

Name: Rock Ridge Associates, LLC
CRMC File No.: 2025-09-087
Staff Report



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

DATE: 1/13/2026
TO: Jeffrey M. Willis, Executive Director
FROM: Ross Singer

Applicant's Name:	Rock Ridge Associates LLC
CRMC File Number:	2025-09-087
Project:	5ftx40ft floating dock supporting a commercial business
Location:	163 Main Street; Westerly; Plat(s): 66; Lot(s): 11
Water Type/Name:	Type 5 Commercial and Recreational Harbor, Pawcatuck River
Coastal Feature:	Stone Seawall
Plans Reviewed:	"Rock Ridge Associates, LLC 163 Main Street Westerly RI..." 10 sheets dated September 12, 2025, and prepared by Anthony Nenna PE

INTRODUCTION:

The application proposes a 5ftx40ft floating dock accessed by a 4ftx 32ft aluminum ramp to support a commercial property. The commercial property supports a coffee shop with outdoor seating, and the dock is proposed to allow customers to access the business from the river. The application proposes a maximum of 4 boats with a draft of approximately 12 inches to access the facility, however water depth can support a larger vessel. The facility is set back 42 feet from the federal channel and there is between 6 and 7 feet of water depth at mean low water at the edge of proposed structure.

A preliminary determination was issued 9/17/2024 identifying the proposed project as a commercial structure. The facility was determined not to be considered a marina since fewer than 5 vessels can access the dock and stated that no overnight berthing of vessels is allowed.

COMMENTS ON APPLICATION/APPLICABLE POLICIES, STANDARDS & ETC:

1.2.1(F)	Commercial and Recreational Harbor	The area is designated to support a variety of tourist, recreational and commercial activities. The highest priority uses of Type 5 waters include the berthing of recreational craft and water enhanced commerce including businesses that cater to tourism. It is the opinion of Staff that this proposal meets the Councils policy
1.3.1(A)	Category B Requirements	The applicant submitted detailed responses / evaluations of the 11 elements of the Category B application requirements. It is the opinion of Staff that these responses are complete and the requirements of this section of the RICRMP have been meet.
1.3.1(C)	Residential, commercial, industrial and recreational structures	
(C)(1)(b)	Public access	The proposed facility increases public access from customers utilizing the commercial business.
(C)(2)(a)	Zoning ordinances	A letter from the building official and zoning officer was provided. A local building permit will be required.
(C)(4)(a)(4)	Structural Perimeter Limit (SPL)	A Structural Perimeter Limit is identified on the plans 10 feet outside the structure. The SPL is set back 33 feet from the federal channel, greater than the minimum required 21 foot setback.

Conclusion and Recommendations:

Based on review of the project, it is the opinion of the staff engineer that the project meets the standards and policies of the RICRMP since it is consistent with the designated priority use of the water body, Type 5 waters, Recreational and Commercial Harbors. Therefore, there are no objections to the above-described project.

Should the Council approve the proposed project Staff proposed the following additional stipulations in addition to standard stipulations.

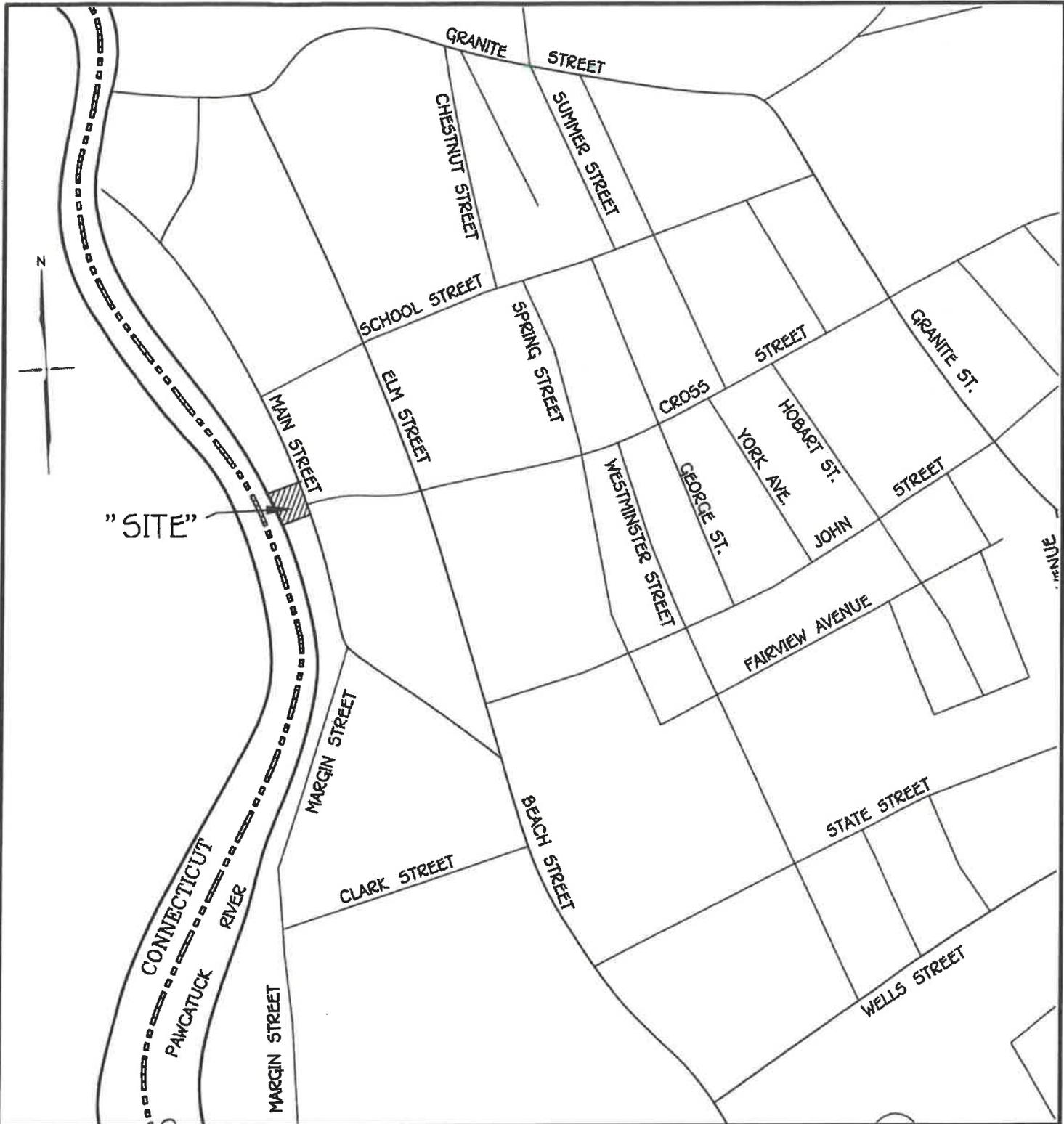
Additional stipulations:

E1 The facility is for the temporary berthing of recreational vessels to access the commercial property. No overnight berthing is permitted.

E2 No more than 4 vessels may be docked at the facility at one time.

Signed 

Staff Engineer



ANTHONY A. NENNA

No. 7240

REGISTERED
PROFESSIONAL ENGINEER
CIVIL

APPLICANT: ROCK RIDGE ASSOCIATES, LLC
 LOCATION: 163 MAIN STREET, WESTERLY RI
 WATERWAY: PAWCATUCK RIVER
 PREPARED BY:

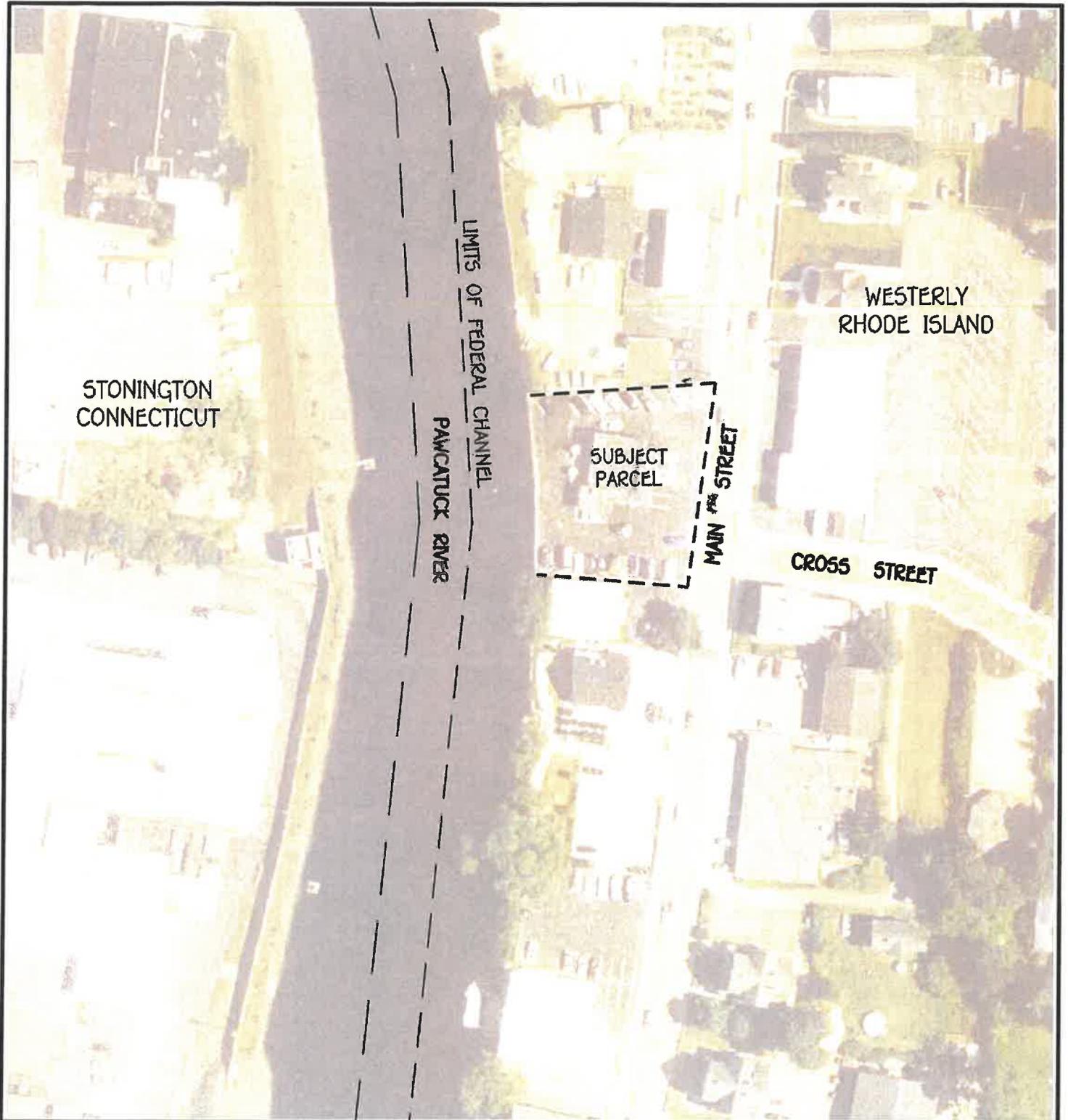
DATE: SEPTEMBER 12, 2025
 PLAT 66, LOT 11

On-Site Engineering, Inc.
Civil & Environmental Engineering
 3 Crestview Drive
 Westerly, Rhode Island 02891
 401-348-6831

LOCATION MAP
 GRAPHIC SCALE: NONE

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SHEET 1 OF 10



ANTHONY A. NENNA



No. 7240

09-18-25

REGISTERED
PROFESSIONAL ENGINEER
CIVIL

APPLICANT: ROCK RIDGE ASSOCIATES, LLC
 LOCATION: 163 MAIN STREET, WESTERLY RI
 WATERWAY: PAWCATUCK RIVER
 PREPARED BY:

DATE: SEPTEMBER 12, 2025

PLAT 66, LOT 11



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OVERALL PLAN

GRAPHIC SCALE: 1"=100'



SHEET 2 OF 10

GENERAL NOTES:

1. ELEVATION DATUM IS NAVD88, MLW=0.
2. PROJECT DESCRIPTION: CONSTRUCT A 4 FOOT WIDE FIXED DOCK/LANDING A 32 FOOT LONG ALUMINUM RAMP AND A 5 FT. BY 40 FT FLOATING DOCK WITH WOOD PILES AND ACCESS RAMP. ALSO PROVIDING WATER AND ELECTRIC UTILITIES TO THE FLOAT.
3. PROJECT PURPOSE: THIS IS A PRIVATE DOCK TO SUPPORT A COMMERCIAL PROPERTY.
4. THE PROPOSED DOCK WILL SUPPORT A BOAT WITH APPROXIMATELY 12' OF DRAFT.
5. THE PROPOSED DOCK SHALL HAVE A MAXIMUM OF 4 BOATS.

MATERIAL SPECIFICATIONS

DESIGN LIVE LOAD FOR FIXED DOCKING IS 40 PSF.
DESIGN LIVE LOAD FOR FLOATING DOCKING IS 40 PSF.

WOOD:

WOOD PILES SHALL BE SOUTHERN YELLOW PINE OR BETTER (MIN.) WITH 2.5 PCF CCA PRESSURE TREATMENT. DECKING SHALL BE NO. 2 SOUTHERN YELLOW PINE, MINIMUM SIZE AS SHOWN, WITH 1.5 PCF CCA PRESSURE TREATMENT.

THE PILES SHALL BE A MINIMUM OF 14" IN DIAMETER AND SHALL HAVE A MINIMUM TIP DIAMETER OF 10"

BOLTS:

3/4" DIAMETER WITH WASHERS, HOT DIP (AMERICAN) GALVANIZED. MINIMUM (4) PER SPLIT CLAMP.

NAILS AND SPIKES:

HEAVY DUTY (AMERICAN) GALVANIZED CONNECTIONS PER ANSI/NFOPA IND5-1991 NATIONAL DESIGN SPECIFICATIONS, LATEST EDITION.

ABBREVIATIONS/LEGEND

5.5 +	EXISTING SPOT ELEVATION	—W—W—	PROPOSED WATER SERVICE
—5—	EXISTING CONTOUR	—UE—UE—	PROPOSED UNDERGROUND ELECTRICAL
—	EDGE OF POND	— 6 —	PROPOSED CONTOUR
CF-A Δ	COASTAL FEATURE FLAG	DIAM.	DIAMETER
—	WETLAND BUFFER (50 FT.)	TYP.	TYPICAL
~	EXISTING TREE LINE	P.T.	PRESSURE TREATED
—	PROPERTY LINE	BIT. CONC.	BITUMINOUS CONCRETE
- - - W - - -	EXISTING WATER MAIN	CONC.	CONCRETE
WV	EXISTING WATER GATE VALVE	F/FLR.	FINISHED FLOOR
⊗		T.O.F.	TOP OF FOUNDATION
		MLW	MEAN LOW WATER
		MHW	MEAN HIGH WATER

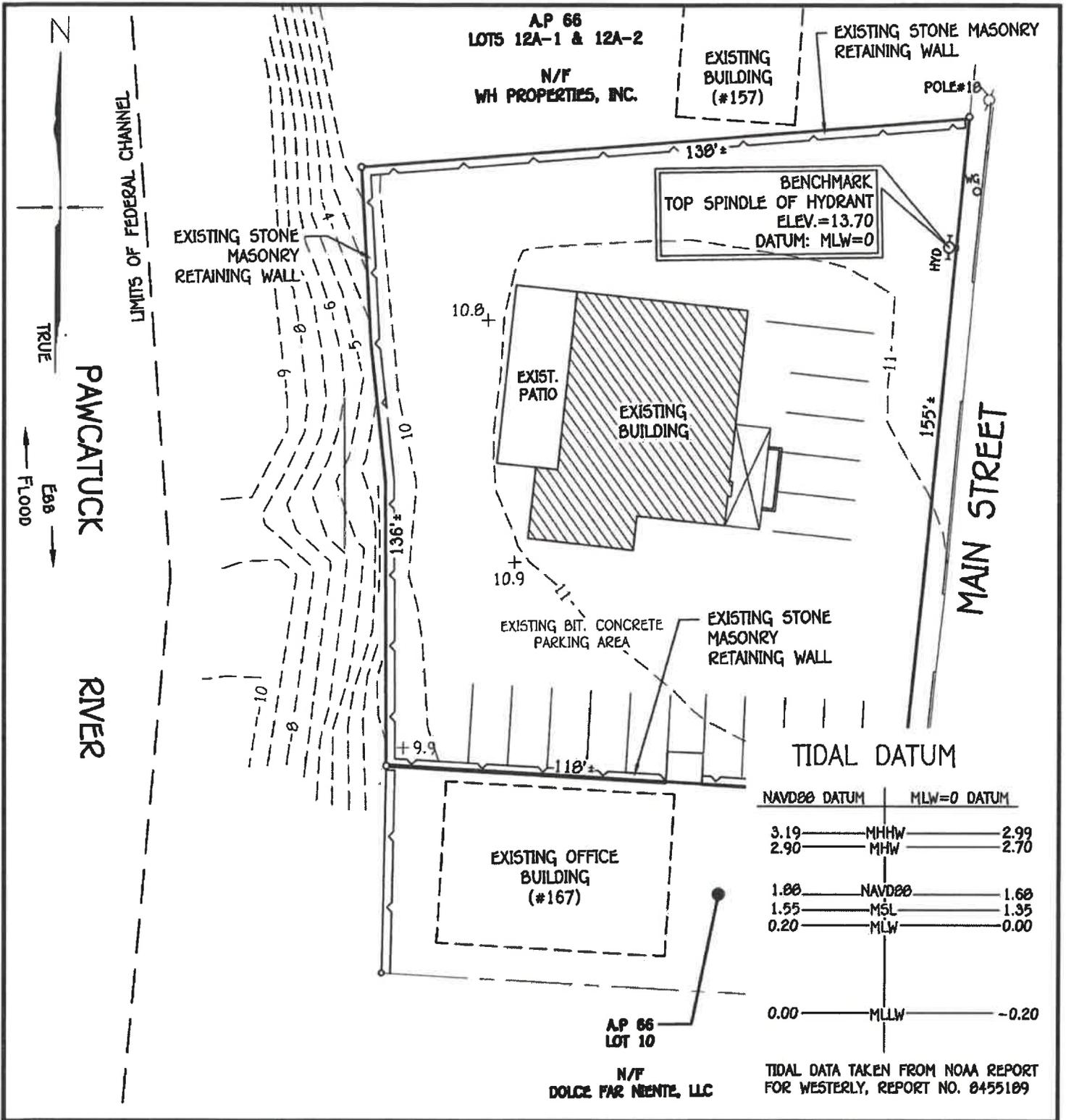
ANTHONY A. NENNA

 No. 7240
 REGISTERED PROFESSIONAL ENGINEER CIVIL
 09-1825

APPLICANT: ROCK RIDGE ASSOCIATES, LLC
 LOCATION: 163 MAIN STREET, WESTERLY RI
 WATERWAY: PAWCATUCK RIVER
 PREPARED BY:
1-1-Site Engineering, INC.
Civil & Environmental Engineering
 3 Crestview Drive
 Westerly, Rhode Island 02891
 401-348-6831

DATE: SEPTEMBER 12, 2025
 PLAT 66, LOT 11
NOTES AND SPECIFICATIONS
 GRAPHIC SCALE: NONE
 SHEET 3 OF 10





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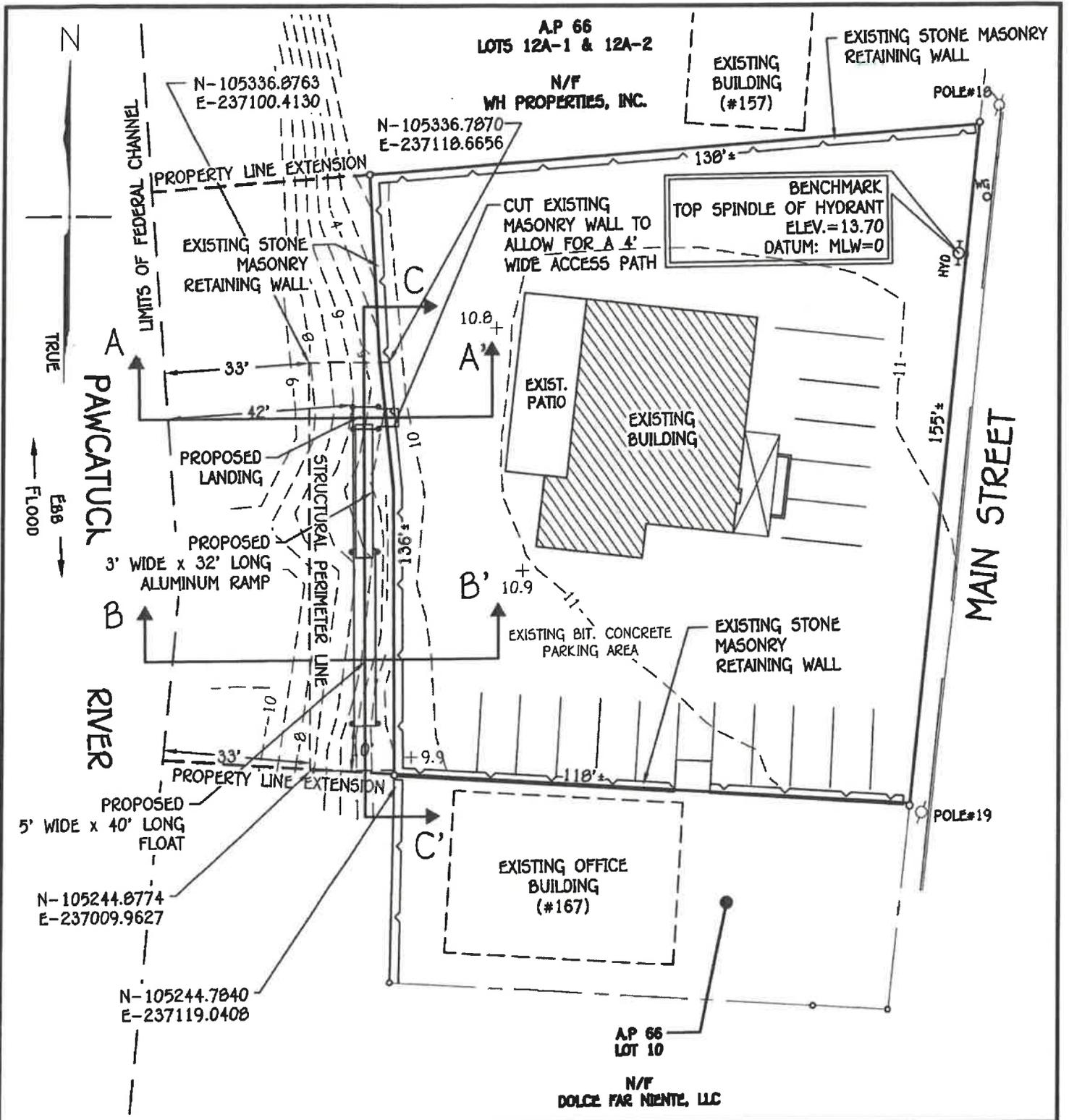
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On-Site Engineering, INC.
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EXISTING CONDITIONS PLAN
 GRAPHIC SCALE: 1"=40'

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SHEET 4 OF 10



ANTHONY A. NENNA

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 09-10-25

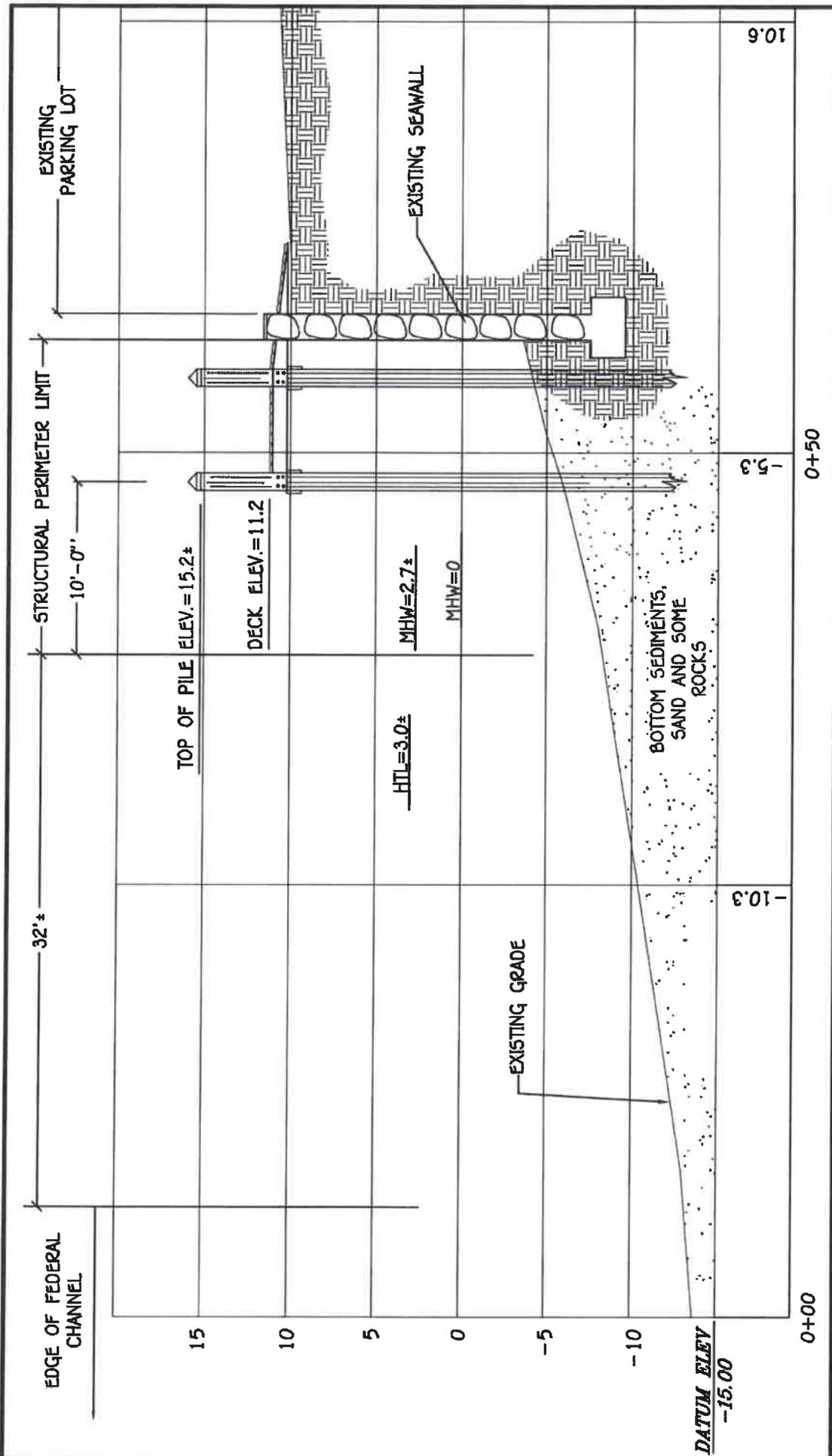
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PROPOSED CONDITIONS PLAN
 GRAPHIC SCALE: 1"=30'

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SECTION OF PROPOSED DOCK
 SECTION A-A'

GRAPHIC SCALE: 1/8"=1'

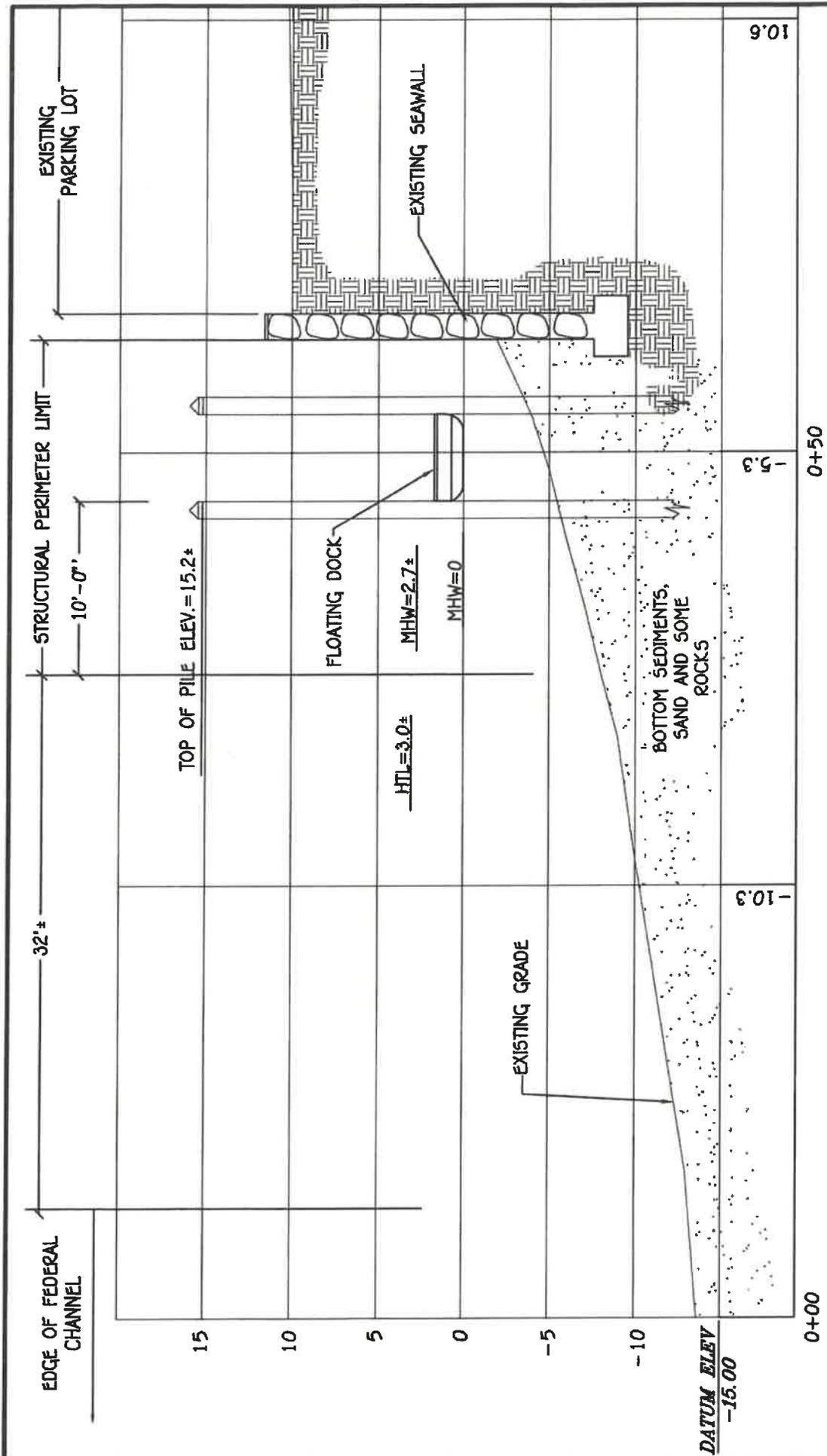
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PLAT: 66, LOT 11

SECTION OF PROPOSED DOCK
SECTION B-B'
 GRAPHIC SCALE: 1/8"=1'

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TOP OF PILE ELEV.=15.2±

DECK ELEV.=11.2

ALUMINUM RAMP

TOP OF WALL ELEV.=11.4±

HTL=3.0±

MHW=2.7±

MHW=0

FLOATING DOCK

EXISTING GRADE

BOTTOM SEDIMENTS,
SAND AND SOME
ROCKS

DATUM ELEV
-15.00

-10.3

0+50

0+50

0+00

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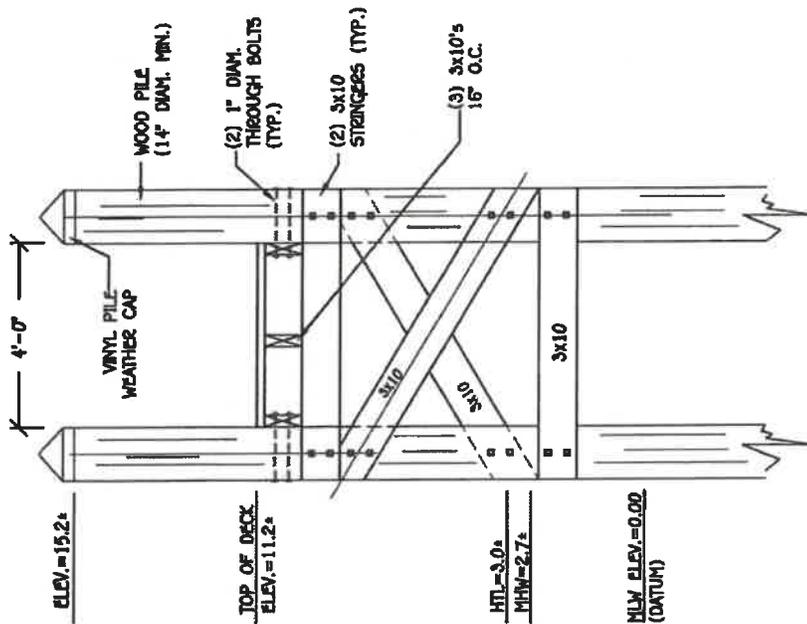
SECTION OF PROPOSED DOCK AND FLOAT
SECTION C-C'

GRAPHIC SCALE: 1/8"=1'

DATE: SEPTEMBER 12, 2025

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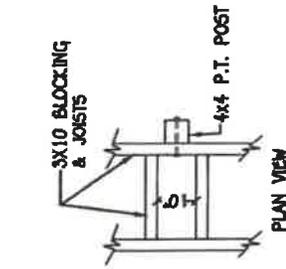
SHEET 8 OF 10



MINIMUM PILE PENETRATION 15 FT. OR REFUSAL

TYPICAL FIXED DOCK - CROSS SECTION

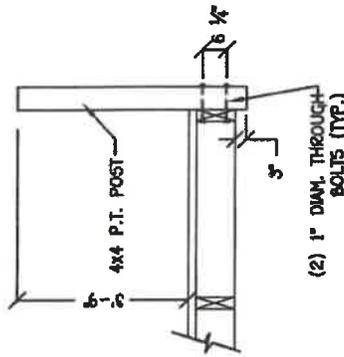
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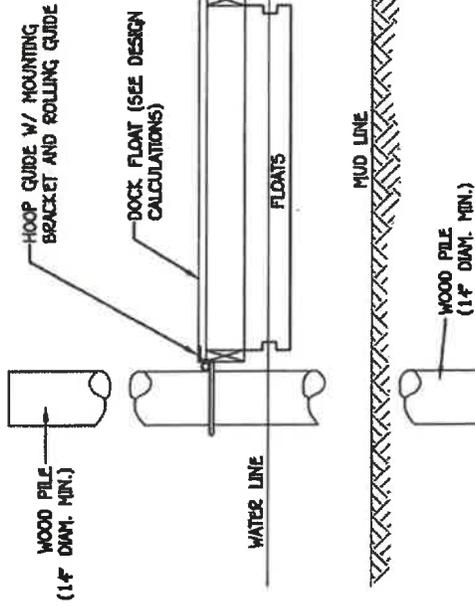
PLAN VIEW

TYPICAL POST DETAIL

SCALE: NONE

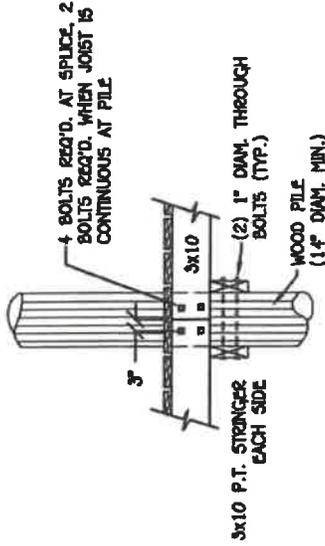


(2) 1" DIAM. THROUGH BOLTS (TYP.)



TYPICAL DOCK ANCHORAGE

SCALE: NONE

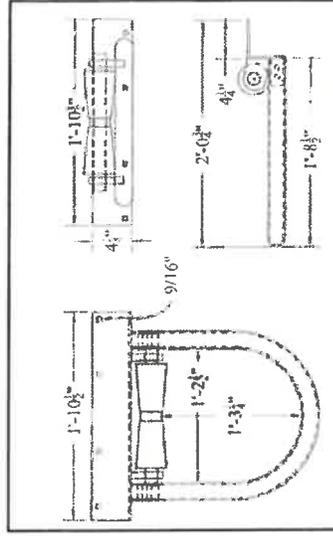


3x10 P.T. STRINGER EACH SIDE

WOOD PILE (1 1/2" DIAM. MIN.)

JOIST/PILE CONNECTION

SCALE: NONE



TYPICAL 1 1/2" HOOP RAIL GUIDE

SCALE: NONE

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DOCK DETAIL SHEET

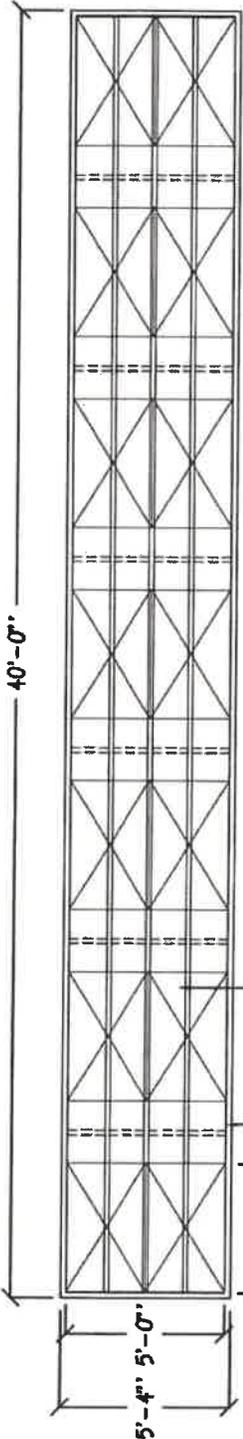
GRAPHIC SCALE: NONE

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FLOATING DOCK - BOUYANCY CALCULATIONS

CALCULATIONS BASED ON ACE ROTO-MOLD, 30" X 48" X 16" FLOAT DRUMS.

5' X 40' FLOATING DOCK, OR 200 S.F.

DEAD LOAD CALCULATION:

ESTIMATED LUMBER DEAD WT. = 1,200 LBS. (6 PSF)
 DRUM FLOAT WT. = 38 LBS. EA. X 14 FLOATS = 532 LBS.

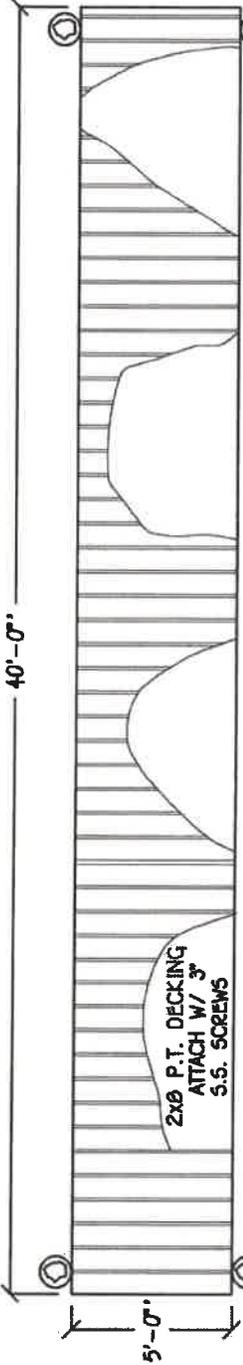
TOTAL DEAD WT. = 1,732 LBS.

LIVE LOAD CALCULATION

LIVE LOAD: 200 S.F. X 40 PSF = 8,000 LBS.

FLOAT BOUYANCY = 712 LBS./FLOAT

NO. OF FLOATS REQ'D. = 9,732 LBS./712 = 13.7 USE 14 FLOATS



NOTE: ALL HARDWARE AND FASTENERS SHALL BE PROVIDED BY FOLLANSBEE DOCKS AND SHALL BE HOT-DIPPED GALVANIZED.

2x8 DECK PLANKS

2x8 STRINGERS

2x8

36" X 48" X 12" ACE ROTO-MOLD FLOAT DRUMS (BY NW MARINE SUPPLIES) CONNECT DRUM TO WOOD FRAME PER MANUFACTURER'S RECOMMENDATIONS

GALVANIZED PILING HOOP W/ RUBBER ROLLERS (TYP.)

TYPICAL FLOATING DOCK DETAIL

SCALE = NONE

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DOCK DETAIL SHEET
 GRAPHIC SCALE: NONE

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