

December 2, 2025

Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road
Wakefield, RI 02879-1900

Received
12/2/2025
Coastal Resources
Management Council

RE: Portsmouth —Van Gorkom Dock, 305 Riverside Street, Variance Sections 1.1.5 (formerly 120), Job 2025-348

CRMC staff:

This *revised* Variance request is to accompany the Assent Application to construct a fixed dock with floater at the above referenced site. The proposed dock is to be located generally to the north of the center of the lot on Riverside Street and extend out into Blue Bill Cove. The dock itself will be longer than the usual fifty feet beyond mean low water in order to obtain adequate depths for residential boating, with a length of approximately *ninety* feet beyond mean low water. *The fixed dock is proposed to be seventy-six feet in length with a gangway and floater at the terminus. This forty foot variance request is necessary due to the relatively shallow water depths in the area and the intent to maintain a shallow draft power boat at the site. The majority of the floater is in a water depth of eighteen to twenty-four inches. The dock is compliant to side setbacks to the west and in all other regards. The setback to the east has been varied with a letter of no objection from the owner of the abutting property who also has a dock on that lot. The dock is consistent with other docks in the area and shortening the dock to seventy five feet overall beyond mean low water will result in the float being in less than adequate water depth at low tide.*

There is an approved dock to the east at 303 Riverside which extends further than the subject proposed dock beyond MLW and was approved in that part of the Cove (originally 1983-12-013 with subsequent filings) without detrimental results or negative impact to the area. There is a letter of no objection from this owner. To the west are other additional docks of similar or longer length which have been in existence for many years without negative impact as well. This proposed length has been maintained to the minimum necessary to support the residential boating facility. In all other manners the project remains consistent with CRMC requirements.

Section 1.1.5 (formerly 120) requires the following criteria be addressed for such a variance application:

1. The proposed project conforms with the goals and policies of Parts Two and Three of the CRMC's program and the residential dock will be consistent with the shoreline area of this part of Blue Bill Cove and the Portsmouth waterfront. Other docks have existed near the site for many years and have been shown to have not caused any detrimental impacts

to the area, to navigation, the environment, neighbors, or other sensitive receptors. There are residential docks to the east and west and others further around the perimeter of the Cove near the proposed project. The proposed dock length will further protect the vessel with easier access from the waterway and avoidance of shallow waters near the dock.

2. No significant adverse environmental impact will result from the granting of this variance for the dock length. This will not be detrimental to navigation, will have no substantial negative visual impacts, will not harm the shoreline, or have detrimental impacts to surrounding areas. Most of the abutting shorefront properties have existing shoreline improvements and there are docks located both to the east and west and further around the perimeter of the shoreline. The granting of this variance will not result in any greater adverse impacts, including cumulative impacts.
3. Applicable standards cannot be met for the proposed vessel due to conditions at the subject site. The applicant believes that the length is the minimum required to support a modest vessel at the site in adequate water depth and otherwise has complied with typical requirements. The dock length has become fairly standard for many residential docks through other Assent Applications in this situation. The proposed dock does require additional length to obtain adequate water depth for residential boating. This will allow easier approach to the facility from either side of the dock without approaching excessively close to shore. There will be no impacts to navigation, and it is reasonable that the proposed dock is aligned with the extended property lines.
4. The standard setback relief to the minimum sideline distance is in compliance at the location. The requested relief for the length is the minimum possible to maintain the proposed vessel with adequate depth at the site. The relief is the minimum increase in the length of the dock to accommodate the waters in the area. All other distances will be maintained for the site conditions. The dock length has no impact on neighboring properties or the navigable waterway. The site is also located in "non-open" waters where dock lengths of 75' have historically been allowed. The dock floater size and fixed dock construction is typical and within normal requirements.
5. The variance requested is not knowingly due to the prior action of the applicant. The current Applicants seek a residential boating facility at this time as shown on the current plans and Application with the minor modifications currently requested.
6. The project proposes a *forty foot* length variance beyond mean low water for the residential dock to approve the use for a modest boat and residential boating facility at the site, avoiding shallow water which would be near the dock terminus if shorter length.

With regard to the Category B Criteria of Section 1.1.6 (formerly Section 130) we offer the following:

1. The proposed alteration is believed to be critical to the Applicant of this residential dock facility to provide full use and enjoyment of the site. The dock length will provide a means to safely and securely access the proposed vessel. The length will also maintain the vessel

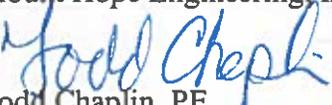
securely off the bottom in the area of the dock. There will be no negative impact to the surrounding areas.

2. The construction will be performed in accordance with all applicable local zoning and building codes, safety codes, and environmental requirements. The proposed dock will meet setbacks to the property lines which has no impact to the site. Minor relief to the overall length of the dock is sought as described above.
3. The project is located along the center of Blue Bill Cove in Portsmouth. The location of the dock will not cause adverse impacts to the site to the north or south with the acceptance of other docks near this location for many years.
4. The project will not have any impacts on erosion or sediment deposition along the coastal bank or the shores of the Cove. The existing coastal bank and near shore area will remain in its present condition and will not be impacted. The area has generally been developed for many years along this entire shoreline.
5. There are no significant trees near the dock site within the property, which is predominated by small residential lawns, revetments, and a developed armored shoreline. The proposed project will be consistent with the plant and animal diversity within the surrounding area and the immediate area near the shore will remain in its existing state. There is to be minimal onshore work done at the site as part of this Application.
6. The construction will have no impact on any existing public access or use of the property or the shoreline. The land is privately owned with no public right of way to the shore. There will be no structures on the shoreline or within the coastal bank area which would impede or in any manner impact public access along the shore.
7. The project does not impose any adverse impacts within the water and will have no impacts on circulation, flushing, or sedimentation.
8. There will be no impact on water quality due to this project. The project is consistent with all abutting land use, has no coastal structures or discharges, and will not impact water quality.
9. The proposed project is not on a site of historic significance and will have no impact on any areas of historic or archaeological significance.
10. The lot is zoned for single family dwellings and will have no impacts or conflicts with other water dependent uses. The existing shoreline is developed with similar coastal structures. There are no additional proposed shoreline or coastal structures and there will be no impacts on such uses as recreational boating, fishing or swimming.
11. The site has been constructed to be consistent with all abutting land use and landscaping design measures are intended to minimize any scenic impacts on the area. All abutting parcels currently are developed with single family dwellings.



Please contact this office at 508-379-1234 if you should have any questions or require additional information.

Very truly yours,
Mount Hope Engineering, Inc.


Todd Chaplin, PE



cc: Geoffrey Van Gorkom

Oliver Allamby

From: Amy Silva
Sent: Tuesday, December 2, 2025 12:45 PM
To: Cstaff
Subject: FW: CRMC 2025-11-063
Attachments: Revised Variance Request.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Oliver

Amy Silva
Supervising Environmental Scientist, CRMC
(401)-783-3370p/(401)-783-2069f
<http://www.crmc.ri.gov>

From: Todd Chaplin <todd@mounthopeengineering.com>
Sent: Tuesday, December 2, 2025 12:44 PM
To: Amy Silva <asilva@crmc.ri.gov>
Cc: gvg@vgyd.com
Subject: RE: CRMC 2025-11-063

Variance request updated

Todd Chaplin, PE
[508-379-1234](tel:508-379-1234) x13 office
todd@mounthopeengineering.com

From: Amy Silva <asilva@crmc.ri.gov>
Sent: Tuesday, December 02, 2025 10:29 AM
To: Todd Chaplin <todd@mounthopeengineering.com>
Cc: gvg@vgyd.com
Subject: RE: CRMC 2025-11-063

The Variance request needs to reference an accurate length, so yes it should be revised to request a 40 foot Variance to the 50' standard.

Amy

Amy Silva
Supervising Environmental Scientist, CRMC
(401)-783-3370p/(401)-783-2069f
<http://www.crmc.ri.gov>

From: Todd Chaplin <todd@mounthopeengineering.com>
Sent: Tuesday, December 2, 2025 10:20 AM

To: Amy Silva <asilva@crmc.ri.gov>

Cc: vgv@vgyd.com

Subject: RE: CRMC 2025-11-063

Amy, The total length of this dock is 90' beyond MLW in order to get close to 2' depth. Most of it is about 1 ½' deep where the floater is. The fixed portion of the dock is 76' long as noted. Both of these dimensions are on sheet 5. So, shortening the fixed dock to 75' does not really reduce the overall length to < 75' out beyond MLW. We would have to shorten the dock by 15' to pull the end back to 75' beyond MLW, leaving us in shallower water depth than preferred. We would like to leave as is with the variance request if you don't see that as a show stopper with CRMC. The dock next door is longer for what it's worth and this length will make the water depth more acceptable. If I need to revise the Variance Request to clarify that I can.

Will address the driveway separately and get that to you.

If you want to call to discuss I am available. Thanks

Todd Chaplin, PE

[508-379-1234](tel:508-379-1234) x13 office

todd@mounthopeengineering.com

From: Amy Silva <asilva@crmc.ri.gov>

Sent: Wednesday, November 26, 2025 2:23 PM

To: Todd Chaplin <todd@mounthopeengineering.com>; vgv@vgyd.com

Subject: RE: CRMC 2025-11-063

I was looking at the main plan, which didn't have length. Can you get it on all plan sheets?
76' goes to Council. 75' or shorter is eligible for administrative review/approval. Possibly shorten it?

Amy

Amy Silva

Supervising Environmental Scientist, CRMC

(401)-783-3370p / (401)-783-2069f

<http://www.crmc.ri.gov>

From: Todd Chaplin <todd@mounthopeengineering.com>

Sent: Wednesday, November 26, 2025 2:15 PM

To: Amy Silva <asilva@crmc.ri.gov>; vgv@vgyd.com

Subject: RE: CRMC 2025-11-063

Amy

We will get you something on driveway.....not something I was aware of. Our client bought the property in 2020, not sure if it was something he did or was done by the previous owner.

I believe sheet 5 of 7 shows the length of the structure, 76' fixed dock plus gangway and floater for a total of 91'

That same sheet has a cross section which should give you the MLW and relative depths.

I will discuss with the owner about the driveway. Can try to get you something on that in two weeks but might be tough with the holiday.

Have a great thanksgiving!

Todd Chaplin, PE
[508-379-1234](tel:508-379-1234) x13 office
todd@mounthopeengineering.com

From: Amy Silva <asilva@crmc.ri.gov>
Sent: Wednesday, November 26, 2025 2:08 PM
To: Todd Chaplin <todd@mounthopeengineering.com>; vgv@vgyd.com
Subject: CRMC 2025-11-063

Todd/Geoffrey-

Have a new application in for a dock at Riverside St Portsmouth.
The plans do not have the MLW to terminus measurement. We need that for the Variance.
The Variance request doesn't say the length of the facility, just that it is "approximately 75 feet beyond mean low water". We need to know exactly what the length is.

Further, a driveway was constructed in 2020 without benefit of CRMC Assent. Before issuing any new permits, this work must be applied for and approved. Please note that the driveway must either meet stormwater standards, or stormwater management must be installed. From the photos it appears that the driveway is peastone which is not considered permeable.

I can hold this for two weeks for corrected plans/narrative and receipt of an application for the driveway. Please be aware that "as-built" work requires a fee in accordance with the fee schedule and a \$250 administrative fee.

Amy Silva
Supervising Environmental Scientist, CRMC
(401)-783-3370p / (401)-783-2069f
<http://www.crmc.ri.gov>