



State of Rhode Island and Providence Plantations
Coastal Resources Management Council
 Oliver H. Stedman Government Center
 4808 Tower Hill Road, Suite 3
 Wakefield, RI 02879-1900

(401) 783-3370
 Fax (401) 783-2069

APPLICATION FOR STATE ASSENT

To perform work regulated by the provisions of Chapter 279 of the Public Laws of 1971 Amended.

Project Location <u>0 Arlington Avenue / Seashore Rd Warwick, RI</u> <small style="display: block; text-align: center;">No. Street City/Town</small>	File No. (CRMC USE ONLY) <div style="text-align: center; color: blue; font-weight: bold;">2025-02-014</div>
Owner's Name <u>John W. MacSweeney & Aidan J. MacSweeney</u>	Plat: 356 Lot(s): 162 [162,163&204 (Combined)]
Mailing Address <u>2 Captain Harris Drive, Assonet, MA 02702</u> <small style="display: block; text-align: center;">Address City/Town, State Zip Code</small>	Owner's Contact: Number: (508) 982-3510 Email Address: johnwmacswesqlc@ <div style="text-align: right; color: blue;">901.com</div>
Contractor RI Reg. # _____ Address _____	Email address: Tel. No. _____
Designer <u>Castellone Architect</u> Address <u>792 Great Road, Lincoln, RI 02865</u> <u>Scituate Surveys, Inc.</u> Address <u>410 Tiogue Ave., Coventry RI 02816</u>	Tel. No. (401) 465-9861; (401)821-8101
Name of Waterway <u>Narraganset Bay</u>	Estimated Project Cost (EPC): \$400,000.00 Application Fee: \$2,250.00

Provide Below a Description of Work As Proposed (required).

Construction of new three story 25' x 40' two-bedroom residential dwelling on stilts to code in VE 16 Flood Zone with local ZBA dimensional setback variance relief granted for proposed new dwelling away from the coastal feature and at highest site available 8.5' NAVD 88 mean elevation area and with a 25' setback to the coastal feature (50' required). Site Plan proposed Coastal SAMP section 7.2.4 (Terrain Management) landscape managed Rain Garden Area proposed to ensure that any dwelling runoff is routed to avoid dwelling, drain away from dwelling and mitigate soil erosion risk. Temporary "Silt Fence" proposed to be installed around lot upland; buffer transition zone plantings proposed behind a CRMP section 1.1.7 variance requested 25' coastal buffer zone (50% of required)

Have you or any previous owner filed an application for and/or received an assent for any activity on this property?

(If so please provide the file and/or assent numbers): No.

Is this site within a designated historic district? YES NO

Is this application being submitted in response to a coastal violation? YES NO

If YES, you must indicate NOV or C&D Number: 23-0265

Name/ mailing addresses of adjacent property owners whose property adjoins the project site. Accurate mailing addresses will insure proper notification. Applicant must initial to certify accuracy of adjacent property owners and accuracy of mailing addresses.

See attached 12/06/24 formal Warwick RI CAI Technologies system generated 200 feet Abutters List Report for

Seashore Rd A.P. 356 Lots 162, 163 & 204.

STORMTOOLS (<http://www.beachsamp.org/resources/stormtools/>) is a planning tool to help applicants evaluate the impacts of sea level rise and storm surge on their projects. The Council encourages applicants to use STORMTOOLS to help them understand the risk that may be present at their site and make appropriate adjustments to the project design.

NOTE: The applicant acknowledges by evidence of their signature that they have reviewed the Rhode Island Coastal Resources Management Program, and have, where possible, adhered to the policies and standards of the program. Where variances or special exceptions are requested by the applicant, the applicant will be prepared to meet and present testimony on the criteria and burdens of proof for each of these relief provisions. The applicant also acknowledges by evidence of their signature that to the best of their knowledge the information contained in the application is true and valid. If the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then the permit granted under this application may be found to be null and void. Applicant requires that as a condition to the granting of this assent, members of the CRMC or its staff shall have access to the applicant's property to make on-site inspections to insure compliance with the assent. This application is made under oath and subject to the penalties of perjury.

08/04

John W. MacSweeney
 Aidan J. MacSweeney

Owner Name (PRINT)

Owner's Signature (SIGN)

PLEASE REVIEW REVERSE SIDE OF APPLICATION FORM



STATEMENT OF DISCLOSURE AND APPLICANT AGREEMENT AS TO FEES

The fees which must be submitted to the Coastal Resources Management Council are based upon representations made to the Coastal Resources Management Council by the applicant. If after submission of this fee the Coastal Resources Management Council determines that an error has been made either in the applicant's submission or in determining the fee to be paid, the applicant understands that additional fees may be assessed by the Coastal Resources Management Council. These fees must be paid prior to the issuance of any assent by the Coastal Resources Management Council.

The applicant understands the above conditions and agrees to comply with them.



Owner Signature

03/11/2025

Date

John W. MacSweeney & Aidan J. MacSweeney 2 Captain Harris Drive, Assonet MA 02702

Print Name and Mailing Address



FRANK J. PICOZZI
MAYOR



NEAL DUPUIS
TAX ASSESSOR

City of Warwick

FINANCE DEPARTMENT
OFFICE OF THE ASSESSOR
401-738-2005

Date: December 9, 2024

Property Address: 0 Arlington Ave. Warwick, RI 02889 Parcel ID Numbers: 356-0162-0000, 356-0163-0000,
356-0204-0000

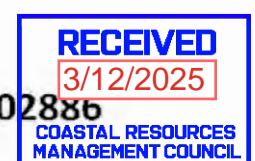
TO WHOM IT MAY CONCERN:

The ownership shown on the Tax Assessor's records for the City of Warwick for the above noted property is

MacSweeney, John & Aidan as of the date of this letter.

Please feel free to contact me at (401) 738-2005 if you have any questions


Tax Assessors Office





STATE OF RHODE ISLAND

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House 150 Benefit Street Providence, RI 02903

Telephone 401-222-2678
TTY 401-222-3700

Fax 401-222-2968
www.preservation.ri.gov

12 March, 2025

John MacSweeney
Via email

RE: Proposed single-family dwelling
AP 356 Lots 162, 163, and 204
Arlington Ave, Warwick

Dear Mr. MacSweeney,

At your request, the Rhode Island Historical Preservation and Heritage Commission (RIHPHC) staff has reviewed the archaeological sensitivity of the above referenced property. There are no known archaeological sites on the property, and we do not recommend an archaeological survey.

These comments are provided in accordance with the State Preservation Act. If you have any questions, please contact Charlotte Taylor, archaeologist at this office.

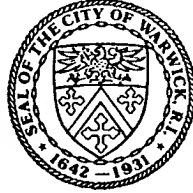
Sincerely,

Jeffrey D. Emidy
Executive Director
State Historic Preservation Officer

250312.02



Gary C. Jarvis
Chairman



Frank J. Picozzi
Mayor

BettyAnne Rogers
Executive Director

Michael P. Bedard
Superintendent

Warwick Sewer WSA

125 Arthur W. Devine Boulevard
Warwick, RI 02886
Voice: (401) 739-4949 • Fax: (401) 739-1414

JOHN W MACWEENEY
2 CAPTAIN HARRIS DR
ASSONET, MA, 02702

March 11, 2025

RE: Sewer Availability for Plat 356, Lots 162, 163 and 204, Arlington Ave.

Mr. MacSweeney,

The above mentioned lots were not left a sewer connection lateral (lateral) during the recent Bayside Construction Project. Should you wish to develop the lots, a sewer lateral may be installed at your expense. The sewer line was installed in Arlington Ave and ends near the property line between lots 403 and 404. You will be responsible for all costs associated with extending the line to service your property, all applicable construction costs and restorations, and obtaining all applicable permits and permissions.

Please let us know if you have any questions.

Sincerely,

Anthony Poole
Administrative Services Manager
(401)468-4701



TO: **Coastal Resources Management Council**
4808 Tower Hill Road Suite 3
Wakefield, RI 02879
Phone: (401) 783-3370



FROM: Building Official DATE: 12-23-24

SUBJ: Application of: John W. MacSweeney & Aidan J. MacSweeney

Location: 0 Arlington Avenue / Seashore Rd Plat No. 356 Lots 162, 163 & 204

Address: 0 Arlington Ave, Warwick RI Plat No. 356 Lot No. 162, 163 & 204

To Construct: New three story 25' x 40' two bedroom residence on stilts to code in VE 16 Flood Zone.

I hereby certify that I have reviewed _____ foundation plan(s).
_____ plan(s) for entire structure
 site plans

Titled: Administrative Subdivision - "Longmeadow Corner" Assessor's Plat 356, Lots 162, 163 & 204

Date of Plan (last revision): 12-4-24

_____ and find that the issuance of a local building permit is not required as in accordance with Section _____ of the Rhode Island State Building Code.

and find that the issuance of a local building permit is required. I hereby certify that this permit shall be issued once the applicant demonstrates that the proposed construction/activity fully conforms to the applicable requirements of the RISBC. ** Zoning BOARD APPROVAL REQUIRED*

_____ and find that a Septic System Suitability Determination (SSD) must be obtained from the RI Dept. of Environmental Management.

_____ and find that a Septic System Suitability Determination (SSD) need not be obtained from the RI Dept. of Environmental Management.

_____ and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final. The Zoning Board approval shall expire on _____.

[Signature] 12/23/24
Building Official's Signature Date

_____ and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final.



Zoning Officer's Signature Date

PAUL DEPETRILLO
CHAIRMAN

FRANK J. PICOZZI
MAYOR



CITY OF WARWICK
ZONING BOARD OF REVIEW
WARWICK, RHODE ISLAND 02886
(401) 921-9534

February 14, 2025

John W. MacSweeney
Aidan J. MacSweeney
2 Captain Harris Drive
Assonet, MA 02702

Dear Petitioners:

The following is the decision on your Petition #11028, heard by the Warwick Zoning Board of Review on February 11, 2025, for a dimensional variance to construct a new single-family dwelling. Proposed dwelling having a setback of 22.5' from the front property line along Arlington Ave.; having a side yard setback of 17' (20' required); and having a 25' setback to the coastal feature (50' required). Assessor's Plat 356, Lots 162, 163 & 204 (corner of Arlington Ave. & Seashore Rd.), zoned Residential A-7 & A-15.

After the testimony was completed at the public hearing for which due notice was given and a record kept, and after having viewed the premises and the surrounding area, the Zoning Board of Review of the City of Warwick taking into consideration its knowledge and expertise, and after taking into consideration all of the testimony at the public hearing, makes the following findings of fact:

1. The subject property is known as Assessor's Plat 356, Lots 162, 163 & 204, containing a total of approximately 15,455 square feet of land, more or less, zoned Residential A-15.
2. The petitioner has owned the subject property since December 2023.
3. The subject property is three vacant unimproved parcels of land, that were recently merged via an Administrative Subdivision, recorded into Land Evidence Records on January 28, 2025.
4. The petitioner is proposing to construct a new 25' x 40' single-family dwelling.



Petition #11028
 John & Aidan MacSweeney
 Arlington Ave. (Pl. 356, Lots 162, 163 & 204)

Page 2

5. The subject property is located in a VE-17 flood zone, and is situated entirely within the CRMC jurisdictional buffer area.
6. The petitioner is seeking dimensional relief from the front and side yard setback requirements, in addition to setback relief from the coastal feature.
7. There was one neighbor present in opposition of the petition. She had concerns with the wetlands being disturbed, and that a new dwelling would cause additional flooding in the area.
8. The area surrounding the subject property consists of all residential dwellings.

The Zoning Board of Review applied these findings to the standards of review for the granting of a dimensional variance as follows:

1. The hardship from which the petitioner seeks relief is due to the unique characteristics of the subject land or structure and not to the general characteristics of the surrounding area and is not due to a physical or economic disability of the applicant. The subject property is located near Narragansett Bay, and in a VE-17 flood zone.
2. Said hardship is not the result of any prior action of the applicant because the petitioner is trying to realize all beneficial use of the subject property. The configuration of the lot is not due to any prior action of the petitioner.
3. The granting of the requested variance will not alter the general characteristics of the surrounding area or impair the intent or purpose of this Zoning Ordinance or the Comprehensive Plan. The proposed dwelling would be in keeping with the character of the dwellings in the surrounding area.
4. That the hardship that will be suffered by the owner of the subject property if the dimensional variance is not granted shall amount to more than a mere inconvenience, meaning that relief sought is minimal to a reasonable enjoyment of the permitted use to which the property is proposed to be devoted. Without a dimensional variance, the petitioner would not be able to construct a new single-family dwelling.

Based on the foregoing, the Board voted unanimously to grant the petitioner's application for a dimensional variance with the following stipulations and conditions:

1. *That prior to the issuance of a Building Permit, the City Engineering Program Manager shall approve a grading plan that must be completed in a manner so that no additional runoff is directed towards abutting properties or the City right-of-way.*



Petition #11028
John & Aidan MacSweeney
Arlington Ave. (Pl. 356, Lots 162, 163 & 204)

Page 3

- 2. Prior to the issuance of a Building Permit, the applicant shall receive CRMC review and approval.
- 3. Substantial compliance with the plans and testimony presented, with substantial compliance to be determined by the Building Official.
- 4. This decision must be recorded in the Land Evidence Records in the City Clerk's Office before a building permit/certificate of occupancy is issued.

***Please note that the appeal period (20 days) begins when said decision is posted with the City Clerk's Office.*

- 5. That this grant shall be activated with a Building Permit/Certificate of Occupancy (which must remain active, as required by the State Building Code Section 23-27.3-114.2), within one (1) year, unless extended by the Board, or it shall become void, or as otherwise governed by RIGL 45-24-61.1, as amended.
- 6. Note this zoning resolution expires if a permit is not kept active as required in Section 114.2 of the State Building Code 23-17.3.

(Lorraine Caruso Byrne voted to approve, Constance Beck voted to approve, Walter Augustyn voted to approve, Robert DeGregorio voted to approve, and Paul DePetrillo voted to approve)

Present this letter to the Building Inspector when applying for the necessary permits.

Very truly yours,

Paul DePetrillo 
Paul DePetrillo, Chairman
Warwick Zoning Board of Review

PD/ac



RECORDED
Feb 14, 2025 10:40A
Lynn D'Abrosca
City Clerk
City of Warwick, RI

RICRMC COASTAL HAZARD ANALYSIS WORKSHEET

APPLICANT NAME: John W. MacSweeney & Aidan J. MacSweeney

PROJECT SITE ADDRESS: 0 Alington Ave. / Seashore Road A.P. 356 Lots, 162, 163 & 204 combined

STEP 1. PROJECT DESIGN LIFE

- A. For properties in a FEMA-designated **A**, or **X** Zone, provide the first floor elevation (FFE) of the proposed structure referenced to NAVD88, **OR** For properties in a FEMA-designated **V** or **Coastal A** Zone, please provide the elevation of the lowest horizontal structural member (LHSM) referenced to NAVD88. FFE 16 ft
OR
LHSM elevation ft
- B. How long do you want your project to last? Identify the expected design life for the project (CRMC recommends a **minimum of 30 years**) Design Life: 30 yrs
- C. Add the number of years you identified in 1B to the current year. (For example, if you are completing this form in the year 2020, and you want your project to last 30 years, your design life year will be 2050.) Design Life Year: 2060

D. **CHECK** beneath the sea level rise (SLR) projection that matches or comes closest to project design life year.

Year	2030	2040	2050	2060	2070	2080	2090	2100
SLR	0.71	1.11	1.60	2.29	3.17	4.19	5.35	6.47
	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Sea Level Rise (SLR) Projections (Feb. 2022). NOAA High Curve, Newport, RI Tide Gauge. All values are expressed in feet relative to NAVD88. https://sealevel.nasa.gov/task-force-scenario-tool?psmsl_id=351

NOTE: The present National Tidal Datum Epoch (NTDE) is 1983 through 2001. The NOAA 2017 data use a baseline starting at 2000, and the NOAA 2022 data use a baseline starting at 2020. Between 1991 and 2020 there was an annual average of 4.03 mm/year of sea level rise at the Newport (8452660) tide station based on the trends data from the Permanent Service for Mean Sea Level (<https://www.psmsl.org/products/trends/>). Because the PSMSL trends are based on a minimum 30 years of data we will assume a similar trend applies to the shorter 20 year period of 2000 to 2020. Thus, there was approximately 8.06 cm (3.39 inches) of sea level rise during the period 2000 to 2020. Accordingly, the MHHW elevation of 3.85 feet at the Newport station (Epoch 1983-2001) would be adjusted an additional 3.39 inches to 4.13 feet MHHW. For reference, NAVD88 at Newport is 2.04 feet.

STEP 2. SITE ASSESSMENT

- A. Open [RICRMC Coastal Hazard Mapping Tool](#). Following the tutorial along the left side of the screen, enter the project site address and turn on the sea level layer closest to the number you circled in 1D.
- B. **ENTER** the STORMTOOLS SLR map layer closest to the SLR value you checked in Step 1D above. If the value falls between the available STORMTOOLS SLR map layers, round up to the closest of these sea level rise (SLR) numbers: 1ft, 2ft, 3ft, 5ft, 7ft, 10ft, or 12ft 3 ft
- C. Does the STORMTOOLS SLR map layer you circled above expose your project site to future tidal inundation? **CHECK YES or NO** YES
 NO
- D. List any **roads or access routes** that are potentially inundated from SLR. To do this, **ZOOM OUT** from your project location, change BASEMAP on the viewer to "street view" – see Step 2A.

Arlington, Avenue Warwick

****Please be advised that CRMC staff may also review the implications of sea level rise in combination with nuisance storm flooding and discuss these potential project concerns with the applicant. Nuisance flooding impacts may be viewed in STORMTOOLS [here](#).**

STEP 3. STORMTOOLS DESIGN ELEVATION (SDE)

- A. Follow the tutorial included along the left panels of the viewer to enter the address of your project site. Select the tab across the top that corresponds to the sea level rise projection you identified in STEP 1
- B. Click on the map at project site to identify **STORMTOOLS Design Elevation (SDE)** from the pop up box. **Enter the SDE value:** 21.5 ft



RICRMC COASTAL HAZARD APPLICATION WORKSHEET

STEP 4. SHORELINE CHANGE

A. Using the CRMC Shoreline Change maps, indicate the transect number closest to your site, and erosion rate listed for that transect. **Transect Number:** 756
Erosion Rate: 1.8 ft/year

B. CHECK below the Projected Erosion Rate that corresponds to the design life you identified above.

Year	2050	2060	2070	2080	2090	2100
Projected Future Erosion Multiplier	1.34	1.45	1.57	1.70	1.84	2.00
	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Projected Shoreline Change Rate multipliers. (Oakley et al., 2016)

C. COMPLETE EROSION SETBACK CALCULATION:

Historic shoreline change rate, STEP 4A		Design Life, STEP 1C		Projected Future Erosion Multiplier, STEP 4B		Erosion Setback (ft) 4A x 1C x 4B
1.8	×	30	×	1.45	=	78

NOTE: Setbacks are required per the CRMC Red Book, Section 1.1.9. A minimum setback of 50-feet is required, but a greater setback may be necessary and/or desirable based on this analysis.

STEP 5. OTHER SITE CONSIDERATIONS: CERI & SLAMM

A. Use the **Coastal Environmental Risk Index (CERI)** map (See Tab 5A on the viewer) to enter your address and CHECK the level of projected damage to your location, as indicated on the map that corresponds to the design life identified in STEP 1.

CERI Level: **Moderate** **High** **Severe** **Extreme** **Inundated by 2100** **Not applicable**

B. **Sea Level Affecting Marshes Model (SLAMM)** (See Tab 5B on the Viewer) - This step is for Large Projects and Subdivisions only, six (6) or more units, as defined by the CRMC Red Book Section 1.1.6.I(1)(f). This step may be skipped for other projects. Use the Sea Level Affecting Marshes Model (SLAMM) Maps to assess potential impacts to large projects and subdivisions from salt marsh migration resulting from projected sea level rise. CRMC SLAMM maps can be accessed [here](#). The CRMC recommends using the 3-foot SLR projection within SLAMM to assess future potential project impacts on migrating marshes. Does the SLAMM map that corresponds to the design life you identified in STEP 1 expose your project site to future salt marsh migration? CHECK YES or NO

YES NO

C. Consider and discuss with your design consultant other forces or factors that might impact the development, such as coastal habitats, shoreline features, public access, wastewater, storm water, depth to watertable/groundwater dynamics, saltwater intrusion, or other issues not listed above. In addition, pressure from rising sea levels will result in rising subsurface groundwater levels ultimately effecting wells and septic systems.

STEP 6: DESIGN EVALUATION

A. Using Chapter 7 of the RI Shoreline Change SAMP as a guide, investigate mitigation options for the exposure identified above and include that in the final application.

This fully completed Coastal Hazard Application Guidance worksheet must accompany the application. If you are a design or engineering professional, please print and sign here that you have discussed the findings of this worksheet with the Owner.

DESIGN/ENGINEER SIGNATURE: _____

DATE: _____

OWNER'S SIGNATURE: *[Signature]*

DATE: 1/28/2025
1/25/2025



Arlington Ave Stormtools ArcGIS 3' SLR 100 Year Storm Est Flood Depth Exhibit

ArcGIS ▾ 3 FEET SLR: Extra/Tropical Storms.

Op

Details

Basemap

Share

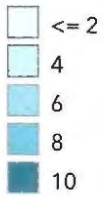
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Measure

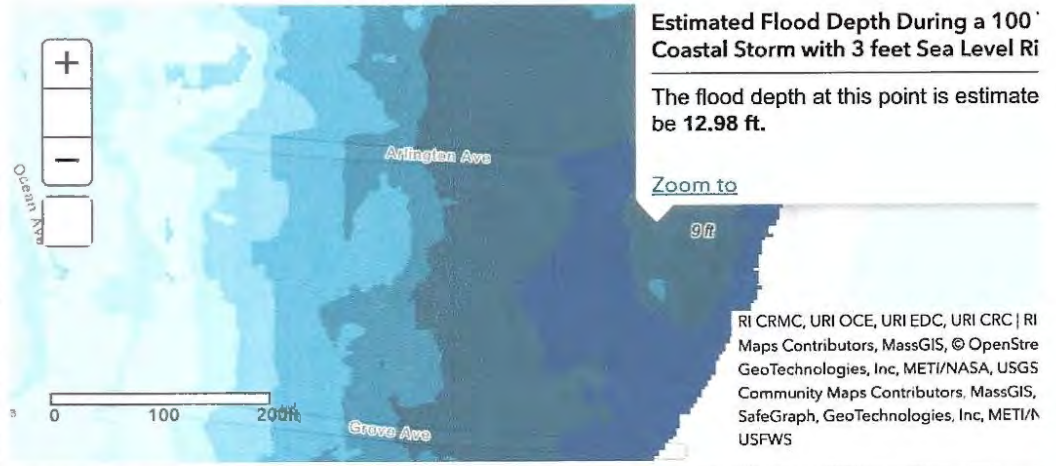
0 Arlington /

Contents

- 3 feet Sea Level Rise (High Tide) (feet above grade)
- 25 Year Coastal Storm with 3 feet Sea Level Rise (feet above grade)
- 50 Year Coastal Storm with 3 feet Sea Level Rise (feet above grade)
- 100 Year Coastal Storm with 3 feet Sea Level Rise (feet above grade)



Trust Center Report Abuse Legal Contact Esri



100 Year Coastal Storm with 3 feet Sea Level Rise (feet above grade) (Features: 9, Selected: 9)

OBJECTID

- 1
- 2
- 3
- 4

RECEIVED
3/12/2025
COASTAL RESOURCES
MANAGEMENT COUNCIL

Details | Basemap

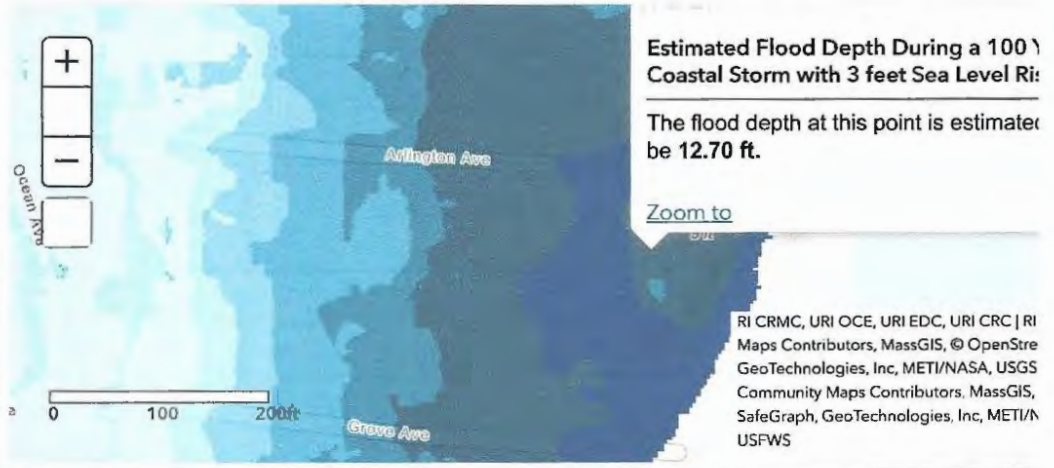
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Zoom to

RI CRMC, URI OCE, URI EDC, URI CRC | RI Maps Contributors, MassGIS, © OpenStreetMap Contributors, GeoTechnologies, Inc, METI/NASA, USGS Community Maps Contributors, MassGIS, SafeGraph, GeoTechnologies, Inc, METI/NASA, USFWS

100 Year Coastal Storm with 3 feet Sea Level Rise (feet above grade) (Features: 9, Selected: 9)

OBJECTID
1
2
3
4

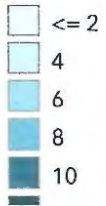
RECEIVED
 3/12/2025
**COASTAL RESOURCES
 MANAGEMENT COUNCIL**

Details | Basemap |

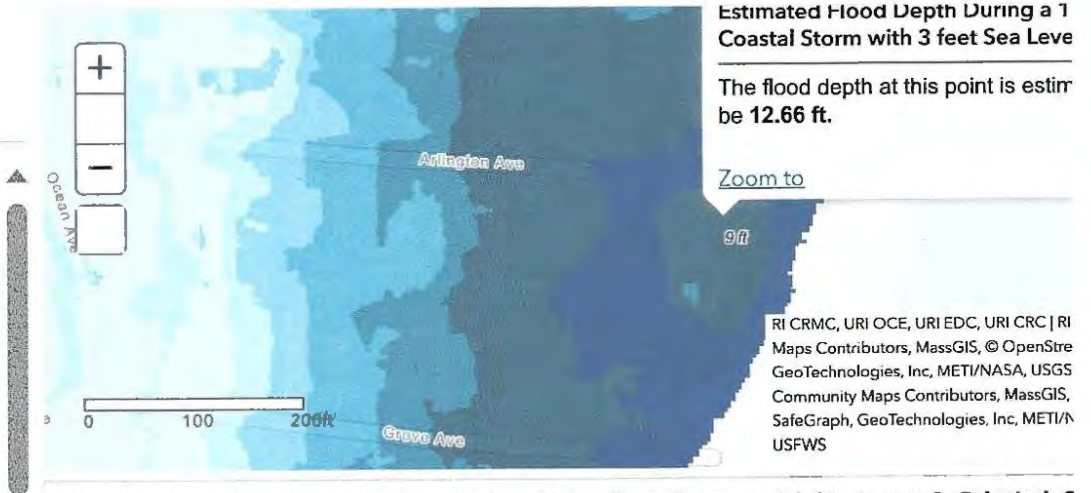
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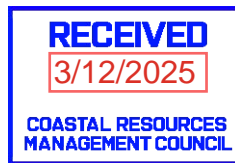
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100 Year Coastal Storm with 3 feet Sea Level Rise (feet above grade) (Features: 9, Selected: 9)

OBJECTID

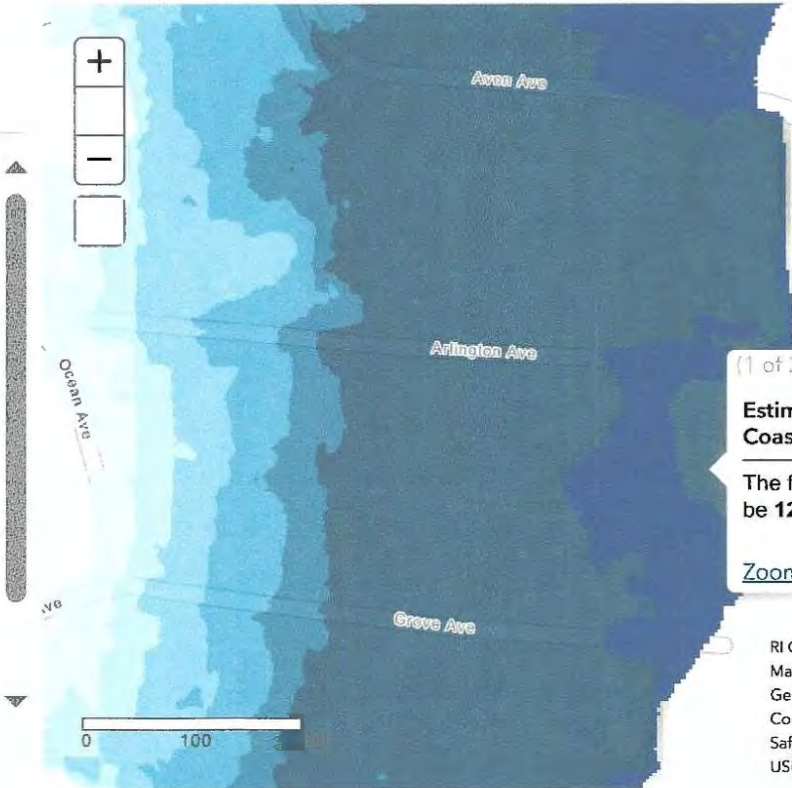
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- 2
- 3
- 4



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- 100 Year Coastal Storm with 3 feet Sea Level Rise (feet above grade)
- NACCS WaveHeightPoints
- NACCS WaveHeightSurfaces
- NACCS WaterLevelPoints
- NACCS

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(1 of 2)

Estimated Flood Depth During a Coastal Storm with 3 feet Sea Le

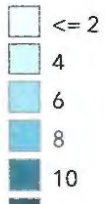
The flood depth at this point is es
be **12.49 ft.**

[Zoom to](#)

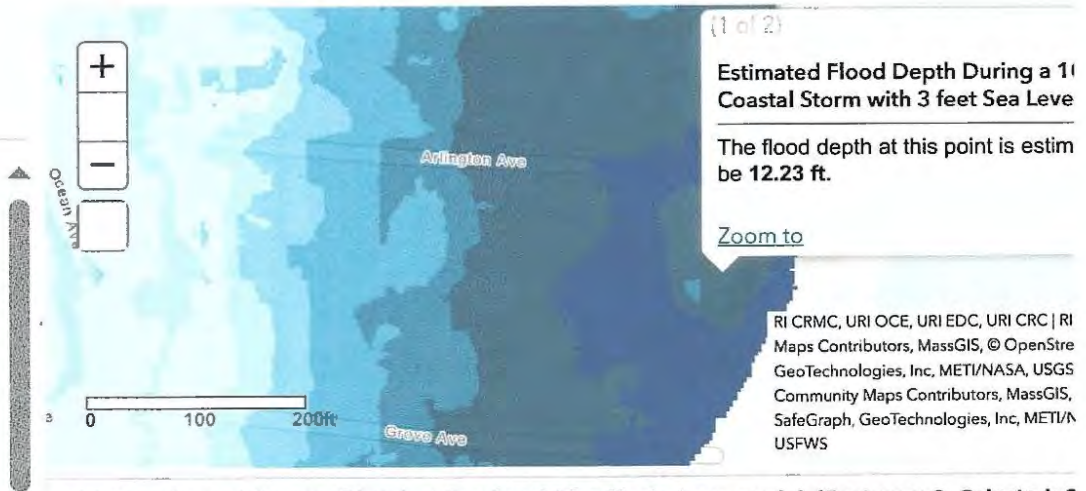
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 GeoTechnologies, Inc, METI/NASA, USGS
 Community Maps Contributors, MassGIS,
 SafeGraph, GeoTechnologies, Inc, METI/N
 USFWS

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100 Year Coastal Storm with 3 feet Sea Level Rise (feet above grade) (Features: 9, Selected: 9)

OBJECTID

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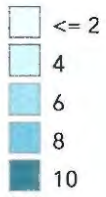


Details | Basemap |

Share | Print | Measure 0 Arlington A

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- 3 feet Sea Level Rise (High Tide) (feet above grade)
- 25 Year Coastal Storm with 3 feet Sea Level Rise (feet above grade)
- 50 Year Coastal Storm with 3 feet Sea Level Rise (feet above grade)
- 100 Year Coastal Storm with 3 feet Sea Level Rise (feet above grade)



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Map interface showing a coastal area with flood depth overlays. Includes map controls (zoom in/out, scale bar), a pop-up window with flood depth information, and a table of object IDs.

Estimated Flood Depth During a 100 Year Coastal Storm with 3 feet Sea Level Rise

The flood depth at this point is estimated to be **11.98 ft.**

[Zoom to](#)

RI CRMC, URI OCE, URI EDC, URI CRC | RI Maps Contributors, MassGIS, © OpenStreetMap Contributors, GeoTechnologies, Inc, METI/NASA, USGS Community Maps Contributors, MassGIS, SafeGraph, GeoTechnologies, Inc, METI/NASA, USFWS

100 Year Coastal Storm with 3 feet Sea Level Rise (feet above grade) (Features: 9, Selected: 9)

OBJECTID
1
2
3
4



Details | Basemap |

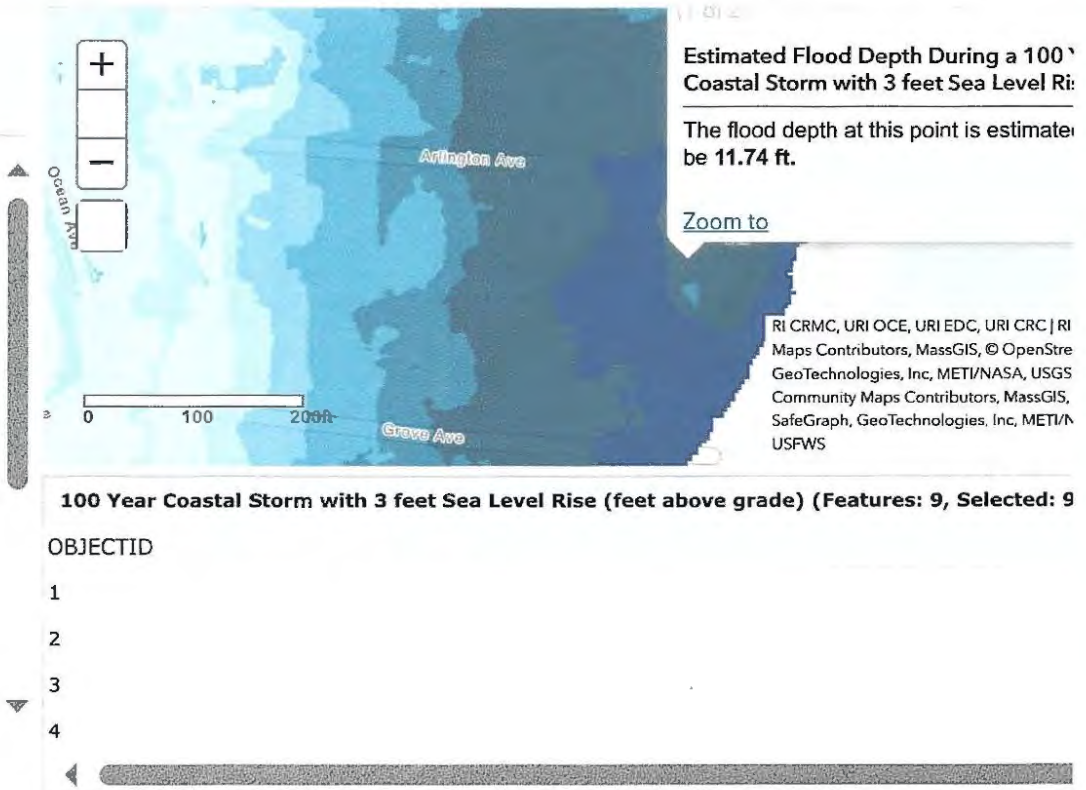
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Contents

- 3 feet Sea Level Rise (High Tide) (feet above grade)
- 25 Year Coastal Storm with 3 feet Sea Level Rise (feet above grade)
- 50 Year Coastal Storm with 3 feet Sea Level Rise (feet above grade)
- 100 Year Coastal Storm with 3 feet Sea Level Rise (feet above grade)



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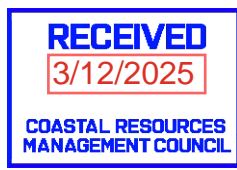
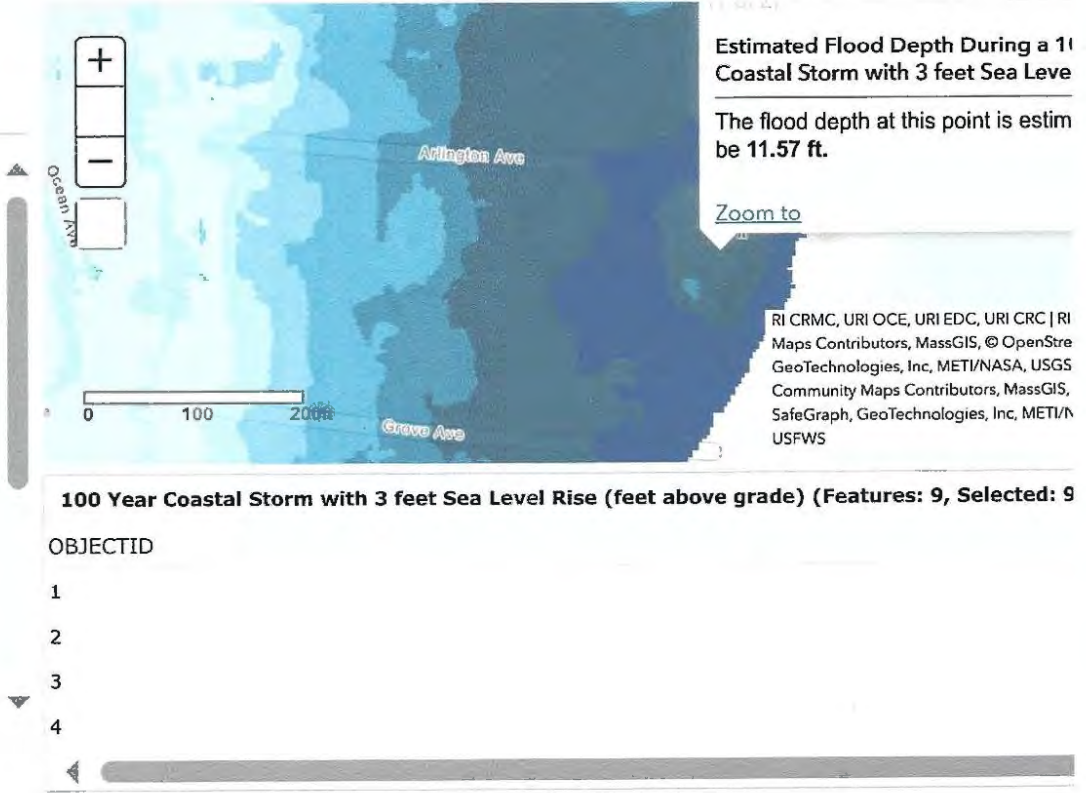
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- 3 feet Sea Level Rise (High Tide) (feet above grade)
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- 50 Year Coastal Storm with 3 feet Sea Level Rise (feet above grade)
- 100 Year Coastal Storm with 3 feet Sea Level Rise (feet above grade)



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- 50 Year Coastal Storm with 3 feet Sea Level Rise (feet above grade)
- 100 Year Coastal Storm with 3 feet Sea Level Rise (feet above grade)



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100 Year Coastal Storm with 3 feet Sea Level Rise (feet above grade) (Features: 9, Selected: 9)

OBJECTID

- 1
- 2
- 3
- 4



200 feet Abutters List Report

- Mailing List - (ii) Property Owners

Warwick, RI
December 06, 2024

Subject Properties:

Parcel Number: 356-0162
CAMA Number: 356-0162-0000
Property Address: SEASHORE RD

Mailing Address: MACSWEENEY, JOHN W & AIDAN J J/T
2 CAPTAIN HARRIS DR
ASSONET, MA 02702

Parcel Number: 356-0163
CAMA Number: 356-0163-0000
Property Address: SEASHORE RD

Mailing Address: MACSWEENEY, JOHN W & AIDAN J J/T
2 CAPTAIN HARRIS DR
ASSONET, MA 02702

Parcel Number: 356-0204
CAMA Number: 356-0204-0000
Property Address: SEASHORE RD

Mailing Address: MACSWEENEY, JOHN W & AIDAN J J/T
2 CAPTAIN HARRIS DR
ASSONET, MA 02702

Abutters:

Parcel Number: 356-0095
CAMA Number: 356-0095-0000
Property Address: 20 AVON AVE

Mailing Address: TATUM, JAMES & TATUM-LASTRA,
LAURA T/E
20 AVON AVE
WARWICK, RI 02889

Parcel Number: 356-0096
CAMA Number: 356-0096-0000
Property Address: 12 AVON AVE

Mailing Address: YOON, SU JOUNG
12 AVON AVE
WARWICK, RI 02889

Parcel Number: 356-0099
CAMA Number: 356-0099-0000
Property Address: 10 AVON AVE

Mailing Address: WHALEY, MICHAEL T BURNS, ARLENE
A J/T
800 CONCORD ST
CARLISLE, MA 01741

Parcel Number: 356-0107
CAMA Number: 356-0107-0000
Property Address: ARLINGTON AVE

Mailing Address: DESSAINT, BROOK
54 BEAVER AVE
WARWICK, RI 02889

Parcel Number: 356-0108
CAMA Number: 356-0108-0000
Property Address: 35 ARLINGTON AVE

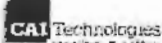
Mailing Address: DESSAINT, BROOK
54 BEAVER AVE
WARWICK, RI 02889

Parcel Number: 356-0114
CAMA Number: 356-0114-0000
Property Address: SEASHORE RD

Mailing Address: CITY OF WARWICK
3275 POST RD
WARWICK, RI 02886

Parcel Number: 356-0115
CAMA Number: 356-0115-0000
Property Address: SEASHORE RD

Mailing Address: CITY OF WARWICK
3275 POST RD
WARWICK, RI 02886



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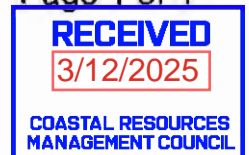
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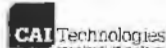
Warwick, RI
December 06, 2024

Parcel Number: 356-0116 CAMA Number: 356-0116-0000 Property Address: SEASHORE RD	Mailing Address: CITY OF WARWICK 3275 POST RD WARWICK, RI 02886
Parcel Number: 356-0117 CAMA Number: 356-0117-0000 Property Address: SEASHORE RD	Mailing Address: CITY OF WARWICK 3275 POST RD WARWICK, RI 02886
Parcel Number: 356-0157 CAMA Number: 356-0157-0000 Property Address: 44 ARLINGTON AVE	Mailing Address: PAGANO, RALPH A PAGANO, DIANE M 45 COOKE DR NORTH SCITUATE, RI 02857
Parcel Number: 356-0158 CAMA Number: 356-0158-0000 Property Address: ARLINGTON AVE	Mailing Address: PAGANO, RALPH A PAGANO, DIANE M 45 COOKE DR NORTH SCITUATE, RI 02857
Parcel Number: 356-0159 CAMA Number: 356-0159-0000 Property Address: ARLINGTON AVE	Mailing Address: PAGANO, RALPH A & DIANE M T/E 45 COOKE DRIVE NORTH SCITUATE, RI 02857
Parcel Number: 356-0160 CAMA Number: 356-0160-0000 Property Address: ARLINGTON AVE	Mailing Address: PAGANO, RALPH A PAGANO, DIANE M 45 COOKE DR NO SCITUATE, RI 02857
Parcel Number: 356-0161 CAMA Number: 356-0161-0000 Property Address: ARLINGTON AVE	Mailing Address: CITY OF WARWICK GOLATO, RALPH 3275 POST RD WARWICK, RI 02886
Parcel Number: 356-0199 CAMA Number: 356-0199-0000 Property Address: GROVE AVE	Mailing Address: NORQUIST, JOHN E NORQUIST, MARJORIE M 9 LONGMEADOW AVE WARWICK, RI 02889
Parcel Number: 356-0200 CAMA Number: 356-0200-0000 Property Address: 41 GROVE AVE	Mailing Address: GREENWALD, DIANE 41 GROVE AVE WARWICK, RI 02889
Parcel Number: 356-0201 CAMA Number: 356-0201-0000 Property Address: GROVE AVE	Mailing Address: GREENWALD, DIANE 41 GROVE AVE WARWICK, RI 02889
Parcel Number: 356-0202 CAMA Number: 356-0202-0000 Property Address: GROVE AVE	Mailing Address: GREENWALD, DIANE 41 GROVE AVE WARWICK, RI 02889
Parcel Number: 356-0203 CAMA Number: 356-0203-0000 Property Address: GROVE AVE	Mailing Address: GREENWALD, DIANE 41 GROVE AVE WARWICK, RI 02889

5

6

7



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3/12/2025

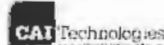
COASTAL RESOURCES
MANAGEMENT COUNCIL



200 feet Abutters List Report

Warwick, RI
December 06, 2024

Parcel Number: 356-0205 CAMA Number: 356-0205-0000 Property Address: GROVE AVE	Mailing Address: PIETROPAOLO, ALFRED A 113 PROGRESS AVE PROVIDENCE, RI 02909	} 8
Parcel Number: 356-0206 CAMA Number: 356-0206-0000 Property Address: SEASHORE RD	Mailing Address: CITY OF WARWICK 3275 POST RD WARWICK, RI 02886	
Parcel Number: 356-0207 CAMA Number: 356-0207-0000 Property Address: SEASHORE RD	Mailing Address: CITY OF WARWICK 3275 POST RD WARWICK, RI 02886	
Parcel Number: 356-0208 CAMA Number: 356-0208-0000 Property Address: SEASHORE RD	Mailing Address: CITY OF WARWICK 3275 POST RD WARWICK, RI 02886	
Parcel Number: 356-0209 CAMA Number: 356-0209-0000 Property Address: SEASHORE RD	Mailing Address: CITY OF WARWICK 3275 POST RD WARWICK, RI 02886	
Parcel Number: 356-0210 CAMA Number: 356-0210-0000 Property Address: SEASHORE RD	Mailing Address: CITY OF WARWICK 3275 POST RD WARWICK, RI 02886	
Parcel Number: 356-0249 CAMA Number: 356-0249-0000 Property Address: GROVE AVE	Mailing Address: WILLIAMS, ROY F 46 GROVE AVE WARWICK, RI 02889	} 9
Parcel Number: 356-0250 CAMA Number: 356-0250-0000 Property Address: GROVE AVE	Mailing Address: WILLIAMS, ROY F 46 GROVE AVE WARWICK, RI 02889	
Parcel Number: 356-0251 CAMA Number: 356-0251-0000 Property Address: 30 GROVE AVE	Mailing Address: WESTCOTT REALTY RIGP PO BOX 10060 CRANSTON, RI 02910	} 10
Parcel Number: 356-0253 CAMA Number: 356-0253-0000 Property Address: GROVE AVE	Mailing Address: CITY OF WARWICK (TT) VICTORY LAND CO 3275 POST RD WARWICK, RI 02886	
Parcel Number: 356-0254 CAMA Number: 356-0254-0000 Property Address: SEASHORE RD	Mailing Address: CITY OF WARWICK (TT) RICCI, COSMO D 3275 POST RD WARWICK, RI 02886	
Parcel Number: 356-0255 CAMA Number: 356-0255-0000 Property Address: SEASHORE RD	Mailing Address: CITY OF WARWICK 3275 POST RD WARWICK, RI 02886	



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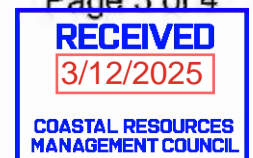
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200 feet Abutters List Report

Warwick, RI
December 06, 2024

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CAMA Number: 356-0256-0000
Property Address: SEASHORE RD

Mailing Address: CITY OF WARWICK
3275 POST RD
WARWICK, RI 02886

Parcel Number: 356-0257
CAMA Number: 356-0257-0000
Property Address: SEASHORE RD

Mailing Address: CITY OF WARWICK
3275 POST RD
WARWICK, RI 02886

Parcel Number: 356-0403
CAMA Number: 356-0403-0000
Property Address: ARLINGTON AVE

Mailing Address: ERICKSON, BARBARA A LIFE ESTATE
ERICKSON, JEFFREY J & ANDREA R &
ROBIN L
170 PROVIDENCE PIKE UNIT 108
NORTH SMITHFIELD, RI 02896

Parcel Number: 356-0404
CAMA Number: 356-0404-0000
Property Address: 5 ARLINGTON AVE

Mailing Address: ERICKSON, BARBARA A LIFE ESTATE
ERICKSON, JEFFREY J & ANDREA R &
ROBIN L
170 PROVIDENCE PIKE UNIT 108
NORTH SMITHFIELD, RI 02896

(ii)



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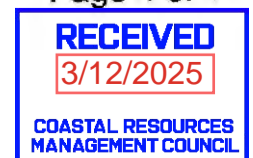
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CITY OF WARWICK

FRANK J. PICOZZI, MAYOR

January 27, 2025

John W. MacSweeney & Aidan J. MacSweeney
2 Captain Harris Drive
Assonet, MA 02702

Administrative Subdivision – Assessor’s Plat: 356, Lots 162, 163 & 204 – Arlington Avenue

To applicants:

The Planning Department has reviewed the Administrative Subdivision Plan for Assessor’s Plat 356 Lots 162, 163 & 205, for parcels located on Arlington Avenue, titled, “Longmeadow Corner Plat, Administrative Subdivision Plan, Assessor’s Plat 356 Lots 162, 163 & 204, Arlington Avenue, Warwick, RI”, Prepared for John W. MacSweeney and Aidan J. MacSweeney, dated December 4, 2024, revised January 24, 2025, prepared by Scituate Surveys, Inc, 410 Tiogue Avenue, Coventry RI, one sheet. The subject lots are all currently located within the A-15 Residential Zoning District. The proposed administrative subdivision will result in the merge of lots 162, 163 & 204, so that Lot 162 will contain 15,455 square feet and Lot 163 and Lot 204 will be eliminated.

The Administrative Officer to the City of Warwick Planning Board, hereby authorizes the recording this Administrative Subdivision in accordance with RIGL Section 45-23-30 *General Purposes of Land Development and Subdivision Review Ordinances, Regulations and Rules*, and Article 1 *Purposes and General Statement* of the City’s Development Review Regulations, and Subdivision of Land, specifically, RIGL Sections 45-23-60, *Procedure – Required Findings*, as follows:

1. That the proposed subdivision is generally consistent with the Comprehensive Community Plan.
2. That the subdivision, as proposed, is in compliance with the standards and provisions of the City’s Zoning Ordinance, consisting of one proposed pre-existing nonconforming lot within the A-15 Residential Zoning District.
3. That there will be no significant negative environmental impact from the proposed subdivision as shown on the final plan.
4. That the subdivision, as proposed, will not result in the creation of individual lots with such physical constraints to development that building on those lots according to pertinent regulations and building standards would be impracticable, and;

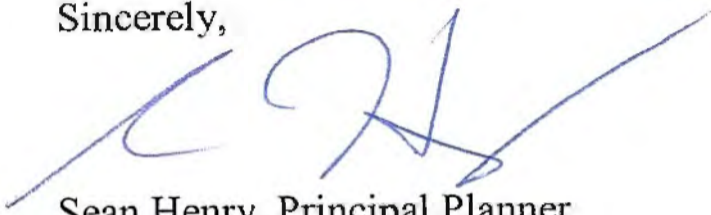
PLANNING DEPARTMENT • THOMAS KRAVITZ, DIRECTOR
3275 POST ROAD • WARWICK, RI 02886 • 401-738-2009

PC# 1843
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- i. Proposed construction on this proposed parcel may need to seek relief from dimensional or other regulations from the Warwick Zoning Board of Review and/or the RI Coastal Resources Management Council.
5. That the proposed subdivision possesses adequate and permanent access to a public street, Arlington Avenue.

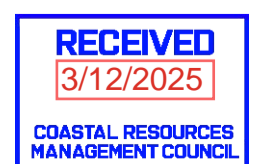
Sincerely,



Sean Henry, Principal Planner
Warwick Planning Department

RECORDED
Jan 28, 2025 09:59A
Lynn D'Abrosca
City Clerk
City of Warwick, RI

PLANNING DEPARTMENT • THOMAS KRAVITZ, DIRECTOR
3275 POST ROAD • WARWICK, RI 02886 • 401-738-2009



STORMTOOLS Design Elevation (SDE)

RI Shoreline Change SAMF

100yr SLR0 100yr, SLR2 100yr, SLR3 100yr, SLR5 100yr, SLR7 100yr, SLR10



Home ▾ STORMTOOLS Design Elevation (SDE), SLR3

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2

STORMTOOLS Design Elevation (SDE)

RI Shoreline Change SAM

100yr, SLR0 100yr, SLR2 100yr, SLR3 100yr, SLR5 100yr, SLR7 100yr, SLR10



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Grade Elevation
7.9 feet NAVD88

Zoom to

9 ft

USGS | RI CRM/C, URI OCE, URI EDC, URI CRC | Rho

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STORMTOOLS Design Elevation (SDE)

RI Shoreline Change SAMIP

100yr, SLR0 100yr, SLR2 100yr, SLR3 100yr, SLR5 100yr, SLR7 100yr, SLR10



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STORMTOOLS Design Elevation (SDE)

RI Shoreline Change SAMP



- 100yr, SLR0
- 100yr, SLR2
- 100yr, SLR3
- 100yr, SLR5
- 100yr, SLR7
- 100yr, SLR10

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STORMTOOLS Design Elevation (SDE)

RI Shoreline Change SAMP

100yr, SLR0 100yr, SLR2 100yr, SLR3 100yr, SLR5 100yr, SLR7 100yr, SLR10



Home ▾ STORMTOOLS Design Elevation (SDE), SLR3

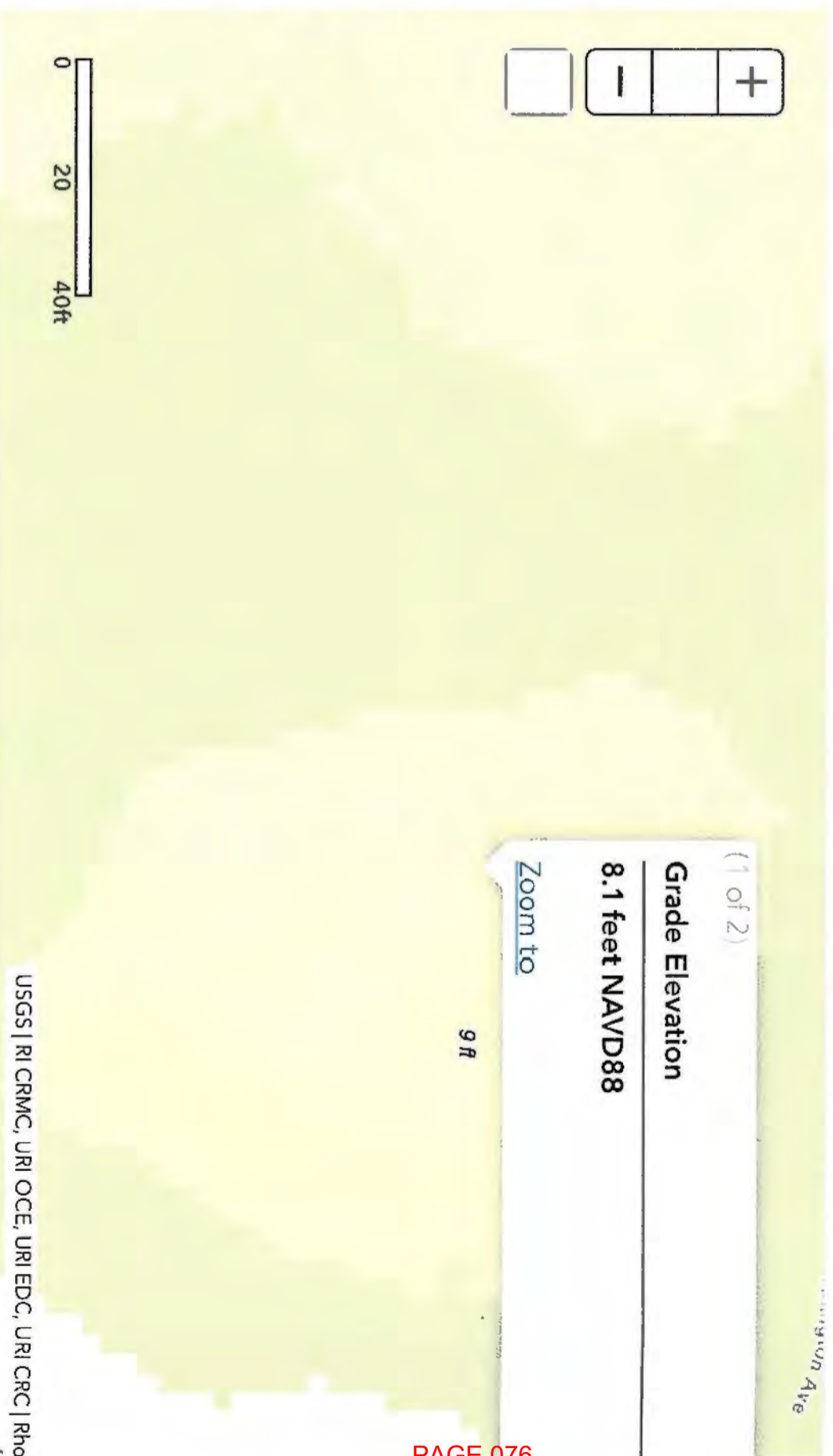
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STORMTOOLS Design Elevation (SDE)

RI Shoreline Change SAMP

100yr, SLR0 100yr, SLR2 100yr, SLR3 100yr, SLR5 100yr, SLR7 100yr, SLR10



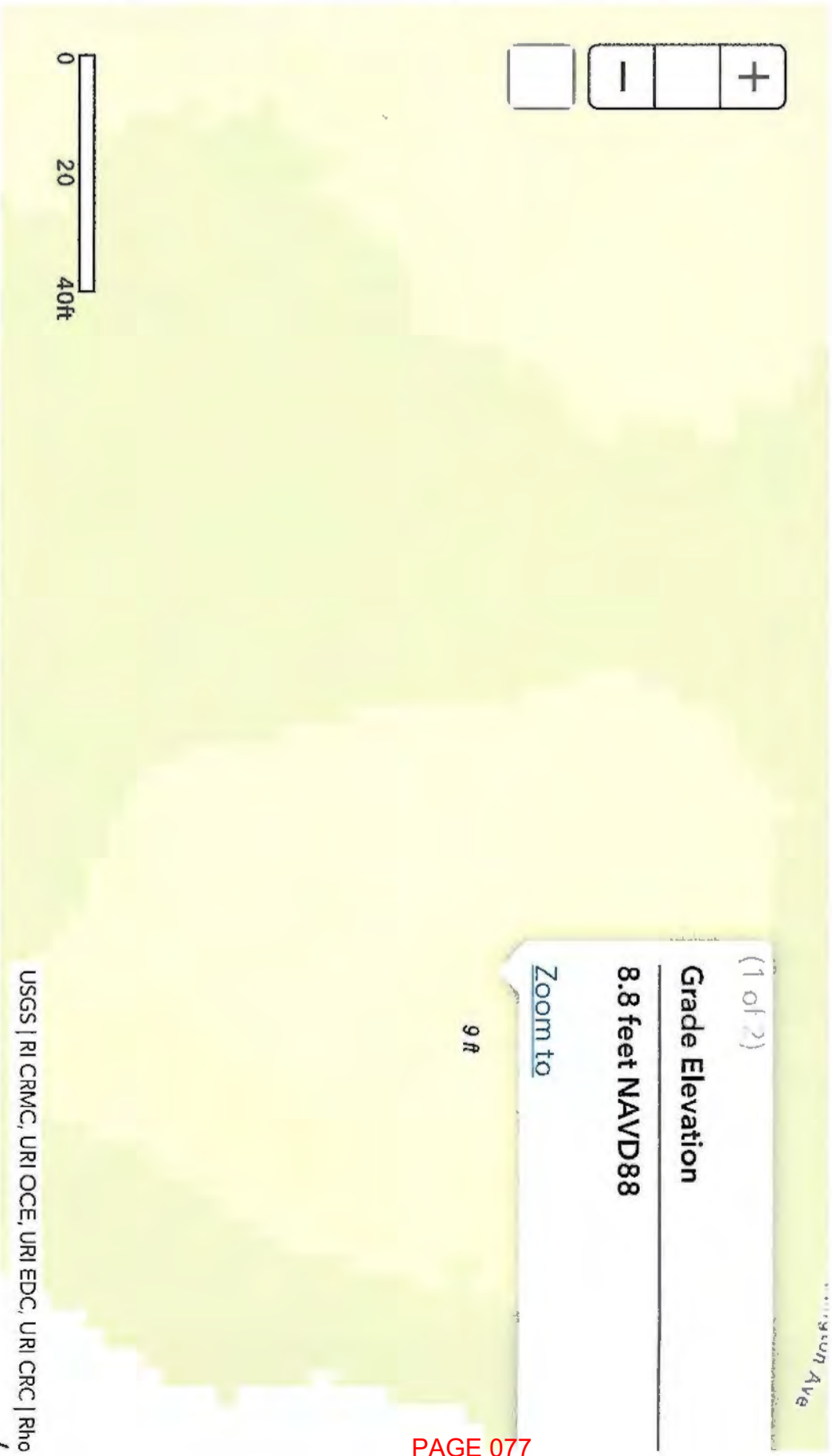
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- Surge Height (feet NAVD88)
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STORMTOOLS Design Elevation (SDE)

RI Shoreline Change SAM

100yr, SLR0 100yr, SLR2 100yr, SLR3 100yr, SLR5 100yr, SLR7 100yr, SLR10



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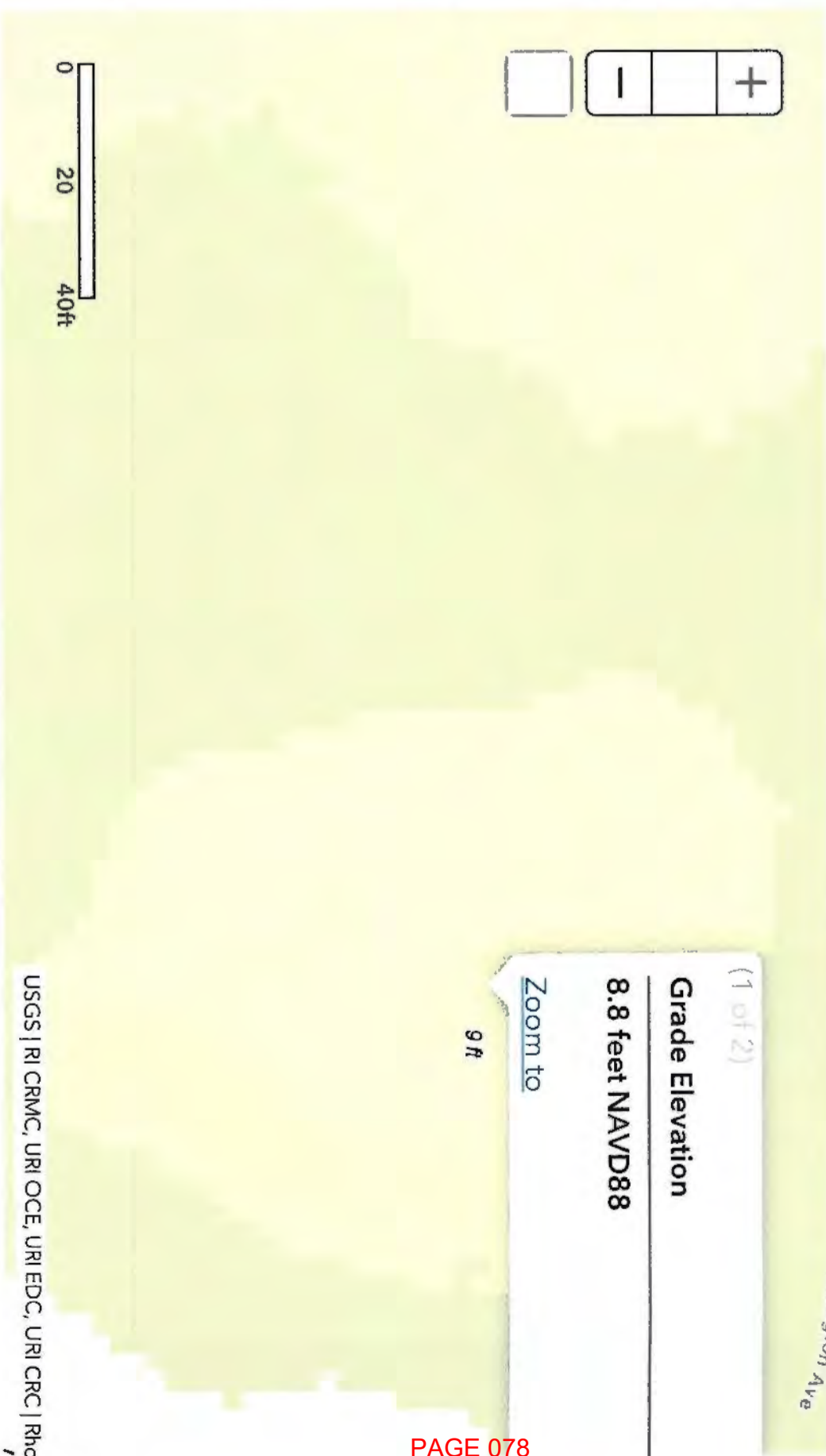
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- Smt Elevation Values



USGS | RI CRMC, URI OCE, URI EDC, URI CRC | Rho

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STORMTOOLS Design Elevation (SDE)

RI Shoreline Change SAMR

100yr, SLR0 100yr, SLR2 100yr, SLR3 100yr, SLR5 100yr, SLR7 100yr, SLR10



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STORMTOOLS Design Elevation (SDE)

100yr, SLR0 100yr, SLR2 100yr, SLR3 100yr, SLR5 100yr, SLR7 100yr, SLR10



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STORMTOOLS Design Elevation (SDE)

RI Shoreline Change SAMP

100yr, SLR0 100yr, SLR2 100yr, SLR3 100yr, SLR5 100yr, SLR7 100yr, SLR10



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STORMTOOLS Design Elevation (SDE)

100yr, SLR0 100yr, SLR2 100yr, SLR3 100yr, SLR5 100yr, SLR7 100yr, SLR10



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(1 of 2)

Grade Elevation

8.8 feet NAVD88

[Zoom to](#)

STORMTOOLS Design Elevation (SDE)

RI Shoreline Change SAM

100yr, SLR0 100yr, SLR2 100yr, SLR3 100yr, SLR5 100yr, SLR7 100yr, SLR10



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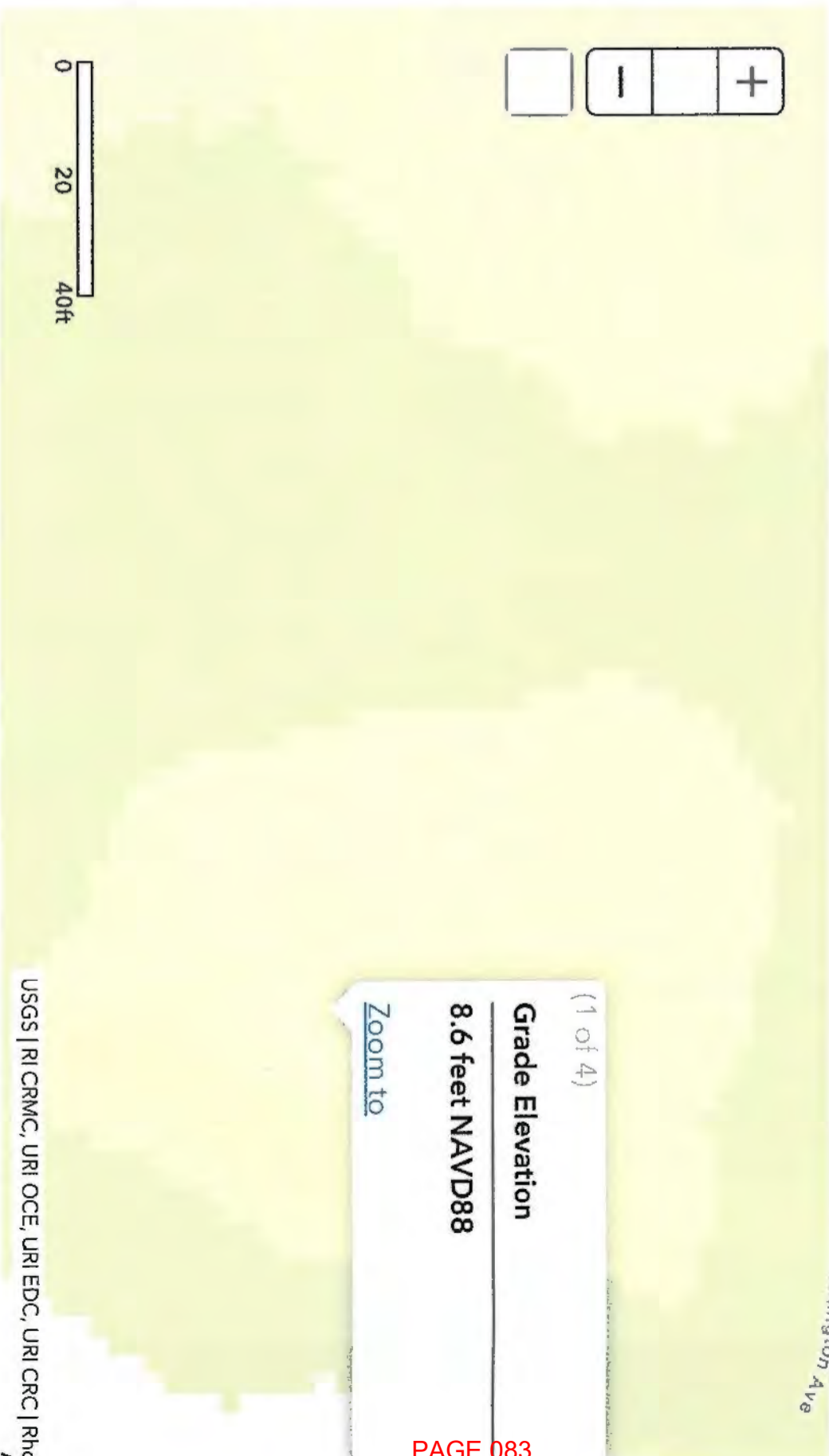
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- Surge Height (feet NAVD88)
- Inundation Extent, MHHW + 3' SLR
- Smt Elevation Value



STORMTOOLS Design Elevation (SDE)

RI Shoreline Change SAMP

100yr, SLR0 100yr, SLR2 100yr, SLR3 100yr, SLR5 100yr, SLR7 100yr, SLR10



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USGS | RI CRM, URI OCE, URI EDC, URI CRC | Rho

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STORMTOOLS Design Elevation (SDE)

100yr, SLR0 100yr, SLR2 100yr, SLR3 100yr, SLR5 100yr, SLR7 100yr, SLR10

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STORMTOOLS Design Elevation (SDE)

100yr, SLR0 100yr, SLR2 100yr, SLR3 100yr, SLR5 100yr, SLR7 100yr, SLR10

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- Snot Flavation Valine



(1 of 2)
Grade Elevation
9.5 feet NAVD88
[Zoom to](#)

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STORMTOOLS Design Elevation (SDE)

RI Shoreline Change SAMP

100yr, SLR0 100yr, SLR2 100yr, SLR3 100yr, SLR5 100yr, SLR7 100yr, SLR10



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STORMTOOLS Design Elevation (SDE)

RI Shoreline Change SAMIP

100yr, SLR0 100yr, SLR2 100yr, SLR3 100yr, SLR5 100yr, SLR7 100yr, SLR10



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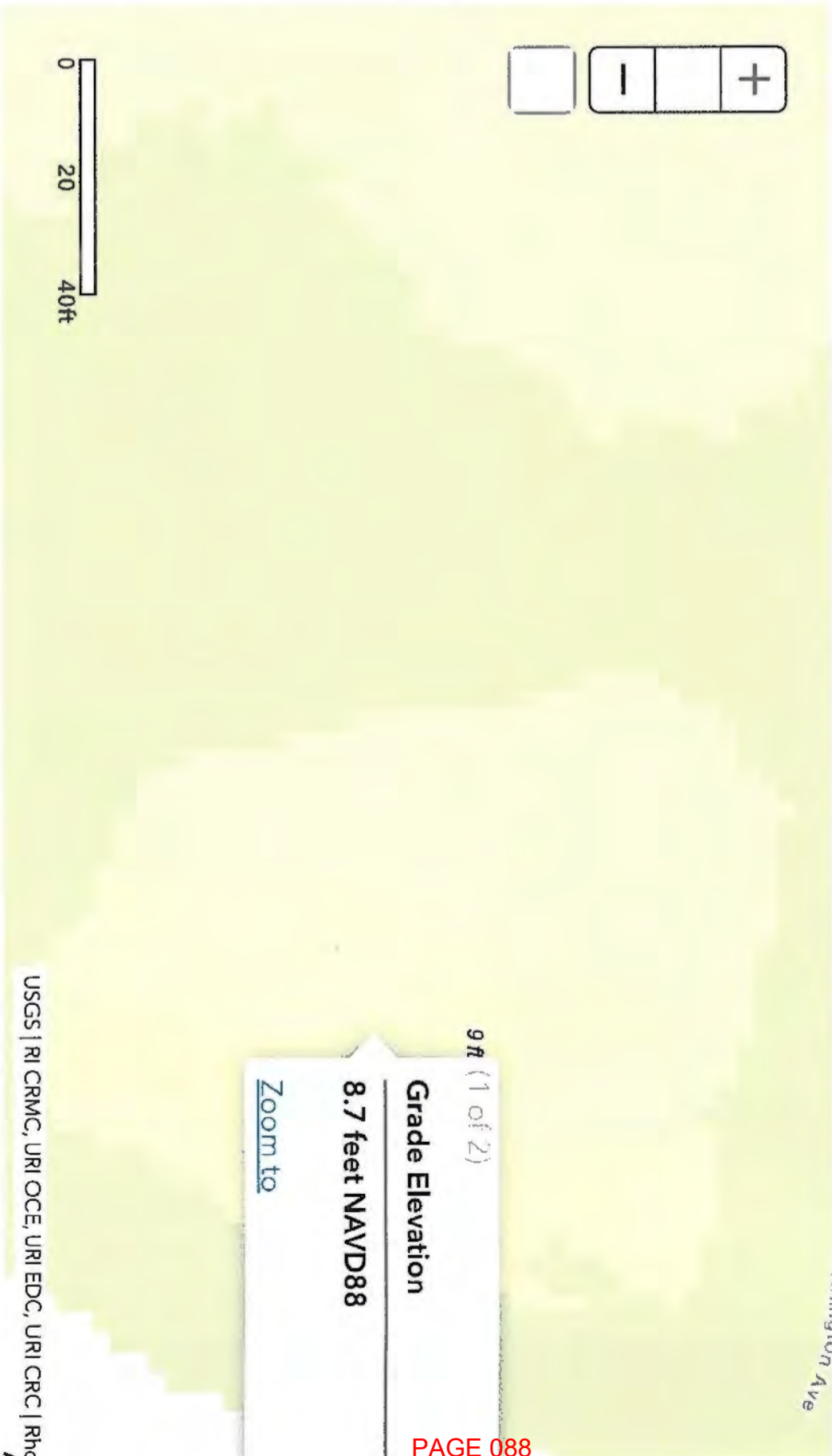
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STORMTOOLS Design Elevation (SDE)

RI Shoreline Change SAMP

100yr, SLR0 100yr, SLR2 100yr, SLR3 100yr, SLR5 100yr, SLR7 100yr, SLR10



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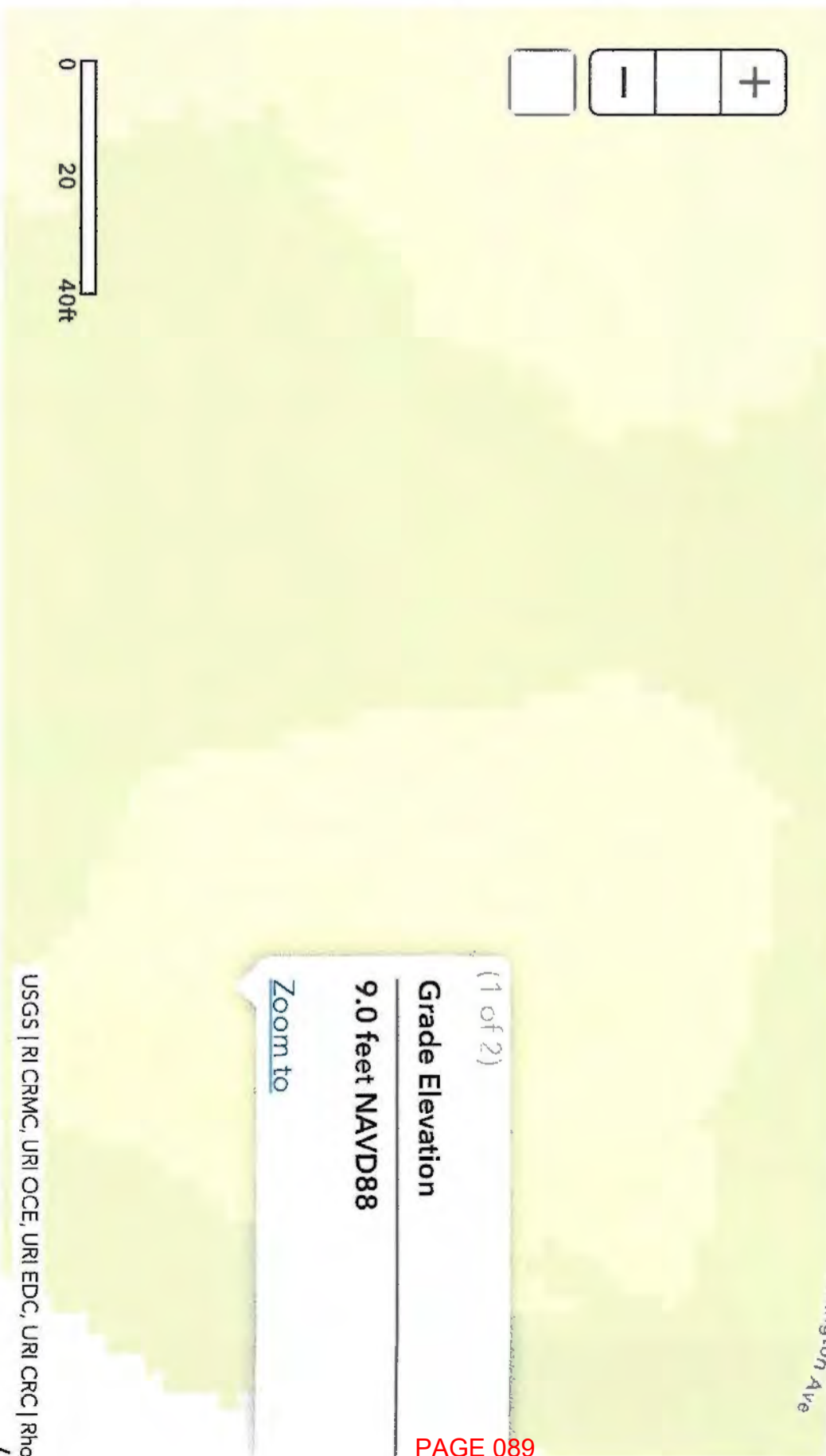
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STORMTOOLS Design Elevation (SDE)

RI Shoreline Change SAMR

100yr, SLR0 100yr, SLR2 100yr, SLR3 100yr, SLR5 100yr, SLR7 100yr, SLR10



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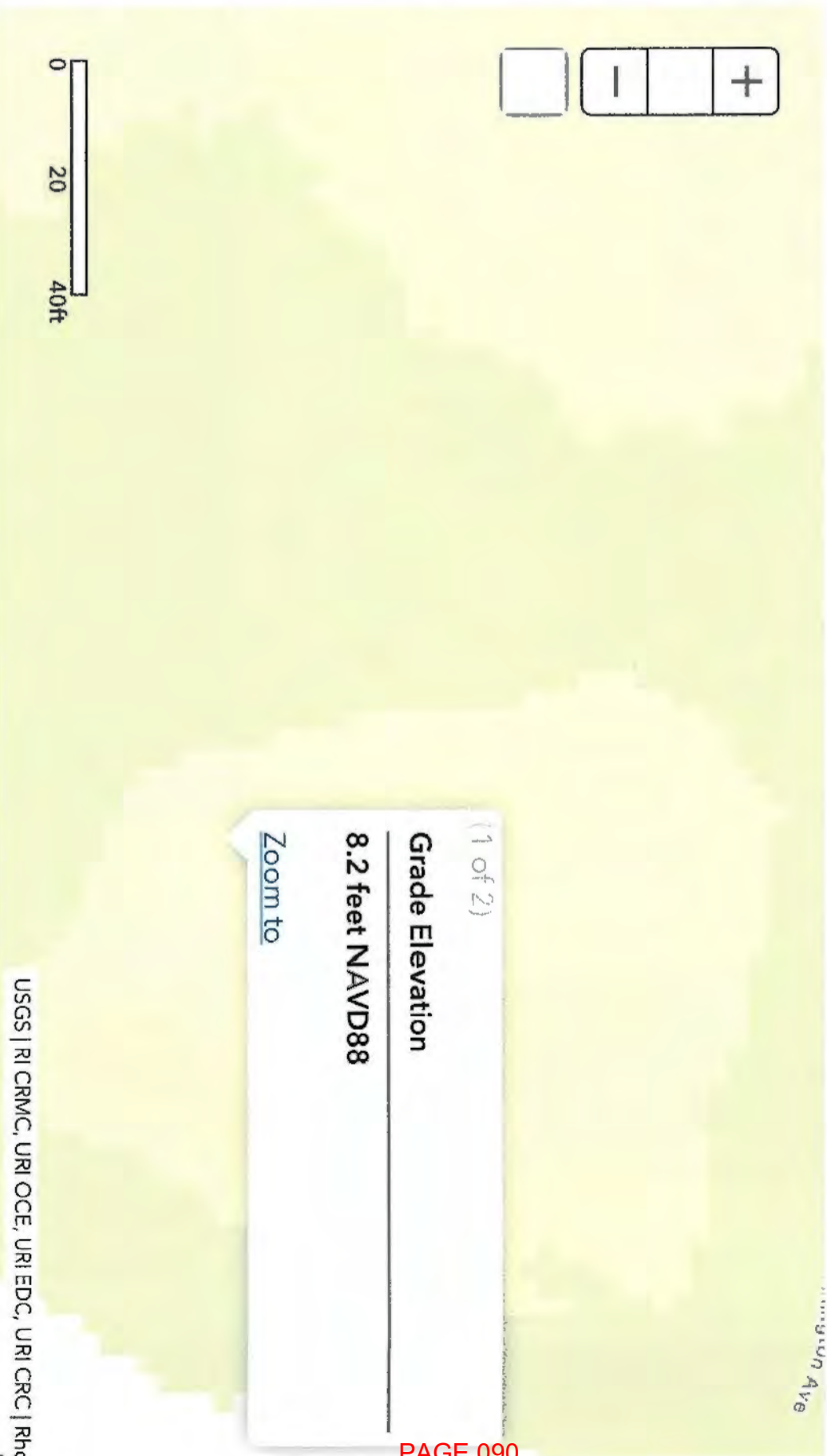
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USGS | RI CRMC, URI OCE, URI EDC, URI CRC | Rho

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STORMTOOLS Design Elevation (SDE)

RI Shoreline Change SAM

100yr, SLR0 100yr, SLR2 100yr, SLR3 100yr, SLR5 100yr, SLR7 100yr, SLR10



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STORMTOOLS Design Elevation (SDE)

100yr, SLR0 100yr, SLR2 100yr, SLR3 100yr, SLR5 100yr, SLR7 100yr, SLR10



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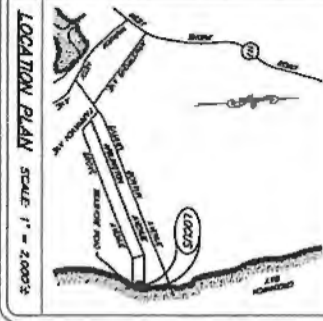
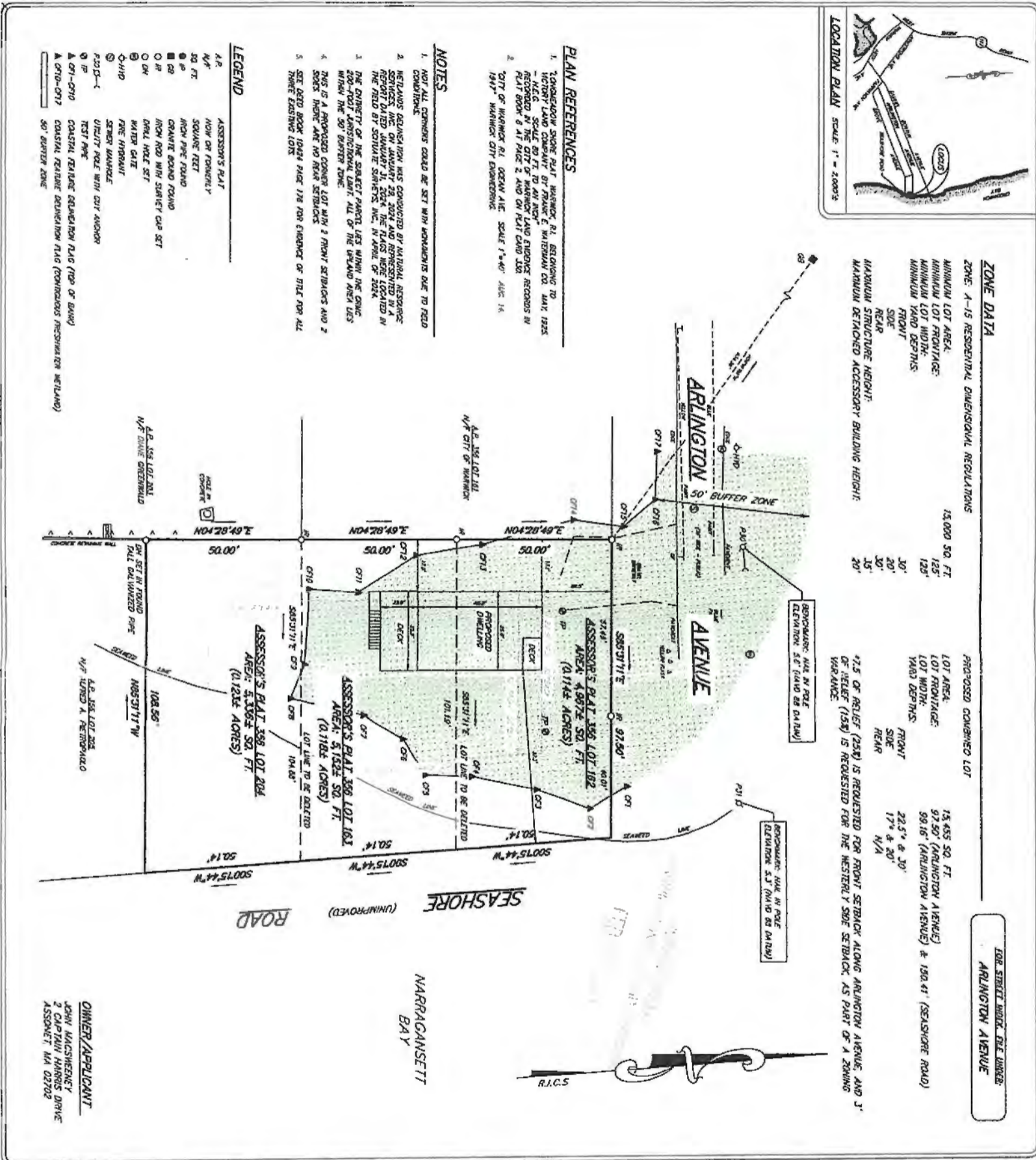
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ZONE DATA

ZONE: A-15 RESIDENTIAL DIMENSIONAL REGULATIONS

MINIMUM LOT AREA:	15,000 SQ. FT.
MINIMUM LOT FRONTAGE:	125'
MINIMUM LOT WIDTH:	125'
MINIMUM YARD DEPTHS:	30'
FRONT YARD DEPTHS:	30'
REAR YARD DEPTHS:	30'
MAXIMUM STRUCTURE HEIGHT:	35'
MAXIMUM DETACHED ACCESSORY BUILDING HEIGHT:	20'

PROPOSED COVERED LOT

LOT AREA:	15,455 SQ. FT.
LOT FRONTAGE:	97.50' (ARLINGTON AVENUE) & 150.41' (SEASHORE ROAD)
LOT WIDTH:	99.16'
YARD DEPTHS:	22.5' & 30'
FRONT YARD DEPTHS:	17' & 20'
REAR YARD DEPTHS:	N/A

*15' OF RELIEF (25%) IS REQUESTED FOR FRONT SETBACK ALONG ARLINGTON AVENUE, AND 3' OF RELIEF (15%) IS REQUESTED FOR THE WESTERLY SIDE SETBACK, AS PART OF A ZONING VARIANCE.

- PLAN REFERENCES**
1. LONGMEADOW SHORE PLAT, WARWICK, RI, BELONGING TO VICTORY LAND COMPANY BY FRANK E. WATERMAN CO. MAY 1928 - NEG. SCALE 80 FT. TO AN INCH
 2. CITY OF WARWICK LAND EVIDENCE RECORDS IN PLAT BOOK 8 AT PAGE 2 AND ON PLAT BOOK 108
 3. CITY OF WARWICK RI, OPENWAY AVE. SCALE 1"=40' AUG. 14 1947 - WARWICK CITY ENGINEERING

- NOTES**
1. NOT ALL CORNERS COULD BE SET WITH MONUMENTS DUE TO FIELD CONDITIONS
 2. METEADAYS DELINEATION WAS CONDUCTED BY NATURAL RESOURCES SERVICES, INC. ON JANUARY 23, 2024 AND REQUESTED IN A SURVEY AND DELINEATION REPORT DATED IN APRIL OF 2024
 3. THE CENTER OF THE SUBJECT PARCEL LIES WITHIN THE CONIC 200-FEET LAMINATIONAL LIMIT, PART OF THE OCEANIC ZONE WITHIN THE 50' BUFFER ZONE.
 4. THIS IS A PROPOSED COVERED LOT WITH 2 FRONT SETBACKS AND 2 SIDES THERE ARE NO REAR SETBACKS
 5. SET POINT APPROX 1044' PLAC 128 FOR CORNER OF 71.2' FOR ALL THREE EXISTING LOTS

- LEGEND**
- A.P. ASSESSOR'S PLAT
 - N/P NOW OR FORMERLY
 - 80 FT. SQUARE FEET
 - 80 FT. ARCH PINE FOUND
 - 80 FT. GRANITE BOUND FOUND
 - 80 FT. IRON ROD WITH STAINLESS COP SET
 - 80 FT. DRILL HOLE SET
 - 80 FT. WATER GATE
 - 80 FT. PRE HORIZONTAL
 - 80 FT. SERRA WAINWALE
 - 80 FT. UNCLTY POLE WITH CUY ANCHOR
 - 80 FT. TEST PINE
 - 80 FT. COASTAL REARBEAR EQUATION FLAG (TOP OF BAY)
 - 80 FT. COASTAL REARBEAR DELINEATION FLAG (CONTRASTING PRESUMED METEADAYS)
 - 80 FT. 50' BUFFER ZONE

OWNER/APPLICANT
 JOHN MACSWEENEY
 2 CAPTAIN HARRIS DRIVE
 ASSONET, RI 02702

"LONGMEADOW CORNER"
 ADMINISTRATIVE SUBDIVISION PLAN
 OF LAND OF
JOHN W. MACSWEENEY
 & **AIDAN J. MACSWEENEY**
 ASSESSOR'S PLAT 356 LOTS 162, 163 & 204
 ARLINGTON AVENUE
 WARWICK, RHODE ISLAND

SCALE: 1"=20' DATE: DECEMBER 4, 2024

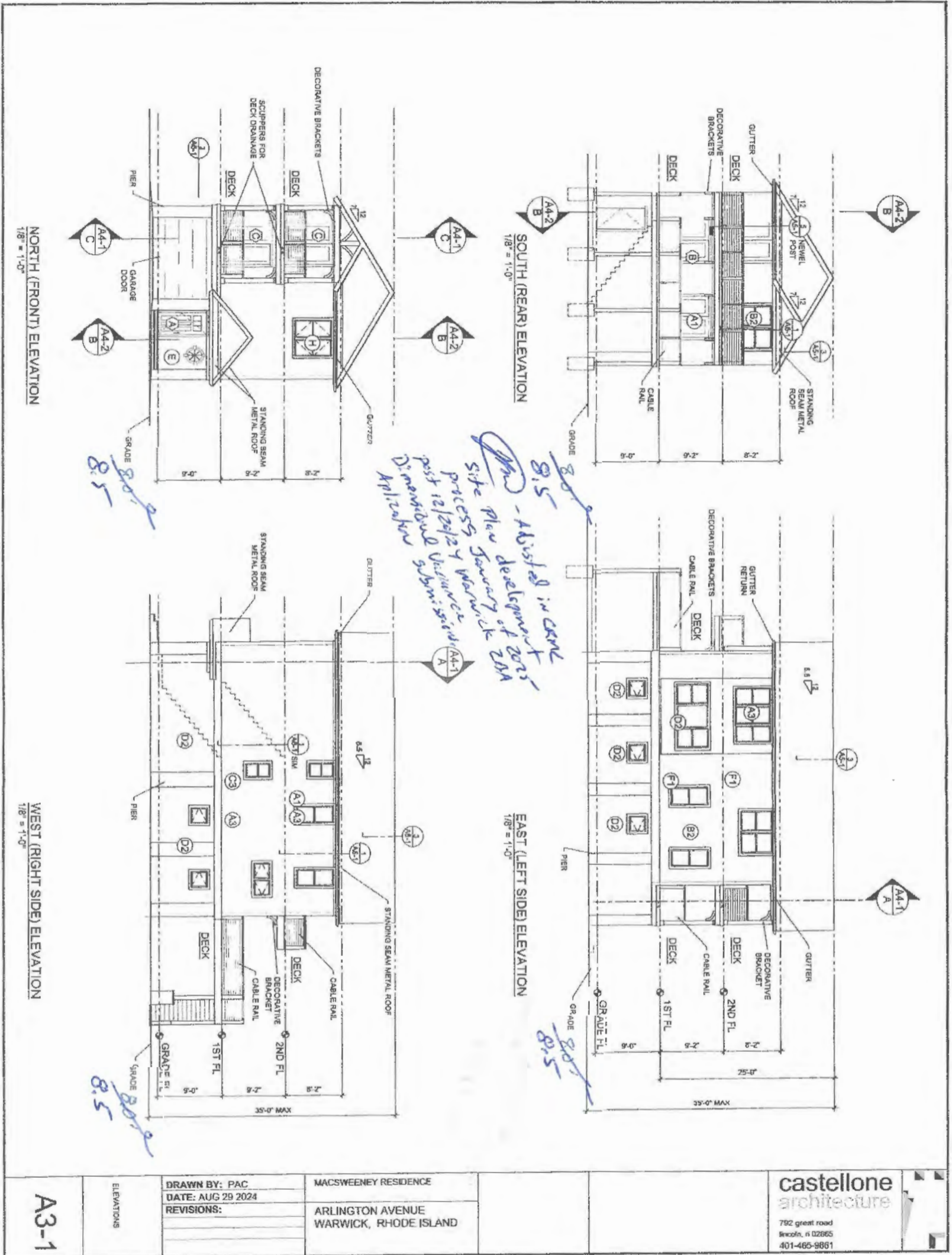
ANGELO M. RAIMONDI
 No. 1762
 PROFESSIONAL
 LAND SURVEYOR

SCITUATE SURVEYS, INC.
 410 TIOGUE AVENUE
 COVENTRY, RHODE ISLAND 02816
 401-821-8101
 LAND SURVEYING/MAPPING/SITE PLANNING

SCALE IN FEET: 20 10 0 20 40

Plat # 11028 - Arlington Ave. Pl. 356, Lots 162, 163 + 204





A3-1	ELEVATIONS	DRAWN BY: PAC DATE: AUG 29 2024 REVISIONS:	MACSWEENEY RESIDENCE ARLINGTON AVENUE WARWICK, RHODE ISLAND	castellone architecture 792 great road Lincoln, RI 02865 401-465-9861

