

## Brittany Spurlock

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**From:** Heather Cook <hcook@littlecomptonri.org>  
**Sent:** Friday, November 21, 2025 11:41 AM  
**To:** Brittany Spurlock  
**Cc:** Benoit Gauthier  
**Subject:** Little Compton CRMC Application # 2025-07-044 relating to 10 Minnesota Road  
**Attachments:** Document 1 of 11 Little Compton CRMC application # 2025-07-044.pdf; Document 2 of 11 Little Compton CRMC application # 2025-07-044.pdf; Document 3 of 11 Little Compton CRMC application # 2025-07-044.pdf; Document 4 of 11 Little Compton CRMC application # 2025-07-044.pdf; Document 5 of 11 Little Compton CRMC application # 2025-07-044.pdf; Document 6 of 11 Little Compton CRMC application # 2025-07-044.pdf; Document 7 of 11 Little Compton CRMC application # 2025-07-044.pdf; Document 8 of 11 Little Compton CRMC application # 2025-07-044.pdf; Document 9 of 11 Little Compton CRMC application # 2025-07-044.pdf; Document 10 of 11 Little Compton CRMC application # 2025-07-044.pdf; Document 11 of 11 Little Compton CRMC application # 2025-07-044.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

Hello Britney,

At the Little Compton Town Council Meeting last evening it was voted for the Town Clerks office to send you all correspondence we have for the Little Compton CRMC Application # 2025-07-044 relating to 10 Minnesota Road. Attached you will find 11 files containing the correspondence in no particular order.

Thank you -  
Heather

Heather J. Cook, CMC  
Deputy Town Clerk  
Town of Little Compton  
P. O. Box 226  
40 Commons  
Little Compton, RI 02837  
Tel. 1-401-635-4400  
Fax 1-401-635-2470  
[hcook@littlecomptonri.org](mailto:hcook@littlecomptonri.org)



## Heather Cook

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**From:** Cadly <lyonscadly@gmail.com>  
**Sent:** Thursday, November 20, 2025 5:21 PM  
**To:** Carol Wordell; cstaf1@crmc.ri.gov; Heather Cook  
**Cc:** Amy Silva; asawaia@crmc.ri.gov  
**Subject:** File # 2025-07-44Sakonnet Harbor/Application for Residential Marine Boating Facility

To the Council:

I write to formally object to the application by Tim and Isabella Ehrlich for a fixed pier at 10 Minnesota Road. The proposal violates the Coastal Resources Management Program (CRMP) standards regarding density, usage, and safety.

1. Unwarranted Intensification and Existing Access (Section 1.3.1(D)): CRMP Section 1.3.1(D).3(b,f) mandates the minimization of shoreline proliferation. The applicants currently enjoy two distinct forms of water access: their private mooring and the substantial facilities of the Yacht Club. Constructing a third, private fixed pier constitutes an excessive "cumulative impact." The public trust should not be burdened by a redundant structure solely for the convenience of a single family that already possesses ample "reasonable access".

The same section states: "the Council encourages the construction of facilities that service a number of users". Given that Ehrlichs are actively seeking to "preserve [their] right to privacy and dissuade trespassing on [their land]", it's safe to assume the proposed pier would only service them.

2. Incompatibility with Type 5 Waterway Mandates (Section 1.2.1(F).2(a,b): Type 5 waters are designated for the "co-existence" of commercial and recreational activities with the Council's goals including "efficient use of space" and "protect the scenic characteristics" that exist. A fixed private structure inherently privatizes public waters where it resides and physically reduces the size of the mouth of the harbor. This proposal narrows the navigable channel to prioritize a single residence over the public interest, both of which conflict with the Council's stated goals.

3. Navigational Safety: Section 1.3.1(A)(1)(j) explicitly requires the applicant to demonstrate that the project will not result in "significant conflicts with... navigation." Given the traffic from recreational boaters, Sakonnet Yacht Club, Sakonnet point club, and large fishing vessels, a 96-foot fixed obstruction in this location creates an unavoidable conflict.

I respectfully request that the Council reevaluate the application.

Sincerely,

Catherine Lyons

17 Pennsylvania Rd., Little Compton, RI

## Heather Cook

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**From:** kkm <kkmerriman@gmail.com>  
**Sent:** Thursday, November 20, 2025 3:35 PM  
**To:** cstaff1@crmc.ri.gov; Heather Cook; Carol Wordell; Benoit Gauthier  
**Subject:** File # 2025-07-44 Sakonnet Harbor/Application for Residential Marine Boating Facility

You don't often get email from kkmerriman@gmail.com. [Learn why this is important](#)

Dear Members of RI Coastal Resources Management (CRMC) and Members of the Little Compton Town Council,

I am writing to express my concern about the proposed dock located at 10 Minnesota Road. While I appreciate their property gives them the riparian rights to build a dock, I question if it is the right thing to do as there has not been another structure on the eastern side of the harbor during my lifetime, over fifty years. As a resident who has grown up on Sakonnet Harbor, I want to protect and preserve the harbor and its wildlife for future generations. The harbor is busy during the summer months with sailing and powerboat traffic, fishing boats as well as kayaking, paddle boarding and swimmers. I worry about the safety of adding a new structure to the harbor when the Sakonnet Yacht Club (SYC) is steps away. SYC welcomes new members so that the Ehrlich's family members who spend time in Little Compton could join and use it to swim, sail, paddle board and be part of the community. It is my understanding they have a mooring with their house so if they wanted a boat they could use their mooring.

It is also my understanding that their house at 10 Minnesota Road is rented out at various times during the year and has a large capacity. If they want to let their renters use the dock, as I believe it has been suggested, would it be possible to see the insurer's commitment to the potential liability risks by having a dock that could be used by renters who might swim or bring in a boat where there already is boat traffic as well as a considerable amount of ledge. I have concern for safety for the individuals swimming off this proposed dock as well as potential damage from storms and wind to this dock and other boats if renter's boats are permitted.

I am opposed to installing a dock right now. Could at least more time be taken for everyone to review and understand the long run implications of adding a new structure to the harbor. For example markers could be put in the water during the summer season so we could study the traffic flow, safety concerns and the potential environmental impact?

Thank you for your time and consideration.

Katharine Merriman  
42 Baileys Ledge Rd

## Heather Cook

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**From:** D B <danielburke@hotmail.com>  
**Sent:** Thursday, November 20, 2025 2:57 PM  
**To:** cstaff1@crmc.ri.gov; Heather Cook; Asilva@crmc.ri.gov; asawaia@crmc.ri.gov; 2benoitgauthier@gmail.com; Carol Wordell  
**Subject:** Sakonnet Harbor - 10 Minnesota Dock Proposal

Some people who received this message don't often get email from danielburke@hotmail.com. [Learn why this is important](#)

Hello,

I am writing to submit my objection to the proposed dock at 10 Minnesota.

We live on Long Pasture and have been enjoying the Harbor (and the boat ramp) and notably the lack of non-commercial docks. We hope it stays that way as the thought of this and other docks is hard to fathom in our small harbor when a viable boat ramp is used by myself and others.

Sincerely,

Dan Burke  
37 Long Pasture

Dan Burke  
781-491-5954 (m)

## Heather Cook

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**From:** Cloud Howard <cloudhoward@me.com>  
**Sent:** Thursday, November 20, 2025 12:56 PM  
**To:** cstaff1@crmc.ri.gov; Heather Cook; Carol Wordell; Asilva@crmc.ri.gov; asawaia@crmc.ri.gov; 2benoitgauthier@gmail.com  
**Subject:** Objection to boating facility, Little Compton

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Cloud Howard,  
16 Austin Lane,  
Little Compton RI 02837  
401-338-1177  
Choward@gustavewhite.com

Rhode Island Coastal Resources Management Council  
Stedman Government Center  
4808 Tower Hill Road  
Wakefield, RI 02879

Re: Objection to Proposed Residential Boating Facility at 10 Minnestoa Road, Little Compton  
CRMC Application No. 2025-07-044

Dear Members of the Council:

I write to formally oppose the proposed private residential boating facility/dock at 10 Minnesota Road, Little Compton. My objections are grounded not only in environmental, navigational, and safety concerns but also in the fact that the proposal conflicts with the CRMC's own regulatory framework, codified in 650-RICR-20-00-1 ("Red Book").

### Legal and Policy Basis for Objection

#### 1. Use of Public Trust Resources & CRMC's Mandate

- Under CRMC policy, "the construction of marinas, docks, piers, floats and other recreational boating facilities located on tidal lands or waters constitutes a use of Rhode Island's public trust resources." 650-RICR-20-00-1.3.1(D)(3)(h) requires that the Council assess such uses on a "case-by-case basis," examine reasonable alternatives, and protect public trust interests. [Rhode Island Department of State+1](#)
- The requirement to weigh benefits against impacts, including environmental, navigational, and scenic impacts, is clearly stated in CRMC policy. [Rhode Island Commerce Corporation+1](#)

### Specific Objections

#### 2. Precedent-Setting / First Private Dock

- Approving this dock — the first private residential structure of its kind in the harbor — would drastically change the nature of public trust lands. CRMC policy explicitly seeks to manage the siting and density of recreational boating facilities "with due regard for the capability of coastal areas to support boating and the degree of compatibility with other existing uses." [Rhode Island Department of State](#)
- Under Red Book section 1.3.1(D)(3)(f), there is a policy to limit "cumulative impacts associated with the increased density of existing recreational boating facilities." [Rhode Island Commerce Corporation+1](#)
- Moreover, section 1.3.1(D)(3)(a) encourages designs that serve multiple users rather than many single-user docks, precisely to avoid proliferation. [Rhode Island Department of State](#)

#### 3. Environmental Impacts & Eelgrass Survey Inadequacy

- According to CRMC standards under 1.3.1(D), boating facilities must be "designed and constructed to ... minimize impacts to existing resources." [Rhode Island Department of State](#)
- CRMC's "Standards" clause mandates that Submerged Aquatic Vegetation (SAV) (which includes eelgrass) surveys be conducted during peak biomass periods. Specifically, the Red Book requires SAV surveys in Narragansett Bay between July 1 and September 15, and in other embayments in summer. [Rhode Island Department of State](#)
- A November survey (outside the growing season) is thus non-compliant and fails to provide reliable data on eelgrass presence or density, undermining the Council's ability to assess ecological risk.

#### 4. Navigational and Geological Concerns

- The site's rocky outcroppings and shallow, uneven bottom make it inherently hazardous for docking structures. CRMC's policy in 1.3.1(D)(3)(c) requires new facilities to be appropriate for environmental site conditions, including geological constraints. [Rhode Island Department of State](#)
- Given these conditions, introducing a fixed dock increases risk of grounding, vessel damage, or navigational accidents, especially in low-water or poor-visibility conditions.

#### 5. Scenic / Aesthetic Impacts

- CRMC's policy calls for evaluation of "potential aesthetic and scenic impacts associated with the structure." [Rhode Island Commerce Corporation+1](#)
- As the first private dock in a largely undeveloped shoreline portion, this structure will visibly alter the character of the shoreline and diminish its currently open, natural aspect — in direct conflict with the Council's scenic protection goals.

#### 6. Reasonable and Safer Alternatives

- Under CRMC policy, applicants must demonstrate that less harmful alternatives are not available. [Rhode Island Department of State+1](#)
- In this case, a nearby existing facility — the Sakonnet Yacht Club, just ~160 yards away — already provides boating access without the need to build a new private dock, offering a clear, less impactful alternative.

### Conclusion & Request

Because the proposed dock fails to meet multiple mandatory criteria in the CRMC regulatory regime — especially regarding protection of public trust resources, compliance with SAV survey timing, and avoidance of unnecessary density — I respectfully request that the Council deny the application. Thank you for your time and for your careful stewardship of Rhode Island's coastal resources.

Sincerely,  
Cloud Howard

## Heather Cook

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**From:** Perry Blank <perry.blank@gmail.com>  
**Sent:** Thursday, November 20, 2025 8:49 AM  
**To:** cstaff1@crmc.ri.gov; Heather Cook; Asilva@crmc.ri.gov; asawaia@crmc.ri.gov; 2benoitgauthier@gmail.com; Carol Wordell  
**Subject:** Strong opposition to dock at 10 Minnesota

[You don't often get email from perry.blank@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To the Little Compton Town Council and Rhode Island Coastal Management Resources Council:

We are writing to you as residents of Sakonnet Point who abut the property at 10 Minnesota and are strongly opposed to the construction of a dock and float at this property.

My family has owned a house on Sakonnet Point for the last 10 years and my husband and I (and now our 2 year old son) spend three nights per week there from June until September. We spend every other possible weekend there as well, including Thanksgiving, cozy February weekends, and for chilly swims off the SYC dock in early spring.

Our biggest concern with the dock is around safety. We love to swim in the harbor, and have even brought our toddler to float around in his life jacket this past summer. We jump off the SYC dock and the rocks and paddleboard around the harbor. We hope to send our son to the SYC harbor camp and sailing camps when he is old enough, and love watching the young kids cruising around the harbor. Given the house at 10 Minnesota primarily appears to be a rental property from our observation, with the addition of this dock and float it is sure to bring renters' boats, jet skis, etc. These renters would be unfamiliar with the harbor and likely have less regard for its rules and regulations that make us feel safe using the harbor like we do.

We hope to raise our kids (baby #2 coming in February) as proud stewards of Sakonnet Harbor and want to preserve it for them in the future.

We thank you for the consideration of our letter.

Perry Blank and Sam Johnson

## Heather Cook

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**From:** Charlie Blank <cblank17@gmail.com>  
**Sent:** Thursday, November 20, 2025 7:09 AM  
**Subject:** Strong Opposition to the Dock at 10 Minnesota

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<<https://aka.ms/LearnAboutSenderIdentification>>

To the Little Compton Town Council and the Rhode Island Coastal Resources Management Council,

I am writing as a longtime resident of Sakonnet Point whose property borders 10 Minnesota, and we want to express our strong opposition to the proposed dock and float at this location.

My parents have owned our home at 33 Goodrich Lane for a decade and I spend every summer—from May through November—as well as many winter weekends and holidays there. I am heading down today! In that time, we've observed that Tim and Isabel Ehrlich are seldom at their property. It primarily operates as a short-term rental, listed on Airbnb for most of the year. For that reason, the claim that a dock is needed for an elderly family member who is rarely present rings hollow; adding a dock would clearly serve to increase the appeal and profitability of the rental rather than meet a personal need. The idea of guests swimming at Thanksgiving or Christmas further underscores this disconnect.

Activity at 10 Minnesota is already constant, with renters, maintenance crews, and cleaners coming and going. One ongoing issue has been the number of guests' cars spilling onto neighbors' properties, something the Ehrlichs ultimately had to address by imposing limits. Given that the house is advertised as accommodating 21 people, it's not difficult to imagine how the addition of a dock, with renters' boats, jet skis, music, and visiting friends, would inevitably overflow into neighboring areas as well, creating new disturbances and safety concerns for those who live on Sakonnet Point.

Our greatest concern is safety. Summer in the harbor is active and communal: kids learning to sail in Optis, families swimming off the rocks, people of all ages jumping off the SYC dock, fishing, or taking paddle boards and kayaks out into the harbor. Introducing a steady stream of transient renters operating boats and jet skis, and unfamiliar with the harbor's nuances, would significantly disrupt the safe, quiet enjoyment of this unique place for everyone else. As I think of raising a family here in the future, the possibility of an unsafe harbor crushes me.

While we aren't experts on the environmental implications, we do know that the harbor has already been affected by rising sea levels and the increasing presence of offshore wind turbines. Preserving the stability of Sakonnet Harbor should be a top priority.

Thank you very much for taking the time to consider our perspective.

All the best,

Charlie Blank

## Heather Cook

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**From:** Sarah Rich <saeandpetzl@gmail.com>  
**Sent:** Wednesday, November 19, 2025 4:42 PM  
**To:** Cstaff1@crmc.ri.gov; asilva@crmc.ri.gov; asawaia@crmc.ri.gov  
**Cc:** Heather Cook; Carol Wordell  
**Subject:** Opposition to File #2025-07-044 – Proposed Private Dock in Sakonnet Harbor

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Rhode Island Coastal Resources Management Council  
Stedman Government Center  
4808 Tower Hill Road  
Wakefield, RI 02879

Dear Members of the Council,

I am writing to express my opposition to the application for a private residential dock at 10 Minnesota Road in Little Compton. I grew up sailing out of the Sakonnet Yacht Club and continue to live in the area, and I care deeply about the safety, character, and long-term health of Sakonnet Harbor.

My concerns reflect both personal experience on the water and the realities of this particular location.

### 1. Safety Concerns for Children, Boaters, and Harbor Users

The harbor is a uniquely challenging place to navigate, especially for anyone unfamiliar with its strong currents, shifting winds, rocky bottom, and limited maneuvering space along this shoreline. As someone who grew up in the SYC sailing program and still watches young sailors learning those same skills today, I am especially worried about the risks posed by a private dock used by short-term rental guests. Visitors staying at an Airbnb are unlikely to understand the conditions in this harbor or the protocols that keep everyone safe. Introducing a private dock in such a dynamic area places children, recreational boaters, and swimmers at unnecessary risk.

### 2. Vulnerability of the Location and Risk to Other Vessels

This location has a history of storm damage, including a prior dock destroyed in the 1930s. That history is significant. Sakonnet Harbor is exposed, and in major storms, debris can break free and cause serious harm to surrounding vessels. The commercial fishermen who rely on this harbor, whose boats represent their livelihoods, would bear the brunt of that damage. A structure with a high likelihood of failure in severe weather is not just a private risk; it becomes a community risk.

### 3. No Demonstrated Need Given Existing Public Access Nearby

The Sakonnet Yacht Club, located only about 160 yards from the property, already provides safe, established access to the water. For decades, this has served residents, families, and seasonal visitors alike. Given this, it is difficult to see a compelling need for a private dock, especially one that introduces new safety and environmental concerns into a small harbor.

### 4. Precedent and Community Impact

Allowing one private dock sets a precedent for others along this part of the shoreline. The harbor is too small and too unprotected to absorb a wave of similar requests. The character of this community and the safety and navigability of the harbor depend on thoughtful, cautious decision-making. Once private docks begin to populate this section of shoreline, the cumulative impacts cannot be undone.

### 5. Environmental and Habitat Concerns

The site is environmentally sensitive, with rocky ledges and shallow, uneven bottom conditions. I understand that the eelgrass survey was not conducted during the required summer window, so it is impossible to determine whether submerged aquatic vegetation is present. CRMC's mandate to protect coastal resources depends on accurate, seasonally appropriate surveys, and this information gap alone warrants close review.

For these reasons, I respectfully ask the Council to deny the application, or at a minimum, advance it to a Category B contested case for full evaluation. Sakonnet Harbor is a shared public resource that has supported families, fishermen, and young sailors for generations. Its safety and integrity should remain the priority.

Thank you for your careful consideration and for your ongoing stewardship of Rhode Island's coastal environments.

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Sarah M. Rich  
401-338-3955  
238 West Main Rd.  
Little Compton, RI 02837

## Heather Cook

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**From:** Carol Wordell  
**Sent:** Wednesday, November 19, 2025 8:16 PM  
**To:** Heather Cook  
**Subject:** FW: Dock proposal at 10 Minnesota Road Little Compton

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**From:** rsmall1007@aol.com <rsmall1007@aol.com>  
**Sent:** Wednesday, November 19, 2025 8:15:17 PM (UTC-05:00) Eastern Time (US & Canada)  
**To:** Carol Wordell <cwordell@littlecomptonri.org>  
**Subject:** Dock proposal at 10 Minnesota Road Little Compton

You don't often get email from rsmall1007@aol.com. [Learn why this is important](#)  
To the Little Compton Town Council and Rhode Island Coastal Resources Management Council:

We are writing to you as residents of Little Compton. We are voicing our opposition to the dock proposal at 10 Minnesota Road. We have been Little Compton home owners for 25 years. My husband grew up spending summers in Little Compton. The preservation of its pristine environment is a priority for our family.

The safety issue is our biggest concern. We are Sakonnet Yacht club members. Our daughters and now our grandsons frequent the harbor for sailing camp. Boating activities and the favorite "jumping off the dock" are daily events during July and August. The harbor is crowded during these months. The addition of a dock raises the chances of accidents, as boats go in/out. Please consider the safety of those who regularly use the dock for recreational purposes.

We appreciate you consideration of this matter.

Ruth and Jim Small

## Heather Cook

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**From:** Linda Logan <linda.logan@compass.com>  
**Sent:** Wednesday, November 19, 2025 8:41 PM  
**To:** cstaff1@crmc.ri.gov; Heather Cook; asilva@crmc.ri.gov; asawaia@crmc.ri.gov; 2benoitgauthier@gmail.com; Carol Wordell  
**Subject:** Ehrlich's dock permit- 10 Minnesota Rd

You don't often get email from linda.logan@compass.com. [Learn why this is important](#)  
To All,

We are shocked and horrified to learn of the proposed Dock and float by the Erlichs at 10 Minnesota Rd. Little Compton. We are long time renters of 2 Minnesota Rd, a property which is owned by the Sakonnet Yacht Club. The fact that the Erlichs are using this property as a short term rental property changes the whole neighborhood. To begin with the road traffic on Minnesota Rd, a dead end street, will not support the increase traffic usage of people and boats trying to get to the dock and float. As you know there are no other docks on the stretch of waterway for good reason. The impact on this secluded harbor would cause great environmental disruption. In Summary, We strongly urge you to vote against this project.

Jamie and Linda Logan

--  
Linda Logan  
Realtor®  
Compass  
161 Linden St, Suite 102  
Wellesley MA 02482  
m: 781.801.6482  
linda.logan@compass.com

## Heather Cook

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**From:** Robin and Phil Chisholm <prchisholm@verizon.net>  
**Sent:** Wednesday, November 19, 2025 3:14 PM  
**To:** cstaff1@crmc.ri.gov; asilva@crmc.ri.gov; asawaia@crmc.ri.gov; Heather Cook; Carol Wordell; 2benoitgauthier@gmail.com  
**Subject:** Proposed dock in Little Compton

You don't often get email from prchisholm@verizon.net. [Learn why this is important](#)  
To Members of the Little Compton Town Council and Rhode Island Coastal Resources Management Council:

We are writing to you to express our concern regarding the private dock being proposed in Sakonnet Harbor for the property at 10 Minnesota Rd. As 20-year property owners in town (and living on Sakonnet Point Road for the past ten years), we treasure our time around the local waters as avid boaters and kayakers. Our fear is that adding the proposed large private dock around the harbor will create a dangerous, unregulated expansion of traffic to the area. As far as we know, there are no other private docks in this part of Little Compton and adding a new structure not only will create confusion and safety concerns by expanding the number of boaters not familiar with the area, but also will set a precedent for others to consider adding their own docks in the area.

Thank you for taking the time to read this. We respectfully ask you to oppose this expansion.

Thank you.

Sincerely,  
Phil and Robin Chisholm  
24 Sakonnet Point Rd  
Little Compton, RI

## Heather Cook

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**From:** Carol Wordell  
**Sent:** Wednesday, November 19, 2025 1:20 PM  
**To:** Heather Cook  
**Subject:** FW: Proposed Dock & Float at 10 Minnesota Ed

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**From:** Katherine Woodhouse <k.n.woodhouse@gmail.com>  
**Sent:** Wednesday, November 19, 2025 1:18:55 PM (UTC-05:00) Eastern Time (US & Canada)  
**Subject:** Proposed Dock & Float at 10 Minnesota Ed

You don't often get email from k.n.woodhouse@gmail.com. [Learn why this is important](#)  
To the RI Coastal Resources Management Council and the Little Compton Town Council,

I have spent my entire life being privileged enough to enjoy Sakonnet Harbor—swimming off the Sakonnet Yacht Club dock; paddle-boarding; crabbing off the rocks, sailing (through SYC and with my father, who owns an Alden), and enjoying peaceful and beautiful Sakonnet sunsets from the SYC dock & property.

I strongly oppose the proposed 75' private dock and 72 sq. ft. float at 10 Minnesota Road. This property is now operated as a high-end short-term rental, marketed on social media and frequently packed with large groups. Neighbors already deal with noise, trespassing, and heavy traffic. Extending this use into the harbor would compromise safety and quality of life for the community. Moreover, it seems highly likely that owners' primary motivation is to increase both the frequency and intensity of use of their rental property, increasing their profits at the expense of both their neighbors and all who use the harbor.

The proposed dock would disrupt one of the harbor's safest routes for swimmers, paddlers, and sailors, forcing them into motorboat traffic. It would also interfere with wildlife that relies on the eastern shoreline for feeding and roosting. Required lighting would add unnecessary light pollution to an otherwise dark shoreline.

Unlike regulated use at the Sakonnet Yacht Club or the Sakonnet Point Club, there would be no oversight of renters launching motorboats, jet skis, or other craft from the dock. These users may be unfamiliar with the harbor's rocks, currents, and conditions—putting themselves and others at risk. A northern storm could also tear the float or attached boats loose, threatening the mooring field and surrounding vessels.

The rocky shoreline in this location is a natural flood buffer, and installing a dock would weaken that protection. With storms and sea level rise intensifying, this structure poses unnecessary risk to the harbor.

Just 160 yards away, the Sakonnet Yacht Club already provides inclusive, affordable access to boating for residents and visitors, including seniors and people with limited mobility. A private dock is unnecessary except for commercial rental use.

There are no private docks along the eastern shoreline north of this site. Approving one would set a damaging precedent and encourage further private development of a shared community resource.

I urge the Town Council and the CRMC to reject this proposal.

Thank you for your consideration.  
Katherine Woodhouse

## Heather Cook

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**From:** Kevin Callaghan <kcallaghan@berkshirepartners.com>  
**Sent:** Wednesday, November 19, 2025 11:11 AM  
**To:** Carol Wordell; cstff1@crmc.ri.gov; Heather Cook; Asilva@crmc.ri.gov; asawaia@crmc.ri.gov; 2benoitgauthier@gmail.com  
**Cc:** Julie Callaghan  
**Subject:** Fw: Sakonnet River Dock Proposal

You don't often get email from kcallaghan@berkshirepartners.com. [Learn why this is important](#)  
To the Little Compton Town Council and Rhode Island CRMC Officials and Staff:

From the summer of 2000, my wife Julie and I have been long-time Little Compton summer residents, first as renters, and then for the past 17 years as homeowners at 2 Long Pond Lane. We have been members of the Sakonnet Yacht Club and are currently active members of the Sakonnet Point Club and its fractional boat ownership program, and thus have insights about the harbor and boating in Little Compton

We learned recently of a proposal to build a dock, jutting into the river, just north of the harbor. I honestly thought this was a joke proposal. Who would actually propose to be the first and only private dock in that entire area? Is there a real chance it receives the necessary approvals?

One of the many things we love about Little Compton, and the harbor and coastline in particular, is its simple, undeveloped natural beauty. It feels like a throwback to a different time. Visitors remark how preserved it feels, how charming it is, and yet how functional it also is. I can only imagine that one dock will open the door to many docks. The impact on the natural beauty of the waterfront from even one dock would be quite negative, both visually and from a safety standpoint. Small boats, kayaks, sailboats from the summer sailing program, occasional windsurfers, and fishermen all enjoy the shoreline safely without worrying about a dock jutting into the river.

I also understand (and maybe it's not relevant) that this is a property that is most often used not by its owners for their own purposes, but by their renters. I can only imagine how renters, likely far more insensitive to what makes Little Compton special, will treat the dock as a play toy for jet skis, parties and other nuisances that our Little Compton waterfront is generally devoid of. Given the proximity to the heavily trafficked harbor opening, it really feels like a meaningful imposition and safety risk existing solely for the benefit of the renters of one house.

From a policy standpoint, this feels troublesome to me, given the collective care that Little Compton residents take for the land and waterscape that they love. The benefits of this dock would accrue to a very few. The costs and negative impact would be borne by very many. This feels out of whack with good policy.

Scientists can apprise the environmental impact of this project better than I, but I must believe that the damage to the shore line from the construction and regular use of a dock would also be quite negative.

Julie and I strongly oppose the permitting and building of this dock for safety, aesthetic, precedent, fairness and environmental reasons. I hope you shoot it down before it becomes a blight on the river.

Thank you for serving the needs of all Little Compton residents.

Kevin and Julie Callaghan

**Kevin Callaghan | Managing Director**  
Berkshire Partners LLC | Private Equity | 200 Clarendon Street, Boston MA 02116  
Main: 617.227.0050  
[www.berkshirepartners.com](http://www.berkshirepartners.com)

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## Heather Cook

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**From:** Matthew Dawson <mdawson@wcvr.com>  
**Sent:** Wednesday, November 19, 2025 9:44 AM  
**To:** Heather Cook; Carol Wordell; Asilva@crmc.ri.gov; cstaff1@crmc.ri.gov; asawaia@crmc.ri.gov; 2benoitgauthier@gmail.com  
**Subject:** Proposed dock construction at 10 Minnesota Rd

You don't often get email from mdawson@wcvr.com. [Learn why this is important](#)  
To the members of the Little Compton Town Council and the RI Coastal Resources Management Council;

We're writing you to offer feedback to the proposed private dock installation at 10 Minnesota Rd at Sakonnet Point. Although we live at 101 Sakonnet Point Rd, and therefore do not abut the property, we do strongly oppose the construction of said dock and float due to the potential impact on the harbor and the Sakonnet Yacht Club.

My family, both immediate and extended, have been involved with the harbor for generations. My Grandfather, David A. Brayton, helped to establish the Sakonnet Yacht Club back in the day and my mother, Elizabeth (Betsy) Brayton, spent her life devoted to the wellbeing of both the yacht club and harbor. My Uncle, David A Brayton Jr, also was very involved as he ran a commercial fishing business for decades out of the harbor. My brothers and I also have boats in the harbor and spend most of our summers on the water. Needless to say, like many people who live on the point, the harbor is a very special place for us.

Our concern with the newly proposed dock and float is the potential negative impact it will have on the yacht club and surrounding harbor. The harbor is a very busy place during the summer months with boaters, swimmers, kayakers and paddle boarders to name a few. With the mooring field filled with both private and commercial boats the harbor can be a tricky place to navigate even during calm periods. We feel that if Little Compton sets a precedent and allows private docks to be constructed along the east coast of the harbor, it would not only hinder the ability to protect this historic place, but would also present a significant safety issue for all those who use the harbor, young and old.

Pam and I appreciate the council's consideration regarding this matter and hope you make the right decision to protect the beauty and safety of the Sakonnet harbor.

All the best,

**Matt & Pam**

**Matthew Dawson**  
101 Sakonnet Point Rd.  
Little Compton, RI. 02837  
mdawson@madriver.com  
(802) 238-3307

**Be who you are and say what you feel because the ones who mind don't matter, and the ones who matter don't mind**

— Theodor Seuss Geisel

## Heather Cook

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**From:** Bart Littlefield <blittlef@gmail.com>  
**Sent:** Tuesday, November 18, 2025 3:53 PM  
**To:** Cstaff1@crmc.ri.gov; Heather Cook; Carol Wordell  
**Cc:** asilva@crmc.ri.gov; asawaia@crmc.ri.gov  
**Subject:** RE: File# 2025-07-044

You don't often get email from blittlef@gmail.com. [Learn why this is important](#)  
Dear Commissioners and Councilors:

I am writing to oppose the application to install a metal pier in the waters of Sakonnet Harbor in front of the property at 10 Minnesota Rd in Little Compton.

There are many problematic issues with the proposal. In my opinion the most glaring and prohibitive is the fact that the dock is proposed for an area of Sakonnet River coastline that has been designated as the *most extreme* exposure to severe ocean weather, with the highest likelihood of structural damage or destruction to structures erected in that location. It is likely that any structure built in that area in front of 10 Minnesota Road will be severely damaged or destroyed in the increasing storm weather the area has experienced in recent years, creating dangers to threaten navigation and safe use of the harbor and waterfront.

We ask the CRMC to deny this application.

Sincerely,

Bart Littlefield  
Former Commodore, Sakonnet Yacht Club  
552 West Main Road  
Little Compton, RI

## Heather Cook

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**From:** Thayer, Harvey H <harvey.h.thayer@citizensbank.com>  
**Sent:** Wednesday, November 19, 2025 7:45 AM  
**To:** cstaff1@crmc.ri.gov; Heather Cook; cwardell@littlecomptonri.org; Asilva@crmc.ri.gov; asawaia@crmc.ri.gov; 2benoitgauthier@gmail.com  
**Subject:** Opposition to proposed dock at 10 Minnesota Road

You don't often get email from harvey.h.thayer@citizensbank.com. [Learn why this is important](#)

To Members of the RI Coastal Resources Management Council and Little Compton Town Council,

I have summered in Little Compton my entire life and more recently my wife and I bought a home at 706 West Main Road. We love the town and embrace the slogan "Little Compton, let's keep it Little." My wife and two daughters are active members of the Sakonnet Yacht Club and the Sakonnet Point Club. While we don't own a boat, I have spent much of my life on and around Sakonnet Harbor boating, swimming, fishing and enjoying cookouts on the rocks. I am adamantly opposed to the proposed private 75'+ dock and associated 72' square foot float associated with a high-end short-term rental property on the harbor.

As you know, 10 Minnesota Road, was recently bought and renovated (as advertised on Instagram and other social media) for purposes of short-term rentals, which is how the house has been used, to their neighbors' dismay. The owners, Timothy and Isabella Ehrlich, are real estate speculators from Cambridge, MA who are not part of the Little Compton community. Instead, they earn income from crowds of short term, partying renters in the summer who often disrupt the quiet neighborhood of longtime locals. There are frequent noise disturbances and trespassing issues, and neighbors have reported upwards of ten (10) cars at the property on a single weekend. The proposed dock would extend this revolving-door chaos to Sakonnet Harbor, which would endanger all who use the harbor.

Aside from the significant safety issues for users of the harbor, abutters and wildlife, not to mention for a new dock itself that would be subject to the elements, there is the important matter of precedent. Currently, there are no private docks on the east side of the harbor, heading north along the coast, all the way up to Treaty Rock and beyond. There is a historical respect for the wild, beautiful shoreline extending up the river, preserved for all to enjoy. Allowing a private dock to be built would encourage other landowners to propose their own docks and send a message that Sakonnet Harbor is not a resource to be conserved and shared by all community members, but to be exploited by private interests.

Sakonnet Yacht Club, which is located 160 yards from the house at 10 Minnesota Road, is open to all and costs little to join, provides an access point for use of the dock and boating. It even provides boats and paddleboards for members' use. Since the Ehrlichs could use SYC's dock just steps from their door, they do not need a private dock, except for use by their short-term renters.

For all of these reasons, I would ask respectfully that Little Compton Town Council and the CRMC oppose the construction of the proposed "Residential Marine Boating Facility." Many others in our town are also opposed and would like to have their voices heard.

Thank you for your consideration of these important issues and the precedent they set.

Harvey Thayer  
706 West Main Road

This message is intended only for the addressee. If you are not the intended recipient, please notify the sender by e-mail reply and delete this message. If you are not the intended recipient, you are hereby notified that any

## Heather Cook

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**From:** Gayane Ebling <gayane@comcast.net>  
**Sent:** Tuesday, November 18, 2025 7:06 AM  
**To:** Heather Cook  
**Subject:** !0 Minnesota Dock Permit

You don't often get email from [gayane@comcast.net](mailto:gayane@comcast.net). [Learn why this is important](#)  
To the Little Compton Town Council and Rhode Island Coastal Resources Management Council:

We are writing as longtime residents of Sakonnet Point to express our strong opposition to the proposed dock and float at 10 Minnesota. Our concerns center on three issues: safety, environmental impact, and preservation of the character of Sakonnet Harbor.

Sakonnet Harbor is a small, active, and heavily used area—especially in summer, when children sail Optis, families swim from the rocks and the SYC dock, and residents fish, paddleboard, and kayak. Adding a private dock in this location would introduce additional boat and jet-ski traffic into an already narrow and busy area, increasing the risk of accidents and reducing safe access for the broader community.

The harbor's natural equilibrium has already been affected by regional changes, including offshore wind development and rising sea levels. Any new construction should be evaluated with extreme caution to ensure that Sakonnet Harbor—one of Little Compton's most treasured and fragile resources—is protected.

For these reasons, we respectfully urge the Town Council and CRMC to deny approval for the dock at 10 Minnesota.

Thank you for your consideration.

Gayane an Tom Ebling

## Heather Cook

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**From:** A Burns <caburns@msn.com>  
**Sent:** Tuesday, November 18, 2025 2:11 PM  
**To:** Carol Wordell; Town Council  
**Subject:** Dock proposed for 10 Minnesota Road

Some people who received this message don't often get email from caburns@msn.com. [Learn why this is important](#)

Dear Town Council -

I have owned property in Little Compton for many years, and while not a year round resident, I do pay taxes and am very concerned about the well-being of the town and it's year-round and seasonal communities. The dock proposed for 10 Minnesota Road seems to be in no-one's interest except the property owners who, I understand, rent the property out on a short-term basis. Having a large personal dock in the harbor makes things difficult for all the others who use the harbor- people who use the boat launch, the yacht club, the fishermen, the people who come to fish on the breakwater etc. It is not good for anyone to have a bunch of partiers on jet skis (or whatever) hanging out on a 76 foot square dock in what is a small harbor. Even if this home were owned by long-term and well-meaning residents of Little Compton (which it's not), I would oppose this sort of "private" development in the harbor or along the coastline. As all the residents who turned out for the Taylors Lane project said - we like our coastline the way it is. This kind of development - especially in private hands - is not good for the surrounding neighbors and would impact the use and enjoyment of the harbor by the rest of the Little Compton community.

I'm sure other have expressed concerns based on environmental or safety issues - and I share their concerns. On the most basic level, this is not a good path for the town to go down. It's absolutely inappropriate for the area and I hope you will not approve it.

Sincerely,

Alison S. Burns  
28 Taylors Lane

Sent from [Outlook](#)

## Heather Cook

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**From:** leslie puth <laputh@hotmail.com>  
**Sent:** Tuesday, November 18, 2025 12:34 PM  
**To:** cstaff1@crmc.ri.gov; Heather Cook; Carol Wordell; asilva@crmc.ri.gov; asawaia@crmc.ri.gov; 2benoitgauthier@gmail.com  
**Subject:** Regarding the proposed dock off of 10 Minnesota Road, Little Compton

Some people who received this message don't often get email from laputh@hotmail.com. [Learn why this is important](#)

To Members of the RI Coastal Resources Management Council and Little Compton Town Council,

As longtime residents of Little Compton and members of the Sakonnet Yacht Club and Sakonnet Point Club, we write to register our strong objection to the proposed private 75'+ dock and 72' square foot float for which the owners of 10 Minnesota Road are trying to secure permission.

The owners of 10 Minnesota Road, Timothy and Isabella Ehrlich, have proven to be very disrespectful neighbors in a neighborhood that is characterized by relatively small lots where houses are located in close proximity, and where property owners depend on each other to comport themselves in ways that ensure peace and quiet. Their disrespect is manifested by them constantly renting out their home on a short-term basis to crowds of people who have no connection to Little Compton, other than to use it as yet another pretty spot to party. We have heard many stories from friends who live in the area about the frequent noise and trespassing issues, not to mention the high level of automobiles coming and going on a lane that is used by small children and families. The Ehrlichs are rarely in residence themselves - their home on Minnesota Road is not a rural haven for them, it is a money-making asset. Now the Ehrlichs wish to build a dock, clearly so they can advertise their property as having water access, enabling them to raise the prices they charge to partying crowds of short term renters.

Furthermore, the proposed dock and float would impede use of a valuable community resource; the northern coastline of Sakonnet Harbor. Swimmers, kayakers, sailors, and fisherfolk all use that area for quiet recreational pleasure. Speaking personally, we kayak and paddleboard in that area frequently, and it would be extremely disruptive to have a high-traffic dock placed along that stretch of coastline. Speaking of which, the dock and float would unquestionably entice renters to bring watercraft with them to launch off this access point, thereby adding to the noise, commotion and traffic already experienced by long suffering neighbors. It would also be a nuisance to anyone using the Yacht Club premises, including the young sailors who take lessons at the Club.

We don't need to add that putting a private dock on that stretch of coastline would be highly unusual and somewhat precedent setting for Little Compton. The town prides itself on providing access to its residents to the many beautiful areas of town along the shore. Allowing construction of a private dock for these property owners, people who spend virtually no time residing in their home, is a slap in the face to all who cherish Little Compton's quiet and tranquil beauty. Among the reasons the town has not historically permitted docks to be built is to ensure habitat for birds, fish, and other creatures, and to mitigate against destruction of property as a result of coastal storms. Having a dock and float jutting into the harbor would be a risk that would burden the town in the event of a major storm causing damage to coastal property.

To conclude, we join many other members of the Little Compton community to respectfully and emphatically ask that Little Compton Town Council and the CRMC oppose the construction of the proposed "Residential Marine Boating Facility."

Sincerely,  
Leslie and David Puth  
619F West Main Road  
Little Compton, RI 02837

## Heather Cook

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**From:** Marshall Fordyce <marshall.fordyce@gmail.com>  
**Sent:** Tuesday, November 18, 2025 12:16 PM  
**To:** Cstaff1@crmc.ri.gov  
**Cc:** Heather Cook; Carol Wordell; asilva@crmc.ri.gov; asawaia@crmc.ri.gov  
**Subject:** RE: File# 2025-07-044

You don't often get email from [marshall.fordyce@gmail.com](mailto:marshall.fordyce@gmail.com). [Learn why this is important](#)  
To the RI Coastal Resources Management Council and Little Compton Town Council:

For your consideration, I am writing to object to the proposed construction of a dock at 1 Minnesota Road.

I currently serve on the Board of Governors at Sakonnet Yacht Club, own a home in Little Compton, and have used and enjoyed Sakonnet Harbor my whole life as a fisherman, sailor, and sailing instructor to Little Compton youth. I am deeply committed to the Sakonnet community and our harbor, and hope to preserve its good and safe use as a public trust resource for generations beyond me.

The reasons for my objection include:

1. The durability of the proposed structure and the safety of its users, located at the mouth of Sakonnet Harbor, which is unprotected by the breakwater and squarely exposed to our predominant southwest wind and seas.
2. The burden of predictable safety effects and rescue needs that would fall to the Harbormaster and likely the staff and volunteers of SYC.
3. Increase in boating at the mouth of the harbor, raising further safety concerns.
4. Potential environmental impact to the harbor and surrounding area.
5. The scenic impact of this private structure, and any subsequent structures built upon this precedent.
6. The existence of SYC as an accessible alternative to safe boating for these private residents and their guests.

Thank you very much for your consideration.

Marshall W. Fordyce  
Board of Governors, Sakonnet Yacht Club  
Homeowner, 82 Round Pond Road, Little Compton, RI 02837

## Heather Cook

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**From:** George Close <close1166@gmail.com>  
**Sent:** Tuesday, November 18, 2025 12:08 PM  
**To:** cstaff1@crmc.ri.gov; Heather Cook; Asilva@crmc.ri.gov; asawaia@crmc.ri.gov; 2benoitgauthier@gmail.com; Carol Wordell  
**Cc:** Mallory  
**Subject:** Opposition to proposed dock and float at 10 Minnesota Road- Little Compton

You don't often get email from close1166@gmail.com. [Learn why this is important](#)  
To the Little Compton Town Council and the Rhode Island Coastal Resources Management Council:

I am writing to strongly oppose the application to construct a private dock and float at 10 Minnesota Road in Sakonnet Harbor. My primary concern is the significant public safety hazard this proposed marine facility will create. The property in question operates as a high-capacity short-term rental (Airbnb), and introducing unregulated, high-turnover watercraft traffic from renters unfamiliar with the harbor's rhythm and intricacies directly endangers the many community members—including young sailors, swimmers, kayakers, and paddle boarders—who currently use this area safely. The harbor is a shared community asset, and its safety should not be compromised for commercial gain.

Furthermore, there are currently NO docks constructed on the west side of Little Compton on the Sakonnet river near the harbor and this development would set a detrimental precedent. Granting approval for a private, commercially-driven facility on this sensitive stretch of shoreline contradicts the community's long-standing respect for conserving the natural environment of Sakonnet Harbor. We urge both the Town Council and the CRMC to prioritize the safety of residents and the ecological health of this vital coastal resource by denying this application.

Sincerely,

George Close  
Little Compton resident  
71 Warrens Point Road

## Carol Wordell

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**From:** LAURA LOCKE <lauraklocke@aol.com>  
**Sent:** Monday, November 17, 2025 3:30 PM  
**To:** cstaff1@crmc.ri.gov; Heather Cook; Carol Wordell; Asilva@crmc.ri.gov;  
asawaia@crmc.ri.gov; 2benoitgauthier@gmail.com  
**Subject:** Proposed dock, 10 Minnesota Road

[You don't often get email from lauraklocke@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To members of the Little Compton Town Council and Rhode Island Coastal Resources Management Council,

I am writing today to add my voice to the concerns of my neighbors regarding the proposed construction of a 75' dock and adjoining 72' float in front of 10 Minnesota Road.

My husband and I became official residents of Little Compton when we purchased a home in 2008. But we originally came to Little Compton in 1986 as six-week renters, staying in 10 different houses over a 21 year period. As renters, we and our Brooklyn children embraced the community and its values, and quickly learned that the tranquility we loved so dearly required nurturing and protection. Every summer my family fully integrated with LC society, building relationships and doing its best to abide by a very clear culture of kindness and mutual respect.

Sadly, the world has changed since 1986 and Little Compton has changed too. Summer rentals, when they can be found, are short-term and expensive. Airbnb's and VRBO's have taken over the rental market, and houses are sometimes owned/managed by people, like the Ehrlichs, who have little to no connection with the town and whose clients may spend as few as 4 days in residence (the Ehrlichs specialize in long weekend wedding rentals). Guests, also disconnected from the town, don't really worry about disrupting the neighbors. Adding a 75' dock to what has already been described as "a nightmare situation", could only make life more destabilizing for the residents of Sakonnet Point.

I will let others speak to the environmental impact to the shoreline that such a project entails—I'm sure it's significant. My immediate concern is that a non-resident couple has proposed a structure that is totally out of keeping with the town's ethos with no plans to manage its use or the disruption it may cause. While I am personally a fan of Airbnbs, the fact that 10 Minnesota operates as a small inn/party house should be taken into consideration when judging this proposal.

Little Compton is and has always been a special place. Please respect our neighbors and say no to this proposal.  
Sincerely, Laura Locke

Sent from my iPhone

## Heather Cook

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**From:** Louise Bryant <louise.bryant@financialspyglass.com>  
**Sent:** Sunday, November 16, 2025 10:42 PM  
**To:** cstaff1@crmc.ri.gov; Heather Cook; cwardell@littlecomptonri.org; asilva@crmc.ri.gov; asawaia@crmc.ri.gov; 2benoitgauthier@gmail.com  
**Subject:** Ehrlich's dock permit- 10 Minnesota Rd

You don't often get email from louise.bryant@financialspyglass.com. [Learn why this is important](#)  
Hi Members of RI Coastal Resources Management (CRMC) and Members of Town of Little Compton Town Council,

Thank you for listening to input from the public and for your thoughtful consideration of the important issues surrounding the Ehrlich's' proposed dock at 10 Minnesota Road in Little Compton, as shown on the submitted land diagram. I am especially grateful for your collective attention to the precedent that CRMC's decision will set for generations to come in the Sakonnet Harbor area, both on and off the water.

Based on what I know today, I see no compelling reason for CRMC to approve the Ehrlich's dock permit, in a way that serves the community's long-term interests.

After reviewing Rhode Island Coastal Resources Management Program Code Section 300.4.b.11 and discussing the matter extensively with community members, I am writing to request the Town's and CRMC's careful consideration of several questions and concerns. I am a property owner at 155 Sakonnet Point Road, and I do not rent my home.

Before any affirmative decision is made regarding a dock for what appears to be a non-owner-occupied, short-term rental property advertised to sleep 21 people, I respectfully ask the CRMC to:

1. **Provide a detailed diagram** showing the exact position of the proposed dock in the water.
2. **Install 2–4 weather-resistant markers or balloons** at the proposed location for an agreed-upon period to allow the community to visualize the dock's length and placement.
3. **Obtain and confirm the insurer's commitment** to provide appropriate property, casualty, and umbrella coverage for the risks associated with the dock's use, including recreational vehicles used by renters.
4. **Explain the rationale** by which the Town and CRMC believe that supporting a structure of this type—given the stressors described by many on the water, septic systems, harbor calm, neighborhood character, and broader environment—aligns with your responsibility as stewards of the harbor for future generations, particularly when the request comes from a short-term, non-owner-occupied rental business.

Thank you again for your time and consideration of these important issues related to the proposed dock and for your stewardship of Sakonnet Harbor.

I respectfully request that the CRMC honor the four requests above should it find any reason to continue considering the Ehrlich's dock permit.

Sincerely,  
**Louise Hutchins Bryant**  
155 Sakonnet Point Road

Hi Members of RI Coastal Resources Management (CRMC) and Members of Town of Little Compton Town Council,

Thank you for your consideration of these important issues related to the Ehrlich's proposed dock, shown on the land diagram, and your collective care of the precedent that CRMC's decision sets for generations to come, relative to the Sakonnet Harbor area on and off the water.

After reading code section \_\_\_\_\_, and much discussion with community members, I'm reaching out to ask for the Town's and CRMC's attention and consideration of questions on my mind. I am a property owner at 155 Sakonnet Point Rd and I do not rent my home.

## Heather Cook

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**From:** L Bryant <louise.bryant@gmail.com>  
**Sent:** Sunday, November 16, 2025 10:57 PM  
**To:** cstaff1@crmc.ri.gov; Heather Cook; cwardell@littlecomptonri.org; Asilva@crmc.ri.gov; asawaia@crmc.ri.gov; 2benoitgauthier@gmail.com  
**Subject:** Ehrlich's dock permit- 10 Minnesota Rd

You don't often get email from louise.bryant@gmail.com. [Learn why this is important](#)  
Hi Members of RI Coastal Resources Management (CRMC) and Members of Town of Little Compton Town Council,

Please accept this final version

Thank you for listening to input from the public and for your thoughtful consideration of the important issues surrounding the Ehrlich's' proposed dock at 10 Minnesota Road in Little Compton, as shown on the submitted land diagram. I am especially grateful for your collective attention to the precedent that CRMC's decision will set for generations to come in the Sakonnet Harbor area, both on and off the water.

Based on what I know today, I see no compelling reason for CRMC to approve the Ehrlich's dock permit, in a way that serves the community's long-term interests.

After reviewing Rhode Island Coastal Resources Management Program Code Section 300.4.b.11 and discussing the matter extensively with community members, I am writing to request the Town's and CRMC's careful consideration of several questions and concerns. I am a property owner at 155 Sakonnet Point Road, and I do not rent my home.

Before any affirmative decision is made regarding a dock for what appears to be a non-owner-occupied, short-term rental property advertised to sleep 21 people, I respectfully ask the CRMC to:

1. **Provide a detailed diagram** showing the exact position of the proposed dock in the water.
2. **Install 2-4 weather-resistant markers or balloons** at the proposed location for an agreed-upon period to allow the community to visualize the dock's length and placement.
3. **Obtain and confirm the insurer's commitment** to provide appropriate property, casualty, and umbrella coverage for the risks associated with the dock's use, including recreational vehicles used by renters.
4. **Explain the rationale** by which the Town and CRMC believe that supporting a structure of this type—given the stressors described by many on the water, septic systems, harbor calm, neighborhood character, and broader environment—aligns with your responsibility as stewards of the harbor for future generations, particularly when the request comes from a short-term, non-owner-occupied rental business.

Thank you again for your time and consideration of these important issues related to the proposed dock and for your stewardship of Sakonnet Harbor.

I respectfully request that the CRMC honor the four requests above should it find any reason to continue considering the Ehrlich's dock permit.

Sincerely,  
**Louise Hutchins Bryant**  
155 Sakonnet Point Road



## Heather Cook

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**From:** Brodt <brodttaylor@gmail.com>  
**Sent:** Wednesday, November 12, 2025 1:16 PM  
**To:** Cstaff1@crmc.ri.gov  
**Cc:** Heather Cook; asawaia@crmc.ri.gov; Carol Wordell; asilva@crmc.ri.gov  
**Subject:** RE: File# 2025-07-044

You don't often get email from brodttaylor@gmail.com. [Learn why this is important](#)  
To Whom It May Concern,

I respectfully oppose the proposed residential pier/gangway/float at 10 Minnesota Rd, Little Compton. There is a perfectly good, nearby alternative for access and berthing (their intended use as described in their letter sent to the LC Town Council) through the Sakonnet Yacht Club, which meets the same need without adding another a private structure.

Additionally, while the whole harbor is deemed a 'Type 5' waterway, and this new structure would exist inside the harbor, it would sit at the very edge adjacent to 'Type 1' shoreline. This means less protection (essentially none depending on the wind direction), and heightened risk of collateral effects to a Type 1 shoreline.

A vessel under the responsibility of the applicants was inadvertently beached after presumably being fastened to their mooring. Had the scenario played out a little different, someone could have been hurt in the harbor, other boats/facilities damaged, or harm done to the Type 1 shoreline.

In this part of the harbor, the shoreline and near-shore waters are sensitive and already under pressure, thus the shoreline being designated Type 1 just feet away. A new dock would create unnecessary, long-term impacts—disturbance to habitat, more congestion, and incremental harm that can be hard to reverse.

The property doubles as an AirBnb/Vrbo short term rental. Private dock access could present additional danger in the form of ill-equipped renters swimming and/or piloting a vessel in a Type 5 waterway.

Given that a practical alternative already exists, the marginal benefit of a private dock to one property owner doesn't outweigh the potential risks to the harbor and shoreline we all share.

Sincerely,  
Brodt Taylor

## Heather Cook

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**From:** Anne-Marie Woodhouse <amwoodhouse@comcast.net>  
**Sent:** Monday, November 17, 2025 10:12 AM  
**To:** Heather Cook  
**Subject:** Proposed Dock and Float at 10 Minnesota Road, Little Compton

[You don't often get email from amwoodhouse@comcast.net. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To the RI Coastal Resources Management Council and the Little Compton Town Council,

I am a decades-long Little Compton homeowner whose family has spent many years enjoying Sakonnet Harbor—swimming off the Sakonnet Yacht Club dock; paddle-boarding; crabbing off the rocks with our children (who also learned to sail in the harbor through SYC); sailing, both as a family and - in my husband's case - in the weekly SYC Alden races; and enjoying peaceful and beautiful Sakonnet sunsets from the SYC dock & property.

I strongly oppose the proposed 75' private dock and 72 sq. ft. float at 10 Minnesota Road. This property is now operated as a high-end short-term rental, marketed on social media and frequently packed with large groups. Neighbors already deal with noise, trespassing, and heavy traffic. Extending this use into the harbor would compromise safety and quality of life for the community. Moreover, it seems highly likely that owners' primary motivation is to increase both the frequency and intensity of use of their rental property, increasing their profits at the expense of both their neighbors and all who use the harbor.

The proposed dock would disrupt one of the harbor's safest routes for swimmers, paddlers, and sailors, forcing them into motorboat traffic. It would also interfere with wildlife that relies on the eastern shoreline for feeding and roosting. Required lighting would add unnecessary light pollution to an otherwise dark shoreline.

Unlike regulated use at the Sakonnet Yacht Club or the Sakonnet Point Club, there would be no oversight of renters launching motorboats, jet skis, or other craft from the dock. These users may be unfamiliar with the harbor's rocks, currents, and conditions—putting themselves and others at risk. A northern storm could also tear the float or attached boats loose, threatening the mooring field and surrounding vessels.

The rocky shoreline in this location is a natural flood buffer, and installing a dock would weaken that protection. With storms and sea level rise intensifying, this structure poses unnecessary risk to the harbor.

Just 160 yards away, the Sakonnet Yacht Club already provides inclusive, affordable access to boating for residents and visitors, including seniors and people with limited mobility. A private dock is unnecessary except for commercial rental use.

There are no private docks along the eastern shoreline north of this site. Approving one would set a damaging precedent and encourage further private development of a shared community resource.

I urge the Town Council and the CRMC to reject this proposal.

Thank you for your consideration.

Anne-Marie Woodhouse  
28 Sakonnet Point Road  
Little Compton, RI

## Heather Cook

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**From:** Janet Coleman <janet.coleman@gmail.com>  
**Sent:** Monday, November 17, 2025 6:13 PM  
**To:** cstaff1@crmc.ri.gov; Heather Cook; cwardell@littlecomptonri.org; Asilva@crmc.ri.gov; asawaia@crmc.ri.gov; 2benoitgauthier@gmail.com  
**Subject:** Dock at 10 Minnesota Road

You don't often get email from janet.coleman@gmail.com. [Learn why this is important](#)  
To: Members of the RI Coastal Resources Management Council and Little Compton Town Council

I am writing to you to oppose the construction of a "Residential Marine Boating Facility" in Little Compton harbor. My husband has lived in Little Compton for eighty years and I've been here for fifty-two.

Although we live on Taylors Lane and won't see the dock, we are members of the Yacht Club. We've also experienced the downside of the AIRBNB rentals. One of them is nearby on Taylors Lane South. It has attracted loud groups who party until the police arrive, endless traffic, and frankly, rudeness to locals. When our grandchild was a baby and trying to get to sleep, we walked over to find out when the party was going to close down. A man gestured to us with both hands. Needless to say, the houses on Minnesota Road impact their neighbors anyway. If the absent owners advertise beds for 21 with a dock, imagine the entitled people that might attract. What do you do then?

I've read Mara Shore's letter and agree with every word.

With thanks for your consideration of this letter and the time you devote to these issues,  
Janet

Janet Wyman Coleman  
62 Taylors Lane  
Little Compton, Rhode Island 02837  
c: 508 561-3983  
[www.janetcoleman.com](http://www.janetcoleman.com)

## Heather Cook

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**From:** Erin Rouse <erinrouse@gmail.com>  
**Sent:** Monday, November 17, 2025 10:13 PM  
**To:** cstaff1@crmc.ri.gov; Heather Cook; cwardell@littlecomptonri.org; asilva@crmc.ri.gov; asawaia@crmc.ri.gov; 2benoitgauthier@gmail.com  
**Cc:** James Kohli  
**Subject:** proposed dock at 10 Minnesota

You don't often get email from erinrouse@gmail.com. [Learn why this is important](#)  
To the Little Compton Town Council and Rhode Island Coastal Resources Management Council:

My husband, James Kohli, and I have spent the last fifteen summers in Little Compton and hope to spend the next several decades enjoying this special town. We now have two young children who adore their summers here. Multiple times a week, we have a family picnic at the marina beach, where we enjoy swimming, bird watching, and catching and releasing an astounding number of crabs.

We recently learned about the proposed private 75'+ dock and associated 72' square foot float associated with the short-term rental property on the harbor and felt compelled to voice our objection. We immediately thought of the safety of the many young swimmers, paddle boarders, and kayakers that we see enjoying and sharing the harbor. With short-term renters using the proposed private dock, there is no way to regulate what kinds of watercraft are making use of the harbor or ensure that the operators understand the particular idiosyncrasies of the area.

Sakonnet Yacht Club, a welcoming and inexpensive club, offers a beloved jumping dock and safe launch place for watercraft. We can't understand why a private dock would be necessary given the proximity to SYC.

Thank you for your consideration.

Erin Rouse and James Kohli  
31 Taylors Lane South

## Heather Cook

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**From:** Bruce Chafee <brucechafee@mac.com>  
**Sent:** Monday, November 17, 2025 10:10 PM  
**To:** Cstaff1@crmc.ri.gov; Heather Cook; Carol Wordell  
**Cc:** asilva@crmc.ri.gov; asawaia@crmc.ri.gov  
**Subject:** File# 2025-07-044

To: RI Coastal Resources Management Council and Little Compton Town Council  
Re: File# 2025-07-044

Dear CRMC and Town Council,

I write to voice disapproval of this recreational boating facility proposal (off 10 Minnesota Road, Little Compton), because, firstly, it would not reasonably balance private riparian rights with public rights to the harbor and shoreline. Secondly, the extreme weather at this site would likely damage the structure and scatter debris. Thirdly, there are reasonable alternative ways for applicants to achieve the utility of their proposal, without impinging on the common use and value of this precious public trust resource.

Foremost, Sakonnet Harbor is a common good for public use. The proposed pier would interfere with some recreational water craft (kayaks, paddle boards) and swimmers, who stay close to shore to keep out of boat traffic in the deeper parts of the harbor. On land, the pier would interfere with lateral access for walkers—children and adults—traversing along the stones and rock, from water's edge to ten feet beyond the wrack line. As a child, I spent many days clambering along the rocky shore in this very spot, unimpeded; losing this for future children would be a great loss for generations—and for the gain of just one family. Lastly, this shoreline is pristine, and a pier would introduce aesthetic and scenic impacts.

Having lived along and boated through Sakonnet Harbor for over 50 of my 61 years, I feel confident in judging that it would be foolhardy to build a pier in this location. Anchoring pilings in the solid (igneous) rock would be very difficult; in areas where boulders cover the ground, anchoring would be even more difficult and disruptive. Most importantly, siting a pier here would expose it to extremely damaging winds and waves. Even without hurricane strength, storm winds pummel the area and would likely damage this structure and scatter its pieces.

Finally, there exists a suitable alternative just down the road. Sakonnet Yacht Club (SYC) is located one tenth of a mile south of this site and provides a reasonable substitute to the proposed facility. Operating since 1939, SYC offers recreational harbor access, boats, boating facilities, and support for water-based activities for many users. Indeed, the Ehrlich family are SYC members. Since SYC is a practical and viable alternative to the uses inherent in the applicant's proposal, there is no reasonable need for this nearby private pier.

Respectfully,

Bruce Chafee  
99C Sakonnet Point Road  
Little Compton, RI  
Commodore, SYC, 2023–2025

## Heather Cook

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**From:** James Rich <jamesrich@gmail.com>  
**Sent:** Monday, November 17, 2025 10:35 PM  
**To:** Cstaff1@crmc.ri.gov; asilva@crmc.ri.gov; asawaia@crmc.ri.gov  
**Cc:** Heather Cook; Carol Wordell  
**Subject:** Opposition to File #2025-07-044 – Proposed Private Dock in Sakonnet Harbor

You don't often get email from jamesrich@gmail.com. [Learn why this is important](#)  
Dear Rhode Island CRMC Staff (cc Town of Little Compton),

I am writing to oppose the application to construct and maintain a 96-foot residential marine boating facility at 10 Minnesota Road, Little Compton, RI in the Sakonnet Harbor (File #2025-07-044).

### **1. Safety Concerns and Evidence of Natural Hazards at the Site**

The applicants have publicly stated their property is frequently used for short-term rentals, and a private dock introduces serious safety risks for inexperienced boaters and swimmers unfamiliar with the conditions in the Sakonnet Harbor. The Harbor is a dynamic environment with strong currents; numerous unmarked, underwater hazards; commercial boating traffic; and limited maneuvering space. The applicants have noted that a prior dock existed on this property but was washed away in the 1930s in a storm. This is compelling evidence that the proposed location is inherently unsafe for such a structure due to natural hazards like storm surge and wave action. Reintroducing a dock in an area historically proven vulnerable to destruction is inconsistent with CRMC's mandate to ensure safe and sustainable coastal development. Further, the Sakonnet Yacht Club, as the sole day-to-day operator on the east side of the harbor, will inevitably bear the responsibility for emergency response if accidents occur. This is an unfair and unsustainable burden on a nonprofit organization whose mission is community access and safety—not serving as a rescue service for private facilities.

### **2. Lack of Demonstrated Need**

CRMC regulations require applicants to establish a clear need for such facilities. In this case, there is no compelling need. The Sakonnet Yacht Club, located approximately 160 yards from the proposed site, provides readily available and affordable access to the harbor, including boating and swimming facilities and community programs. This existing infrastructure serves the same purpose without introducing additional private structures into the harbor.

### **3. Public Trust and Harbor Congestion**

Sakonnet Harbor is a shared resource with limited space. Adding a private dock of this scale would reduce navigable water, increase congestion, and diminish the character of the harbor as a community asset. CRMC's own policies emphasize protecting public trust resources and avoiding unnecessary privatization of coastal waters.

### **4. Environmental and Aesthetic Impact**

The proposed dock would alter the natural shoreline and potentially disrupt marine habitats. It also sets a precedent for similar private developments, which could irreversibly change the harbor's ecological balance and scenic value.

For these reasons, **I respectfully urge CRMC to deny this application** or, at minimum, move it to a Category B contested case for full review. The harbor's long-term health and accessibility depend on careful stewardship, not incremental privatization.

Thank you for considering my comments. Please confirm receipt of this objection.

Best regards,  
James Rich  
[jamesrich@gmail.com](mailto:jamesrich@gmail.com)  
(646) 456-6882

## Heather Cook

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**From:** Carol Wordell  
**Sent:** Monday, November 17, 2025 11:57 AM  
**To:** Heather Cook  
**Subject:** FW: The dock at 10 Minnesota Drive

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**From:** Virginia Merriman <virginiamerriman@mac.com>  
**Sent:** Monday, November 17, 2025 11:57:01 AM (UTC-05:00) Eastern Time (US & Canada)  
**To:** Carol Wordell <cwordell@littlecomptonri.org>  
**Subject:** The dock at 10 Minnesota Drive

You don't often get email from [virginiamerriman@mac.com](mailto:virginiamerriman@mac.com). [Learn why this is important](#)

Dear Town Council,

Having been a long time resident of Little Compton for over 40 years, I hope that such a request is adamantly denied. The owner of this property bought the house solely for using it as a business and has no concern or respect for the preservation of the town. She also runs a decorating business and already has managed to get numerous decorating jobs as well as the huge rents she receives for both the big house on the water and the little house behind it. This is a cash cow for her and the added dock just allows her to ask more money for the rentals. If we allow these types of commercial oriented buyers to invade our town and request things that will only be a hazard for the yacht club and harbor and therefore the town, we might as well say goodbye to the Little Compton we know and love. This person requesting a dock would like to see our town become an overrun Nantucket. She clearly has no respect for her neighbors and showed that when she first arrived by putting no trespassing signs for the neighbors. If we allow this dock it will only set a precedent for others along the river and our beautiful shoreline will change in appearance forever. Please keep Little Compton as the beautiful conserved area it is. We don't want people here who do not respect what we are all about and come here for the wrong reasons, ie owning as a business.

Most respectfully,

Mrs. David Merriman

Virginia Merriman  
3883 Gulfstream Rd.- 4S  
Gulf Stream, Fla 33483  
401 835-6090  
[virginiamerriman@mac.com](mailto:virginiamerriman@mac.com)

## Heather Cook

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**From:** Carole Broadus <cdbroadus@icloud.com>  
**Sent:** Monday, November 17, 2025 10:54 AM  
**To:** cstaff1@crmc.ri.gov; Heather Cook; Asilva@crmc.ri.gov; asawaia@crmc.ri.gov; 2benoitgauthier@gmail.com  
**Subject:** Objection to the proposed "Residential Marine Boating Facility."

You don't often get email from cdbroadus@icloud.com. [Learn why this is important](#)

Dear all,

I write as a 30-yr resident of Little Compton, one who appreciates our beautiful harbor and the other wonderful attractions of Little Compton, to strongly oppose the construction to the proposed private 75'+ dock and associated 72' square foot float associated with a high-end short-term rental property on the harbor. I hope that you, the Little Compton Town Council and the CRMC, reject the proposed "Residential Marine Boating Facility."

Thank you for your consideration.

Carole D. Broadus  
690 West Main Road  
Little Compton, RI 02837

## Heather Cook

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**From:** Carol Wordell  
**Sent:** Monday, November 17, 2025 10:52 AM  
**To:** Heather Cook  
**Subject:** FW: 10 Minnesota Road, Little Compton, RI

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**From:** MARTHA SMALL <jmsmall56@aol.com>  
**Sent:** Monday, November 17, 2025 10:52:08 AM (UTC-05:00) Eastern Time (US & Canada)  
**To:** Carol Wordell  
**Subject:** 10 Minnesota Road, Little Compton, RI

[You don't often get email from jmsmall56@aol.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To the Little Compton Town Council and Members of the Rhode Island CRMC, I am writing to voice my objection to the proposed private dock and float associated with the high end short term rental property, 10 Minnesota Road, on Sakonnet Harbor. The owners, Timothy and Isabella Ehrlich, are real estate speculators from Cambridge, MA and are not part of the Little Compton community. The proposed dock and float would be disruptive to the area, disturbing and displacing wildlife and causing danger to the people who swim, kayak and fish nearby. We urge you to turn down their request. Thank you for your consideration.

Martha Small  
23 Warrens Point Road  
Little Compton, RI

Sent from my iPhone

## Heather Cook

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**From:** Nicole Cabrera <nicole.cabrera@gmail.com>  
**Sent:** Monday, November 17, 2025 9:56 AM  
**To:** cstaff1@crmc.ri.gov; Heather Cook; cwardell@littlecomptonri.org; Asilva@crmc.ri.gov; asawaia@crmc.ri.gov; 2benoitgauthier@gmail.com  
**Cc:** Teddy Blank  
**Subject:** 10 Minnesota Road

You don't often get email from nicole.cabrera@gmail.com. [Learn why this is important](#)  
To the Members of the RI Coastal Resources Management Council and Little Compton Town Council,

We are writing with respect to 10 Minnesota Road and the proposed 75' dock and 72' square foot float.

We believe the proposed dock and float present a significant risk to the safety of the property's short-term renters as well as longer-term residents. Sakonnet Harbor has been described as a "little bird bath" that suddenly opens into the might of the Atlantic Ocean. A weekend Airbnb guest might think they are equipped to paddleboard or kayak with their children (they may think, "how dangerous can it be? the owner left us boats and preservers"), but actually be wholly unprepared for the uniqueness of the Harbor. It's dangerous to give these renters (who only want the chance to enjoy a summer vacation) a false sense of security and confidence. They should not be invited to boat in the Harbor if they are not prepared to do so competently. We should not court disaster. Doing so risks the safety of renters, as well as the safety of local residents who enjoy the Harbor.

There's no upside to permitting the construction of this dock and float. The property owners will still be able to enjoy their property as they wish, and continue using it primarily as a rental property, without this dock and without imposing on the sanctity of the Harbor. There is a reason why there are no private docks on the east side of the Harbor. It's because it's beautiful, and its beauty rests in no small part in a collective respect for conservation. Permitting a private dock to be built will encourage others to propose their own docks and risks destroying the historical understanding that Sakonnet Harbor is a resource to be conserved and shared by all community members.

Thank you for your time,  
Nicole Cabrera & Teddy Blank  
33 Goodrich Lane

## Heather Cook

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**From:** Amy Tardio <atardio32@gmail.com>  
**Sent:** Monday, November 17, 2025 9:00 AM  
**To:** cstaf1@crmc.ri.gov; Heather Cook; cwardell@littlecomptonri.org; Asilva@crmc.ri.gov; asawaia@crmc.ri.gov; 2benoitgauthier@gmail.com  
**Subject:** Dock at 11 Minnesota

You don't often get email from atardio32@gmail.com. [Learn why this is important](#)

Dear representatives,

It has come to our attention there is a proposal to build an extremely long (96foot) dock in the harbor, adjacent to Sakonnet's Yacht Club at 10 Minnesota Road. We oppose this for several reasons. Safety, excess, responsibility (see below). Young CHILDREN learn to sail and swim, at Harbor Camp all summer. It is understandable that the Ehrlich's want to maximize rental value, however the harbor is not conducive to this. There are no other docks other than those supported by Sakonnet Point Club and Sakonnet Yacht Club. These organizations have dedicated staff to monitor and maintain upkeep, safety. A turnaround Air BnB is not going to be able to do this.

They should look to get a slip, or join the Sakonnet Yacht Club. Kayaks and other smaller options are encouraged.

Thank you,

The Tardio Family  
70 Baileys Ledge  
Little Compton, RI 02837

**Sakonnet Yacht Club, which is located 160 yards from the house at 10 Minnesota Road, is open to all and costs little to join, provides an access point for use of the dock and boating. It even provides boats and paddleboards for members' use. The Ehrlich's elderly parents could certainly use the dock, as many older people do (including my own father, before his passing, frequently in a wheelchair). As per its mission, SYC offers fun, safe, and affordable boating, harbor access, sailing instruction, and support for water-based activities to the community, as it has done since 1939. Its membership is ever-expanding, and its leadership works tirelessly to maintain its safety and affordability for all. Since the Ehrlich's could use SYC's dock just steps from their door, they do not need a private dock, except for use by their short-term renters.**

**It is worth noting that there are no private docks on the east side of the harbor, heading north along the coast, all the way up to Treaty Rock and beyond. There is a historical respect for the wild, beautiful shoreline extending up the river, preserved for all to enjoy. Allowing a private dock to be built would encourage other landowners to propose their own docks and send a message that Sakonnet Harbor is not a resource to be conserved and shared by all community members, but to be exploited by private interests.**

**For all of these reasons, I would ask that Little Compton Town Council and the CRMC oppose the construction of the proposed "Residential Marine Boating Facility." Many others in our town are also opposed and would like to have their voices heard.**

**Thank you for your consideration of these important issues and the precedent they set.**

Sent from my iPhone

## Heather Cook

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**From:** Aimee Burke <aimeeburke@me.com>  
**Sent:** Monday, November 17, 2025 7:52 AM  
**To:** cstaff1@crmc.ri.gov; Heather Cook; Asilva@crmc.ri.gov; asawaia@crmc.ri.gov; 2benoitgauthier@gmail.com; Carol Wordell  
**Subject:** Proposed dock on 10 Minnesota Road

You don't often get email from aimeeburke@me.com. [Learn why this is important](#)  
Dear Members of the Committee,

I am writing to express my concern about the proposed private dock at 10 Minnesota Road. As you know, there are **no private docks anywhere along the east side of the harbor**, extending all the way north up the river. This stretch of undeveloped shoreline has been preserved for generations, and it plays a critical role in protecting the natural coastline and maintaining the character of Sakonnet Harbor.

Approving a private dock in this location would set a troubling precedent. It could open the door for additional dock applications and lead to a gradual but irreversible disruption of the natural shoreline and coastal ecosystem. The rocky edge of the harbor acts as a vital natural barrier—one that would be weakened if individual homeowners begin constructing docks along this historically protected area.

In addition, guests or short-term renters at the property would be able to access the harbor with boats or watercraft without any regulation or oversight, creating increased traffic and safety risks for all who use the harbor.

For these reasons, I strongly urge the committee to protect this fragile stretch of coastline and maintain the longstanding precedent of keeping the east side of the harbor free from private docks.

Thank you for your time.

Sincerely,

Aimee Burke

37 Long Pasture Road

## Heather Cook

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**From:** Chris Brislin <cbrislin77@gmail.com>  
**Sent:** Sunday, November 16, 2025 3:25 PM  
**To:** Carol Wordell; Cstaff1@crmc.ri.gov; Heather Cook  
**Subject:** File# 2025-07-044

You don't often get email from cbrislin77@gmail.com. [Learn why this is important](#)  
Hello.

I am writing to express my opposition to the proposed residential marine boating facility at the property at 10 Minnesota Road, that will extend into the harbor.

This structure will be detrimental to safe harbor navigation for everyone that currently uses the harbor and sets an unwanted precedent for future structures to be built at residential properties in the harbor.

The Sakonnet Yacht Club (SYC) is located about 160 yards south of 10 Minnesota Road (Project Location) and provides a reasonable and readily available alternative to the use of this structure, this marine boating facility in Sakonnet harbor.

Operating as a Rhode Island non-business corporation since 1939, SYC offers recreational harbor access, sailing instruction, boats, boating facilities, community scholarships, and support for water based activities for many. With a mission statement that includes "affordable" SYC has an active and robust membership that continues to grow.

Since SYC is a practical and viable alternative to the uses inherent in this applicant's proposal, there is no need for a private dock. The use of Public Trust Resources proposed in this application therefore are not the most efficient and protective of a congested harbor.

Please let me know if I can provide additional feedback on how this project would negatively impact our precious harbor environment.

Chris Brislin  
Board of Governor's  
Sakonnet Yacht Club

11 Holly Lane  
Little Compton, RI  
401-602-0281

## Heather Cook

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**From:** Ginny Black <virginiapawlingblack@gmail.com>  
**Sent:** Sunday, November 16, 2025 5:24 PM  
**To:** cstaff1@crmc.ri.gov; Heather Cook; cwardell@littlecomptonri.org; Asilva@crmc.ri.gov; asawaia@crmc.ri.gov; 2benoitgauthier@gmail.com  
**Subject:** Opposition to Proposed Dock at 10 Minnesota Road

You don't often get email from [virginiapawlingblack@gmail.com](mailto:virginiapawlingblack@gmail.com). [Learn why this is important](#)  
To the Little Compton Town Council and the Rhode Island Coastal Resources Management Council,

I am writing to voice my strong opposition to the proposed 96-foot dock and float at 10 Minnesota Road. This project would fundamentally disrupt the safety, character, and environmental balance of Sakonnet Harbor - one of Little Compton's most cherished community resources.

Sakonnet Harbor is a shared space used daily by swimmers, sailors, paddlers, and families who rely on the calm corridor along the eastern shoreline to avoid boat traffic. A private dock of this scale - especially one attached to a high-volume short-term rental property - would force these vulnerable users into a congested boating channel, significantly increasing safety risks. The harbor is already busy in the summer, and introducing unregulated renter use of boats, jet skis, and other watercraft would jeopardize the safety and enjoyment of all who rely on this area.

The environmental impact is also concerning. The rocky shoreline on the east side of the harbor serves as a natural buffer against rising seas, storms, and flooding. Installing a large private dock threatens this fragile protection and the wildlife that depend on it, including egrets, cormorants, sea ducks, and other coastal species that forage and roost along these rocks.

This proposal also sets a dangerous precedent. There are no private docks along this stretch of shoreline for a reason: the community has long respected and protected its natural state. Approving one private dock - especially for a commercial short-term rental property - would invite more applications and undermine the character and shared use of the harbor.

For the safety of residents, the preservation of our shoreline, and the long-term stewardship of Sakonnet Harbor, I strongly urge you to deny this application.

Thank you for your consideration.

Ginny Black  
33 Goodrich Lane

## Heather Cook

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**From:** Tenney Cover <tenney.cover@verizon.net>  
**Sent:** Sunday, November 16, 2025 9:31 PM  
**To:** cstaff1@crmc.ri.gov; Heather Cook; cwardell@littlecomptonri.org; Asilva@crmc.ri.gov; asawaia@crmc.ri.gov; 2benoitgauthier@gmail.com  
**Cc:** McLane Cover  
**Subject:** Opposition to Proposed Dock at 10 Minnesota Road

You don't often get email from [tenney.cover@verizon.net](mailto:tenney.cover@verizon.net). [Learn why this is important](#)

To the Little Compton Town Council and Rhode Island Coastal Resources Management Council:

We are writing to you as residents near Sakonnet Point who are strongly opposed to the construction of a dock and float at 10 Minnesota Road.

We have owned our home in Little Compton for 30 years and spend all summers (May - November) and many winter weekends and holidays at our home. We also spend a good deal of time at and around the harbor, thus our familiarity with how the harbor is used and enjoyed.

The property in question, 10 Minnesota Road, was recently bought and renovated (as advertised on Instagram and other social media) for purposes of short term rentals, which is how the house has been used, to their neighbors' dismay. The owners, Timothy and Isabella Ehrlich, are real estate speculators from Cambridge, MA who are not part of the Little Compton community. Instead, they earn income from crowds of short term, partying renters in the summer who often disrupt the quiet neighborhood of longtime locals. There are frequent noise disturbances and trespassing issues, and neighbors have reported upwards of ten (10) cars at the property on a single weekend. The proposed dock would extend this revolving-door chaos to Sakonnet Harbor, which would endanger all who use the harbor.

The safety issue is our biggest fear. Summer in the harbor is busy with young kids in Optis and residents - young and old - swimming off the rocks jumping off the SYC dock, fishing or taking out paddle boards and kayaks to play in the harbor. The idea that there would be endless renters' boats and jet skis zipping around - unfamiliar with the idiosyncrasies and rhythm of the harbor - would impede everyone else's safe use and enjoyment of this special, quiet jewel.

Sailors, swimmers, kayakers and paddle boarders regularly skirt the stretch of rocks in front of the houses on that eastern side of the harbor as a safe, quiet corridor, out of the way of power boats. The proposed Ehrlich dock and associated float would disrupt this safe corridor and push these vulnerable folks into boat traffic. Occupants of the neighboring houses also swim off those rocks, and would similarly be pushed into the traffic of both passing boats and also boats associated with the Ehrlich boating facility. Egrets, cormorants and sea ducks fish and forage on the rocks on the east side of the harbor, where the private dock would be built. At nightfall, night herons, cormorants, egrets, gulls, and several species of sea duck roost on the rocks in the exact place where the dock would be. The proposed dock would need to be lit for safety, destroying the peace of the night sky and contributing to light pollution.

Furthermore, there is no way to regulate or safeguard the short-term renters using the proposed dock. They would have access to the Harbor with any boats or watercraft provided by the owners or brought with them, with no regulation whatsoever.

For all of these reasons, I would ask that Little Compton Town Council and the CRMC oppose the construction of the proposed "Residential Marine Boating Facility." Many others in our town are also opposed and would like to have their voices heard.

Thank you for your consideration of these important issues and the precedent they set.

All the Best,

Tenney and McLane Cover

RECEIVED OCT 22 2025

Comm-4



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: 2025-07-044 Date: October 22, 2025

This office has under consideration the application of:

Timothy & Isabella Ehrlich  
7 Kirkland Road  
Cambridge, MA 02138

for a State of Rhode Island Assent to construct and maintain: a residential boating facility consisting of a 74.5' fixed pier, 16' aluminum gangway, with a 72 square foot float. The total length of the facility is 96' and it terminates at 40' from MLW.

Project Location:	10 Minnesota Road
City/Town:	Little Compton
Plat/Lot:	8 / 67
Waterway:	Sakonnet Harbor, Type 5; Commercial & Recreational Harbor

Plans of the proposed work can be requested at [Cstaff1@crmc.ri.gov](mailto: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.

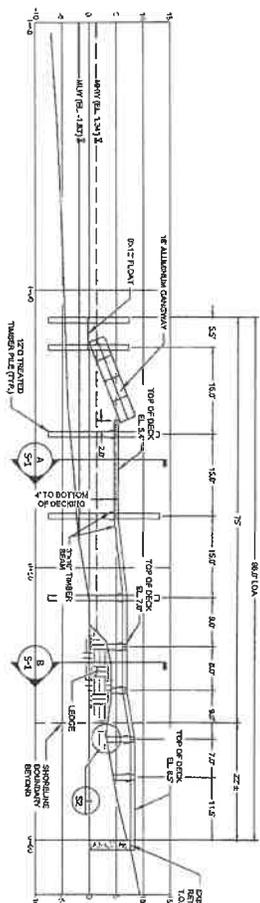
You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what 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 21, 2025.

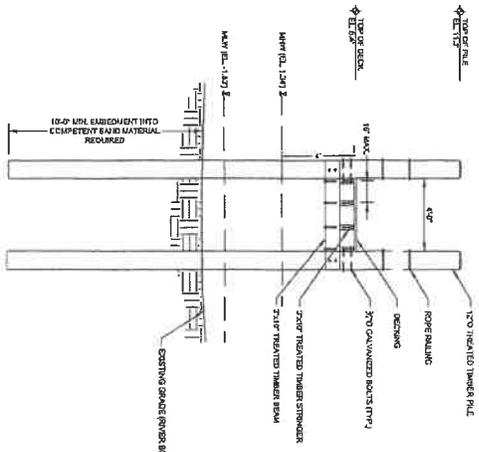
Please email your comments/hearing requests to: [cstaff1@crmc.ri.gov](mailto:cstaff1@crmc.ri.gov); or mail via USPS to: Coastal Resources Management Council; O. S. Government Center, 4808 Tower Hill Road, Rm 116; Wakefield, RI 02879.

/bms

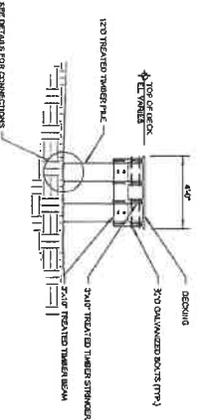




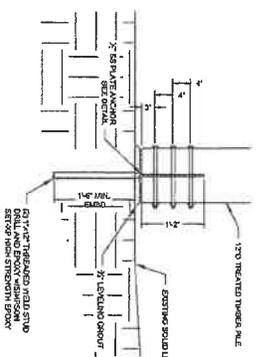
SECTION A-A SCALE 1/4\"/>



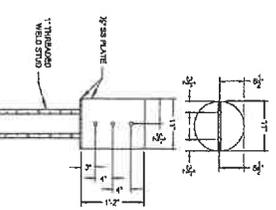
SECTION A-A SCALE 1/4\"/>



SECTION B-B SCALE 1/4\"/>



LEEDGE CONNECTION DETAIL SCALE 1/4\"/>



GRAPHIC SCALE 1 INCH = 10 FEET

- CONSTRUCTION NOTES**
1. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE DCK CODE, THE DCK BOARD AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
  2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE DCK CODE AND ALL APPLICABLE LOCAL, STATE AND FEDERAL REGULATIONS.
  3. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
  4. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
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**NORTHEAST ENGINEERS & CONSULTANTS, INC.**

SURVEY, LAND PLANNING, WATERFRONT DEVELOPMENT, ENVIRONMENTAL, TRANSPORTATION, STRUCTURAL, MATERIALS TESTING

**NEC**

A KNOWLEDGE CORPORATION

8 VALLEY ROAD, WESTFIELD, MA 01097

TEL: 413-253-1100 FAX: 413-253-1101

WWW.NECONSULTANTS.COM

No.	Revision	Date	App.
1	AS SHOWN	10/20/25	RS
2	AS SHOWN	10/20/25	RS

Designed By: **RS**  
 Checked By: **RS**  
 Drawn By: **RS**  
 Project Title: **A.P. 8 LOT 67  
 10 MINNESOTA ROAD  
 LITTLETON, CO**

Client Name: **SHARLA CALFANO BIRCH  
 7 PROSPER ROAD  
 CANTON, MA 01923**

Drawn By: **RS**

Client Name: **CLIENT OWNER**

Project Number: **S2**

Sheet Number: **2 of 2**

Project Name: **25039**

Drawing Scale: **10' - 8' - 67'**

THIS DRAWING IS THE PROPERTY OF NORTHEAST ENGINEERS & CONSULTANTS, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. NO PART OF THIS DRAWING IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF NORTHEAST ENGINEERS & CONSULTANTS, INC.

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



FROM: Building Official

DATE: June 13, 2025

SUBJ: Application of: Timothy & Isabella Ehrlich

Location: 10 Minnesota Road

Address: 10 Minnesota Road Plat No. 8 Lot No. 67

To Construct: a fixed pier, gangway, and float in the Sakonnet Harbor

I hereby certify that I have reviewed \_\_\_\_\_ foundation plan(s),  
\_\_\_\_\_ plan(s) for entire structure  
\_\_\_\_\_ site plans

Titled: Proposed Conditions and Topography  
Proposed Profile and Section

Date of Plan (last revision): 6-13-2025

N/A 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.

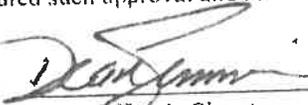
N/A and find that a Septic System Suitability Determination (SSD) must be obtained from the RI Dept. of Environmental Management.

N/A 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 \_\_\_\_\_.

  
Building Official's Signature Date 7/11/2025

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.

  
Zoning Officer's Signature Date 7/11/25

rev. 5/11/2001







**Town of Little Compton  
Town Hall  
P.O. Box 226  
Little Compton, RI 02837**

Minutes of a meeting of the Town Council held on November 20, A.D. 2025 at 7:00 o'clock PM held in in-person format at the Town Hall, 40 Commons, Town Council Chambers, Little Compton, RI. Members present: Gary S. Mataronas Patrick McHugh, and Victoria G. Talbot. Absent: Andrew Iriarte-Moore and Robert L. Mushen.

7:11PM Solicitor DeSisto recused himself from the Council Chambers as a representative for CRMC.

**Motion made by Councilor Talbot, receiving a second by Councilor Mataronas, voting in favor (Mataronas, McHugh and Talbot):** To support the Harbor Commission's objection, as a procedural measure, to allow for greater scrutiny of the application before CRMC, who has exclusive jurisdiction over residential docks.

**Motion made by Councilor McHugh received a second by Councilor Mataronas, voting in favor (Mataronas, McHugh, and Talbot):** To pay the firm of Savage Law Partners, LLP for work done to date for the researching and drafting of a letter to CRMC setting forth the Town's position in regard to the application of CRMC file # 2025-07-044.

Tim Ehrlich read his letter addressed to the Council/CRMC.

**Re: Petition to Build Dock at 10 Minnesota Board; CRMC  
Application No. [2025-07-044]**

To: Little Compton Town Council/CRMC

We submit this letter to the Town Council/CRMC in support of our application as property owners at 10 Minnesota Road to construct a private dock. While we understand and respect civic engagement, we also submit this letter to address the unfortunate campaign of factual misstatements, conjecture and mischaracterizations circulated by others about our family, our property, and our intentions, and the outright hostility shown to us by some members of the Little Compton community. We want to clarify the record with facts—including our history of respectful community involvement, the lawfulness of our request, and specific issues pertaining to certain individuals who have opposed our application.

### Legal Rights.

Our proposed dock is firmly rooted in our longstanding riparian rights which guarantee reasonable access to and use of the water adjacent to our property, including the right to “wharf out” to the water. These rights have long been recognized under Rhode Island law as fundamental to waterfront ownership and allow landowners to responsibly enjoy and preserve access to local waterways for personal and family use. In fact, the prior owners at 10 Minnesota Road established such access almost a decade ago by installing a private mooring in the house’s riparian field, the first of its kind in Sakonnet Harbor at the time. The mooring, and any boat attached to it, has the potential to alter harbor flow just as much, if not more, than a dock would. Yet, that action passed regulatory review without controversy and is a well-established right which has since been utilized by our adjoining neighbor to establish her own mooring in front of her property. Our modest dock proposal does not exceed that historic impact. Our dock is entirely consistent with precedents set by other shoreline abutters, including the substantial yacht club dock nearby and the enormous commercial dock facility that was built only a few decades ago in front of the Sakonnet Point Club which hosts a rotating cast of large boats throughout the year. Relatedly, it is important to note that statements recently made by the Harbor Master to the Town Council about “renters” tying up to our mooring and causing disturbance in Sakonnet Harbor are false, misleading and made without any evidence or basis in fact whatsoever. Those statements are completely inappropriate, especially in the context of these proceedings evaluating a private dock, and we believe they are designed solely to paint an inaccurate picture of us as negligent stewards of our property.

### Respect for Little Compton and Sakonnet Harbor.

We recognize and cherish the unique character of Sakonnet Harbor—a place of natural beauty, community history, and recreational enjoyment for residents and visitors alike. It was our love of Little Compton and its unique characteristics that motivated us to purchase the properties at 10 and 9 Minnesota Road in 2020 (after renting other cottages for a decade), which had been owned by the same family for approximately 100 years. When we purchased the homes they were in considerable disrepair. Rather than demolish the structures, which would have been easier, less expensive and permissible, we made a deliberate and substantial investment to restore the property

with historical accuracy and respect for the architectural character of Little Compton. Our restoration work was conducted transparently, with all necessary permits and approvals, and with the clear intention of preserving the integrity of the neighborhood. It is worth noting that we maintained the exact same number of bedrooms and beds that existed during the thirty-five years of continuous rental prior to our ownership. We recognize that change can be difficult to accept, especially in a small tight knit community such as Little Compton, but we as the landowners have the right to improve our property as we see fit, so long as the improvements comport with local and state regulations. In proposing this dock and filing the CRMC assent request at issue here, our intention has been to honor and maintain the historic atmosphere and visual integrity of the harbor which, as we have stated previously, contained a lengthy dock in front of our property for several decades. The design and siting of our proposed dock have been carefully considered to minimize environmental impact and preserve wildlife habitats, and we seek to harmonize our presence with the town’s well-established standards of stewardship.

### Addressing Specific Concerns and Statements in Letters of Opposition.

We believe it is imperative to address alleged concerns raised by community members in their letters to the Harbor Commission, the Town Council and CRMC opposing our plans. Put simply, most of the oppositional comments contained in those letters are based on conjecture, misinformation, and, regrettably, elements of bias. In some cases, as noted below, they appear to be motivated by personal animus towards our family rather than facts or law. Some characterize us as “outsiders” or speculate about our motivations on the basis of residency or presumed economic background, which is irrelevant to whether the requested CRMC assent is allowable under Rhode Island law. Further, many objections hinge on speculation about short-term rentals and imagined disruptions without actual evidence. While some call into question the safety, quiet, and visual impact on Sakonnet Harbor, they overlook our overt commitment to regulations and history of responsible use. Regrettably, the opposition letters often stray from the facts, relying on assumptions about our intentions and identity as property owners. In our continued effort to preserve civility in this process we attempt to address, rebut, and correct certain of these false claims below, without naming the objectors in this correspondence.

In several letters submitted to the Town, it has been alleged that we “rarely use the house”, that we “pack the home with renters to maximize profit” and that we own the house solely as a “commercial real estate development”. These claims are false. Our family uses the property regularly and meaningfully throughout the year. Our family resides in the home for the entire month of August, along with Isabella’s parents, during Thanksgiving and Christmas, on weekends and during other periods such as school vacations. Our current ability to use the house more regularly during the year is limited by the fact that we have four young children in school and our weekends are consistently spent supporting their outside activities and interests, mostly in Massachusetts where we have our primary home. Our family is also active in the Little Compton community throughout the year, maintaining memberships in the Sakonnet Paddle Club, the Sakonnet Point Club, and the Sakonnet Yacht Club. While Isabella is indeed a licensed general contractor and has worked on properties in Rhode Island, including Little Compton, our family does not run a commercial home rental business, nor do we engage in real estate development. Our home is a family residence, used as such, and our conduct has remained fully compliant with all applicable regulations. Our rental activity is limited—approximately forty-four days annually,

consisting primarily of one month in July and occasional weekends in June and September for local Little Compton families attending weddings. This is far less rental activity than what many of our abutting neighbors – which includes both private individuals and the Sakonnet Yacht Club

- engage in. (Exhibit A attached)

The suggestion that our dock would cause unique public safety risks or environmental harm ignores both the facts and the legal standards applied by state and local authorities. Rhode Island’s regulations, like Little Compton’s, demand rigorous review to ensure every project complies with CRMC policies, water classifications, safety standards, and public trust principles. Our intent is to construct the dock in a manner consistent with those expectations, preserving natural resources and harbor access for all. The dock would not increase noise, traffic, or environmental

harm beyond what is typical for waterfront properties in the area, and every measure will be taken to ensure renters, if any, respect local ordinances and traditions. . Our application is undergoing strict review, including assessments of safety, environment, and public trust, protecting the rights of all community members.

In our last two (2) public meetings in Little Compton the refrain has oft sounded protectionist, with a strong desire to deter nonresident utilization of Sakonnet Harbor and unsupported concerns of increased harbor usage and dangers presented to the harbor.

Regarding non-resident use and increased use concerns - this proposal is for a private residential boating facility not a public dock / boat ramp/ or public access point. The proposed pier and float are intended and designed for use by our family and guests so that our family might access the water without having to navigate a rugged stony shoreline. The dock would not extend far enough into the water to receive a boat; only a kayak or small rowboat could access it. There is no mechanism by which this dock will increase access or use of the harbor. This dock is squarely in keeping with the designated and intended use of type 5 water- a commercial and recreational harbor intended to support recreational boating, and mixed-use harbor activities. A private residential pier with a float is precisely the water dependent use contemplated by Type 5 waters.

Regarding the unsupported safety concerns presented by letter writers and attendees of recent public hearings: The proposal at hand has been designed by a Professional Rhode Island licensed engineer and is designed for the conditions anticipated at the proposed location. That design must account for wave loading, wind forces, pile capacities, and all relevant coastal hazards. This project **must comply** with these standards prior to issuance of any assent. Unsubstantiated assertions by lay members of the community that the structure will fail are frankly offensive, **speculative** and contrary to the engineering requirements mandated by CRMC. Further, Sakonnet Harbor already contains substantial storm-exposed infrastructure, including the Town Dock, private club facilities, and numerous moored vessels. A single, PE-engineered, seasonally removable residential dock represents a minimal and managed incremental exposure when compared to existing harbor assets. CRMC's regulatory approach is risk management through engineering and conditions, not prohibiting low-impact residential structures. It would be in everyone's best interest to allow the professional scientists and engineers engaged in this assent application and its review determine the feasibility and approval of the assent application.

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At the core of this situation is a principle that should be entirely uncontroversial: it is our legal and fundamental right to use and enjoy our own property without trespass, harassment, intimidation, or misrepresentation. The controlling consideration should be compliance with regulations and the public interest, not conjecture about rental practices, backgrounds, or stereotypes. We ask that the Town Council/CRMC judge this application solely on its legal merits, factual compliance, and the standards of responsible development—not on speculation, misinformation, or unfair bias. Thank you for your attention and for your ongoing dedication to



RECEIVED NOV 18 2025

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We remain available to provide the Town Council/CRMC with additional information, including documentation and video evidence that support our statements, and to answer any other questions you may have about our proposal.

Respectfully,  
Tim and Isabella Ehrlich

*Tim and Isabella Ehrlich*

November 17, 2025

SAK



# SAKONNET HARBOR

JK)

- 1) 2 Minnesota Road  
Rented by Sakonnet Yacht Club
- 2) 10 Minnesota Road  
Rented by the Ehrlich Family (previously by Steers), Airbnb
- 3) 41 Goodrich Lane  
Rented by Kristen Close, VRBO
- 4) 37 Goodrich Lane  
Rented by Lyons Family, VRBO
- 5) 9 Minnesota Road  
Rented by the Ehrlich Family (previously by Steers), Airbnb
- 6) Montana Road  
Rented by Tom Lyons, VRBO
- 7) 143 Sakonnet Point Road  
Rented by Catherine Nanda
- 8) 19 Goodrich Lane  
Rented by Brian and Erin Carey, Airbnb & VRBO
- 9) 154 Sakonnet Point Road  
Rented by Gary Mataronas

Exhibit A, 11/17 Letter

THIS MAP IS FOR ASSESSMENT PURPOSES. IT IS NOT VALID FOR LEGAL DESCRIPTION OR CONVEYANCE.

THE HORIZONTAL DATUM IS THE RHODE ISLAND STATE PLANE COORDINATE SYSTEM, NAD 83.

ORIGINAL MAPPING BY STANLEY ENGINEERING, INC.

REVISED & REPRINTED BY

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**LEGEND**

PARCEL NUMBER	BUSINESS
PARCEL AREA	EASEMENT
RECORD DIMENSION	RIGHT OF WAY/ACCESS
SCALED DIMENSION	COMMON OWNERSHIP
WATER	WETLANDS

RECEIVED NOV 20 2025

Little Compton Town Council  
hcook@littlecomptonri.org, cwordell@littlecomptonri.org  
RE: File# 2025-07-044

Dear Little Compton Town Council,

Dear RI Coastal Resources Management Council,

I am writing this letter regarding File #2025-07-044 Erlich Dock Proposal. I am a year-round resident, living on Sakonnet Point Road and a member of the Sakonnet Yacht Club. I have multiple concerns about the proposed dock on Minnesota Road.

My primary concern is safety. Sakonnet Harbor is a bustling part of our community. Between SYG, the commercial fisherman and the public use of the landing, it experiences a huge amount of daily traffic. It seems like the proposed Erlich Dock would add to the combustion and create a big safety hazard to an already busy environment.

I enjoy swimming off the SYC dock year-round with my band of "Mermaids". Throughout the year we see many big, crazy storms. Our jetty serves as a great barrier against these storms and helps protect the harbor. The proposed Erlich dock will be built in an unprotected area. The fear is it will not be able to withstand the forces of these storms and could cut lose from its pilings and damage boats.

The Erlich's have stated they want the dock for their elderly parents and kids. Instead, I urge them to become part of the Sakonnet Yacht Club community and utilize the incredible resources it has to offer including: Harbor Camp, Junior Sailing Program, Adult Sailing program and special events. Another daily summer activity, is the evening gathering of families (grandparents included) at the dock to enjoy the last swim of the day, bringing family and friends together and enhancing our special Sakonnet experience.

Sincerely,

Susan Wall  
98 Sakonnet Point Road  
Little Compton, RI  
646-234-2562

BARBARA BYE MURDOCK

November 17, 2025

Little Compton Town Council Members  
RI Coastal Resources Management

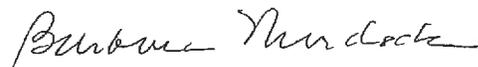
I am strongly opposing this project proposed by the residents of 10 Minnesota Rd.

I have been a property owner on Long Pasture Rd since 1983. Having a mooring since 1983, allows us to enjoy the waterfront. My experience enjoying the harbor, has included running the sailing program for our community sailors for several years, now enjoying children and grandchildren who enjoy the harbor activities.

I object to private docks for safety reasons having other small craft approaching this area that adding traffic to a busy area. Once a private build-out on waterfront property is allowed, a dangerous precedent is established.

The spirit of our community protects the natural property from commercial development and sustains the beauty of our environment. Private docks do not fit in our harbor.

Sincerely,



Barbara Murdock

bkbmurdock@gmail.com

RICHARD FIELDS MURDOCK  
P.O. BOX 266  
58 LONG PASTURE RD  
LITTLE COMPTON, RHODE ISLAND 02837

RECEIVED NOV 17 2025

November 17, 2025

Little Compton Town Council Members  
RI Coastal Resources Management

Opposition to Private Dock: 10 Minnesota Rd.

Dear Board Members

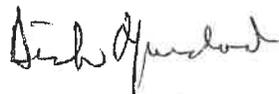
I am strongly opposed to this project.

I have been a resident of Little Compton since 1983. I serve as Treasurer of the Sakonnet Yacht Club during the 80's. I was a member of the Board of Directors of SYC Inc., the real estate holding company for the yacht club. I have had a mooring in the harbor since 1983.

There is no reason for a private dock in the harbor. If the property owners of 10 Minnesota Rd. want easy access to the harbor, I suggest they join the Sakonnet Yacht Club and use their dock.

I would be pleased to provide testimony at a public meeting to discuss my opposition to the proposed dock.

Sincerely,



Dick Murdock  
rmurdock@geiconsultants.com

PHONE 401 635-4876

**Paisley Kelling/ James Pabst**  
8 Minnesota Road, Little Compton, RI 02837

November 11, 2025

We are writing to express our strong opposition to the proposed “Boating Facility” at the rental properties located at 9 and 10 Minnesota Road, owned by Isabella and Tim Erlich. As the homeowners of 8 Minnesota Road, which directly abuts these properties, we have firsthand knowledge and experience with the activity associated with their use.

The two properties are advertised as short-term rental homes that can be rented separately or together, accommodating a combined total of 21 guests (15 in the “Big House” at 10 Minnesota Road and 6 in the “Cottage” at 9 Minnesota Road). Notably, the sleeping arrangements consist of three king beds and fifteen twin beds, clearly designed to accommodate large groups such as wedding parties, reunions, or multi-generational families with many children. In recent years, we have observed that rentals are typically one week or less, resulting in constant turnover of guests, cleaning services, and deliveries. The vast majority of renters are new to Little Compton and are unfamiliar with the area and its coastal conditions. It is important to note that the owners of the property are in residence for several weeks in August, Thanksgiving and Christmas. The properties are for rent through Airbnb for the remainder of the year.

The proposed Boating Facility raises serious safety concerns. Currently, there is an existing mooring that renters have used for small outboard motorboats. We have observed children swimming out to these boats—activities that pose significant risk given the tidal conditions, rocky waters, and strong currents in the area. On one occasion, we have seen a boat break free from its’ mooring, requiring retrieval. A dock or boating facility would undoubtedly encourage increased boating activity among renters unfamiliar with the complexities of Sakonnet Harbor—an active commercial fishing area shared with numerous pleasure craft, sailing students from the Sakonnet Yacht Club, and swimmers, kayakers, and paddle boarders. The combination of these factors creates a serious potential for accidents or injury.

In addition to these safety issues, it is our view that the proposed dock primarily serves a commercial purpose—to enhance the marketability and revenue potential of what are, in effect, short-term rental enterprises rather than private residences. The addition of a private dock would further commercialize these properties.

Beyond the safety and commercial issues, the proposed structure would detract from the natural beauty and character that make Little Compton so special. Like many residents, we were drawn to this community for its unspoiled shoreline and timeless coastal charm. The addition of a private dock at this location would not only mar the scenic landscape but could also set a troubling precedent for further shoreline development.

For these reasons, we respectfully but firmly oppose the proposed Boating Facility at 10 Minnesota Road. We urge the CRMC to deny this application in the interest of safety, environmental preservation, and community integrity.

Thank you for your consideration.

Sincerely,  
**Paisley Kelling & James Pabst**

Coastal Resources Management Council  
O.S. Government Center  
4808 Tower Hill Road, Rm 116  
Wakefield, RI 02879

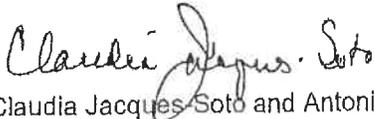
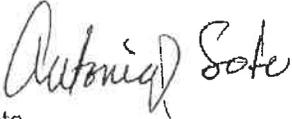
November 12, 2025

It has come to our attention that an application for a proposed Boating Facility is under consideration for the property of our neighbors at 10 Minnesota Road in Little Compton. My husband and I purchased our property at 7 Minnesota Road in 2021 having been drawn to its idyllic beauty and tranquility. Our property looks across the harbor to the "Big House" at 10 Minnesota and is adjacent to their adjoining "Cottage" at 9 Minnesota. Both properties are marketed for rental except for part of August I believe, which is reserved for its owners' personal enjoyment.

Because we share the dead end of this dirt road (Minnesota Road), it is noticeable that there is rental traffic and its concomitant cadre of maintenance workers regularly. There can be 4-6 vehicles at a time in their parking lot coming and going, kicking up dust, and driving a bit too fast where small children, dogs, and beach goers are walking about. With the addition of a boating facility, arrival by boat or a trailered boat will add to the disturbance.

While we respect the rights of the owners and their families to enjoy their property to its fullest, we must object to the addition of the Boating Facility for a couple of reasons. Firstly, because it is primarily a rental property, we fear that as they extend boating privileges to their rental guests, there will be added traffic, boating trailers, and transience disrupting the quiet enjoyment for ourselves and the surrounding neighbors. Secondly, the length of the proposed boating facility from the pier to the floating dock, 96 feet in total, appears to encroach upon the shared use of this narrow harbor. In addition to large fishing boats, the harbor is shared by small personal craft, children in sailing lessons, kayakers, paddleboarders, swimmers, etc. The proposed pier and floating dock would push these other users away from the shoreline, increasing congestion and the potential for mishap. The proposed facility would benefit the few to the detriment of the many. We, therefore, respectfully oppose this structure.

Thank you for your consideration.

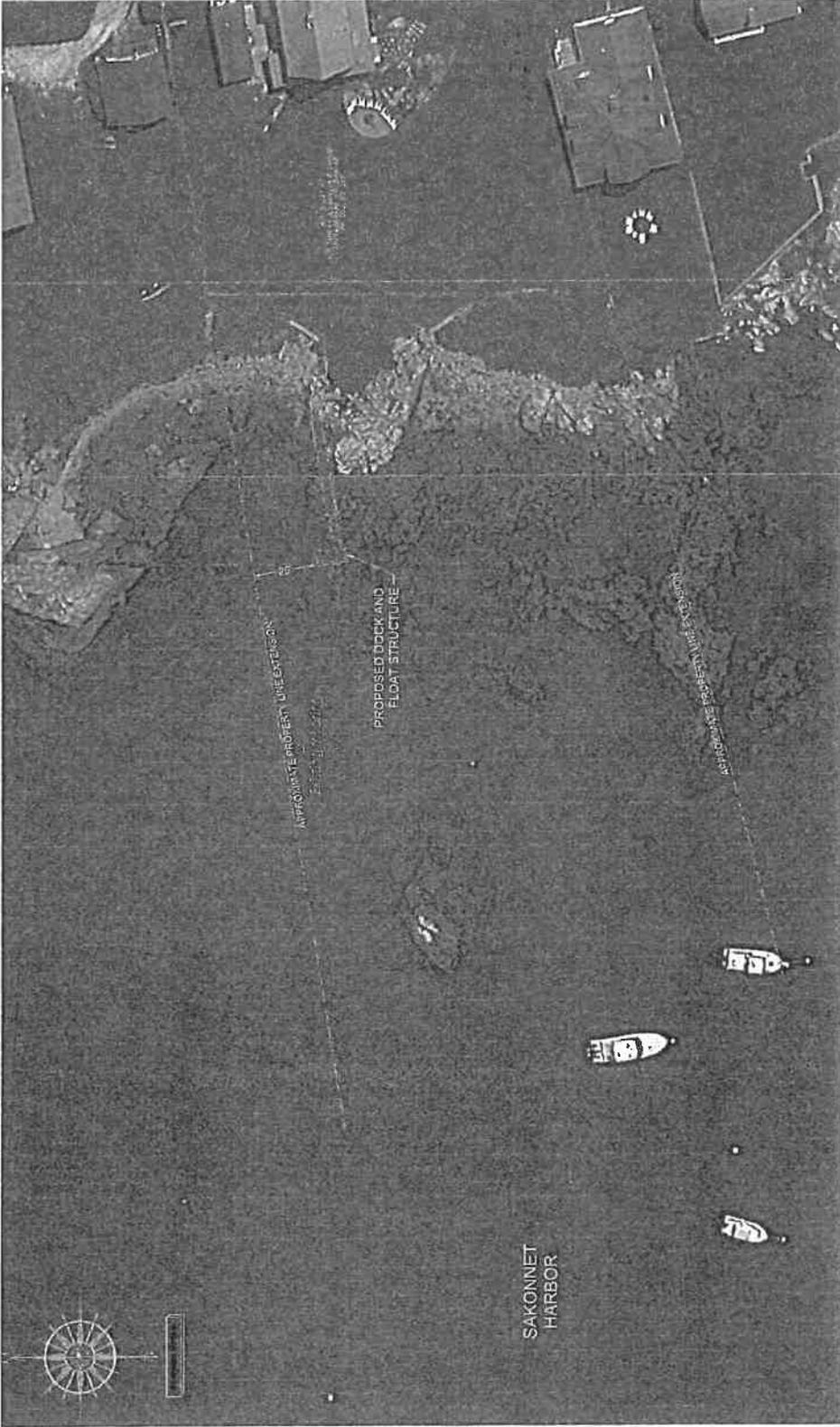
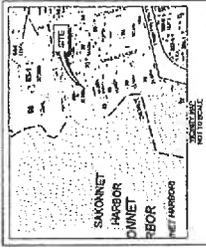
  
  
Claudia Jacques Soto and Antonio J. Soto  
7 Minnesota Road, Little Compton, RI 02837  
Mailing address: 518 Cedar Ridge Dr, Glastonbury, CT 06033  
Email: [cjacquessoto@gmail.com](mailto:cjacquessoto@gmail.com)  
Ph: (860) 573-3575

RECEIVED NOV 16 2025

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2. ALL DIMENSIONS AND DEPTHS ARE BASED ON MEASUREMENTS MADE IN THE FIELD.
3. SHADINGS, MADE ON THIS PLAN, ARE OUTLINE FROM AERIAL PHOTOGRAPHS.

**DESIGN NOTES:**

1. THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS AND DEPTHS ARE BASED ON MEASUREMENTS MADE IN THE FIELD.
2. ALL DIMENSIONS AND DEPTHS ARE BASED ON MEASUREMENTS MADE IN THE FIELD.
3. ALL DIMENSIONS AND DEPTHS ARE BASED ON MEASUREMENTS MADE IN THE FIELD.



No.	Revision	Date	App.
1	AS D	08/01/14	ES
2	AS D	08/01/14	ES
3	AS D	08/01/14	ES

Project No: 25039  
Project Name: AP 8 LOT 67  
10 MINNESOTA ROAD  
LITTLE COMPTON, RI

Client: ISABELLA DUFFINO BRILICH  
100 WASHINGTON STREET  
CAMBRIDGE, MA 02139  
Client Title: CLIENTOWNER

PROJECT: PROPOSED DOCK PLAN

Drawing Number:	S1
Sheet:	1 of 1
Project Number:	25039
Survey Date:	10 - 8 - 14

THIS PLAN IS A PRELIMINARY DESIGN AND IS NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS AND DEPTHS ARE BASED ON MEASUREMENTS MADE IN THE FIELD. THE DIMENSIONS AND DEPTHS SHOWN ON THIS PLAN ARE BASED ON MEASUREMENTS MADE IN THE FIELD. THE DIMENSIONS AND DEPTHS SHOWN ON THIS PLAN ARE BASED ON MEASUREMENTS MADE IN THE FIELD.

## Heather Cook

---

**From:** Debbie Haggerty <deezer.hags@gmail.com>  
**Sent:** Thursday, November 20, 2025 4:38 PM  
**To:** Cstaff1@crmc.ri.gov; Heather Cook; Carol Wordell  
**Subject:** Letter of Opposition to Proposed Sakonnet Harbor Dock

You don't often get email from [deezer.hags@gmail.com](mailto:deezer.hags@gmail.com). [Learn why this is important](#)

From: Debbie Haggerty  
36 Patten Drive  
Little Compton, RI 02837

November 20, 2025

To: Rhode Island Coastal Resources Management Council  
Stedman Government Center  
4808 Tower Hill Road  
Wakefield, RI 02879

Re: Objection to Proposed Residential Boating Facility at 10 Minnestoa Road, Little Compton  
CRMC Application No. 2025-07-044

Dear Members of the Council:

I write to formally oppose the proposed private residential boating facility/dock at 10 Minnesota Road, Little Comptons . My objections are grounded not only in environmental, navigational, and safety concerns but also in the fact that the proposal conflicts with the CRMC's own regulatory framework, codified in 650-RICR-20-00-1 ("Red Book").

Legal and Policy Basis for Objection

### 1. Use of Public Trust Resources & CRMC's Mandate

- Under CRMC policy, "the construction of marinas, docks, piers, floats and other recreational boating facilities located on tidal lands or waters constitutes a use of Rhode Island's public trust resources." 650-RICR-20-00-1.3.1(D)(3)(h) requires that the Council assess such uses on a "case-by-case basis," examine reasonable alternatives, and protect public trust interests. [Rhode Island Department of State+1](#)
- The requirement to weigh benefits against impacts, including environmental, navigational, and scenic impacts, is clearly stated in CRMC policy. [Rhode Island Commerce Corporation+1](#)

Specific Objections

### 2. Precedent-Setting / First Private Dock

- Approving this dock — the first private residential structure of its kind in the harbor — would drastically change the nature of public trust lands. CRMC policy explicitly seeks to manage the siting and density of recreational boating facilities "with due regard for the capability of coastal areas to support boating and the degree of compatibility with other existing uses." [Rhode Island Department of State](#)
- Under Red Book section 1.3.1(D)(3)(f), there is a policy to limit "cumulative impacts associated with the increased density of existing recreational boating facilities." [Rhode Island Commerce Corporation+1](#)
- Moreover, section 1.3.1(D)(3)(a) encourages designs that serve multiple users rather than many single-user docks, precisely to avoid proliferation. [Rhode Island Department of State](#)

### 3. Environmental Impacts & Eelgrass Survey Inadequacy

- According to CRMC standards under 1.3.1(D), boating facilities must be "designed and constructed to ... minimize impacts to existing resources." [Rhode Island Department of State](#)
- CRMC's "Standards" clause mandates that Submerged Aquatic Vegetation (SAV) (which includes eelgrass) surveys be conducted during peak biomass periods. Specifically, the Red Book requires SAV surveys in Narragansett Bay between July 1 and September 15, and in other embayments in summer. [Rhode Island Department of State](#)

- A November survey (outside the growing season) is thus non-compliant and fails to provide reliable data on eelgrass presence or density, undermining the Council's ability to assess ecological risk.

#### 4. Navigational and Geological Concerns

- The site's rocky outcroppings and shallow, uneven bottom make it inherently hazardous for docking structures. CRMC's policy in 1.3.1(D)(3)(c) requires new facilities to be appropriate for environmental site conditions, including geological constraints. [Rhode Island Department of State](#)
- Given these conditions, introducing a fixed dock increases risk of grounding, vessel damage, or navigational accidents, especially in low-water or poor-visibility conditions.

#### 5. Scenic / Aesthetic Impacts

- CRMC's policy calls for evaluation of "potential aesthetic and scenic impacts associated with the structure." [Rhode Island Commerce Corporation+1](#)
- As the first private dock in a largely undeveloped shoreline portion, this structure will visibly alter the character of the shoreline and diminish its currently open, natural aspect — in direct conflict with the Council's scenic protection goals.

#### 6. Reasonable and Safer Alternatives

- Under CRMC policy, applicants must demonstrate that less harmful alternatives are not available. [Rhode Island Department of State+1](#)
- In this case, a nearby existing facility — the Sakonnet Yacht Club, just ~160 yards away — already provides boating access without the need to build a new private dock, offering a clear, less impactful alternative.

#### Conclusion & Request

Because the proposed dock fails to meet multiple mandatory criteria in the CRMC regulatory regime — especially regarding protection of public trust resources, compliance with SAV survey timing, and avoidance of unnecessary density — I respectfully request that the Council deny the application.

Thank you for your time and for your careful stewardship of Rhode Island's coastal resources.

Sincerely,

Debbie Haggerty

**From:** Anne Celandier <anniecelandier@gmail.com>  
**Sent:** Thursday, November 20, 2025 10:36 AM  
**To:** cstaff1@crmc.ri.gov; Heather Cook; Carol Wordell  
**Cc:** Asilva@crmc.ri.gov; asawaia@crmc.ri.gov  
**Subject:** Objection to proposed residential/Rental house boating facility in Little Compton

You don't often get email from anniecelandier@gmail.com. [Learn why this is important](#)

**Rhode Island Coastal Resources Management Council**

Stedman Government Center  
4808 Tower Hill Road  
Wakefield, RI 02879

**Re: Objection to Proposed Residential Boating Facility at 10 Minnestoa Road,  
Little Compton**

CRMC Application No. 2025-07-044

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I write to formally oppose the proposed private residential boating facility/dock at 10 Minnesota Road, Little Compton. My objections are grounded not only in environmental, navigational, and safety concerns but also in the fact that the proposal conflicts with the CRMC's own regulatory framework, codified in 650-RICR-20-00-1 ("Red Book").

---

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---

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- 

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- 

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- 

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  - In this case, a nearby existing facility — **the Sakonnet Yacht Club**, just ~160 yards away — already provides boating access without the need to build a new private dock, offering a clear, less impactful alternative.
- 

## Conclusion & Request

Because the proposed dock fails to meet multiple mandatory criteria in the CRMC regulatory regime — especially regarding protection of public trust resources, compliance with SAV survey timing, and avoidance of unnecessary density — I respectfully request that the Council **deny the application**.

Thank you for your time and for your careful stewardship of Rhode Island’s coastal resources.

Sincerely,

Anne Samson Celander  
8 East View Drive  
Little Compton, RI 02837  
annielander@gmail.com  
603.769.7318

## Heather Cook

---

**From:** Benoit Gauthier <[redacted]>  
**Sent:** Saturday, November 15, 2025 9:59 AM  
**To:** davidsosborn@gmail.com; Heather Cook  
**Cc:** Mike Massa  
**Subject:** Re: Letter opposing the construction of a private residential dock at 10 Minnesota Road,

David, Nancy,  
Thank you for voicing your objection and weighing in with such an insightful critique. I have provided copy to the town's new attorneys for CRMC related matters, Dean Wagner and Ed Pare of Savage Law Partners in Providence. Dean was seated next to you when you addressed the assembly Thursday. They have been engaged since our Solicitor is also counsel for CRMC and will need to recuse from all CRMC matters facing the town. Thank you also for the kind words regarding the efforts of our harbormaster and commission.

Heather, In case you don't have a copy already, please add this letter to the Town Council's package for their meeting on the 20th. See you there!

Respectfully,  
Ben

On Nov 15, 2025, at 8:54 AM, <davidsosborn@gmail.com> <davidsosborn@gmail.com> wrote:

Dear Members of the Little Compton Harbor Commission as well as Member of the RI CRMC:

The following is a copy of the letter that I read to the Commission at the LC Harbor Commission meeting the other night which we (my wife and I) submit for your collective consideration.

Best David and Nancy

-----  
**To:** Little Compton Harbor Commission  
**Cc:** Rhode Island Coastal Resources Management Council (CRMC)  
**From:** David Osborn –  
**Address:** 70 Warrens Point Road Little Compton, RI  
**Date:** 11-13-25  
**Subject:** Opposition to Proposed Private Dock at 10 Minnesota Road, Little Compton, RI

Dear Members of the Little Compton Harbor Commission,

We are writing to respectfully urge the Commission to **oppose the construction of a private residential dock at 10 Minnesota Road**, on the east side of the entrance to Sakonnet Harbor.

The shoreline fronting 10 Minnesota Road lies inside the line formed by the outer harbor jetties and falls squarely within the area designated by both the Town of Little Compton Harbor Management Plan and the CRMC water-type map as Type 5 – Recreational and Commercial Harbor Waters. These are the very waters reserved for public moorings, navigation, transient anchorage, and commercial fishing activity, not for private, exclusive docks.

Under CRMC Section 300.4 (Recreational Boating Facilities), new residential docks are prohibited within Type 5 Harbor waters when they would:

- interfere with established mooring fields or fairways,
- obstruct public trust uses or commercial navigation, or
- conflict with a Harbor Management Plan adopted under R.I. General Law §46-4-6.9.

The Town's Harbor Management Plan explicitly prioritizes maintaining safe navigation and protecting the public's common use of the harbor basin. Allowing a private dock at 10 Minnesota Road would introduce a fixed obstruction directly adjacent to an active mooring

field and narrow a critical turning area used by harbor users, fishermen, and visiting boats. It would create a hazard for young boaters, sailors, kayakers and paddleboarders and also invite similar applications, undermining decades of local policy that has kept Sakonnet Harbor open, safe, and accessible to all.

For these reasons, the Commission has clear grounds to recommend denial of this proposal and to notify the CRMC that the project is inconsistent with:

1. The CRMC Type 5 water-use standards, which prioritize communal over private structures; and
2. The Town's Harbor Management Plan, which prohibits private docks within the harbor boundary.

Finally, the LC Harbor Commission has done a great job protecting the character and safety of the Sakonnet Harbor for decades. With the increase in traffic during the summer months, particularly with the increasing volume of kids and young adults in and around the harbor, we believe that maintaining a safe shoreline area and uncluttered access and egress to the harbor, the Yacht Club and mooring fields is paramount to any private concern. Anyone who has lived in and around the harbor would understand the necessity for a safe and uncluttered eastern shoreline. We are sure that had the applicants spent more time in their home, the community as well as in and around the harbor, they would recognize this need and would not have submitted this application for a dock.

Sakonnet Harbor remains one of Rhode Island's last truly public, small-boat harbors. We respectfully ask the Commission to reaffirm that stewardship by opposing this application.

Thank you for your careful consideration and continued service to our maritime community.

Sincerely,

David & Nancy Osborn  
70 Warrens Point Road  
Little Compton, RI 02837  
(508) 561-0007  
(401) 635-8919  
[davidsosborn@gmail.com](mailto:davidsosborn@gmail.com)

Osborn | 70 Warrens Point Road | Little Compton, RI 02837 | 508.561.0007 (C) |  
401.635.8919 (H) | [davidsosborn@gmail.com](mailto:davidsosborn@gmail.com)

David S. Osborn | 70 Warrens Point Road | Little Compton, RI 02837 | 508.561.0007 (C) |  
401.635.8919 (H) | [davidsosborn@gmail.com](mailto:davidsosborn@gmail.com)

## Heather Cook

---

**From:** Suzanne Madden <suzmadden@cox.net>  
**Sent:** Sunday, November 16, 2025 12:55 PM  
**To:** Cstaff1@crmc.ri.gov; Heather Cook; Carol Wordell

**Suzanne Madden**  
**72 Oak Forst Drive**  
**Little Compton, RI 02837**  
**suzmadden@cox.net**  
**November 16, 2025**

**Rhode Island Coastal Resources Management Council**  
Stedman Government Center  
4808 Tower Hill Road  
Wakefield, RI 02879

**Re: Objection to Proposed Residential Boating Facility at 10 Minnestoa Road, Little Compton**  
CRMC Application No. **2025-07-044**

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  - A November survey (outside the growing season) is thus **non-compliant** and fails to provide reliable data on eelgrass presence or density, undermining the Council’s ability to assess ecological risk.
- 

#### 4. Navigational and Geological Concerns

- The site’s rocky outcroppings and shallow, uneven bottom make it inherently hazardous for docking structures. CRMC’s policy in 1.3.1(D)(3)(c) requires new facilities to be appropriate for environmental site conditions, including geological constraints. [Rhode Island Department of State](#)
  - Given these conditions, introducing a fixed dock increases risk of grounding, vessel damage, or navigational accidents, especially in low-water or poor-visibility conditions.
- 

#### 5. Scenic / Aesthetic Impacts

- CRMC’s policy calls for evaluation of “potential aesthetic and scenic impacts associated with the structure.” [Rhode Island Commerce Corporation+1](#)
  - As the first private dock in a largely undeveloped shoreline portion, this structure will visibly alter the character of the shoreline and diminish its currently open, natural aspect — in direct conflict with the Council’s scenic protection goals.
- 

#### 6. Reasonable and Safer Alternatives

- Under CRMC policy, applicants must demonstrate that less harmful alternatives are not available. [Rhode Island Department of State+1](#)
  - In this case, a nearby existing facility — **the Sakonnet Yacht Club**, just ~160 yards away — already provides boating access without the need to build a new private dock, offering a clear, less impactful alternative.
- 

### Conclusion & Request

Because the proposed dock fails to meet multiple mandatory criteria in the CRMC regulatory regime — especially regarding protection of public trust resources, compliance with SAV survey timing, and avoidance of unnecessary density — I respectfully request that the Council **deny the application**.

Thank you for your time and for your careful stewardship of Rhode Island’s coastal resources.

Sincerely,

**Suzanne Madden**

---

**From:** Victoria G. Talbot  
**Sent:** Thursday, November 13, 2025 1:13 PM  
**To:** Heather Cook  
**Subject:** Fw: A more focused regulatory letter re the proposed private residential Sakonnet Harbor dock

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**From:** Eleanor Pitts <eleanorcpitts@yahoo.com>  
**Sent:** Thursday, November 13, 2025 1:07 PM  
**To:** Robert Mushen <rmushen@littlecomptonri.org>; Patrick McHugh <pmchugh@littlecomptonri.org>; Victoria G. Talbot <vtalbot@littlecomptonri.org>  
**Subject:** A more focused regulatory letter re the proposed private residential Sakonnet Harbor dock

You don't often get email from eleanorcpitts@yahoo.com. [Learn why this is important](#)

Hi all -

The following is a more concise argument against the pier which lies, strictly speaking, within Type 5 waters (though sandwiched between Type 1&2) - sorry for all of the letters! Thank you for your collective patience and attention to this matter:

The shoreline fronting [10 Minnesota Road](#) lies within Type 5 waters - Recreational and Commercial Harbor Waters. These are the very waters reserved for moorings, navigation, transient anchorage and commercial activity, not for private exclusive docks.

Under CRMC Section 300.4 (Recreational Boating Facilities), new residential docks are prohibited within Type 5 Harbor waters when they would:

- \*interfere with established mooring fields and fairways
- \*obstruct public trust uses or commercial navigation, or
- \*conflict with a Harbor Management Plan adopted under RI General Law (46-4-6.9).

The Town's Harbor Management Plan explicitly prioritizes safe navigation and protects the public's common use of the harbor basin. A private dock projecting into the harbor off 10 Minnesota road would introduce a fixed obstruction directly adjacent to an active mooring area and narrow a critical and busy turning area at the mouth of the harbor used by motor boats, sailboats, commercial fishing vessels, motorized sea kayaks and others.

As I said in my original letter, the dock would push the most vulnerable harbor users that skirt that eastern shore of the harbor

- eg swimmers, paddle boarders, kayakers - into the marine traffic.

Approval of this private residential dock would also set a precedent, inviting more to be built along the harbor and undermining decades of local policy that has kept Sakonnet Harbor open, safe and accessible to all.

Sent from my iPhone

On Nov 12, 2025, at 8:08 PM, Eleanor Pitts <eleanorcpitts@yahoo.com> wrote:

November 12, 2025

To: the Little Compton Town Council and the Sakonnet Harbor Commission

Re: Opposition to proposed private 75-Foot pier on the eastern shore of Sakonnet Harbor

I am writing a regulatory-focused letter to strongly oppose the construction of a private 75-foot pier (97 feet total starting from the retaining wall) on the eastern shore of Sakonnet Harbor, just inside the mouth of the harbor. This pier is associated with a high-turnover rental property at 10 Minnesota road owned by real estate developers, Timothy and Isabel Ehrlich.

Based on the Rhode Island Coastal Resources Management Program (“Red Book”) and the Town of Little Compton Harbor Management Plan, this location is among the most sensitive and constrained parts of the harbor and is a poor candidate for new private in-water structures.

### **1. Conflict with barrier beach protections and Type 2 water classification**

The Little Compton Harbor Management Plan (2010) notes that Sakonnet Harbor Beach has been identified by coastal geologist Jon Boothroyd as a geologic barrier beach and that the “eastern portion” of Sakonnet Harbor Beach is classified by CRMC as a *moderately developed barrier beach*. The plan explicitly states that CRMC policy “prohibits new development on ‘moderately developed’ barrier beaches,” allowing only limited maintenance and modification of existing facilities.

While the proposed pier and attached float are not directly adjacent to the barrier beach, a large structure nearby can shift eroding waters towards a barrier beach. Construction of the pier also weakens the natural rock and sand barrier that helps preserve that narrow strip of land along the eastern shore of the harbor in flood map projections.

In addition, the Harbor Management Plan explains that the waters adjacent to the barrier beach and near the harbor mouth are classified as Type 2 – Low Intensity Use. Harbor Management Plan further notes that the combination of the Type 2 designation and the barrier-beach status “effectively prohibits any new construction in this area unless” the applicant can show that the project: (1) provides benefits to the public as a whole, (2) is a water-dependent use that provides access to a broad section of the public or substantial economic gain to the state, (3) causes minimal environmental impacts, and (4) has no reasonable alternative.

A private 75-foot pier, by definition, cannot satisfy these public-benefit and access tests.

### **2. Inconsistency with CRMC standards for residential boating facilities**

Under the Red Book’s current standards for residential boating facilities (650-RICR-20-00-1.3.1(D)), docks and piers in Type 2 waters are allowed only as low-intensity uses, with strict dimensional and impact limits. Among other things, the regulations establish a **50-foot standard beyond Mean Low Water (MLW)** for residential docks.

The CRMC regulations also make clear that residential boating facilities may be denied or limited where they:

- Significantly interfere with public-trust uses such as navigation, fishing, and swimming;
- or
- Require dock lengths that exceed the 50-foot standard in order to function.

In this case, placing a 75-foot pier on the eastern shore just inside the harbor mouth would protrude into one of the narrowest and most heavily trafficked parts of Sakonnet Harbor, where commercial fishermen, mooring holders, visiting vessels, and small craft must funnel through a constrained entrance channel. That is exactly the type of location where CRMC has, in other cases, recognized that long residential docks create unacceptable user conflicts and safety risks.

### **3. Navigation, safety, and Harbor Management Plan objectives**

The Town’s Harbor Management Plan emphasizes that boating use in Sakonnet Harbor is growing and that there is already “tremendous pressure” on limited mooring and maneuvering space.

Little Compton’s harbor ordinances (Chapter 9) give the Harbor Master explicit authority to prevent vessels or moorings from encroaching into navigation channels and to address hazardous wakes or unsafe conditions.

A fixed 75-foot private pier near the harbor mouth would push vessels further into the main channel and increase collision risk in a tight turning area, especially in heavy weather, fog, or strong tidal currents.

Approving a long private pier in this location would also set a precedent inconsistent with the Harbor Management Plan’s stated goal of managing limited harbor space in the public interest, not on a lot-by-lot basis.

### **4. Environmental impacts: barrier beach, eelgrass, and SA water quality**

The Harbor Management Plan notes that the barrier beach at Sakonnet Harbor is now part of a federally designated Coastal Barrier Resources System (CBRS) unit, and that the associated restrictions make new structural development “unfeasible.” The same section highlights that maintaining the harbor’s SA water-quality classification is a primary objective and that both RIDEM and CRMC place “significant constraints upon new harbor development”.

#### **5. Public-trust considerations and precedent**

The waters and submerged lands of Sakonnet Harbor are part of Rhode Island’s public trust. CRMC assents for private facilities are explicitly conditioned on protecting public trust uses and do not convey ownership or a guarantee of renewal. Granting a long, private pier near the harbor entrance would:

- Privatize a highly visible and heavily used public-trust area;
- Encourage similar applications along the same stretch of this pristine shoreline; and
- Incrementally undermine the low-intensity, publicly oriented vision for this part of the harbor embedded in the Little Compton Harbor Management Plan and the CRMC Red Book.

For all of the above reasons, I respectfully urge the Town Council and the Sakonnet Harbor Commission to recommend against construction of this private 75-foot pier on the eastern shore of Sakonnet Harbor.

Thank you for your time in considering this matter, and for your continued stewardship of the harbor that helps define our community.

Ellie Pitts  
16 North Tupelo Drive  
Little Compton RI  
617-699-1148  
Eleanorcpitts@yahoo.com Sent from my iPhone

## Heather Cook

---

**From:** Victoria G. Talbot  
**Sent:** Thursday, November 13, 2025 8:12 AM  
**To:** Heather Cook  
**Subject:** Fw: My regulatory-focused letter opposing the proposed private pier in the Sakonnet Harbor

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**From:** Eleanor Pitts <eleanorcpitts@yahoo.com>  
**Sent:** Wednesday, November 12, 2025 8:08 PM  
**To:** Robert Mushen <rmushen@littlecomptonri.org>; Patrick McHugh <pmchugh@littlecomptonri.org>; Victoria G. Talbot <vtalbot@littlecomptonri.org>  
**Subject:** My regulatory-focused letter opposing the proposed private pier in the Sakonnet Harbor

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Ellie Pitts  
 16 North Tupelo Drive  
 Little Compton RI  
 617-699-1148  
 Eleanorepitts@yahoo.com Sent from my iPhone

## Heather Cook

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**From:** Mara Shore <mjlshore@gmail.com>  
**Sent:** Wednesday, November 12, 2025 10:50 AM  
**To:** cstaff1@crmc.ri.gov; Heather Cook; Carol Wordell  
**Cc:** asilva@crmc.ri.gov; asawaia@crmc.ri.gov  
**Subject:** File # 2025-07-44 Sakonnet Harbor/Application for Residential Marine Boating Facility

You don't often get email from mjlshore@gmail.com. [Learn why this is important](#)  
To Members of the RI Coastal Resources Management Council and Little Compton Town Council,

I am a lifelong resident of Little Compton, and I have spent much of my life on and around Sakonnet Harbor. As someone who grew up swimming, rowing, sailing, paddling, and fishing on and around the harbor, and who has spent nearly thirty years serving on the board of the Sakonnet Yacht Club, thinking about and protecting the safety of the harbor and those who use it, I strongly object to the proposed private 75'+ dock and associated 72' square foot float associated with a high-end short-term rental property on the harbor.

The property, 10 Minnesota Road, was recently bought and renovated (as advertised on Instagram and other social media) for purposes of short term rentals, which is how the house has been used, to their neighbors' dismay. The owners, Timothy and Isabella Ehrlich, are real estate speculators from Cambridge, MA who are not part of the Little Compton community. Instead, they earn income from crowds of short term, partying renters in the summer who often disrupt the quiet neighborhood of longtime locals. There are frequent noise disturbances and trespassing issues, and neighbors have reported upwards of ten (10) cars at the property on a single weekend. The proposed dock would extend this revolving-door chaos to Sakonnet Harbor, which would endanger all who use the harbor.

Sailors, swimmers, kayakers and paddle boarders regularly skirt the stretch of rocks in front of the houses on that eastern side of the harbor as a safe, quiet corridor, out of the way of power boats. The proposed Ehrlich dock and associated float would disrupt this safe corridor and push these vulnerable folks into boat traffic. Occupants of the neighboring houses also swim off those rocks, and would similarly be pushed into the traffic of both passing boats and also boats associated with the Ehrlich boating facility. Egrets, cormorants and sea ducks fish and forage on the rocks on the east side of the harbor, where the private dock would be built. At nightfall, night herons, cormorants, egrets, gulls, and several species of sea duck roost on the rocks in the exact place where the dock would be. The proposed dock would need to be lit for safety, destroying the peace of the night sky and contributing to light pollution.

Furthermore, there is no way to regulate or safeguard the short-term renters using the proposed dock. They would have access to the Harbor with any boats or watercraft provided by the owners or brought with them, with no regulation whatsoever. By contrast, as former Commodore and Chief Safety Officer of Sakonnet Yacht Club, I can state with assurance that SYC regulates the use of all watercraft launched from our dock to people who are qualified to use the watercraft, and we require them to file a float plan, so that we know when they leave and return, and where they plan to go. It is the only way to keep boaters, paddlers, and swimmers safe.

By contrast, anyone renting the house at 10 Minnesota Road, or anyone visiting a renter at 10 Minnesota Road, could launch or use a watercraft of any kind from the proposed dock, causing more boat traffic and potential injury to other users of the harbor. Even people who know how to operate watercraft and are not intoxicated would endanger others using the harbor, as they would be unfamiliar with navigating the harbor and its rocks, wind, and seas. At the very least, the proposed dock would create more work for the Harbor Master, SYC Manager and Stewards, and anyone charged with protecting the safety and property of the harbor. A major storm from the north could wash any boats attached to the private dock or float, the float itself, and pieces of the dock right through the mooring field, wreaking havoc on the entire harbor.

The rocky shoreline on the east side of the Sakonnet harbor and extending north provides a bulwark against rising waters, as seen on flood plane projections. A private dock at 10 Minnesota Road would weaken that natural flood barrier, disrupting the bedrock, boulders and grasses. As someone who has witnessed 50-odd years of storms in this town, and watched as they have become ever more severe, and knowing how vulnerable the harbor is to wind and waves from the north and northeast, it is clear that a dock extending over 75 feet into the harbor at that point is an

accident waiting to happen. In even ordinary wind and waves from the north, any boats secured to that dock would need to be moved or risk being damaged, and where would they go?

Sakonnet Yacht Club, which is located 160 yards from the house at 10 Minnesota Road, is open to all and costs little to join, provides an access point for use of the dock and boating. It even provides boats and paddleboards for members' use. The Ehrlichs' elderly parents could certainly use the dock, as many older people do (including my own father, before his passing, frequently in a wheelchair). As per its mission, SYC offers fun, safe, and affordable boating, harbor access, sailing instruction, and support for water-based activities to the community, as it has done since 1939. Its membership is ever-expanding, and its leadership works tirelessly to maintain its safety and affordability for all. Since the Ehrlichs could use SYC's dock just steps from their door, they do not need a private dock, except for use by their short-term renters.

It is worth noting that there are no private docks on the east side of the harbor, heading north along the coast, all the way up to Treaty Rock and beyond. There is a historical respect for the wild, beautiful shoreline extending up the river, preserved for all to enjoy. Allowing a private dock to be built would encourage other landowners to propose their own docks and send a message that Sakonnet Harbor is not a resource to be conserved and shared by all community members, but to be exploited by private interests.

For all of these reasons, I would ask that Little Compton Town Council and the CRMC oppose the construction of the proposed "Residential Marine Boating Facility." Many others in our town are also opposed and would like to have their voices heard.

Thank you for your consideration of these important issues and the precedent they set.

Mara Shore  
25 Sakonnet Point Road  
Little Compton RI 02837

RECEIVED NOV 13 2025

**David and Nina Diefenbach**  
9 Montana Rd  
Little Compton, RI 02837

**Via Email**

**Re: Public Notice CRMC File No. 2025-07-044**

November 13, 2025

To: CRMC

We are writing to ask that the pier and dock proposed for 9/10 Minnesota Rd, Little Compton (Plat 8 Lots 67 & 82) not be approved by the Commission for two primary reasons as follows:

1. The danger the building of such a pier and dock would represent to swimmers, paddle boarders and small boat sailors; and to the renters of 9/10 Minnesota Rd. who would be the most frequent users since the property is rented by as many as 21 individuals for a week or less.
2. The inconsistency of such a structure with the surrounding landscape and resulting damage to the seashore of Sakonnet Point, which is such a unique and special place

It is clear that the purpose and scale of the pier and dock are not for the use of just the property owners, but to enhance the appeal of the property for those renting the facility, as more a "rooming house", or resort than an owner-occupied residential property.

Generally, we respect the interests of property owners to improve their property, but in this case, the fact that the primary use of the complex is as a commercial event space for bachelor parties and short-term Airbnb rentals is entirely inconsistent with the character (and zoning) of the area and will generate an even more dangerous volume of cars accessing the property

We thank the Commission for your thoughtful consideration of our objection to the proposal.

Respectfully,

**David and Nina Diefenbach**

RECEIVED NOV 20 2025

**David and Nina Diefenbach**

9 Montana Rd  
Little Compton, RI 02837

**Via Email**

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Respectfully,

**David and Nina Diefenbach**

**To:**

Coastal Resources Management Council  
Oliver H. Stedman Government Center  
4808 Tower Hill Road, Room 116  
Wakefield, RI 02879  
Email: [cstaff1@crmc.ri.gov](mailto:cstaff1@crmc.ri.gov)

**Re: *Objection***

**CRMC File No. 2025-07-044** – 10 Minnesota Road, Little Compton

**Date:** *November 14, 2025*

Dear Members of the Council:

We are writing as a **nearby property owner, harbor user, and member of the public** to **formally object** to the proposed residential boating facility (96' total length, terminating 40' beyond MLW) at 10 Minnesota Road.

Based on our knowledge of this area of Sakonnet Harbor, the project does **not comply with several CRMC regulations**, including:

**1. Navigation Safety Violations – §§300.1(A)(3) & 300.4(A)(1)**

This is one of the most constrained navigation corridors in Sakonnet Harbor. Extending a fixed pier and float 40' past MLW would **narrow the fairway**, displace vessel traffic toward rocky shallows, and create conflict with boats approaching or leaving the **public landing**.

This constitutes interference with navigation prohibited by **§300.1(A)(3)** and **§300.4(A)(1)**.

**2. Conflict With Mooring Fields – §§300.4(E)(3)–(4)**

Moorings in this section of the harbor have **tight swing radii**. The proposed facility would intrude into these arcs and reduce maneuvering space, contrary to **§300.4(E)(3)** and **§300.4(E)(4)**, which prohibit interference with existing moorings or the need to relocate them.

### **3. Interference With Public Access – §300.1(A)(2) & §335**

This area is heavily used by the public for boating, small-craft access, and harbor transit. A 96-foot residential structure in this location would reduce safe access to and from the **town ramp** and diminish public-trust uses in violation of §300.1(A)(2) and §335.

### **4. Inconsistency With the Little Compton Harbor Management Plan – §300.4(A)(3)**

The Town's plan prioritizes:

- safe navigation,
- protection of mooring fields, and
- unobstructed approaches to the landing.

The project is inconsistent with these policies, violating §300.4(A)(3).

### **5. Environmental Concerns – §300.18 (SAV)**

Shallow benthic habitat exists in this area of the harbor. A float placed 40' seaward of MLW could cause **shading impacts** and habitat disruption contrary to §300.18, which requires protection of eelgrass and sensitive resources.

### **Request**

For these reasons, we respectfully request that CRMC **deny** the proposal.

David and Nina Diefenbach  
9 Montana Rd, Little Compton, RI 02837  
dpdiefenbach@gmail.com  
914.582.6825

**Respectfully,**

**David and Nina Diefenbach**

RECEIVED NOV 18 2025

11/17/2025

To: Town Clerk, Carol Wordell To be delivered to the CRMC.

Fr: Donald and Donna Bodington

Re: Proposed "Boating" Facility and floating dock 9/10 Minnesota Road.

We are writing to express our strong opposition to the proposed "Boating Facility" at the rental properties located at 9 and 10 Minnesota Road, owned by Isabella and Tim Erlich. As the homeowners of 6 Minnesota Road, which indirectly abuts these properties, we have firsthand knowledge and experience with the activity associated with the potential use.

The owners rent 10 and 9 Minnesota Rd, and they only occupy ~ 5% of the year. During the summer there are large parties, loud noises and illegal fireworks which are a disturbance to this quiet neighborhood. We are concerned that physical injuries could happen.

My wife Donna, age 85 and I age 88 have lost our quiet evenings since they have turned these properties into hotels. It is my opinion as a retired detective of the Rhode Island State police that the loud parties and illegal fireworks along with swimming at night will take place during the evenings at this dock.

In addition to these safety issues, it is our view that the proposed dock primarily serves a commercial purpose—to enhance the marketability and revenue potential of what are, in effect, short-term rental enterprises rather than private residences. The addition of a private dock would further commercialize these properties. Beyond the safety and commercial issues, the proposed structure would detract from the natural beauty and character that make Little Compton so special. Like many locals, we enjoyed this community for its unspoiled shoreline and timeless coastal charm. The addition of a private dock at this location would not only mar the scenic landscape but could also set a troubling precedent for further shoreline development.

We have a wonderful harbor and a great yacht club with a dock, and we do not need another dock in our harbor.

For these reasons, we respectfully but firmly oppose the proposed Boating Facility at 10 Minnesota Road. We urge the CRMC to deny this application in the interest of safety, environmental preservation, and community integrity. Thank you for your consideration.

Sincerely,

Donald and Donna Bodington

RECEIVED NOV 19 2025

11/17/2025

To: RI Coastal Resource management Council

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Sincerely,

Donald and Donna Bodington

Mailing address: 47 Nisbet St. Providence, RI 02906, 401-864-4610, Email:  
edward.bodington@yahoo.com

## Heather Cook

---

**From:** Benoit Gauthier  
**Sent:** Thursday, November 13, 2025 8:59 PM  
**To:** Heather Cook; Carol Wordell; Abigail Wilkie  
**Cc:** Gary Mataronas; Margaret Manning  
**Subject:** Voted to Recommend Objection

Carol, Heather, Abby,

Just to confirm- The Harbor Commission voted unanimously to recommend the Town Council Object to the Ehrlich's dock application and request CRMC deny it.

They also voted that I will draft a brief letter explaining our recommendation to the Council, and provide it in time for you to include in the Info Pack.

\*\*\*please tell me the deadline to get my letter to you\*\*\*

Additionally, we agreed that our new counsel Dean Wagner will draft the Town's response to CRMC's request for public Comment. Assuming the Council concurs and votes to object, he will have a draft ready for your consideration on the 20th. This "substantive objection" is a lawyerly thing we do not want to touch, sorry for the added legal expense, but it is important.

There were a lot of erudite members of the community speaking in opposition to the dock tonight, you may want to budget time for comment as you build the agenda for the Council.

Respectfully,  
Ben

## Heather Cook

---

**From:** Carol Wordell  
**Sent:** Wednesday, November 12, 2025 10:28 AM  
**To:** Heather Cook  
**Subject:** FW: Request for information re application 2025-07-044  
**Attachments:** 2025-07-044.pdf

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From: Brittany Spurlock <bspurlock@crmc.ri.gov> On Behalf Of Cstaff <cstaff1@crmc.ri.gov>  
Sent: Wednesday, November 12, 2025 10:27:56 AM (UTC-05:00) Eastern Time (US & Canada)  
To: Benoit Gauthier; Cstaff  
Cc: Carol Wordell; Heather Cook  
Subject: RE: Request for information re application 2025-07-044

Good Morning Ben,  
Please see attached for CRMC file 2025-07-044. You are more than welcome to request to view the file when an objection/comment is received.

Thanks,  
Brittany Spurlock  
Assistant Administrative Officer  
Coastal Resources Management Council  
Oliver Stedman Government Center  
4808 Tower Hill Road, Suite 116  
Wakefield, RI 02879  
(401)783-3370

-----Original Message-----

From: Benoit Gauthier  
Sent: Wednesday, November 12, 2025 7:34 AM  
To: Cstaff <cstaff1@crmc.ri.gov>  
Cc: Carol Wordell <cwordell@littlecomptonri.org>; Heather Cook <hcook@littlecomptonri.org>  
Subject: Request for information re application 2025-07-044

Dear CRMC staff,

The Town of Little Compton is presently preparing our response to your request for public comment on application 2025-07-044, the Ehrlich family property at 10 Minnesota Road. We request you transmit copies of the Objection/Comments Received on this application that you show as being received 03 and 07 November. Please do copy the Town Clerk's office on cc here. If it is allowed without additional specific requests, it would be very helpful if all comments received in the response period are also forwarded to us. Thank you again.

Respectfully,  
Ben Gauthier  
Chair, Little Compton Harbor Commission

## **Brittany Spurlock**

---

**From:** Patricia Blank <twblank@me.com>  
**Sent:** Monday, November 10, 2025 9:53 PM  
**To:** Amy Silva; Cstaff; Anthony Sawaia  
**Subject:** 10 Minnesota boating facility

To the Little Compton Town Council and Rhode Island Coastal Resources Council:

We are writing to you as residents of Sakonnet Point who abut the property at 10 Minnesota and are fiercely opposed to the construction of a dock and float at this property.

We have owned our home at 33 Goodrich Lane for 10 years and spend all summers (May - November) and many winter weekends and holidays at our home. We can attest that Tim and Isabel Ehrlich are rarely in their house, which functions as a commercial property and which they rent out as an Airbnb the majority of the year. Hard to believe they want a dock for her elderly mother who is rarely here. And swimming at Thanksgiving and Christmas is not likely. They want this dock to increase their earnings on their rentals.

Activity at 10 Minnesota is a revolving door of renters and cleaners etc. One huge problem has been the number of renters' cars spilling into neighbor's properties, which required the Ehrlichs to impose a cap. With a house that is advertised as "sleeps 21," it isn't hard to imagine how the addition of a dock -with random renters' boats, jet skis, music and friends - would similarly spill into neighbor's properties, creating disturbances and safety hazards for residents on Sakonnet Point.

The safety issue is our biggest fear. Summer in the harbor is busy with young kids in Optis and residents - young and old - swimming off the rocks jumping off the SYC dock, fishing or taking out paddle boards and kayaks to play in the harbor. The idea that there would be endless renters' boats and jet skis zipping around -unfamiliar with the idiosyncrasies and rhythm of the harbor - would impede everyone else's safe use and enjoyment of this special, quiet jewel.

We don't know much about the environmental issues; but we do know that the hundreds of wind turbines and rising sea levels have already impacted the equilibrium of Sakonnet Harbor. Protecting this harbor must be the highest priority.

We thank you for your consideration of our letter.

All the Best,

Tim and Tricia Blank

## **Brittany Spurlock**

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**From:** Eleanor Pitts <eleanorcpitts@yahoo.com>  
**Sent:** Thursday, November 6, 2025 4:09 PM  
**To:** Cstaff  
**Subject:** Re: File number 2025-07-044  
**Attachments:** IMG\_1714.heic

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Britt

Hi Brittany and Cstaff,

The little Compton Town Council is hearing comments re this proposed pier in the Sakonnet Harbor this month.

Is it better to wait til you receive their recommendation for us to schedule a hearing?

Also, pls add to the file this aerial map showing how this pier off lot 68 will protrude into our tiny harbor:

Thank you  
Ellie Pitts  
Sent from my iPhone

On Nov 3, 2025, at 10:01 AM, Cstaff <cstaff1@crmc.ri.gov> wrote:

Your comments have been received and added to the file, thank you.

## **Brittany Spurlock**

Assistant Administrative Officer  
Coastal Resources Management Council  
Oliver Stedman Government Center  
4808 Tower Hill Road, Suite 116  
Wakefield, RI 02879  
(401)783-3370

**From:** eleanor pitts <eleanorcpitts@yahoo.com>  
**Sent:** Saturday, November 1, 2025 5:27 PM  
**To:** Cstaff <cstaff1@crmc.ri.gov>  
**Subject:** File number 2025-07-044

To the RI Coastal Resources Management Council,

I am a lifelong resident of Little Compton with a special love and respect for Sakonnet Harbor, and want to voice my strong objection to this proposed 75+ foot pier and associated 72sqft float proposed associated with this high end rental property on the harbor. The owners of this house at 10 Minnesota Road, Timothy and Isabella Ehrlich, are wealthy real estate speculators from Cambridge Mass. who bought the house a few years ago and really have no connection to our town other than this rental property, through which they rotate crowds of short term renters in the summer, disrupting a quiet neighborhood of longtime locals. This dock would extend this revolving-door chaos to the water off the rocks in front of their house during boating season - a true hazard to all nearby.

The Sakonnet Harbor is a tiny but bustling place, one of the hubs of our town, and a source of year round enjoyment for the town and for others from nearby towns, who come to our town landing and breakwater to swim, boat and fish.

Swimmers, kayakers and paddle boarders regularly skirt that stretch of rocks in front of the line of houses on that eastern side of the harbor as a safe, quiet corridor out of the way of boats. The proposed Ehrlich dock, and associated large float, would disrupt this safe corridor and push these vulnerable folks into boat traffic. Occupants of the flanking houses also swim off those rocks, and would be similarly be pushed into the traffic of both passing boats and also boats associated with the Ehrlich boating facility.

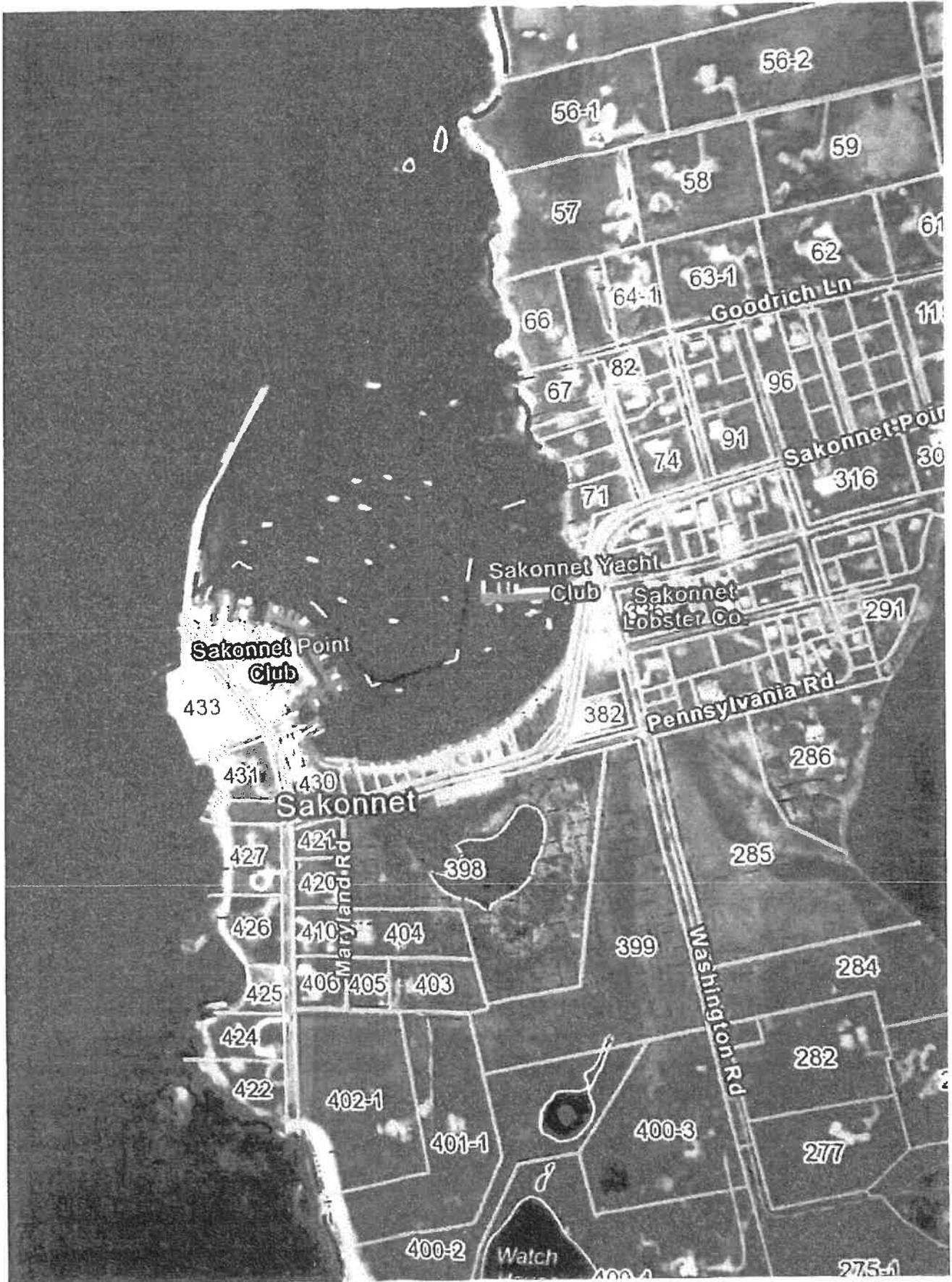
The water in the harbor has recently become clean enough that egrets, cormorants and sea ducks are now regularly seen hunting fish on the rocks on the east side of the harbor, right where that pier would be built.

Of note, there are no private docks along that stretch of houses on the east side of the harbor and heading north along the coast, all of the way up to Treaty Rock and beyond. There is a historical respect for that beautiful shoreline extending up the river, preserved for all to enjoy.

Finally, that rocky shoreline on the east side of the Sakonnet harbor and extending north is a bulwark against rising waters as seen on flood plane projections. That pier would weaken that natural flood barrier, disrupting the bedrock, boulders and grasses. For all of these reasons, I would ask that the RI Coastal Resources Management Council deny this application. As you know, our own harbor commission opposes the construction of this large private pier on our harbor as well. Many others in our town are opposed too and would love to have their voices heard.

Please let me know your thoughts and the best way to approach this issue.

Ellie Pitts  
16 North Tupelo Dr  
Little Compton RI 02837  
617-699-1148  
[Eleanorcpitts@yahoo.com](mailto:Eleanorcpitts@yahoo.com)



## Brittany Spurlock

---

**From:** Eleanor Pitts <eleanorcpitts@yahoo.com>  
**Sent:** Friday, November 7, 2025 8:19 AM  
**To:** Cstaff  
**Subject:** Re: File number 2025-07-044

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**Categories:** Britt

RI CRMC

I would like to officially request a hearing regarding this proposed boating facility, as that window closes 11/21. Can we look at a date for the second week in December? Will we be given a few options so that we can rally as many participants as possible from LC residents, and possibly the Little Compton town council and harbor commission as well? Thinking Dec 12 possibly? Please let me know as soon as possible so that we can get organized.

Thank you

Eleanor Pitts  
Eleanorcpitts@yahoo.com  
617-699-1148  
16 N Tupelo Drive  
Little Compton RI 02837

Sent from my iPhone

On Nov 6, 2025, at 4:08 PM, Eleanor Pitts <eleanorcpitts@yahoo.com> wrote:

Hi Brittany and Cstaff,

The little Compton Town Council is hearing comments re this proposed pier in the Sakonnet Harbor this month.  
Is it better to wait til you receive their recommendation for us to schedule a hearing?  
Also, pls add to the file this aerial map showing how this pier off lot 68 will protrude into our tiny harbor:

<IMG\_1714.heic>

Thank you  
Ellie Pitts  
Sent from my iPhone

On Nov 3, 2025, at 10:01 AM, Cstaff <cstaff1@crmc.ri.gov> wrote:

Your comments have been received and added to the file, thank you.

## **Brittany Spurlock**

Assistant Administrative Officer  
Coastal Resources Management Council  
Oliver Stedman Government Center  
4808 Tower Hill Road, Suite 116  
Wakefield, RI 02879  
(401)783-3370

**From:** eleanor pitts <eleanorcpitts@yahoo.com>

**Sent:** Saturday, November 1, 2025 5:27 PM

**To:** Cstaff <cstaff1@crmc.ri.gov>

**Subject:** File number 2025-07-044

To the RI Coastal Resources Management Council,

I am a lifelong resident of Little Compton with a special love and respect for Sakonnet Harbor, and want to voice my strong objection to this proposed 75+ foot pier and associated 72sqft float proposed associated with this high end rental property on the harbor. The owners of this house at 10 Minnesota Road, Timothy and Isabella Ehrlich, are wealthy real estate speculators from Cambridge Mass. who bought the house a few years ago and really have no connection to our town other than this rental property, through which they rotate crowds of short term renters in the summer, disrupting a quiet neighborhood of longtime locals. This dock would extend this revolving-door chaos to the water off the rocks in front of their house during boating season - a true hazard to all nearby.

The Sakonnet Harbor is a tiny but bustling place, one of the hubs of our town, and a source of year round enjoyment for the town and for others from nearby towns, who come to our town landing and breakwater to swim, boat and fish.

Swimmers, kayakers and paddle boarders regularly skirt that stretch of rocks in front of the line of houses on that eastern side of the harbor as a safe, quiet corridor out of the way of boats. The proposed Ehrlich dock, and associated large float, would disrupt this safe corridor and push these vulnerable folks into boat traffic. Occupants of the flanking houses also swim off those rocks, and would be similarly be pushed into the traffic of both passing boats and also boats associated with the Ehrlich boating facility.

The water in the harbor has recently become clean enough that egrets, cormorants and sea ducks are now regularly seen hunting fish on the rocks on the east side of the harbor, right where that pier would be built. Of note, there are no private docks along that stretch of houses on the east side of the harbor and heading north along the coast, all of the way up to Treaty Rock and beyond. There is a historical respect for that beautiful shoreline extending up the river, preserved for all to enjoy. Finally, that rocky shoreline on the east side of the Sakonnet harbor and extending north is a bulwark against rising waters as seen on flood plane projections. That pier would weaken that natural flood barrier, disrupting the bedrock, boulders and grasses.

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Please let me know your thoughts and the best way to approach this issue.

Ellie Pitts  
16 North Tupelo Dr  
Little Compton RI 02837  
617-699-1148  
[Eleanorcpitts@yahoo.com](mailto:Eleanorcpitts@yahoo.com)

## Brittany Spurlock

---

**From:** eleanor pitts <eleanorcpitts@yahoo.com>  
**Sent:** Saturday, November 1, 2025 5:27 PM  
**To:** Cstaff  
**Subject:** File number 2025-07-044

**Categories:** Britt

To the RI Coastal Resources Management Council,

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For all of these reasons, I would ask that the RI Coastal Resources Management Council deny this application. As you know, our own harbor commission opposes the construction of this large private pier on our harbor as well. Many others in our town are opposed too and would love to have their voices heard.

Please let me know your thoughts and the best way to approach this issue.

Ellie Pitts  
16 North Tupelo Dr

Little Compton RI 02837  
617-699-1148  
Eleanorcpitts@yahoo.com

## Carol Wordell

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**From:** Tricia Blank <twblank@gmail.com>  
**Sent:** Monday, November 10, 2025 12:06 PM  
**To:** Carol Wordell; Heather Cook  
**Cc:** Tim Blank  
**Subject:** 10 Minnesota boating facility

[You don't often get email from twblank@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

To the Little Compton Town Council and Rhode Island Coastal Resources Council:

We are writing to you as residents of Sakonnet Point who abut the property at 10 Minnesota and are fiercely opposed to the construction of a dock and float at this property.

We have owned our home at 33 Goodrich Lane for 10 years and spend all summers (May - November) and many winter weekends and holidays at our home. We can attest that Tim and Isabel Ehrlich are rarely in their house, which functions as a commercial property and which they rent out as an Airbnb the majority of the year. Hard to believe they want a dock for her elderly mother who is rarely here. And swimming at Thanksgiving and Christmas is not likely. They want this dock to increase their earnings on their rentals.

Activity at 10 Minnesota is a revolving door of renters and cleaners etc. One huge problem has been the number of renters' cars spilling into neighbor's properties, which required the Ehrlichs to impose a cap. With a house that is advertised as "sleeps 21," it isn't hard to imagine how the addition of a dock -with random renters' boats, jet skis, music and friends - would similarly spill into neighbor's properties, creating disturbances and safety hazards for residents on Sakonnet Point.

The safety issue is our biggest fear. Summer in the harbor is busy with young kids in Optis and residents - young and old - swimming off the rocks jumping off the SYC dock, fishing or taking out paddle boards and kayaks to play in the harbor. The idea that there would be endless renters' boats and jet skis zipping around -unfamiliar with the idiosyncrasies and rhythm of the harbor - would impede everyone else's safe use and enjoyment of this special, quiet jewel.

We don't know much about the environmental issues; but we do know that the hundreds of wind turbines and rising sea levels have already impacted the equilibrium of Sakonnet Harbor. Protecting this harbor must be the highest priority.

We thank you for your consideration of our letter.

All the Best,

Tim and Tricia Blank

## Brittany Spurlock

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**From:** cenae-r-ri <cenae-r-ri@usace.army.mil>  
**Sent:** Thursday, October 30, 2025 2:58 PM  
**To:** Brittany Spurlock; Waterhouse, Elizabeth C CIV USARMY CENAE (USA)  
**Subject:** RE: Public Notice CRMC File No. 2025-07-044 (Timothy & Isabella Enrich) Little Compton

Good afternoon,

The File Number assigned to this project is NAE-2025-02363.

Thanks,

Tina

**From:** Brittany Spurlock <bspurlock@crmc.ri.gov>  
**Sent:** Wednesday, October 22, 2025 1:41 PM  
**To:** Amanda Barker <amanda@greenenergyconsumers.org>; Amy Rose Weinreich, Charlestown TC <arose@charlestownri.org>; Audubon Society of RI <audubon@asri.org>; Beth E. Ashman, Cranston Acting City Planner <bashman@cranstonri.org>; Bruce Eastman RISA <rishellfisherman78@gmail.com>; Carol Wordell, Little Compton Town Clerk <cwordell@littlecomptonri.org>; Catherine Hall, Esq., Save The Bay <khall@savebay.org>; Catie Alves, STB CoastKeeper <calves@savebay.org>; Charlotte Taylor <charlotte.taylor@preservation.ri.gov>; Chris Dodge, Save The Bay <cdodge@savebay.org>; Christine Andrews, QDC <candrews@quonset.com>; Chuck Horbert, RIDEM <chuck.horbert@dem.ri.gov>; Breen, Daniel B CIV USARMY CENAE (USA) <Daniel.B.Breen@usace.army.mil>; David Latham <davidclatham@gmail.com>; David Murdock <rmurdock@geiconsultants.com>; Deborah Mongeau, Librarian <dmongeau@uri.edu>; Edward A. Mello, Jamestown Town Admin <Emello@jamestownri.net>; Elizabeth Totten <Elizabeth.Totten@preservation.ri.gov>; Eric Schneider, RIDEM Fish and Wildlife <Eric.Schneider@dem.ri.gov>; Frank Corrao, Acting Director, Cranston Public Works <fcorrao@cranstonri.org>; Jean Bellm, Exec Asst, Barrington <jbellm@barrington.ri.gov>; Jeanne Spencer, Tiverton Town Clerk's Office <townclerk@tiverton.ri.gov>; Jeannette Alyward, North Kingstown TC <JAlyward@northkingstown.org>; Jed Thorp, Director of Advocacy, Save The Bay <jthorp@savebay.org>; Jeff Willis <jwillis@crmc.ri.gov>; Jeffrey C. Hall, Exec. Dir, ASRI <jhall@asri.org>; Jeffrey Gardner <watchhilloysters@gmail.com>; Jennifer M. West, Portsmouth TC <jwest@portsmouthri.com>; Jessica Capaldi, Deputy Clerk, Warren <jcapaldi@townofwarren-ri.gov>; Joan Chabot, Town Clerk, Tiverton <jchabot@tiverton.ri.gov>; John Brown, THPO, Narragansett Indian Tribe <tashtesook@aol.com>; John Rago <JRago4@aol.com>; John Torgan <jtorgan@tnc.org>; John Williams, Warwick Cove Marina <jhwatmarina@verizon.net>; Jude Zeh <zehj@srminc.net>; Kathy Jacques <kayjacques88@gmail.com>; Kotelly, Kevin R - DELETED <Kevin.R.Kotelly@usace.army.mil>; Laura C. Swistak, City Clerk, Newport <lswistak@CityofNewport.com>; Laura Dwyer (CRMC) <ldwyer@crmc.ri.gov>; Leah Stoddard, E. Prov Deputy Clerk <lstoddard@eastprovidenceri.gov>; Martin, Leslie CIV USARMY USACE (USA) <Leslie.Martin@usace.army.mil>; Lisa Turner <lturner@crmc.ri.gov>; Lynn D'Abrosca, City Clerk, Warwick <Lynn.dabrosca@warwickri.com>; Mary Leblanc, Westerly Town Clerk <mleblanc@WesterlyRI.gov>; Matt O'Brien, AP Reporter <MOBrien@ap.org>; Melissa Cordeiro, Bristol Town Clerk <mcordeiro@bristolri.gov>; Michael Arguello, RIDEM Water Resources <Michael.Arguello@dem.ri.gov>; Michael MCGiveney <mclamdigger@aol.com>; Neal Personeus, RIDEM <Neal.Personeus@dem.ri.gov>; Nichole Romane, Town Clerk, South Kingstown <nromane@southkingstownri.com>; Nick Donadio <info@rhodeislandmulch.com>; Peter A. Healey <peter.healey@dot.ri.gov>; Peter M. Vieira, Marine Construction <got\_tug@yahoo.com>; Phil Capaldi <philcapaldi@yahoo.com>; Philip Hervey, Town Manager <phervey@barrington.ri.gov>; Providence City Clerk <clerkpost@providenceri.gov>; Rebecca Russell, RIDEM Water Resources <Rebecca.Russell@dem.ri.gov>; Reuben Macfarlan, RIDEM/DMF <Reuben.Macfarlan@dem.ri.gov>; RIAG/Environmental & Energy Unit <eeu@riag.ri.gov>; Rich Hittinger, RISAA <hittinger@risaa.org>; Richard DeSalvo, RI Moorings <richard@rimoorings.com>; Richard Goldstein

Pawtucket TC <RGoldstein@pawtucketri.com>; Richard Langseth <Richard@langseth.com>; Robert Lyons, Ocean House Marina <rob@OceanHouseMarina.com>; Robin Barlow, RI Builders <rbarlow@ribuilders.org>; Rodman R. Black Jr. HIIA <RRBlackJr@aol.com>; Sandrea Speroni, Town Clerk's Office <ssperoni@townofwarren-ri.gov>; Sarah Frazar, RIDEM <Sarah.Frazar@dem.ri.gov>; Scott Briggs, Librarian <scottb@uri.edu>; Shirley Frietag, NRPA President <nrpa@narrowriver.org>; Stephanie Bernardo, Barrington Town Clerk <sbernardo@barrington.ri.gov>; Steve Jacques <SteveJacques318@gmail.com>; Sue Cornachia <tobyupelo@gmail.com>; Taylor Ellis <ri2honduras@gmail.com>; Thomas R. Evans, State Librarian <statelibrary@sos.ri.gov>; Topher Hamblett, Save The Bay, Executive Director <Thamblett@savebay.org>; Tracy A. Nelson, Cranston City Clerk <tnelson@cranstonri.gov>; cenae-r-ri <cenae-r-ri@usace.army.mil>; Wendy J. W. Marshall, Middletown TC <wmarshall@middletownri.com>  
**Subject:** [Non-DoD Source] Public Notice CRMC File No. 2025-07-044 (Timothy & Isabella Enrich) Little Compton

Good Afternoon: Please see attached 30-day Public Notice for CRMC Application 2025-07-044. Public comments must be submitted to CRMC on or before November 21, 2025.

## **Brittany Spurlock**

Assistant Administrative Officer  
Coastal Resources Management Council  
Oliver Stedman Government Center  
4808 Tower Hill Road, Suite 116  
Wakefield, RI 02879  
(401)783-3370



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: 2025-07-044 Date: October 22, 2025

This office has under consideration the application of:

Timothy & Isabella Ehrlich  
7 Kirkland Road  
Cambridge, MA 02138

for a State of Rhode Island Assent to construct and maintain: a residential boating facility consisting of a 74.5' fixed pier, 16' aluminum gangway, with a 72 square foot float. The total length of the facility is 96' and it terminates at 40' from MLW.

Project Location:	10 Minnesota Road
City/Town:	Little Compton
Plat/Lot:	8 / 67
Waterway:	Sakonnet Harbor, Type 5; Commercial & Recreational Harbor

Plans of the proposed work can be requested at [Cstaff1@crmc.ri.gov](mailto: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 21, 2025.

Please email your comments/hearing requests to: [cstaff1@crmc.ri.gov](mailto: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

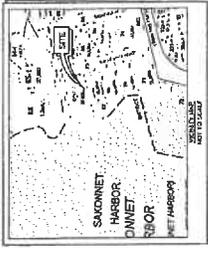


NORTHEAST ENGINEERS & CONSULTANTS, INC.



STRUCTURAL  
LAND PLANNING  
WATERPROOF  
SURVEYING  
GEO-TECHNICAL  
ENVIRONMENTAL  
TRANSPORTATION  
STRUCTURAL  
MATERIALS TESTING

A KNOWLEDGE CORPORATION  
8 VALLEY ROAD, SUITE 100, WILMINGTON, MA 01890  
PHONE: (617) 848-8100 FAX: (617) 848-4100  
WWW.NEENGINEERS.COM



**CONSTRUCTION NOTES:**

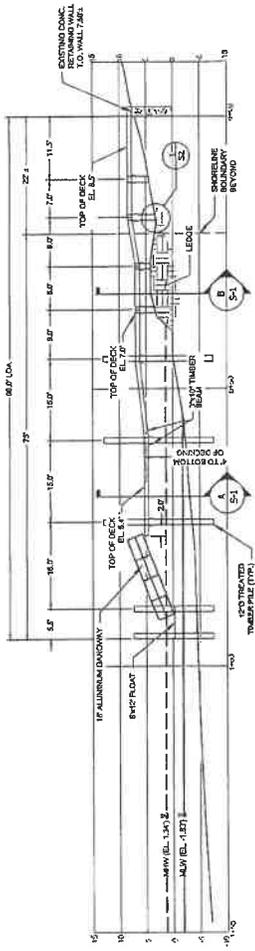
1. ALL WORK SHALL CONFORM TO THE LATEST EDITION OF THE OSHA CODE, THE RHODE ISLAND STATE BUILDING CODE AND THE REQUIREMENTS STATED HEREIN INCLUDING THOSE THAT ARE SPECIFIC TO THIS PROJECT.
2. ALL WORK SHALL CONFORM TO THE REGULATIONS PROVIDED BY BOTH THE MARINE AND THE ENVIRONMENTAL AGENCIES.
3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LOCAL ORDINANCES OF THE TOWN OF LITTLE COMPTON, RI.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REPORTS FROM THE MARINE AND ENVIRONMENTAL AGENCIES.
5. THE DESIGN REQUIREMENTS STATED ON THE PLANS, CONTRACTOR WILL VERIFY ABILITY TO CONSTRUCT AND INSTALL THE WORK AS SHOWN.
6. PILE CAPS SHALL BE A MINIMUM DEPTH OF 18 FEET INTO COMPETENT SAND BELOW THE FINISH GRADE.
7. PILE CAPS SHALL BE REINFORCED WITH A MINIMUM SPECIFIED PENETRATION OR RESISTANCE, UNLESS OTHERWISE NOTED.

**TIMBER NOTES:**

1. PILE CAPS SHALL BE WELDED FABRICAS ATTACHED TO SIDES OF PILES.
2. ALL TIMBER SHALL BE SIZED, SAVED, AND WELDED TO MEET ALL APPLICABLE CODES.
3. ALL TIMBER SHALL BE SIZED, SAVED, AND WELDED TO MEET ALL APPLICABLE CODES.
4. ALL TIMBER SHALL BE SIZED, SAVED, AND WELDED TO MEET ALL APPLICABLE CODES.
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6. ALL TIMBER SHALL BE SIZED, SAVED, AND WELDED TO MEET ALL APPLICABLE CODES.
7. ALL TIMBER SHALL BE SIZED, SAVED, AND WELDED TO MEET ALL APPLICABLE CODES.

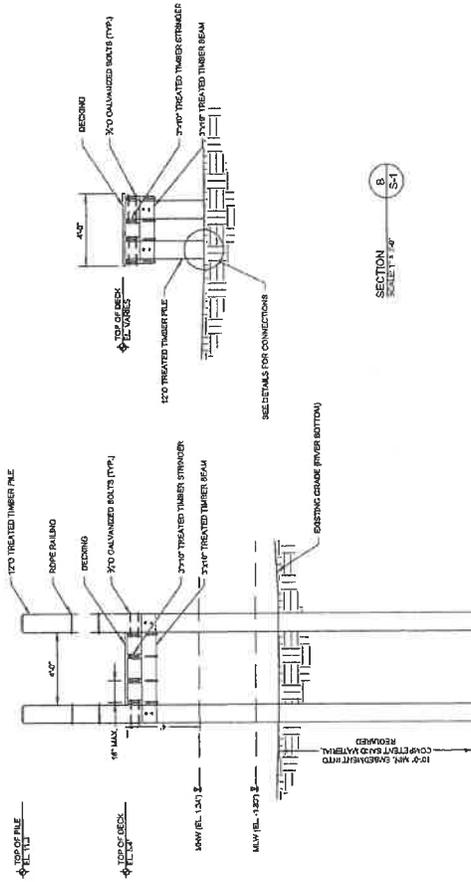
**GENERAL NOTES:**

1. FACILITY WILL BE USED FOR RECREATIONAL, RESIDENTIAL, AND COMMERCIAL ACTIVITY WILL OCCUR PERSONAL WATERCRAFT SPECIFICATIONS.
2. ALL SECTIONS OF CHINESE AND RELATED TO BOAT LIFT AND FLUAT LIFT SYSTEMS WILL BE AS SHOWN.

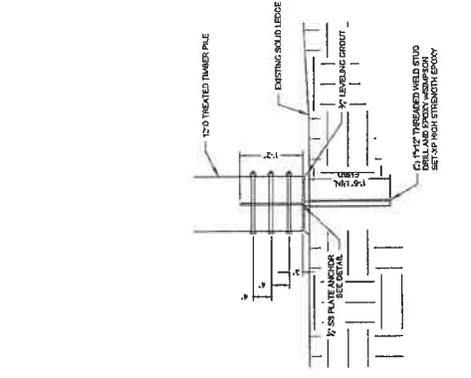


DOCK PROFILE  
SCALE: 1/4" = 1'-0"

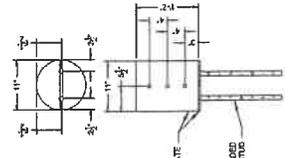
NOTE:  
VERTICAL DATUM IS WATERS



SECTION A-A  
SCALE: 1/4" = 1'-0"



SECTION B-B  
SCALE: 1/4" = 1'-0"



LEDGE CONNECTION DETAIL  
SCALE: 1/4" = 1'-0"



PROJECT NO. 25039

DATE: 08/27/2023

CRMC Mailing List for Timothy & Isabella Ehrlich  
CRMC File Number 2025-07-044

Timothy & Isabella Ehrlich  
7 Kirkland Road  
Cambridge, MA 02138  
[isabella@milkandhoneygroup.com](mailto:isabella@milkandhoneygroup.com)

Northeast Engineers & Consultants, Inc.  
6 Valley Road  
Middletown, RI 02842  
[steveno@northeastengineers.com](mailto:steveno@northeastengineers.com)

Kristin Brown  
31 Church Street  
Norwich, VT 05055

Paisley White Kelling  
1095 Park Ave, Apt 14A  
New York, NY 10128

CRMC (2025-07-044)  
O. S. Government Center  
4808 Tower Hill Road  
Wakefield, RI 02879

## **Brittany Spurlock**

---

**From:** Brittany Spurlock  
**Sent:** Wednesday, October 22, 2025 1:41 PM  
**To:** 'isabella@milkandhoneygroup.com'  
**Cc:** steveno@northeastengineers.com; Anthony Sawaia; Lisa Turner; Brittany Spurlock  
**Subject:** Public Notice CRMC File No. 2025-07-044 (Timothy & Isabella Enrich) Little Compton  
**Attachments:** Public Notice CRMC File No. 2025-07-044 (Timothy & Isabella Enrich) Little Compton.pdf

Good Afternoon: The attached Public Notice is being sent to you, the applicant and consultant, via email. Please note the 30-day closing date is November 21, 2025. The Public Notice is also being sent via email to the Little Compton E-mail list and the general state-wide mailing list.

### **Brittany Spurlock**

Assistant Administrative Officer  
Coastal Resources Management Council  
Oliver Stedman Government Center  
4808 Tower Hill Road, Suite 116  
Wakefield, RI 02879  
(401)783-3370

## **Brittany Spurlock**

---

**From:** Brittany Spurlock  
**Sent:** Wednesday, October 22, 2025 1:41 PM  
**To:** 'A. Michael Steers, Little Compton Planning Board Chair'; 'Anne-Marie Corbett'; 'Antonio Teixeira, Town Administrator'; 'Benoit Gauthier, Little Compton Harbor Commission Chair'; 'Carol Wordell, Little Compton Town Clerk'; 'Dean Simmons, LC Building and Zoning Official'; 'Denise Cosgrove, Little Compton Assessor's Office'; 'Jules Opton-Himmel, Walrus & Carpenter Oysters'; 'Little Compton Town Council'; 'Mike Massa LC Harbormaster'; 'Rep. Michelle McGaw'; 'Richard G. Petrin, Little Compton Fire chief'; 'Robert Mushen, Little Compton Town Council President'; 'Senator Louis P. DiPalma'; 'William Moore, Bldg Official, Little Compton'; 'William Richmond, Little Compton Cons Comm Chair'  
**Subject:** Public Notice CRMC File No. 2025-07-044 (Timothy & Isabella Enrich) Little Compton  
**Attachments:** Public Notice CRMC File No. 2025-07-044 (Timothy & Isabella Enrich) Little Compton.pdf

Good Afternoon: Please see attached 30-day Public Notice for CRMC Application 2025-07-044. Public comments must be submitted to CRMC on or before November 21, 2025.

## **Brittany Spurlock**

Assistant Administrative Officer  
Coastal Resources Management Council  
Oliver Stedman Government Center  
4808 Tower Hill Road, Suite 116  
Wakefield, RI 02879  
(401)783-3370

## Brittany Spurlock

---

**From:** Brittany Spurlock  
**Sent:** Wednesday, October 22, 2025 1:41 PM  
**To:** 'Amanda Barker'; 'Amy Rose Weinreich, Charlestown TC'; 'Audubon Society of RI'; 'Beth E. Ashman, Cranston Acting City Planner'; 'Bruce Eastman RISA'; 'Carol Wordell, Little Compton Town Clerk'; 'Catherine Hall, Esq., Save The Bay'; 'Catie Alves, STB CoastKeeper'; 'Charlotte Taylor'; 'Chris Dodge, Save The Bay'; 'Christine Andrews, QDC'; 'Chuck Horbert, RIDEM'; 'Daniel B. Breen, CIV USARMY CENAE'; 'David Latham'; 'David Murdock'; 'Deborah Mongeau, Librarian'; 'Edward A. Mello, Jamestown Town Admin'; 'Elizabeth Totten'; 'Eric Schneider, RIDEM Fish and Wildlife'; 'Frank Corrao, Acting Director, Cranston Public Works'; 'Jean Bellm, Exec Asst, Barrington'; 'Jeanne Spencer, Tiverton Town Clerk's Office'; 'Jeannette Alyward, North Kingstown TC'; 'Jed Thorp, Director of Advocacy, Save The Bay'; 'Jeff Willis'; 'Jeffrey C. Hall, Exec. Dir, ASRI'; 'Jeffrey Gardner'; 'Jennifer M. West, Portsmouth TC'; 'Jessica Capaldi, Deputy Clerk, Warren'; 'Joan Chabot, Town Clerk, Tiverton'; 'John Brown, THPO, Narragansett Indian Tribe'; 'John Rago'; 'John Torgan'; 'John Williams, Warwick Cove Marina'; 'Jude Zeh'; 'Kathy Jacques'; 'Kevin R. Kotelly, USACOE'; 'Laura C. Swistak, City Clerk, Newport'; 'Laura Dwyer (CRMC)'; 'Leah Stoddard, E. Prov Deputy Clerk'; 'Leslie Martin, USARMY USACOE'; 'Lisa Turner'; 'Lynn D'Abrosca, City Clerk, Warwick'; 'Mary Leblanc, Westerly Town Clerk'; 'Matt O'Brien, AP Reporter'; 'Melissa Cordeiro, Bristol Town Clerk'; 'Michael Arguello, RIDEM Water Resources'; 'Michael MCGiveney'; 'Neal Personesus, RIDEM'; 'Nichole Romane, Town Clerk, South Kingstown'; 'Nick Donadio'; 'Peter A. Healey'; 'Peter M. Vieira, Marine Construction'; 'Phil Capaldi'; 'Philip Hervey, Town Manager'; 'Providence City Clerk'; 'Rebecca Russell, RIDEM Water Resources'; 'Reuben Macfarlan, RIDEM/DMF'; 'RIAG/Environmental & Energy Unit'; 'Rich Hittinger, RISAA'; 'Richard DeSalvo, RI Moorings'; 'Richard Goldstein Pawtucket TC'; 'Richard Langseth'; 'Robert Lyons, Ocean House Marina'; 'Robin Barlow, RI Builders'; 'Rodman R. Black Jr. HIIA'; 'Sandrea Speroni, Town Clerk's Office'; 'Sarah Frazar, RIDEM'; 'Scott Briggs, Librarian'; 'Shirley Frietag, NRPA President'; 'Stephanie Bernardo, Barrington Town Clerk'; 'Steve Jacques'; 'Sue Cornachia'; 'Taylor Ellis'; 'Thomas R. Evans, State Librarian'; 'Topher Hamblett, Save The Bay, Executive Director'; 'Tracy A. Nelson, Cranston City Clerk'; 'US ACOE CENAE RI'; 'Wendy J. W. Marshall, Middletown TC'

**Subject:** Public Notice CRMC File No. 2025-07-044 (Timothy & Isabella Enrich) Little Compton  
**Attachments:** Public Notice CRMC File No. 2025-07-044 (Timothy & Isabella Enrich) Little Compton.pdf

Good Afternoon: Please see attached 30-day Public Notice for CRMC Application 2025-07-044. Public comments must be submitted to CRMC on or before November 21, 2025.

## Brittany Spurlock

Assistant Administrative Officer  
Coastal Resources Management Council  
Oliver Stedman Government Center  
4808 Tower Hill Road, Suite 116  
Wakefield, RI 02879  
(401)783-3370

## Oliver Allamby

---

**From:** Anthony Sawaia  
**Sent:** Wednesday, October 15, 2025 11:56 AM  
**To:** Oliver Allamby  
**Subject:** FW: 10 Minnesota Rd 2025-07-044  
**Attachments:** 25039 - Dock Plan SAV - Stamped.pdf; SAV survey.pdf

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Please add to file 2025-07-044

Anthony Sawaia  
Environmental Scientist II  
Coastal Resources Management Council  
Oliver Stedman Government Center  
4808 Tower Hill Road Wakefield, RI 02879  
(401)-783-3370  
<http://www.crmc.ri.gov>

**From:** Ashley Dopart <ashleyd@northeastengineers.com>  
**Sent:** Friday, September 26, 2025 3:13 PM  
**To:** Anthony Sawaia <asawaia@crm.ri.gov>  
**Cc:** Dan Szymanski <daniels@northeastengineers.com>; Isabella Ehrlich <isabella@milkanhoneygroup.com>  
**Subject:** RE: 10 Minnesota Rd 2025-07-044

Good Afternoon Anthony,

I have attached the SAV survey plan as well as the letter and photos for you.

In regards to the ledge connection, it is an epoxy appropriate for marine usage (ie seawalls etc) creating a leveling pad to set the stainless steel base plates for the piles. All hardware is to be marine grade stainless. The installer can choose this option, or simple appropriate rock-sockets that are also typical for boulder/ledge pile installation techniques.

Best Regards,

Ashley Dopart  
Staff Engineer

**Northeast Engineers & Consultants, Inc.**

A Knowledge Corporation  
6 Valley Road  
Middletown, RI 02842  
T: 401.849.0810  
[ashleyd@northeastengineers.com](mailto:ashleyd@northeastengineers.com)

**From:** Anthony Sawaia <[asawaia@crmc.ri.gov](mailto:asawaia@crmc.ri.gov)>  
**Sent:** Friday, September 19, 2025 10:06 AM  
**To:** Ashley Dopart <[ashleyd@northeastengineers.com](mailto:ashleyd@northeastengineers.com)>  
**Cc:** Isabella Ehrlich <[isabella@milkhoneygroup.com](mailto:isabella@milkhoneygroup.com)>  
**Subject:** RE: 10 Minnesota Rd 2025-07-044

I have not sent out the second deficiency yet. I was planning on doing it very soon. I just sent out this email first.

Who performed the SAV survey? Usually the surveys show pictures and document that none were there. If you could submit that that would be helpful. I want it for this area because the surrounding area has been known to have SAV.

And our engineers reviewed the plans and wanted clarification of the process with the piles on the ledge with the steel plates and epoxy grout etc. I think they were just looking for a quick explanation as you just gave. I will see if this clarifies more for them and if you could provide proof that no SAV is within the dock footprint that would be enough.

I'll get back to you after discussing with the engineers. If it is acceptable and the proof of no SAV is submitted we can accept the application.

Thank you

Anthony

Anthony Sawaia  
Environmental Scientist II  
Coastal Resources Management Council  
Oliver Stedman Government Center  
4808 Tower Hill Road Wakefield, RI 02879  
(401)-783-3370  
<http://www.crmc.ri.gov>

**From:** Ashley Dopart <[ashleyd@northeastengineers.com](mailto:ashleyd@northeastengineers.com)>  
**Sent:** Friday, September 19, 2025 9:54 AM  
**To:** Anthony Sawaia <[asawaia@crmc.ri.gov](mailto:asawaia@crmc.ri.gov)>  
**Cc:** Isabella Ehrlich <[isabella@milkhoneygroup.com](mailto:isabella@milkhoneygroup.com)>  
**Subject:** 10 Minnesota Rd 2025-07-044

Hi Anthony,

I received a forwarded email from my client at 10 Minnesota rd regarding their dock application. In regards to the piles, it was only asked whether they're steel or timber on the letter we received – and it's called out a couple of times as timber PT piles, with stainless steel connection plates to the ledge. I am unsure of what more information is needed for that area.

In regards to the SAV – one was performed and there was no vegetation found. In the past we have simply not shown any on our plans and that has been fine/approved. Is there a type of letter you need to certify that we have not found any vegetation at this location? We have just not received any communication other than the original deficiency letter. Thank you very much for your assistance.

Best Regards,

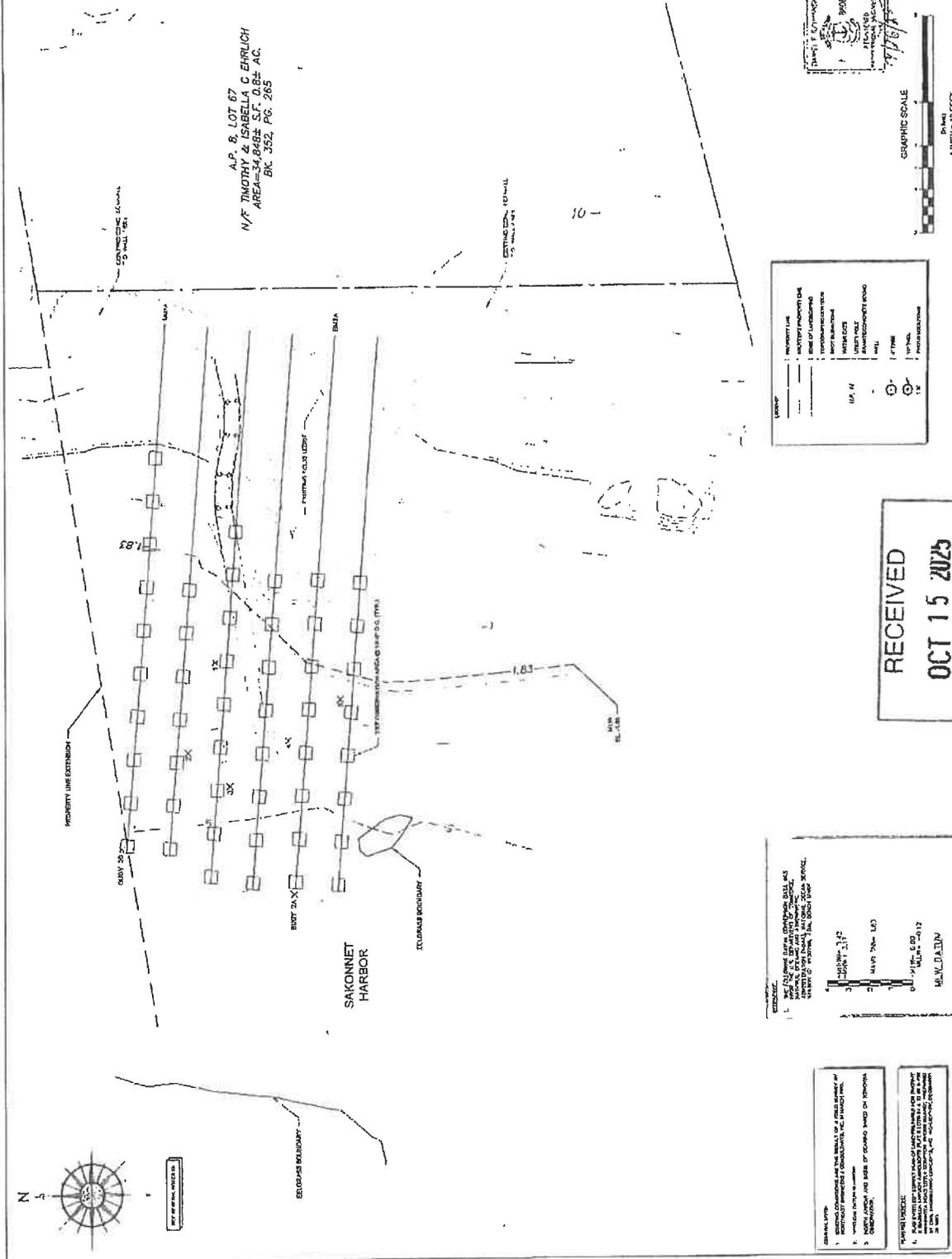
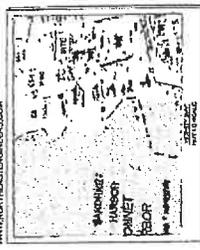
**Ashley Dopart**  
Staff Engineer

**Northeast Engineers & Consultants, Inc.**  
A Knowledge Corporation  
6 Valley Road  
Middletown, RI 02842  
T: 401.849.0810  
[ashleyd@northeastengineers.com](mailto:ashleyd@northeastengineers.com)

**NORTHEAST ENGINEERS & CONSULTANTS, INC.**  
 1000 W. WASHINGTON ST., SUITE 200  
 MILWAUKEE, WI 53233  
 TEL: 414-224-1100 FAX: 414-224-1101  
 WWW.NEENGINEERS.COM



**A KNOWLEDGE CORPORATION**  
 5 VALLEY ROAD, SUITE 200, FOND DU LAC, WI 54601  
 TEL: 920-928-0400 FAX: 920-928-0401  
 WWW.KNOWLEDGE.COM



A.P. 8, LOT 67  
 N/F TIMOTHY & ISABELLA C. EHRICH  
 AREA=34.84± AC. S.F. 0.8± AC.  
 BK. 352, PG. 265

Project No.	10-8-87
Client	SAV SAMPLING GRID
Project Name	SAV SAMPLING GRID
Client Name	KABELLA GUYANO EHRICH 7 REVERLAND ROAD CAMBRIDGE, MA 02142
Project No.	10-8-87
Project Name	SAV SAMPLING GRID
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PROJECT NO.	10-8-87
PROJECT NAME	SAV SAMPLING GRID
CLIENT NAME	KABELLA GUYANO EHRICH 7 REVERLAND ROAD CAMBRIDGE, MA 02142
DATE	10-8-87
SCALE	1" = 10'
PROJECT LOCATION	SAKONNET HARBOR

**RECEIVED**  
**OCT 15 2025**  
 COASTAL RESOURCES  
 MANAGEMENT COUNCIL

PROJECT NO.	10-8-87
PROJECT NAME	SAV SAMPLING GRID
CLIENT NAME	KABELLA GUYANO EHRICH 7 REVERLAND ROAD CAMBRIDGE, MA 02142
DATE	10-8-87
SCALE	1" = 10'
PROJECT LOCATION	SAKONNET HARBOR

**GENERAL NOTES:**  
 1. ALL DIMENSIONS ARE TO CENTERLINE UNLESS OTHERWISE NOTED.  
 2. ALL DIMENSIONS ARE TO BE MAINTAINED AT ALL TIMES.  
 3. ALL DIMENSIONS ARE TO BE MAINTAINED AT ALL TIMES.  
 4. ALL DIMENSIONS ARE TO BE MAINTAINED AT ALL TIMES.



**Northeast Engineers & Consultants, Inc.**  
A Knowledge Corporation™

September 24, 2024

Anthony Sawaia  
CRMC  
4808 Tower Hill Road  
#116  
Wakefield, RI 02879

**Re: 10 Minnesota Road, Little Compton, SAV**

Dear Mr. Sawaia,

My survey crew and I completed the bathymetric survey in the waters off the above referenced lot in April of 2025. During the completion of this survey, I discovered that the entire area in the vicinity of the proposed pier and float consists of ledge and large boulders. Since this habitat isn't conducive for eelgrass growth, my engineers proceeded with the design and permitting of the proposed pier and float. You recently asked if NEC had any further eelgrass investigation documentation or underwater photos. To err on the side of caution, I performed a submerged aquatic vegetation (SAV) survey, with photos, on September 23rd and 24<sup>th</sup> of this year.

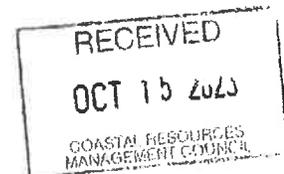
The attached plan entitled, "SAV Sampling Grid" was used, in conjunction with the benchmarks and buoys set to locate the test area. The referenced plan shows that the site was divided into transect lines that were spaced at ten-foot intervals. Each transect line was then followed and the bottom was observed with the assistance of dive equipment. The entire length of the transect line was observed and the bottom cover recorded every ten feet, as recommended in RICRMP section 300.18. No eelgrass was found in any form or density. The entire area was ledge, large boulder, and cobble, covered primarily with rockweed. Photos of the bottom were taken and are attached. Also, the plan includes photo locations.

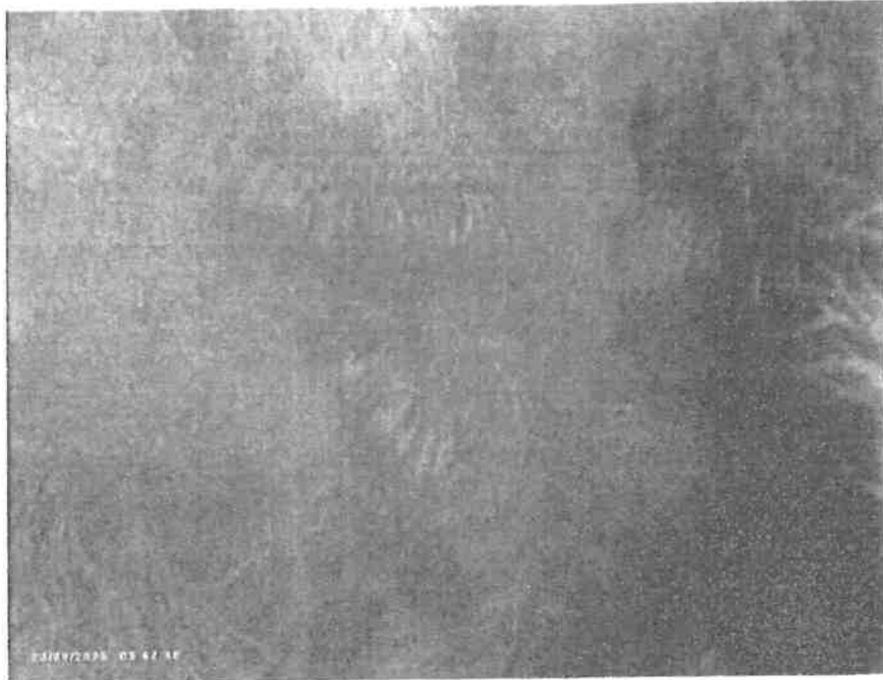
The area surrounding the sample grid was then observed. One small area of eel grass was observed southwest of the proposed float, totally covering a small section of sand/ mud bottom that was surrounded by boulders. The limits of the eelgrass was surveyed, and is shown on the project plans. A larger section of eelgrass was also found 75' to the west of the proposed float, this appears to concur with the eelgrass previously mapped by CRMC.

Please contact my office, or me directly, if you have any questions regarding these surveys.

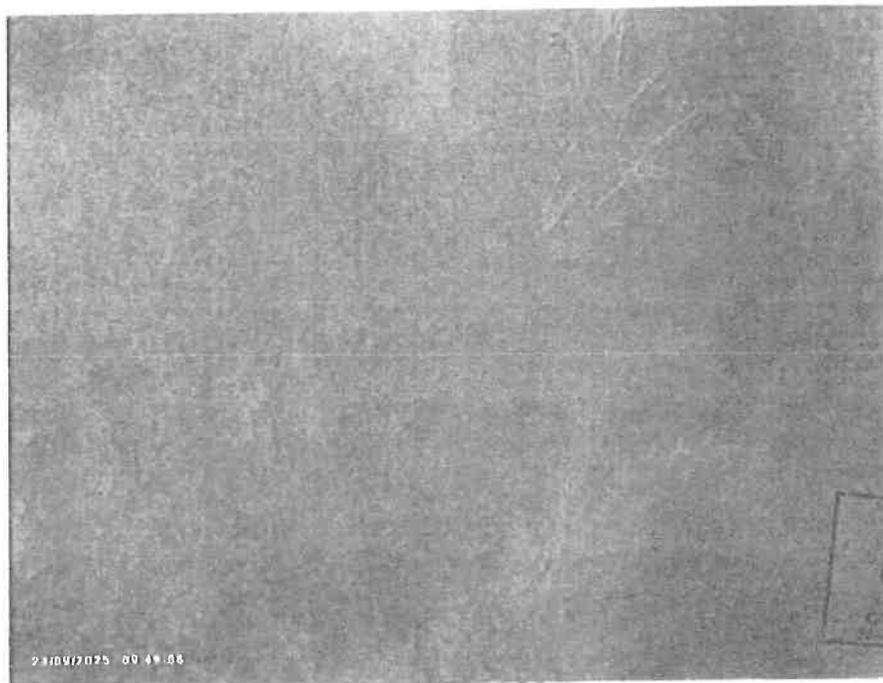
Sincerely,  
NORTHEAST ENGINEERS & CONSULTANTS, Inc.

Daniel Szymanski  
President



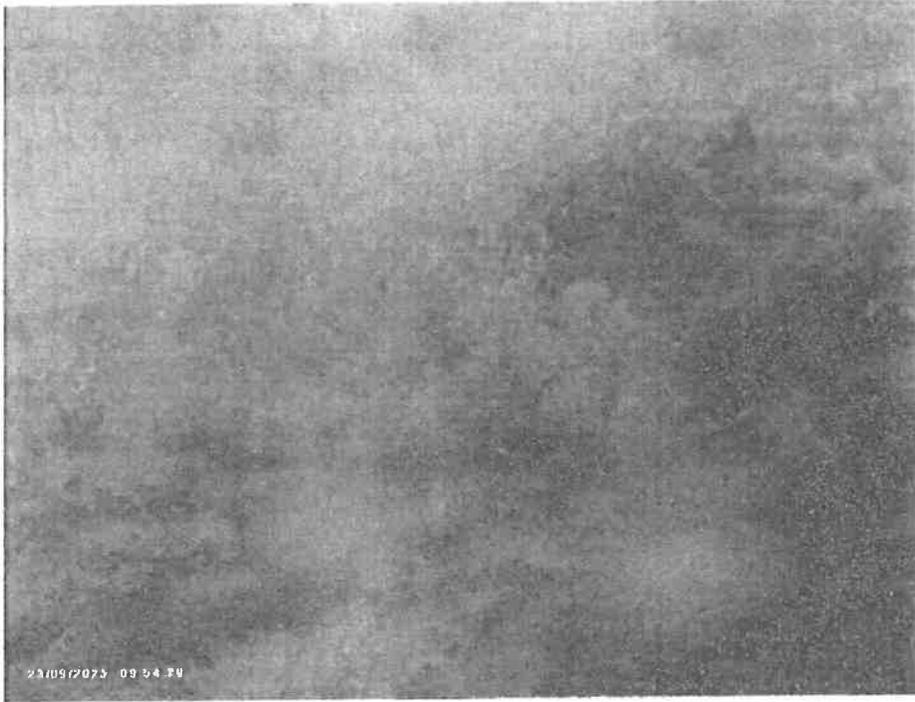


**Location 1**

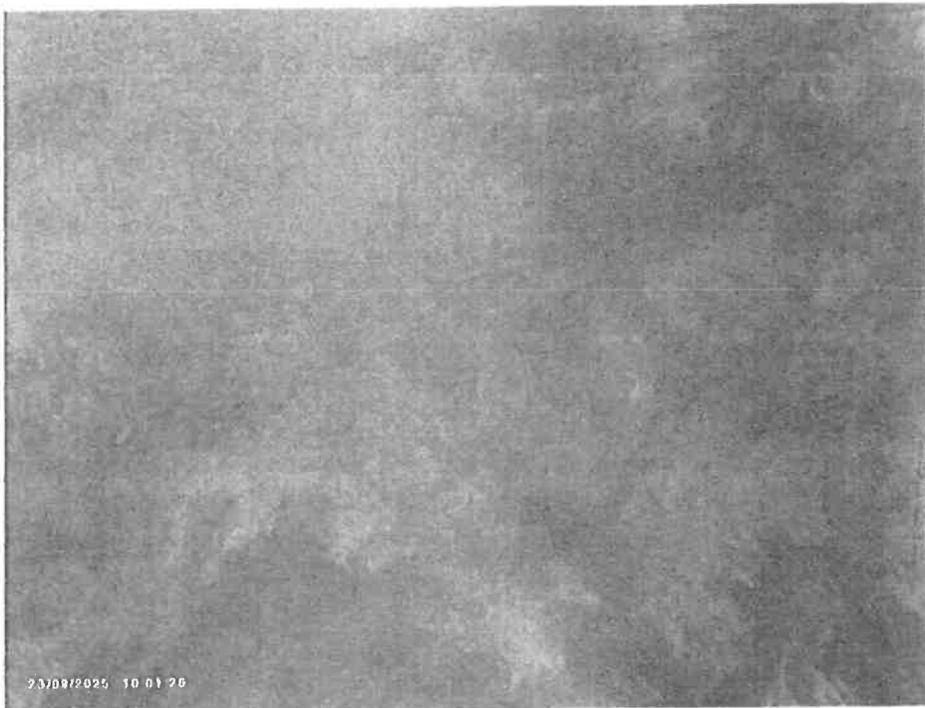


**Location 2**





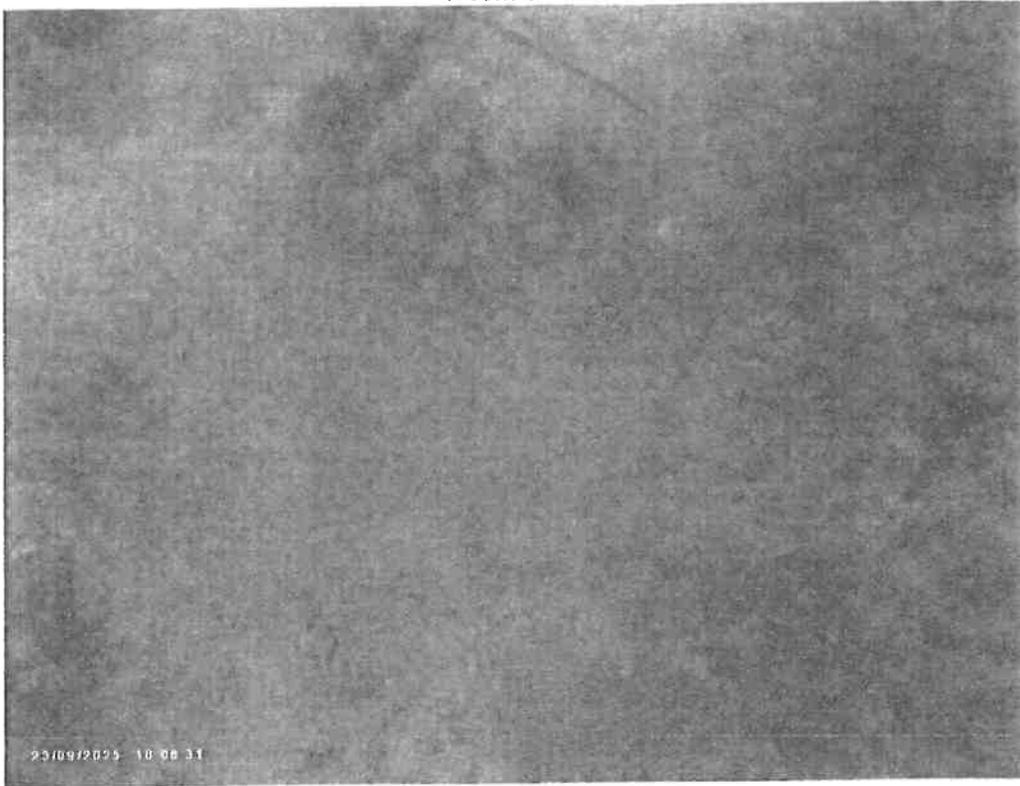
**Location 3**



RECEIVED  
OCT 15 2025  
COASTAL RESOURCES  
& PLACEMENT COUNCIL



**Location 4**



**Location 5**

RECEIVED  
OCT 15 2025  
COASTAL RESOURCES  
MANAGEMENT COUNCIL





STATE OF RHODE ISLAND

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678  
TTY 401-222-3700

Fax 401-222-2968  
www.preservation.ri.gov

Mr. Raymond Coia, Chair  
Coastal Resources Management Council  
Stedman Government Center, 4808 Tower Hill Road  
Wakefield, RI 02879

CRMC File Number: 2025-07-044

Applicant: T. and I. Ehrlich

Town: Little Compton

Response Date: 10/21/25

Dear Mr. Coia,

The Rhode Island Historical Preservation & Heritage Commission has reviewed the above-referenced project. It is our conclusion that this project will have no effect on any significant cultural resources (those listed on or eligible for listing on the National Register of Historic Places).

These comments are provided in accordance with 650-RICR-20-00-1.2.3 Areas of Historic and Archaeological Significance of the Coastal Resources Management Council. If you have any questions, please contact Charlotte Taylor, Principal Archaeologist, or Elizabeth Totten, Project Review Coordinator, at this office.

Sincerely,

Jeffrey D. Emidy  
Executive Director  
State Historic Preservation Officer



## CRMC Application Review Sheet

**File Number:** 2025-07-044  
**Owner Name:** Timothy & Isabella Ehrlich  
**Site Address:** 10 Minnesota Road, Little Compton  
 Plat: 8; Lot: 67

### Administrative Review

<b>Reviewer:</b> BMS <b>Completed on</b> <u>7/15/2025</u>	<input checked="" type="checkbox"/> Application <input checked="" type="checkbox"/> Fee <input checked="" type="checkbox"/> Proof of Ownership <input checked="" type="checkbox"/> Building Permit <input checked="" type="checkbox"/> Site Plans	<b>As Applicable:</b> <input type="checkbox"/> CHA Worksheet <input type="checkbox"/> Stormwater Calcs <input type="checkbox"/> Structural Lot Calcs <input type="checkbox"/> OWTS <input type="checkbox"/> RI Fortified Home Pg
<input checked="" type="checkbox"/> Application Complete <input type="checkbox"/> Application Deficient <input type="checkbox"/> FONSI <input type="checkbox"/> Enforcement compliance _____		

**EXTENSION** (Enforcement review)

Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### Team Review for Acceptance

**Application Deficient**

- Deficiency Letter Required
- Notified Via Phone Call – waiting for \_\_\_\_\_

	Assigned To	Date Completed	Denial Recommendation	Management Sign-off
( ) Application Accepted  Date: _____	Project Manager			
	Engineer			
	Biologist			
	Geologist			
	Aqua			
	Dredge			
	Other			

**Category:** \_\_\_\_\_  
**Project Type:** \_\_\_\_\_  
**Water Type:** \_\_\_\_\_  
**Water Area:** \_\_\_\_\_

**PGP Category:** SV    PCN    IP     Public Access 355     Public Access Easement

**Project Description:**



State of Rhode Island and Providence Plantations  
**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

## APPLICATION FOR STATE ASSENT

To perform work regulated by the provisions of Chapter 279 of the Public Laws of 1971 Amended.

Project Location <u>10 Minnesota Road</u> <u>Little Compton</u> <small style="display: block; text-align: center;">No. Street City/Town</small>	File No. (CRMC USE ONLY)  <div style="text-align: center; font-size: 1.2em;">2025-07-044</div>
Owner's Name <u>Timothy &amp; Isabella Ehrlich</u>	Plat: 8 <input type="checkbox"/> Lot(s): 67 <input type="checkbox"/>
Mailing Address <u>7 Kirkland Road</u> <u>Cambridge, MA</u> <u>02138</u> <small style="display: block; text-align: center;">Address City/Town, State Zip Code</small>	Owner's Contact: Number: 978-505-5490 <input type="checkbox"/> Email Address: <u>isabella@milkandhoneygroup.com</u>
Contractor RI Reg. # _____ Address _____	Email address: _____ Tel. No. _____
Designer <u>Northeast Engineers</u> Address <u>6 Valley Road</u> <u>Middletown, RI 02842</u>	Tel. No. <u>401-849-0810</u> <input type="checkbox"/>
Name of Waterway <u>Sakonnet River/Sakonnet Harbor</u>	Estimated Project Cost (EPC): _____ Application Fee: <u>1,500.00</u> <input type="checkbox"/>
<b>Provide Below a Description of Work As Proposed (required).</b> <u>New construction residential dock, gangway, and float within the Sakonnet Harbor</u>	

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): \_\_\_\_\_

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: \_\_\_\_\_

Name/mailling addresses of **adjacent property owners** whose property adjoins the project site. Accurate mailing addresses will insure proper notification. \_\_\_\_\_ Applicant must initial to certify accuracy of adjacent property owners and accuracy of mailing addresses.

Kristin Brown, 31 Church Street, Norwich, VT 05055

Paisley White Kelling, 1095 Park Ave, Apt 14A, New York, NY 10128

STORMTOOLS (<http://www.beachsamp.org/resources/stormtools/>) is a planning tool to help applicants evaluate the impacts of sea level rise and storm surge on their projects. The Council encourages applicants to use STORMTOOLS to help them understand the risk that may be present at their site and make appropriate adjustments to the project design.

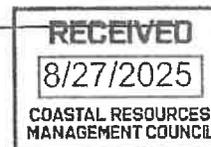
NOTE The applicant acknowledges by evidence of their signature that they have reviewed the Rhode Island Coastal Resources Management Program, and have, where possible, adhered to the policies and standards of the program. Where variances or special exceptions are requested by the applicant, the applicant will be prepared to meet and present testimony on the criteria and burdens of proof for each of these relief provisions. 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. If the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then the permit granted under this application may be found to be null and void. Applicant requires that as a condition to the granting of this assent, members of the CRMC or its staff shall have access to the applicant's property to make on-site inspections to insure compliance with the assent. This application is made under oath and subject to the penalties of perjury.

Isabella Califano Ehrlich

Owner Name (PRINT)

Owner's Signature (SIGN)

PLEASE REVIEW REVERSE SIDE OF APPLICATION FORM



**STATEMENT OF DISCLOSURE AND APPLICANT AGREEMENT AS TO FEES**

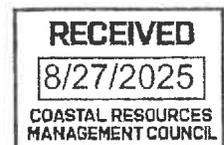
The fees which must be submitted to the Coastal Resources Management Council are based upon representations made to the Coastal Resources Management Council by the applicant. If after submission of this fee the Coastal Resources Management Council determines that an error has been made either in the applicant's submission or in determining the fee to be paid, the applicant understands that additional fees may be assessed by the Coastal Resources Management Council. These fees must be paid prior to the issuance of any assent by the Coastal Resources Management Council.

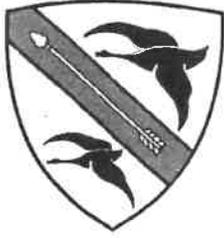
The applicant understands the above conditions and agrees to comply with them.

IS  
Owner Signature

8-26-25  
Date

Isabella Califano Ehrlich, 7 Kirkland Rd, Cambridge MA 02138  
Print Name and Mailing Address





**Town of Little Compton  
OFFICE OF THE TAX ASSESSOR  
Post Office Box 226  
Little Compton, Rhode Island 02837  
(401) 635-4509**

June 24, 2025

TO WHOM IT MAY CONCERN:

According to the records of this office the property identified on Assessor's Map 8, Lot 67.

Located: 10 Minnesota Road  
Little Compton, RI 02837

Is owned by: Timothy & Isabella C. Ehrlich

Sincerely yours,

Denise M. Cosgrove, RICA  
Tax Assessor



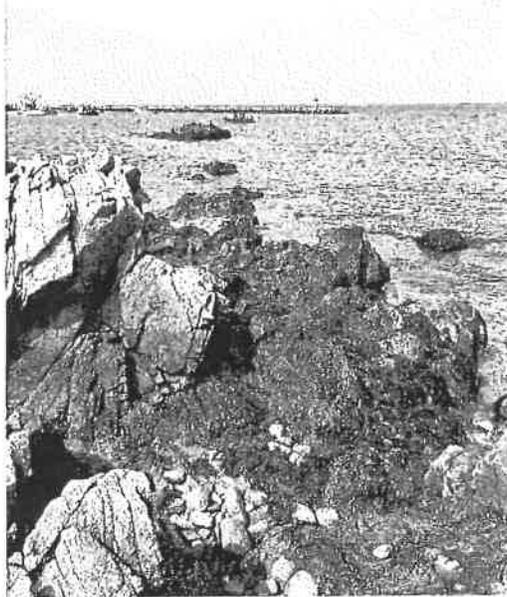


Photo 1: Existing Site Conditions looking South



Photo 2: Existing Stone Seawall Looking East

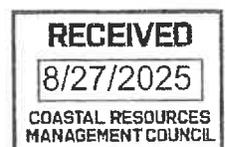




Photo 3: Existing Seawall Looking South/West

**RECEIVED**  
8/27/2025  
COASTAL RESOURCES  
MANAGEMENT COUNCIL

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



FROM: Building Official DATE: June 13, 2025

SUBJ: Application of: Timothy & Isabella Ehrlich

Location: 10 Minnesota Road

Address: 10 Minnesota Road Plat No. 8 Lot No. 67

To Construct: a fixed pier, gangway, and float in the Sakonnet Harbor

I hereby certify that I have reviewed \_\_\_\_\_ foundation plan(s).  
\_\_\_\_\_ plan(s) for entire structure  
\_\_\_\_\_ site plans

Titled: Proposed Conditions and Topography  
Proposed Profile and Section

Date of Plan (last revision): 6-13-2025

N/A 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.

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

N/A 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 \_\_\_\_\_.

  
Building Official's Signature Date 7/11/2025

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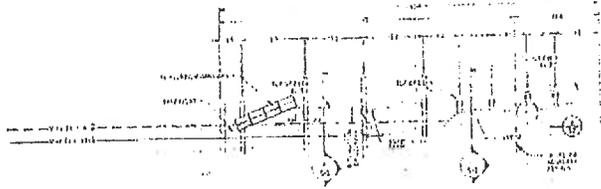
  
Zoning Officer's Signature Date 7/11/25

rev. 5/11/2001





**RECEIVED**  
**8/27/2025**  
 COASTAL RESOURCES  
 MANAGEMENT COUNCIL



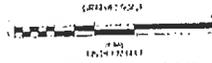
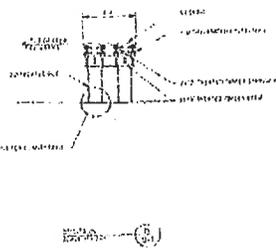
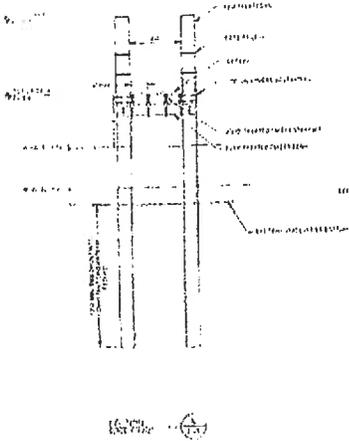
**NOTES:**

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
2. ALL MATERIALS SHALL BE AS SPECIFIED IN THE MATERIALS SPECIFICATION.
3. ALL CONNECTIONS SHALL BE AS SHOWN IN THE DETAILS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
7. THE CONTRACTOR SHALL MAINTAIN A SAFE WORKING ENVIRONMENT AT ALL TIMES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING ALL DEBRIS AND WASTE FROM THE SITE.
9. THE CONTRACTOR SHALL MAINTAIN RECORD DRAWINGS OF ALL WORK DONE.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY INSURANCE AND BONDING.

**NORTHWEST ENGINEERS & CONSULTANTS, INC.**

REGISTERED PROFESSIONAL ENGINEERS  
 LICENSE NO. 12345  
 LICENSE NO. 67890

PROJECT: DOCK  
 SHEET: 82  
 DATE: 12/15/11



A.P. 8, LOT 87 10 MINNESOTA ROAD WINDY HARBOR, VT	
PROJECT: DOCK	
SHEET: 82	
DATE: 12/15/11	
DRAWN BY: [Name]	
CHECKED BY: [Name]	

**RECEIVED**  
**8/27/2025**  
 COASTAL RESOURCES  
 MANAGEMENT COUNCIL







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) 783-3767

## CRMC NOTICE OF DEFICIENT APPLICATION

Date: July 31, 2025  
Owner: Ehrlich  
Location: 10 Minnesota Road  
Town: Little Compton  
App #: 2025-07-044

Timothy & Isabella Ehrlich  
7 Kirkland Road  
Cambridge, MA 02138

Proposed Project: Construct residential dock, gangway, and float

Dear Applicant,

We wish to thank you for your recent submittal to the Coastal Resources Management Council application process. However, a preliminary review of your application indicates that it is deficient and processing cannot be initiated as submitted. On this basis, your application fee is being returned to you. **Due to the cost of postage, your application materials will not be returned. These materials will be held for thirty (30) days during which time they may be picked up by you or your authorized agent at our Wakefield office. If they are not picked up within this time frame, they will be disposed of.**

**In order to process your application, you must retrieve your application to replace the information submitted with the newly requested information along with the appropriate application fee. All checks must have a current date. No checks back-dated more than 6 months will be accepted.**

**Please Note: Additional information regarding this notice may be obtained from the CRMC Administrative staff, or the undersigned. All correspondence regarding this deficiency letter (including phone calls) must reference the CRMC File No., the owner's name, location, town and date of this letter, as noted above. Please refer to CRMC web site at [www.crmc.ri.gov](http://www.crmc.ri.gov) to review applicable rules and regulations.**

Sincerely,  
*Anthony Sawaia*, Permitting Biologist  
Coastal Resources Management Council

CC: [StevenO@northeastengineers.com](mailto:StevenO@northeastengineers.com)  
/bms

**For the application to be deemed Complete, and to begin processing your request, please PICK UP your deficient application and RE-SUBMIT with the following MINIMUM ADDITIONAL INFORMATION:**

- ( ) Four (4) Copies of Completed Application with site plans
- ( ) A completed Building Officials Form (enclosed; to be filled-out by the building official at local town hall)
- ( ) Proof of Property Ownership (see tax assessor at local town hall).
- ( ) Copy of other state permits as required, such as:
  - \_\_\_ RIDEM/OWTS (Onsite Wastewater Treatment System)
  - \_\_\_ RIDEM/Water Quality/Groundwater Quality Certification
  - \_\_\_ RIDEM/Permit Discharge Elimination System
- ( ) Correct application fee: \$ \_\_\_\_\_

**(✓) Concise and complete description of work proposed**

- ( ) Four (4) sets of Site Plans (minimum scale of 1" = 50'); and, Project Location map
- ( ) Four (4) sets of Plans stamped by a Professional Engineer (P.E.) registered in the State of Rhode Island are required for this project.
- ( ) The work proposed in this application is listed as "Category B" in the Red Book 650-RICR-20-00-1 (see Section 1.1.6(F)). As such, Section 1.3.1(A) of the Red Book must be addressed in writing. Also coastal feature must be shown; and, all property lines must be shown on at least one plan view.
- ( ) The work proposed in this application appears to require a variance(s) and/or a special exception(s) to applicable sections of the Red Book. Please address, in writing, the Variance criteria (Section 1.1.7) and/or the Special Exception criteria (Section 1.1.8) for *each* of the Red Book standards that your application does not meet.
- ( ) The work proposed in this application is required to be advertised for public review. As such, site plans reduced to 8 1/2" x 11" must *also* be provided (use of more than one sheet to delineate project is acceptable).
- ( ) The application type that has been submitted - \_\_\_\_\_ - has been deemed inappropriate for this project. Please complete the enclosed application form and provide all information requirements noted on the enclosed checklist.

**Please see the following page for additional informational needs.**

The following informational needs have been identified by staff to help with a more efficient review of your request. Supplying it along with the above minimum information requirements will ensure a timely processing of your application. Not supplying it at this time will not prevent your application from being accepted by the CRMC. However, this information will be needed to properly review your request. Staff may not be able to begin or complete its review until this information is received.

- ( ) Please provide photographs of the area of work and shoreline feature(s) (in retrospect if possible).
- ( ) Where the applicant chooses not to meet any of the applicable Red Book standards noted below, a written variance request must be submitted for each standard not met. The criteria for the consideration of a variance are provided in Red Book Section 1.1.7. Each of the six criteria must be addressed in writing. Submitting a written variance request is required. It is advised that the written variance request is submitted at the time of application.

(✓) **See additional information/comments as follows:**

In addition to the materials submitted some changes and additional information is needed for proper acceptance and review of this application. As it states in the Red Book Section 1.3.1(D)(11)(b):

*"Applications for all residential and limited recreational boating facilities shall indicate all work associated with these structures including at a minimum: a bottom survey showing water-depth contour lines and sediment types along the length of the proposed structure the seaward and landward extent of any SAV or coastal wetland vegetation present at the site, the permitted/authorized dimensions of any CRMC buffer zone and/or access way, as well as all associated work involved in accessing the proposed facility. All pathways, boardwalks, and cutting or filling of coastal features shall be specified. All such work shall be in accordance with applicable standards in §§ 1.3.1(B) and 1.3.1(C) of this Part."*

And in section 1.3.1(D)(11)(l):

*"Residential and limited recreational boating facilities shall not extend beyond that point which is:*

*... (2) Fifty (50) feet seaward of mean low water, whichever is the lesser."*

Please resubmit with updated plans showing the water-depth contour lines, any Submerged Aquatic Vegetation (SAV) if present and its extents in relation to the proposed dock facility. If SAV is present under the proposed dock it must follow the Burdick and Short method to allow sufficient light through to the vegetation. Additionally, please show the docks seaward extent from mean low water. If greater than 50' then a variance is needed.

Additionally, could you please clarify the ledge connection details? Are the piles to be steel or is it just the anchors which will connect to wood piles?

## CRMC Application Review Sheet

**File Number:** 2025-07-044  
**Owner Name:** Timothy & Isabella Ehrlich  
**Site Address:** 10 Minnesota Road, Little Compton  
 Plat: 8; Lot: 67

### Administrative Review

<b>Reviewer:</b> BMS <b>Completed on</b> <u>7/15/2025</u>	<input checked="" type="checkbox"/> Application <input checked="" type="checkbox"/> Fee <input checked="" type="checkbox"/> Proof of Ownership <input checked="" type="checkbox"/> Building Permit <input checked="" type="checkbox"/> Site Plans	<b>As Applicable:</b> <input type="checkbox"/> CHA Worksheet <input type="checkbox"/> Stormwater Calcs <input type="checkbox"/> Structural Lot Calcs <input type="checkbox"/> OWTS <input type="checkbox"/> RI Fortified Home Pg
<input checked="" type="checkbox"/> Application Complete <input type="checkbox"/> Application Deficient <input type="checkbox"/> FONSI <input type="checkbox"/> Enforcement compliance _____		

EXTENSION (Enforcement review)

Notes: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

### Team Review for Acceptance

**Application Deficient**

- Deficiency Letter Required
- Notified Via Phone Call – waiting for \_\_\_\_\_

( ) Application Accepted	Assigned To	Date Completed	Denial Recommendation	Management Sign-off
Date: _____	Project Manager			
	Engineer			
	Biologist			
	Geologist			
	Aqua			
	Dredge			
	Other			

**Category:** \_\_\_\_\_  
**Project Type:** \_\_\_\_\_  
**Water Type:** \_\_\_\_\_  
**Water Area:** \_\_\_\_\_

**PGP Category:** SV    PCN    IP     Public Access 355     Public Access Easement

**Project Description:**



State of Rhode Island and Providence Plantations  
**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

## APPLICATION FOR STATE ASSENT

To perform work regulated by the provisions of Chapter 279 of the Public Laws of 1971 Amended.

Project Location <u>10 Minnesota Road Little Compton</u> <small>No. Street City/Town</small>	File No. (CRMC USE ONLY) <p style="text-align: center; font-size: 1.2em;"><b>2025-07-044</b></p>
Owner's Name <u>Timothy &amp; Isabella Ehrlich</u>	Plat: 8 Lot(s): 67
Mailing Address <u>7 Kirkland Road Cambridge, MA 02138</u> <small>Address City/Town, State Zip Code</small>	Owner's Contact: Number: 978-505-5490 Email Address: <a href="mailto:isabella@milkbandhoneygroup.com">isabella@milkbandhoneygroup.com</a>
Contractor RI Reg. # _____ Address _____	Email address: Tel. No. _____
Designer <u>Northeast Engineers</u> Address <u>6 Valley Road Middletown, RI 02842</u>	Tel. No. 401-849-0810
Name of Waterway <u>Sakonnet River/Sakonnet Harbor</u>	Estimated Project Cost (EPC): Application Fee:
<b>Provide Below a Description of Work As Proposed (required).</b> New construction residential dock, gangway, and float within the Sakonnet Harbor	

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): \_\_\_\_\_

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: \_\_\_\_\_

Name/ mailing addresses of adjacent property owners whose property adjoins the project site. Accurate mailing addresses will insure proper notification. \_\_\_\_\_ Applicant must initial to certify accuracy of adjacent property owners and accuracy of mailing addresses.

Kristin Brown, 31 Church Street, Norwich, VT 05055  
Paisley White Kelling, 1095 Park Ave. Apt 14A, New York, NY 10128

STORMTOOLS (<http://www.beachsamp.org/resources/stormtools/>) is a planning tool to help applicants evaluate the impacts of sea level rise and storm surge on their projects. The Council encourages applicants to use STORMTOOLS to help them understand the risk that may be present at their site and make appropriate adjustments to the project design.

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. Where variances or special exceptions are requested by the applicant, the applicant will be prepared to meet and present testimony on the criteria and burdens of proof for each of these relief provisions. 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. If the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then the permit granted under this application may be found to be null and void. Applicant requires that as a condition to the granting of this assent, members of the CRMC or its staff shall have access to the applicant's property to make on-site inspections to insure compliance with the assent. This application is made under oath and subject to the penalties of perjury.

08/04

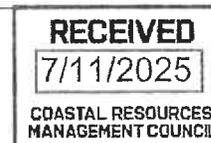
Isabella Califano Ehrlich

*Isabella C Ehrlich*

Owner Name (PRINT)

Owner's Signature (SIGN)

PLEASE REVIEW REVERSE SIDE OF APPLICATION FORM



**STATEMENT OF DISCLOSURE AND APPLICANT AGREEMENT AS TO FEES**

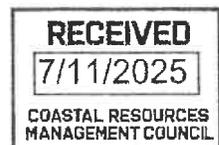
The fees which must be submitted to the Coastal Resources Management Council are based upon representations made to the Coastal Resources Management Council by the applicant. If after submission of this fee the Coastal Resources Management Council determines that an error has been made either in the applicant's submission or in determining the fee to be paid, the applicant understands that additional fees may be assessed by the Coastal Resources Management Council. These fees must be paid prior to the issuance of any assent by the Coastal Resources Management Council.

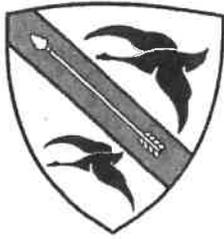
The applicant understands the above conditions and agrees to comply with them.

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name and Mailing Address





**Town of Little Compton  
OFFICE OF THE TAX ASSESSOR  
Post Office Box 226  
Little Compton, Rhode Island 02837  
(401) 635-4509**

June 24, 2025

TO WHOM IT MAY CONCERN:

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Located: 10 Minnesota Road  
Little Compton, RI 02837

Is owned by: Timothy & Isabella C. Ehrlich

Sincerely yours,

A handwritten signature in cursive script that reads "Denise M. Cosgrove".

Denise M. Cosgrove, RICA  
Tax Assessor



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



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Titled: Proposed Conditions and Topography  
Proposed Profile and Section

Date of Plan (last revision): 6-13-2025

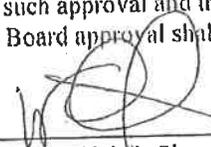
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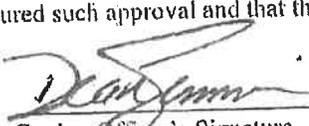
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Building Official's Signature

Date

7/11/2025

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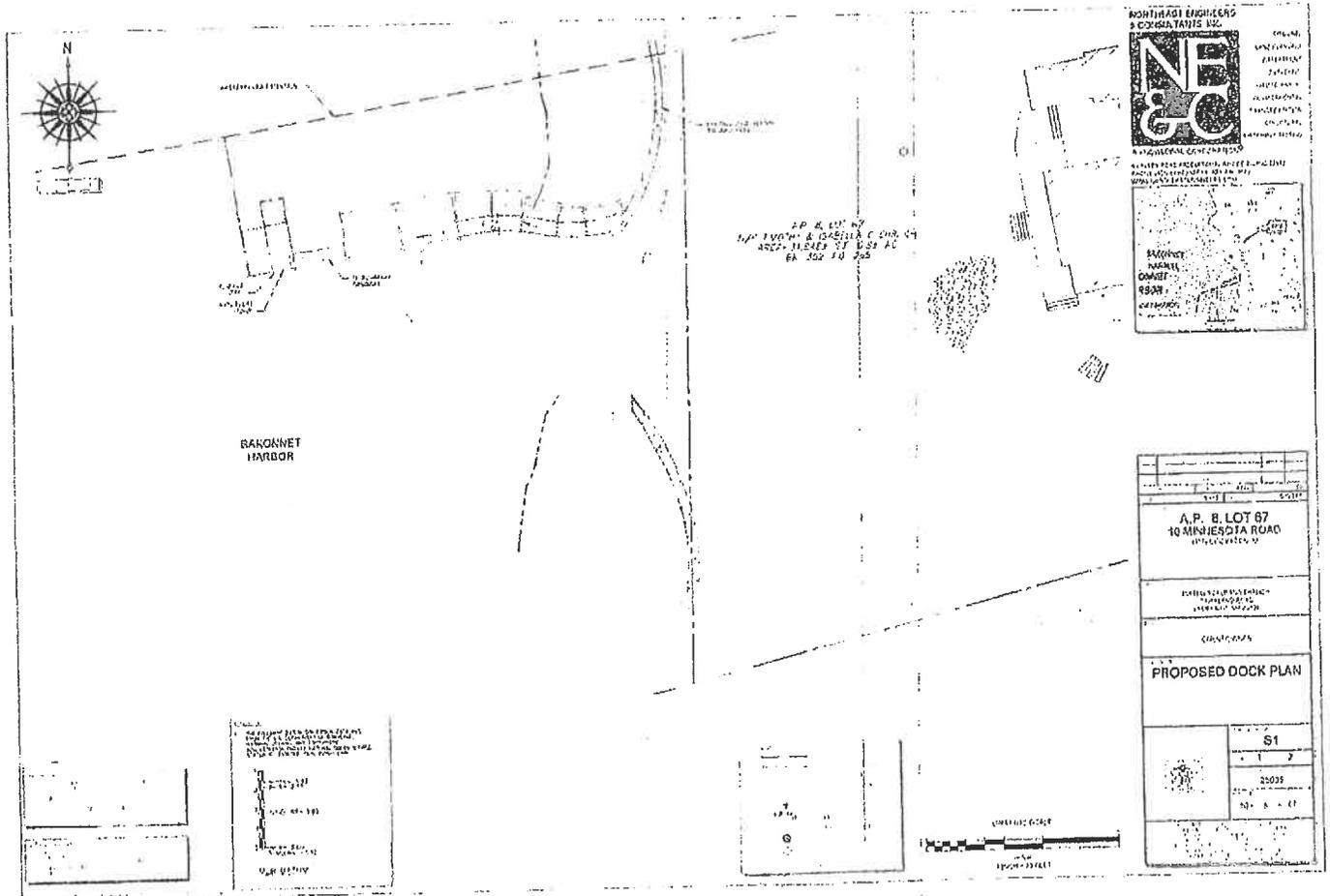
  
Zoning Officer's Signature

Date

7/11/25

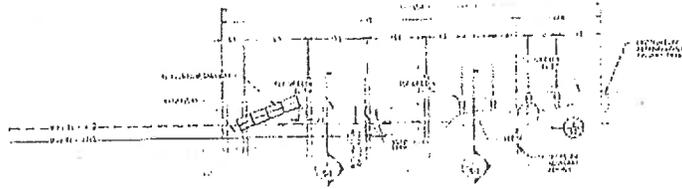


10/1/25  
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**RECEIVED**  
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 COASTAL RESOURCES  
 MANAGEMENT COUNCIL

GENERAL NOTES



GENERAL NOTES

GENERAL NOTES

- 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
- 2. ALL MATERIALS SHALL BE AS SPECIFIED IN THE MATERIALS SPECIFICATION.
- 3. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE AIAA AND AIAA CODES.
- 4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
- 5. THE CONTRACTOR SHALL MAINTAIN ACCESS TO ALL ADJACENT PROPERTIES AT ALL TIMES.
- 6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING UTILITIES AND STRUCTURES.
- 7. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
- 8. THE CONTRACTOR SHALL MAINTAIN A NEAT AND ORDERLY WORK SITE AT ALL TIMES.
- 9. ALL MATERIALS SHALL BE STORED PROPERLY ON SITE.
- 10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DISPOSING OF ALL WASTE AND DEBRIS.

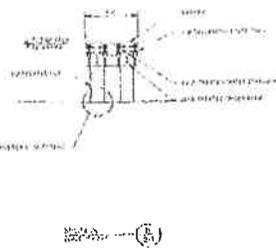
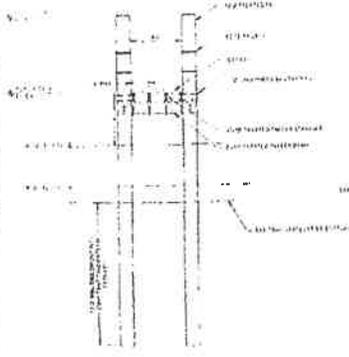
**NORTHEAST ENGINEERS & CONSULTANTS, P.C.**

ARCHITECTS

10000 UNIVERSITY AVENUE, SUITE 100  
MINNEAPOLIS, MN 55425  
TEL: 612-338-1111  
FAX: 612-338-1112  
WWW.NEENGINEERS.COM

PROJECT NO. 10000  
DATE: 10/10/10

SCALE: AS SHOWN



GENERAL NOTES



PROJECT NO.		DATE	
A.P. 8, LOT 67		10 MINNESOTA ROAD	
PROJECT NO.		DATE	
GENERAL		DOCK PROFILE AND DETAILS	
SHEET NO.		SHEET TOTAL	
82		2339	
DATE		SCALE	
10/10/10		AS SHOWN	

**RECEIVED**  
7/11/2025  
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Photo 1: Existing Site Conditions looking South



Photo 2: Existing Stone Seawall Looking East

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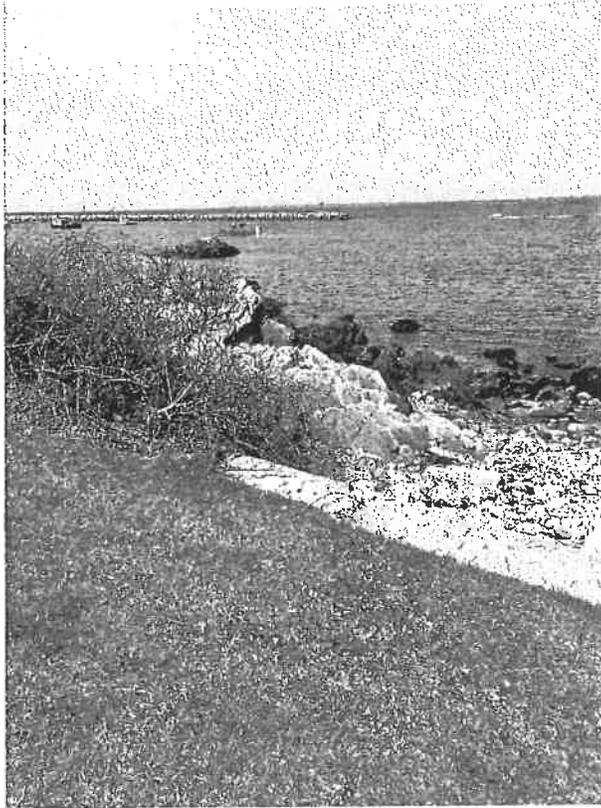


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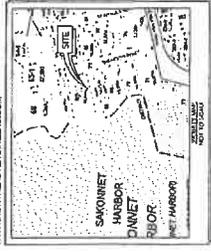


NORTHEAST ENGINEERS & CONSULTANTS, INC.

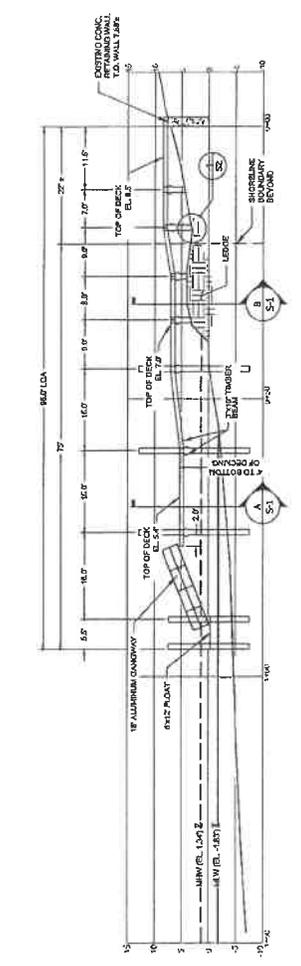


SITE/CIVIL  
LAND PLANNING  
WATERFRONT  
SURVEYING  
GEOTECHNICAL  
ENVIRONMENTAL  
TRANSPORTATION  
STRUCTURAL  
MATERIALS TESTING

A KNOWLEDGE CORPORATION  
6 VALLEY ROAD HIGHLAND PARK, ILLINOIS 60142  
PHONE (708) 416-1100 FAX (708) 416-1189  
WWW.NEENGINEERS.COM

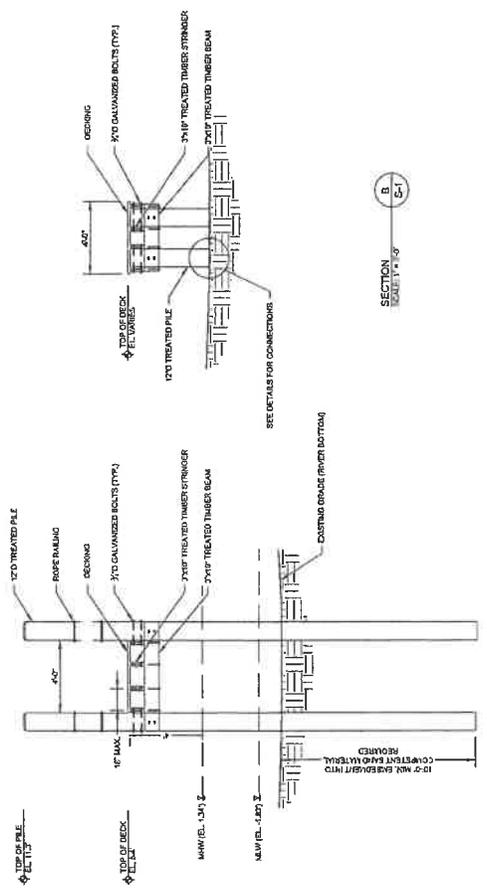


- CONSTRUCTION NOTES:**
1. ALL MATERIALS SHALL BE SUBJECT TO INSPECTION BY THE OWNER, LOCAL BUILDING DEPARTMENT AND THE INSPECTED STANDARDS INCLUDED THEREIN THAT ARE APPLICABLE TO THIS PROJECT.
  2. THE CONTRACTOR SHALL VERIFY THE STEEL PLANS PROVIDED IN BOTH THE CANADIAN RESOURCE MANAGEMENT CODE (CMC), AND THE U.S. ARMY CORPS OF ENGINEERS' (ACEP) DRAWINGS.
  3. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND CONDITIONS AT THE SITE AND REPORT ANY DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
  4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING A LOG OF WORKS PERFORMED AND SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND EXISTING STRUCTURES.
  5. ALL PILES SHALL BE DRIVEN TO THE REQUIRED DEPTH AND SHALL BE PROTECTED BY A DRIVE PILES BEFORE STARTING WORK.
  6. THE CONTRACTOR SHALL VERIFY THE DEPTH OF PILES INTO COMPETENT SOILS BEFORE STARTING WORK.
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  10. THE CONTRACTOR SHALL VERIFY THE DEPTH OF PILES INTO COMPETENT SOILS BEFORE STARTING WORK.
- GENERAL NOTES:**
1. FACTORY WILL BE USED FOR RESIDENTIAL RECREATION AND COMMERCIAL ACTIVITY WILL OCCUR AT FACILITY.
  2. RESIDENTIAL WATERFRONT RECREATION.
  3. ALL SECTIONS OF CRACK SHALL BE RELATED TO BOAT LIFTS AND FLOAT SYSTEMS WILL BE MET.

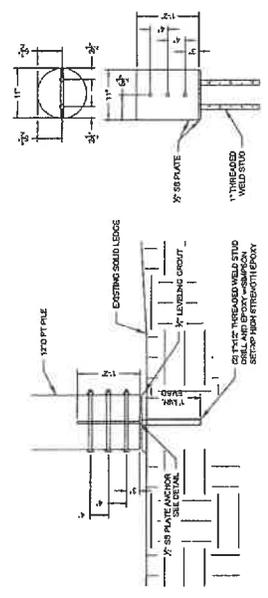


DOCK PROFILE  
SCALE: 1" = 16'-0"

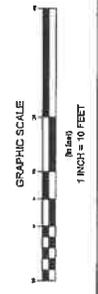
NOTE:  
VERTICAL DIMENSIONS IN METERS



SECTION A  
SCALE: 1" = 8'-0"



LEDGE CONNECTION DETAIL  
SCALE: 1" = 8'-0"



No.	Revision	Date	Drawn By	Checked By
	AS NOTED	03/10/2023		
Project Name: A.P. 8 LOT 67 LITTLE COUPEUR, RI				
Client/Owner:	SABELLA DEVELOPMENT GROUP CAMBRIDGE, MASSACHUSETTS			
Design/Drawn By:	CLIENT/OWNER			
<b>DOCK PROFILE AND DETAILS</b>				
Sheet Number:	S2			
Sheet 2 of 2	Project Number: 250329			
Drawn/Checked:	10 - B - 87			

DATE: 03/10/2023  
TIME: 10:00 AM  
PROJECT: A.P. 8 LOT 67  
LITTLE COUPEUR, RI  
DRAWN BY: CLIENT/OWNER  
CHECKED BY: CLIENT/OWNER  
SCALE: 1" = 10 FEET

## Heather Cook

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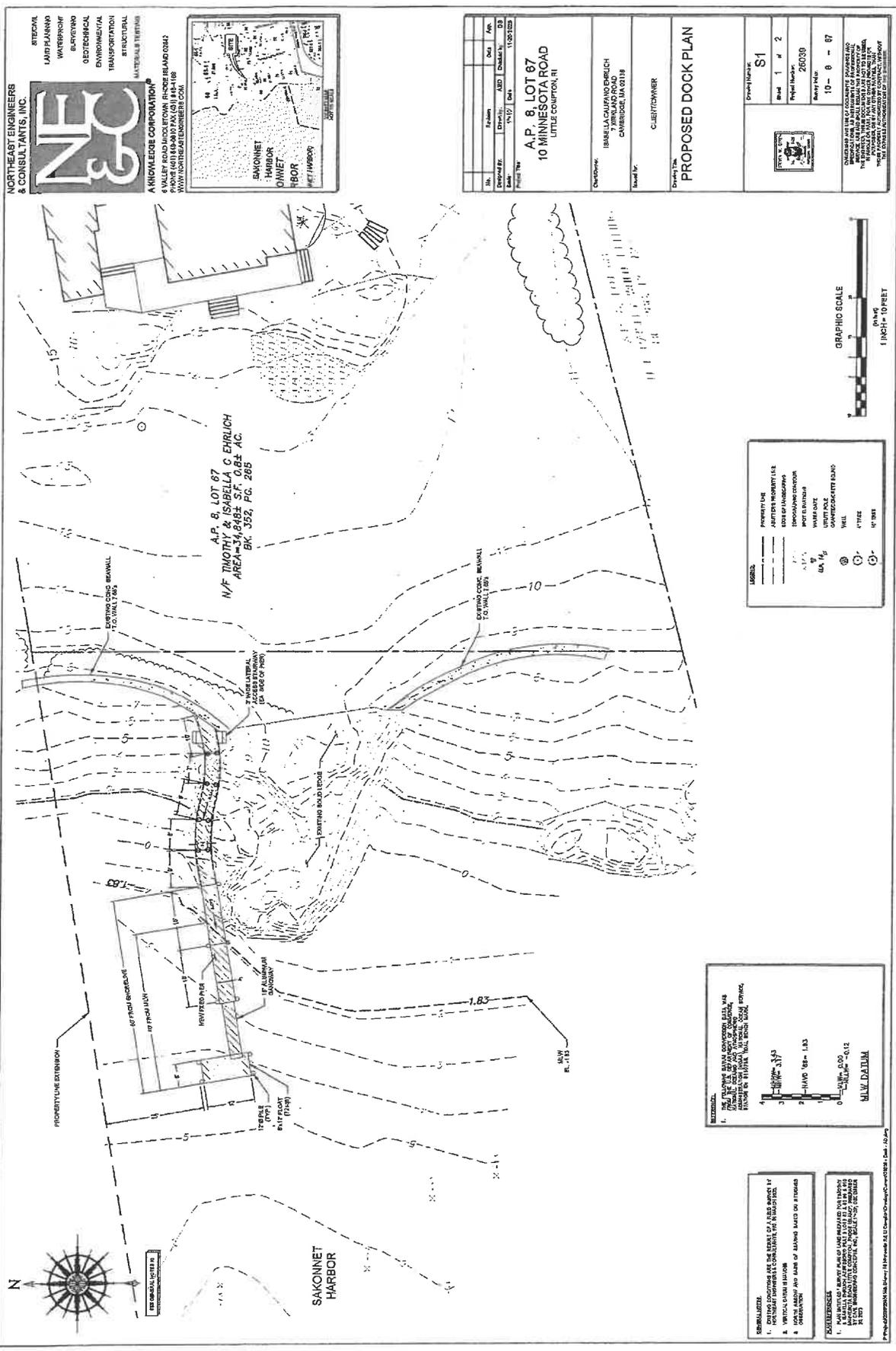
**From:** Benoit Gauthier ·  
**Sent:** Wednesday, November 12, 2025 7:34 AM  
**To:** cstaff1@crmc.ri.gov  
**Cc:** Carol Wordell; Heather Cook  
**Subject:** Request for information re application 2025-07-044

Dear CRMC staff,

The Town of Little Compton is presently preparing our response to your request for public comment on application 2025-07-044, the Ehrlich family property at 10 Minnesota Road. We request you transmit copies of the Objection/Comments Received on this application that you show as being received 03 and 07 November. Please do copy the Town Clerk's office on cc here. If it is allowed without additional specific requests, it would be very helpful if all comments received in the response period are also forwarded to us. Thank you again.

Respectfully,  
Ben Gauthier  
Chair, Little Compton Harbor Commission

Received at meeting 11/20/01



**NORTHEAST ENGINEERS & CONSULTANTS, INC.**

**NEC**

A KNOWLEDGE CORPORATION

6 VALLEY ROAD SUITE 400 FORT RUCKE ISLAND COLORADO  
 PHONE (411) 645-0010 FAX (411) 644-1188  
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 STRUCTURAL  
 MATERIALS TESTING



Drawn By:	Checked By:	Scale:	Sheet No. of
Project No.:	Client:	Project Name:	Sheet No.
A.P. 8, LOT 87 10 MINNESOTA ROAD LITTLE TON, CO		S1 1 of 2 26039 10-8-87	
Client: ISABELLA CULFANO BURCH CAMBRIDGE, MA 02138		Drawn By: S1	
Scale: 1" = 10'-0"		Checked By: S1	
Project No.:		Project Name:	
Client:		Scale:	
Drawn By:		Sheet No. of	

**REMARKS:**

- EXISTING DOCK MARSHALLS SHALL BE DEMOLISHED AND REPLACED WITH NEW MARSHALLS AS SHOWN ON THIS PLAN. ALL NEW MARSHALLS SHALL BE 10' HIGH BY 10' WIDE.
- EXISTING DOCK MARSHALLS SHALL BE DEMOLISHED AND REPLACED WITH NEW MARSHALLS AS SHOWN ON THIS PLAN. ALL NEW MARSHALLS SHALL BE 10' HIGH BY 10' WIDE.
- EXISTING DOCK MARSHALLS SHALL BE DEMOLISHED AND REPLACED WITH NEW MARSHALLS AS SHOWN ON THIS PLAN. ALL NEW MARSHALLS SHALL BE 10' HIGH BY 10' WIDE.
- EXISTING DOCK MARSHALLS SHALL BE DEMOLISHED AND REPLACED WITH NEW MARSHALLS AS SHOWN ON THIS PLAN. ALL NEW MARSHALLS SHALL BE 10' HIGH BY 10' WIDE.

**GENERAL NOTES:**

- EXISTING CONDITIONS ARE THE RESULT OF A FIELD SURVEY BY THE CONSULTANT. THE CONSULTANT HAS CONDUCTED VISUAL INSPECTIONS AND PHOTOGRAPHS OF THE SITE. THE CONSULTANT HAS NOT CONDUCTED A GEOTECHNICAL SURVEY AND MAKES NO WARRANTY AS TO THE ACCURACY OF THE DATA.
- ALL MEASUREMENTS SHALL BE MADE IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 1992. ALL MEASUREMENTS SHALL BE MADE IN ACCORDANCE WITH THE SURVEYING AND MAPPING ACT OF 1992.
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