State of Rhode Island and Providence Plantations
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

APPLICATION FOR STATE ASSENT

To perform work regulated by the provisions of Chapter 279 of the Public Laws of 1971 Amended.

Project Location: 45 State Street Narragansett (No. Street City/Town)	File No. (CRMC USE ONLY): 2026-08-047
Owner's Name: Rhode Island Department of Environmental Management	Plat: I-G Lot(s): 266-SXM, 266-S, 96
Mailing Address: 235 Promenade Street Providence, RI 02908 (Address City/Town, State Zip Code)	Owner's Contact: Number: 401-782-4587 Email Address: dan.costa@dem.ri.gov
Contractor RI Reg. # 401-789-0 Address: 91 Point Judith Road Drawer 314 Narragansett, RI 02882	Email address: mmelchiori@reaganmarine.com Tel. No. 401-789-0867
Designer: Pare Corporation Address: 10 Lincoln Rd. #210 Foxborough, MA 02035	Tel. No. 508-543-1755
Name of Waterway: Point Judith Pond	Estimated Project Cost (EPC): Waiver Application Fee: Requested

Provide Below a Description of Work As Proposed (*required*).

Work proposed involves the replacement of Pier KK, with some minor modifications in terms of size and amount of piles as well as the addition of a new finger pier. The existing pier dimensions are 9.5-feet wide by 191-feet long. It will be removed entirely along with all piles. The width of the new main pier will be reduced by 6 inches and an additional finger pier shall be added. The proposed pier will be installed with 15 additional piles more than the existing design. The total net change in decking area shall be an increase of approximately 160.5 sq. ft. See the provided plans for further details.

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): Attachment A

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: _____

Name/mailing addresses of adjacent property owners whose property adjoins the project site. Accurate mailing addresses will insure proper notification. _____Applicant must initial to certify accuracy of adjacent property owners and accuracy of mailing addresses.

The Town Dock Fish - 45 State Street, Narragansett, RI 02882

Point Property Management, LLC - 81 Point Avenue Wakefield, RI 02879

STORMTOOLS (Http://www.beachsamp.org/resources/stormtools/) is a planning tool to help applicants evaluate the impacts of sea level rise and storm surge on their projects. The Council encourages applicants to use STORMTOOLS to help them understand the risk that may be present at their site and make appropriate adjustments to the project design.

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. Where variances or special exceptions are requested by the applicant, the applicant will be prepared to meet and present testimony on the criteria and burdens of proof for each of these relief provisions. 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. If the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then the permit granted under this application may be found to be null and void. Applicant requires that as a condition to the granting of this assent, members of the CRMC or its staff shall have access to the applicant's property to make on-site inspections to insure compliance with the assent. This application is made under oath and subject to the penalties of perjury. 08/04

Daniel Costa
Owner Name (PRINT)

Daniel Costa Digitally signed by Daniel Costa Date: 2026.08.03 14:14:40 -04'00'
Owner's Signature (SIGN)

PLEASE REVIEW REVERSE SIDE OF APPLICATION FORM

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STATEMENT OF DISCLOSURE AND APPLICANT AGREEMENT AS TO FEES

The fees which must be submitted to the Coastal Resources Management Council are based upon representations made to the Coastal Resources Management Council by the applicant. If after submission of this fee the Coastal Resources Management Council determines that an error has been made either in the applicant's submission or in determining the fee to be paid, the applicant understands that additional fees may be assessed by the Coastal Resources Management Council. These fees must be paid prior to the issuance of any assent by the Coastal Resources Management Council.

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The applicant understands the above conditions and agrees to comply with them.

Daniel Costa — 8/4/26

Owner Signature — Date

Daniel Costa, State Port Manager RIDEM 301 Great Island Rd Narragansett RI 02882

Print Name and Mailing Address

/ajt 03-2020

CRMC File Number:

RICRMC COASTAL HAZARD ANALYSIS WORKSHEET

APPLICANT NAME: Rhode Island Department of Environmental Management

PROJECT SITE ADDRESS: 45 State Street, Narragansett, RI 02882

STEP 1. PROJECT DESIGN LIFE

☐ A. For properties in a FEMA-designated **A,** or **X** Zone, provide the first floor elevation (FFE) of the proposed structure referenced to NAVD88, **OR**
For properties in a FEMA-designated **V** or **Coastal A** Zone, please provide the elevation of the lowest horizontal structural member (LHSM) referenced to NAVD88.

FFE ____ ft

OR

LHSM elevation 2.80 ft

☐ B. How long do you want your project to last? Identify the expected design life for the project (CRMC recommends a **minimum of 30 years**)

Design Life: 30 yrs

☐ C. Add the number of years you identified in 1B to the current year. (For example, if you are completing this form in the year 2020, and you want your project to last 30 years, your design life year will be 2050.)

Design Life Year: 2056

☐ D. **CHECK** beneath the sea level rise (SLR) projection that matches or comes closest to project design life year.

Year	2030	2040	2050	2060	2070	2080	2090	2100
SLR	0.71	1.11	1.60	2.29	3.17	4.19	5.35	6.47
	○	○	○	○	○	○	○	○

Source: Sea Level Rise (SLR) Projections (Feb. 2022). NOAA High Curve, Newport, RI Tide Gauge. All values are expressed in feet relative to NAVD88. https://sealevel.nasa.gov/task-force-scenario-tool?psmsl_id=351

NOTE: The present National Tidal Datum Epoch (NTDE) is 1983 through 2001. The NOAA 2017 data use a baseline starting at 2000, and the NOAA 2022 data use a baseline starting at 2020. Between 1991 and 2020 there was an annual average of 4.03 mm/year of sea level rise at the Newport (8452660) tide station based on the trends data from the Permanent Service for Mean Sea Level (https://www.psmsl.org/products/trends/). Because the PSMSL trends are based on a minimum 30 years of data we will assume a similar trend applies to the shorter 20 year period of 2000 to 2020. Thus, there was approximately 8.06 cm (3.39 inches) of sea level rise during the period 2000 to 2020. Accordingly, the MHHW elevation of 3.85 feet at the Newport station (Epoch 1983-2001) would be adjusted an additional 3.39 inches to 4.13 feet MHHW. For reference, NAVD88 at Newport is 2.04 feet.

STEP 2. SITE ASSESSMENT

☐ A. Open *RICRMC Coastal Hazard Mapping Tool*. Following the tutorial along the left side of the screen, enter the project site address and turn on the sea level layer closest to the number you circled in 1D.

☐ B. **ENTER** the STORMTOOLS SLR map layer closest to the SLR value you checked in Step 1D above. If the value falls between the available STORMTOOLS SLR map layers, round up to the closest of these sea level rise (SLR) numbers: 1ft, 2ft, 3ft, 5ft, 7ft, 10ft, or 12ft

3 ft

☐ C. Does the STORMTOOLS SLR map layer you circled above expose your project site to future tidal inundation? **CHECK YES or NO**

○ YES
○ NO

☐ D. List any **roads or access routes** that are potentially inundated from SLR. To do this, ZOOM OUT from your project location, change BASEMAP on the viewer to "street view" – see Step 2A.

State Street

Please be advised that CRMC staff may also review the implications of sea level rise in combination with nuisance storm flooding and discuss these potential project concerns with the applicant. Nuisance flooding impacts may be viewed in STORMTOOLS here.

STEP 3. STORMTOOLS DESIGN ELEVATION (SDE)

☐ A. Follow the tutorial included along the left panels of the viewer to enter the address of your project site. Select the tab across the top that corresponds to the sea level rise projection you identified in STEP 1

☐ B. Click on the map at project site to identify **STORMTOOLS Design Elevation (SDE)**

from the pop up box. **Enter the SDE value:** 19.4 ft

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RI CRMC COASTAL HAZARD APPLICATION WORKSHEET

STEP 4. SHORELINE CHANGE

☒ A. Using the *CRMC Shoreline Change maps*, indicate the transect number closest to your site, and erosion rate listed for that transect.

Transect Number: NA

Erosion Rate: 0 **ft/year**

B. **CHECK** below the Projected Erosion Rate that corresponds to the design life you identified above.

Year	2050	2060	2070	2080	2090	2100
Projected Future ErosionMultiplier	1.34 ○	1.45 ○	1.57 ○	1.70 ○	1.84 ○	2.00 ○

Source: Projected Shoreline Change Rate multipliers. (Oakley et al., 2016)

C. **COMPLETE EROSION SETBACK CALCULATION:**

Historic shoreline change rate, STEP 4A		Design Life, STEP 1C		Projected Future ErosionMultiplier, STEP 4B		Erosion Setback (ft) 4A x 1C x 4B
0	X	30	X	1.34	=	0

NOTE: *Setbacks are required per the CRMC Red Book, Section 1.1.9.* ***A minimum setback of 50-feet is required****, but a greater setback may be necessary and/or desirable based on this analysis.*

STEP 5. OTHER SITE CONSIDERATIONS: CERI & SLAMM

☒ A. Use the **Coastal Environmental Risk Index (CERI) map (See Tab 5A on the viewer)** to enter your address and CHECK the level of projected damage to your location, as indicated on the map that corresponds to the design life identified in STEP 1.

CERI Level:	Moderate	High	Severe	Extreme	Inundated by 2100	Not applicable
	○	○	○	○	○	○

☐ B. **Sea Level Affecting Marshes Model (SLAMM) (See Tab 5B on the Viewer) -** This step is for Large Projects and Subdivisions only, six (6) or more units, as defined by the CRMC Red Book Section 1.1.6.I(1)(f). This step may be skipped for other projects. Use the Sea Level Affecting Marshes Model (SLAMM) Maps to assess potential impacts to large projects and subdivisions from salt marsh migration resulting from projected sea level rise. CRMC SLAMM maps can be accessed here. The CRMC recommends using the 3-foot SLR projection within SLAMM to assess future potential project impacts on migrating marshes. Does the SLAMM map that corresponds to the design life you identified in STEP 1 expose your project site to future salt marsh migration? **CHECK YES or NO**

YES ○ **NO** ○

☒ C. Consider and discuss with your design consultant other forces or factors that might impact the development, such as coastal habitats, shoreline features, public access, wastewater, storm water, depth to water table/groundwater dynamics, saltwater intrusion, or other issues not listed above. In addition, pressure from rising sea levels will result in rising subsurface groundwater levels ultimately effecting wells and septic systems.

STEP 6: DESIGN EVALUATION

☒ A. Using Chapter 7 of the RI Shoreline Change SAMP as a guide, investigate mitigation options for the exposure identified above and include that in the final application.

This fully completed Coastal Hazard Application Guidance worksheet must accompany the application. If you are a design or engineering professional, please print and sign here that you have discussed the findings of this worksheet with the Owner.

DESIGN/ENGINEER SIGNATURE: _____ **DATE:** 05_AUG_26

OWNER'S SIGNATURE: _____ **DATE:** 30_JUL_26

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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

February 6, 2026

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 State of Rhode Island, RI DEM is the owner of Assessor's Map I-G Lot 266-SXM located at 45 State Street in the Town of Narragansett.

Sincerely,

Erica Duckworth

Erica Duckworth
Deputy Tax Assessor, RICAP

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COASTAL RESOURCES MANAGEMENT COUNCIL

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Office of the Tax Assessor

February 6, 2026

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 Town Dock Fish Inc. is the owner of Assessor's Map I-G Lot 266-S located at 45 State Street in the Town of Narragansett.

Sincerely,

Erica Duckworth

Erica Duckworth
Deputy Tax Assessor, RICAP

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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 State of Rhode Island, RI DEM is the owner of Assessor's Map I-G Lot 96 located at 0 Galilee Connector Road in the Town of Narragansett.

Sincerely,

Erica Duckworth

Erica Duckworth
Deputy Tax Assessor, RICAP

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February 6, 2026

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 State of Rhode Island, RI DEM is the owner of Assessor's Map I-G Lot 230-ASXM located at 65 State Street in the Town of Narragansett.

Sincerely,

Erica Duckworth

Erica Duckworth
Deputy Tax Assessor, RICAP

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Office of the Tax Assessor

February 6, 2026

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 State of Rhode Island, RI DEM is the owner of Assessor's Map I-G Lot 241-SXM located at 55 State Street in the Town of Narragansett.

Sincerely,

Erica Duckworth

Erica Duckworth
Deputy Tax Assessor, RICAP

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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 State of Rhode Island, RI DEM is the owner of Assessor's Map I-G Lot 243-SXM located at 33 State Street in the Town of Narragansett.

Sincerely,

Erica Duckworth

Erica Duckworth
Deputy Tax Assessor, RICAP

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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 Miss Francis Inc. is the owner of Assessor's Map I-G Lot 243-S located at 33 State Street in the Town of Narragansett.

Sincerely,

Erica Duckworth

Erica Duckworth
Deputy Tax Assessor, RICAP

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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 TD Annex LLC is the owner of Assessor's Map I-G Lot 96-2 located at 2 State Street in the Town of Narragansett.

Sincerely,

Erica Duckworth

Erica Duckworth
Deputy Tax Assessor, RICAP

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February 6, 2026

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 Point Property Management, LLC is the owner of Assessor's Map I-G Lot 241-S located at 55 State Street in the Town of Narragansett.

Sincerely,

Erica Duckworth

Erica Duckworth
Deputy Tax Assessor, RICAP

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February 6, 2026

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 75 State Street LLC is the owner of Assessor's Map I-G Lot 230-AS located at 75 State Street in the Town of Narragansett.

Sincerely,

Erica Duckworth

Erica Duckworth
Deputy Tax Assessor, RICAP

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