



State of Rhode Island
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

PUBLIC NOTICE

File Number: 2025-02-014 Date: December 31, 2025

This office has under consideration the application of:

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

for a State of Rhode Island Assent to construct and maintain: A 25'x 40' single family dwelling with a driveway, deck and stormwater management system. The RI Coastal Resources Management Program (RICRMP) requires a 50-foot naturally vegetated buffer zone (Section 1.1.11) and a 25-foot construction setback (Section 1.1.9). The proposed dwelling is surrounded on three sides by coastal feature. A buffer zone of 25-feet is proposed on one portion of the coastal feature. No buffer zone is proposed on the remaining area of coastal feature. No construction setback is proposed. The application proposes a buffer variance of 50% to 100%. A setback variance of 100% is proposed (Section 1.1.7). The coastal features at the site consist of coastal wetland on the south and west sides of the site and an erosive coastal bluff on the east side.

Project Location:	Arlington Avenue
City/Town:	Warwick
Plat/Lot:	356 / 162,163,204
Waterway:	

Plans of the proposed work can be requested at Cstaff1@crmc.ri.gov.

In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what law or laws, if any, would in their opinion be violated by the work proposed.

If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before **January 30, 2026**.

Please email your comments/hearing requests to: cstaff1@crmc.ri.gov; or mail via USPS to: Coastal Resources Management Council; O. S. Government Center, 4808 Tower Hill Road, Rm 116; Wakefield, RI 02879.

/bms

Legend

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

0 25 50 100 Feet



Type 2

RECEIVED
3/12/2025

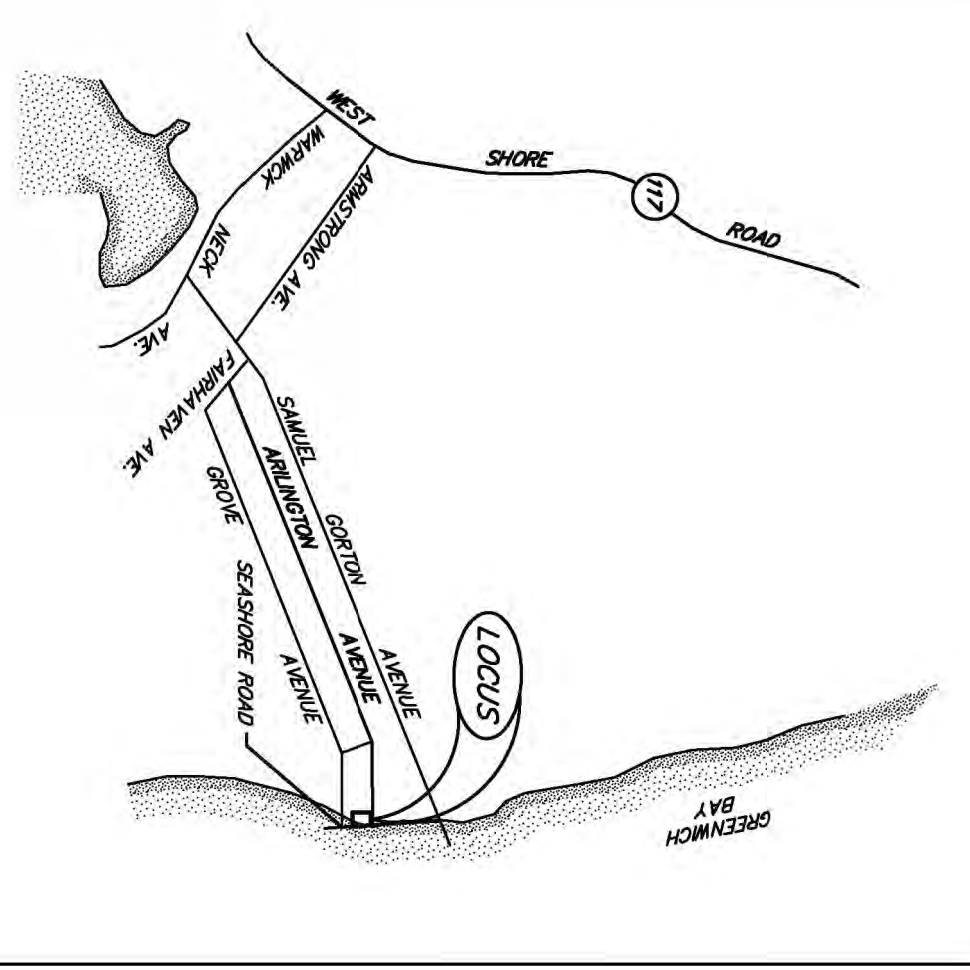
COASTAL RESOURCES
MANAGEMENT COUNCIL

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



LOCATION PLAN
SCALE: 1" = 1,500'

PLAN REFERENCES

1. LONGMEADOW SHORE PLAT, WARWICK, RI, BELONGING TO VICTORY LAND COMPANY, B.F. FROM E. WINTERMAN CO. MAP 1923, RECORDED IN THE CITY OF WARWICK LAND EVIDENCE RECORDS IN PLAT BOOK B AT PAGE 2, AND ON PLAT C&D 330.
2. CITY OF WARWICK RI, OCEAN AVE. SCALE 1"=40' AUG 14, 1947. WARWICK CITY ENGINEERING.

NOTES

1. NOT ALL COMMENTS COULD BE SET WITH MONUMENTS DUE TO FIELD CONDITIONS.
2. METLANDS DELINEATION WAS CONDUCTED BY NATURAL RESOURCE SERVICES, INC. ON JANUARY 29, 2024 AND REPRESENTED IN A FIELD BOOK NO. 2024-01. MONUMENTS WERE PLACED AT THE CORNERS WHERE LOCATED IN THE FIELD TO A SURVEY GRADE BY SCITUATE SURVEYS, INC. IN APRIL OF 2024. PLATS 071-C, 071-D, 071-E, 071-F, 071-G, 071-H, 071-I, 071-J, 071-K, 071-L, 071-M, 071-N, 071-O, 071-P, 071-Q, 071-R, 071-S, 071-T, 071-U, 071-V, 071-W, 071-X, 071-Y, 071-Z, 071-AA, 071-AB, 071-AC, 071-AD, 071-AE, 071-AF, 071-AG, 071-AH, 071-AI, 071-AJ, 071-AK, 071-AL, 071-AM, 071-AN, 071-AO, 071-AP, 071-AQ, 071-AR, 071-AS, 071-AT, 071-AU, 071-AV, 071-AW, 071-AX, 071-AY, 071-AZ, 071-BA, 071-BB, 071-BC, 071-BD, 071-BE, 071-BF, 071-BG, 071-BH, 071-BI, 071-BJ, 071-BK, 071-BL, 071-BM, 071-BN, 071-BO, 071-BP, 071-BQ, 071-BR, 071-BS, 071-BT, 071-BU, 071-BV, 071-BW, 071-BX, 071-BY, 071-BZ, 071-CA, 071-CB, 071-CC, 071-CD, 071-CE, 071-CF, 071-CG, 071-CH, 071-CI, 071-CJ, 071-CK, 071-CL, 071-CM, 071-CN, 071-CO, 071-CP, 071-CQ, 071-CR, 071-CS, 071-CT, 071-CU, 071-CV, 071-CW, 071-CX, 071-CY, 071-CZ, 071-DA, 071-DB, 071-DC, 071-DD, 071-DE, 071-DF, 071-DG, 071-DH, 071-DI, 071-DJ, 071-DK, 071-DM, 071-DN, 071-DO, 071-DP, 071-DQ, 071-DR, 071-DS, 071-DT, 071-DU, 071-DV, 071-DW, 071-DX, 071-DY, 071-DZ, 071-EA, 071-EB, 071-EC, 071-ED, 071-EE, 071-EF, 071-EG, 071-EH, 071-EI, 071-EJ, 071-EK, 071-EL, 071-EM, 071-EN, 071-EO, 071-EP, 071-EQ, 071-ER, 071-ES, 071-ET, 071-EU, 071-EV, 071-EW, 071-EX, 071-EY, 071-EZ, 071-FA, 071-FB, 071-FC, 071-FD, 071-FE, 071-FG, 071-FH, 071-FI, 071-FJ, 071-FK, 071-FL, 071-FO, 071-FP, 071-FQ, 071-FR, 071-FS, 071-FT, 071-FU, 071-FV, 071-FW, 071-FX, 071-FY, 071-FZ, 071-GA, 071-GB, 071-GC, 071-GD, 071-GE, 071-GF, 071-GG, 071-GH, 071-GI, 071-GJ, 071-GK, 071-GL, 071-GM, 071-GN, 071-GO, 071-GP, 071-GQ, 071-GR, 071-GS, 071-GT, 071-GU, 071-GV, 071-GW, 071-GX, 071-GY, 071-GZ, 071-HA, 071-HB, 071-HC, 071-HD, 071-HE, 071-HF, 071-HG, 071-HH, 071-HI, 071-HJ, 071-HK, 071-HL, 071-HM, 071-HN, 071-HO, 071-HP, 071-HQ, 071-HR, 071-HS, 071-HT, 071-HU, 071-HV, 071-HW, 071-HX, 071-HY, 071-HZ, 071-IA, 071-IB, 071-IC, 071-ID, 071-IE, 071-IF, 071-IG, 071-IH, 071-II, 071-IL, 071-IM, 071-IN, 071-IO, 071-IP, 071-IQ, 071-IR, 071-IS, 071-IT, 071-IU, 071-IV, 071-IW, 071-IX, 071-IY, 071-IZ, 071-JA, 071-JB, 071-JC, 071-JD, 071-JE, 071-JF, 071-JG, 071-JH, 071-JI, 071-JJ, 071-JK, 071-JL, 071-JM, 071-JN, 071-JO, 071-JP, 071-JQ, 071-JR, 071-JS, 071-JT, 071-JU, 071-JV, 071-JW, 071-JX, 071-JY, 071-JZ, 071-KA, 071-KB, 071-KC, 071-KD, 071-KE, 071-KF, 071-KG, 071-KH, 071-KI, 071-KJ, 071-KK, 071-KL, 071-KM, 071-KN, 071-KO, 071-KP, 071-KQ, 071-KR, 071-KS, 071-KT, 071-KU, 071-KV, 071-KW, 071-KX, 071-KY, 071-KZ, 071-LA, 071-LB, 071-LC, 071-LD, 071-LE, 071-LF, 071-LG, 071-LH, 071-LI, 071-LJ, 071-LK, 071-LL, 071-LM, 071-LN, 071-LO, 071-LP, 071-LQ, 071-LR, 071-LS, 071-LT, 071-LU, 071-LV, 071-LW, 071-LX, 071-LY, 071-LZ, 071-MA, 071-MB, 071-MC, 071-MD, 071-ME, 071-MF, 071-MG, 071-MH, 071-MI, 071-MJ, 071-MK, 071-ML, 071-MN, 071-MO, 071-MP, 071-MQ, 071-MR, 071-MS, 071-MT, 071-MU, 071-MV, 071-MW, 071-MX, 071-MY, 071-MZ, 071-NA, 071-NB, 071-NC, 071-ND, 071-NE, 071-NF, 071-NG, 071-NH, 071-NI, 071-NJ, 071-NK, 071-NL, 071-NO, 071-NP, 071-NQ, 071-NR, 071-NS, 071-NT, 071-NU, 071-NV, 071-NW, 071-NX, 071-NY, 071-NZ, 071-OA, 071-OB, 071-OC, 071-OD, 071-OE, 071-OF, 071-OG, 071-OH, 071-OI, 071-OJ, 071-OK, 071-OL, 071-OM, 071-ON, 071-OO, 071-OP, 071-OQ, 071-OR, 071-OS, 071-OT, 071-OU, 071-OV, 071-OW, 071-OX, 071-OY, 071-OZ, 071-PA, 071-PB, 071-PC, 071-PD, 071-PE, 071-PF, 071-PG, 071-PH, 071-PI, 071-PJ, 071-PK, 071-PL, 071-PM, 071-PN, 071-PO, 071-PP, 071-PQ, 071-PR, 071-PS, 071-PT, 071-PU, 071-PV, 071-PW, 071-PX, 071-PY, 071-PZ, 071-QA, 071-QB, 071-QC, 071-QD, 071-QE, 071-QF, 071-QG, 071-QH, 071-QI, 071-QJ, 071-QK, 071-QL, 071-QM, 071-QN, 071-QO, 071-QP, 071-QL, 071-QM, 071-QN, 071-QO, 071-QP, 071-QR, 071-QS, 071-QU, 071-QV, 071-QW, 071-QX, 071-QY, 071-QZ, 071-RA, 071-RB, 071-RC, 071-RD, 071-RE, 071-RF, 071-RG, 071-RH, 071-RI, 071-RJ, 071-RK, 071-RL, 071-RO, 071-RP, 071-RQ, 071-RR, 071-RS, 071-RT, 071-RU, 071-RV, 071-RW, 071-RX, 071-RY, 071-RZ, 071-SA, 071-SB, 071-SC, 071-SD, 071-SE, 071-SF, 071-SG, 071-SH, 071-SI, 071-SJ, 071-SK, 071-SL, 071-SM, 071-SN, 071-SO, 071-SP, 071-SQ, 071-SR, 071-SS, 071-ST, 071-SU, 071-SV, 071-SW, 071-SX, 071-SY, 071-SZ, 071-TA, 071-TB, 071-TC, 071-TD, 071-TE, 071-TF, 071-TG, 071-TH, 071-TI, 071-TJ, 071-TK, 071-TL, 071-TM, 071-TN, 071-TO, 071-TP, 071-TQ, 071-TR, 071-TS, 071-TU, 071-TV, 071-TW, 071-TX, 071-TY, 071-TZ, 071-UA, 071-UB, 071-UC, 071-UD, 071-UE, 071-UF, 071-UG, 071-UH, 071-UI, 071-UJ, 071-UK, 071-UL, 071-UM, 071-UN, 071-UO, 071-UP, 071-UQ, 071-UR, 071-US, 071-UT, 071-UV, 071-UW, 071-UX, 071-UY, 071-UZ, 071-VA, 071-VB, 071-VC, 071-VD, 071-VE, 071-VF, 071-VG, 071-VH, 071-VI, 071-VJ, 071-VK, 071-VL, 071-VO, 071-VP, 071-VQ, 071-VR, 071-VS, 071-VT, 071-VU, 071-VV, 071-VW, 071-VX, 071-VY, 071-VZ, 071-WA, 071-WB, 071-WC, 071-WD, 071-WE, 071-WF, 071-WG, 071-WH, 071-WI, 071-WJ, 071-WK, 071-WL, 071-WM, 071-WN, 071-WO, 071-WP, 071-WQ, 071-WR, 071-WS, 071-WT, 071-WU, 071-WV, 071-WW, 071-WX, 071-WY, 071-WZ, 071-XA, 071-XB, 071-XC, 071-XD, 071-XE, 071-XF, 071-XG, 071-XH, 071-XI, 071-XJ, 071-XK, 071-XL, 071-XM, 071-XN, 071-XO, 071-XP, 071-XQ, 071-XR, 071-XS, 071-XT, 071-XU, 071-XV, 071-XW, 071-XX, 071-XY, 071-XZ, 071-YA, 071-YB, 071-YC, 071-YD, 071-YE, 071-YF, 071-YG, 071-YH, 071-YI, 071-YJ, 071-YK, 071-YL, 071-YM, 071-YN, 071-YO, 071-YP, 071-YQ, 071-YR, 071-YS, 071-YT, 071-YU, 071-YV, 071-YW, 071-YX, 071-YY, 071-YZ, 071-ZA, 071-ZB, 071-ZC, 071-ZD, 071-ZE, 071-ZF, 071-ZG, 071-ZH, 071-ZI, 071-ZJ, 071-ZK, 071-ZL, 071-ZM, 071-ZN, 071-ZO, 071-ZP, 071-ZQ, 071-ZR, 071-ZS, 071-ZT, 071-ZU, 071-ZV, 071-ZW, 071-ZX, 071-ZY, 071-ZZ.
3. THE ENTIRETY OF THE SUBJECT PARCEL LIES WITHIN THE CORN 200'-FOOT JURISDICTIONAL LIMIT. ALL OF THE UPLAND AREA LIES WITHIN THE 50' BUFFER ZONE. A REQUESTED 25' BUFFER ZONE IS DERIVED FROM THE 10' OF THE ERODED BANK.
4. THIS IS A PROPOSED CORNER LOT WITH 2 FRONT SETBACKS AND 2 SIDES. THERE ARE NO REAR SETBACKS.
5. THE MEAN HIGH WATER LINE AND THE MEAN LOW WATER LINE, PER SURVEY RECORDS, DATA DEPARTMENTS, DO NOT LIE ON THE SUBJECT PROPERTY.
6. THE SUBJECT PROPERTY LIES WITHIN A ZONE 1E (17 FEET) AND ZONE 1E (17 FEET) SPECIAL ZONING DISTRICT. THE MEASUREMENTS OF THE PROPERTY ARE BASED ON THE MEAN HIGH WATER LINE OF WARWICK, WENT COUNTY, RHODE ISLAND MAP NUMBER 440201534, EFFECTIVE DATE: SEPTEMBER 18, 2013.
7. A 4' STANDARD ORANGE SAFETY FENCE WILL BE INSTALLED BEHIND THE SILT FENCE DURING CONSTRUCTION.
8. ASSESSOR'S PLAT 356, LOT 162 WAS FORMERLY THREE LOTS, WHICH WERE COMBINED THROUGH AN ADMINISTRATIVE SUBDIVISION APPROVED ON JANUARY 27, 2025 AND RECORDED ON JANUARY 28, 2025 ON PLAT C&D 1943.
9. THE TOPOGRAPHY SHOWN ORIGINATES FROM AN ON-SITE SURVEY BY SCITUATE SURVEYS, INC. IN MARCH, 2024 USING CONVENTIONAL (TOTAL STATION) SURVEY METHODS AT A 1" CONTROLLING INTERVAL.
10. THE HORIZONTAL DATUM FOR THE INTERPOLATION SHOWN ON THIS PLAN REFLECTS THE NORTH AMERICAN DATUM OF 1983 (NAD83). PLAN REFLECTS THE NORTH AMERICAN DATUM OF 1983 (NAD83). VERTICAL DATUM OF 1989 (NAVD89).

LEGEND

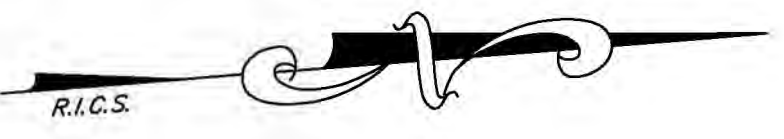
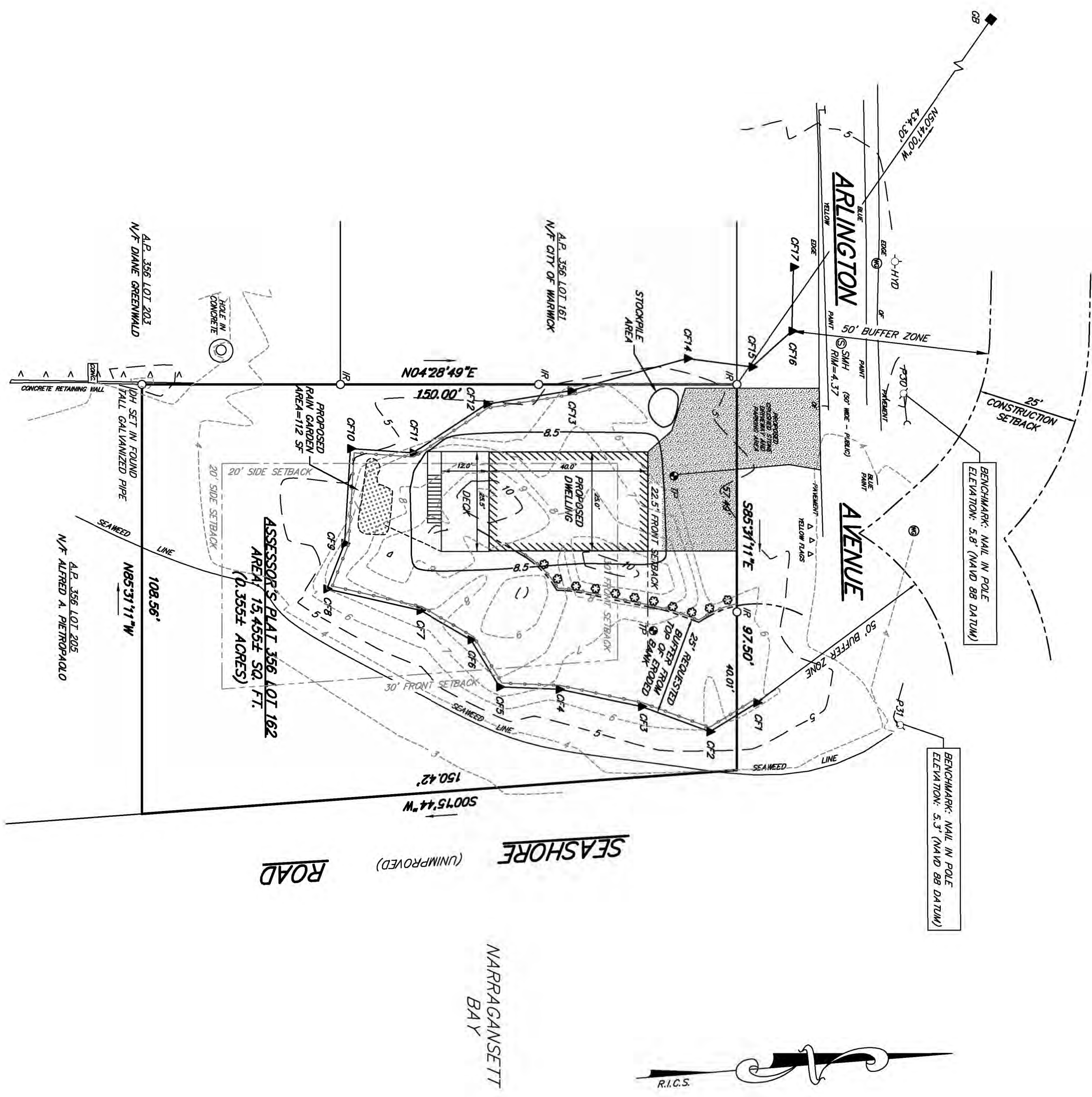
- A.P. ASSESSOR'S PLAT
- N/F NOW OR FORMERLY
- SQ FT SQUARE FEET
- IP IRON PIPE FOUND
- GP GRANITE BOUND FOUND
- OR IRON ROD WITH STAINLESS CAP SET
- DR DRILL HOLE SET
- WH WATER GATE
- HYD FIRE HYDRANT
- SMR SHERMANN
- U.P. UTILITY POLE WITH BUY ANCHOR
- TEST PIPE
- COASTAL FEATURE DELINEATION FLAG (TOP OF BANK)
- COASTAL FEATURE DELINEATION FLAG (CONTINUOUS FRESHWATER WETLAND)
- PROPOSED SILT FENCE
- PROPOSED 3-5 GALLON BARRETT PLANTS (NATURAL PENETRANCIAL, 5" ON CENTER TO BE INSTALLED AS A BUFFER TRANSITION ALONG CAMP SECTION 1.17 VARIANCE)
- PROPOSED (500) OF REQUIRED 25' BUFFER ZONE

ZONE DATA

ZONE: A-15 RESIDENTIAL DIMENSIONAL REGULATIONS

MINIMUM LOT AREA:	15,000 SQ. FT.	PROPOSED DEVELOPMENT	15,455 SQ. FT.
MINIMUM LOT FRONTAGE:	125'	LOT FRONTAGE:	92.50' (ARLINGTON AVENUE) & 150.41' (SEASHORE ROAD)
MINIMUM LOT WIDTH:	125'	LOT WIDTH:	98.16' (ARLINGTON AVENUE) & 150.41' (SEASHORE ROAD)
MINIMUM YARD DEPTHS:		YARD DEPTHS:	
FRONT	30'	FRONT	22.5' & 30'
SIDE	30'	SIDE	17' & 20'
REAR	35'	REAR	N/A
MAXIMUM STRUCTURE HEIGHT:	20'		
MAXIMUM DETACHED ACCESSORY BUILDING HEIGHT:	20'		

*2.5' OF RELIEF (25%) WAS GRANTED FOR FRONT SETBACK ALONG ARLINGTON AVENUE, AND 3' OF RELIEF (15%) WAS GRANTED FOR THE WESTERLY SIDE SETBACK AS PART OF A ZONING VARIANCE. ALSO GRANTED WAS A 25' SETBACK TO THE COASTAL FEATURE (50' REQUIRED) AT THE WARWICK BOARD OF REVIEW ON FEBRUARY 11, 2025. DOCUMENTED BY WARWICK ZBA CONDITIONAL DIMENSIONAL VARIANCE DECISION DATED 02/14/25.

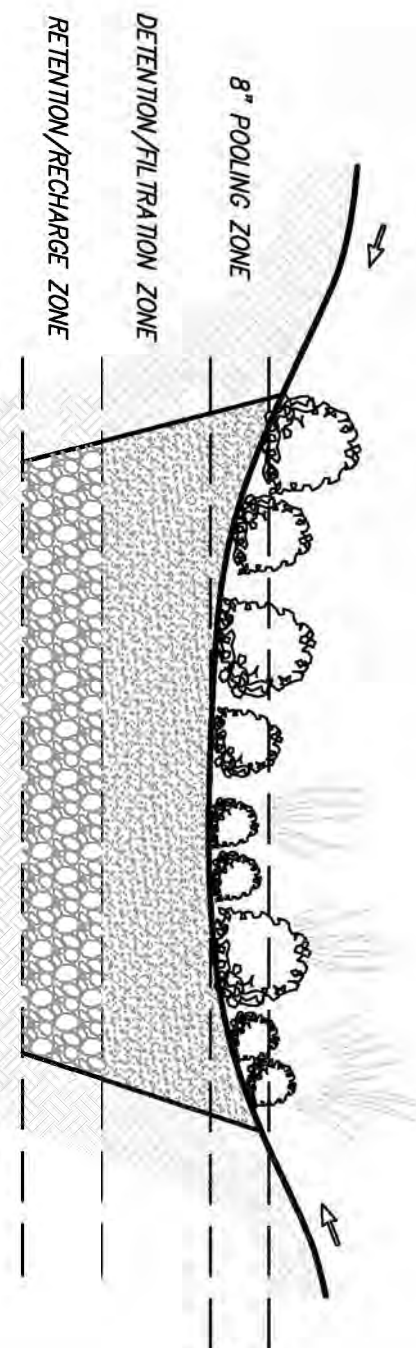


FOR STREET INDEX FILE UNDER:
ARLINGTON AVENUE

OWNER/APPLICANT:
JOHN W. MACSWEENEY & AIDAN J. MACSWEENEY
2 CAPTAIN HARRIS DRIVE
ASSONET, MA 02702

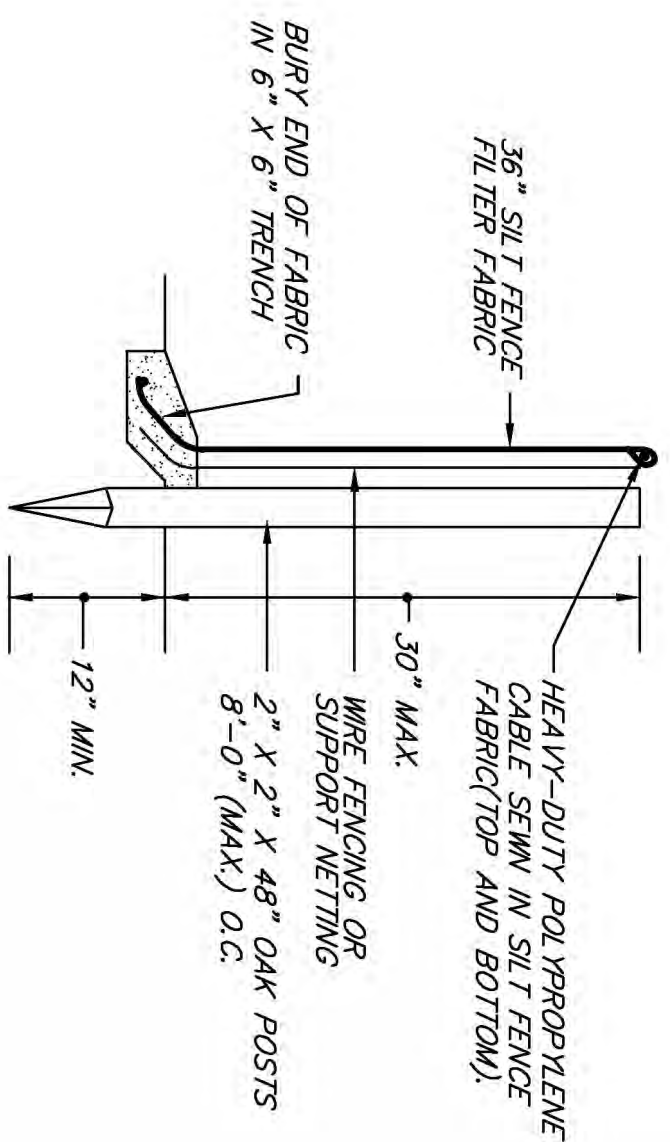
RAIN GARDEN AREA CALCULATION

- ROOF AREA = 1,308 SF
- 8" DEEP RAIN GARDEN WITH SANDY SOILS SIZE REQ. = 0.08 SF PER 1 SF OF DRAINAGE AREA
- 1,308 SF ROOF AREA x 0.08 = 105 SF REQUIRED
- RAIN GARDEN AREA PROVIDED = 112 SF PROVIDED



RAIN GARDEN DETAIL

NOT TO SCALE



SILT FENCE DETAIL

NOT TO SCALE

- INSTALLATION NOTES:**
1. SET POSTS MINIMUM DEPTH 12" AND EXCAVATE.
 2. 6" X 6" TRENCH UPSLOPE ALONG LINE OF POSTS.
 3. ATTACH THE FILTER FABRIC TO THE WIRE FENCE AND EXTEND TO TRENCH.
 4. BACKFILL AND COMPACT THE EXCAVATED SOIL.
 5. BARRIER HEIGHT NOT TO EXCEED 30". LOCATE 6 FEET FROM TOE OF SLOPE. OVERLAP FILTER FABRIC 6" AT POSTS. POST SPACING MAXIMUM 8 FEET.

SILT FENCE DETAIL

NOT TO SCALE

SCITUATE SURVEYS, INC.

410 TIQUOE AVENUE
COVENTRY, RHODE ISLAND 02816
401 821 8101

LAND SURVEYING / MAPPING / SITE PLANNING

SCALE IN FEET: 0 10 20 40 60

ANGELO M. RAIMONDI
No. 1762
PROFESSIONAL LAND SURVEYOR

STATEMENT OF PURPOSE:
THE PURPOSE OF THIS PLAN IS TO DETECT THE RESULTS OF A BOUNDARY RETRACEMENT SURVEY AND TO APPLY FOR A CRMC APPLICATION AND SITE DEVELOPMENT.

BY: *Angelo M. Raimondi*

ANGELO M. RAIMONDI, PROFESSIONAL LAND SURVEYOR, NO. 1762 © SCITUATE SURVEYS, INC. CGA NO. 430
IF THIS MAP DOES NOT BEAR AN ORIGINAL SIGNATURE AND "MET" STAMP, THEN IT IS NOT AN AUTHENTIC VERSION.

03/09/2025 BUFFERS AND NOTES
03/11/2025 REVISE GRADING

"LONGMEADOW CORNER"
CRMC PROPOSED RESIDENTIAL DEVELOPMENT PLAN
OF LAND OF
JOHN W. MACSWEENEY & AIDAN J. MACSWEENEY
ASSESSOR'S PLAT 356 LOT 162
ARLINGTON AVENUE
WARWICK, RHODE ISLAND

PROJECT NO.: S53121
DRAWING NO.: S531B5
DRAWN BY: C. L. BITTING

SCALE: 1"=20' DATE: JANUARY 29, 2025 REVISION: 03/11/2025

