

Rich Lucia

From: Peter Skwirz <Peteskwirz@utrlaw.com>
Sent: Thursday, February 26, 2026 1:45 PM
To: Rich Lucia; Liz Escalera; Lisa Turner; Laura Miguel; Thomas Fitzpatrick
Cc: Gus Kreuzkamp; JAMES CHRONES
Subject: Re: Maintenance Application - 25 Atlantic Ave, Westerly
Attachments: deed Bk 2019 Pg 8703.pdf

Hi Rich - the 6' wide easement was carved out in Jim & Cheryl Chrones' deed. It reserved a personal right for William & Marie Scola, as well as their children, grandchildren, and great grandchildren, to pass over the easement for access to the shore. The easement is described in the last paragraph of the last page of the attached deed. Thanks

- Peter

Peter F. Skwirz, Esq.
Ursillo, Teitz & Ritch, Ltd.
2 Williams Street
Providence, RI 02903
(401) 331-2222
(401) 751-5257 (fax)
peteskwirz@utrlaw.com

NOTICE TO RECIPIENTS: The information contained in and accompanying this communication may be confidential, subject to legal privilege, or otherwise protected from disclosure, and is intended solely for the use of the intended recipient(s). If you are not the intended recipient of this communication, please delete and destroy all copies in your possession, notify the sender that you have received this communication in error, and note that any review or dissemination of, or the taking of any action in reliance on, this communication is expressly prohibited.

From: Rich Lucia <rlucia@crmc.ri.gov>
Sent: Thursday, February 26, 2026 10:47 AM
To: Peter Skwirz <Peteskwirz@utrlaw.com>; Liz Escalera <lescalera@vhb.com>; Lisa Turner <lturner@crmc.ri.gov>; Laura Miguel <lmiguel@crmc.ri.gov>; Thomas Fitzpatrick <tfitzpatrick@crmc.ri.gov>
Cc: Gus Kreuzkamp <gkrezkamp@vhb.com>; JAMES CHRONES [REDACTED]
Subject: RE: Maintenance Application - 25 Atlantic Ave, Westerly

Gus,
Could you please clarify the "6' wide easement and private right of way" shown on the plans...such as who owns the right of way, who has rights to it, restrictions, and any other pertinent information.
Thanks
Rich

Richard Lucia, P.E.
Environmental Engineer IV
RI Coastal Resources Management Council

From: Peter Skwirz <Peteskwirz@utrlaw.com>
Sent: Wednesday, February 18, 2026 4:06 PM
To: Rich Lucia <rlucia@crmc.ri.gov>; Liz Escalera <lescalera@vhb.com>; Lisa Turner <lturner@crmc.ri.gov>; Laura Miguel <lmiguel@crmc.ri.gov>; Thomas Fitzpatrick <tfitzpatrick@crmc.ri.gov>
Cc: Gus Kreuzkamp <gkrezkamp@vhb.com>; JAMES CHRONES [REDACTED]
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Please ignore that last email. Sent to the wrong Rich

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Cc: Gus Kreuzkamp <gkrezkamp@vhb.com>; JAMES CHRONES [REDACTED]
Subject: RE: Maintenance Application - 25 Atlantic Ave, Westerly

Rich – draft MOU is attached

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From: Rich Lucia <rlucia@crmc.ri.gov>
Sent: Wednesday, February 18, 2026 2:27 PM
To: Liz Escalera <lescalera@vhb.com>; Lisa Turner <lturner@crmc.ri.gov>; Laura Miguel <lmiguel@crmc.ri.gov>; Thomas Fitzpatrick <tfitzpatrick@crmc.ri.gov>
Cc: Gus Kreuzkamp <gkrezkamp@vhb.com>; JAMES CHRONES <jchrones@verizon.net>; Peter Skwirz <Peteskwirz@utrlaw.com>
Subject: RE: Maintenance Application - 25 Atlantic Ave, Westerly

Peter,

CRMC is reviewing this application, there have been objection/comment/concerns regarding the application during the public notice period. Prior to going to the Council for a decision, it is customary to allow the applicant a opportunity to respond in writing to any objections/comments/concerns. Please review the file and let us know if you plan on addressing these in writing.

Thanks
Rich

Richard Lucia, P.E.
Environmental Engineer IV
RI Coastal Resources Management Council

From: Liz Escalera <lescalera@vhb.com>
Sent: Monday, October 27, 2025 8:24 AM
To: Lisa Turner <ltturner@crmc.ri.gov>; Rich Lucia <rlucia@crmc.ri.gov>; Laura Miguel <lmiguel@crmc.ri.gov>; Thomas Fitzpatrick <tfitzpatrick@crmc.ri.gov>
Cc: Gus Kreuzkamp <gkrezkamp@vhb.com>; JAMES CHRONES [REDACTED]; Peter Skwirz <Peteskwirz@utrlaw.com>
Subject: Maintenance Application - 25 Atlantic Ave, Westerly

Dear CRMC Staff,

On behalf of our client, Chrones Family Revocable Trust, it is our pleasure to offer the attached maintenance application, which was hand delivered in-person last Friday. The Chrones Family Revocable Trust (Applicant) would like to properly maintain the existing infrastructure along its shoreline located at 25 Atlantic Avenue in Westerly, Rhode Island (Site). The proposed maintenance will help protect the Applicant's residence and reduce the frequency the shoreline needs to be reconstructed after storm events due to the improper sized stones that the shoreline is comprised of.

Please do not hesitate to contact me should you have any questions or require additional information to facilitate your review of the application.

Sincerely,



Elizabeth Escalera, EIT
Waterfront Designer
RI-Environmental




P 401.283.8404
M 401.408.9179
www.vhb.com

1 Cedar Street
Suite 400
Providence RI 02903-1023

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TAX: \$10350.00
DATE: 05/31/2019
RECORDER: 
TOWN OF WESTERLY
19528
RHODE ISLAND
REAL ESTATE CONVEYANCE TAX

Rec # 135673

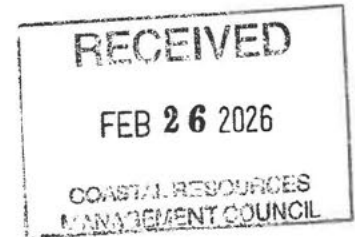




WARRANTY DEED

Bk: 2019 Pg: 8703
Instr #: 2019-2222
05/31/2019 10:10:29 AM
4 Pages

RECEIVED FOR RECORD
WESTERLY RI

**WARRANTY DEED
(Statutory Form)**



KNOW ALL MEN BY THESE PRESENTS, That SEAVIEW LLC, a Rhode Island Limited Liability Company, for consideration paid, grant to JAMES C. CHRONES AND CHERYL CHRONES, TRUSTEES OF THE CHRONES FAMILY REVOCABLE TRUST, of 
, with WARRANTY COVENANTS,

That certain tract or parcel of land, together with the buildings and other improvements thereon, located in the Town of Westerly, County of Washington, and State of Rhode Island being more particularly bounded and described in EXHIBIT A attached hereto and made a part hereof by reference.

The grantor does hereby covenant that they are not residents of the State of Rhode Island, but that they have complied with the non-resident filing requirements of R.I.G.L. 44-30-71.3, as presently constituted, and the regulations promulgated thereunder.

Grantor hereby covenants that the total dollar amount of the actual sale is TWO MILLION TWO HUNDRED FIFTY THOUSAND and 00/100's (\$2,250,000.00) Dollars.

IN WITNESS WHEREOF, SEAVIEW LLC has caused these presents to be signed by RICHARD BABCHAK AND JO-ANN BABCHAK its Members duly authorized, this 31st day of May, 2019.

SEAVIEW LLC

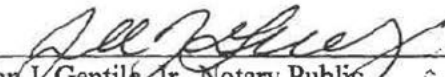

By: RICHARD BABCHAK
Its Member

SEAVIEW LLC


By: JO-ANN BABCHAK
Its Member

STATE OF RHODE ISLAND
COUNTY OF WASHINGTON

In Westerly on the 31st day of May, 2019, before me personally appeared RICHARD BABCHAK and JO-ANN BABCHAK, Members of SEAVIEW LLC to me known and known by me to be the party executing the foregoing instrument, and they acknowledged said instrument, by them executed, to be their free act and deed individually and in said capacity, and the free act and deed of SEAVIEW LLC.


John J. Gentile, Jr., Notary Public
My commission expires: 07/08/2021

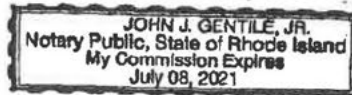


EXHIBIT A

Parcel I: A certain lot or parcel of land with all the buildings and improvements thereon, lying and being at or near Pleasant View so called, in the Town of Westerly, County of Washington and State of Rhode Island, bounded and described as follows:

Beginning at the northeast corner of the premises hereby conveyed at a post set in the ground by a street or passageway, adjoining land now or formerly of Augustine W. O'Mally, run southerly two hundred (200) feet to a stub in the ground; thence in a continuation of said line to the Sea; thence at right angles run westerly one hundred fifty (150) feet to a stake; thence at right angles run northerly parallel with the east line of the land hereby conveyed, to said street or passway to a stub in the ground; thence run $116^{\circ}35'30''$ to the east one hundred sixty-seven and $748/1000$ (167.748) feet to the point and place of beginning.

Bounded northerly by said street or passway, easterly by said O'Mally land, southerly by the Sea, and westerly by land now or formerly of George O. Murphey, or however otherwise the same may be bounded or described.

Being lots numbered 25 (twenty-five), 26 (twenty-six), and 27 (twenty-seven), on a plat entitled "Plat of Cottage Sites on Sea Side Farm, Westerly, RI, belonging to B. Frank Clark, Earl C. Whaley, Surveyor, June, 1903."

Subject to all restrictions, conditions and reservations referred to in said deed.

Parcel II: That certain real estate situated in Misquamicut, in the Town of Westerly, County of Washington and State of Rhode Island, bounded and described as follows:

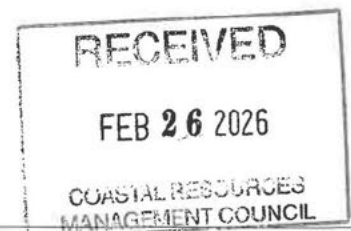
Lot #30 on "Plat of Cottage Sites on Sea Side Farm, Westerly, Rhode Island, belonging to B. Frank Clark, Earl C. Whaley, Surveyor, June, 1903", which plat is filed in the office of the Town Clerk of said Town of Westerly and is hereby referred to for a more complete description.

Being the same premises conveyed to the Grantors by deed dated June 5, 2002 and filed with the Land Records of the Town of Westerly in Book 1008, Page 149.

Parcel III: A certain tract or parcel of land together with the improvements thereon, lying and being in the Town of Westerly, County of Washington and State of Rhode Island and designated as Lot #29 on "Plat of Cottage Sites on Sea Side Farm, Westerly, RI belonging to B. Frank Clark, Earl C. Whaley, Surveyor, June, 1903." Said land is bounded and described as follows, to wit:

Beginning at the northeast corner of the tract hereby conveyed, by a street or passway, thence running southerly to a stub in the ground and continuing to the ocean, thence run westerly fifty (50) feet then run northerly parallel with and fifty (50) feet distant from the easterly line of the land hereby conveyed, to said street or passway, known as Atlantic Avenue, thence running easterly to the point and place of beginning.

16595698-v1



Bounded northerly by Atlantic Avenue, easterly by other land of this grantor known as Lot #28 on said Plat, southerly by the Sea, and westerly by other land formerly of said B. Frank Clark. Subject to restrictions and easements of record.

Being the same premises conveyed to the Grantors by deed dated June 5, 2002 and filed with the Land Records of the Town of Westerly in Book 1008, Page 149.

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This conveyance is subject to an easement and right of way reserved to William G. Scola, Marie F. Scola, their children, grandchildren, and great-grandchildren (including in each case adopted persons), personally to pass and re-pass over a six-foot wide path at the westerly end of the premises conveyed hereby, more specifically described as a six foot wide path along the westerly boundary line of Lot 30 on "Plat of Cottage Sites on Sea Side Farm, Westerly, Rhode Island belonging to B. Frank Clark, Earl C. Whaley, Surveyor, June, 1903," for the purpose of accessing and using the waterfront portions of the premises conveyed hereby, including tidal waters, beaches, dunes, watercourses, wetlands and other coastal features, for so long as said William G. Scola and Marie F. Scola or their children, grandchildren of great-grandchildren as aforesaid, either individually or in trust, own any real property on Atlantic Avenue or Dogwood Avenue in Westerly, Rhode Island: said easement shall run with the premises conveyed in trust, own any real property on Atlantic Avenue or Dogwood Avenue in Westerly, Rhode Island; said easement shall run with the premises conveyed hereby and with the title thereto, and shall be binding on the grantees hereunder, their heirs, executors, administrators and assigns, and upon any person who shall, after the date of this deed, acquire title to the premises conveyed hereby.

DONNA L. GIORDANO, MMC TOWN CLERK
WESTERLY, RI RET: MORNEAU & MURPHY



TAX: \$10350.00
DATE: 05/31/2019
RECORDER: 
TOWN OF WESTERLY

19528

RHODE ISLAND
REAL ESTATE CONVEYANCE TAX

Rec # 135873



Bk: 2019 Pg: 8703

Instr #: 2019-2222



05/31/2019 10:10:29 AM

4 Pages

WARRANTY DEED

RECEIVED FOR RECORD
WESTERLY RI

**WARRANTY DEED
(Statutory Form)**

KNOW ALL MEN BY THESE PRESENTS, That SEAVIEW LLC, a Rhode Island Limited Liability Company, for consideration paid, grant to JAMES C. CHRONES AND CHERYL CHRONES, TRUSTEES OF THE CHRONES FAMILY REVOCABLE TRUST, of 
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Grantor hereby covenants that the total dollar amount of the actual sale is TWO MILLION TWO HUNDRED FIFTY THOUSAND and 00/100's (\$2,250,000.00) Dollars.

IN WITNESS WHEREOF, SEAVIEW LLC has caused these presents to be signed by RICHARD BABCHAK AND JO-ANN BABCHAK its Members duly authorized, this 31st day of May, 2019.

SEAVIEW LLC

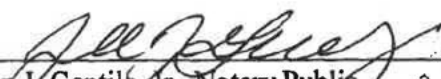

By: RICHARD BABCHAK
Its Member

SEAVIEW LLC


By: JO-ANN BABCHAK
Its Member

STATE OF RHODE ISLAND
COUNTY OF WASHINGTON

In Westerly on the 31st day of May, 2019, before me personally appeared RICHARD BABCHAK and JO-ANN BABCHAK, Members of SEAVIEW LLC to me known and known by me to be the party executing the foregoing instrument, and they acknowledged said instrument, by them executed, to be their free act and deed individually and in said capacity, and the free act and deed of SEAVIEW LLC.


John J. Gentile, Jr., Notary Public
My commission expires: 07/08/2021

JOHN J. GENTILE, JR.
Notary Public, State of Rhode Island
My Commission Expires
July 08, 2021

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DONNA L. GIORDANO, MMC TOWN CLERK
WESTERLY, RI RET: MORNEAU & MURPHY