



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

PUBLIC NOTICE

File Number: 2026-03-024 Date: May 11, 2026

This office has under consideration the application of **Potter Pond Condominium Association:**

Christine Chase
992 Matunuck Beach Road
South Kingstown, RI 02879

Dean Scalera
660 NE Harbour Drive
Boca Raton, FL 33431

for a State of Rhode Island Assent to construct and maintain:

A shared residential boating facility consisting of a 4'x20 access ramp, 4'x36' fixed pier, 3'x 15 ramp, 8'x 18.75' (150sf) terminal float. The facility will extend approximately 47.5' seaward of the cited MLW mark, requiring no variances.

Project Location:	990 & 992 Matunuck Beach Road
City/Town:	South Kingstown
Plat/Lot:	93-4 / 36-1,36-2
Waterway:	Potter Pond, Seaweed Cove, Type 2, Low Intensity Use

Plans of the proposed work can be requested at Cstaff1@crmc.ri.gov.

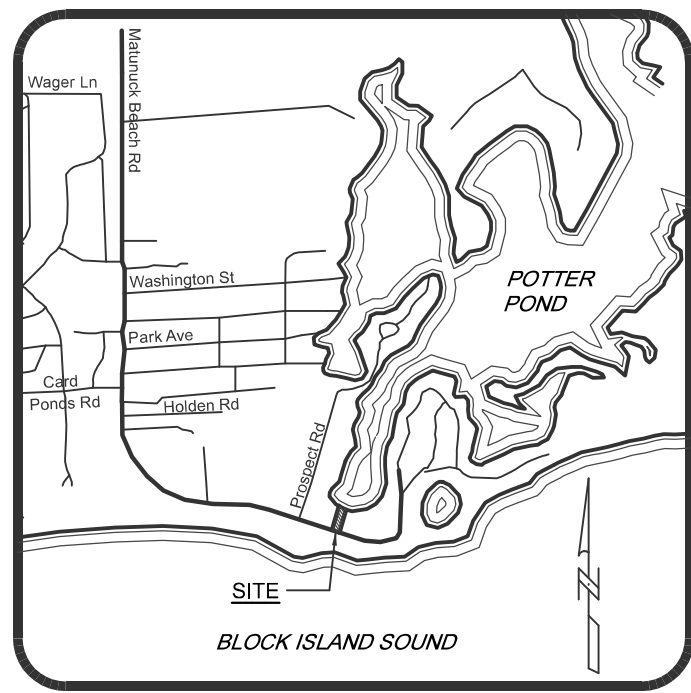
In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

You are advised that if you have good reason to enter protests against the proposed work it is your privilege to do so. It is expected that objectors will review the application and plans thoroughly, visit site of proposed work if necessary, to familiarize themselves with the conditions and cite what law or laws, if any, would in their opinion be violated by the work proposed.

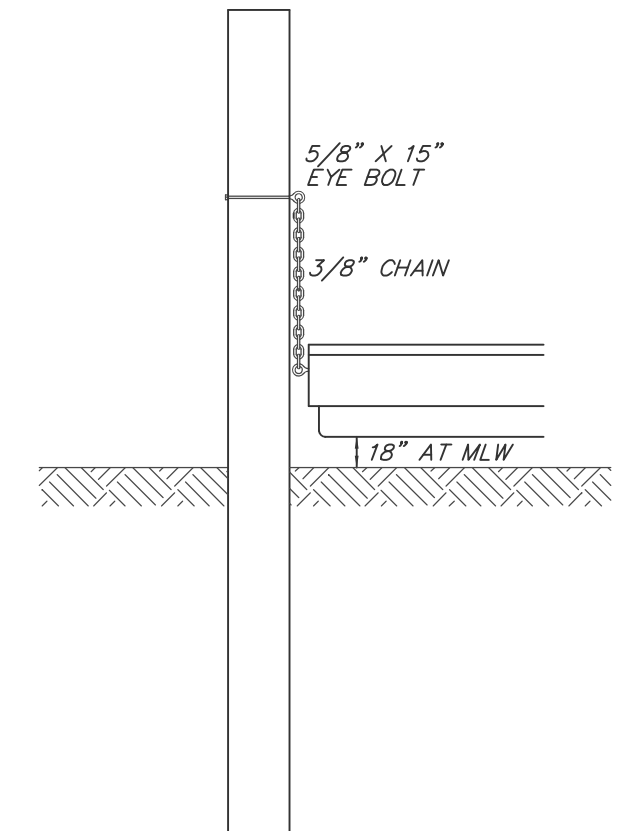
If you desire to protest, you must attend the scheduled hearing and give sworn testimony. A notice of the time and place of such hearing will be furnished you as soon as possible after receipt of your request for hearing. If you desire to request a hearing, to receive consideration, it should be in writing (**with your correct mailing address, e-mail address and valid contact number**) and be received at this office on or before **June 11, 2026**.

Please email your comments/hearing requests to: cstaff1@crmc.ri.gov; or mail via USPS to: Coastal Resources Management Council; O. S. Government Center, 4808 Tower Hill Road, Rm 116; Wakefield, RI 02879.

/lat

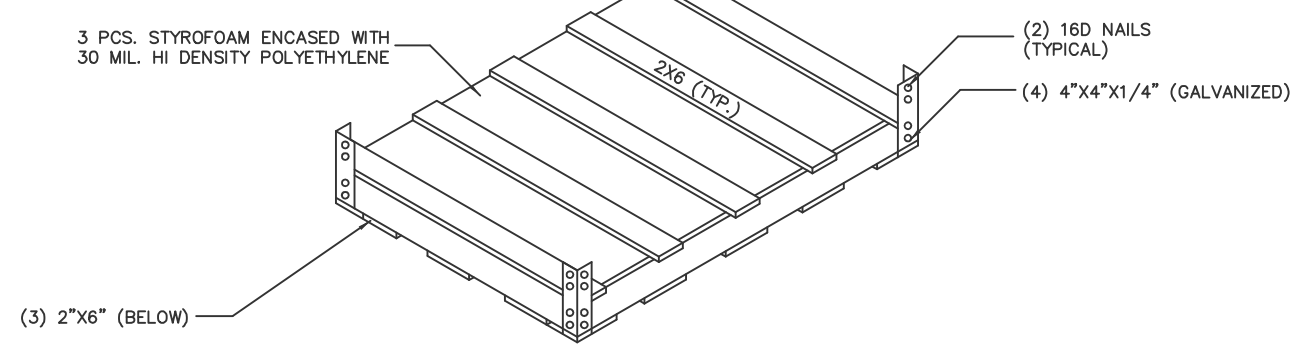


LOCATION MAP
1" = 2000'

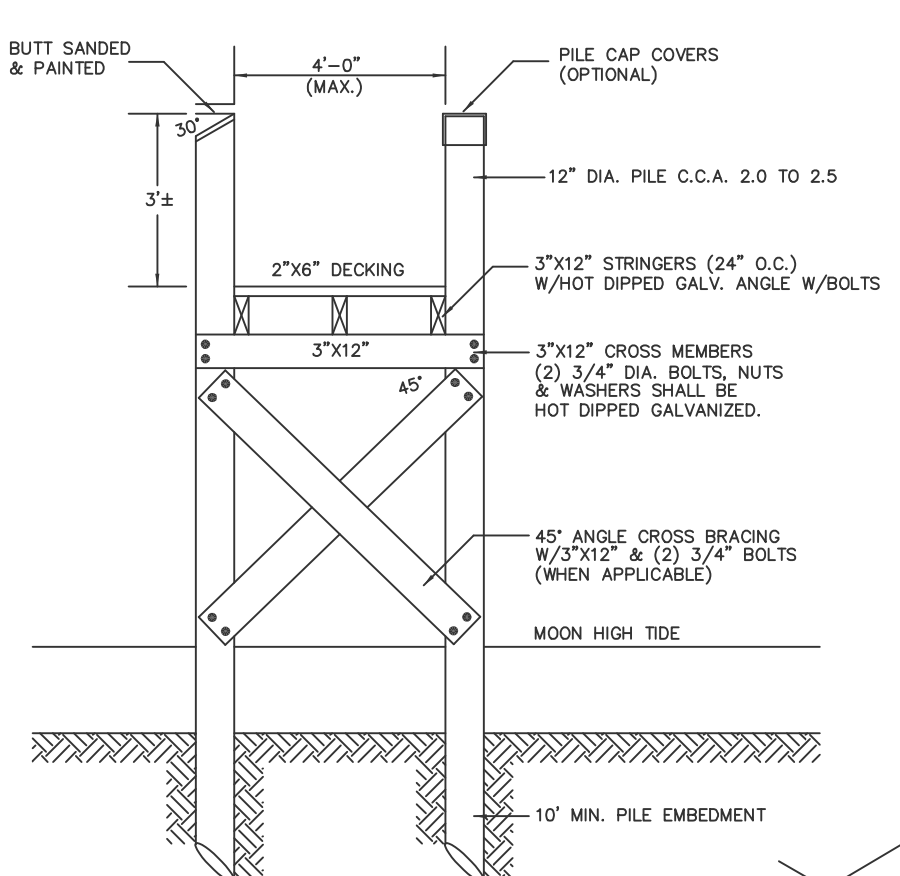


FLOAT STOP DETAIL
NOT TO SCALE

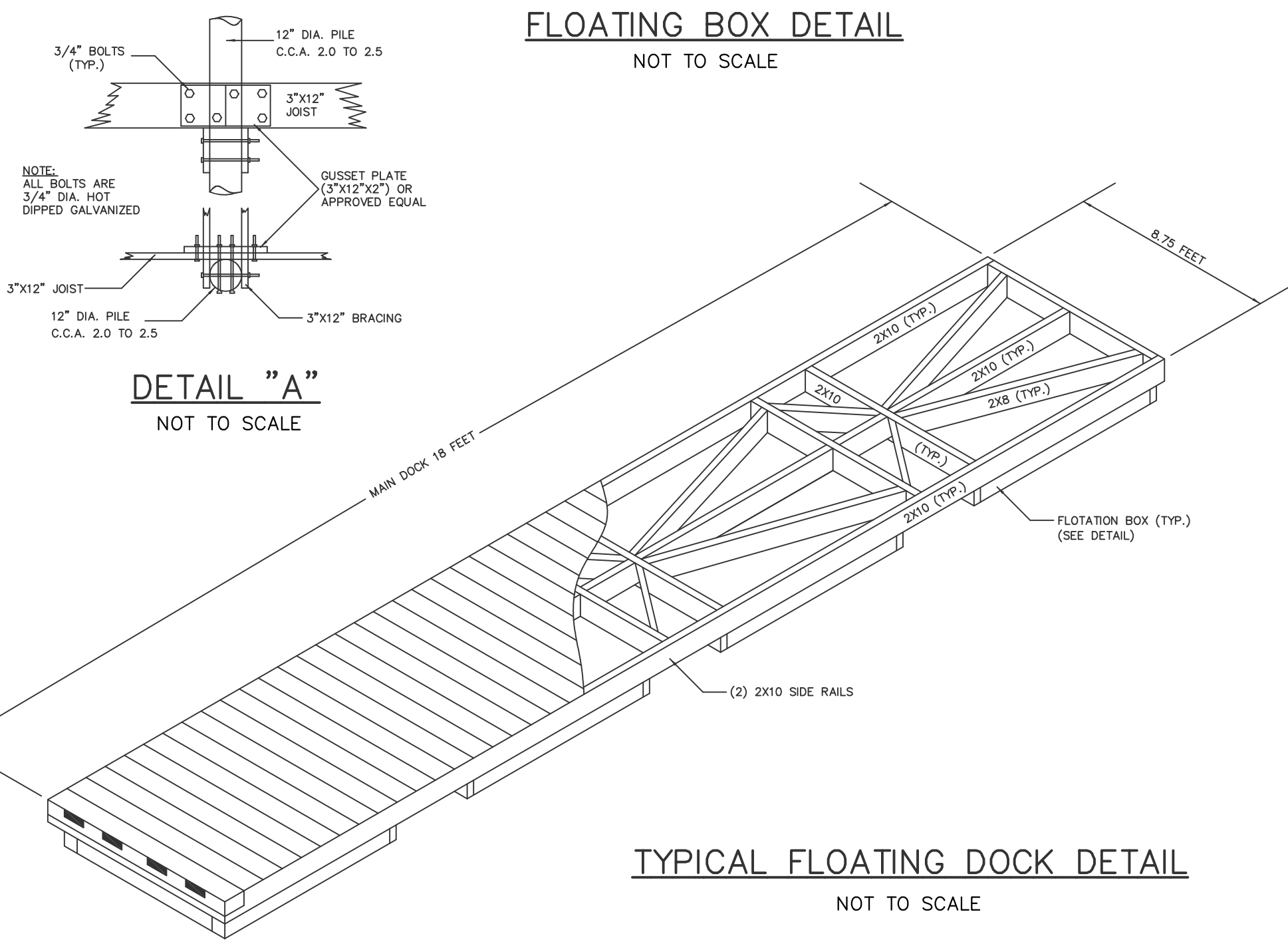
- CONSTRUCTION NOTES**
- ALL CONSTRUCTION TO BE DONE WITH HOT DIPPED GALVANIZED CONNECTORS.
 - BOLTED CONSTRUCTION TO BE 3/4" DIA. BOLTS AND FLAT WASHERS THROUGH-OUT EXCEPT DECKING MAY BE NAILED WITH HOT DIPPED GALVANIZED NAILS.
 - ALL LUMBER TO BE TREATED WITH NON-LEACHING WOOD PRESERVATIVES.
 - NO CREOSOTE SHALL BE APPLIED TO ANY PORTION OF THE STRUCTURE.
 - PROPOSED FLOAT TO BE COMPLETELY ENCASED IN POLYETHYLENE.
 - AREA OF PROPOSED DOCK NOT CONDUSIVE FOR LATERAL ACCESS (NO BEACH)
 - A "SOFT START" TO PILE DRIVING IS REQUIRED FOR NOAA - ENDANGERED SPECIES
 - THE DOCK BUILDER SHALL AVOID AND MINIMIZE TURBIDITY AND SEDIMENTATION IN ANY ESSENTIAL FISH HABITATS (EPH), TIDAL AND NON-TIDAL SPECIAL AQUATIC SITES (SAS). THIS MAY BE ACHIEVED WITH: A) COFERDAMS, SILT CURTAINS, WORKING IN THE DRY OR DURING OUTGOING TIDES; B) THE APPROPRIATE TIME OF YEAR RESTRICTIONS FOR FISH AND SHELLFISH; AND/OR C) SETBACKS OF 100 FT FROM TIDAL SAV OR 25 FT FROM OTHER SAS.
 - EMPLOY APPROPRIATE BMPs TO MINIMIZE TEMPORARY ADVERSE EFFECTS TO SAS, INTERTIDAL HABITAT, AND COMPLEX NRHS, E.G., CONSTRUCTION MATS, LOW GROUND PRESSURE (TYPICALLY LESS THAN OR EQUAL TO 3 PSI), OR WORK IN SALT MARSH DURING FROZEN CONDITIONS.
 - THE LOWERMOST PART OF FLOATS AND WAVE ATTENUATORS SHOULD MAINTAIN 18 INCHES OF CLEARANCE ABOVE THE SUBSTRATE AT ALL TIMES. THE HEIGHT SHOULD BE MEASURED FROM THE SUBSTRATE TO THE LOWERMOST PORTION OF THE DECK STRUCTURE. THIS IS TO MINIMIZE ADVERSE EFFECTS FROM GROUNDING.
 - PRESSURE-TREATED LUMBER PILES SHOULD BE SOAKED IN SALINE WATERS FOR 90 DAYS (OR EQUIVALENT) PRIOR TO INSTALLATION TO ALLOW LEACHING TO OCCUR IN A CONTROLLED SETTING. THE SOAKING WATERS SHOULD BE DISPOSED OF IN A MANNER TO AVOID ENVIRONMENTAL EXPOSURE. PRESSURE-TREATED LUMBER PILES SHOULD NOT BE USED IN AREAS OF CONCENTRATED SHELLFISH. PILES SHOULD BE CONSTRUCTED WITH ALTERNATIVE MATERIALS, SUCH AS PLASTIC, NATURAL CEDAR OR OTHER UNTREATED WOOD, OR COATED OFFSITE WITH AN IMPACT RESISTANT, BIOLOGICALLY INERT SUBSTANCE TO MINIMIZE LEACHATE INTO SHELLFISH AREAS.



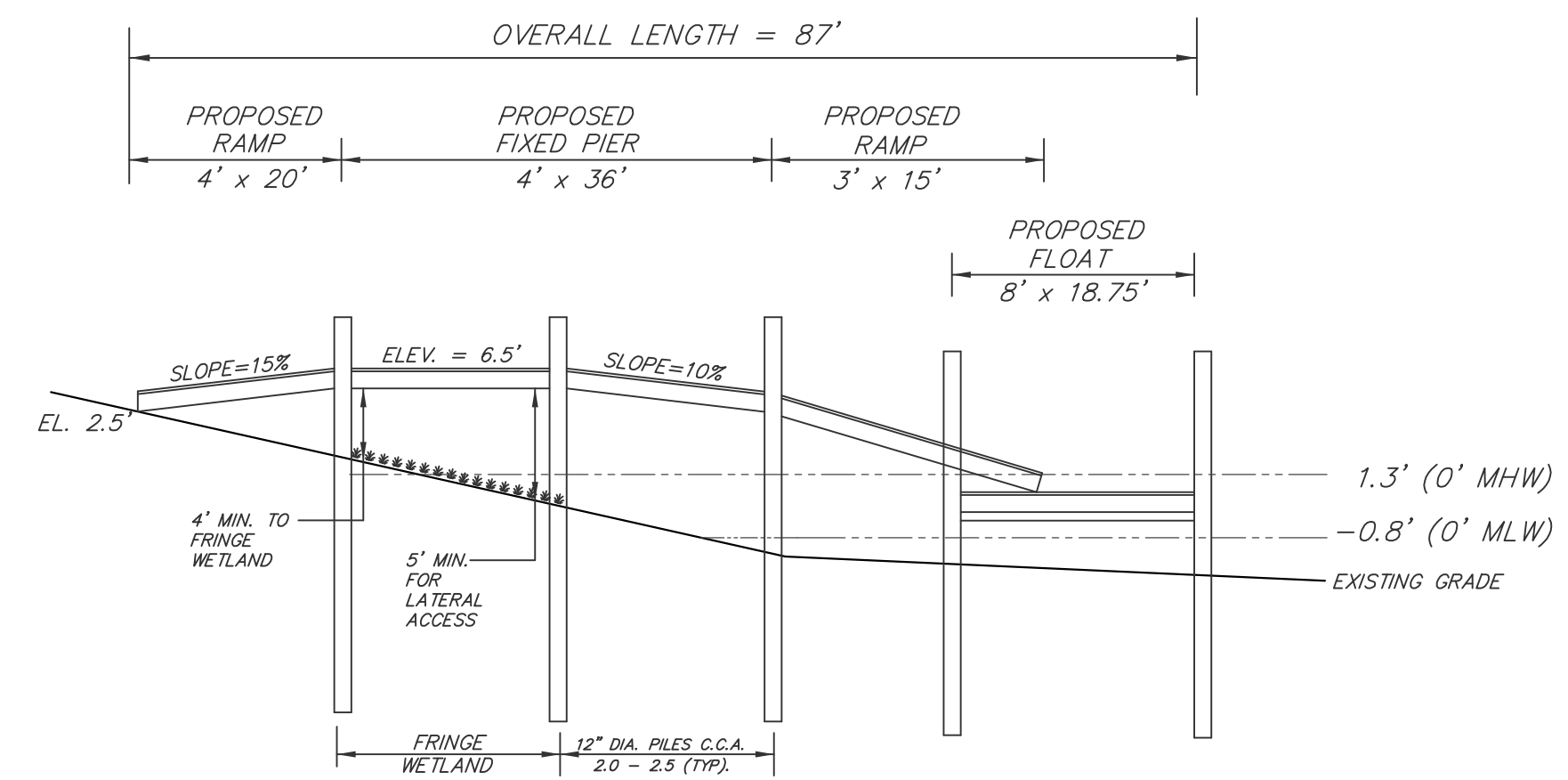
FLOATING BOX DETAIL
NOT TO SCALE



DECK CROSS SECTION
NOT TO SCALE



TYPICAL FLOATING DOCK DETAIL
NOT TO SCALE



DOCK PROFILE
SCALE: NOT TO SCALE

PROPERTY OWNERS:
DEAN SCALERA
151 BISCUIT CITY ROAD
CHARLESTOWN, RI 02813

CHRISTINE CHASE
992 MATUNUCK BEACH ROAD
WAKEFIELD, RI 02879

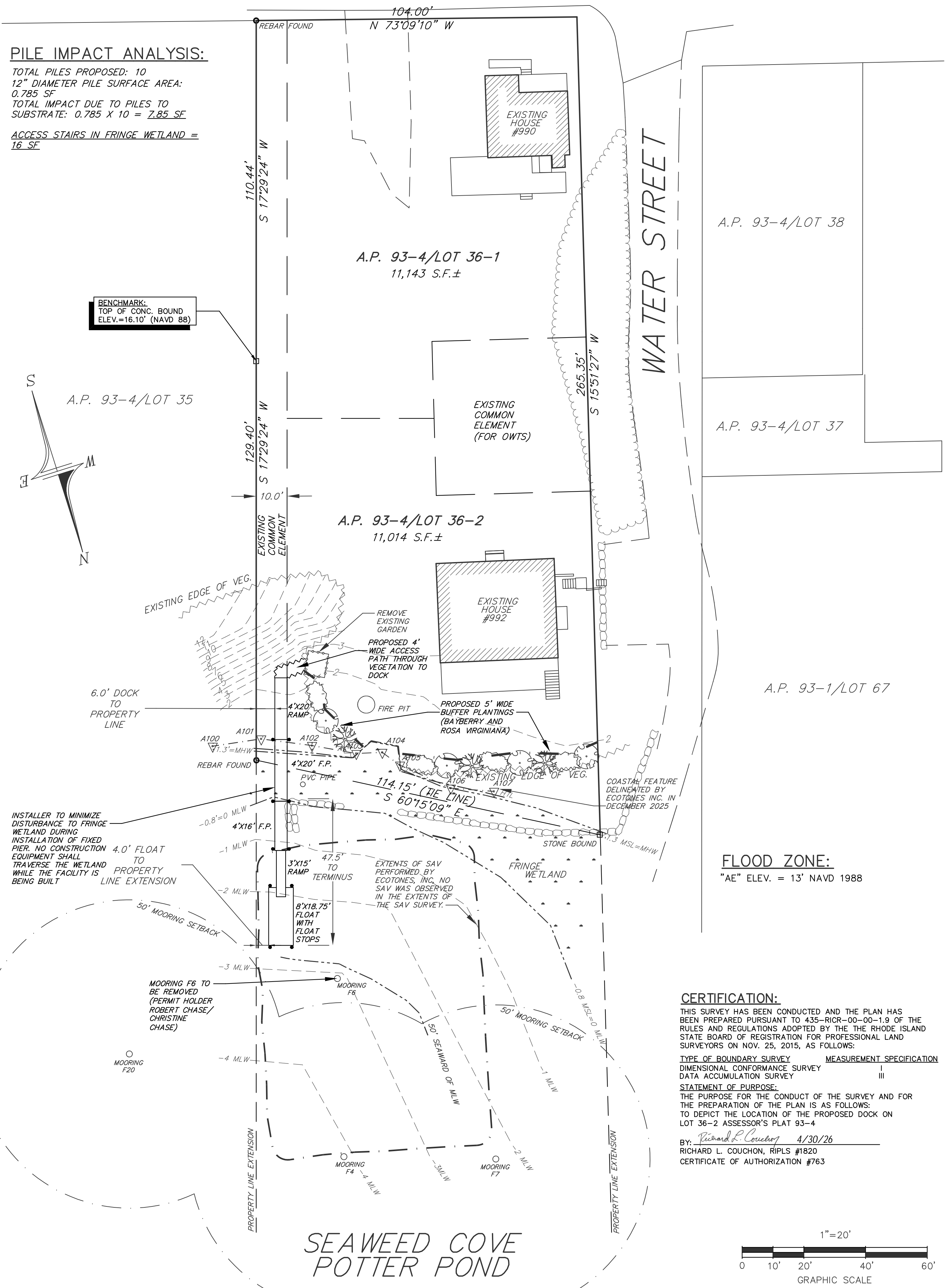
A.P. 93-4/LOT 9 A.P. 93-4/LOT 8 A.P. 93-4/LOT 7 A.P. 93-4/LOT 6 A.P. 93-4/LOT 5

MATUNUCK BEACH ROAD

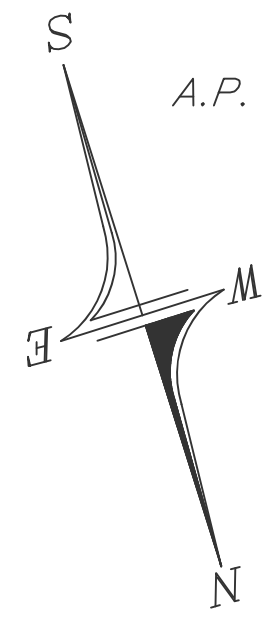
PILE IMPACT ANALYSIS:

TOTAL PILES PROPOSED: 10
12" DIAMETER PILE SURFACE AREA:
0.785 SF
TOTAL IMPACT DUE TO PILES TO
SUBSTRATE: 0.785 X 10 = 7.85 SF

ACCESS STAIRS IN FRINGE WETLAND =
16 SF



BENCHMARK:
TOP OF CONC. BOUND
ELEV.=16.10' (NAVD 88)



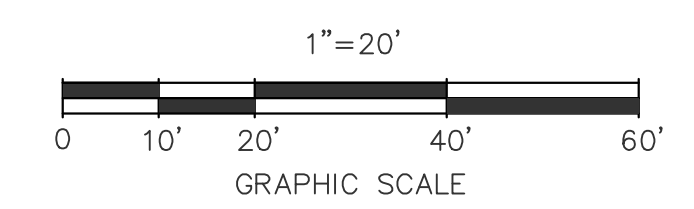
FLOOD ZONE:
"AE" ELEV. = 13' NAVD 1988

CERTIFICATION:
THIS SURVEY HAS BEEN CONDUCTED AND THE PLAN HAS BEEN PREPARED PURSUANT TO 435-RICR-00-1.9 OF THE RULES AND REGULATIONS ADOPTED BY THE RHODE ISLAND STATE BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS ON NOV. 25, 2015, AS FOLLOWS:

TYPE OF BOUNDARY SURVEY MEASUREMENT SPECIFICATION
DIMENSIONAL CONFORMANCE SURVEY I
DATA ACCUMULATION SURVEY III

STATEMENT OF PURPOSE:
THE PURPOSE FOR THE CONDUCT OF THE SURVEY AND FOR THE PREPARATION OF THE PLAN IS AS FOLLOWS:
TO DEPICT THE LOCATION OF THE PROPOSED DOCK ON LOT 36-2 ASSESSOR'S PLAT 93-4

By: Richard L. Couchon 4/30/26
RICHARD L. COUCHON, RIPLS #1820
CERTIFICATE OF AUTHORIZATION #763

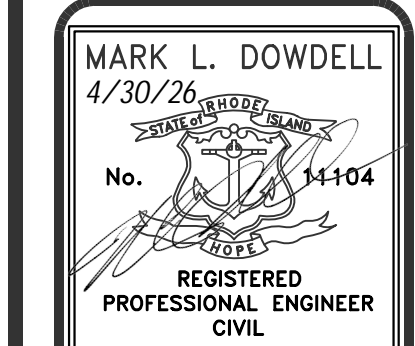


DOCK PLAN
PREPARED FOR
DEAN SCALERA



ASSESSOR'S PLAT 93-4 LOT 36-1
SITUATED IN THE TOWN OF
SOUTH KINGSTOWN, RHODE ISLAND

NO.	REVISION	DATE
1.	CRMC COMMENTS	3/16/26
2.	ACOE COMMENTS	4/30/26



DOWDELL ENGINEERING ASSOCIATES, LLC
DOWDELL ENGINEERING ASSOCIATES, LLC
CIVIL & ENVIRONMENTAL ENGINEERS
SURVEYORS & LAND PLANNERS
P.O. BOX 1684 • 3949 OLD POST ROAD
CHARLESTOWN, RHODE ISLAND 02813
WEBSITE: dowdelleng.com EMAIL: mark@dowdelleng.com

JOB NO. 3724	DWG. NO. 3724-DCK	SCALE: AS NOTED	SHEET: 1
DRAWN BY: R.L.C.	CHECKED BY: M.L.D.	DATE: FEB 25, 2026	APPROVED BY: M.L.D.