



March 3, 2026

Amy Silva
Coastal Resources Management Council
4808 Tower Hill Road, Suite 3
Wakefield, RI 02879

RE: Olde Theatre Condominiums
84 & 90 Phillips Street, North Kingstown, RI
Project #: 0943-003, File No. A2024-10-023

Dear Ms. Silva:

DiPrete Engineering has received your comments dated October 29, 2025. We have reviewed these comments and offer the following in response. The original comments are provided in italics with responses in bold.

Staff Comments:

- Section 1.1.11(B)(3)(b) requires a Coastal Buffer zone for Commercial development. No proposed Buffer is depicted on submitted site plans. Section 1.1.11(C)(4) states that Buffer Zones for commercial development shall be determined on a case-by-case basis utilizing Table 4 as guidance. The Table 4 Buffer Zone for a combined lot size of 27,250 ft² on Type 1 water is 75 feet. It appears that there is some vegetated Buffer on site, though it is not depicted on submitted site plans. Staff strongly recommends implementation of an undisturbed Buffer Zone, as several of the submitted objections relate to the wildlife habitat and water quality of this cove, pointing out that this development will increase disturbance to a Type 1 water body. The submitted plans do not depict either the existing Buffer Zone or the proposed Buffer, nor do they depict the Construction Setback. The Construction Setback is required to be a minimum of 50 feet from the Coastal Feature, or 25 feet beyond the Buffer Zone, whichever is greater. Please depict existing/proposed Buffer and the corresponding Setback.*

The site currently lacks any buffer vegetation. A variance to the 50-foot construction setback is being requested for this project to be 25-feet. Landscaping within the 25-foot proposed buffer zone will be provided. The existing theatre building, garage and pavement area are currently within the 50-foot required setback. A 25-foot buffer line has been added to the site plans. A meeting was held between CRMC, the Town of North Kingstown, DiPrete and NRS in March 2023 to discuss the variance required for this project.

- The submitted plans do not depict either the existing Buffer Zone or the proposed Buffer, nor do they depict the Construction Setback. The Construction Setback is required to be a minimum of 50 feet from the Coastal Feature, or 25 feet beyond the Buffer Zone, whichever is greater. Please depict existing/proposed Buffer and the corresponding Setback.*

The 50-foot Construction Setback has been added to the site plans as well as the 25-foot proposed setback as requested in the variance.



DiPrete Engineering

3. *As of early March, RIHPHC had not issued a letter of no objection for the proposal, and had stated that they did not have adequate information to complete their review. According to HPHC, no further communication has occurred. CRMC will not issue an Assent until HPHC has issued a letter of no objection. Staff strongly recommends communication with HPHC to complete this process.*

Acknowledged. Coordination with RIHPHC is ongoing.

Please, feel free to contact me if you have any further questions regarding this matter.

Sincerely,
DiPrete Engineering Associates, Inc.

Nicole Pattie, PE
Project Engineer
npattie@diprete-eng.com

