

RHODE ISLAND COASTAL RESOURCES MANAGEMENT COUNCIL
REPORT OF FINDINGS -- PRELIMINARY DETERMINATION

STATEMENT OF LIMITATIONS

The contents of this staff determination report shall be valid only for the period on and preceding the date of this report. This report is neither an approval or denial of the subject proposal. It is an evaluation of CRMC regulations in effect as of 1/16/2015 as they pertain to the below stated proposal, including preliminary staff recommendations. Modifications to the below stated proposal may, upon the discretion of the CRMC, render this determination null and void.

APPLICANT INFORMATION

NAME: Town of North Kingstown
LOCATION: 99 Philips Street
CITY/TOWN: North Kingstown

CRMC FILE NO.: 2014-12-078
PLAT(S): 116 **LOT(S):** 109

CONTACT PERSON(S) & ADDRESS:

Nicole La Fontaine, A.S.C.P. Acting Planning Director Town of North Kingstown 80 Boston Neck Road North Kingstown, RI 02852	Kim Wiegand, P.E. Town Engineer Town of North Kingstown 2050 Davisville Road North Kingstown, RI 02852	Kevin Alverson, L.A. Landscape Architecture 360 Annaquatucket Road North Kingstown, RI 02852
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PRELIMINARY REVIEW INFORMATION

PROPOSAL: Relocate the historic Town Meeting House onto plat 116, lot 109 to serve as a Community Arts and Learning Center.

PLAN(S) REVIEWED: "Town House Relocation Project, Prepared for Town of North Kingstown, Master Plan", sheet 1 of 1 by Kevin M. Alverson, L.A. dated Dec. 22, 2014

INVESTIGATOR

Timothy J. Motte

DATE

1/7/15

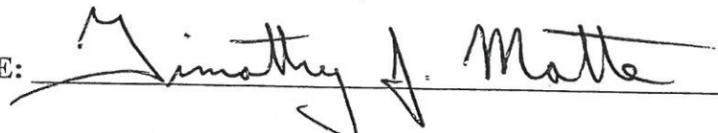
TIME

10 a.m.

MEASUREMENTS & OBSERVATIONS: conducted inspection of site, observed existing conditions of site, coastal features and freshwater wetlands

APPLICABLE PREVIOUS CRMC FILES: A2011-08-045 & PD2013-10-114

SIGNATURE:



Senior Environmental Scientist

SUMMARY OF FINDINGS

CRMC JURISDICTION: (Y OR N)

TYPE WATER: Type 1 Conservation Area, Academy Cove and Type 1 Conservation Area and Type 2 Low-Intensity Use for the inner reaches of the southern portion of Wickford Cove

For the purpose of this review the coastal feature(s) include: 1.) coastal wetland and 2.) fringe marsh and coastal beach backed by coastal bluff

CRMC FRESHWATER WETLAND JURISDICTION: yes

Applicability of CRMP and SAM Plans (as amended): RICRMP Sections - 120, 130, 140, 150, 200.1, 200.2, 200.3, 200.4, 200.5, 200.6, 210.1, 210.2, 210.3, 210.4, 210.5, 210.6, 210.7, 220, 300.1, 300.2, 300.3, 300.4, 300.5, 300.6, 300.7, 300.8, 300.9, 300.10, 300.11, 300.12, 300.13, 300.14, 300.15, 300.17, 300.18, 310, 320, 325, 330, 335, 400, other – “Freshwater Wetlands in the Vicinity of the Coast”.

Preliminary Buffer and Setback Requirements:

SETBACK (ref. Section 140 CRMP) – 25-feet from inland edge of coastal buffer zone

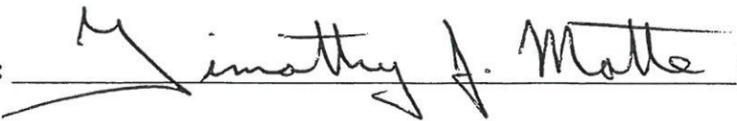
BUFFER (ref. Section 150 CRMP) – maintain existing coastal buffer zone

Note: Setbacks apply to “construction related activities” including filling, removing, and grading (ref. Section 300.2 CRMP). The coastal program requires a minimum setback of either 50’, or the buffer zone width plus 25’ (whichever is greater). Work within this minimum setback will require a variance per Section 120 of the CRMP. All variances must be requested in writing. No construction or construction related work shall occur within the required setback (exemptions include structural shoreline protection, outfalls and water dependant uses). Work within the required setback may require a Category “B” review (public notice and decision by the full coastal council) and would likely result in adverse CRMC staff recommendations to the Coastal Council during the review process.

Buffer zones are areas that must be retained in, or allowed to revert to, “an undisturbed natural condition.” All structures (excluding accessory structures) should be setback a minimum of 25’ from the buffer zone to allow for access, fire protection and maintenance without infringement into the buffer.

If applicable, the plan must show “area of land within 50 feet” in accordance with Rule 5.04 of The Rules and Regulations Governing the Protection and Management of Freshwater Wetlands in the Vicinity of the Coast (the Rules), and label this area as a “buffer zone” in accordance with Rule 5.14. In addition, no activities (such as: drainage, grading, filling, etc.) may affect the freshwater wetland or the buffer zone. Where such alterations occur, or are proposed, an application shall be submitted in accordance with CRMC’s Freshwater Wetland Rules.

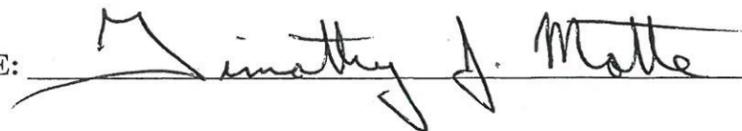
SEE ATTACHED SHEET FOR STAFF REVIEW AND RECOMMENDATIONS

SIGNATURE:  Senior Environmental Scientist

STAFF CONCERNS/COMMENTS/INFORMATION REQUIREMENTS:

- A meeting was held at CRMC's offices on January 15, 2015. Ms. Kim Wiegand, P.E. and Mr. John Nelson, P.E. represented the Town of North Kingstown along with their consultant, Mr. Kevin Alverson, L.A. Mr. Tim Motte, Senior Environmental Scientist, represented this office. CRMC staff discussed our requirements and the need to protect Academy Cove and the inner reaches of the southern portion of Wickford Cove and their associated coastal resources as part of any site redevelopment. Time was also spent discussing the protection of the isolated freshwater wetlands on-site and across the library access road. As was pointed out in the meeting, a site plan should be developed that represents all of these water bodies, coastal features, coastal buffer zones and isolated freshwater wetlands in close proximity to the proposed development. Additionally, a minimum 25-foot setback should be provided from the coastal buffer zone located on the property.
- With respect to coastal feature flagging for the project, all of the site's coastal features should be shown on the site plan. More specifically, "CF-11-15" should extend to the northwest, up to the diagonal parking spaces, and then "dog-leg" northeast toward the library. Additionally, the coastal wetland on the other side of Boone Street should be indicated on the plan.
- All freshwater wetlands should also be shown on the plan. In particular, an isolated freshwater wetland exists on the site within the wooded area immediately adjacent to Library access Road. An isolated freshwater wetland also exists offsite, immediately north of the proposed, disabled parking. This should also be included on the plan.
- The coastal buffer zone immediately adjacent to the coastal features abutting Academy Cove should be indicated as such and remain totally undisturbed. A 25-foot coastal setback is required from the inland edge of this existing coastal buffer zone. All structures, filling, removing and grading should be kept outside of this setback.
- Concern exists for the proposed disabled parking immediately adjacent to down-gradient, isolated freshwater wetland resources. These spaces should be relocated onto the subject site. This will also provide greater convenience for those people using this parking.
- The relocated structure and any new driveway or parking should meet current stormwater treatment requirements. More specifically the first inch of stormwater should be treated and post-development rates of stormwater runoff should match pre-development rates of stormwater runoff. These requirements could be met on the site with standard stormwater BMP's which allow all stormwater to be infiltrated on the site.

SIGNATURE:



Senior Environmental Scientist

- Any and all utility connections to the relocated structure should be indicated on the plan. It was stated in the above mentioned office meeting that the building will not likely receive water and sanitary connections initially.
- A Building Official Signoff should be provided with any future application. Additionally, the designated flood zone should be clearly indicated on the plan. It should be noted that while flood proofing is required, it appears that non-residential structures do not have to make the required base flood elevation. This has important implications for filling, removing and grading on the site.
- Architectural review and approval should be coordinated with the Rhode Island Historic Preservation and Heritage Commission.

SIGNATURE:  Senior Environmental Scientist

