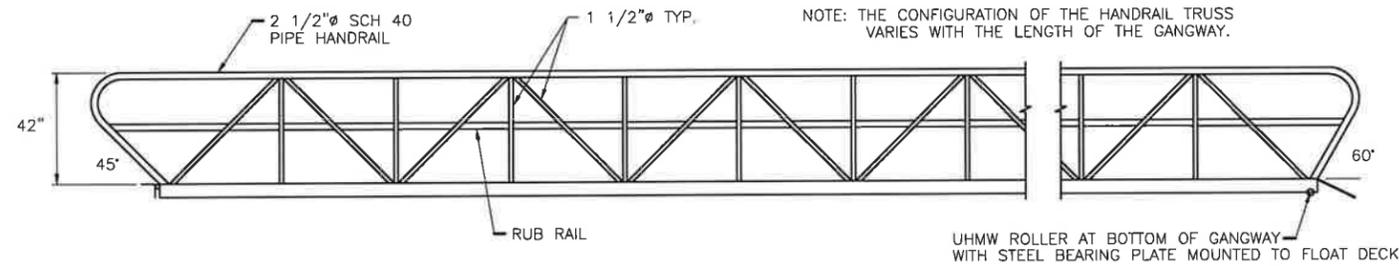
ALUMINUM RAMP FRAMING AND DETAILS



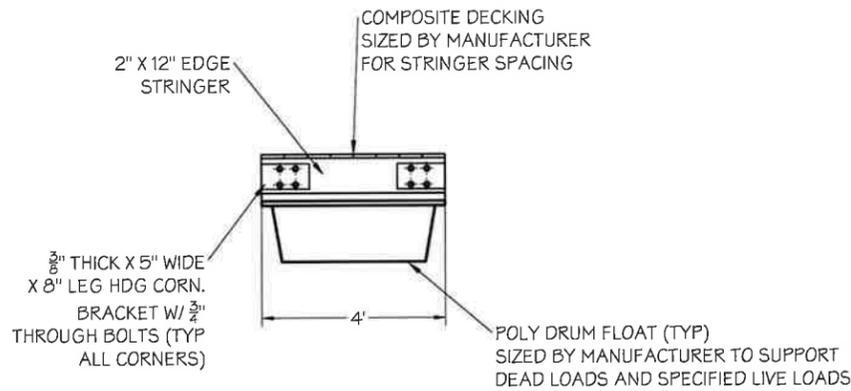
TYPICAL ALUMINUM GANGWAY DETAILS
N.T.S.



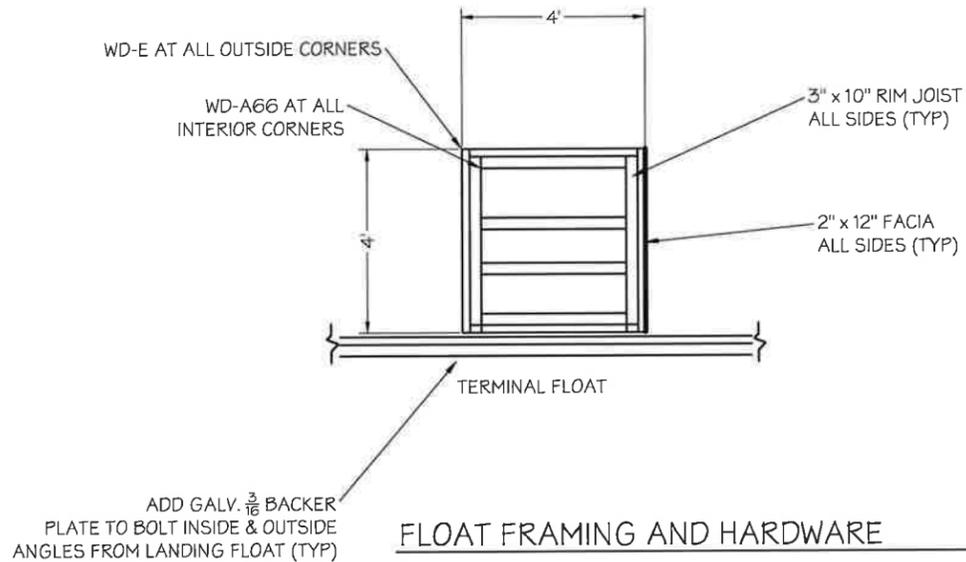
TYPICAL ALUMINUM GANGWAY DETAILS
N.T.S.



TYPICAL ALUMINUM GANGWAY DETAILS
N.T.S.



LANDING FLOAT SECTION



FLOAT FRAMING AND HARDWARE

- NOTE:
1. ALL FLOAT HARDWARE IS REFERENCED TO AMERICAN MUSCLE CATALOG NUMBERS
 2. HARDWARE SHALL BE HOT DIP GALVANIZED
 3. ALL OTHER FRAMING CONNECTIONS SHALL BE STAINLESS STEEL



PROPOSED RESIDENTIAL DOCK
35 SUNSET SHORE DR
NARRAGANSETT, RI

RAMP SECTIONS AND FRAMING

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MANAGEMENT COUNCIL

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DESIGNED BY: RJM	DRAWN BY: RJM	SCALE: NTS	8
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