

Narraganset Harbor Management Commission
Meeting Minutes
September 7, 2021

- **Call to order @ 7:00 pm.** by Vice Chairman Bryan Couture
- **Roll Call:** Jeff Berry, Rick Black, Bryan Couture, Ray Morrocco, Kevin Conners & Jill Sabo.
- **Approval of Consent Agenda:** May 4, 2021 minutes and re-confirming of revisions to the meeting minutes of May 5, 2020 and August 12, 2020. Harbormaster report and correspondence. Motion to approve by Rick Black/ Ray Morrocco. Approved: 4-0
- **Open Forum:** N/A
- **New Business:**

3R/CRMC Residential Boating Facility Public Re-Notice Application (File #2018-12-031)

Applicant Jon Janikies of 166 Waterway is looking to construct a residential boating facility with a boat and jet ski lift attached. Applicant was represented by attorney Christine DiBiase of Adler, Pollack and Sheehan. Attorney Christine DiBaise reviewed the project with the HMC and explained that the dock would be within 50 of the East Ferry mooring field. Vice Chair Couture ask Kevin Conners (Harbormaster) if he felt this would be a navigational hazard and Kevin explained that it would not and he had no issues with the proposed dock. Vice Chair Couture then asked if any objectors in the audience that would like to be heard.

Attorney Christopher D'Ovidio explained that he is representing abutter Robin Squib of 200 Waterway and had several issues with the proposed dock. The concerns were the overall size of the dock, its appearance and that it was within 50 of the East Ferry mooring field. Attorney D'Ovidio produced a document (exhibit #1) showing the location of the dock and its proximity to the mooring field.

Motion to Receive and place on file Ray Morrocco/Rick Black 4-0

4R/CRMC Boating Facility Public Re-Notice Application (File # 2002-9-100)

Attorney Christine DiBiase of Adler, Pollack and Sheehan explained that she is representing Coastal Coasters of 1201 Succotash Road. Attorney DiBiase reviewed the project and its details with the HMC. The applicant is seeking a 46-foot extension to the current dock. Kevin Conners (Harbormaster) objected to the proposed dock because the dock will limit boat traffic in the Coast Guard channel. Kevin explained the channel at bouy #4 has been moved to the west due to the channel silting and shoaling. He strongly objected to the proposed application and said it will cause a navigational hazard to boaters.

Motion to write letter of objection to the Town Council Bryan Couture/Jeff Berry 4-0

- **Old Business:** N/A
- **Motion to Adjourn:** Jeff Berry/Ray Morrocco 4-0 @ 9:52 pm.

EXHIBIT #1

3/7/2021

Sec. 82-200. - Mooring areas.

- (a) No mooring shall be located or placed within the coastal waters of the town without a valid mooring permit issued by the harbormaster and without having the mooring inspected as detailed in this division and approved by the harbormaster. The harbormaster must direct the placement of the mooring.
- (b) No vessel so moored or anchored shall extend beyond the designated mooring area boundaries, as detailed in this division, with the exception of residential waterfront moorings which may be located in a waterfront property owner's riparian area.
- (c) All designated mooring fields sited within the tidal waters of the town shall not be established, nor any vessel moored or anchored, so as to interfere with the free and unobstructed use of channels, fairways, ore shore side facilities within the harbor. Public mooring areas shall provide, where possible, a 50-foot setback from all residential docks, piers, floats, public launching ramps, federal navigation channels, fairways, anchorages, and/or turning basins. If an approved public mooring area conflicts with an application for the new construction or addition to a residential deck, pier or float, then the applicant may request relief from the recommended 50-foot setback from the harbor management commission. If the relief is approved by the harbor management commission, then the harbor management commission shall recommend to the town council an amendment to the approved mooring area. Setback limits from riparian moorings and shoreline public rights-of-way shall be sufficient to allow for ingress and egress and to prevent interference with the exercise of private or public rights in these areas. Mooring areas shall be setback least three times the U.S. Army Corps of Engineer' authorized project depth from federal navigation projects (e.g., navigation channels and anchorage areas)
- (d) *Mooring area designations.* Certain waters of the town shall be designated as mooring areas. Those waters designated in this section are authorized for placements of permitted moorings as detailed within this division. They are located in accordance with all policies of the town's harbor management plan, the policies and requirements of the coastal resources management council's Guidelines for the Development of Municipal Harbor Management Plans, specifically the regulations set forth in sections d through l on page 30, and the CRMC's Management Procedures for siting mooring fields. Any revisions to the size and/or location of these mooring field designations shall require town council approval. Once town council approval is obtained, approval for the revisions from the coastal resources management council and the department of the environment must be obtained. Once approval has been obtained from both state agencies, the revisions may take place.
- (e) The following mooring area designations and anchorage area designations are described on Maps 3 and 4 in Appendix 1 of the Harbor Management Plan.

Editor's note— Maps 3 and 4 are not printed in this section but are on file in the town clerk's office.

- (f) The following designated mooring areas are described as mooring areas A, B, and C.

Editor's note— The description of the areas is not printed in this subsection (f), but is on file in the town clerk's office.

- (g) The following designated anchorage areas are described as designated anchorage areas AA—DD.

Editor's note— The description of the areas is not printed in this subsection (g) but is on file in the town clerk's office.

(Ch. 1054, § 1, 8-20-2018)

structure has ceased (e.g. the structure is no longer used as a means of accessing tidal waters).

- k. Residential and limited recreational boating facilities shall not intrude into the area within twenty-five (25) feet of an extension of abutting property lines unless:
- (1) It is to be common structure for two or more adjoining owners, concurrently applying or
 - (2) A letter or letters of no objection from the affected owner or owners are forwarded to the CRMC with the application.
 - (3) In the event that the applicant must seek a variance to this standard, the variance request must include a plan prepared by a RI registered Land Surveyor which depicts the relationship of the proposed facility to the effected property line(s) and their extensions. Following construction the applicant shall submit an as-built plan stamped by a RI registered land surveyor showing the as-built location along with the CRMC designer's dock as-built form required by § 1.3.1(D)(11)(t) of this Part. Any discrepancy from the CRMC approved dock location will require relocation of the dock to the approved location.
- l. Residential and limited recreational boating facilities shall not extend beyond that point which is:
- (1) Twenty-five percent (25%) of the distance to the opposite shore (measured from mean low water), or
 - (2) Fifty (50) feet seaward of mean low water, whichever is the lesser.
- m. All residential and limited recreational docks, piers, and floats shall meet the setback policies and standards contained in municipal harbor management plans and/or harbor ordinances approved by the Council. However, in all cases, residential and limited recreational docks, piers, and floats shall be setback at least fifty (50) feet from approved mooring fields and three-times the U.S. Army Corps of Engineers authorized project depth from federal navigation projects (e.g., navigation channels and anchorage areas).

Tracy Silvia

From: Tracy Silvia <tsilvia@crmc.ri.gov>
Sent: Thursday, August 5, 2021 4:39 PM
To: Tracy Silvia
Subject: FW: Re: 2018-12-037

From: Ross Singer [mailto:rsinger@crmc.ri.gov]
Sent: Friday, February 12, 2021 8:22 AM
To: warrenhall@cox.net; Tracy Silvia <tsilvia@crmc.ri.gov>
Subject: Fwd: Re: 2018-12-037

Good Morning Warren,

Please see the attached objection and Technical Memorandum prepared by EA concerning the Janakies Dock. A few issues that we overlooked have been brought to our attention that you will need to address before we can bring this to the council.

First and foremost, the dock is proposed to extend into a mooring field. You will need to get a letter of no objection from the Narragansett Harbor Commission, and submit a variance request to § 1.3.1.D.11(m). In addition please update the plans to show the mooring field, and distance to all the moorings in the area. The EA memorandum has also brought up the proposed possible use of ledge anchors and rock sockets. Please submit a variance request for §1.3.1.D.11(r) and §1.3.1.D.11(p). Finally, please address the comments concerning the boat lift standards and update plans if necessary.

Ross

**Narraganset Harbor Management Commission
Meeting Minutes**

May 5, 2020 (via ZOOM)

I. Call to order

@ 1906 hrs. by Vice-Chairman Bryan Couture

II. Roll Call

Harvey Cataldo, Bryan Couture, Ray Morrocco, John Jennings, John Thompson, Kevin Connors & Jill Sabo

III. Approval of Consent Agenda

April 28, 2020 Minutes, Harbormaster Report **, and Correspondence

Motion to approve by B. Couture / J. Hart. Approved: 7 - 0

IV. Open Forum

a) N/A

V. New Business

- a) **5R / CRMC Boating Facility Application @ 166 Waterway Dr** – No discussion. Motion to approve: J. Jennings / Ray Morrocco. Passed 6 – 0. WJK
- b) **6R / CRMC Boating Facility Application @ 2 Woodsia Rd** – No discussion. Motion to approve: J. Hart / Jeff Barry. Passed 6 – 0. WJK
- c) **7R / CRMC Boating Facility Application @ 15 Narrows Rd** – Only discussion was that it will not be an obstruction to the channel. Motion to approve. Passed 6 – 0.
- d) **8R / CRMC Preliminary Determination for New Aquaculture Site** – In attendance was applicant Andrew Van Hemelrijck, CRMC member Dave Beutel, and DEM member Anna Gerber Williams. Recusing from discussion was NHMC Chairman H. Cataldo.
 - (1) Applicant stated that he currently possess an aquaculture area north & east of the proposed location that he uses in the summer months. It was learned that his license for this area had expired yet all tackle remains.
 - (2) Applicant stated that the new proposed area would be used in the winter months only in an area just west of Little Comfort Island. Applicant also stated that this area is a known channel; used primarily in the winter months. Applicant stated

East Pond – East Side: Commencing at an approximate point (E 330745, N 112813) running approximately 920' +/- in a northwesterly direction to an approximate point (E 330056, N 113240), thence running in a southwesterly direction approximately 3600' +/- to an approximate point (E 328617, N 109884), and running in a northeasterly direction, 50' offset from the shoreline/docks, to the point of origin. The approximate area of this mooring field is 1,102,400 sq. ft. (25.3 acres).

East Pond – West Side: Commencing at an approximate point (E 328378, N 111718) running approximately 300' +/- in a southeasterly direction to a point (E 328658, N 111573), thence running 2600' +/- in a southwesterly direction to an approximate point (E 326752, N 109775), then running 250' +/- in a westerly direction to an approximate point (E 326503, N 109755), and running in a northeasterly direction, 50' offset from the shoreline/docks, to the point of origin. The approximate area of this mooring field is 506,735 sq. ft. (11.6 acres).

Stallion Cove: Commencing at an approximate point (E 326057, N 112302), thence running approximately 400' +/- in a westerly direction to an approximate point (E 325660, N 112258) thence running in a southerly direction to an approximate point (E 325927, N 111709), then running in an easterly direction 150' +/- to an approximate point (E 326067, N 111749), and running in a northeasterly direction, 50' offset from the shoreline/docks, to the point of origin. The approximate area of this mooring field is 114,601 sq. ft. (2.6 acres).

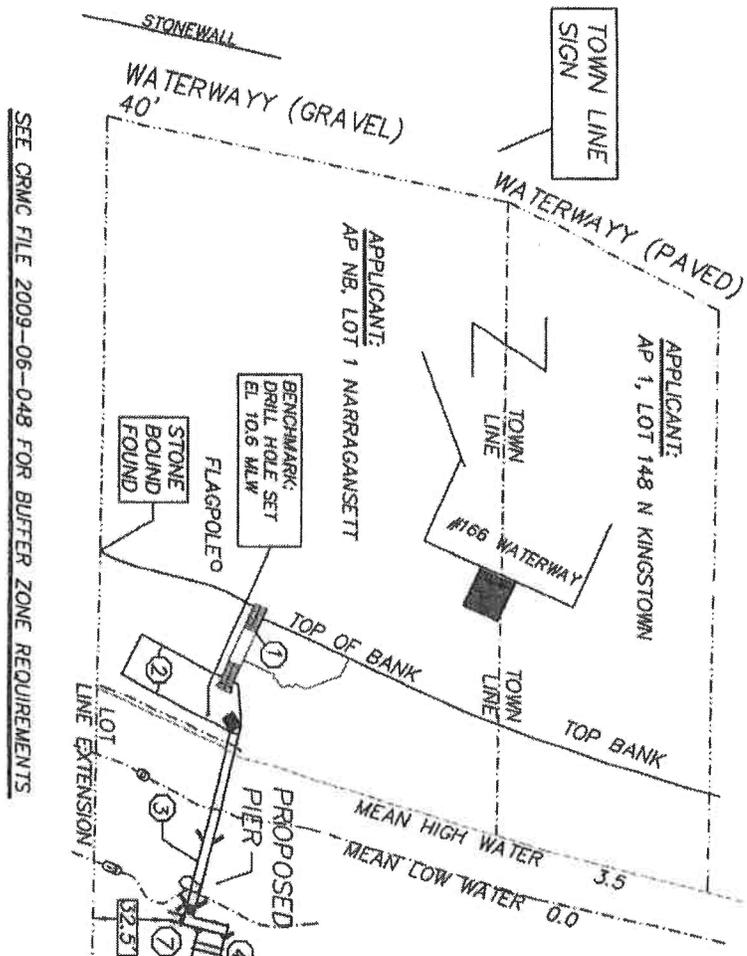
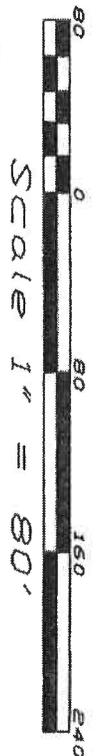
Potato Island: Commencing at an approximate point (E 326919, N 114066) thence running in a southerly direction for approximately 1425' +/- to an approximate point (E 326732, N 112658) thence running in a northeasterly and then a northwesterly direction, 50' offset from the shoreline/docks, to the point of origin. The approximate area of this mooring field is 735,518 sq. ft. (16.8 acres).

Mooring Area C

South Ferry: Commencing at an approximate point (E 349982, N 153014) running approximately 175' +/- in an easterly direction to an approximate location at (E 350165, N 153011), thence running in a southerly direction approximately 3900' +/- to an approximate point at (E 350292, N 149118), thence running northwesterly for approximately 700' +/- to an approximate point (E 349814, N 149600) and running in a northerly direction, 50' offset from the shoreline/docks, to the point of origin. The approximate area of this mooring field is 1,728,370 sq. ft. (39.6 acres).

Riverdell: Commencing at an approximate point (E 342101, N 152470), running approximately 85' +/- in a westerly direction to an approximate point (E 342012, N 152478), thence running in a southerly direction approximately 430' +/- to an approximate point (E 342012, N 152046), then running in an easterly direction approximately 215' +/- to an approximate point (E 342232, N 152053), and running in a northerly direction, 50' offset from the shoreline/docks, to the point of origin. The approximate area of this mooring field is 81,697 sq. ft. (1.8 acres).

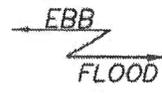
Pettaquamscutt: Commencing at an approximate point (E 342431, N 151405), running in a southerly direction approximately 500' +/- to an approximate point (E 342436, N 150900), then running in an easterly direction approximately 200' +/- to an approximate point (E 342642, N 150900), and running in a northerly direction, 50' offset from the shoreline/docks, to the point of origin. The approximate area of this mooring field is 71,011 sq. ft. (1.6 acres).



PLAN SHOWING MOORING AREA C
 ADJACENT TO :
 PROPOSED RESIDENTIAL PIER FOR:
 JONATHAN JANIKIES
 166 WATERWAY
 NARRAGANSETT AP NB, LOT 1
 NORTH KINGSTOWN, AP 1, LOT 148
 BY: WARREN HALL, CIVIL ENGINEER
 FEB 19, 2021
 SHEET 1 OF 1

- ① EXISTING STEPS
- ② EXISTING CONCRETE DECK
- ③ PROPOSED PIER
- ④ 30,000# BOAT LIFT
- ⑦ JET SKI LIFT

NARRAGANSETT BAY
 WEST PASSAGE
 CRMC TYPE 2 WATER



N: 153014 E: 349982
 N: 153017 E: 350165
 BATTER PILE
 0' SETBACK
 APPLICANT'S
 MOORING
 N: 152845.8
 E: 350126.6
 DISTANCE TO
 APPLICANT'S MOORING
 WITHIN 200'

TOWN OF NARRAGANSETT
 MOORING AREA C

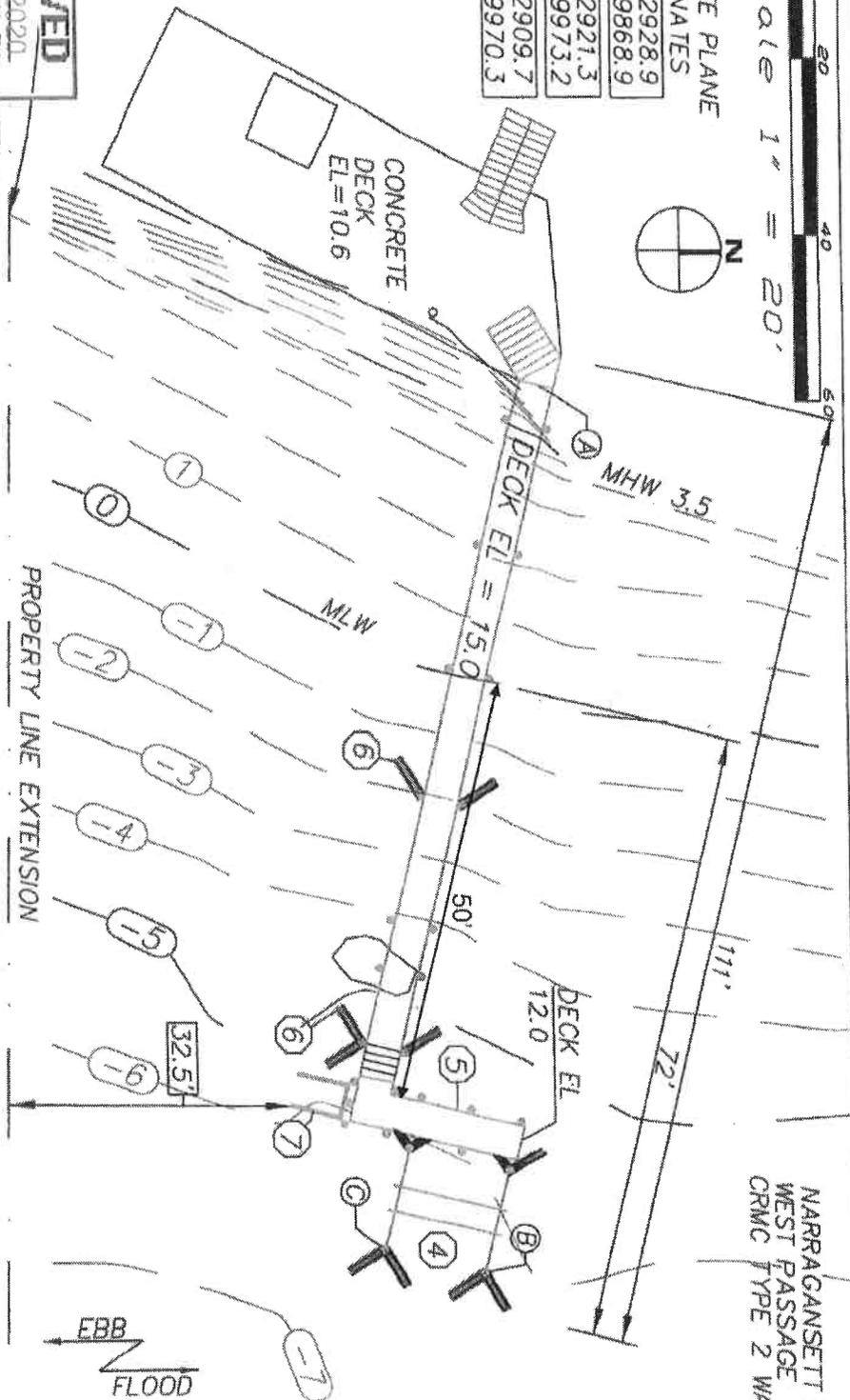
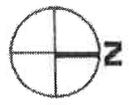
N: 149600 E: 349814
 N: 149118 E: 350292

Scale 1" = 20'



RI STATE PLANE
COORDINATES

A	N: 152928.9 E: 349868.9
B	N: 152921.3 E: 349973.2
C	N: 152909.7 E: 349970.3



RECEIVED
April 10, 2020
COASTAL RESOURCES
MANAGEMENT COUNCIL

PROPOSED RESIDENTIAL PIER FOR:
JONATHAN JANIKIES
166 WATERWAY
NARRAGANSETT AP NB, LOT 1
NORTH KINGSTOWN, AP 1, LOT 148
BY: WARREN HALL, CIVIL ENGINEER
APRIL 2, 2020 SHEET 3 OF 10

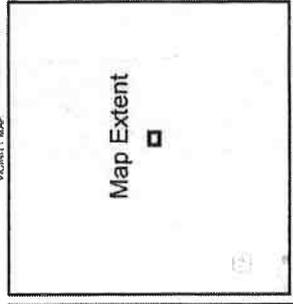
- ④ 30,000# BOAT LIFT
- ⑤ 4'x20' FIXED ACCESS DECK EL = 12.0
- ⑥ BATTER PILES
- ⑦ JET SKI LIFT

WARREN F HALL
REGISTERED PROFESSIONAL ENGINEER
\$3,100

NARRAGANSETT BAY
WEST PASSAGE
CRMC TYPE 2 WATER

EBB
FLOOD

VICINITY MAP



Map Extent

Legend

- South Ferry Mooring Basin
- Applicant Mooring
- Dock Corner
- Mooring Field Corner

Map Date: 9/2/2021
 Source: URIEDC Aerial 2018
 Applicant's Submittal, Sheet 1 of 1, Feb. 19, 2021
 Applicant's Submittal, Sheet 3 of 10, April 2, 2020

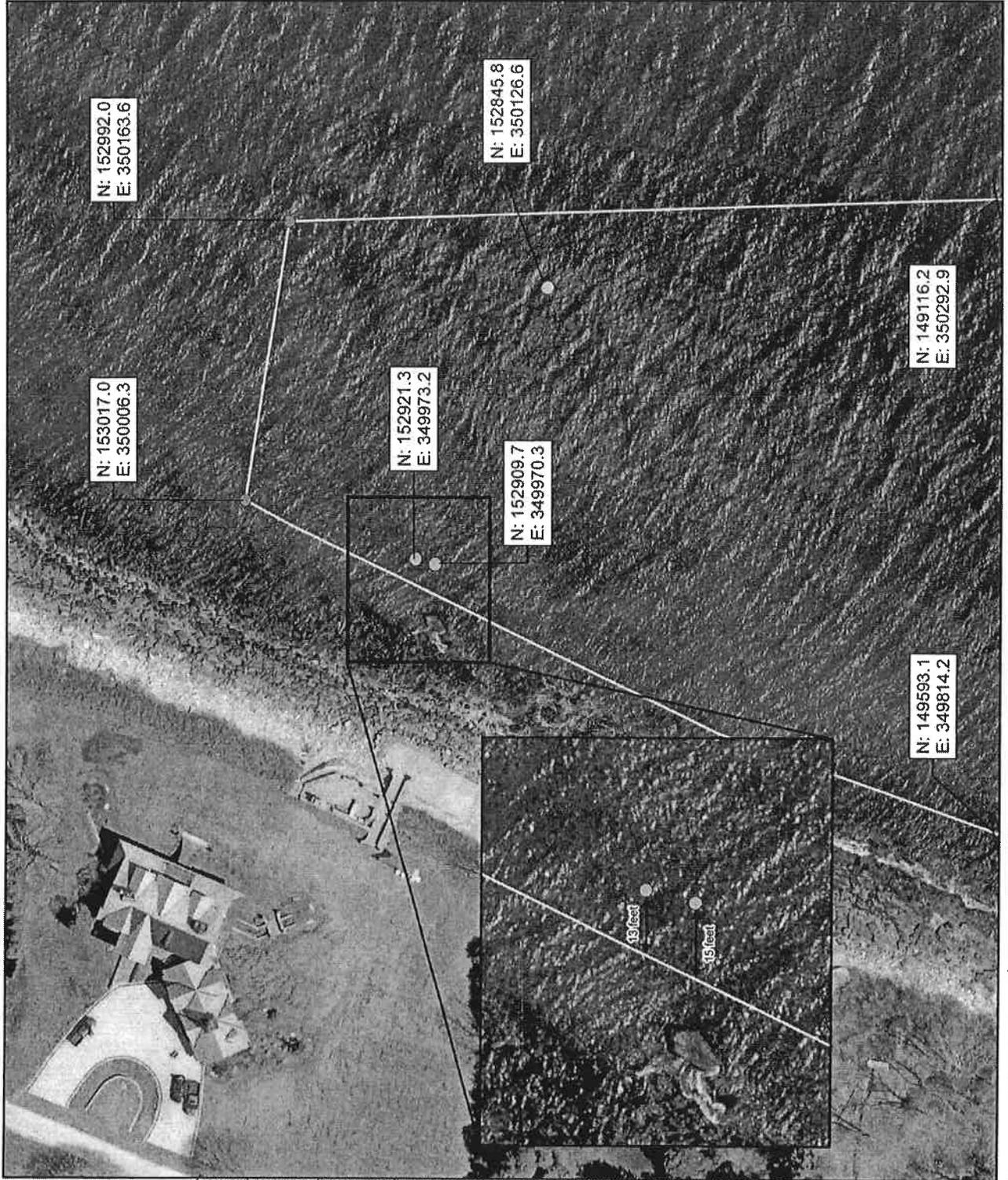


0 40 80
 Feet

Scale: 1" = 80'

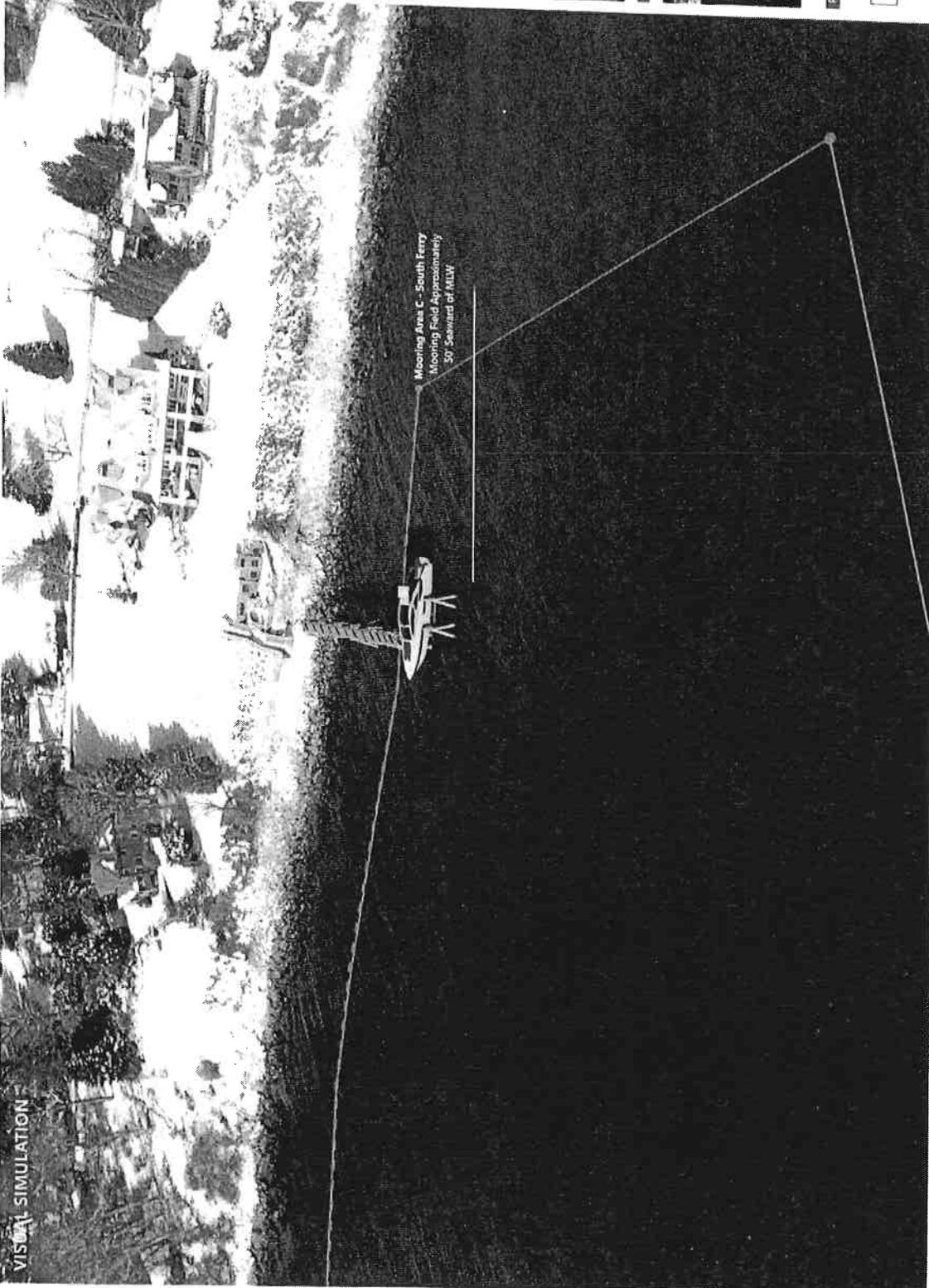


Figure 1
South Ferry Mooring Basin
 Narragansett, Rhode Island



\\warwick\proj\warwick\GIS Warwick\StateandLocal\NorthEastRhodeIsland\03548_01_D\0\proj\PROJECTS\MK\DF\figure 1 MooringBasin.mxd [morrissey]

VISUAL SIMULATION



Mooring Area C - South Ferry
Mooring Field Approximately
50' Seaward of MLW

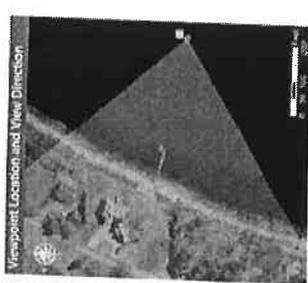
**Representative Visual Simulations
Proposed Residential Pier**

Aerial View of Narragansett Bay in the vicinity of
the Wharves
Town of Narragansett
Washington County, Rhode Island

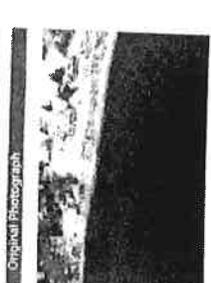
Viewpoint Technical Data

Camera Type	Phantom 4
Viewpoint Location	41°50'30"N, 71°13'00"W
Viewpoint Elevation	243.5 Feet AGL
Photograph Size Orientation	Vertical
Horizontal Distance to Proposed Pier	122 Feet
Time of Photograph	10:07 AM
Date Photograph Taken	February 12, 2021

The rendered perspective is based on the aerial view of the area and is intended to provide a visual representation of the proposed pier. The rendering is based on the aerial view of the area and is intended to provide a visual representation of the proposed pier. The rendering is based on the aerial view of the area and is intended to provide a visual representation of the proposed pier.



Viewpoint Location and View Direction



Original Photograph

Prepared For: Prepared By:



EDR