



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 Re-NOTICE

File Number: 2022-06-127 Date: November 1, 2022

This office has under consideration the application of:

4772 Old Post Road, LLC
P.O. Box 233
Charlestown, RI 02813

for a State of Rhode Island Assent to construct and maintain: 36 lot subdivision to be serviced by OWTS and private wells, new roadway, stormwater and landscaping. The proposal represents a “Watershed Activity” under the Salt Pond SAMP.

Project Location:	4772 Old Post Road
City/Town:	Charlestown
Plat/Lot:	7 / 51
Waterway:	Salt Pond SAMP/Ninigret Pond

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.

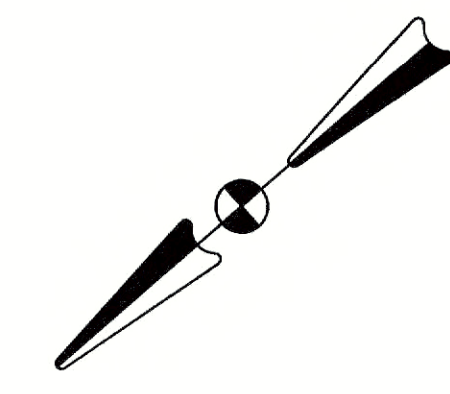
You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what 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 **December 1, 2022**.

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.

/lat

RECEIVED
SEPT 28, 2022
COASTAL RESOURCES
MANAGEMENT COUNCIL



Crossman Engineering

Rhode Island
151 Centerville Road
Warwick, RI 02886
Phone (401) 738-5660

Massachusetts
103 Commonwealth Avenue
North Attleboro, MA 02763
Phone (508) 695-1700

Email: ce@crosmaneng.com

THESE DRAWINGS ARE THE PROPERTY OF CROSSMAN ENGINEERING AND HAVE BEEN PREPARED FOR THEIR CLIENT FOR A SPECIFIC SITE AND PROJECT. THESE DRAWINGS ARE NOT TO BE COPIED OR USED FOR ANY OTHER PURPOSE WITHOUT THE WRITTEN CONSENT OF CROSSMAN ENGINEERING.



PROJECT TITLE:
**SUMMER WINDS
RESIDENTIAL
DEVELOPMENT**

PLAT MAP 7, LOT 51
DISTRICT R2A
RESIDENTIAL 2- ACRE DISTRICT

4772 OLD POST ROAD
CHARLESTOWN, RI

PREPARED FOR:

4772 OLD POST ROAD, LLC
P.O. BOX 233
CHARLESTOWN, RI 02813

DRAWING TITLE:
OPEN SPACE PLAN

DATE: SEPTEMBER 2022 SCALE: 1"=150'

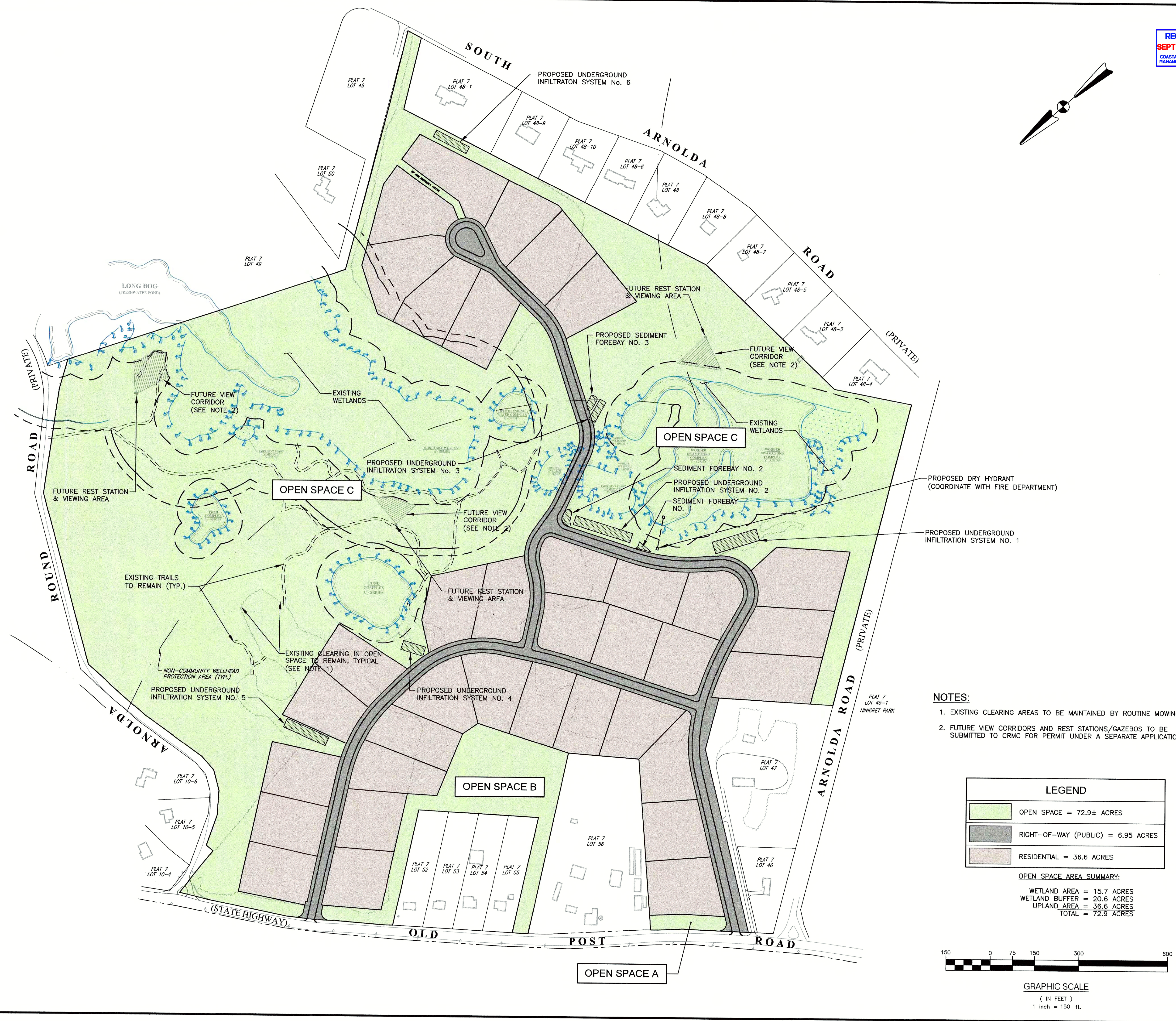
DWG. NAME: 2490-03-KEY.dwg

REVISIONS

NUMBER	REMARKS	DATE

DRAWING NUMBER
C2

SHEET: 3 OF 32



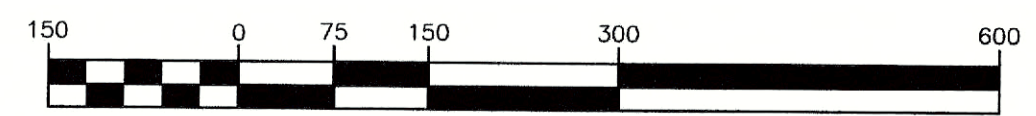
- NOTES:**
- EXISTING CLEARING AREAS TO BE MAINTAINED BY ROUTINE MOWING.
 - FUTURE VIEW CORRIDORS AND REST STATIONS/GAZEBOS TO BE SUBMITTED TO CRMC FOR PERMIT UNDER A SEPARATE APPLICATION.

LEGEND

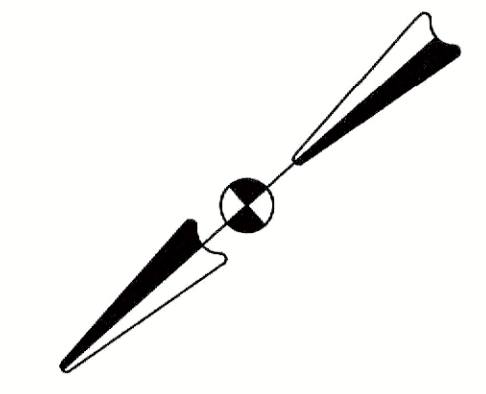
	OPEN SPACE = 72.9± ACRES
	RIGHT-OF-WAY (PUBLIC) = 6.95 ACRES
	RESIDENTIAL = 36.6 ACRES

OPEN SPACE AREA SUMMARY:

WETLAND AREA = 15.7 ACRES
 WETLAND BUFFER = 20.6 ACRES
 UPLAND AREA = 36.6 ACRES
 TOTAL = 72.9 ACRES



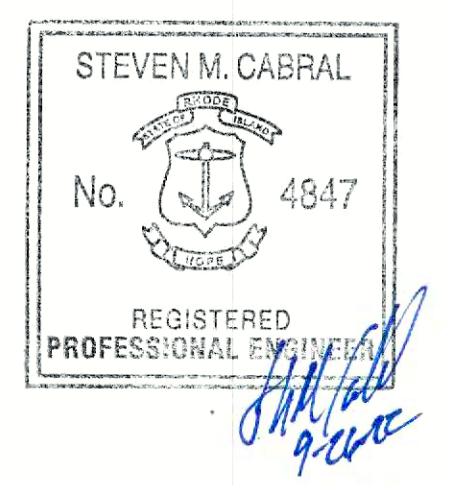
GRAPHIC SCALE
(IN FEET)
1 inch = 150 ft.



RECEIVED
SEPT 28, 2022
COASTAL RESOURCES
MANAGEMENT COUNCIL

Crossman Engineering
 Rhode Island: 151 Centerville Road, Warwick, RI 02886, Phone (401) 738-5660
 Massachusetts: 103 Commonwealth Avenue, North Attleboro, MA 02763, Phone (508) 695-1700
 Email: ce@crosmaneng.com

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PROJECT TITLE:
**SUMMER WINDS
 RESIDENTIAL
 DEVELOPMENT**
 PLAT MAP 7, LOT 51
 DISTRICT R2A
 RESIDENTIAL 2- ACRE DISTRICT
 4772 OLD POST ROAD
 CHARLESTOWN, RI

PREPARED FOR:
 4772 OLD POST ROAD, LLC
 P.O. BOX 233
 CHARLESTOWN, RI 02813

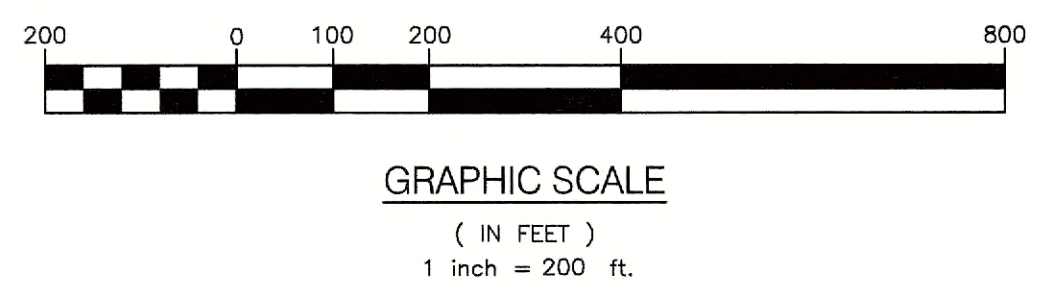
DRAWING TITLE:
KEY PLAN

DATE: SEPTEMBER 2022 SCALE: 1"=200'
 DWG. NAME: 2490-03-KEY.dwg

REVISIONS		
NUMBER	REMARKS	DATE

DRAWING NUMBER
C3
 SHEET: 4 OF 32

= PLAN NUMBER





Crossman Engineering

Rhode Island
151 Centerville Road
Warwick, RI 02886
Phone (401) 738-5660

Massachusetts
103 Commonwealth Avenue
North Attleboro, MA 02763
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PROJECT TITLE:
**SUMMER WINDS
RESIDENTIAL
DEVELOPMENT**

PLAT MAP 7, LOT 51
DISTRICT R2A
RESIDENTIAL 2- ACRE DISTRICT

4772 OLD POST ROAD
CHARLESTOWN, RI

PREPARED FOR:
**4772 OLD POST ROAD, LLC
P.O. BOX 233
CHARLESTOWN, RI 02813**

DRAWING TITLE:
**SITE LAYOUT
PLAN No. 1**

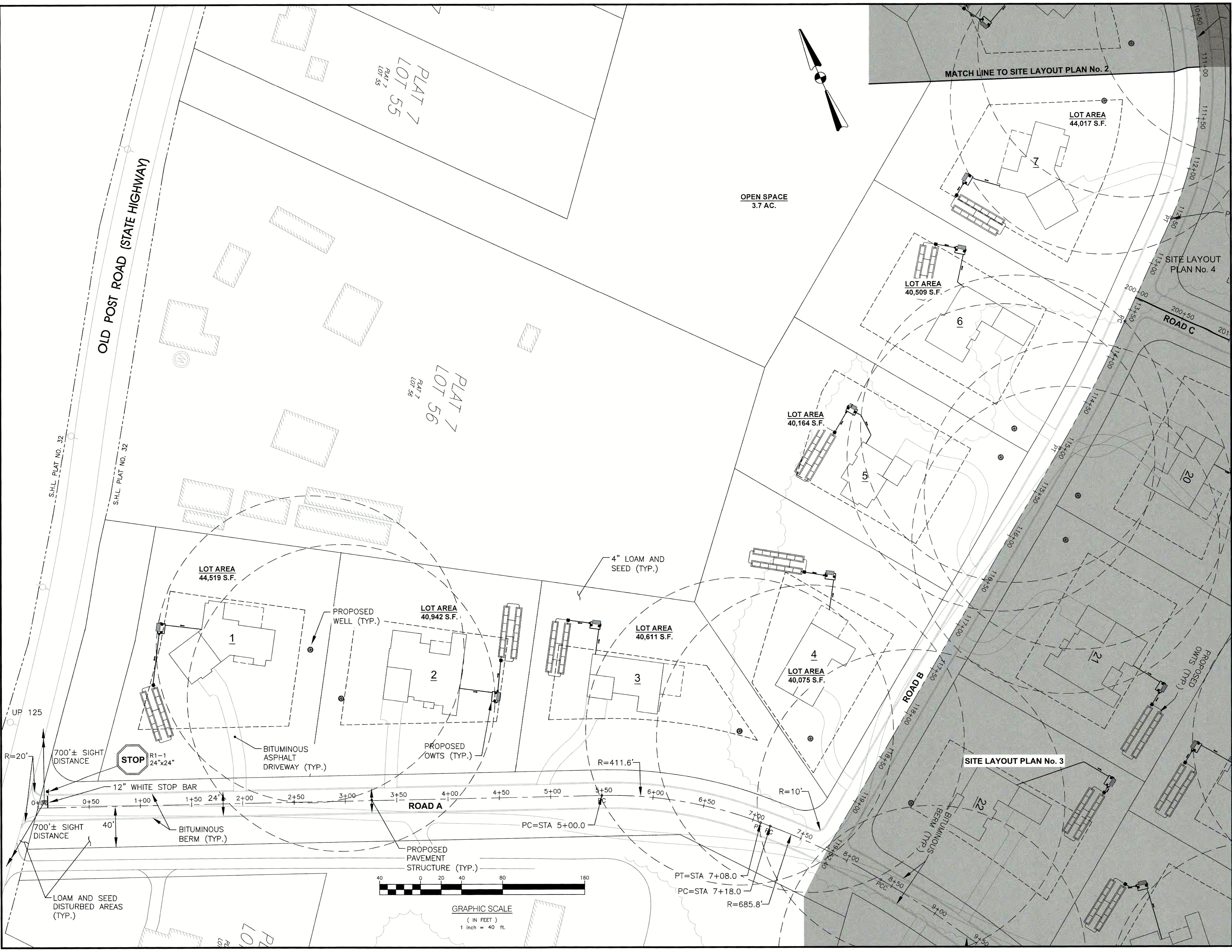
DATE: SEPTEMBER 2022 SCALE: 1"=40'

DWG. NAME: 2490-05_09-SITE.dwg

REVISIONS		
NUMBER	REMARKS	DATE

DRAWING NUMBER:
C4.1

SHEET: 5 OF 32





Crossman Engineering

Rhode Island
161 Centerville Road
Warwick, RI 02886
Phone (401) 738-8660

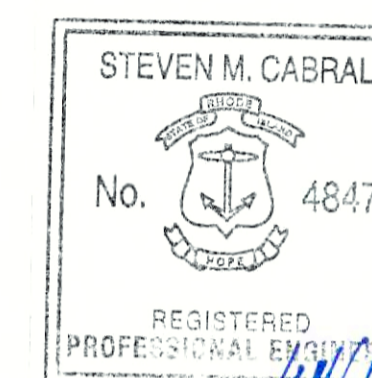
Massachusetts
103 Commonwealth Avenue
North Attleboro, MA 02763
Phone (508) 695-1700

Email: cel@crossmaneng.com

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KEY PLAN



PROJECT TITLE:
**SUMMER WINDS
RESIDENTIAL
DEVELOPMENT**

PLAT MAP 7, LOT 51
DISTRICT R2A
RESIDENTIAL 2- ACRE DISTRICT

4772 OLD POST ROAD
CHARLESTOWN, RI

PREPARED FOR:

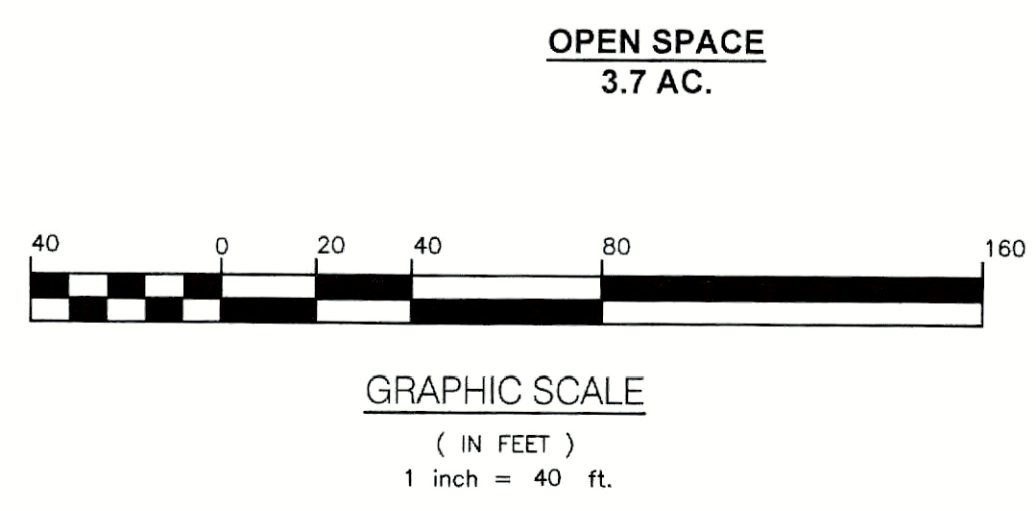
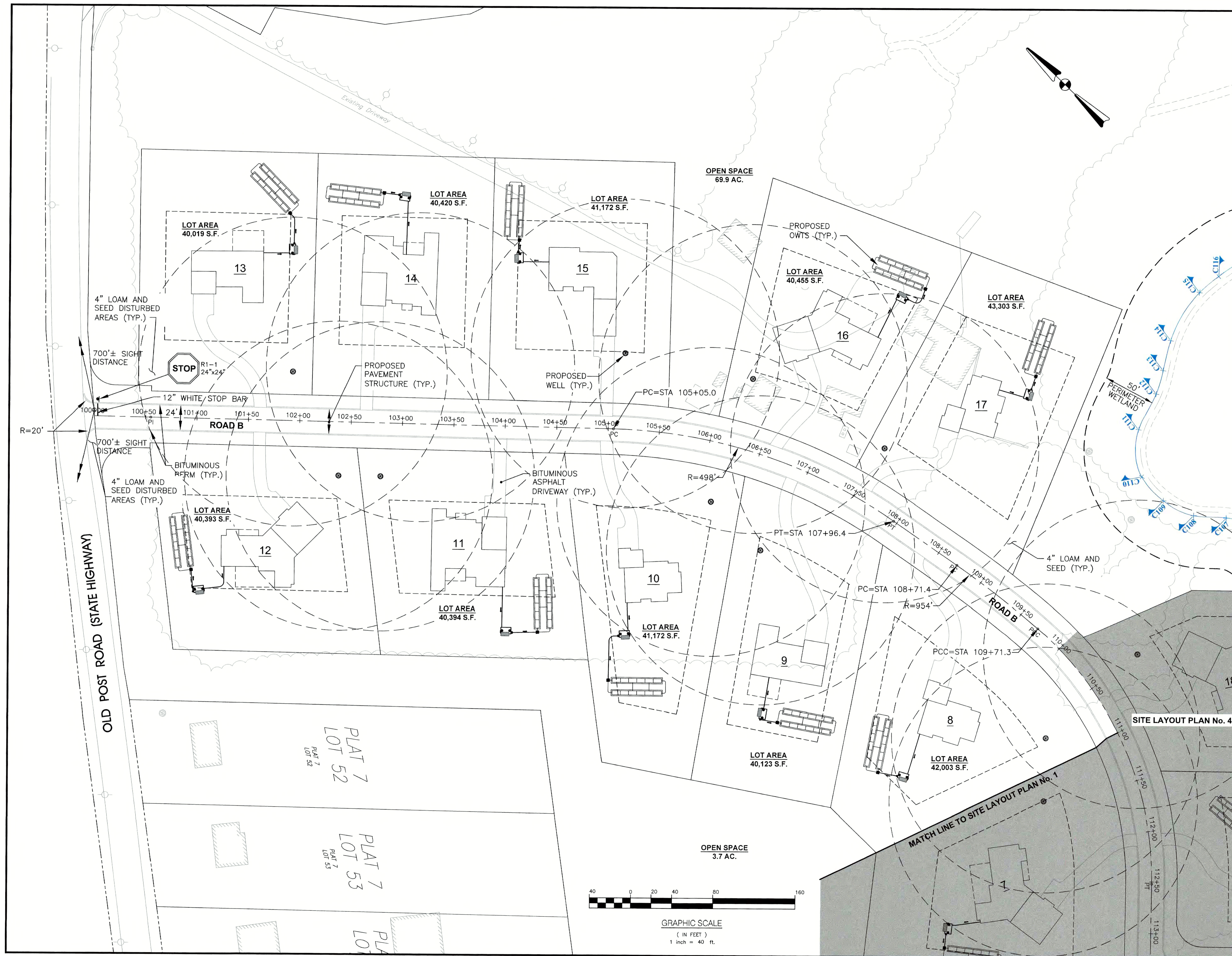
4772 OLD POST ROAD, LLC
P.O. BOX 233
CHARLESTOWN, RI 02813

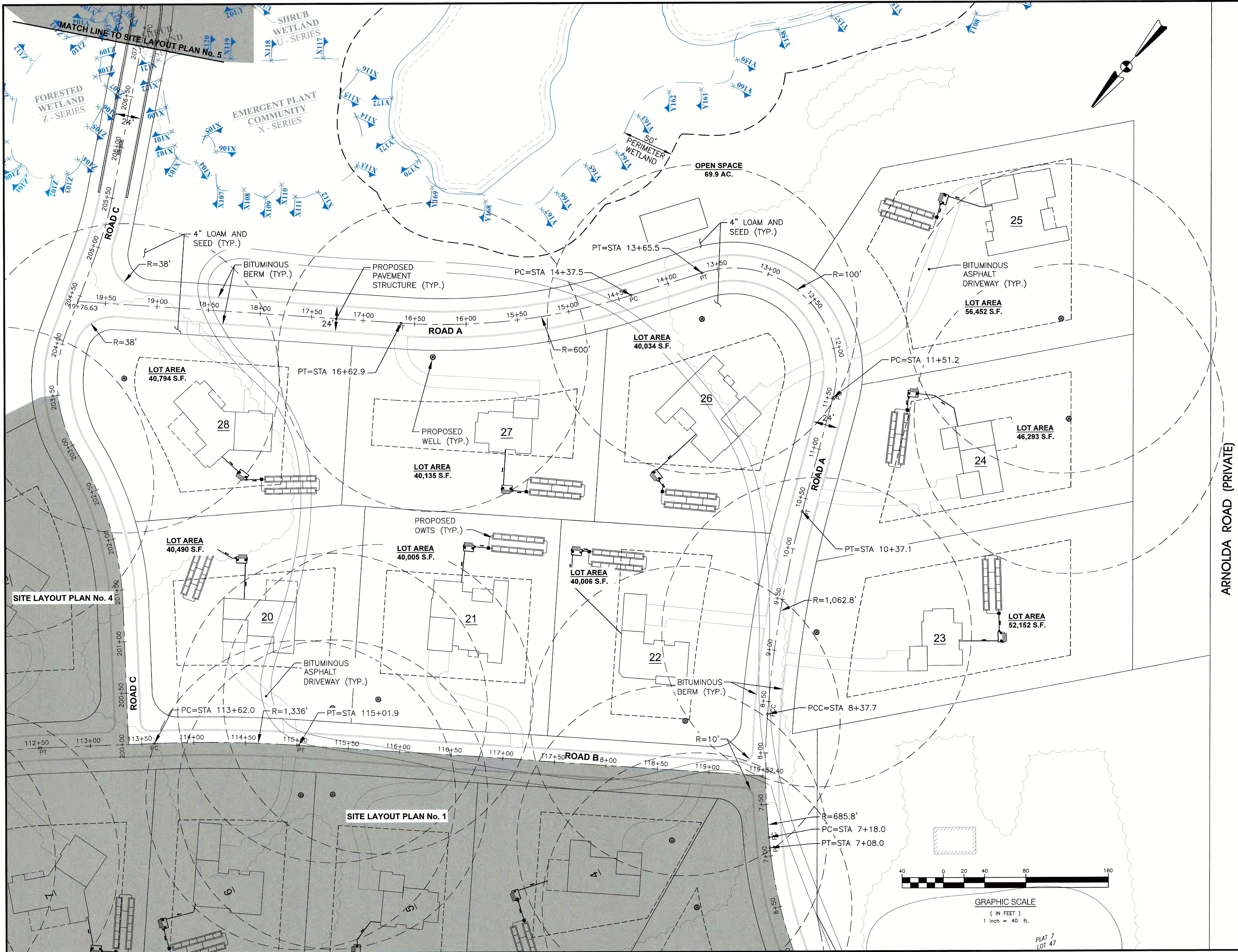
DRAWING TITLE:
**SITE LAYOUT
PLAN No. 2**

DATE: SEPTEMBER 2022 SCALE: 1"=40'
DWG. NAME: 2490-05_09-SITE.dwg

REVISIONS	NUMBER	REMARKS	DATE
△			

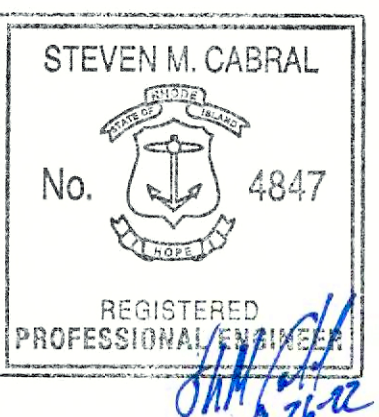
DRAWING NUMBER
C4.2
SHEET: 6 OF 32





Crossman Engineering
 Rhode Island: 151 Centerville Road, Warwick, RI 02886, Phone (401) 738-5660
 Massachusetts: 103 Commonwealth Avenue, North Attleboro, MA 02763, Phone (508) 695-1700
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PROJECT TITLE:
SUMMER WINDS RESIDENTIAL DEVELOPMENT
 PLAT MAP 7, LOT 51 DISTRICT R2A
 RESIDENTIAL 2- ACRE DISTRICT
 4772 OLD POST ROAD CHARLESTOWN, RI

PREPARED FOR:
 4772 OLD POST ROAD, LLC
 P.O. BOX 233 CHARLESTOWN, RI 02813

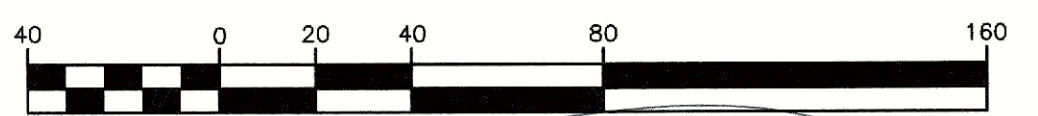
DRAWING TITLE:
SITE LAYOUT PLAN No. 3

DATE: SEPTEMBER 2022 SCALE: 1"=40'

DWG. NAME: 2490-05_09-SITE.dwg

REVISIONS	NUMBER	REMARKS	DATE
△			

DRAWING NUMBER:
C4.3
 SHEET: 7 OF 32



PLAT 7 LOT 47



Crossman Engineering

Rhode Island
151 Centerville Road
Warwick, RI 02886
Phone (401) 738-5660

Massachusetts
103 Commonwealth Avenue
North Attleboro, MA 02763
Phone (508) 695-1700

Email: ce@crosmaneng.com

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PROJECT TITLE:
**SUMMER WINDS
RESIDENTIAL
DEVELOPMENT**

PLAT MAP 7, LOT 51
DISTRICT R2A
RESIDENTIAL 2- ACRE DISTRICT

4772 OLD POST ROAD
CHARLESTOWN, RI

PREPARED FOR:
**4772 OLD POST ROAD, LLC
P.O. BOX 233
CHARLESTOWN, RI 02813**

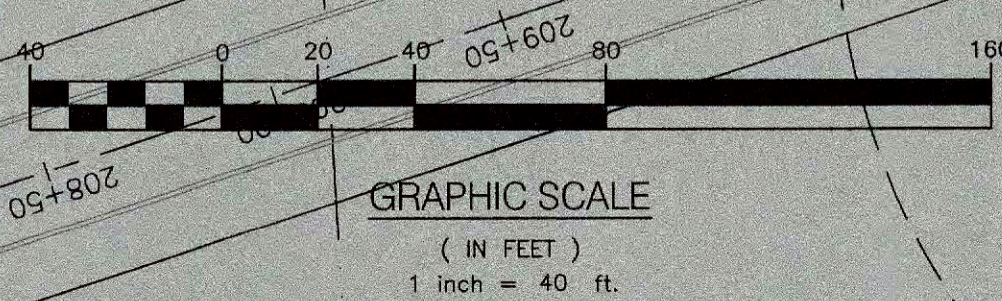
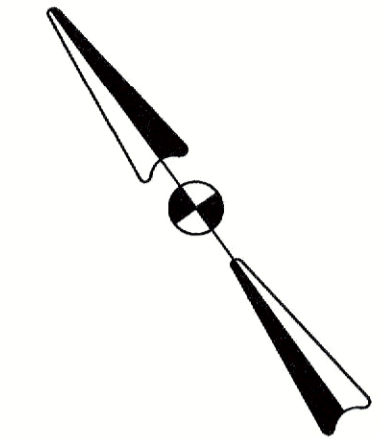
DRAWING TITLE:
**SITE LAYOUT
PLAN No. 4**

DATE: SEPTEMBER 2022 SCALE: 1"=40'

DWG. NAME: 2490-05_09-SITE.dwg

REVISIONS	NUMBER	REMARKS	DATE
△			

DRAWING NUMBER
C4.4
SHEET: 8 OF 32



CRMC Mailing List for 4772 Old Post Road, LLC
CRMC File Number 2022-06-127

4772 Old Post Road, LLC
P.O. Box 233
Charlestown, RI 02813

CRMC (2022-06-127)
O. S. Government Center
4808 Tower Hill Road
Wakefield, RI 02879

Geraldine & Shawn Harriman
10 Grandeville Ct Apt 913
Wakefield, RI 02879-8210

Bonnita & John Van Slyke
80 South Arnold Road
Charlestown, RI 02813

Joseph Valley
4800 Old Post Road
Charlestown, RI 02813

Kenneth Puckett
P O Box 613
Charlestown, RI 02813

Michael & Dawn Nelson
23 Hillando Drive
Shrewsbury, MA 01545

Charlestown Land Co, LLC
145 Fiore Industrial Drive
Wakefield, RI 02879

South Cty Sand & Gravel
145 Fiore Industrial Drive
Wakefield, RI 02879

4848 Old Post Road, LLC
P O Box 90
Charlestown, RI 02813

David & Linda Turano
182 East Avenue
Westerly, RI 02891

Town of Charlestown
Town Hall
4540 So County Trail
Charlestown, RI 02813

Lisa Turner

From: Lisa Turner <lturner@crmc.ri.gov>
Sent: Tuesday, November 1, 2022 3:08 PM
To: 'Alan Arsenault, Charlestown Public Works Director'; 'Amy Rose Weinreich, Charlestown TC'; 'Bonnie Van Slyke, Charlestown Town Council'; 'Charles F. Connery, Charlestown Conservation Commission'; 'David M. Wilkinson, Charlestown Town Council'; 'Deborah A. Carney, Charlestown Town Council, VP'; 'Donald Rathbone, Chief, Charlestown Fire District'; 'Gary Gardiner, Charlestown Conservation Commission'; 'George Gray'; 'Grace Klinger, Conservation Commission Chair'; 'Jane Weidman, Charlestown Town Planner'; 'Joseph L. Warner, Charlestown Building/Zoning Official'; 'Julie A. Carroccia, Charlestown Town Council VP'; 'Justin Vail, Harbormaster Chlstn'; 'Kenneth Swain, Assessor, Charlestown'; 'Kenneth W. Simoneau, Charlestown Conservation Commission'; Lynn Macalister, Charlestown Conservation Commission Chair; 'Mark Stankiewicz, Town Administrator'; 'Nancy Nichols'; 'Nick Gorham, Esq.'; 'Peter D. Ruggiero, Esq.'; RI Mobile Sport Fishermen Association; 'Shirley Griffin, Charlestown Conservation Commission'; 'Steven Hoff'; 'Thomas J. Dunn Jr., Artisan Builders'; 'Virginia Lee, Charlestown Town Council President'
Subject: Public Notice -- CRMC File 2022-06-127 -- 4772 Old Post Road, Charlestown
Attachments: 2022-06-127 Public Notice -- 4772 Old Post Road, LLC - Charlestown.pdf

Please note: Comments must be received by CRMC on or before December 1, 2022. Thank you!

Lisa A. Turner, Office Manager
Coastal Resources Management Council
Oliver Stedman Government Center
4808 Tower Hill Road; Room 116
Wakefield, RI 02879
401-783-3370

Lisa Turner

From: Lisa Turner <lturner@crmc.ri.gov>
Sent: Tuesday, November 1, 2022 3:10 PM
To: Alicia Wilson, USACE NE Dist; Reg Div; 'Alison Kates, NRPA Program Coordinator'; 'Amy Rose Weinreich, Charlestown TC'; 'Bruce Eastman, RISA'; 'Carol Wordell, Little Compton Town Clerk'; 'Charlotte Taylor'; 'Chris Church, Reporter'; 'Christina Collins, Jamestown Acting Town Admin'; 'Christine Andrews, QDC'; 'Chuck Horbert, RIDEM'; 'Colin Howard, Independent RI -- South Kingstown'; 'David Latham'; 'David Murdock'; 'David Prescott, Save the Bay'; 'Deborah Mongeau, Librarian'; 'Donna Giordano, Westerly TC'; Elizabeth Totten; 'Eric Schneider, RIDEM Fish and Wildlife'; 'Erin Liese, Jamestown Town Clerk'; 'Glenn Modica'; Grace Moses, US ACOE; 'James Bessette, Editorial Assistant'; Janet Tarro, Town Clerk, Narragansett; 'Jean Bellm, Exec Asst, Barrington'; 'Jeanne Spencer, Tiverton Town Clerk's Office'; 'Jeannette Alyward, North Kingstown TC'; 'Jeffrey Gardner'; Jeffrey M. Willis, Executive Director, CRMC; 'Jennifer M. West, Portsmouth TC'; 'Jerry Elmer, Esq, CLF'; Jessica Capaldi, Town of Warren; Joan Chabot, Town Clerk, Tiverton; 'John Brown, THPO, Narragansett Indian Tribe'; 'John Torgan'; 'John Williams, Warwick Cove Marina'; 'Jonathan F. Stone, Exec Dir'; 'Jude Zeh'; 'Kathy & Steve Jacques'; 'Kathy & Steve Jacques'; 'Kendra L. Beaver, Esq, Save the Bay'; Kevin R. Kotelly, USACOE; 'Kim A. Casci-Palangio, East Prov CC'; 'Laura C. Swistak, City Clerk, Newport'; Laura Dwyer; 'Lawrence Taft, Exec Dir'; Leanne Zarrella, City of Cranston, City Clerk; 'Leigh Carney, Town Clerk'; Leslie Martin, USARMY USACE; Lisa Turner; 'Liz Boardman'; Lynn D'Abrosca, City Clerk, Warwick; 'Matt Gineo, Oldport Marine'; 'Matt O'Brien, AP Reporter'; 'Melanie Jewett Army, AICP, RIDOT'; Melissa Cordeiro, Bristol Town Clerk; 'Meredith J. DeSisto, Barrington TC'; Michael Arguello, RIDEM Water Resources; 'Michael McGiveney'; 'Mike Jarbeau, Save The Bay'; 'Neal Personeus, RIDEM'; 'Nick Donadio'; 'Peter A. Healey'; 'Peter M. Vieira, Marine Construction'; 'Phil Capaldi'; Philip Hervey, Town Manager; Priscilla De La Cruz, Audubon Society of RI; 'Providence City Clerk'; 'Richard Goldstein Pawtucket TC'; 'Richard Kalunian'; 'Robert Lyons, Ocean House Marina'; Robin Barlow, RI Builders; 'Rodman R. Black Jr. HIIA'; Rosalba Zanni; 'Ryan Belssing, Independent RI -- Narragansett'; Sandra Speroni, Town Clerk's Office; Sarah Frazar, RIDEM; 'Scott Briggs, Librarian'; Susan Flynn, SK Town Clerk; 'Thomas R. Evans, State Librarian'; 'tim rockwell'; 'Wendy J. W. Marshall, Middletown TC'
Subject: Public Re-Notice CRMC File 2022-06-127 - 4772 Old Post Road, LLC - Charlestown
Attachments: 2022-06-127 Public Notice -- 4772 Old Post Road, LLC - Charlestown.pdf

Please note: Comment must be received by CRMC on or before December 1, 2022. Thank you!

Lisa A. Turner, Office Manager
Coastal Resources Management Council
Oliver Stedman Government Center
4808 Tower Hill Road; Room 116
Wakefield, RI 02879
401-783-3370



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: 2022-06-127 Date: September 26, 2022

This office has under consideration the application of:

4772 Old Post Road, LLC
P.O. Box 233
Charlestown, RI 02813

for a State of Rhode Island Assent to construct and maintain: 36 lot subdivision to be serviced by OWTS and private wells, new roadway, stormwater and landscaping. The proposal represents a "Watershed Activity" under the Salt Pond SAMP.

Project Location:	4772 Old Post Road
City/Town:	Charlestown
Plat/Lot:	7 / 51
Waterway:	Salt Pond SAMP/Ninigret Pond

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.

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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 **October 26, 2022**.

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.

/lat



Crossman Engineering

Rhode Island: 151 Center Hill Road, Warwick, RI 02881
 Massachusetts: 103 Commonwealth Avenue, North Attleboro, MA 02763
 Phone: (401) 734-0560
 Email: ce@crossmaneng.com

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Ⓝ = PLAN NUMBER



GRAPHIC SCALE
 (IN FEET)
 1 inch = 200 ft.

PROJECT TITLE:
**SUMMER WINDS
 RESIDENTIAL
 DEVELOPMENT**
 PLAT MAP 7, LOT 51
 DISTRICT R2A
 RESIDENTIAL 2- ACRE DISTRICT
 4772 OLD POST ROAD
 CHARLESTOWN, RI

PREPARED FOR:
 4772 OLD POST ROAD, LLC
 P.O. BOX 233
 CHARLESTOWN, RI 02813

DRAWING TITLE:
KEY PLAN

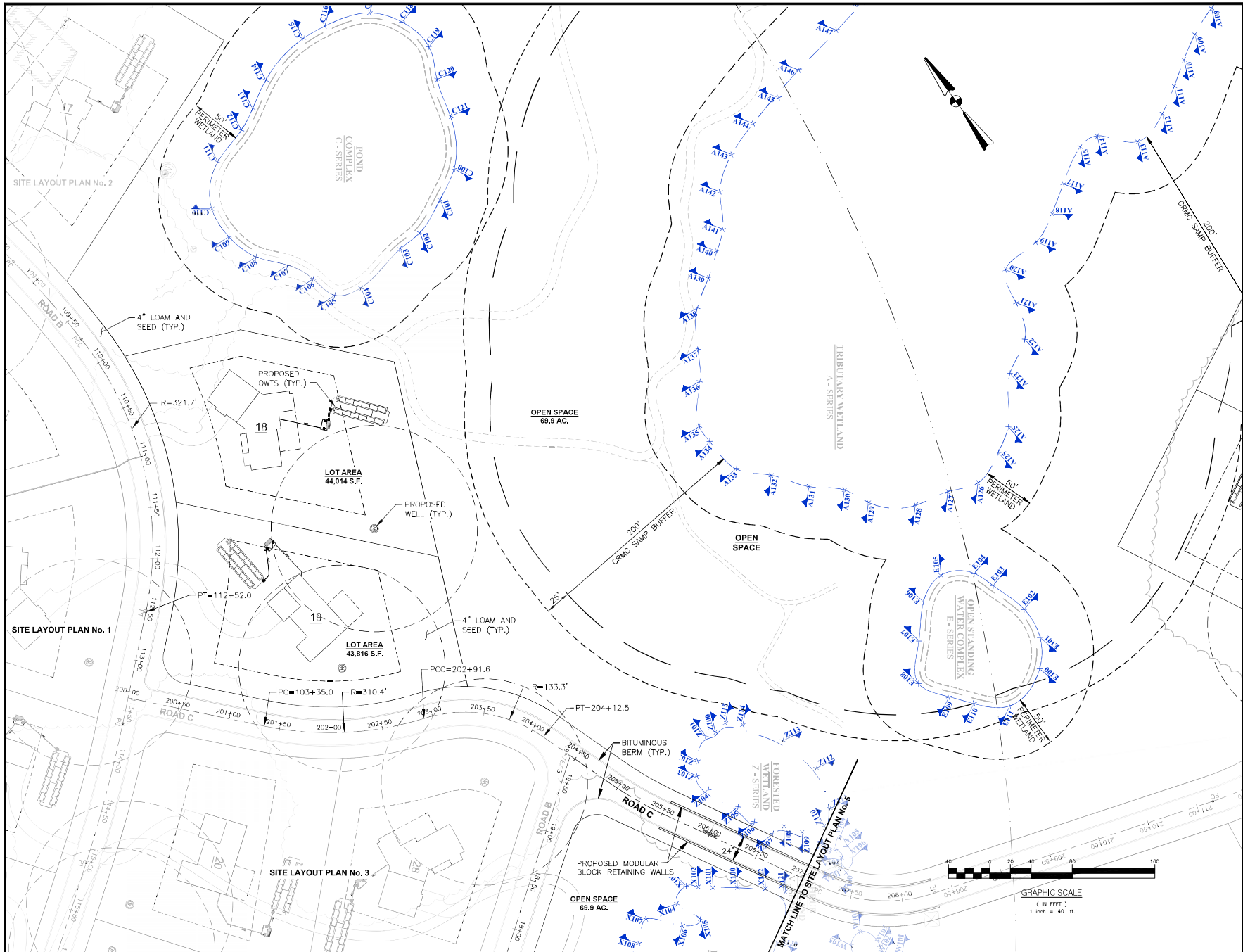
DATE: JUNE 2022 SCALE: 1"=200'

DWG. NAME: 2490-03-KEY.dwg

REVISIONS

NUMBER	REMARKS	DATE

DRAWING NUMBER
C2
 SHEET: 3 OF 31





- Civil
- Transportation
- Environmental
- Site Planning
- Surveying
- Permitting
- Landscape Architecture

Crossman Engineering

Rhode Island Massachusetts
 151 Centerville Road 103 Commonwealth Avenue
 Warwick, RI 02886 North Attleboro, MA 02763
 Phone (401) 734-6860 Phone (508) 654-7700

Email: ce@crossmaneng.com

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**SUMMER WINDS
RESIDENTIAL
DEVELOPMENT**

PLAT MAP 7, LOT 51
DISTRICT R2A
RESIDENTIAL 2-ACRE DISTRICT

4772 OLD POST ROAD
CHARLESTOWN, RI

PREPARED FOR:

**4772 OLD POST ROAD, LLC
P.O. BOX 233
CHARLESTOWN, RI 02813**

DRAWING TITLE:

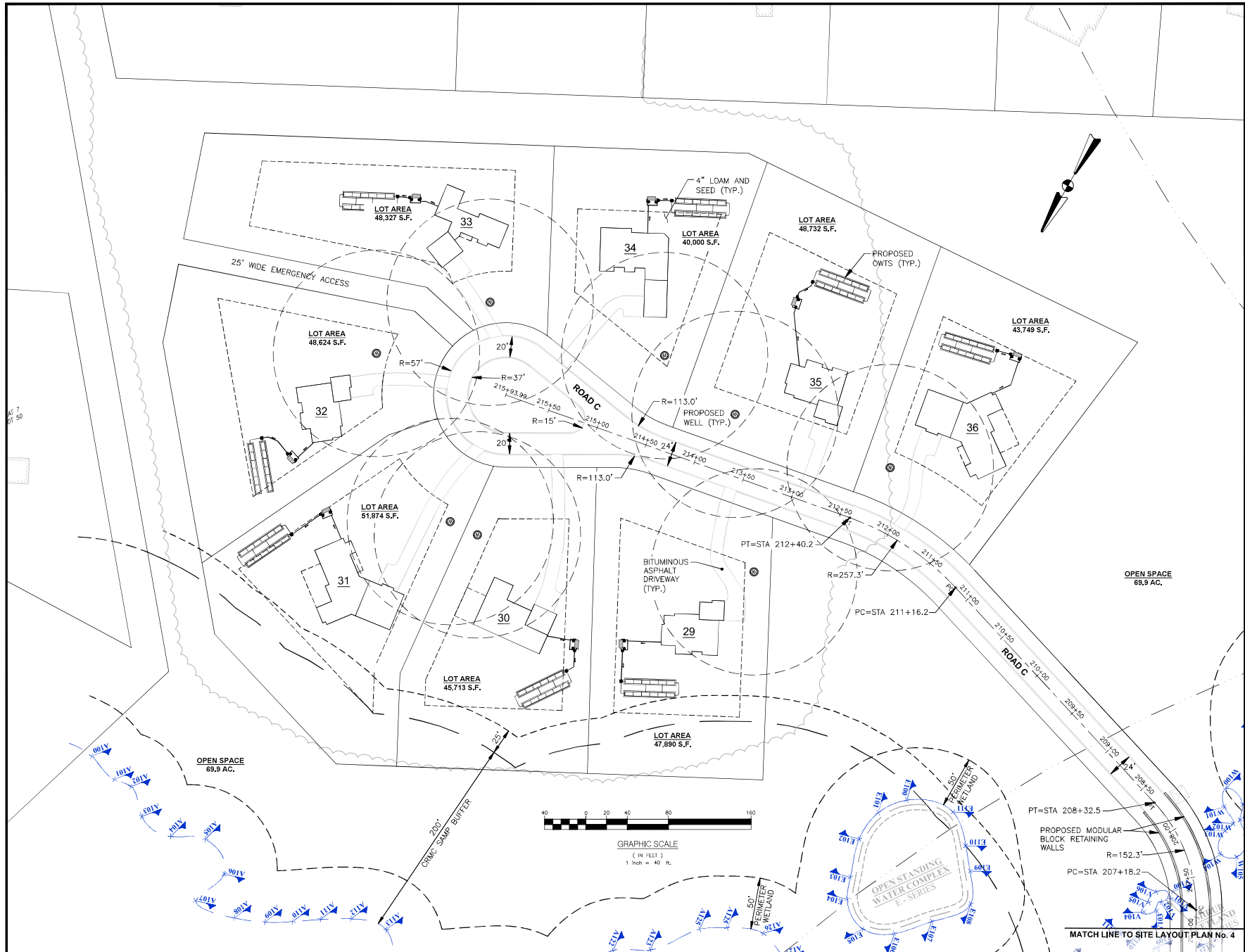
**SITE LAYOUT
PLAN No. 4**

DATE:	MAY 2022	SCALE:	1"=40'																																	
DWG. NAME:	2490-04_08-SITE01.dwg																																			
REVISIONS:	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 5%;">NUMBER</th> <th style="width: 75%;">REMARKS</th> <th style="width: 20%;">DATE</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>			NUMBER	REMARKS	DATE																														
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DRAWING NUMBER:

C3.4

SHEET: 7 OF 31



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North Attleboro, MA 02763
Phone (508) 664-7700

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DEVELOPMENT**

PLAT MAP 7, LOT 51
DISTRICT R2A
RESIDENTIAL 2-ACRE DISTRICT

4772 OLD POST ROAD
CHARLESTOWN, RI

PREPARED FOR:

4772 OLD POST ROAD, LLC
P.O. BOX 233
CHARLESTOWN, RI 02813

DRAWING TITLE:
**SITE LAYOUT
PLAN No. 5**

DATE: MAY 2022 SCALE: 1"=40'

SWC NAME: 2490-04_08-SITE01.dwg

REVISIONS	NUMBER	REMARKS	DATE
△			

DRAWING NUMBER:
C3.5

SHEET: 8 OF 31

CRMC Mailing List for 4772 Old Post Road, LLC
CRMC File Number 2022-06-127

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P.O. Box 233
Charlestown, RI 02813

ATTACHED

CRMC (2022-06-127)
O. S. Government Center
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Amanda Turco

From: Amanda Turco <aturco@crmc.ri.gov>
Sent: Tuesday, September 27, 2022 9:12 AM
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Subject: 2022-06-127 Public Notice
Attachments: Public Notice 30 Day.pdf - Adobe Acrobat.pdf

Please see attached Public Notice for 4772 Old Post Road, Charlestown.

Comments are due by October 26, 2022.