

# CRMC DECISION WORKSHEET

Hearing Date:		
Approved as Recommended		
Approved w/additional Stipulations		
Approved but Modified		
Denied		Vote

APPLICATION INFORMATION						
File Number	Town	Project Location		Category	Special Exception	Variance
1976-04-013	Narragansett	1161 Succotash Road		<b>B</b>	<input type="checkbox"/>	<input type="checkbox"/>
		Plat	I-J			
		<b>Owner Name and Address</b>				
Date Accepted	10/16/2023	Douglas G. Mancosh Revocable Trust		Work at or Below MHW	X	
Date Completed	8/6/2024	400 South County Trail Suite A-207 Exeter, RI 02822		Lease Required	<input type="checkbox"/>	

## PROJECT DESCRIPTION

As-built authorization of commercial pier configuration and establishment of a Structural Perimeter Limit (SPL)

## KEY PROGRAMMATIC ISSUES

- Coastal Feature:** Coastal beach and manmade bulkhead on a developed back barrier
- Water Type:** Type 5, Commercial/Recreational Harbors, Pt Judith Pond Channel
- Red Book:** 1.1.6(F), 1.2.1(E), 1.2.2(A), 1.2.2(B), 1.2.2(F), 1.2.3, 1.3.1(C), 1.3.1(D), 1.3.1(R), 1.3.5, 1.3.6
- SAMP:** RI's Salt Pond Region, Lands Developed Beyond Carrying Capacity

Variations and/or Special Exception Details: N/A

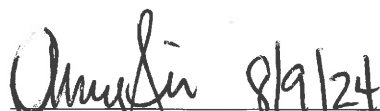
Additional Comments and/or Council Requirements:

Specific Staff Stipulations (beyond Standard stipulations): Any approval should incorporate the Common Site Plan (CSP), recognizing CRMC's ability to inspect and/or enforce all structures now and in the future

## STAFF RECOMMENDATION(S)

Engineer \_\_\_\_\_ Recommendation: \_\_\_\_\_  
 Biologist **TAS** Recommendation: **Approval**  
 Other Staff \_\_\_\_\_ Recommendation: \_\_\_\_\_

  
 Engineering Supervisor Sign-Off \_\_\_\_\_ date 8/8/24  
  
 Executive Director Sign-Off \_\_\_\_\_ date 8/13/24

  
 Supervising Biologist Sign-off \_\_\_\_\_ date 8/9/24  
 Staff Sign off on Hearing Packet (Eng/Bio) \_\_\_\_\_ date

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STATE OF RHODE ISLAND  
COASTAL RESOURCES MANAGEMENT COUNCIL  
STAFF REPORT TO THE COUNCIL

DATE: 2 August 2024  
TO: Jeffrey M. Willis, Executive Director  
FROM: T. Silvia, Sr. Environmental Scientist

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Applicant's Name:	Douglas G. Mancosh Revocable Trust
CRMC File Number:	1976-04-013
Project:	As-built authorization of commercial pier configuration and establishment of a Structural Perimeter Limit (SPL)
Location:	1161 Succotash Road; Narragansett: Plat(s): I-J; Lot(s): 64-1
Water Type/Name:	5, Point Judith Pond (Jerusalem), Commercial/Recreational Harbors
Coastal Feature:	Coastal beach and bulkhead located on a developed back barrier <i>"Permitting Services, 1157 Succotash Road, Narragansett. Existing Dock Layout/Existing Dock Section Details..."</i> , two sheets dated February 2024 by Russell J. Morgan, RPE <u>and</u>
Plans Reviewed:	<i>"Permitting Services, 1157 Succotash Road, Narragansett...Common Site Plan</i> dated June 10, 2024 by GZA GeoEnvironmental, Inc.
Recommendation:	Approval

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**A) INTRODUCTION:**

The project site is located on the backside of a developed barrier beach along the western shoreline of the Point Judith Pond breachway channel, the entrance to the historic fishing villages of Jerusalem and Galilee (Figure 1). Numerous upland permits exist for the site and the coastal feature is coastal beach backed by seawall/bulkhead. This application is one of three pending for this particular shoreline and was developed in part with the others.



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Due to the historic use and continued congestion of this area, this application is being submitted to resolve the violation in conjunction with a Common Site Plan (CSP) developed by the owner and two southern neighbors. The facility’s current length has existed since the mid 1990s based on aerial photography, extending approximately 146’ seaward of the cited MLW mark. The extra width and northwestern extension are proposed to be allowed to remain.

**B) APPLICABLE REGULATIONS (Redbook 650-RICR-20-00-01):**

Section	Section Title	Staff Comment
1.1.6(F)	Category B Applications	Commercial structure Type 5 water
1.2.1(E)	Type 5, Commercial and Recreational Harbors	Consistent historic use
1.2.2(A)	Coastal Beach	No impact
1.2.2(B)	Barrier Islands and Spits	No impact, Developed backside
1.2.2(F)	Manmade Shorelines	Existing bulkhead
1.2.3	Areas of Historic & Archaeological Significance	RIHPHC signoff received
1.3.1(C)	Res.../Commercial/Indus.../Recreational Structures	Commercial pier, see below
1.3.1(D)	Recreational Boating Facilities	Guidance for Commercial
1.3.1(R)	Submerged Aquatic Vegetation (SAV)...	See below
1.3.5	Protection/Enhancement of Scenic Value	Consistent with surroundings
1.3.6	Protection/Enhancement of Public Access...	No significant impact

**C) COMMENTS ON APPLICATION/APPLICABLE POLICIES, STANDARDS & ETC:**

The facility has been in existence in some form since the 1930s and is permitted as a commercial structure. Per the Redbook Matrices, a commercial structure in Type 5 waters requires Category B review. Given its historic location within the Jerusalem mixed use shoreline, it is staff’s opinion that the facility is consistent with the requirements of Sections 1.2.1(E) & 1.2.2(F); There is also no direct impact proposed to the coastal feature (Sections 1.2.2(A & B)).

Commercial structures are regulated primarily under Section 1.3.1(C) with Section 1.3.1(D) referred to as guidance. The applicant is seeking to establish a Structural Perimeter Limit located 10’ off the asbuilt configuration, per Section 1.3.1(C)(1)(c). The applicant’s narrative indicates that under the 2019 maintenance permit, the facility was rebuilt in substantially the same location, however, the western *12’x16’ extension and increased width* of the facility do not match the permitted conditions and require authorization. The applicant states this asbuilt configuration allows for parallel berthing, as several tie-off pilings were also removed. Note that although the permitted facility extended well over the southern property line extension as does the current proposal as well, the southern abutter has provided agreement to the proposed design as part of this review, obviating a potential setback variance.

An SAV survey per Section 1.3.1(R) was submitted indicating less than 4sf of eelgrass found under the existing facility with several small assemblages nearby. This is likely due to the historic presence of the facility and nearby piers which shade the habitat below. While the ACOE received a copy of the public

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notice, their review remains pending at this time. The facility extends no closer to the nearby federal channel than previously permitted.

Sections 1.3.5 and 1.3.6 regulate scenic and public access impacts. Commercial development and redevelopment require a public access plan, though relief is eligible for projects which propose no further impact to existing access. It is staff's opinion that the asbuilt layout represents no increase in impact to existing public access as the work is located entirely in tidal waters surrounded by private piers, is located no further seaward, and no work is proposed at the MHW/coastal feature area; Therefore, no further public access plan is required at this time. The facility is consistent with surrounding historic use and across from the State Galilee Fishing Fleet facilities, maintaining existing scenic conditions.

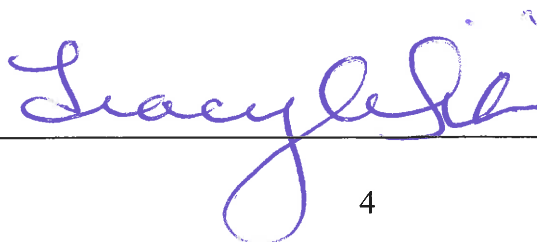
The historic congestion of this shoreline was complicated by a recently permitted residential boating facility (Gilbane) located between the applicant's asbuilt widened pier and a nearby commercial marina layout (Walker). Since commencing review of the Gilbane facility (2022 approval), staff has been in contact with all three parties regarding the congestion as various remedies were put forth. Following the initial submittal, this application was held pending revised plans during which time the applicant worked directly with the two southern landowners to develop a configuration which would reduce congestion in the area.

This Common Site Plan (CSP) represents the respective owners' mutually agreed upon design for this part of the shoreline. The CSP, following initial revision, is consistent with staff's guidance for this area and while no party is entirely pleased with the result, the proposed layout is also consistent with CRMC's regulatory requirements.

**D) SUMMARY:**

Based on the historic use of these waters and existing congestion conflicts in this area, it is staff's opinion that this project is consistent with Redbook design standards, avoids further impact to existing SAV, public access, and coastal features and serves to reduce congestion in this area. Staff recommends approval of this application (as well as the other two served by the proposed CSP), noting that CRMC also retains authority to inspect and enforce the conditions of this CSP through any Assent approvals; Standard stipulations are withheld pending Council's Decision.

Staff Signature: \_\_\_\_\_



Tracy A. Silvia, Biologist