

Coastal Resources Management Council
Stedman Government Center,
Suite 3 4808 Tower Hill Road
Wakefield, RI 02879-1900



Feb. 28, 2025

Reference: RI CRMC Assent Application No. 2024-10-023 "Olde Theater Condominiums"
Location: "Old Theater, Cottage & Garage" @ 94-90 Phillips St North Kingstown, RI 02852

Dear CRMC Staff,

As a Professional Land surveyor and site designer that has submitted many RICRMC applications, I do my best to accommodate the Rules and Regulations that apply and work with the RICRMC Staff & RIHPHC to do what is best for my client and the environment. I do not think I have ever received an approval from CRMC without a review and positive recommendation from RIHPHC. This developer has stated wants to maintain the Historic integrity of these properties and their surroundings I would hope your staff would require a letter of recommendation from RIHPHC.

As it appears the Owners have taken some advice from the RICRMC Preliminary Determination Application, which I applaud the owners and appreciate. I do not see any evidenced to justify rotating the existing garage parallel to the shore. It appears from the site Plan the garage can maintain the existing location and while accommodating parking and utilities as required.

This **Existing Home**, proposed new "garage" location and converting to **(2) new residential structures with decks &** turning the Theater Building into **(15) Condominiums Home/units** would substantially increase the resident use & intensity of the shoreline along the shoreline, by their use, but the visibility of this structure along the shore of these Type 1 one waters. There are (3) Spruce Trees that may be impacted by this relocation & if this proposal was allowed to go forward I would like to see the vegetation along the Shoreline maintained and a planting buffer to screen the Structure and from the Water side with a mix of heights to filter the light from the new homes. As someone who lives on Academy Cove which is also Type 1 Waters, we are very aware of new structures and lighting and this would also have an impact on wildlife and sanctuary-like qualities.

Therefore, I would strongly encourage the Garage remain in its current location or maintain the required 50 ft required setback as required. This would substantially limit the impact to the Cove and the Scenic Values that currently exist as noted below per **CRMC Chapter 20 1.2.1 Tidal and Coastal Pond Waters -**

"Type 1 and Type 2, and should be expected to retain their high scenic values and established patterns of low intensity use."

And I do not see any measures take to maintain the comply with Item (f) below:

f. Applicants for Council Assents for alterations or activities in or contiguous to Type 1 waters shall describe the measures taken to mitigate impacts on the scenic quality of the area

I sent correspondence in May 12, 2022 relative to this site showing how the site can comply with the 50ft. CRMC Setback. Items may have changed & it will take some creative planning, but I do think the developer can obtain the same structures as proposed and increase the setback to the Coastal Feature.

Respectfully Yours,

Amy N. Souder, RIPLS

30 Elam Street (Academy Cove) North Kingstown, RI 02852

Pictures of Site & Coastal Feature & Mature Trees



Received
3/3/2025
Coastal Resources
Management Council

cstaff1@crmc.ri.gov

From: Curtis Fisher <curthf@gmail.com>
Sent: Friday, February 14, 2025 11:33 AM
To: cstaff1@crmc.ri.gov
Subject: File 2024 10 023

Follow Up Flag: Follow up
Flag Status: Flagged

Please be advised that I, Curtis Fisher, of 104 Phillips St., wish to protest a portion of this proposed work at Wickford Cove, by Wickford Olde Theater LLC. at 84 and 90 Phillips St. Thanks.
I also would appreciate your response that I have properly responded to this project.