



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>163 Main Street,</u> <u>Westerly</u> <small style="display: block; text-align: center;">No. Street City/Town</small>	File No. (CRMC USE ONLY)  <div style="font-size: 1.2em; color: blue; text-align: center;">2025-09-087</div>
Owner's Name <u>Rock Ridge Associates, LLC</u>	Plat: 66 Lot(s): 11
Mailing Address <u>13 Rock Ridge Road</u> <u>Westerly, RI 02891</u> <small style="display: block; text-align: center;">Address City/Town, State Zip Code</small>	Owner's Contact: 203-206-2255 Number: Email Address: <u>frankhsam@gmail.com</u>
Contractor RI Reg. # _____ Address _____	Email address: Tel. No. _____
Designer On-Site Engineering, Inc <u>Address 3 Crestview Drive, Westerly RI 02891</u>	Tel. No. 401-348-6831
Name of Waterway <u>Pawcatuck River</u>	Estimated Project Cost (EPC): <u>\$25,000</u> Application Fee: 500.00
<b>Provide Below a Description of Work As Proposed (required).</b>  Construct a fixed dock platform directly off of an existing parking area with a 5'x40' float and a 32-foot ramp.	

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): See Attached

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.  
See Attached

**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.

Frank Samuelson  
 Owner Name (PRINT)

Frank Samuelson  
 Owner's Signature (SIGN)



PLEASE REVIEW REVERSE SIDE OF APPLICATION FORM



Registered in CT, RI & MA

September 18, 2025

Coastal Resources Management Council  
Attn: Jeffrey Willis  
Oliver H. Stedman Government Center  
4808 Tower Hill Road, Suite 3  
Wakefield, Rhode Island 02879

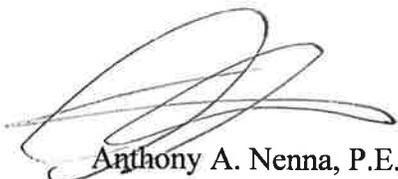
**RE: Commercial Dock-Submission**  
**Property Address: 163 Main Street, Westerly, RI; Plat 66, Lot 11**  
**Property Owner: Rock Ridge Associates, LLC**

Dear Mr. Willis:

Attached please find four (4) copies of a site plan for a proposed commercial dock located at 163 Main Street in Westerly, Rhode Island. The proposed dock is located on the Pawcatuck River in Westerly. Also included with the submission is the proof of ownership letter from the Town of Westerly Tax Assessor, a narrative report documenting the requirements under Section 1.3.1(A), and site photographs. The fixed dock will be accessed through the existing parking area and developed portion of the site. A 32 foot long aluminum ramp will connect the fixed dock to the 5'x40' floating dock. Since this dock supports a commercial property, a 10-foot Structural Perimeter Line (SPL) was established around the proposed dock facility. The fixed/floating dock is located approximately 42 feet from the federal channel.

Thank you for your consideration with this application, if you have any questions regarding this application, please feel free to call me at 401-348-6831.

Sincerely,



Anthony A. Nenna, P.E.  
President

Attachments



**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

9-16-25  
Date

Frank Samvelson 13 Rock Ridge Rd Westerb. P.I.  
Print Name and Mailing Address 02891





**ABUTTERS LIST**

**Applicant: Rock Ridge Associates, LLC**

**Property Address: 163 Main Street, Westerly, Rhode Island  
Plat 66, Lot 11**

<b>Plat</b>	<b>Lot</b>	<b>Site Address</b>	<b>Owner's Name</b>	<b>Owner's Address</b>
66	12A-1	149 Main Street	WH Properties, Inc.	31 Bay Street, Westerly RI 02891
66	12A-2	157 Main Street	WH Properties, Inc.	31 Bay Street, Westerly RI 02891
66	10	167 Main Street	Dolce Far Niente, LLC	167 Main Street, Westerly RI 02891

... to preserve, protect, develop, and restore coastal resources for all Rhode Islanders

**RHODE ISLAND COASTAL RESOURCES MANAGEMENT COUNCIL**

File No	Westerly	Name	Location	66
11	Decision Date	Search	Clear	Reset

Page 1 of 1 (records 5 of 5)

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## Applications Found

File No (/PADS/CrmcApp/IndexApp?sortOrder=FileAsc&searchTown=132850&searchPlat=66&searchLot=11&pa
2024-08-046
2021-04-035
2010-07-058

Page 1 of 1 (records 5 of 5)

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DOLCE FAR NIENTE, LLC  
167 Main Street  
Westerly, Rhode Island 02891

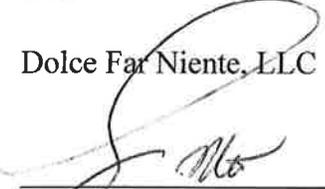
May 14, 2025

Rhode Island Coastal Resources Management Council  
4808 Tower Hill Road, #116  
Wakefield, RI 02879

To Whom It May Concern:

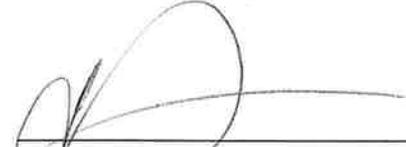
The undersigned being all of the members of Dolce Far Niente, LLC the owner of the property located at 167 Main Street, Westerly, Rhode Island do not object to the dock being proposed at 163 Main Street, Westerly Rhode Island being located eight (8) feet from our northerly property line.

Dolce Far Niente, LLC



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Americo M. Scungio, Member



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Tia Priolo Wilkinson, Member





# Town of Westerly

Town Hall • 45 Broad Street • Westerly, Rhode Island 02891

TEL: (401) 348-2544 • FAX: (401) 348-2616

## Town Assessor's Office

COASTAL RESOURCE MANAGEMENT COUNCIL  
STEDMAN GOVERNMENT CENTER  
TOWER HILL RD  
WAKEFIELD, RI 02879

TO WHOM IT MAY CONCERN :

RECORDS AT THE ASSESSOR'S OFFICE , TOWN OF WESTERLY, RI INDICATE  
THAT THE FOLLOWING OWN PROPERTY IN SAID TOWN:

NAME: ROCK RIDGE ASSOCIATES

ADDRESS: 13 ROCK RIDGE ROAD WESTERLY, RI 02891

PROPERTY LOCATION: 163 MAIN ST

PLAT/LOT: 66/11

LAND EVIDENCE RECORDS: BOOK: 2022 PAGE: 9396

DATE OF ISSUE: July 14, 2025

SINCERELY,

PATTI HOWELL  
TOWN ASSESSOR



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



FROM: Building Official DATE: July 14, 2025

SUBJ: Application of: Rock Ridge Associates, LLC

Location: Westerly

Address: 163 Main Street Plat No. 66 Lot No. 11

To Construct: Commercial dock with ramp and float.

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

Titled: Plan Set To Support a CRMC Category B Assent Application, Prepared for Rock Ridge Associates, LLC-  
163 Main Street, Plat 66 Lot 11, Westerly RI, July 14, 2025 prepared by On-Site Engineering, Inc.

Date of Plan (last revision): July 14, 2025

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

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

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

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

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

*Dan Murphy* 7/14/25  
Building Official's Signature Date

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

*Martin E. ...* 7/14/2025  
Zoning Officer's Signature Date

