
State of Rhode Island
Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, RI 02879
(401)783-3370

State of Rhode Island
Department of Environmental Management
Office of Technical and Customer Asst.
235 Promenade Street
Providence, RI 02908-5767
(401)222-6822

JOINT PUBLIC NOTICE

CRMC File No.: 2023-08-084 Date: May 14, 2024
RIDEM Water Quality Certification Number: 24-008 (MPL Only)

These offices have under consideration the application of:

TSL, LLC.
244 Gano Street
Providence, RI 02906

for State of Rhode Island Assent (in accordance with the Coastal Resources Management Program), and State of Rhode Island Water Quality Certification (in accordance with Chapter 42-35 pursuant to Chapters 46-12 and 42-17.1 of the RIGL, as amended).

The project includes the installation of a berthing facility and expansion of the existing marina for the mooring of a pool boat for recreational purposes.

Project Location: Thames Street Landing
Street & Number: 267 Thames Street
City/Town: Bristol
Plat Number: 9 Lot Number: 50
Water Body: Bristol Harbor

Plans of the proposed work may be seen at the CRMC office in Wakefield.

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.

This also serves as notice that the Rhode Island Department of Environmental Management, Office of Water Resources, Water Quality Certification Program has under consideration and review the same proposed activity as described above for compliance with the State's Water Quality Regulations (AUTHORITY: in accordance with Clean Water Act, as amended (33 U.S.C. 1251 et.seq.; Chapter 42-35 pursuant to Chapters 46-12 and 42-17.1 of the Rhode Island General Laws of 1956, as amended).



Letter to the Bristol Town Council

May 29, 2024

On behalf of The Stone Harbour Condominium Association, we respectfully request that the Bristol Town Council file a letter of objection to the CRMC and DEM regarding the application by TSL LLC., to locate a floating pool boat at Thames Street Landing. We have serious concerns regarding the noise, safety, access to and from our marina, and negative impact on our property values

We pride ourselves on being good neighbors and adding value to Bristol by supporting local businesses and non-profits. We have 81 units in three buildings. We maintain our boardwalk and sidewalk. We require no Town services, except public safety, and we have no children in the public school system. We pay real estate taxes on property insured at \$95 million.

We understand and appreciate the eclectic fabric of downtown Bristol. Our residents have lived all over the country and embrace Bristol as a special place to live. We accept that we live in a business and entertainment district. In season, we are accustomed to the music and revelry from the restaurants, bars, and wedding venue.

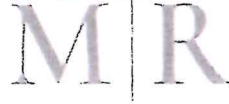
We also know it is a small price to pay to call this home. However, a floating pool boat is beyond the pale.

Thank you for your consideration.

A handwritten signature in black ink, appearing to read "Howard G. Sutton".

Howard G. Sutton
President
Stone Harbour Board of Directors

RECEIVED AT MEETING



MOSES RYAN LTD
ATTORNEYS

May 29, 2024

Bristol Town Council
10 Court Street
Bristol, Rhode Island 02809

Re: TSL, LLC Proposed Marina Expansion and Installation of a Pool Boat

Dear Members of the Bristol Town Council,

We write regarding TSL, LLC's proposed expansion to the Bristol Harbor Inn Marina and the installation of a moored pool boat. Our office represents the interests of The Stone Harbour Condominium Association, i.e. condominium owners of the property located at 343 Thames Street, Bristol, Rhode Island 02809 (the "Condominium"). The Condominium's residents are direct abutters to the proposed expansion located at 267 Thames Street, Bristol, Rhode Island. The proposed marina expansion is quite significant in size and negatively impacts the surrounding property owners, including the unit owners of the Condominium. The Condominium is comprised of 81 units, the owners of which contribute to the Town of Bristol as important taxpayers and community members. We urge the Bristol Town Council to oppose this proposal in consideration of the interests of its community members.

Our office is deeply troubled that written support was submitted last year to the Coastal Resource Management Council ("CRMC") by Bristol's Town Administrator and Harbor Master for this project without concern for the ramifications on the Town (copies attached). It is particularly troubling because this proposal will have a considerable impact on the immediate abutters and an area frequented by Town residents. Community outreach has been neglected and the impacts of this proposal are being minimized. Further investigation into the practicality and safety of this project is needed.

Noise, safety, view obstructions, and access to the marina from a public boardwalk are all important concerns echoed by the residents and condominium owners within the immediate area. More information is needed on exactly how the applicant intends to mitigate a myriad of concerns. The diminishment of property values due to noise, safety, view, and access impacts has not adequately been addressed. The pool is proposed for a location that directly abuts the area that boats must navigate through to exit the adjacent marina. Safety is a serious concern for boaters in the marina and potential swimmers on the pool boat, particularly in this section of harbor where waves and rough waters are combined with boat navigation through tight areas.

This is a significant expansion of the existing marina for a use that is not "water dependent." There is a clear question of necessity here. Alternative locations could be considered for a pool at this property, particularly because the pool itself is only approximately twenty (20) feet by eight (8)



STEVEN CONTENTI
Town Administrator

TOWN OF BRISTOL, RHODE ISLAND
OFFICE OF TOWN ADMINISTRATOR

June 6, 2023

Coastal Resources Management Council
4808 Tower Hill Road, Suite 116
Wakefield, RI 02879-1900
E-Mail cstaffl@crmc.ri.gov

Re: 251-267 Thames Street & 539 Hope Street, Bristol, RI

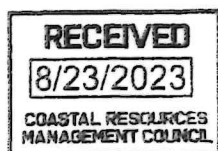
Dear Sir/Madam:

I serve as the Town Administrator for Bristol, RI. I write in support of TSL, LLC's application for assent to dock their proposed boat that will provide an important pool amenity at the Bristol Harbor Inn, 251-267 Thames Street in Bristol.

This proposed use serves a compelling public purpose that will benefit our public as a whole. The proposed pool is a water-dependent use that offers substantial public, economic gain to the state of Rhode Island. There is no viable, alternative location to construct a pool at the Inn, and the waterfront at this location is otherwise inaccessible for swimming given the marina use. This newfound capacity to swim in our summer heat is exactly the type of amenity that the families we seek to attract to Bristol value when on vacation. The proposed boat will also be an important feature and benefit to Bristol when competing to attract meeting and event business.

Our town officials have determined that the project is zoning and building code compliant. The proposed boat presents no use conflicts. It will not unreasonably interfere with public access to tidal waters or the shore since it will exist right alongside many other marine vessels. Nor will the boat negatively impact the historic significance of this area. Instead, it will stand as a symbol of Bristol's historic maritime leadership in innovative boat design, building, and use.

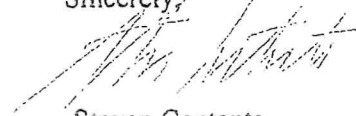
The applicant has kept its' residential neighbors updated as to the proposal and are committed to implementing controls that will protect the Town's interests at this location. For example, (i.) to minimize the risk of storm damage it has included a wave fence in it's design elements, (ii) all drinking and substance use will be specifically banned consistent with the intended family environment being created, (iii.) prohibit diving, (iv.) limit the hours of use to daytime hours, and (v.) regulate noise carefully.



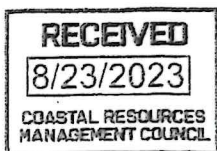
Bristol takes great pride in its beautiful waterfront. This proposed use will only enhance our Town's capacity to use our coastline beneficially for all. Therefore, we strongly support CRMC's assent.

Thank you for your consideration. Please call if you have any questions or would like to discuss the project.

Sincerely,




Steven Contente



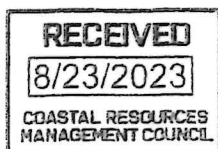
7. I consider the vessel depicted in **Exhibit A** to be a boat that would have to be properly registered and operated as a boat under applicable Rhode Island and Bristol legal requirements.
8. If and when properly registered and operated as a boat, I would allow such a boat to dock at a marina facility as long as it complies with any and all restrictions applicable to all boats docked at that marina.
9. I have not ever referred boats with recreational amenities on them, including but not limited to pontoon boats with jacuzzi tubs on their decks, for Coastal Resources Management Council permitting before docking at Bristol marinas, unless any such vessel might be considered a houseboat or a floating business.

SIGNED UNDER THE PAINS AND PENALTIES OF PERJURY on this the

15th day of June, 2023.



Gregg Marsili



TOWN OF BRISTOL, RHODE ISLAND

TOWN COUNCIL

Nathan T. Calouro, *Chairman*
Mary A. Parella, *Vice Chairwoman*
Antonio A. Teixeira
Timothy E. Sweeney
Aaron J. Ley



Council Clerk
Melissa Cordeiro

May 30, 2024

State of Rhode Island
Coastal Resource Management Council
Oliver H. Steadman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, RI 02879

Dear Sir/Madam,

On behalf of the Bristol Town Council, we respectfully request an extension for CRMC File No. 2023-08-0884 and RIDEM Water Quality Certification 24-008 (MPL Only), as indicated in the joint public notice dated May 14, 2024.

The Council wishes to obtain a recommendation from the Harbor Commission and to have the opportunity for further discussion at its next meeting on June 26. Therefore, we request that the public notification and/or public hearing be continued to a date after the Council has had the chance to gather recommendations and further investigate any concerns.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Melissa Cordeiro", is written over a faint, larger version of the same signature.

Melissa Cordeiro, Council Clerk

TOWN OF BRISTOL, RHODE ISLAND

TOWN COUNCIL

Nathan T. Calouro, *Chairman*
Mary A. Parella, *Vice Chairwoman*
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Timothy E. Sweeney
Aaron J. Ley



Council Clerk
Melissa Cordeiro

May 30, 2024

State of Rhode Island
Department of Environmental Management
Office of Technical and Customer Assistance
235 Promenade Street
Providence, RI 02908

Dear Sir/Madam,

On behalf of the Bristol Town Council, we respectfully request an extension for CRMC File No. 2023-08-0884 and RIDEM Water Quality Certification 24-008 (MPL Only), as indicated in the joint public notice dated May 14, 2024.

The Council wishes to obtain a recommendation from the Harbor Commission and to have the opportunity for further discussion at its next meeting on June 26. Therefore, we request that the public notification and/or public hearing be continued to a date after the Council has had the chance to gather recommendations and further investigate any concerns.

Thank you for your consideration.

Sincerely,

A handwritten signature in blue ink, appearing to read "Melissa Cordeiro", is written over a faint, larger version of the same signature.

Melissa Cordeiro, Council Clerk

TOWN OF BRISTOL, RHODE ISLAND

TOWN COUNCIL

Nathan T. Calouro, *Chairman*

Mary A. Farella, *Vice Chairwoman*

Antonio A. Teixeira

Timothy E. Sweeney

Aaron J. Ley



Council Clerk
Melissa Cordeiro

May 30, 2024

TSL, LLC
Larry Goldstein
244 Gano Street
Providence, RI 02906

Dear Mr. Goldstein,

At the council meeting on May 29th, the Bristol Town Council heard statements of objection regarding a CRMC/DEM joint public notice for a permit filed for Thames Street Landing - 267 Thames Street, Bristol. There are several areas of concern and items requiring clarification that the town wishes to address to determine if correspondence should be sent to CRMC regarding this project.

In light of these concerns, the council respectfully requests your attendance at the next council meeting on June 26th at 7 pm. We ask that you provide a detailed presentation of your proposal for the pool at the hotel during this meeting.

Additionally, it is important to note that the council has requested both CRMC and DEM to extend the public notice period. This extension is to allow the council sufficient time to review the project details and, if deemed necessary, submit a formal letter regarding the project for the record.

We appreciate your cooperation and look forward to your presentation.

Sincerely

A handwritten signature in black ink, appearing to read "Melissa Cordeiro", is written over a light blue horizontal line.

Melissa Cordeiro, Council Clerk



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) 783-3767

May 30, 2024

Via Email

Bristol Town Council
c/o Melissa Cordeiro, Council Clerk
10 Court Street
Bristol, RI 02809-2208
mcordeiro@bristolri.gov

Re: Request for Joint Public Notice Extension
CRMC File No. 2023-08-084 TSL, LLC – Installation of a berthing facility and expansion of existing marina for the mooring of a pool boat for recreational purposes.

Dear Ms. Cordeiro:

CRMC and RIDEM is in receipt of the Bristol Town Council's request to extend the Joint Public Notice Period for the above referenced file for the purposes of review at a Town Council Meeting to be held on June 26th, 2024. The Joint Public Notice end date will be extended from June 15, 2024, to July 15, 2024.

If you require additional information, please do not hesitate to contact me. Thank you.

Sincerely,

Jeffrey M. Willis, Executive Director
Coastal Resources Management Council

/lat

cc: TSL, LLC
R. Blanchard, Site Engineering
N. Personeus, RIDEM



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) 783-3767

June 21, 2024

Via Email

Conor MacDonald
Handy Law, LLC
42 Weybosset Street
Providence, RI 02903
conor@handlawllc.com

Re: Request for Joint Public Notice Extension
CRMC File No 2023-08-084 TSL, LLC – Installation of a berthing facility and expansion of existing marina for the mooring of a pool boat for recreational purposes.

Dear Mr. MacDonald:

CRMC and RIDEM is in receipt of the June 17th, 2024, request to extend the Joint Public Notice Period for the above referenced file for the purposes of review at both the Bristol Harbor Commission meeting and the Bristol Town Council meeting. The Joint Public Notice end date will be extended from July 15, 2024, to August 15, 2024.

If you require additional information, please do not hesitate to contact me. Thank you.

Sincerely,

Jeffrey M. Willis, Executive Director
Coastal Resources Management Council

/lat

cc: TSL, LLC
S. Handy, Esq., Handy Law
R. Blanchard, Site Engineering
N. Personeus, RIDEM
A. Teitz, Esq., AICP, Asst Town Solicitor, Bristol
M. Cordeiro, Bristol Council Clerk

2024 JUN 21 PM 12:39
TOWN CLERK'S OFFICE
BRISTOL, R.I. 02904

June 17, 2024

Jeffrey M. Willis
Executive Director
State of Rhode Island Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road, Suite 3
Wakefield, RI 02879-1900

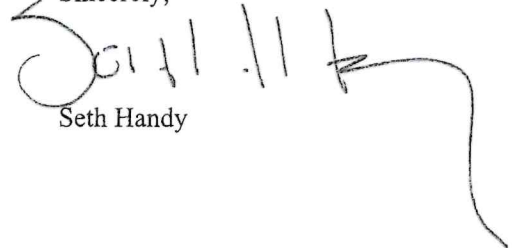
Re: Request for Joint Public Notice Extension
CRMC File No. 2023-08-084 TSL, LLC – Installation of a berthing facility and expansion of existing marina for the mooring of a pool boat for recreational purposes.

Dear Mr. Willis,

We write to request an extension of the joint public notice period for the above-referenced application on behalf of the applicant, TSL, LLC. The applicant's consultant has become ill with COVID and is not able to make the Bristol Harbor Commission meeting scheduled for tonight, so TSL has requested an extension of that proceeding. The Town asked us to pursue this extension of the joint public notice period to enable that proceeding and then consideration by the Bristol Town Council. The current joint public notice end date is July 15, 2024. We request its extension to August 15, 2024.

Thank you for considering our request.

Sincerely,

A handwritten signature in black ink, appearing to read "Seth Handy", with a long, sweeping underline that extends to the right.

Seth Handy

cc. Lisa Turner

Re: Request for Presentation at June 26th Council Meeting

Melissa Cordeiro <mcordeiro@bristolri.gov>

Thu 6/20/2024 11:06 AM

To: Larry Goldstein <larry@goldsteinassociates.com>

Cc: Nathan T. Calouro <nathancalouro@gmail.com>; Steven Contente <scontente@bristolri.gov>; Seth Handy <seth@handylawllc.com>; Conor MacDonald <conor@handylawllc.com>; DeputyClerk <DeputyClerk@bristolri.gov>

Dear Mr. Goldstein,

We have received your request to continue the matter to the next council meeting. Please note that the next council meeting is scheduled for Wednesday, July 31, not July 24 as mentioned in your email.

Additionally, we will need confirmation from CRMC/DEM regarding the rescheduling before the council can consider your request to continue the matter.

We will inform you once we have received confirmation from CRMC/DEM.

Kindly,

Melissa Cordeiro

Melissa Cordeiro / Town Clerk

Town of Bristol, Rhode Island

10 Court St Bristol, RI 02809

P: 401-253-7000 F: 401-253-2647

E: mcordeiro@bristolri.gov

From: Larry Goldstein <larry@goldsteinassociates.com>

Sent: Wednesday, June 19, 2024 4:17 PM

To: Melissa Cordeiro <mcordeiro@bristolri.gov>

Cc: Nathan T. Calouro <nathancalouro@gmail.com>; Steven Contente <scontente@bristolri.gov>; Seth Handy <seth@handylawllc.com>; Conor MacDonald <conor@handylawllc.com>

Subject: Re: Request for Presentation at June 26th Council Meeting

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department

Hi Melissa,

I am emailing you to formally request that our presentation to the Town Council scheduled for June 26th be continued until the following meeting which I believe is Wednesday July 24th. This request is made to allow the Harbor Commission to provide a recommendation following their next hearing on July 1.

Please confirm this is acceptable. As always, I am available to discuss further if needed.

Larry

the be continued to the July 31 Town Council meeting, to consider the recommendation of the Harbor Commission from its July 1 meeting.

On Thu, May 30, 2024 at 3:07 PM Melissa Cordeiro <mcordeiro@bristolri.gov> wrote:

Dear Mr. Goldstein,

At the council meeting on May 29th, the Bristol Town Council heard statements of objection regarding a CRMC/DEM joint public notice for a permit filed for Thames Street Landing - 267 Thames Street, Bristol. There are several areas of concern and items requiring clarification that the town wishes to address to determine if correspondence should be sent to CRMC regarding this project.

In light of these concerns, the council respectfully requests your attendance at the next council meeting on June 26th at 7 pm. We ask that you provide a detailed presentation of your proposal for the pool at the hotel during this meeting.

Additionally, it is important to note that the council has requested both CRMC and DEM to extend the public notice period. This extension is to allow the council sufficient time to review the project details and, if deemed necessary, submit a formal letter regarding the project for the record.

We appreciate your cooperation and look forward to your presentation.

Sincerely,

Melissa Cordeiro

Melissa Cordeiro / Town Clerk
Town of Bristol, Rhode Island
10 Court St Bristol, RI 02809
P: 401-253-7000 F: 401-253-2647
E: mcordeiro@bristolri.gov

--

Larry Goldstein
Goldstein Associates, LLC
244 Gano Street
Providence, RI 02906
(401) 453-0038 - Office
(401) 453-1651 - Fax

Fwd: Pool boat

Joyce Holland <stoneblossom3@gmail.com>

Mon 6/24/2024 12:31 PM

To:Melissa Cordeiro <mcordeiro@bristolri.gov>

Caution: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe. When in doubt, contact your IT Department

Dear Members of the Town Council,

I am contacting you to request that the Town Council withdraw its approval to CRMC regarding TSL LLC's request for a pool boat.

While the concept of a floating pool might seem appealing, I believe it poses several significant issues that need to be carefully considered.

Below, I have outlined the reasons why I believe this project could have detrimental impacts on our community, environment, and overall quality of life.

I urge you to review these points thoroughly before making any decisions.

Environmental Concerns

1. **Pollution and Environmental Impact:** The pool may introduce chemicals and waste into the ocean, potentially harming local marine life and ecosystems. This can have long-term environmental consequences and degrade the natural beauty of the area.

Noise and Disturbance

2. **Increased Noise Levels:** A floating pool will likely attract more visitors and activities, leading to increased noise levels from guests, maintenance activities, and transportation to and from the pool (e.g., boats, jet skis).

Privacy and Aesthetic Impact

3. **Loss of Privacy:** The pool's proximity could lead to a loss of privacy, with guests potentially having a direct line of sight into our property. Increased foot traffic and activity near our home can also make your living environment feel less secluded and peaceful.
4. **Visual Pollution:** The presence of a large floating structure can obstruct ocean views and alter the natural landscape, detracting from the scenic beauty we currently enjoy.

Safety and Security

5. **Safety Risks:** Increased activity near our property can raise safety concerns, such as unauthorized access to our property, potential for accidents or injuries, and increased risk of crime or vandalism.

Property Value

6. **Impact on Property Value:** The aforementioned issues, including noise, loss of privacy, and environmental concerns, can negatively affect the desirability and market value of our property. Potential buyers may be deterred by these factors, leading to a decrease in property value.

Operational Challenges

7. **Maintenance and Operations:** The pool will require regular maintenance, which can result in constant noise and disruption. Additionally, any operational issues, such as structural failures or environmental incidents, can have immediate and adverse effects on property and quality of life.

Thank you for your consideration,

A handwritten signature in black ink that reads "Joyce Holland". The signature is written in a cursive style with a large, looping initial "J".

Joyce Holland

Bristol RI



TOWN CLERK'S OFFICE

Melissa Cordeiro, Town Clerk

10 Court Street
Bristol, RI 02809
Tel. 401-253-7000
Fax. 401-253-2647
Email: Mcordeiro@bristolri.gov

MEMORANDUM

Date: May 30, 2024

To: Dominic Franco, Chair, Harbor Commission
James Dollins, Vice-Chair, Harbor Commission

CC: Town Administrator Contente, Harbor Master Marsili

From: Melissa Cordeiro, Town Clerk

Re: Joint Public Notice CRMC/DEM re Thames Street
Landing, TSL, LLC, 267 Thames Street

Please be advised that at the Council meeting of May 29, 2024, the Bristol Town Council respectfully requested the recommendation of the Harbor Commission in regards to the attached Joint Public Notice. In order for the Council to review the request at the Town Council Meeting to be held on **June 26, 2024**.

All items for this docket must be received in the Clerk's office before 12:00 noon on Wednesday, June 19, 2024. All and any items received after the deadline will be held until the next council agenda.

Thank you for your cooperation and prompt reply.

Enclosures (3)