



Natural Resource Services, Inc.

January 31, 2024

John MacSweeney
2 Captain Harris Drive
Assonet, MA 02702



RE: Coastal Feature Delineation
A.P. 356, Lots 162, 163 & 204; Arlington Avenue
Warwick, Rhode Island

Dear Mr. MacSweeney:

Natural Resource Services, Inc. (NRS) has completed the coastal feature delineation within the above referenced property. This field work conforms to the policies and definitions for the identification of physiographic features found in the RI Coastal Resources Management Program (CRMP) (650 RICR-20-00-01). These regulations are administered by the Coastal Resources Management Council (CRMC). The CRMP states that any coastal feature or delineation established by a consultant must be verified by the CRMC staff before being considered accurate for regulatory purposes. The delineation was performed by me on January 29, 2024.

As part of our work, a hand-held GPS unit was used to locate the established coastal feature flagging. While this location work should not be construed as a professional survey, the data obtained is valuable for preliminary planning purposes. An aerial photograph is attached to this letter. The GPS data has been added as an overlay on the photo to provide a visual representation of the established delineations.

The property is located south of the terminus of Arlington Avenue. According to the tax assessor's database, the three parcels are approximately 0.35 acres in combined size. The property is vacant and partially forested. The parcels fall along the edge of a contiguous freshwater wetland to the west and a beach along Narragansett Bay to the east. Narragansett Bay is classified as Type 2 Waters, low-intensity use waters, under the CRMP.

The CRMC has regulatory jurisdiction over all landuse activities occurring within 200 feet of coastal wetlands. This 200-foot jurisdictional limit encompasses the entire property. Any work proposed on site requires a permit from the CRMC.

I have reviewed historic aerial photographs of the area surrounding this property. A road, Seashore Road, previously existed between this lot and the waters of Narragansett Bay. The road shows up on aerial photos from 1939 through 1962. However, there is no evidence of the road in the 1972 photograph.



1962 aerial

The CRMC maintains a database of the shoreline change which has occurred along all portions of Narragansett Bay. The data is based on a comparison of aerial photographs from 1939 through 2004. The CRMC Shoreline Change Map depicts a loss of 116 linear feet of beach at the end of Arlington Avenue. This erosion accounts for the removal of Seashore Road in the 1972 and more recent aerial photography.

I established a single flag series around the property. The flagging depicted on the enclosed graphic, labeled CF1-CF17, represents the CRMP regulated coastal feature. The coastal feature is the point from which any required buffer zone or construction setback is measured. Flags CF1-CF10 represent the top of an eroded bank. CF10-CF17 depict the landward extent of a contiguous freshwater wetland.

Table 4 of the CRMP is used to determine the required buffer zone for all undeveloped parcels. The buffer zone is established based on the size of the property and the classification of the adjacent waterfront. At a combined area of 0.35 acres along a Type 2 water, a 50-foot buffer zone is required. The entirety of the available upland area within the lots is regulated as buffer zone. In addition to the buffer zone standard, the CRMP also sets a minimum construction setback of 25 feet.

Any proposed residential development within these combined lots would require significant relief from both the buffer zone and setback standards. Any request for a variance of more than 50 percent of a program standard requires the submission of a Category B application. A 30 day public notice and a public hearing before the full council are part of the Category B application review process.

I am including a second GIS graphic with this letter depicting the approximate property lines and the flagged coastal feature only. This graphic can be forwarded to Devon Robinson at the CRMC as an initial site plan. In speaking with Ms. Robinson last week, she indicated that she would accept an NRS plan depicting the coastal feature delineation as the first step in resolving the non-compliance issue with the agency. Let me know if you would like me to forward the graphic direct to Ms. Robinson.



Please do not hesitate to contact me if you have questions regarding the fieldwork performed or this letter of findings.

Very truly yours,



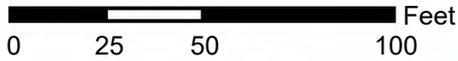
Scott P. Rabideau, PWS
Principal

Enclosures



Legend

- Approximate Site Location (GIS)
- ▲ Approximate Coastal Feature Delineation



Type 2

RECEIVED
3/12/2025

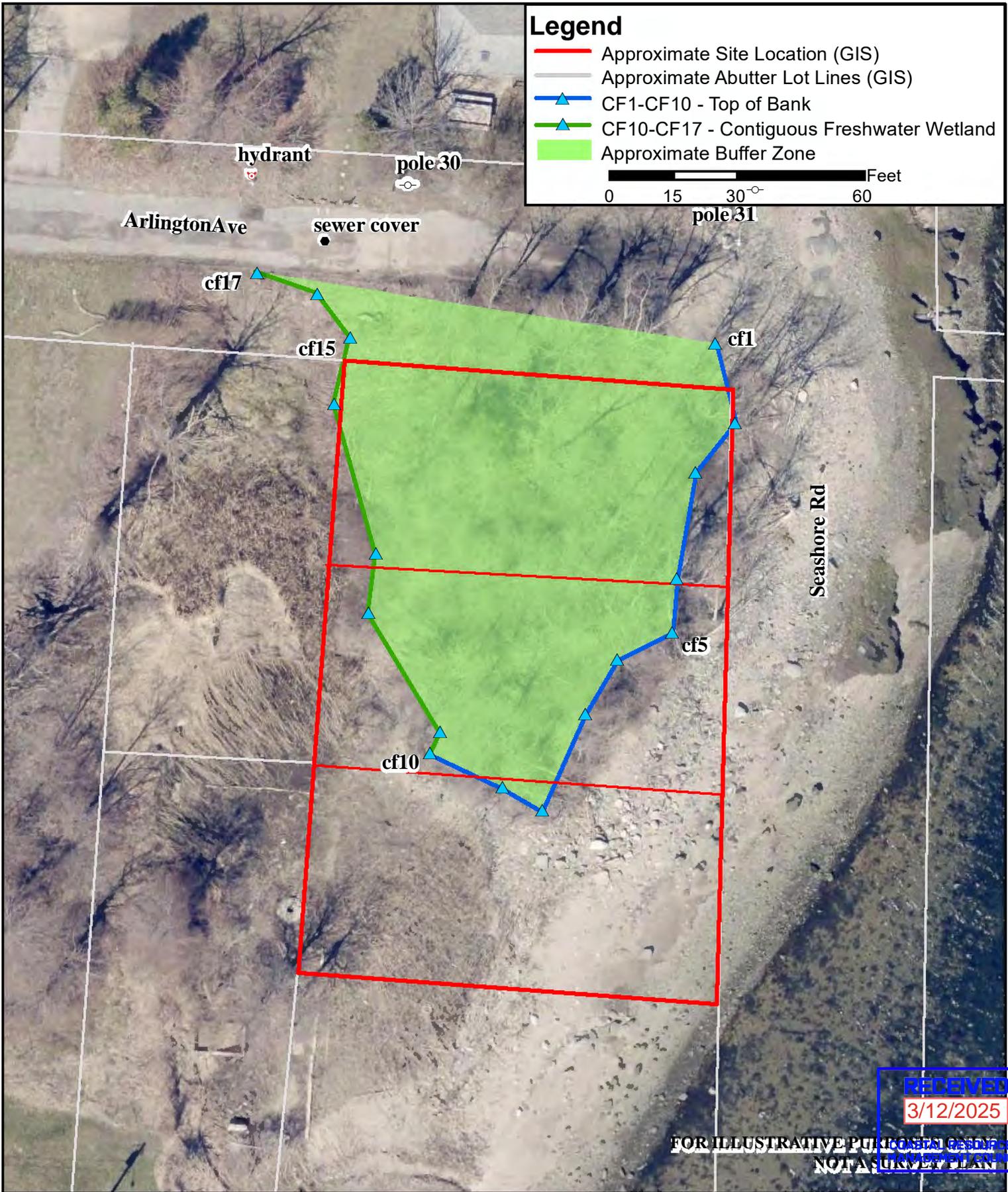
COASTAL RESOURCES
MANAGEMENT COUNCIL

FOR ILLUSTRATIVE PURPOSES ONLY
NOT A SURVEY PLAN

Site Sketch Depicting Approximate
Coastal Feature Delineation
Arlington Ave
A.P. 356, Lots 162, 163 & 204
Warwick, RI

Performed by
Scott P. Rabideau, PWS - 1/29/24
Located using hand-held Trimble Geo7X

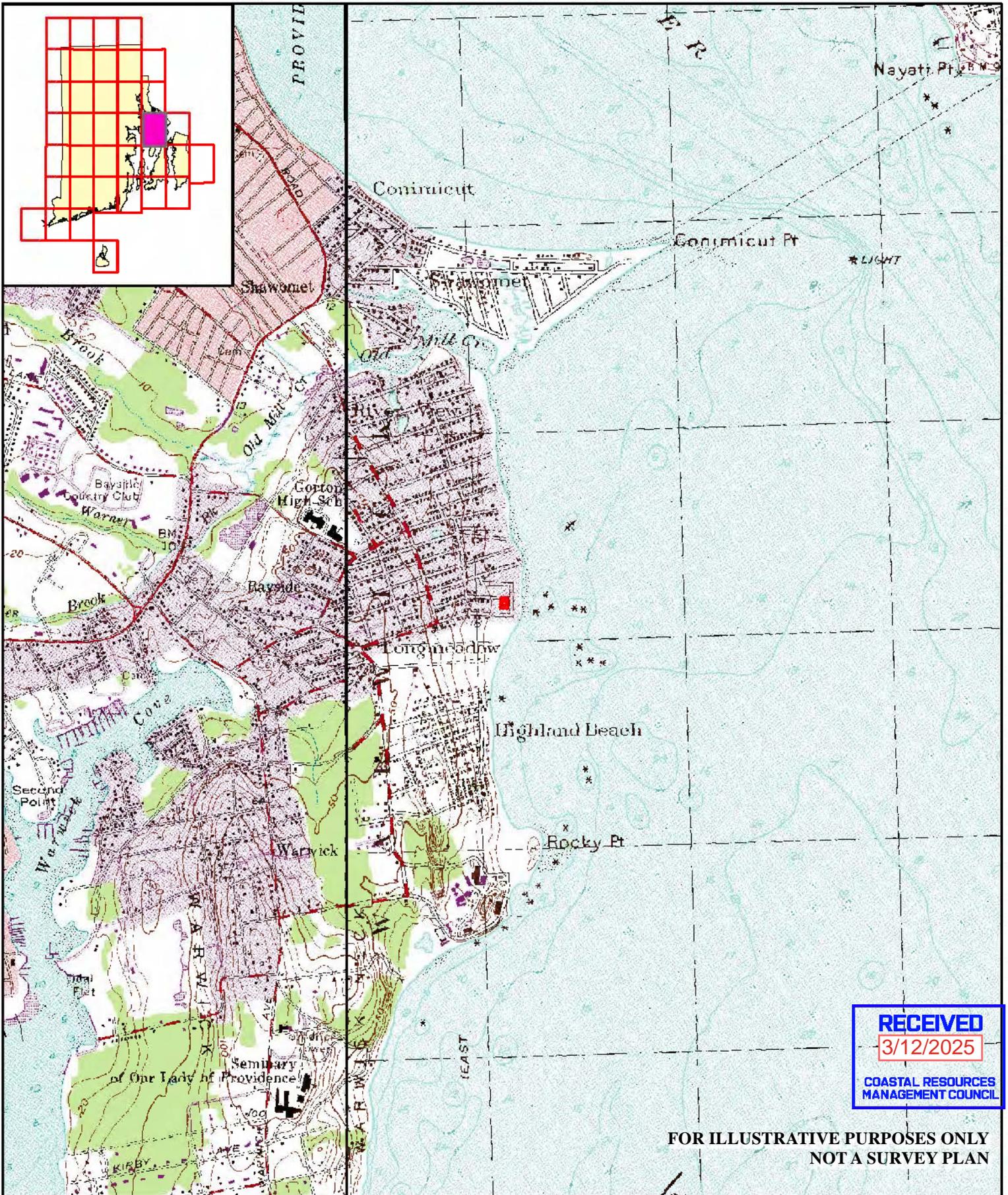
RIGIS
Natural Resource Services, Inc.
PO Box 311
875 Hill Road
Pascoag, RI 02859
p: (401) 568-7390
c: RIGIS



Coastal Feature Delineation Graphic
John MacSweeney
Arlington Avenue
A.P. 356, Lots 162, 163 & 204
Warwick, RI
 February 7, 2024

Performed by
 Scott P. Rabideau, PWS - 1/29/24
 Located using hand-held Trimble Geo7X


 Spring 2023 aerial
 RI DEM Mapping
 Natural Resource Services, Inc.
 PO Box 311
 875 Hill Road
 Pascoag, RI 02859
 p: (401) 568-7390
 (c) RIGIS



USGS Topographic Map
Arlington Ave
A.P. 356, Lots 162, 163 & 204
 Warwick, RI
 Bristol Quad Map

— Approximate Site Location
 USGS Topographic Series
 Contour Interval 10 Feet
 National Geodetic Vertical Datum of 1929



RECEIVED
3/12/2025
COASTAL RESOURCES
MANAGEMENT COUNCIL

FOR ILLUSTRATIVE PURPOSES ONLY
NOT A SURVEY PLAN

RIGIS
 Natural Resource Services, Inc.
 PO Box 311
 875 Hill Road
 Pascoag, RI 02859
 p: (401) 568-7390
 (c) RIGIS

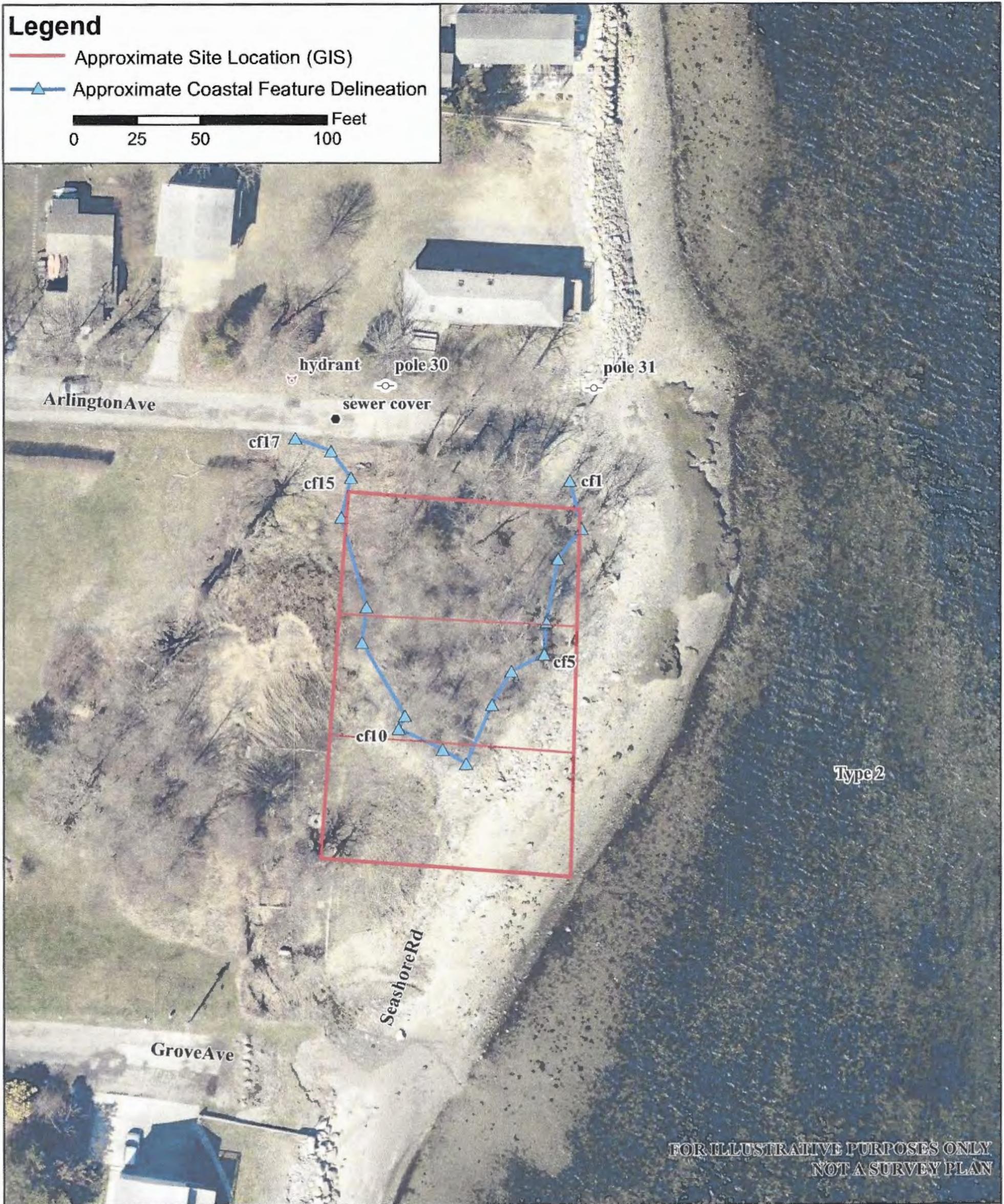
Please direct any CRMC questions regarding 0 Arlington Ave AP 356 Lot 162 proposed new dwelling CRMC Assent Application through and to Property Owner, John W. MacSweeney, 2 Captain Harris Drive, Assonet, MA 02702; Telephone #: (508) 982-3510; E-mail Address: johnwmacswesqlc@aol.com

Please direct any CRMC questions regarding monitoring and permit compliance that might arise during construction of proposed 0 Arlington Ave AP 356 Lot 162 new dwelling through and to Property Owner, John W. MacSweeney, 2 Captain Harris Drive, Assonet, MA 02702; Telephone #: (508) 982-3510; E-mail Address: johnwmacswesqlc@aol.com



Legend

- Approximate Site Location (GIS)
 - ▲— Approximate Coastal Feature Delineation
- 0 25 50 100 Feet



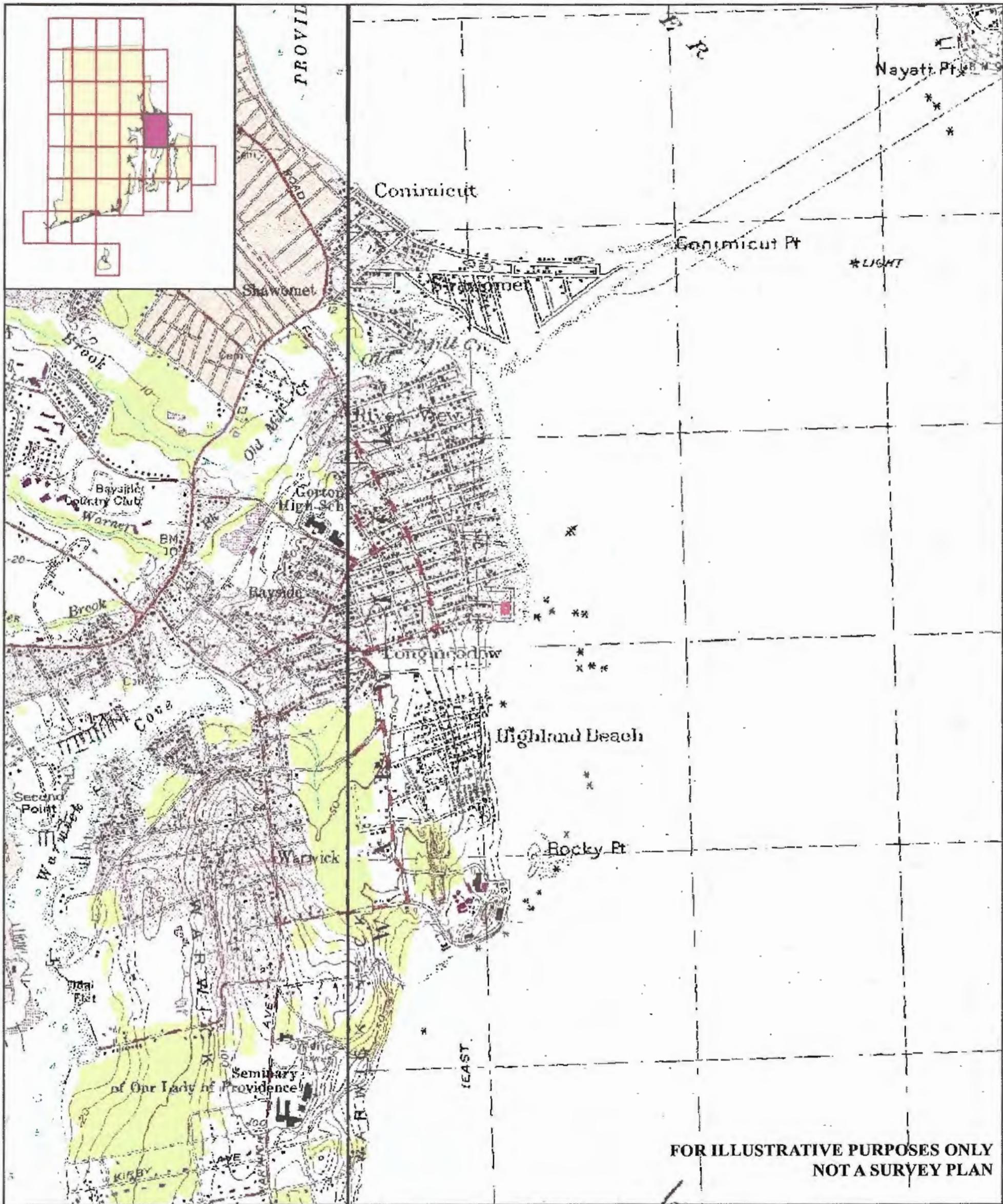
FOR ILLUSTRATIVE PURPOSES ONLY
NOT A SURVEY PLAN

Site Sketch Depicting Approximate Coastal Feature Delineation
Arlington Ave
A.P. 356, Lots 162, 163 & 204
Warwick, RI

Performed by
Scott P. Rabideau, PWS - 1/29/24
Located using hand-held Trimble Geo7X

Spring 2023 aerial
RIGIS Natural Resources Mapping, Inc.
PO Box 31
875 Hill Road
Pascoag, RI 02859
(c) RIGIS
COASTAL RESOURCES MANAGEMENT COUNCIL

RECEIVED
3/12/2025



FOR ILLUSTRATIVE PURPOSES ONLY
NOT A SURVEY PLAN

USGS Topographic Map
Arlington Ave
A.P. 356, Lots 162, 163 & 204
Warwick, RI
Bristol Quad Map

— Approximate Site Location
USGS Topographic Series
Contour Interval 10 Feet
National Geodetic Vertical Datum of 1929



RECEIVED
3/12/2025

RIGIS
Natural Resources Management Council, Inc.
PO Box 31
875 Hill Road
Pascoag, RI 02881
(c) RIGIS
MANAGEMENT COUNCIL

O Arlington Ave - 200'
Radius Map

