CRMC DECISION WORKSHEET
2026-01-003
NRI TT RGG LLC ET AL

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
2026-01-003	Newport	185-199 Narragansett Avenue Plat 36 Lot 1	B		☐

Owner Name and Address		
NRI TT RGG LLC ET AL c/o Turner C. Scott 122 Touro Street Newport, RI 02840	Date Accepted: 1/20/2026 Date Completed: 7/1/2026 *9/16/2026(rev)*	Work at or Below MHW: X Lease Required: ☐

PROJECT DESCRIPTION

Repair & stabilize section of shoreline adjacent to cliff walk

KEY PROGRAMMATIC ISSUES

Coastal Feature: Coastal Headland/Cliff/Bluff and Rocky Shore

Water Type: Type 1, Conservation Area, Atlantic Ocean

Red Book: 1.1.6(F), 1.1.8, 1.2.1(B), 1.2.2(D), 1.2.3, 1.3.1(A), 1.3.1(B), 1.3.1(G), 1.3.1(J), 1.3.5

Variances and/or Special Exception Details: None with latest revision

Additional Comments and/or Council Requirements: **Reference Staff Addendum Report, project has been revised since Council Meeting of 7/14/2026**

Specific Staff Stipulations (beyond Standard stipulations):

STAFF RECOMMENDATION(S)

Engineer **RML** Recommendation: **Approval**

Biologist **ACS** Recommendation: **Approval**

Engineering Supervisor Sign-Off 9/16/26 date

Executive Director Sign-Off 22SEPT26 date

Supervising Biologist Sign-off 9/16/26 date

Staff Sign off on Hearing Packet (Eng/Bio) date

Name: NRI TT RGG LLC ET AL
CRMC File No.: *2026-01-003*
Staff Report

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

DATE: 9/16/2026
TO: Jeffrey M. Willis, Executive Director
FROM: Amy Silva, Supervising Environmental Scientist
Richard Lucia, PE, Supervising Engineer

Applicant's Name:	NRI TT RGG LLC ET AL
CRMC File Number:	2026-01-003
Project:	Repair and stabilize two sections of collapsed shoreline adjacent to cliff walk
Location:	185-199 Narragansett Avenue; Newport: Plat(s): 36; Lot(s): 1
Water Type/Name:	Type 1, Atlantic Ocean
Coastal Feature:	Coastal Headland/Cliff/Bluff and Rocky Shore
Plans Reviewed:	"Newport Cliff Walk Repair, Newport, Rhode Island, **August, 2026**…," sheets 1-21, by GZA Geoenvironmental, Inc, Stamped by Matthew J. Page, P.E.

INTRODUCTION:
On 7/14/2026 the original proposal was presented to the CRMC Council. Though most of the project appeared to be consistent with the RICRMP, the section fronting the overlook which included a bridge, was proposed to be protected by installing riprap seaward of the bedrock outcrop which included filling of tidal waters (approximate Sta 3+75 to 4+50). CRMC staff could not support this portion of work since it exceeded the minimum necessary for the granting of a special exception to a prohibited activity (filling of tidal waters). The coastal council decided that the application be continued and the applicant should examine alternatives to the filling in front of the bedrock which would eliminate a need for a prohibited activity.

Subsequently, CRMC staff, the City of Newport and the Engineer (Robert Fairbanks, P.E.) from Ochre Point met on 8/5/2026 to discuss alternatives. Seven alternatives were discussed including:
1. Do-Nothing
2. Permanent Removal of the Private Pedestrian Bridge
3. Removal and Replacement of the Private Pedestrian Bridge with Improved Foundation
4. Underpinning of the Private Pedestrian Bridge with Limited Demolition
5. Removal of Bedrock to Facilitate Revetment Installation
6. Soil / Rock Nailing the Bedrock Interface with Shotcrete Overlay
7. Rock Bolting / Doweling the Bedrock Interface

Name: NRI TT RGG LLC ET AL
CRMC File No.: *2026-01-003*
Staff Report

See Plans "**Newport Cliff Walk Repair, Pedestrian Bridge – Alternative Concepts, 7/28/2026**" for further details.

During the meeting, CRMC staff agreed that some version of Option 7 – Rock Doweling of the Bedrock Interface in order to stabilize the upper section of the shale bedrock and glacial till bordering and underlying the existing cliff walk would be acceptable and best structural option since it was staffs' opinion that this alternative removes the prohibited activity - the fill in tidal waters - and provides the best option to protect not only the bridge and overlook but the public accessible cliff walk itself. Please note, to ensure public safety, the existing bridge over the cliff walk will be shored as necessary by underpinning micropiles to its base. It is also noted that it is staff understanding that the Ochre Point Estate has no objections to the proposed revision.

Please refer to the Staff report dated 7/1/26 for details regarding the other sections beyond sections Sta 3+75 to 4+50 (bedrock outcrop) to be repaired. There are no changes to that portion of the proposal.

Based on the latest revised proposal it is CRMC staff opinion that there is no longer a need for Special Exception to a prohibited activity since fill has been eliminated seaward of the bedrock outcrop and the fill in tidal waters north and south of the bedrock outcrop is being designed in accordance with 1.3.1(G) Shoreline Protection and therefore is not prohibited. Reference 1.3.1(J).1.(g) "*Filling which is determined by the Council to be incidental to activities conducted in accordance with § 1.3.1(G) of this Part is not "filling in tidal waters" and is addressed by the policies, prerequisites, prohibitions, requirements, and standards contained in § 1.3.1(G) of this Part.*"

CONCLUSION & RECOMMENDATION:
Based on the latest revisions it is staffs' opinion that the application meets the policies and standards of the RICRMP and recommends approval of the project with the latest revisions.

Signed _____ Staff Biologist

Signed _____ Staff Engineer