



Registered in CT, RI & MA

September 18, 2025

Coastal Resources Management Council
Attn: Peter O'Rourke
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, Rhode Island 02879

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

Dear Mr. O'Rourke:

The following addresses the variance criteria under Section 1.1.7 of 650-RICR-20-00-1, *Coastal Resources Management Council's "Red Book"* for a proposed commercial dock located at 163 Main Street in Westerly, Rhode Island. The variance is required per Section 1.3.1(D)(11)(k)(2), with regards to the property line extension. This application has provided a letter from the abutter not objecting to the proposed dock being located within 25 feet of the common property line. The following are the responses to the variance criteria:

1. The proposed alteration conforms with applicable goals and policies of the Coastal Resources Management Program.

Response: Commercial and residential docks are allowed in Type 2 waters.

2. The proposed alteration will not result in significant adverse environmental impacts or use conflicts, including but not limited to, taking into account cumulative impacts.

Response: The location of the proposed dock utilizes an existing developed commercial property with a paved parking area. The proposed dock is located adjacent to the existing seawall. The construction of the dock and the connection to the existing parking lot will be minimal disturbance to the environment and will not adversely impact the Pawcatuck River.



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3. Due to conditions at the site in questions, the applicable standard(s) cannot be met.

Response: The dock was located 10 feet from the southerly property line extension so that the access point to the parking area and restaurant is opposite the existing patio and rear entrance to the restaurant. The access point is outside of any existing designated parking spaces and is within a safe zone for pedestrians walking from the dock to the building. A letter of no objection was provided under this application.

4. The modification requested by the applicant is the minimum variance to the applicable standard(s) necessary to allow a reasonable alteration or use of the site.

Response: Again, the southerly end of the floating dock is located within the property line extensions of the Subject Parcel and a letter of no objection was provided to the CRMC as required under Section 1.3.1(D)(k)(2).

5. The requested variance to the applicable standard(s) is not due to any prior action of the applicant or the applicant's predecessors in title. With respect to subdivisions, the Council will consider the factors as set forth in Section 1.1.7(B) of this Part below in determined the prior action of the applicant.

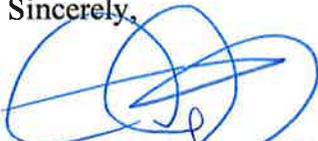
Response: The applicant purchased this property in 2018. This property has been developed for over 100 years. In fact, there are remnants of wood piles along the seawall that run north to south.

6. Due to the conditions of the site in question, the standard(s) will cause the applicant an undue hardship. In order to receive relief from an undo hardship an applicant must demonstrate inter alia the nature of the hardship and that the hardship is shown to be unique or particular to the site. Mere economic diminution, economic advantage, or inconvenience does not constitute a showing of undue hardship that will support the granting of a variance.

Response: The proposed dock was located in an area to provide safe access between the dock and the existing building and avoids any conflicts with the existing parking lot and spaces.

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.

