

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
1995-07-194	Narragansett	11 East Pond Road		A*	<input type="checkbox"/>	X
		Plat	U			
		Owner Name and Address				
Date Accepted	10/7/25	East Pond Cottage LLC		Work at or Below MHW		X
Date Completed	12/31/25	c/o Jeffrey Berry 52 Green Kinyon Driftway Narragansett, RI 02882		Lease Required		<input type="checkbox"/>

PROJECT DESCRIPTION

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)(l)*).

KEY PROGRAMMATIC ISSUES

Coastal Feature: Coastal beach backed by coastal bluff with riprap revtment

Water Type: Type 2, Bluff Hill Cove, Point Judith Pond, Low Intensity Use

Red Book: 1.1.6, 1.1.7, 1.1.10, 1.2.1(B)1.2.2(A), 1.2.2(D), 1.2.3, 1.3.1(D), 1.3.1(N), 1.3.5

SAMP: RI' Salt Pond Region, Lands Developed Beyond Carrying Capacity

Variances and/or Special Exception Details:

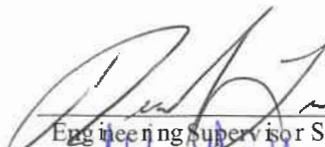
Section 1.3.1(D)(11)(l), 5' additional length variance

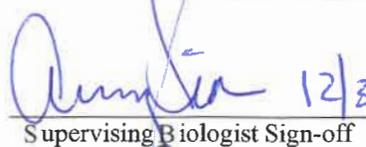
Additional Comments and/or Council Requirements: N/A

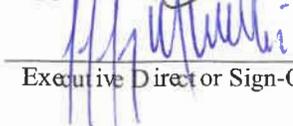
Specific Staff Stipulations (beyond Standard stipulations): N/A

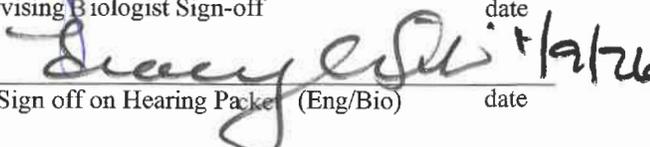
STAFF RECOMMENDATION(S)

Engineer	_____	Recommendation:	_____
Biologist	TAS	Recommendation:	No technical objection
Other Staff	_____	Recommendation:	_____

 _____ 12/31/25
Engineering Supervisor Sign-Off date

 _____ 12/31/25
Supervising Biologist Sign-off date

 _____ 1/5/26
Executive Director Sign-Off date

 _____ 1/9/26
Pg.0001 Staff Sign off on Hearing Packet (Eng/Bio) date

Name:
CRMC File No.:
Staff Report



STATE OF RHODE ISLAND
COASTAL RESOURCES MANAGEMENT COUNCIL
STAFF REPORT TO THE COUNCIL

DATE: 30 December 2025
TO: Jeffrey M. Willis, Executive Director
FROM: T. Silvia, Environmental Scientist II

Applicant's Name:	East Pond Cottage LLC
CRMC File Number:	1995-07-194-MODIFICATION
Project:	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 relocated on the parcel, requiring an additional 5' further length variance (Redbook 650-RICR-20-00-01 Section 1.3.1(D)(11)(I)).
Location:	11 East Pond Road; Narragansett: Plat(s): U; Lot(s): 44
Water Type/Name:	II, Pt Judith Pond, Bluff Hill Cove, Low Intensity Use
Coastal Feature:	Coastal beach and bluff, with riprap revetment
Plans Reviewed:	"Proposed Residential Dock, 11 East Pond Rd, Narragansett.. "dated August 25, 2025, 8 sheets by Russell J. Morgan, RPE
Recommendation:	No technical objection

A) INTRODUCTION:

1. The project site is located on the eastern side of Pt Judith Pond along Bluff Hill Cove, opposite Great Island (Figure 1 below). There are numerous residential boating facilities along this Cove, similar in length/style as well as nearby moorings. Grassed lawn to revetted coastal bank exists onsite and the grandfather dock is proposed to be entirely replaced and slightly lengthened/relocated.
2. The project was accepted in October and sent to 30day public notice on 10/28/25 which concluded *without comment*. The ACOE review is underway for the project and the facility has both a temporary (#1993-8-60) and grandfather dock permit. Variance burdens of proof were submitted.

Name:
 CRMC File No.:
 Staff Report

FIGURE 1: NARRAGANSETT, PT JUDITH POND. BLUFF HILL COVE, 11 EAST POND RD



B) APPLICABLE REGULATIONS/STAFF COMMENTS (Redbook 650-RICR-20-00-01):

REDBOOK SECTION	SECTION TOPIC	STAFF COMMENT
1.1.6	Applications/Objections	Permit required for changes/ No Public Notice comments
1.1.7	Variances	5' length requested
1.2.1(B)	Type 2 Low Intensity use	Docks allowed in Type 2 waters
1.2.2(A)	Coastal Beaches	Thin beach strip, access provided
1.2.2(D)	Coastal Bluff	Has riprap, no change proposed
1.3.1(D)	Recreational Boating Facility	Requirements met except variance
1.3.5	Scenic Protection/Value	Consistent with nearby facilities

C) STAFF COMMENTS/RECOMMENDATION:

1. The applicant proposes to replace an outdated grandfather dock with a dock similar in nature; The non-standard grandfathered configuration will be replaced with a standard fixed pier, ramp and terminal float, with small access landing included. The variance request notes that site conditions dictate the increased length. The facility is in-line with similar docks in the area and designed to meet the minimum 18" water depth. Float stops will be required to prevent substrate disturbance at lower tidal cycles.
2. The project requires a variance to Section 1.3.1(D)(11)(l), for length over 50' seaward of MLW. The permitted facility already has a variance to 79' MLW, and the new facility is proposed at 84' MLW, an increase of 5' additional feet. The request notes that the length variance and alignment are due to the presence of existing boulders immediately to the east, and there are no significant environmental impacts from this requested variance. The proposed design is similar to existing and nearby facilities and other layouts would likely also require similar variances as this shoreline is shallow.
3. When submitted, the project also required a property line extension variance to Section 1.3.1(D)(11)(k), for work within 25' of the PLE; However, the Town of Narragansett Harbor Commission, owner of the adjacent property (Durkin Drive Ext. paper street), has since submitted a letter of no objection. The PLE variance is obviated at this time.
4. There is no coastal wetland or submerged aquatic vegetation (SAV) at the site and the facility meets the required mooring setbacks. Lateral access (minimum 5' at the MHW mark) has been provided at the site, and no work on the existing revetment is proposed. It is staff's opinion the facility has been designed in accordance with all requirements of Section 1.3.1(D) excepting the additional 5' length.
5. Full Coastal Council hearing is required for length variances over 75' MLW in coastal lagoons such as Point Judith Pond. It is staff's opinion that the applicant has met the variance burdens of proof and there are no staff objections to the issuance of a Modification for this project as proposed, with standard stipulations withheld pending Council Decision.

Staff signature: _____



T. Silvia, Staff Biologist