



AGENDA

Semi-Monthly Meeting – Full Council

Tuesday, May 23, 2006; 6:00 p.m.

Narragansett Bay Commission, Boardroom

One Service Road, Providence, RI

Reading of the minutes of the previous meeting.

Subcommittee Reports.

Staff Reports

Application requesting an Extension of existing Assent:

1998-07-052 CASTLE FARMS INVESTMENT/TOWER HILL GROUP – Extension (#5) of Assent for 34 Single House lots with open Space. Located at plat 50, lot 2 and plat 50-1, lot 1; Tower Hill Road, South Kingstown, RI.

Applications which have been Out to Notice for 30 days and are before the Full Council for Decision:

2005-07-027 DAVID ALEXANDER – Construct and maintain a residential boating facility consisting of a 135' x 4' fixed timber pier, 20' x 3' ramp, and a 10' x 15' float (150 s.f.). The facility will extend 90' beyond mean low water requiring a 40' variance to RICRMP Section 300.4.E.3.k (standard is 50' beyond mean low water). A letter of no objection has been received from the northern abutter (facility is 16.1' from the property line extension). Located at plat 17, lot 160; 5 Pokanoket Trail, Warren, RI.

2005-09-006 SAND HILL DEVELOPMENT, LLC – Remove several existing structures on the property and to construct 4 mixed-use (residential/retail use) buildings serviced by public water and sewers. The building will house 8 retail shops and 7 condominium units. Located at plat I-G; Lots 73 and 74; 240 Sand Hill Cove Road, Narragansett, RI.

2005-12-034 FOX ISLAND, LLC – Construct and maintain: replace the existing 150 sq. ft. float with a 144 sq. ft. float and incorporate a float lift and separate boat lift system. Also install six (6) additional tie-off piles. Located at plat 31, lot 48; Fox Island, North Kingstown, RI.

2006-01-067 CANDICE NOLL -- Construct and maintain: a residential boating facility to consist of a 4' x 211-foot fixed timber pier with a 4' x 20' fixed lower access platform. The terminus of the dock will extend to 124-feet beyond mean low water (MLW) requiring a variance from the RI-CRMP Section 300.4 standards. Located at plat 4, lot 106; 256 East Shore Road, Jamestown, RI.

2005-12-018 NICHOLSON PERSONAL RESIDENCE – Construct and maintain a residential boating facility as shown on the attached plans. The structure is to consist of a variable width (6-8 foot) fixed timber pier with an L section at its terminus. In addition, the pier leads to a ramp that leads to a 150 SF float held in place by 3 piles. A single tie-off pile is also proposed. The structure is to extend 110' +/- seaward of the cited Mean Low Water mark. The proposed design is variant to several RICRMP dock construction standards. Located at plat 166, lot 5; 13 Low Lane, Bristol, RI.

Public Hearing on Changes to the Rhode Island Coastal Resources Management Program and Management Procedures:

The following changes are proposed:

1. RI Coastal Resources Management Program - Section 300.4. - Recreational Boating Facilities - Add NEW 300.4.B.13:

13. Outhauls are subject to the regulatory jurisdiction of the Council. The Council may authorize a municipality to administer an annual permit for such provided said municipality has a Council approved and active harbor management plan and ordinance which contains the following:

- a. municipal documentation that demonstrates that
 - i. an outhaul(s) is/are to be permitted to the contiguous waterfront property owner; and,
 - ii. up to four (4) outhauls may be allowed per waterfront property; and,
 - iii. outhauls are not permitted on properties which contain a recreational boating facility; and,
 - iv. procedures have been adopted to ensure that permits are issued only consistent with the RICRMP, including the provisions of 300.18; and,
 - v. their procedures acknowledge that the CRMC retains the authority to revoke any permits issued by the municipality if it finds that such permit conflicts with the RICRMP; and
 - vi. from November 15 to April 15, when a boat is not being secured by the device, the outhaul cabling system shall be removed.

The purpose of this proposed change is to specify how the Council will regulate and manage outhauls in conjunction with municipalities.

2. Management Procedures - Section 4.3 – Schedule of Fees - Add NEW Section 4.3.8 as follows:

(8) When an applicant or his/her consultant(s) submits re-designed site plans for a proposed activity more than two (2) times during the course of review of an application or a modification, the executive director in his discretion may set a review fee that is additional to the application fee for such extra staff review time and that which is consistent with the rate-per-hour fee allowances of section 4.3.2(r)(1) above, provided however that the applicant will not be charged in instances where staff has requested additional information and the applicant provides the requested information.

CRMC Semimonthly Meeting
May 23, 2006
Page Three

The purpose of this proposed change is to be able to assess an administrative fee when applicants or their consultants submit unsolicited site plan changes during the course of the review of an application.

3. Management Procedures - Section 4.3 – Schedule of Fees - Amend Section 4.3.2(r)(1) as follows:

(r)(1) The Executive Director, in his discretion and with the concurrence of the Chairman, may reduce an application fee for commercial, industrial and mixed use projects within the urban core or growth center coastal communities of Providence, East Providence, Pawtucket, and Newport* or for projects that meet the requirements of GLRI 42-64-7 et seq. (Mill Building and Economic Revitalization Act), where such application is eligible for an administrative assent and meet all applicable programmatic goals, policies, and standards. The reduced fee shall be no less than the estimated processing time of Council staff of a rate per hour set by the planning and procedures subcommittee (as of January 2006: \$500 per hour). The minimum application fee shall be \$5,000.

The purpose of this proposed change is to cite the actual review rate fee as set by the Council's planning and procedures subcommittee.

Enforcement Report – April, 2006

Category “A” List

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