





**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.

Edward F Lundgren  
Signature

3/19/2021  
Date

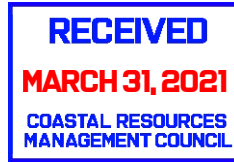
Edward Lundgren 33 Meadowbrook Drive Barrington, RI 02806  
Print Name and Mailing Address



# Town of Barrington

Assessor's Office  
283 County Road  
Barrington, RI 02806

March 22, 2021



In Re: Certificate of Ownership  
**EDWARD F. & ETHAN LUNDGREN**

This will certify that the property located at Puritan Ave Barrington, RI  
otherwise know as Assessor's Plat/Lot 32-491 is currently owned by  
EDWARD F. & ETHAN LUNDGREN

Information regarding outstanding taxes must be obtained from the Treasurer's Office. Information regarding legal use of the property must be obtained from the Building Inspector's Office.

Karen Caltri

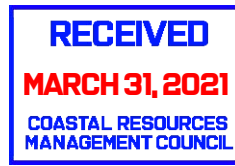
Town of Barrington

50% pre-consumer paper



50% post-consumer content

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



FROM: Building Official

DATE: March 19, 2021

SUBJ: Application of: Edward F. Lundgren

Location: Puritan Avenue Barrington, Rhode Island

Address: 33 Meadowbrook Dr. Barrington, RI 02806 Plat No. 32 Lot No. 491

To Construct: A single-family dwelling

I hereby certify that I have reviewed \_\_\_\_\_ foundation plan(s).  
\_\_\_\_\_ plan(s) for entire structure  
\_\_\_\_\_ site plans  
Titled: Lundgren A.P. 32, Lot 491 Assent plan set

Date of Plan (last revision): 3/1/2021

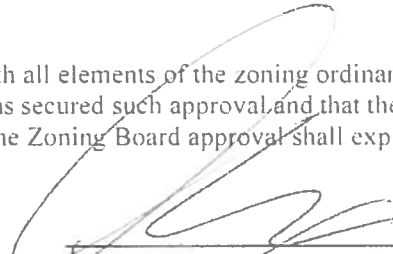
\_\_\_\_\_ and find that the issuance of a local building permit is not required as in accordance with Section \_\_\_\_\_ of the Rhode Island State Building Code.

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.

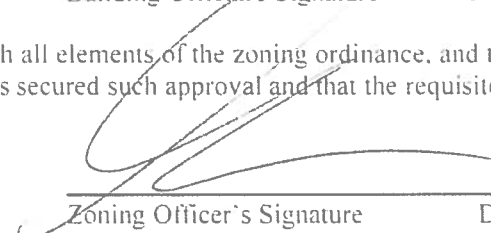
\_\_\_\_\_ and find that a Septic System Suitability Determination (SSD) must be obtained from the RI Dept. of Environmental Management.

\_\_\_\_\_ 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 \_\_\_\_\_.

  
\_\_\_\_\_  
Building Official's Signature Date 3/23/2021

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 3/23/2021

# RI CRMC COASTAL HAZARD APPLICATION WORKSHEET

**APPLICANT NAME:** Edward F. Lundgren

**PROJECT SITE ADDRESS:** (A.P. 32, Lot 491) Puritan Avenue Barrington, RI



**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 19.4 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: 50 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: 2071
- D. **CHECK** beneath the sea level rise (SLR) projection that matches or comes closest to project design life year.

Year	2020	2030	2040	2050	2060	2070	2080	2090	2100
SLR	1.05	1.67	2.33	3.25	4.20	5.35	6.69	8.14	9.61
	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input checked="" type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Source: Sea Level Rise (SLR) Projections (Feb. 2017). NOAA High Curve, 83% Confidence Interval. Newport, RI Tide Gauge. All values are expressed in feet relative to NAVD88 <http://www.corpsclimate.us/ccaceslcurves.cfm>

**NOTE:** The STORMTOOLS sea level rise scenarios depict how high the water will be above the average height of the daily high tide over the 19-year period between 1983 and 2001. There have been between 4 and 5 inches of sea level rise in Rhode Island since then. The higher modeled water level accounts for the uncertainties in ice sheet and ocean dynamics.

**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 5 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.

Puritan Avenue

**\*\*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. Based on the project location, **CHECK** the SDE Viewer for your site, and open the corresponding tab in Mapping Tool:  
 South Coast SDE Viewer: Napatree to Pt. Judith      Narragansett Bay SDE Viewer: North and East of Pt. Judith
- B. 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
- C. Click on the map at project site to identify **STORMTOOLS Design Elevation (SDE)** from the pop up box. **Enter the SDE value:** 20.6 ft

# RI CRMC COASTAL HAZARD APPLICATION WORKSHEET

## STEP 4. SHORELINE CHANGE

A. Using the [CRMC Shoreline Change maps](#), indicate the transect number **Transect Number: 1497** closest to your site, and erosion rate listed for that transect. **Erosion Rate: -0.49 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 type="radio"/>	<input checked="" 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
-0.49	X 50	X 1.57	= -38.47

*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. CERI & OTHER SITE CONSIDERATIONS

A. If you live in a community where a Coastal Environmental Risk Index (CERI) has been completed (Barrington, Bristol, Charlestown, Narragansett, South Kingstown, Warren, Warwick, Westerly), 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. 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 water table/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. LARGE PROJECTS

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.


A. 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 5-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

## STEP 7: 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: 3/23/21

OWNER'S SIGNATURE:      DATE: \_\_\_\_\_

**WATERMAN ENGINEERING COMPANY**

46 Sutton Avenue  
East Providence, RI 02914  
(401) 438-5775  
Fax: (401) 438-5773

<b>Project:</b> Lundgren A.P. 32, LOT 491 Assent	<b>Project No.:</b> 12-012
<b>Location:</b> A.P. 32, Lot 491 Puritan Avenue, Barrington, RI	<b>Date:</b> 1-Mar-21

**A.P. 32, Lot 491 BMP No. 1 Rain Garden Calculations**

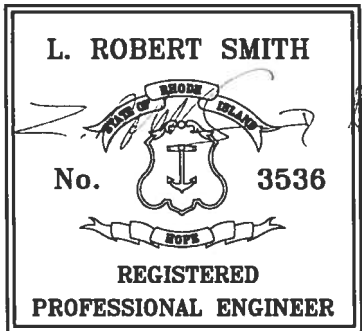
**A.P. 32, Lot 491 Proposed House Footing & Overhang, Walk, Stairs  
& Driveway Impervious Coverage:**

2768 Sq. Ft.

**From the Rhode Island Stormwater Management Guidance for Individual Single-Family Residential Lot Development:**

The Rain Garden under Deerfield (Dc) loamy fine sandy soil conditions should be 224 Sq. Ft. (surface area) Min. x 8 In. Deep Min.

The Rain Garden provided is 303 Sq. Ft. min. (surface area) x 8 In. Deep min.





## **Natural Resource Services, Inc.**

Response to Section 1.1.7  
Variance Criteria  
For  
Proposed Single Family Dwelling  
A.P. 32, Lot 491; Puritan Avenue  
Barrington, Rhode Island



Prepared for:

Edward Lundgren  
33 Meadowbrook Drive  
Barrington, RI 02806

Prepared by:

Scott P. Rabideau, PWS  
Principal

March 29, 2021





## Proposed Project

Edward Lundgren is proposing to build a single family dwelling on an undeveloped 37,432 square foot (0.859 ac.) lot situated on the southeast side of Puritan Avenue in Barrington. This lot has access to municipal sewer and water service. There is a 25 foot wide sewer easement along the entirety of the northern property line. The Town of Barrington requires a 30 foot front yard building setback and a 26.4 foot side yard setback. The footprint, or structural lot coverage, of the proposed dwelling is 2,180 square feet.

## Existing Condition

The parcel is rectangular in shape and is undeveloped. Prior to portions of the lot being cleared by the applicant, the property was dominated by woody shrub vegetation. A contiguous freshwater wetland associated with the Barrington River encompasses the southeast corner of the lot. This wetland is comprised primarily of common reed (*Phragmites australis*). This section of the Barrington River is classified as a Type 2 Water under the Coastal Resources Management Program (CRMP). Pursuant to Section 1.1.11, this parcel requires a 100 foot buffer zone. The setback standard for construction is 125 feet.

## Response to Section 1.1.7

The CRMP requires that any request for a variance from a program standard must be in writing and must also address the six (6) variance criteria listed in this section.

1. *The proposed alteration conforms with applicable goals and policies of the Coastal Resources Management Program.*

The applicant is seeking permission to construct a modest single family dwelling in a suburban section of the community. It is situated adjacent to Type 2 Waters and is consistent with the low intensity use classification.

2. *The proposed alteration will not result in significant adverse environmental impacts or use conflicts, including but not limited to, taking into account cumulative impacts.*

The applicant's proposal will result in 30 percent of the 0.86 acre parcel being utilized for the house and yard. The remaining 70 percent will remain undeveloped and unmanaged coastal buffer zone. The resultant use should not result in any adverse environmental impacts on the adjacent coastal resources. The construction of a single family home on this residentially zoned parcel will not result in any use conflicts. The town's zoning board has approved the proposed development.

3. *Due to conditions at the site in question, the applicable standard(s) cannot be met.*

As noted, the contiguous freshwater wetland encompasses the southeast corner of the lot. Once the 100 foot buffer zone is applied, over 75 percent of the parcel falls within the regulated area. The proposal seeks to construct the dwelling in the northeast corner in an effort to maintain a significant amount of buffer zone. However, it is the location of the coastal wetland itself which necessitates a variance request for any proposed development on this lot.

It should also be noted that the 25 foot wide sewer easement precludes the applicant from seeking side setback relief in an effort to reduce the variance request.

4. *The modification requested by the applicant is the minimum variance to the applicable standard(s) necessary to allow a reasonable alteration or use of the site.*

This applicant is seeking permission to construct a 2,180 square foot structure on a 0.86 acre parcel. The proposed house and yard would encompass only 11,200 square feet, or 30 percent of the applicant's property. The size of the house is modest and is consistent with the smaller homes in the neighborhood.

5. *The requested variance to the applicable standard(s) is not due to any prior action of the applicant or the applicant's predecessors in title. With respect to subdivisions, the Council will consider the factors as set forth in § 1.1.7(B) of this Part below in determining the prior action of the applicant.*

The applicant recently purchased this pre-existing lot of record. Neither the applicant nor to the best of his knowledge the predecessor in title subdivided this parcel in a way which created the need for a buffer zone and setback variance.

6. *Due to the conditions of the site in question, the standard(s) will cause the applicant an undue hardship. In order to receive relief from an undue hardship an applicant must demonstrate inter alia the nature of the hardship and that the hardship is shown to be unique or particular to the site. Mere economic diminution, economic advantage, or inconvenience does not constitute a showing of undue hardship that will support the granting of a variance.*

The applicant purchased the property for the expressed purpose of constructing a retirement home. The applicant's adult children will be acquiring adjacent land in order to establish a family compound of sorts. The modest size of the dwelling is necessary to accommodate the retire-in-place concept, as it allows for complete first floor living accommodations suited to eldercare. If the relief is not granted, it will in fact result in an undue hardship for the applicant.