



DarrowEverett^{LLP}

Sean O. Coffey, Esq.
scoffey@darroweverett.com

May 1, 2025

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

Attention: Mr. Rich Lucia

Reference: The Dunes Club
Boston Neck Road Properties
Seawall Maintenance Project
137 Boston Neck Road
Narragansett, RI 02882



Dear Mr. Lucia:

I write on behalf of The Dunes Club, (the “Applicant”) to provide you with responses to the Notice of Deficient Application (2025-01-022) that is dated February 4, 2025. These responses have been provided as the Dunes Club initial response to the CRMC’s concerns. Prior to resubmitting the application, we are seeking a meeting to discuss the necessary maintenance work.

This letter focuses on The Dunes Club portion of The Seawall Maintenance Project. Separate letters will be provided to you to address the notices issued to John Francis and Daria Becker Barry Revokable Trust, Application # 2025-01-058 (131 Boston Neck Road) and to Joseph Healey Application # 2025-01-038 (129 Boston Neck Road). While separate applications have been requested, The Seawall Maintenance Project is an integrated effort involving the three properties.

Provide a Concise and complete description of the work proposed

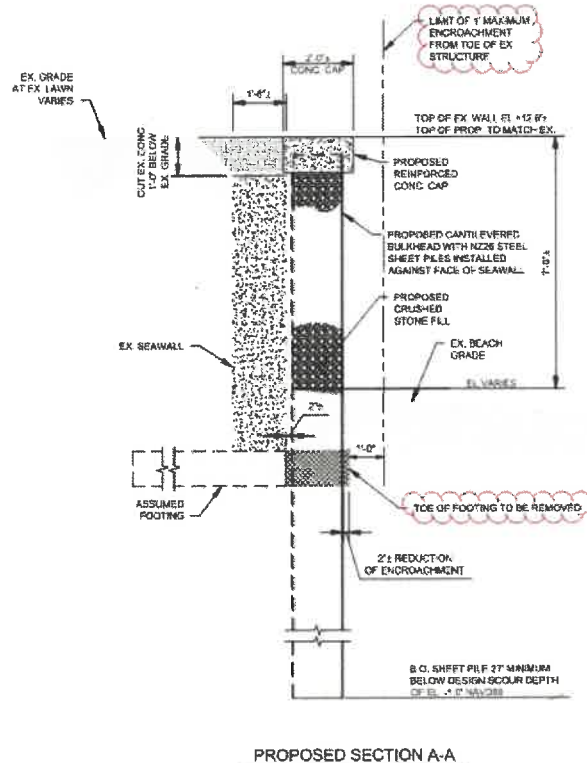
The proposed maintenance work will remove the existing toe of the concrete footings that extend waterward approximately 8” to 48” from the face of the seawall, as authorized under Ascent 1992-01-050 and then drive new sheetpiles as close to the existing seawall face as possible in the following sequence. We will excavate sections in front of the existing walls to expose the footing while simultaneously bracing the wall. With the footing exposed and the work area safe, removal of the footing toe with concrete saws and or hydraulic demolition hammers will be executed. The demolition materials will be removed from the site and legally disposed of at an authorized facility. Once a section of the existing seawall toe is removed, a casing will be installed down to bedrock.

One Turks Head Place, Suite 1200, Providence, RI 02903 • (401) 453-1200

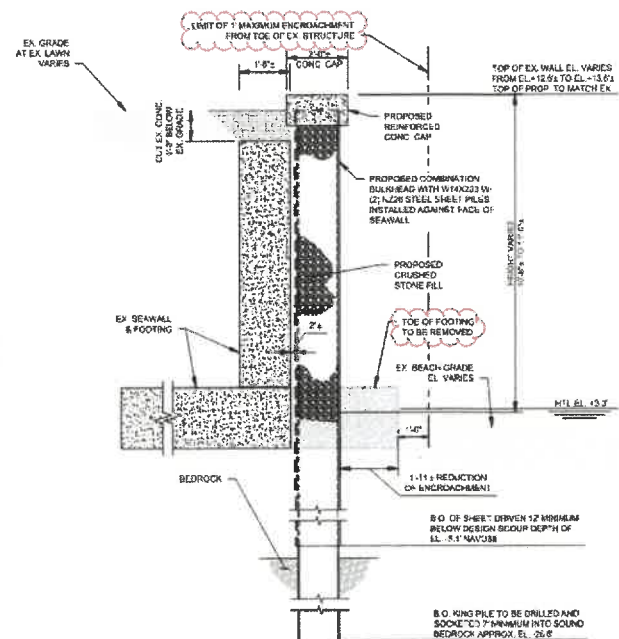
MASSACHUSETTS RHODE ISLAND NEW YORK NORTH CAROLINA SOUTH CAROLINA FLORIDA



Once the casing is installed, a King pile(s) will be drilled and set with grout a minimum of 7' into bedrock. Once the king piles are set, steel sheeting will be driven to bedrock in between the piles. The process would continue in approximately 25' to 50' sections until the work is complete. This selected repair alternative reduces the encroachment of the seawall seaward by removing the existing seawall toe and keeping the repair within one (1) foot of the existing toe location. Below is a cross section of the proposed repair that graphically details the above description.



PROPOSED SECTION A-A



PROPOSED SECTION B-B

The work proposed in this application is listed as "Category B" in the Red Book 650- RICR-20-00-1 (see Section 1.1.6(F)). As such, Section 1.3.1(A) of the Red Book must be addressed in writing. Also, coastal feature must be shown, and, all property lines must be shown on at least one plan view'.

The work proposed in this application appears to require a variance(s) and/or a special exception(s) to applicable sections of the Red Book. Please address, in writing, the Variance criteria (Section 1.1.7) and/or the Special Exception criteria (Section 1.1.8) for each of the Red Book standards that your application does not meet.

As can be seen in the cross-sections the proposed maintenance meets the standard outlined in 650-RICR-20-00-1.3.1(G).6.a since the proposed work will not extend beyond the 1 foot seaward of the existing toe. The work proposed consists of necessary maintenance to keep a permitted structure from a potential of catastrophic failure. The application material will elaborate on the alternatives investigated, however over sheeting of walls is a typical repair solution that has been performed in Rhode Island in hundreds of locations. We respectfully

RECEIVED

MAY 05 2025

COASTAL RESOURCES
MANAGEMENT COUNCIL



disagree that the proposed maintenance is a Category B, or requires a variance/special exception.

The proposed new shoreline protection does not meet the standards of the 650-RICR-20-00-1.3.1.(G).6.(a). and would be considered new construction which would be prohibited on this shoreline (Type I, Conservation area) "The maintenance or repair of shoreline protection shall not extend beyond one (1) foot seaward of the existing toe of the structure. In most cases, expansion of the shoreline protection structure beyond one (1) foot seaward of the existing toe and one (1) foot vertical above the existing or shoreline protection elevation will be considered new construction."

As submitted the wall will extend (Cross Section D-D) 20.32" seaward (3" (start of sheetpile) + 17.32" (height of NZ26)). The design will need to be revised in order to meet the 12" requirement. Cross Section E-E has the same issue, the wall will sheetpile, this will extend 20.32" (3" + 17.32" height of NZ26).

The proposed repair option has been chosen after careful consideration of the other alternatives specifically so that it will meet the standards for Maintenance and Repair of shoreline protection. The construction sequence discussed above and shown on the proposed cross-sections demonstrate this. It is our opinion that the design as shown does not need to be revised as it meets the 12" requirement.

Additionally, regarding the depth of sheetpile (NZ26), please give the design depth of scour on plans.

The design scour depth is based on USACE recommended methodology. For this project the scour depth is -1' NAVD88 and the sheets shall extend 27' below that elevation in one location and -5.1 NAVD88 in the other location with the sheets a minimum of 12' below. This is also detailed on the proposed repair plans in the application.

Other important details that need to be shown are cross-section of the existing wall and the W14 x132 and NZ26 layout/connection. Boring results need to be submitted to showing soil profile and the depth required to reach bedrock.

These details will be added to the project plans, including the boring data as part of the application resubmittal.

Also plans state the King Pile (W14 x 132) will be drilled and socketed, please address construction methodology. In particular, what is the extent of excavation required, what construction equipment will be utilized and where equipment will be sited. There should be no impedance to the level of lateral public access existing before, during and after construction (See reference below regarding public access). Any excavation, especially for the drilling and Pocketing (will these be grouted?) of the King Piles will most likely require that lateral public access during and/or after construction remain at its existing level of access. This proposed wall will now further encroach into public trust and will further impede lateral access. This must be addressed through constructing a walkway or some other method that safely allows for public access along this shoreline. All this information needs to be properly addressed in the narrative and plans.

RECEIVED

MAY 05 2025

COASTAL RESOURCES
MANAGEMENT COUNCIL



We addressed some of this in the complete description of the proposed work response, we will elaborate here for the King Pile. The toe of the existing structures will be removed in sections limited to 25 to 50 feet to allow a manageable open area. The existing toe of the wall will be removed by excavating the soils on top of the toe and then using a demolition hammer or saws to break the toe off of the existing structure. The area will then be clean of any debris and prepped from the installation of the king piles. The king piles will be installed by drilling within a 24" diameter cased hole. An excavator with a rock auger or drill rig will be utilized from the area in front of the wall or from the upland as needed. The work will be done at low water for access and visibility of the work being done. The machinery needed for the work will be stored in the upland area of the Dunes Club when the beach is not accessible due to high tide events. Once drilled, the king pile would be placed and grout would be installed to the top of the bedrock. Once cured the hole would be backfilled and the casing removed. The steel sheet pile sections would then be installed between the king piles using a vibratory hammer. The process will then repeat for the entirety of the proposed repairs. A temporary public access path will be provided along the upland area of the project site during construction. Upon completion of the project, the public access would continue along the beach as is currently provided. We have included the proposed public access plan during construction and this will also be included with the revised application submittal.

1. *Per 650-RICR-20-00-1.3.6(B)(1), "Any public access impacts associated with a proposed project should be avoided and minimized to the maximum extent possible."*
2. *Per 650-RICR-20-00-1.3.6(B)(4), "All structural shoreline protection facilities should be designed and constructed in a manner which does not reasonably interfere with the public's right to pass and re-pass along the shore."*

The project, as proposed, does not demonstrate the negative impacts to public access have been minimized to the maximum extent possible.

The proposed project minimizes negative impacts to public access to the maximum extent possible. Impacts to public access are temporary during construction. A temporary access path will be provided as depicted within the attached drawing such that the public can still have access along the beach. It is important to note that during high water events, access from the Town beach to the river is limited in front of 131 Boston Neck Road unless you wade through water. Access would be maintained and continue during non-high water events as currently exists. Additionally, there would be a significant adverse impact to the public access should repairs not be completed and failure was allowed to occur. Debris, upland soils, underground structures, and other upland amenities on this property would end up impacting the beach and create a significant hazard to the beach as well as the water body.

3. *Per 650-RICR-20-00-1.3.1(G)(5)(n), "Applicants shall provide appropriate on-site lateral shoreline access of a similar type and level to that which will be impacted by the proposed project. Applicants shall submit a plan detailing the lateral public access over or around the landward side of the proposed structure."*

RECEIVED

MAY 05 2025

COASTAL RESOURCES
MANAGEMENT COUNCIL



Lateral shoreline access may be negatively impacted by the proposed work. Applicant shall need to submit a plan which mitigates the negative impacts to lateral public access as part of this application.

Please see the public access plan included in the drawing set.

4. *Per 650-RICR-20-00-1.3.6(C)(5), "All public access plans should provide for long-term maintenance."*

The public access plan will need to provide long-term maintenance of the proposed access pathway/route.

No permanent impacts to public access are anticipated as part of this project. Access will remain as currently existing once the project is complete, limited during high water events and unrestricted during low water events.

5. *Per 650-RICR-20-00-1.2.1(B)(2)(g), "Activities and alterations subject to Council jurisdiction contiguous to public parks, public beaches, public Rights of way to the shore, and conservation areas abutting Type 1 waters shall not significantly interfere with public use and enjoyment of such facilities. Where significant interference is found, the Council shall suitably modify or prohibit that alteration or activity."*

The proposed work is contiguous to the Narragansett Town Beach and may significantly interfere with the public use and enjoyment of the beach.

The work is contiguous to the Narragansett Town Beach but for the aforementioned reasons will not significantly interfere with the public use and enjoyment of the beach.

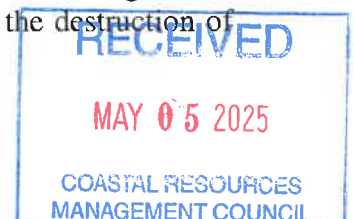
6. *Per 650-RICR-20-00-1.3.6(A)(1): Protection and Enhancement of Public Access to the Shore*

"As trustee of Rhode Island's coastal resources and in accordance with state and federal statutory mandates, the Council has a responsibility to ensure that public access to the shore is protected, maintained and, where possible, enhanced for the benefit of all."

Public access will be maintained. There will be no significant impacts if any to the access after construction and a temporary public access path will be installed during construction. In addition, by completing the proposed maintenance project the public access will be enhanced since the project would eliminate a potential adverse impact if the existing structures were to fail.

The Dunes Club and the adjacent private homeowners have a long history of providing and not impeding public access along the shore. In the case of the Dunes Club, public access has been provided and maintained along the shore all the way to the Narrows and also allows public access by foot and boat from the adjacent river and public use of the upland beach area near the Narrows.

It should be noted that the Dunes Club remains among the last remaining significant examples of historic structures along the Rhode Island shore, particularly along Narragansett Beach together with the Towers and the Coast Guard House, each of which are listed in the National Register of Historic Places. The existing Clubhouse dates to 1939, constructed following the destruction of





the 1928-29 clubhouse in the Hurricane of 1938. The existing Clubhouse, including the original seawall also built in 1939, are listed in the Register and subject to RI Historic Preservation Commission oversight and approval of alterations to existing features, as occurred for the prior CRMC approved modifications to the seawall undertaken in 1992.

The significance of the Dunes Club and seawall are acknowledged as worthy of protection under the Coastal Management Program regulations contained at 650-RICR 20-00-01. In Section 1.2.3 protection of historic structures adjacent to Type 1 waters are given high priority under the Program. Section 1.2.3.5 also states that shoreline protection of historic structures is allowed where "...necessary to protect a structure..." which is listed on the Register. Of note both adjacent homes are also eligible for listing in the Register and inclusion of maintenance of the seawalls fronting those properties is critical to protecting the Dunes Club.

Finally, it cannot be overstated that the shoreline scenic view along Narragansett Beach, from the Coast Guard House and Towers, along the town beach and its bathhouse facilities, the homes adjacent to the Club, and the Dunes Club itself, comprise an iconic scenic coastal vista representing the Rhode Island seashore which together are filmed, photographed, and frequently displayed and viewed on local television nightly news. This unique coastal vista is recognized as worthy of protection under Section 1.3.5. The proposed shoreline protection project will assure the unobstructed view from Ocean Road of this shore vista for those in vehicles and on foot is maintained and "... provide continuity with the existing scenic and historic character" of this coastal vista. Additionally, under Section 1.3.6 the proposed maintenance plan for the seawall along all three properties will collectively protect public access along the shore.

We look forward to your timely review of this Response. Should you have any questions concerning this Response, please contact the undersigned by email or by phone at (401)-453-1200 or 401-529-8967.

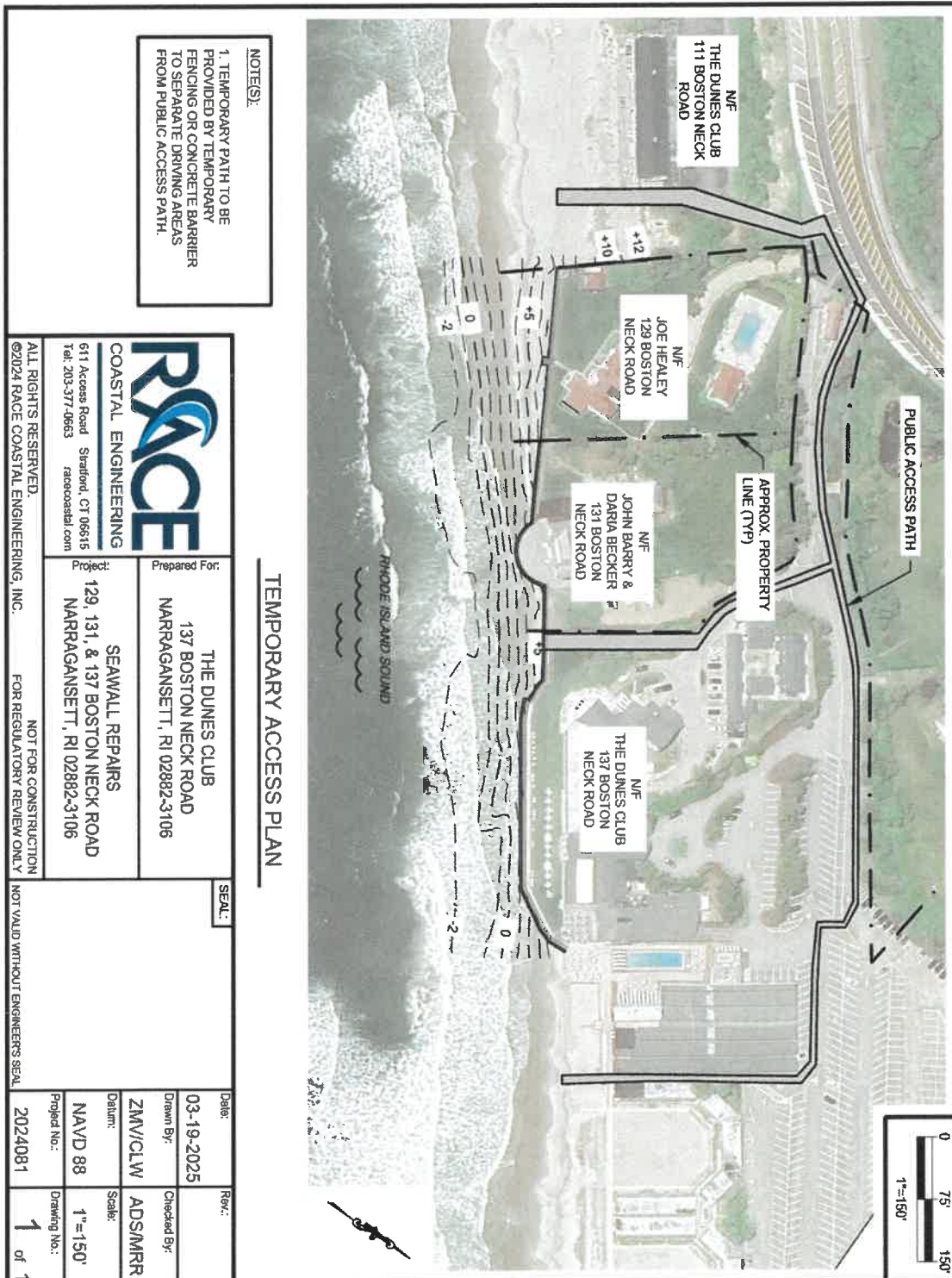
Very truly yours,



Sean O. Coffey, Esq.
Partner

cc: Jeffrey Willis
Danni Goulet







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) 783-3767

CRMC NOTICE OF DEFICIENT APPLICATION

Date:	February 4, 2025
Owner:	The Dunes Club
Location:	137 Boston Neck Road
Town:	Narragansett
App #:	2025-01-022

The Dunes Club
137 Boston Neck Road
Narragansett, RI 02882

Proposed Project: Seawall Repairs

Dear Applicant,

We wish to thank you for your recent submittal to the Coastal Resources Management Council application process. However, a preliminary review of your application indicates that it is deficient and processing cannot be initiated as submitted. On this basis, your application fee is being returned to you. **Due to the cost of postage, your application materials will not be returned. These materials will be held for thirty (30) days during which time they may be picked up by you or your authorized agent at our Wakefield office. If they are not picked up within this time frame, they will be disposed of.**

In order to process your application, you must retrieve your application to replace the information submitted with the newly requested information along with the appropriate application fee. All checks must have a current date. No checks back-dated more than 6 months will be accepted.

Please Note: Additional information regarding this notice may be obtained from the CRMC Administrative staff, or the undersigned. **All correspondence regarding this deficiency letter (including phone calls) must reference the CRMC File No., the owner's name, location, town and date of this letter, as noted above. Please refer to CRMC web site at www.crmc.ri.gov to review applicable rules and regulations.**

Sincerely,

Rich Lucia, Permitting Staff
Coastal Resources Management Council

CC: Matthew Rakowski, PE
/bms

Date: February 4, 2025

Owner: The Dunes Club

Location: 137 Boston Neck Road

Town: Narragansett

For the application to be deemed Complete, and to begin processing your request, please PICK UP your deficient application and RE-SUBMIT with the following MINIMUM ADDITIONAL INFORMATION:

- () Four (4) Copies of Completed Application with site plans
- () A completed Building Officials Form (enclosed; to be filled-out by the building official at local town hall)
- () Proof of Property Ownership (see tax assessor at local town hall).
- () Copy of other state permits as required, such as:
 - ___ RIDEM/OWTS (Onsite Wastewater Treatment System)
 - ___ RIDEM/Water Quality/Groundwater Quality Certification
 - ___ RIDEM/Permit Discharge Elimination System
- () Correct application fee: \$ _____

(✓) Concise and complete description of work proposed

- () Four (4) sets of Site Plans (minimum scale of 1" = 50'); and, Project Location map
- () Four (4) sets of Plans stamped by a Professional Engineer (P.E.) registered in the State of Rhode Island are required for this project.

(✓) The work proposed in this application is listed as "Category B" in the Red Book 650-RICR-20-00-1 (see Section 1.1.6(F)). As such, Section 1.3.1(A) of the Red Book must be addressed in writing. Also coastal feature must be shown; and, all property lines must be shown on at least one plan view.

(✓) The work proposed in this application appears to require a variance(s) and/or a special exception(s) to applicable sections of the Red Book. Please address, in writing, the Variance criteria (Section 1.1.7) and/or the Special Exception criteria (Section 1.1.8) for *each* of the Red Book standards that your application does not meet.

() The work proposed in this application is required to be advertised for public review. As such, site plans reduced to 8 ½" x 11" must *also* be provided (use of more than one sheet to delineate project is acceptable).

() The application type that has been submitted - _____ - has been deemed inappropriate for this project. Please complete the enclosed application form and provide all information requirements noted on the enclosed checklist.

Please see the following page for additional informational needs.

Date: February 4, 2025

Owner: The Dunes Club

Location: 137 Boston Neck Road

Town: Narragansett

The following informational needs have been identified by staff to help with a more efficient review of your request. Supplying it along with the above minimum information requirements will ensure a timely processing of your application. Not supplying it at this time will not prevent your application from being accepted by the CRMC. However, this information will be needed to properly review your request. Staff may not be able to begin or complete its review until this information is received.

- () Please fill out all information as noted on the enclosed checklist.
- () Please provide photographs of the area of work and shoreline feature(s) (in retrospect if possible).
- () Where the applicant chooses not to meet any of the applicable Red Book standards noted below, a written variance request must be submitted for each standard not met. The criteria for the consideration of a variance are provided in Red Book Section 1.1.7. Each of the six criteria must be addressed in writing. Submitting a written variance request is required. It is advised that the written variance request is submitted at the time of application.

(✓)See additional information/comments as follows:

Structural Shoreline Protection Standards and Regulations:

CRMC is aware that this application is one of three applications along this stretch of shoreline.

The proposed new shoreline protection does not meet the standards of the Per 650-RICR-20-00-1.3.1.(G).6.(a). and would be considered new construction which would be prohibited on this shoreline (Type 1, Conservation area) *“The maintenance or repair of shoreline protection shall not extend beyond one (1) foot seaward of the existing toe of the structure. In most cases, expansion of the shoreline protection structure beyond one (1) foot seaward of the existing toe and one (1) foot vertical above the existing or shoreline protection elevation will be considered new construction.”*

As submitted the wall will extend **(Cross Section D-D)** 20.32” seaward (3” (start of sheetpile) + 17.32” (height of NZ26)). The design will need to be revised in order to meet the 12” requirement. **Cross Section E-E** has the same issue, the wall will sheetpile, this will extend 20.32” (3” + 17.32” height of NZ26).

Additionally, regarding the depth of sheetpile (NZ26), please give the design depth of scour on plans.

Date: February 4, 2025

Owner: The Dunes Club

Location: 137 Boston Neck Road

Town: Narragansett

Other important details that need to be shown are cross-section of the existing wall and the W14 x132 and NZ26 layout/connection. Boring results need to be submitted to showing soil profile and the depth required to reach bedrock.

Also plans state the King Pile (W14 x 132) will be drilled and socketed, please address construction methodology. In particular, what is the extent of excavation required, what construction equipment will be utilized and where equipment will be sited. There should be no impedance to the level of lateral public access existing before, during and after construction (**See reference below regarding public access**). Any excavation, especially for the drilling and socketing (will these grouted?) of the King Piles will most likely require that lateral public access during and/or after construction remain at its existing level of access. This proposed wall will now further encroach into public trust and will further impede lateral access. This must be addressed through constructing a walkway or some other method that safely allows for public access along this shoreline. All this information needs to be properly addressed in the narrative and plans.

There is a note in the narrative that requests an additional temporary toe sheetpile wall be constructed during the review process. This would need a separate assent, plans etc and must meet the 12" seaward limitation. To emphasize, this cannot be done without permitting.

Public Use/Access Standards and Regulations

Per 650-RICR-20-00-1.3.6(B)(1), *"Any public access impacts associated with a proposed project should be avoided and minimized to the maximum extent possible."*

The project, as proposed, does not demonstrate the negative impacts to public access have been minimized to the maximum extent possible.

Per 650-RICR-20-00-1.3.6(B)(4), *"All structural shoreline protection facilities should be designed and constructed in a manner which does not reasonably interfere with the public's right to pass and re-pass along the shore."*

The work, as proposed, does not demonstrate the structural shoreline protection has been designed in a manner which avoids interference with the public's right to pass and re-pass along the shore.

Per 650-RICR-20-00-1.3.1(G)(5)(n), *"Applicants shall provide appropriate on-site lateral shoreline access of a similar type and level to that which will be impacted by the proposed project. Applicants shall submit a plan detailing the lateral public access over or around the landward side of the proposed structure."*

Lateral shoreline access may be negatively impacted by the proposed work. Applicant shall need to submit a plan which mitigates the negative impacts to lateral public access as part of this application.

Date: February 4, 2025

Owner: The Dunes Club

Location: 137 Boston Neck Road

Town: Narragansett

Per 650-RICR-20-00-1.3.6(C)(5), “*All public access plans should provide for long-term maintenance.*”

The public access plan will need to provide long-term maintenance of the proposed access pathway/route.

Per 650-RICR-20-00-1.2.1(B)(2)(g), “*Activities and alterations subject to Council jurisdiction contiguous to public parks, public beaches, public rights of way to the shore, and conservation areas abutting Type 1 waters **shall not significantly interfere with public use and enjoyment of such facilities.** Where significant interference is found, the Council shall suitably modify or prohibit that alteration or activity.*”

The proposed work is contiguous to the Narragansett Town Beach and may significantly interfere with the public use and enjoyment of the beach.

Coastal Resource Management Council Goals and Responsibilities

Per 650-RICR-20-00-1.3.6(A)(1): Protection and Enhancement of Public Access to the Shore

“*As trustee of Rhode Island's coastal resources and in accordance with state and federal statutory mandates, **the Council has a responsibility to ensure that public access to the shore is protected, maintained and, where possible, enhanced for the benefit of all.***”



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

MAINTENANCE CERTIFICATION APPLICATION

Project Location <u>137 Boston Neck Road, Narragansett</u> No. Street City/Town		File No. (CRMC USE ONLY): 2025-01-022
Owner's Name: The Dunes Club		Plat: <u>A</u> Lot(s): <u>33</u>
Mailing Address <u>137 Boston Neck Road</u> City/Town <u>Narragansett</u> State <u>RI</u> Zip Code <u>02882</u>		Owners Contact: Steve Sterling Phone Number: 401-783-3351 Email Address: <u>steve@thedunesclub.org</u>
Contractor RI Reg. #: Narragansett Dock Works DBA Reagan Marine Construction, LLC License No. #14796 Address: 221 Third Street, Suite 201, Newport, RI 02840		
Name of Waterway: Rhode Island Sound		Estimated Project Cost: \$5,000,000 to \$6,000,000 Fee (chart based on EPC): TBD
Description of facility to be maintained (type of facility and present conditions) Please see attachment.		
Describe accurately the maintenance work proposed. (Use additional sheets of paper if necessary and attach this form.) Please see attachment.		
Describe equipment to be used, construction methods, access routes, etc. Please see attachment.		

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): Please see attached list.

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: _____

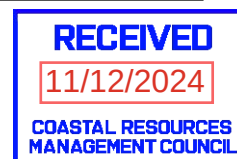
NOTE: The applicant acknowledges by evidence of their signature that they have reviewed the Rhode Island Coastal Resources Management Program, and have, where possible adhered to the policies and standards of the program. The applicant also acknowledges by evidence of their signature that to the best of their knowledge the information contained in the application is true and valid. The filing of false information can result in the Coastal Resources Management Council revoking state assent.

William Karas, President

Owner Name (PRINT)

William Karas, President

Owner's Signature (SIGN)





November 8, 2024

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

Attention: Mr. Jeffrey Willis
Executive Director
jwillis@crmc.ri.gov

Reference: Boston Neck Road Properties
Seawall Maintenance Project
129, 131, 137 Boston Neck Road
Narragansett, RI 02882
RACE Project No. 2024081

Dear Mr. Willis:

RACE COASTAL ENGINEERING (“**RACE**”) is pleased to submit the enclosed Maintenance Certification Applications for review and approval on behalf of the following property owners:

- Mr. Joseph Healey – 129 Boston Neck Rd.
- Mr. & Mrs. Barry – 131 Boston Neck Rd.
- The Dunes Club – 137 Boston Neck Rd.

The submitted materials contain information regarding the anticipated repairs to the existing seawalls which have been undermined during recent storm events. If the walls are continually undermined from scour, the structural integrity of the walls will be in jeopardy as well as significant loss of upland soils and property damage will occur. In the event of a failure, the adjacent public beaches would be significantly impacted. Therefore, the Applicants are seeking to complete these repairs as soon as possible.

Due to the significant variation in costs that could be associated with the project based on the potential project adjustments during the review process the fees have not been submitted with the Application. It is requested that CRMC allow the fee to be submitted based on the estimated costs of the permissible final design prior to issuance of an Assent.

Additionally, it is requested that CRMC allow the installation of temporary toe protection for the existing seawalls such that failure does not occur during the review process. Winter storms are likely to result in additional beach scour that are very likely to undermine the walls and result in wall failure. Any wall failure would significantly impact the adjacent public beach areas. Due to the anticipated wave environment, temporary steel sheet piles would be installed as close to the existing footings as possible. These sheets would be removed or replaced upon an issuance of a repair assent and start of the approved work.



The enclosed application package includes Maintenance Certification Applications for each property, existing site photographs, proof of ownership, permit drawings, and list of previous CRMC Assents for the above referenced properties.

We look forward to your timely review of this Application. Should you have any questions concerning this Application, please contact the undersigned at (203) 377-0663.

Very truly yours,

RACE Coastal Engineering, Inc.

Matthew Rakowski, PE
Project Manager

Copy: Applicants
U.S. Army Corps of Engineers

Enclosures: Maintenance Certificate Application Package



STATE OF RHODE ISLAND COASTAL RESOURCES MANAGEMENT COUNCIL

Maintenance Certification Application

APPLICANT(S):

**Joseph Healey
John Barry & Daria Becker Barry
The Dunes Club
129, 131, & 137 Boston Neck Road
Narragansett, RI 02882-3106**

Seawall Maintenance

October 2024

Prepared by:

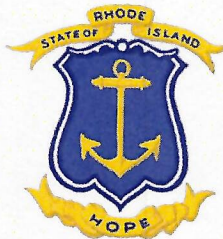


**611 Access Road
Stratford, CT 06615
Tel: (203) 377-0663
Fax: (203) 375-6561
Project No. 2024081**



Table of Contents

<u>Section</u>	<u>Attachment</u>	<u>Description</u>
1.		Maintenance Certification Applications
2.	A	Photographs of Existing Activity
3.	B	Proof of Property Ownership
5.	C	Project Plans
6.	D	Previous CRMC Permit List



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

MAINTENANCE CERTIFICATION APPLICATION

Project Location <u>131 Boston Neck Road, Narragansett</u> No. Street City/Town		File No. (CRMC USE ONLY):
Owner's Name: John Barry & Daria Becker Barry		Plat: <u>A</u> Lot(s): <u>34</u>
Mailing Address <u>131 Boston Neck Road</u> City/Town <u>Narragansett</u> State <u>RI</u> Zip Code <u>02882</u>		Owners Contact: Matt Barry Phone Number: 212-448-1006 Email Address: <u>matt@prospectcap.com</u>
Contractor RI Reg. #: Narragansett Dock Works DBA Reagan Marine Construction, LLC License No. #14796 Address: 221 Third Street, Suite 201, Newport, RI 02840		
Name of Waterway: Rhode Island Sound		Estimated Project Cost: \$1,500,000 to \$2,200,000 Fee (chart based on EPC): TBD
Description of facility to be maintained (type of facility and present conditions) Please see attachment.		
Describe accurately the maintenance work proposed. (Use additional sheets of paper if necessary and attach this form.) Please see attachment.		
Describe equipment to be used, construction methods, access routes, etc. Please see attachment.		

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): HU-D 2012-03-170, Please see attached list.

Is this site within a designated historic district?

☐ YES

☒ NO

Is this application being submitted in response to a coastal violation?

☐ YES

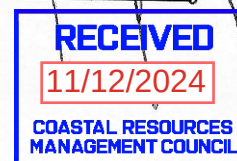
☒ NO

If YES, you must indicate NOV or C&D Number: _____

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. 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. The filing of false information can result in the Coastal Resources Management Council revoking state assent.

JOHN and DARIA BARRY
Owner Name (PRINT)

[Signature]
Owner's Signature (SIGN)



SECTION 1

Maintenance Certification Application



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

MAINTENANCE CERTIFICATION APPLICATION

Project Location <u>129 Boston Neck Road, Narragansett</u> No. Street City/Town			File No. (CRMC USE ONLY):
Owner's Name: Joseph Healey			Plat: <u>A</u> Lot(s): <u>2</u>
Mailing Address <u>129 Boston Neck Road</u> City/Town <u>Narragansett</u> State <u>RI</u> Zip Code <u>02882</u>			Owners Contact: Joseph Healey Phone Number: 917-359-9479 Email Address: <u>joephealey@gmail.com</u>
Contractor RI Reg. #: Narragansett Dock Works DBA Reagan Marine Construction, LLC License No. #14796 Address: 221 Third Street, Suite 201, Newport, RI 02840			
Name of Waterway: Rhode Island Sound			Estimated Project Cost: \$2,000,000 to \$3,000,000 Fee (chart based on EPC): TBD
Description of facility to be maintained (type of facility and present conditions) Please see attachment.			
Describe accurately the maintenance work proposed. (Use additional sheets of paper if necessary and attach this form.) Please see attachment.			
Describe equipment to be used, construction methods, access routes, etc. Please see attachment.			

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): Please see attached list.

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: _____

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. 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. The filing of false information can result in the Coastal Resources Management Council revoking state assent.

Joseph Healey
Owner Name (PRINT)

Joseph Healey
Owner's Signature (SIGN)



Site: 129, 131, & 137 Boston Neck Road Seawalls

Location: 129, 131, & 137 Boston Neck Road, Narragansett, RI 02282-3106

Water Use Category: Type 1- Conservation Areas

Description of Facility to be Maintained:

The 3 sites currently have existing seawalls. 129 Boston Neck Road is a residential site with an approximately 315-ft long seawall made of concrete. The upland area near the seawall consists of a residence, multipurpose building, patio, deck, and lawn. 131 Boston Neck Road is a residential site with structures that are made of concrete on the east and west sides of the properties and a curved steel sheet pile bulkhead in the middle. The concrete sections total approximately 152-ft long and the steel sheet pile bulkhead is approximately 131-ft long. The steel sheet pile bulkhead section appears to have been refaced, however the lower section of the bulkhead shows significant deterioration. The upland near the seawall has a residence with a deck and patio near the waterfront, lawn and driveway. 137 Boston Neck Road is a beach club with an approximately 411-ft long bulkhead made of steel sheet pile with a concrete façade and a 61-ft seawall of older concrete construction. The sheet pile section is of newer construction. The upland area of The Dunes Club consists of a clubhouse with deck and a lawn area. While the condition of the existing seawalls appears to be in fair condition, recent storm events have undermined the wall resulting in significant erosion to the upland area. The Applicants are seeking to install a system that will stabilize the upland area and eliminate the erosion/movement of landside sediment into the beach and waterway. The Applicants are seeking to oversheet the existing structures with deeply driven steel sheeting prior to a failure event. Please see drawings for more information.

Property	Type	Length
129 Boston Neck Road	Concrete	315'±
131 Boston Neck Road	Concrete / Steel Sheet Pile	152'± / 131'±
137 Boston Neck Road	Concrete / Concrete & Sheet Pile	350'± / 61'±

Describe accurately the maintenance work proposed:

The maintenance will primarily involve removing the existing toe of the concrete footings and driving the sheets as close to the existing face of wall. This would be completed by excavating sections in front of the existing walls to find the existing footing. Once found, the wall would be braced as required and the existing footing that extends beyond the face of the seawall would be removed. The existing footing will be removed by concrete saw and/or jack hammers. Past repairs on the waterward side of the structures will also be removed by similar methods. The materials from the footings and repairs will be removed from the site and disposed of at an authorized

facility. Sheet piles would then be installed with a vibratory hammer as close as possible to the existing structures. It is important to note that due to the length of the existing toe, the waterward encroachment in some areas will be reduced. Please see drawings for more details.

Various alternatives were reviewed during the preliminary stages of this project to minimize encroachment and impacts while keeping cost viability into consideration. Some alternatives included oversheeting the existing structures in their entirety or undersheeting the existing seawalls. The oversheeting was rejected due to the amount of encroachment while undersheeting was also rejected due to several factors, including but not limited to, site limitations/existing structures, below grade structures, existing seawall anchoring systems, etc.

Based on these factors the proposed maintenance as depicted in the permit drawings was selected and will prevent loss of soil from beneath the existing walls, stabilize the upland area, minimize impacts to the adjacent beach area, and can be installed with minimal impacts to the surrounding area compared to other options.

RACE completed a preliminary design for the proposed seawall taking into consideration soil conditions, waves, scour, and typical soil/surcharge loads. Based on this analysis, in some locations a cantilevered steel sheet pile bulkhead can be used but, in some locations, due to the exposed height and high bedrock, king piles are required to be drilled and pinned. The structural analysis resulted in a steel sheet pile that has a depth of 17.32". It is anticipated that these sheets will be driven as close to the existing seawall face as possible.

Describe equipment to be used, construction methods, access routes, etc.:

The sites can be accessed by the beach during outgoing tides from The Dunes Club (137 Boston Neck Road). It is anticipated that the work would start at the 129 property and extend until completed at the 137 property. All these properties are seeking to install this maintenance solution to provide uniform protection. It is anticipated that work will proceed in sections. The contractor would excavate to expose the existing toe of the seawall and remove it. Once removed the steel sheets would be driven as close to the existing seawall as possible. As sheeting progresses, depending upon the design solution, king piles will need to be drilled and set into bedrock (see plans). It is anticipated that the contractor will use a drill rig and casings to set the specified steel pile into bedrock. Once the king pile is set, steel sheets will be installed between the king piles to seal the gaps. This process will continue until the work is complete. Once sections of the sheet pile are installed, a reinforced concrete cap will be installed on top of the sheets and king piles to provide support to the combination wall system.

SECTION 2

Attachment A Photographs of Existing Activity

Aerial Image;

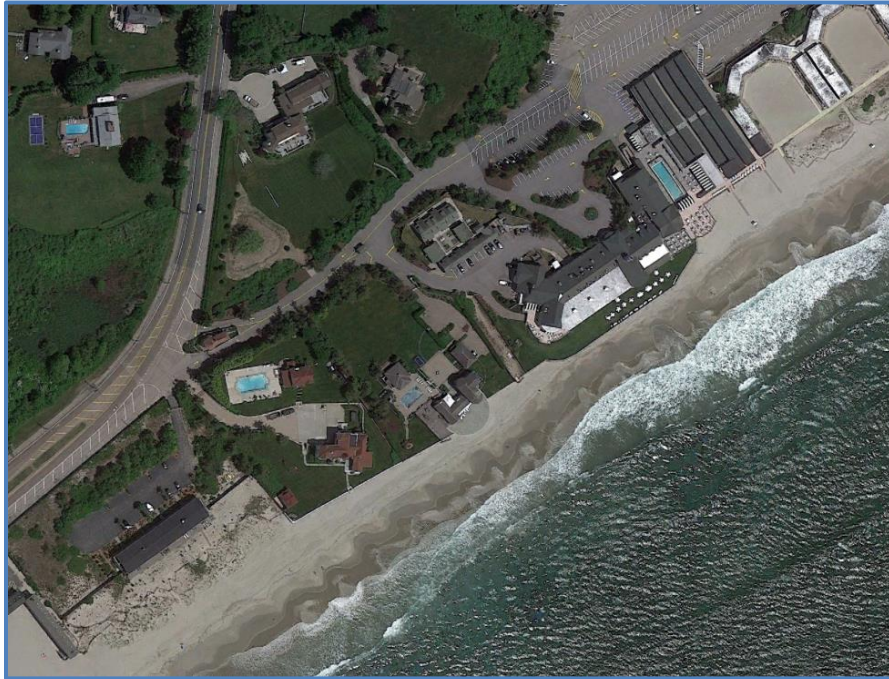


Figure 1: Aerial Image of Sites

129 Boston Neck Road;



Figure 2: Concrete Seawall



Figure 3: Concrete Return Wall



Figure 4: Seawall facing Northeast



Figure 5: Western Side of Seawall



Figure 6: Center of Seawall at Stairs



Figure 7: Eastern Side of Seawall



Figure 8: Seawall facing Southwest



Figure 9: Upland Area Behind Western Side of Seawall



Figure 10: Upland Area Behind Eastern Side of Seawall

131 Boston Neck Road;



Figure 11: Western Section of Concrete Seawall and Steel Bulkhead



Figure 12: Western Section of Seawall



Figure 13: Western Section of Seawall and Access Stairs



Figure 14: Middle Section with Curved Bulkhead



Figure 15: Middle Section with Curved Bulkhead



Figure 16: Middle Section with Curved Bulkhead and Eastern Side of Seawall



Figure 17: Upland behind Western Section of Seawall

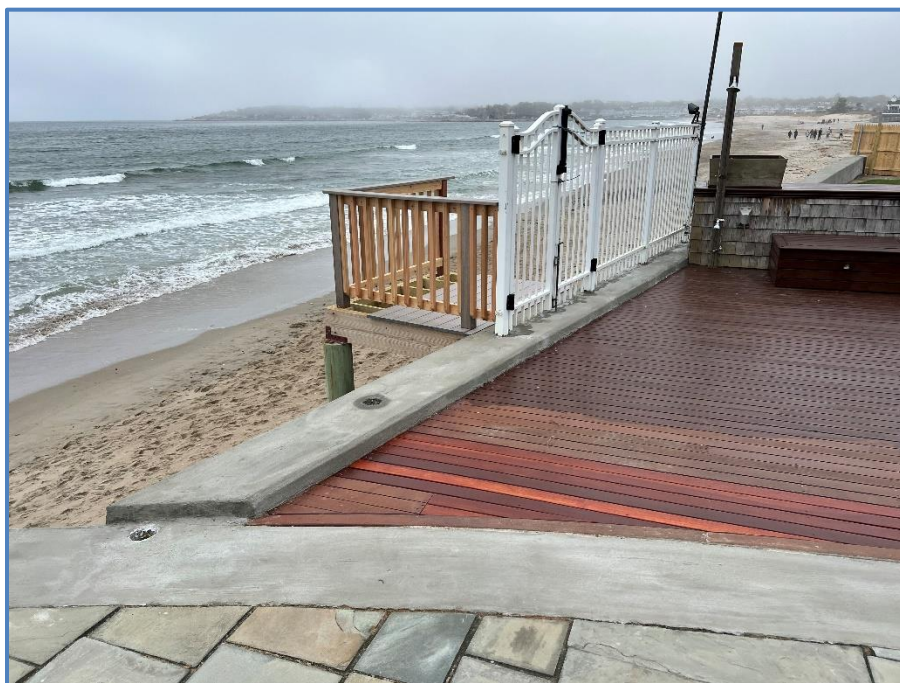


Figure 18: Upland behind Western Section of Seawall near Access Stairs

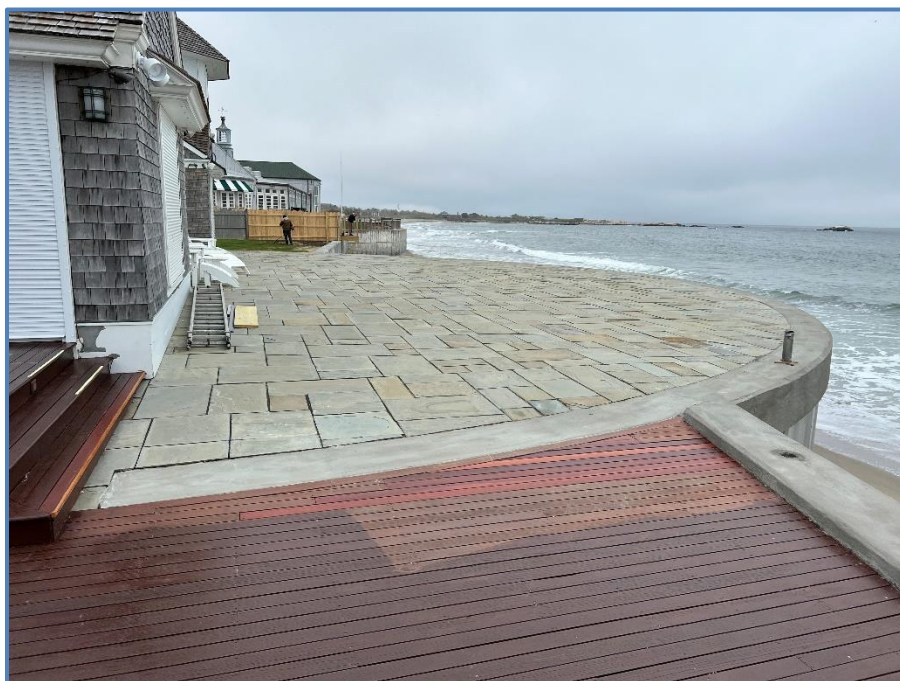


Figure 19: Upland Patio behind Middle Section of SSP Bulkhead



Figure 20: Upland behind Eastern Section of Seawall



Figure 21: Area Undermined During Storm



Figure 22: Area Restored From Undermining



Figure 23: Scour along Seawall and Bulkhead after Storm



Figure 24: Exposed Toe of Pan Over sheeting at Time of Site Visit

137 Boston Neck Road;



Figure 25: Concrete Seawalls Facing Northeast



Figure 26: Concrete Seawalls Facing Northwest



Figure 27: Older Section of Concrete Seawall



Figure 28: Start of Newer Section of Concrete Seawall



Figure 29: Concrete Seawall Facing Northeast

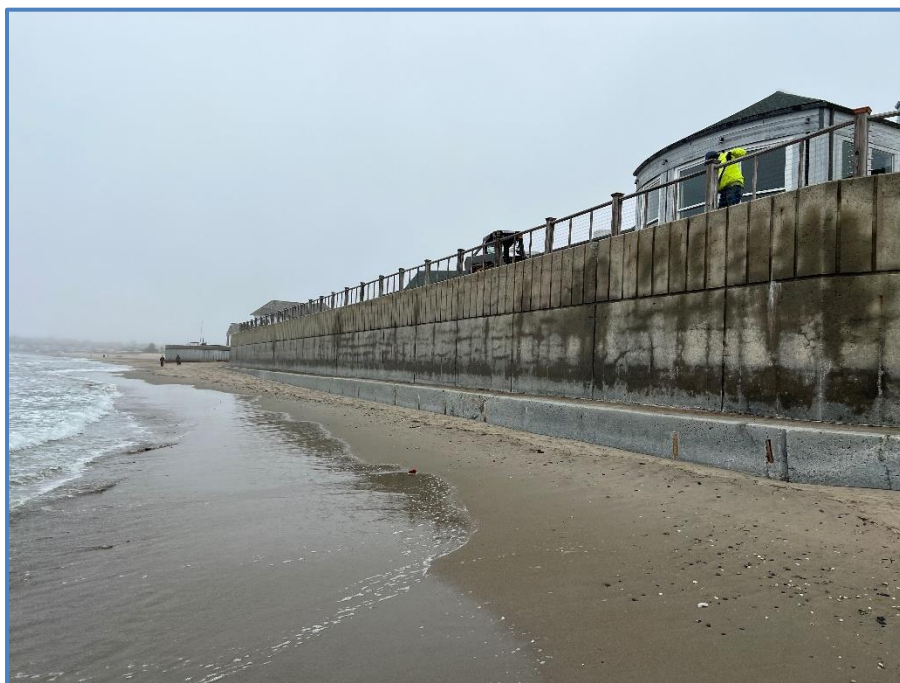


Figure 30: Concrete Seawall Facing Northwest



Figure 31: Start of Return Section of Seawall



Figure 32: Return Section of Seawall



Figure 33: Upland near Return Section of Seawall

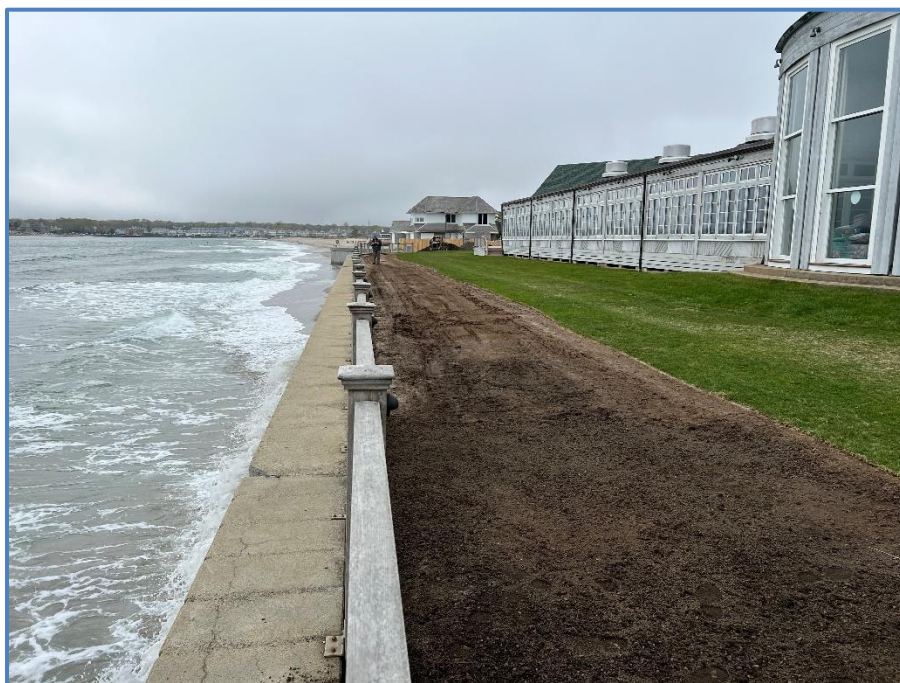


Figure 34: Upland Area Along Seawall



Figure 35: Upland Area Along Seawall



Figure 36: Upland Area Along Seawall



Figure 37: Upland Area at Older and Newer Sections of Seawall



Figure 38: Upland Area at Older Section of Seawall and Property Line

SECTION 3

Attachment B Proof of Ownership



TOWN OF NARRAGANSETT

Town Hall • 25 Fifth Avenue • Narragansett, RI 02882-3699
Tel. (401)-782-0616 TDD (401)-782-0610 Fax (401)-788-2555

Office of the Tax Assessor

July 17, 2024

Coastal Resources Management Council
Oliver Stedman Government Center
4800 Tower Hill Road
Wakefield, RI 02879

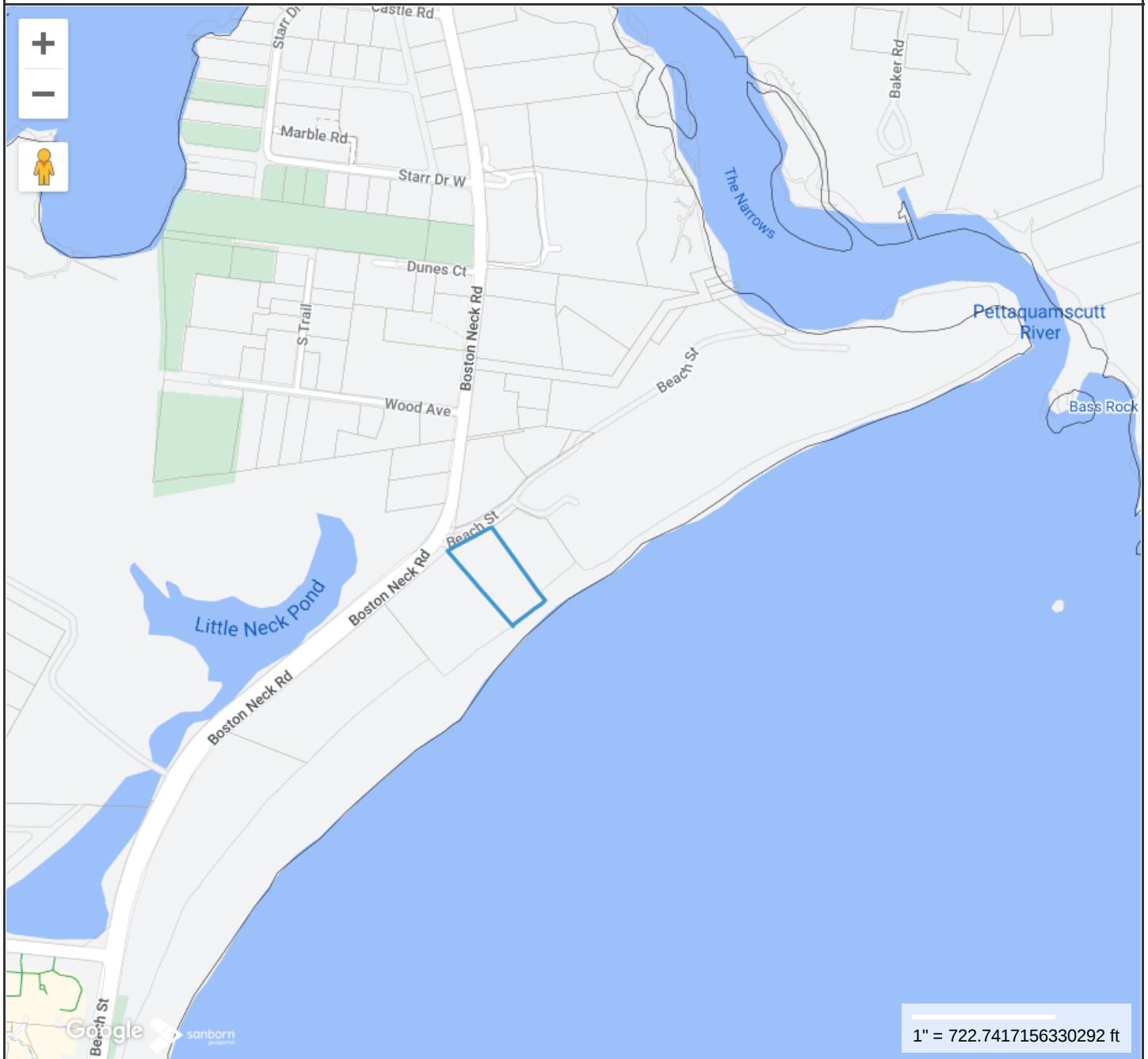
Dear Sir/Madam:

According to our records, this is to verify that Joseph P. Healey is the owner of Assessor's Map A Lot 2 located at 129 Boston Neck Road in the Town of Narragansett.

Sincerely,

Erica Duckworth
Deputy Tax Assessor



**Property Information**

Property ID A-2
Location 129 BOSTON NECK ROAD
Owner HEALEY, JOSEPH P

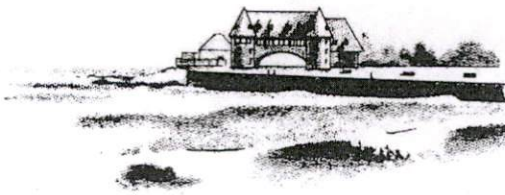
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Narragansett, RI makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 9/10/2018
Data updated 9/10/2018

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

RECEIVED**11/12/2024****COASTAL RESOURCES
MANAGEMENT COUNCIL**



TOWN OF NARRAGANSETT

Town Hall • 25 Fifth Avenue • Narragansett, RI 02882-3699

Tel. (401) 789-1044 TDD (401) 782-0610 Fax (401) 783-9637

FINANCE DEPARTMENT

July 10, 2024

Coastal Resources Management Council
Oliver Stedman Government Center
4800 Tower Hill Road
Wakefield, RI 02879

Dear Sir/Madam:

This is to verify that JOHN FRANCIS BARRY III REV TR and DARIA BECKER BARRY REV TRUST are the owners of Assessor's Map A Lot 34 located at 131 BOSTON NECK ROAD in the Town of Narragansett.

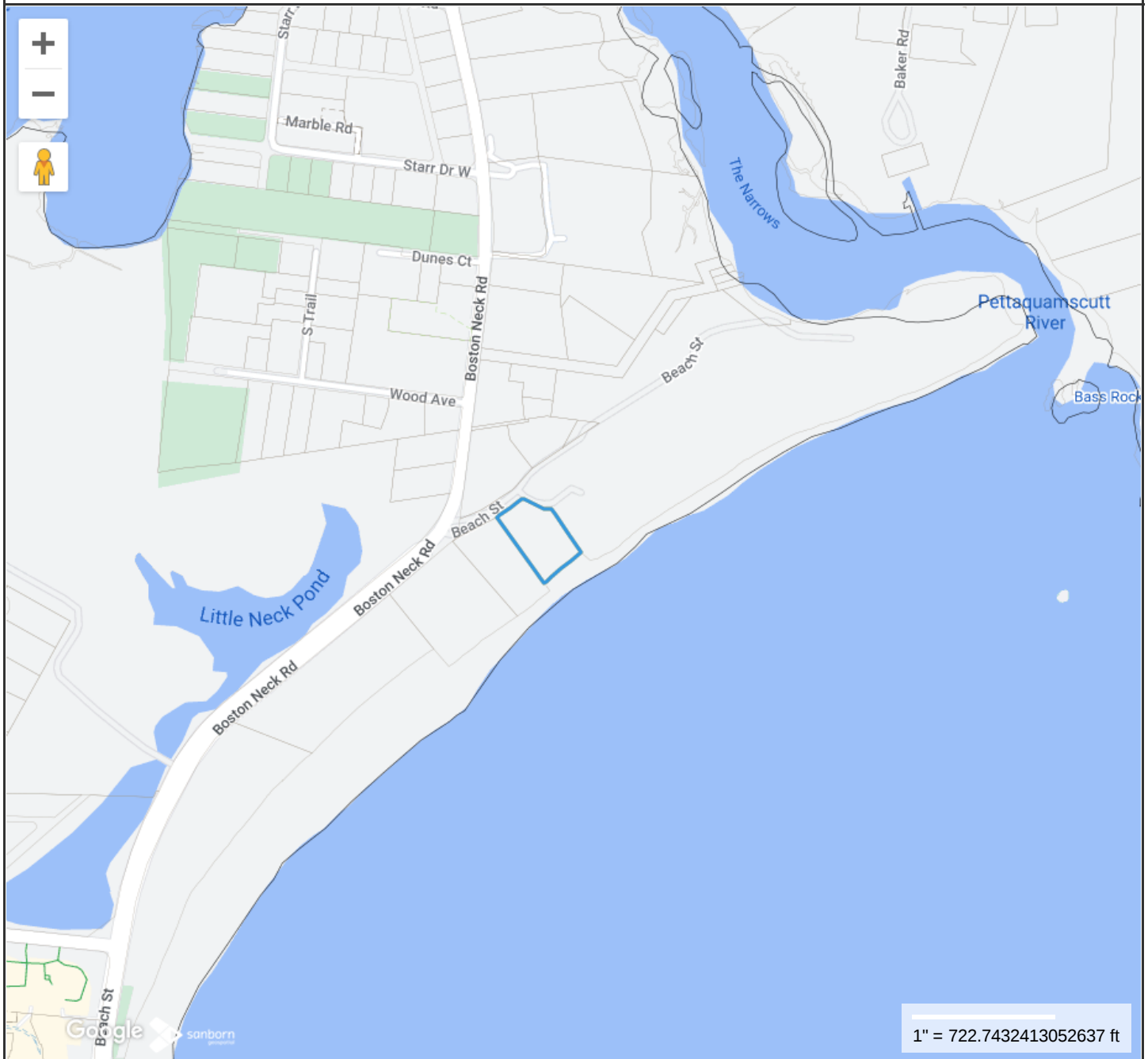
Sincerely,

Erin A. Jacobs, RICA
Tax Assessor

RECEIVED

11/12/2024

**COASTAL RESOURCES
MANAGEMENT COUNCIL**

**Property Information**

Property ID A-34
Location 131 BOSTON NECK ROAD
Owner BARRY III, JOHN FRANCIS REV TR

**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Narragansett, RI makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 9/10/2018
Data updated 9/10/2018

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

RECEIVED**11/12/2024****COASTAL RESOURCES
MANAGEMENT COUNCIL**



TOWN OF NARRAGANSETT

Town Hall • 25 Fifth Avenue • Narragansett, RI 02882-3699
Tel. (401)-782-0616 TDD (401)-782-0610 Fax (401)-788-2555

Office of the Tax Assessor

July 17, 2024

Coastal Resources Management Council
Oliver Stedman Government Center
4800 Tower Hill Road
Wakefield, RI 02879

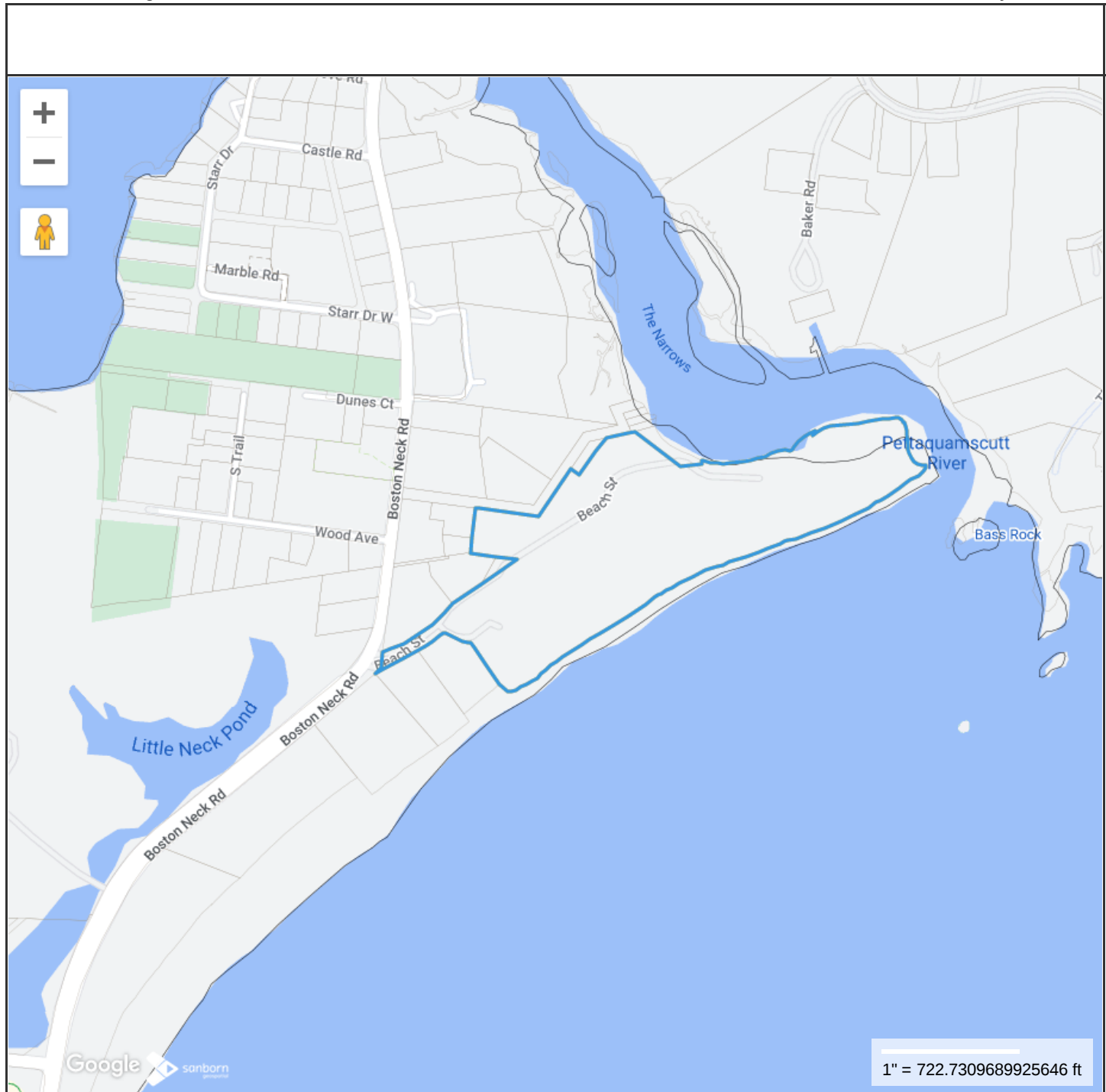
Dear Sir/Madam:

According to our records, this is to verify that The Dunes Club is the owner of Assessor's Map A Lot 33 located at 137 Boston Neck Road in the Town of Narragansett.

Sincerely,

Erica Duckworth
Deputy Tax Assessor



**Property Information**

Property ID A-33
Location 137 BOSTON NECK ROAD
Owner DUNES CLUB, THE

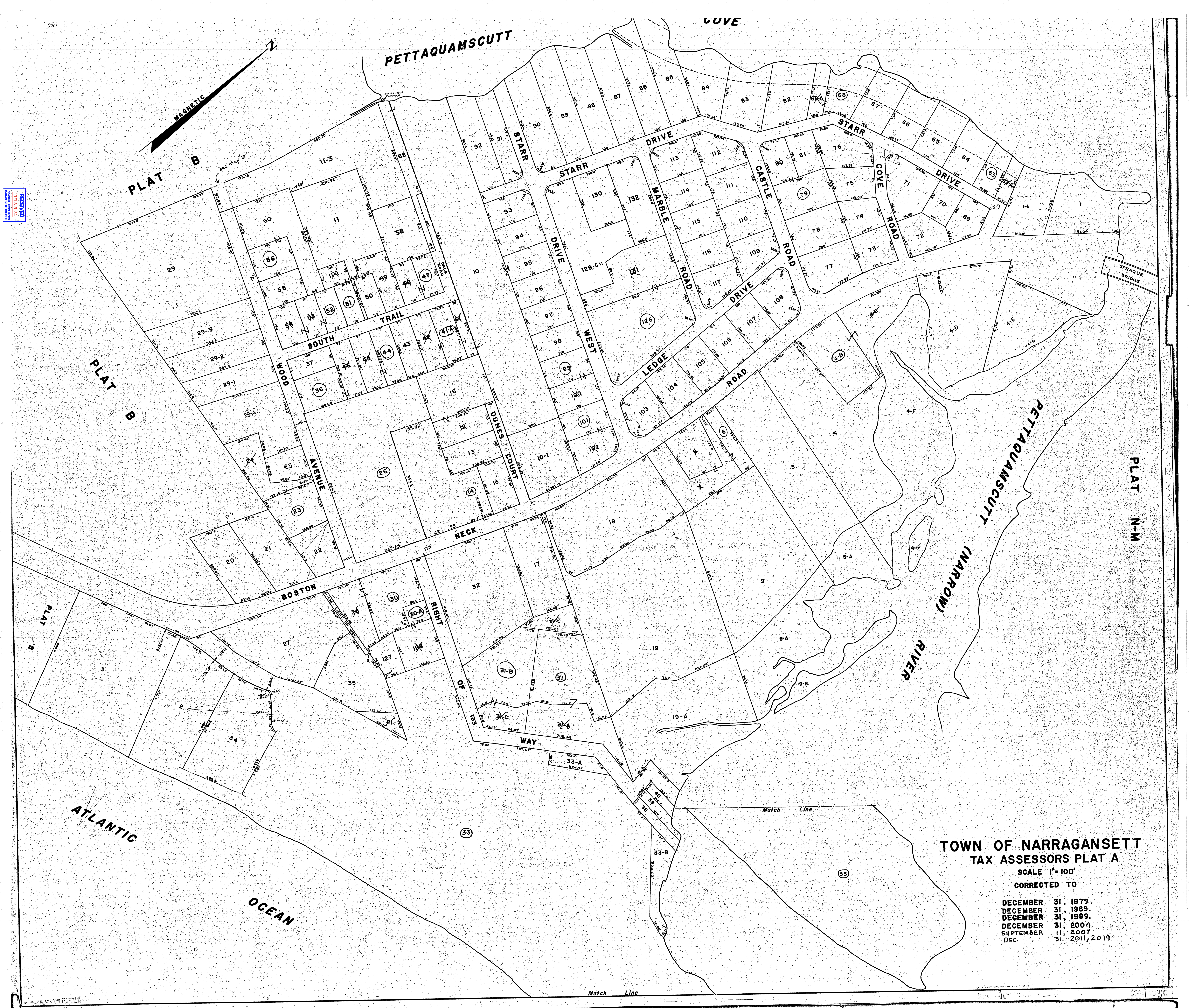
**MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT**

Town of Narragansett, RI makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 9/10/2018
Data updated 9/10/2018

Print map scale is approximate.
Critical layout or measurement
activities should not be done using
this resource.

RECEIVED**11/12/2024****COASTAL RESOURCES
MANAGEMENT COUNCIL**

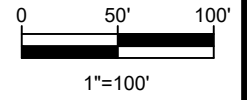
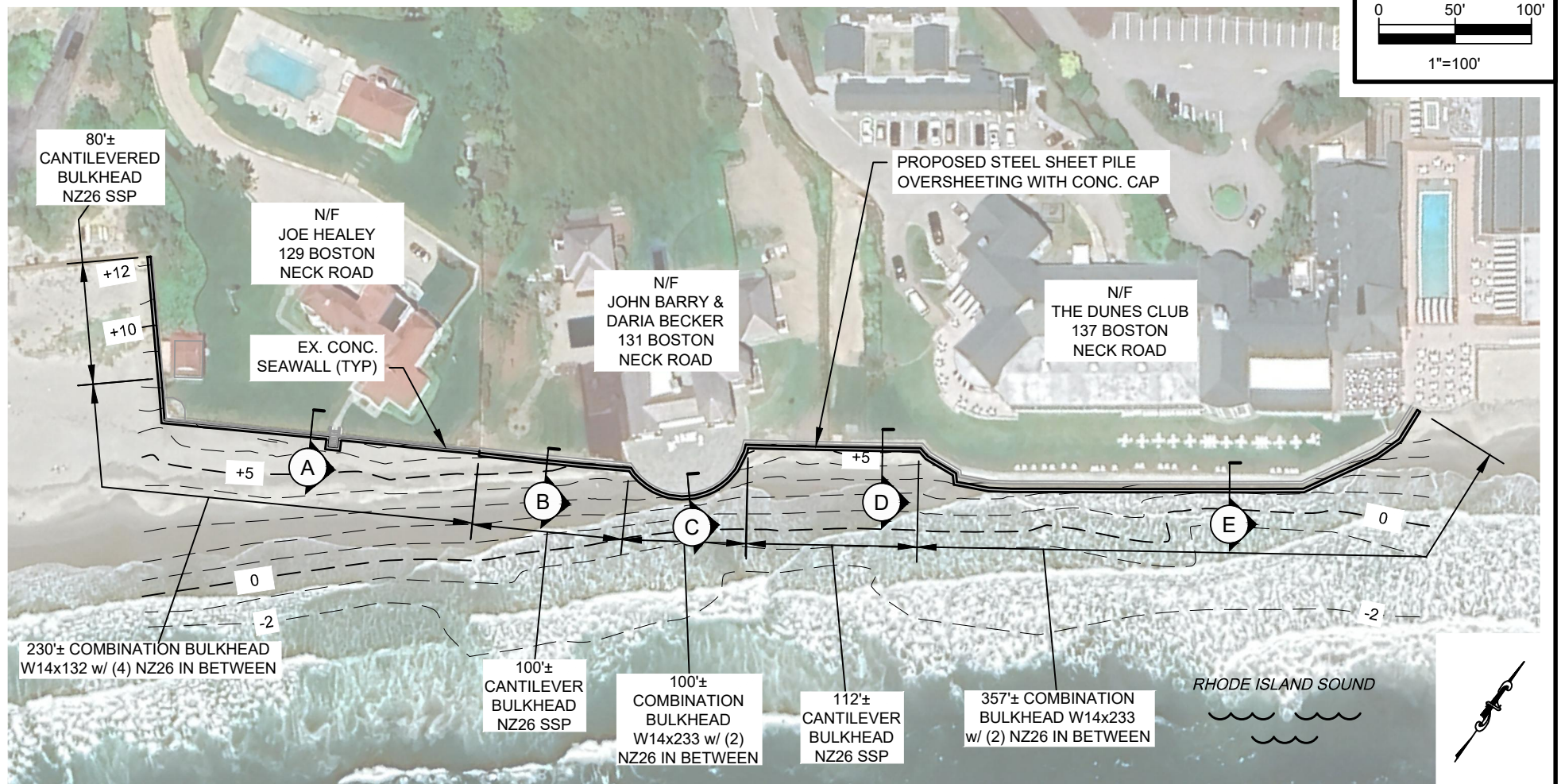


SCALE 1"=100'
CORRECTED TO

DECEMBER 31, 1979
DECEMBER 31, 1989.
DECEMBER 31, 1999.
DECEMBER 31, 2004.
SEPTEMBER 11, 2007
DEC. 31, 2011, 2019

SECTION 4

Attachment C Project Plans



PROPOSED OVERSHEETING PLAN



611 Access Road Stratford, CT 06615
Tel: 203-377-0663 racecoastal.com

ALL RIGHTS RESERVED.
©2024 RACE COASTAL ENGINEERING, INC.

Prepared For: JOE HEALY, JOHN BARRY & DARIA BECKER, THE DUNES CLUB
129, 131, 137 BOSTON NECK ROAD
NARRAGANSETT, RI 02882-3106

Project: SEAWALL REPAIR OPTION B
129, 131, 137 BOSTON NECK ROAD
NARRAGANSETT, RI 02882-3106

SEAL:

DRAFT

Date: 10-17-2024

Drawn By: MJW/CLW
Checked By: ADS/MRR

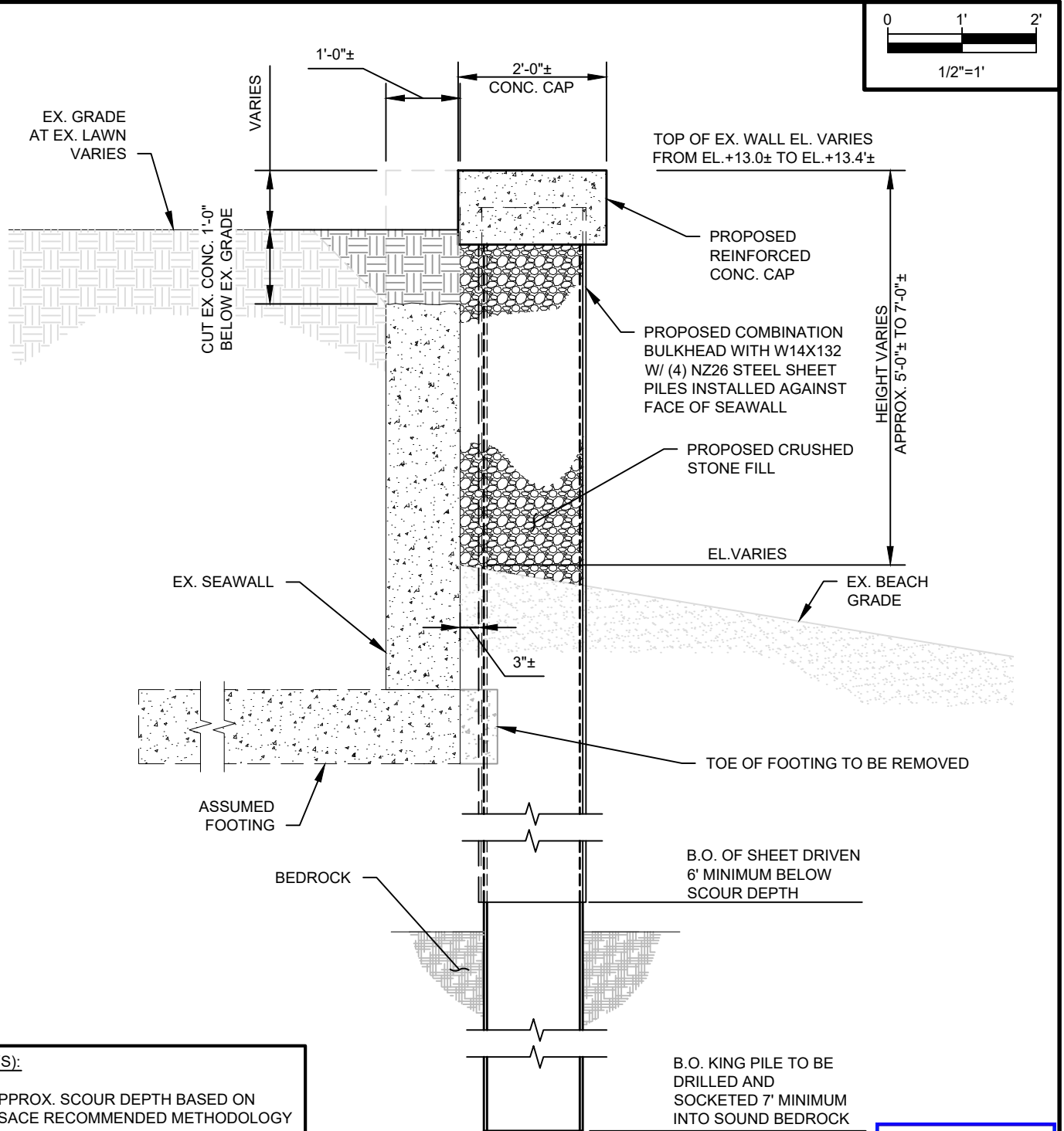
Datum: NAVD 88
Scale: 1"=100'

Project No.: 2024081
Drawing No.: 1 of 6

RECEIVED
11/12/2024
COASTAL RESOURCES
MANAGEMENT COUNCIL

NOT FOR CONSTRUCTION
FOR REGULATORY REVIEW ONLY

NOT VALID WITHOUT ENGINEER'S SEAL

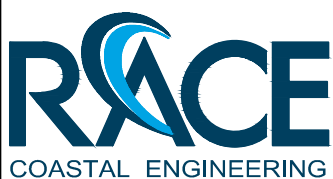


PROPOSED SECTION A-A

RECEIVED

11/12/2024

**COASTAL RESOURCES
MANAGEMENT COUNCIL**



611 Access Road Stratford, CT 06615
Tel: 203-377-0663 racecoastal.com

Prepared For: JOE HEALY, JOHN BARRY & DARIA
BECKER, THE DUNES CLUB
129, 131, 137 BOSTON NECK ROAD
NARRAGANSETT, RI 02882-3106

Project: SEAWALL REPAIR OPTION B
129, 131, 137 BOSTON NECK ROAD
NARRAGANSETT, RI 02882-3106

SEAL:

DRAFT

Date:
10-17-2024

Rev.:

Drawn By:
MJW/CLW

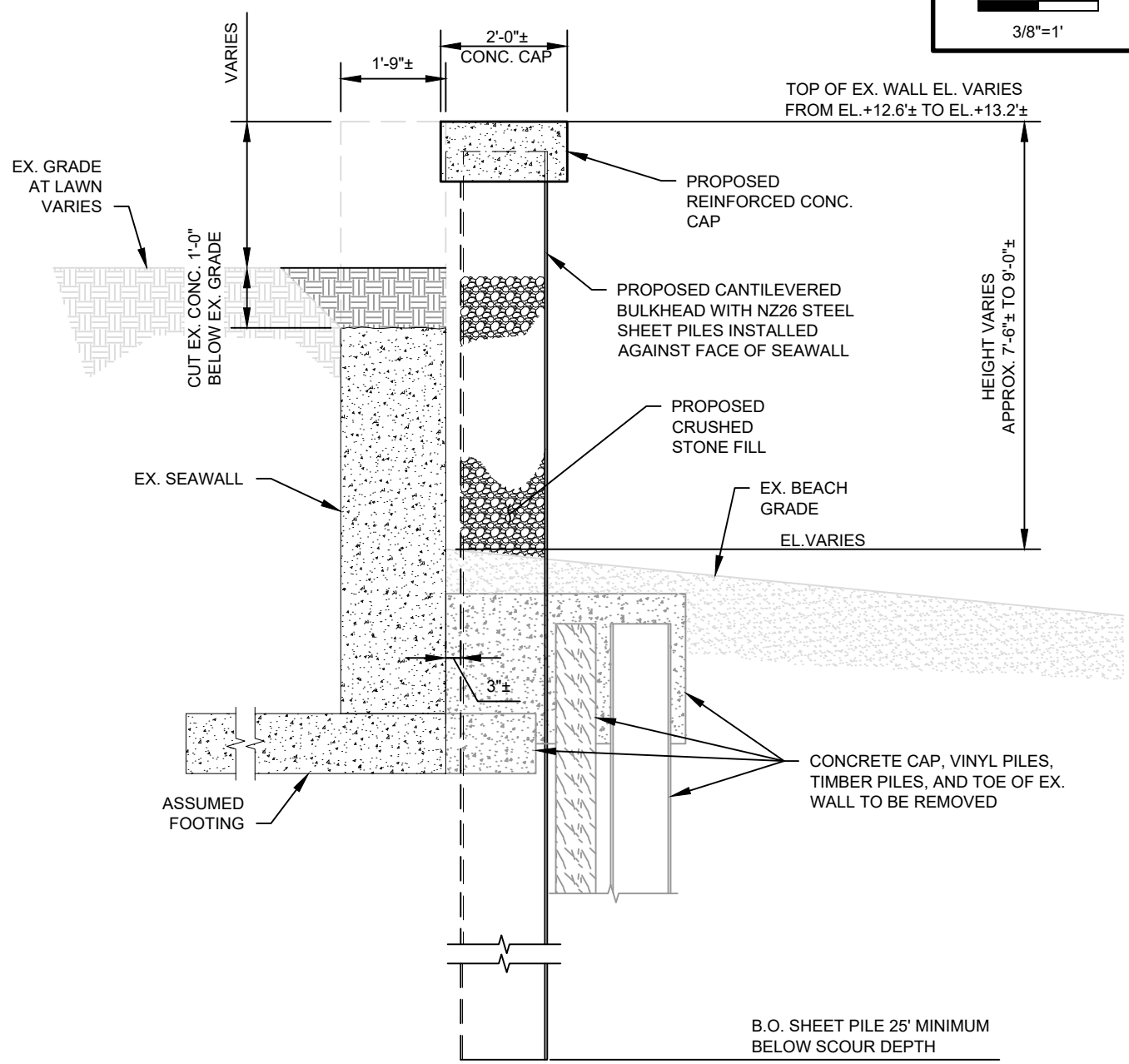
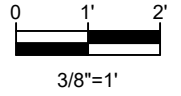
Checked By:
ADS/MRR

Datum:
NAVD 88

Scale:
1/2"=1'

Project No.:
2024081

Drawing No.:
2 of 6



PROPOSED SECTION B-B

RECEIVED
11/12/2024
COASTAL RESOURCES
MANAGEMENT COUNCIL

RACE
COASTAL ENGINEERING
611 Access Road Stratford, CT 06615
Tel: 203-377-0663 racecoastal.com

Prepared For: **JOE HEALY, JOHN BARRY & DARIA BECKER, THE DUNES CLUB**
129, 131, 137 BOSTON NECK ROAD
NARRAGANSETT, RI 02882-3106

Project: **SEAWALL REPAIR OPTION B**
129, 131, 137 BOSTON NECK ROAD
NARRAGANSETT, RI 02882-3106

SEAL: _____

DRAFT

NOT VALID WITHOUT ENGINEER'S SEAL

Date:	Rev.:
10-17-2024	
Drawn By:	Checked By:
MJW/CLW	ADS/MRR
Datum:	Scale:
NAVD 88	3/8"=1'
Project No.:	Drawing No.:
2024081	3 of 6

EX. STONE
PATIO ON
EX. GRADE

CUT & REMOVE
EX. SHEET PILE & CONC CAP
AS REQ'D

2'-0"±
CONC. CAP

TOP OF EX. WALL EL. VARIES
FROM EL. +12.6'± TO EL. +13.2'±

PROPOSED
REINFORCED
CONC. CAP

PROPOSED COMBINATION
BULKHEAD WITH W14X233 W/
(2) NZ26 STEEL SHEET PILES
INSTALLED AGAINST FACE OF
EXISTING SHEETS

TWO LAYERS
OF EX. STEEL
SHEET PILES

PROPOSED
CRUSHED
STONE FILL

EX.
BEACH
GRADE

EL. VARIES

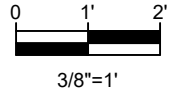
10'-0"±

3"±

BEDROCK

B.O. OF SHEET DRIVEN
14' MINIMUM BELOW
SCOUR DEPTH

B.O. KING PILE TO BE
DRILLED AND SOCKETED
7' MINIMUM INTO SOUND
BEDROCK

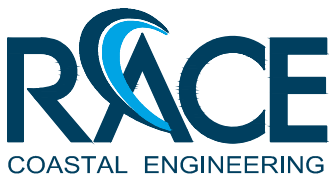


PROPOSED SECTION C-C

RECEIVED

11/12/2024

COASTAL RESOURCES
MANAGEMENT COUNCIL



611 Access Road Stratford, CT 06615
Tel: 203-377-0663 racecoastal.com

Prepared For: JOE HEALY, JOHN BARRY & DARIA
BECKER, THE DUNES CLUB
129, 131, 137 BOSTON NECK ROAD
NARRAGANSETT, RI 02882-3106

Project: SEAWALL REPAIR OPTION B
129, 131, 137 BOSTON NECK ROAD
NARRAGANSETT, RI 02882-3106

SEAL:

DRAFT

Date:

10-17-2024

Rev.:

Drawn By:

MJW/CLW

Checked By:

ADS/MRR

Datum:

NAVD 88

Scale:

3/8"=1'

Project No.:

2024081

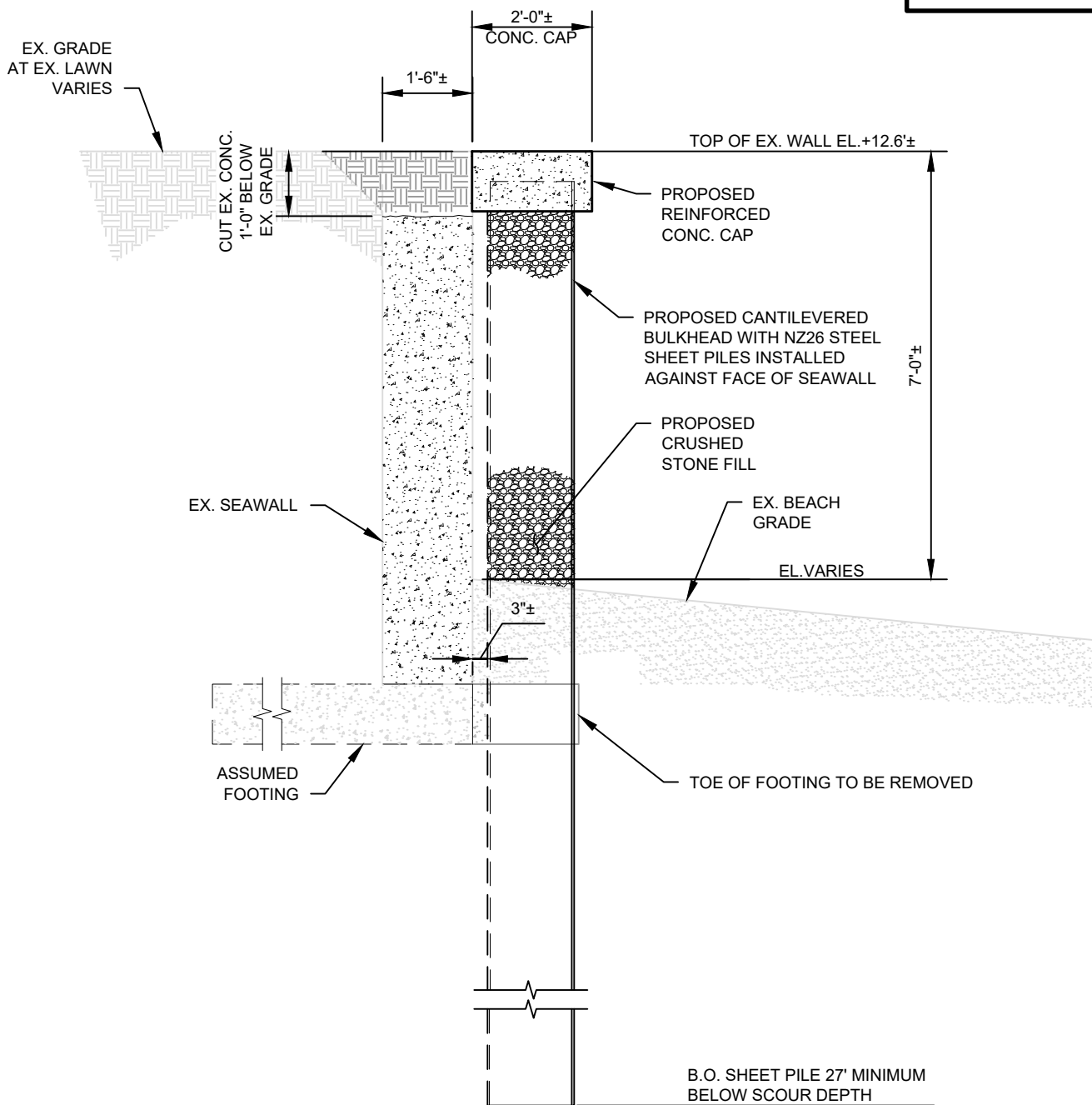
Drawing No.:

4 of 6

ALL RIGHTS RESERVED.
©2024 RACE COASTAL ENGINEERING, INC.

NOT FOR CONSTRUCTION
FOR REGULATORY REVIEW ONLY

NOT VALID WITHOUT ENGINEER'S SEAL

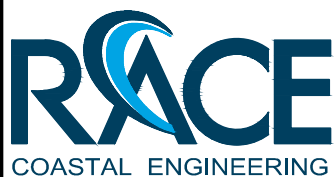


PROPOSED SECTION D-D

RECEIVED

11/12/2024

**COASTAL RESOURCES
MANAGEMENT COUNCIL**



611 Access Road Stratford, CT 06615
Tel: 203-377-0663 racecoastal.com

Prepared For: JOE HEALY, JOHN BARRY & DARIA
BECKER, THE DUNES CLUB
129, 131, 137 BOSTON NECK ROAD
NARRAGANSETT, RI 02882-3106

Project: SEAWALL REPAIR OPTION B
129, 131, 137 BOSTON NECK ROAD
NARRAGANSETT, RI 02882-3106

SEAL:

DRAFT

Date:

10-17-2024

Rev.:

Drawn By:

MJW/CLW

Checked By:

ADS/MRR

Datum:

NAVD 88

Scale:

3/8"=1'

Project No.:

2024081

Drawing No.:

5 of 6

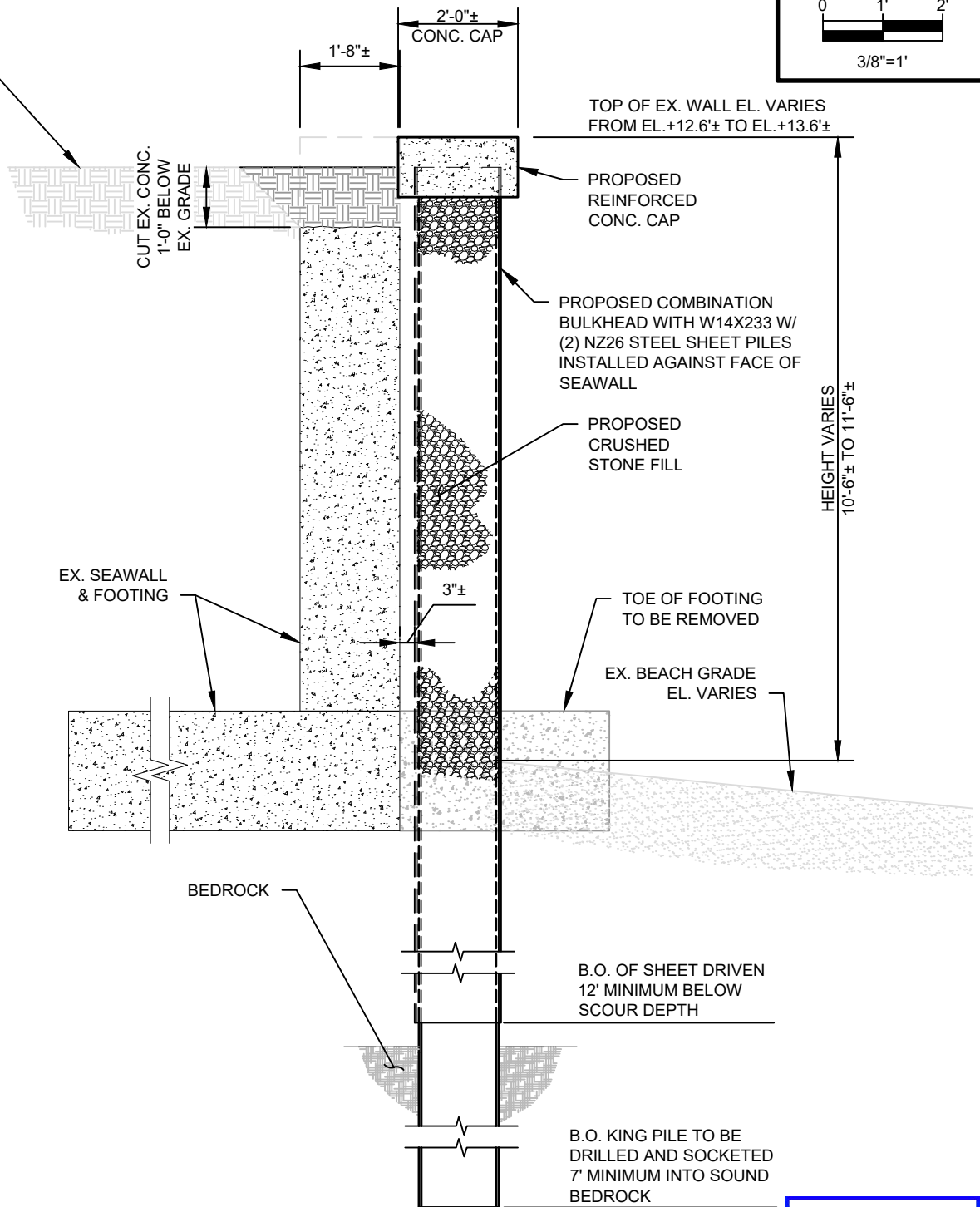
ALL RIGHTS RESERVED.

©2024 RACE COASTAL ENGINEERING, INC.

NOT FOR CONSTRUCTION
FOR REGULATORY REVIEW ONLY

NOT VALID WITHOUT ENGINEER'S SEAL

EX. GRADE
AT EX. LAWN
VARIES

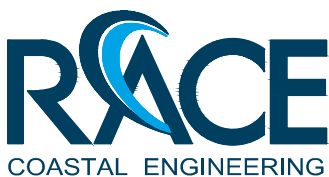


PROPOSED SECTION E-E

RECEIVED

11/12/2024

**COASTAL RESOURCES
MANAGEMENT COUNCIL**



611 Access Road Stratford, CT 06615
Tel: 203-377-0663 racecoastal.com

Prepared For: JOE HEALY, JOHN BARRY & DARIA
BECKER, THE DUNES CLUB
129, 131, 137 BOSTON NECK ROAD
NARRAGANSETT, RI 02882-3106

Project: SEAWALL REPAIR OPTION B
129, 131, 137 BOSTON NECK ROAD
NARRAGANSETT, RI 02882-3106

SEAL:

DRAFT

Date:

10-17-2024

Rev.:

Drawn By:

MJW/CLW

Checked By:

ADS/MRR

Datum:

NAVD 88

Scale:

3/8"=1'

Project No.:

2024081

Drawing No.:

6 of 6

ALL RIGHTS RESERVED.

©2024 RACE COASTAL ENGINEERING, INC.

NOT FOR CONSTRUCTION
FOR REGULATORY REVIEW ONLY

NOT VALID WITHOUT ENGINEER'S SEAL

SECTION 5

Attachment D Previous CRMC Permit List

File No	Town	First Name	Last Name	Location	Plat	Lot	Decision Date
2013-09-074	Narragansett	Joseph Patrick	Healey	129 Boston Neck Road	A	2	
2013-03-195	Narragansett	Joseph Patrick	Healey	129 Boston Neck Road			Mar 26, 2013
2012-04-049	Narragansett	Joseph Patrick	Healey	129 Boston Neck Road	A	2	
2012-04-001	Narragansett	Joseph	Healey	129 Boston neck Road	A	2	Apr 03, 2012
2011-02-018	Narragansett	Joseph	Healey	129 Boston Neck Road	A	2	Feb 09, 2011
2011-01-055	Narragansett	Joseph Patrick	Healey	129 Boston Neck Road	A	2	Mar 03, 2011
2010-02-055	Narragansett	Joseph Patrick	Healey	129 Boston Neck Road	A	2	Mar 05, 2010
2008-02-038	Narragansett	Joseph Patrick	Healey	129 Boston Neck Road	A	2	Feb 13, 2008
2006-03-003	Narragansett	Joseph Patrick	Healey	129 Boston Neck Road	A	2	
2005-02-030	Narragansett	Joseph Patrick	Healey	129 Boston Neck Road	A	2	Mar 18, 2005
1998-05-101	Narragansett	Michael & Elizabeth	Hudson	129 Boston Neck Road	A	2	May 28, 1998
1994-05-134	Narragansett	Michael & Elizabeth	Hudson	129 Boston Neck Road	A	2	Jun 01, 1994
1992-12-015	Narragansett	Michael & Elizabeth	Hudson	129 Boston Neck Road	A	2	Jan 21, 1993



File No	Town	First Name	Last Name	Location	Plat	Lot	Decision Date
2024-01-089	Narragansett	John Francis & Daria Becker Ba		131 Boston Neck Road	A	34	Jan 30, 2024
2022-03-042	Narragansett	John Francis & Daria Becker Ba		131 Boston Neck Road	A	34	Mar 10, 2022
2013-03-196	Narragansett	Nicole	Berg	131 Boston Neck Road			Mar 26, 2013
2013-03-170	Narragansett	Nicole	Berg	131 Boston Neck Road			Mar 22, 2013
2005-05-041	Narragansett	Alan	Wasserman	131 Boston Neck Road	A	34	May 20, 2005
2004-11-012	Narragansett	Alan	Wasserman	131 Boston Neck Road	A	34	Nov 05, 2004
1997-07-065	Narragansett	Alan	Wasserman	131 Boston Neck Road	A	34	Oct 09, 1997
1992-03-070	Narragansett	Janice/Arthur	Leeming/Little/Wasserman	131 Boston Neck Road	A	34	Apr 14, 1992
1989-01-007	Narragansett	Arthur	Little/Wasserman	131 Boston Neck Road	A	34	Jan 19, 1989
1988-12-018	Narragansett	Arthur/Janice	Little/Leeming/Wasserman	131 Boston Neck Road	A	34	Dec 08, 1988
1988-11-063	Narragansett	Arthur/Janice	Little/Leeming/Wasserman	131 Boston Neck Road	A	34	Dec 12, 1988



File No	Town	First Name	Last Name	Location	Plat	Lot	Decision Date
2024-05-060	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	
2024-03-119	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Mar 29, 2024
2024-02-005	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	
2024-01-029	Narragansett	The Dunes Club		137 Boston Neck Road aka 139 Beach Stree	A	33	Jan 12, 2024
2023-02-089	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Mar 28, 2023
2023-01-021	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Apr 06, 2023
2023-01-010	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Mar 28, 2023
2022-12-090	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Dec 27, 2022
2021-12-033	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Dec 14, 2021
2021-11-025	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Nov 04, 2021
2021-02-045	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	
2020-11-056	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Nov 16, 2020
2020-11-001	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Dec 18, 2020
2020-10-081	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Nov 10, 2020
2020-06-034	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	
2019-11-044	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Nov 13, 2019
2019-11-019	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Nov 06, 2019
2018-10-058	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Oct 16, 2018
2017-12-032	Narragansett	Dunes Club		137 Boston Neck Road	33	A	Dec 11, 2017
2017-11-053	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Nov 17, 2017
2017-02-043	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Feb 21, 2017
2016-11-051	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Nov 16, 2016
2015-10-094	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Oct 30, 2015
2015-10-036	Narragansett	The Dunes Club		137 Boston Neck Road	4	33	Oct 07, 2015
2015-04-034	Narragansett	The Dunes Club		137 Boston Neck Road	A	41	Apr 13, 2015



File No	Town	First Name	Last Name	Location	Plat	Lot	Decision Date
2014-10-050	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Oct 02, 2014
2014-03-044	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Mar 13, 2014
2013-11-024	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Nov 06, 2013
2013-11-004	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Nov 04, 2013
2013-11-003	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Nov 04, 2013
2013-09-099	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Sep 26, 2013
2013-01-009	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Jan 03, 2013
2012-12-075	Narragansett	Dunes Corporation		137 Boston Neck Road	A	33	Dec 14, 2012
2012-10-059	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Oct 23, 2012
2012-01-049	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Jan 30, 2012
2011-10-002	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Oct 04, 2011
2010-10-061	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Oct 27, 2010
2010-07-032	Narragansett	The Dunes Club		137 Boston Neck Road	4	33	Aug 13, 2010
2010-01-059	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Jan 26, 2010
2009-10-080	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Oct 27, 2009
2008-11-007	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	
2008-11-002	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Nov 07, 2008
2008-04-074	Narragansett	Charlotte	Smith	137 Boston Neck Road	A	33	Apr 25, 2008
2008-03-005	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Mar 14, 2008
2007-04-166	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	Apr 30, 2007
2006-10-021	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	
2006-01-018	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	
2005-09-123	Narragansett	The Dunes Club		137 Boston Neck Road	A	33	
2004-09-145	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Sep 28, 2004
2003-10-011	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Nov 14, 2003



File No	Town	First Name	Last Name	Location	Plat	Lot	Decision Date
2002-11-063	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Dec 12, 2002
2002-02-004	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Apr 04, 2002
1999-11-068	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Nov 22, 1999
1999-11-039	Narragansett	Dunes Club		137 Boston Neck Road	A	3,33,41	Nov 18, 1999
1998-03-086	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Mar 28, 1998
1998-03-085	Narragansett	Dunes Club		137 Boston Neck Road & 111	A	3	Mar 27, 1998
1998-02-025	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Feb 18, 1998
1997-11-059	Narragansett	Dunes Club		137 Boston Neck Road	19	33	Nov 18, 1997
1997-11-005	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Nov 04, 1997
1997-09-058	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Sep 22, 1997
1997-09-022	Narragansett	Dunes Corporation		137 Boston Neck Road	A	33	Sep 23, 1997
1997-02-054	Narragansett	Dunes Club		137 Boston Neck Road	A	3,33,41	Feb 27, 1997
1996-11-012	Narragansett	Dunes Corporation		137 Boston Neck Road	A	33	Nov 06, 1996
1996-07-035	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Jul 16, 1996
1996-05-040	Narragansett	Dunes Club		137 Boston Neck Road & 111	A	33	May 10, 1996
1995-06-113	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Jul 05, 1995
1995-05-020	Narragansett	Dunes Club		137 Boston Neck Road	A	33	May 10, 1995
1994-12-002	Narragansett	Dunes Corporation		137 Boston Neck Road	A	33	Jan 13, 1995
1994-10-091	Narragansett	Dunes Club		137 Boston Neck Road	19	33	Nov 29, 1994
1994-09-008	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Sep 08, 1994
1994-02-045	Narragansett	Dunes Corporation		137 Boston Neck Road	A	33	Mar 01, 1994
1994-02-044	Narragansett	Dunes Corporation		137 Boston Neck Road	A	33	Feb 28, 1994
1993-08-021	Narragansett	Dunes Club		137 Boston Neck Road	A	3,33,41	Sep 23, 1993
1993-05-075	Narragansett	Dunes Club		137 Boston Neck Road	A	33	May 29, 1993
1992-01-050	Narragansett	Dunes Corporation		137 Boston Neck Road	A	33	Mar 30, 1992



File No	Town	First Name	Last Name	Location	Plat	Lot	Decision Date
1991-12-025	Narragansett	Dunes Corporation		137 Boston Neck Road	A	33	Jan 06, 1992
1989-04-001	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Apr 04, 1989
1988-05-063	Narragansett	Dunes Corporation		137 Boston Neck Road	A	33	Jul 29, 1988
1988-05-013	Narragansett	Dunes Club		137 Boston Neck Road	A	33	May 11, 1988
1987-05-025	Narragansett	Dunes Club		137 Boston Neck Road	A	33	May 05, 1987
1986-05-006	Narragansett	Dunes Club		137 Boston Neck Road	A	33	May 13, 1986
1984-10-010	Narragansett	Dunes Corporation		137 Boston Neck Road	A	33	Nov 18, 1984
1982-09-035	Narragansett	Dunes Corporation		137 Boston Neck Road	A	33	Oct 19, 1982
1982-05-006	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Jun 01, 1982
1982-01-010	Narragansett	Dunes Club		137 Boston Neck Road	A	33	Jan 04, 1982
1980-05-014	Narragansett	Dunes Club		137 Boston Neck Road	A	33	May 09, 1980

