



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: 2025-08-018

Date: October 31, 2025

This office has under consideration the application of:

Christopher & Mary Fay
9 Hope Street
Bristol, RI 02809

for a State of Rhode Island Assent to construct and maintain: a residential boating facility consisting of a 4'x180' fixed pier, 3'x20' ramp, and 10'x20' terminal float. Additionally, a 10,000lb boat lift and 4000lb dinghy davit are proposed. The facility is proposed to extend 60ft beyond mean low water (MLW) achieving a water depth of 5feet at its terminus. A Variance is required to 1.3.1(D)(11)(I) (facility extends 10feet beyond the 50ft past MLW standard)

Project Location:	476 Poppasquash Road
City/Town:	Bristol
Plat/Lot:	173 / 53
Waterway:	Narragansett Bay

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

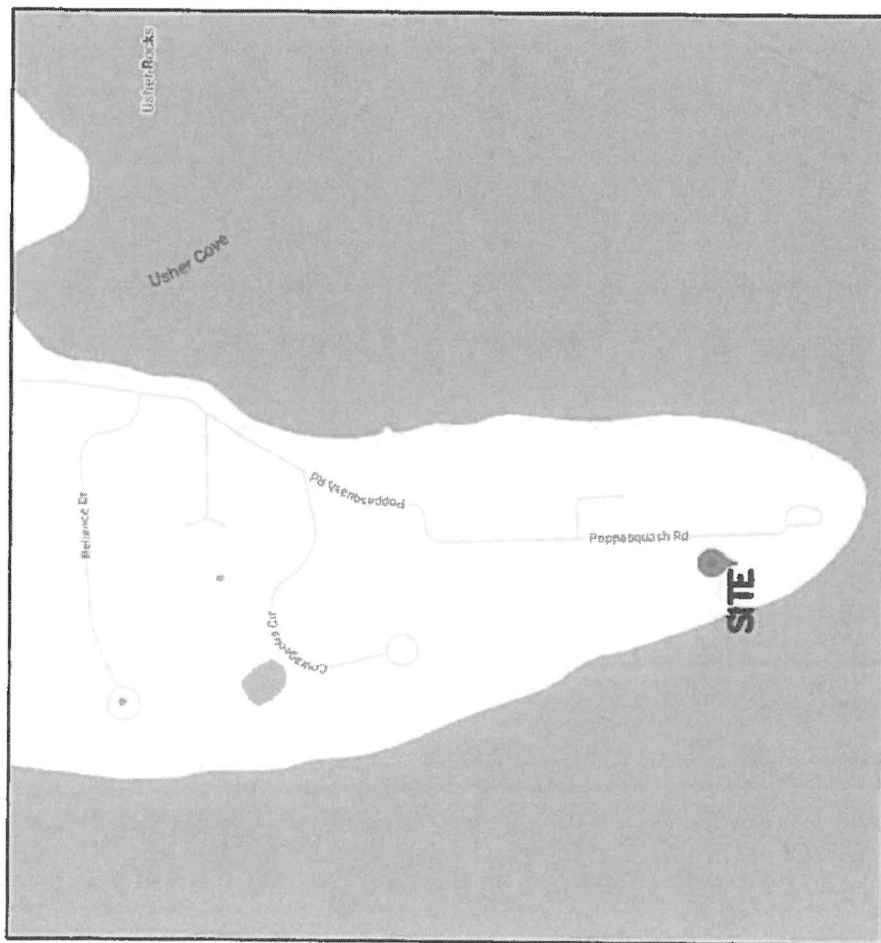
In accordance with the Administrative Procedures Act (Chapter 42-35 of the Rhode Island General Laws) you may request a hearing on this matter.

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 November 30, 2025.

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.

/bms



LOCUS MAP

NOT TO SCALE

APPLICATION FOR:
CHRISTOPHER & ELIZABETH FAY
 9 HOPE STREET
 BRISTOL, RI 02809

BY: MOUNT HOPE ENGINEERING, INC.
 1788 G.A.R. HIGHWAY
 SWANSEA, MA. 02777

TODD CHAPLIN



REGISTERED
 PROFESSIONAL ENGINEER

SHEET 1 OF 8

PURPOSE: CONSTRUCTION OF
 TIMBER DOCK, GANGWAY, FLOATER & BOAT LIFT
 IN: NARRAGANSETT BAY, BRISTOL
 476 POPPASQUASH ROAD

DATUM: MHW = 4.0
 MLW = 0.0

DATE: 07/29/2025
 REVISED:

RECEIVED

9/15/2025

COASTAL RESOURCES
 MANAGEMENT COUNCIL

LIST OF ABUTTERS

MAP 173, LOT 54
ANDREW BERNSTEIN TRUSTEE
472 POPPASQUASH ROAD
BRISTOL, RI 02809

MAP 173, LOT 51
ANDREW DIXON & JENNIFER CASSELLS TRUSTEES
484 POPPASQUASH ROAD
BRISTOL, RI 02809

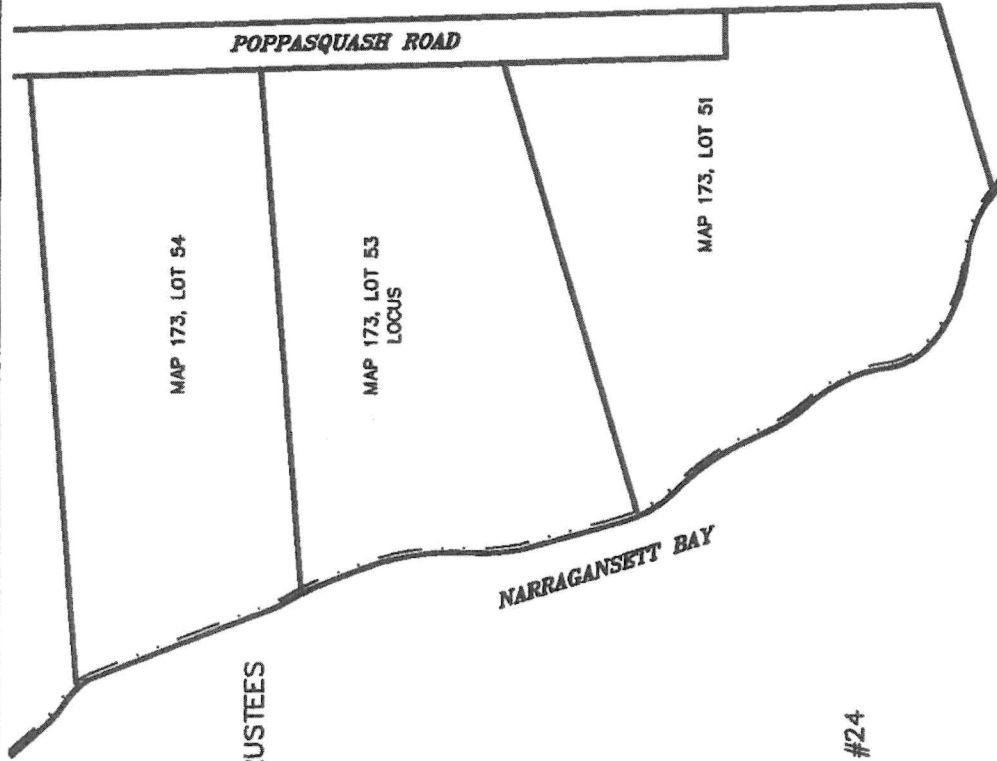
REFERENCE:
TOWN OF PORTSMOUTH ASSESSOR'S MAP #24

SHEET 2 OF 8

PURPOSE: CONSTRUCTION OF
TIMBER DOCK, GANGWAY, FLOATER & BOAT LIFT
IN: NARRAGANSETT BAY, BRISTOL
476 POPPASQUASH ROAD

DATUM: MHW = 4.0
MLW = 0.0

DATE: 07/29/2025
REVISED:



ABUTTERS MAP

APPLICATION FOR:
CHRISTOPHER & ELIZABETH FAY
9 HOPE STREET
BRISTOL, RI 02809

BY: MOUNT HOPE ENGINEERING, INC.
1788 G.A.R. HIGHWAY
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COASTAL RESOURCES
MANAGEMENT COUNCIL

CONSTRUCTION PLAN: RECREATIONAL BOATING FACILITY

1. ELEVATIONS SHOWN ARE BASED UPON MEAN LOW WATER DATUM (MLW).
2. PROPOSED DOCK SHALL ONLY BE USED AS A RECREATIONAL BOATING FACILITY.
3. ALL ACCESS TO THE SITE SHALL BE FROM THE OWNER'S PROPERTY OR FROM NARRAGANSETT BAY, BRISTOL.
4. TIDE LINES ARE AS OBSERVED ON MAY 21, 2025.
5. THE FIXED WOOD DOCK AND RAMP/FLOAT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE ENCLOSED ENGINEERED PLANS. PILES SEAWARD OF THE MHW LINE SHALL BE SET AT HIGH TIDE USING A FLOATING RIG (SHALLOW DRAFT) PILE DRIVER. LAND BASED POSTS/PILINGS WILL BE MACHINE OR HAND DUG AND BACKFILLED WITH GRAVEL.
6. FACILITY SHALL EXTEND 60'± BEYOND THE OBSERVED MLW LINE INTO NARRAGANSETT BAY AND SHALL CONSIST OF A 4'x160' FIXED TIMBER DOCK, 3'x20' ALUMINUM GANGWAY TO A 10'x20' FLOATER WITH 4 RESTRAINT PILES. METAL PINS SHALL BE SET IN RESTRAINT PILES TO PREVENT FLOATERS FROM GOING BELOW ELEV. 1.5. THERE SHALL ALSO BE A BOAT LIFT ON THE NORTH SIDE OF FIXED DOCK. BOAT LIFT SHALL BE A 4 POST LIFT MANUFACTURED BY GOLDEN BOAT LIFT.
7. DESIGN LIVE LOAD FOR FIXED TIMBER PIER IS 40 PSF.
8. ALL PILES SHALL BE SET TO A DEPTH OF 12' MINIMUM PENETRATION OR UNTIL REFUSAL. THE ENGINEER SHALL REVIEW ANY PILE PENETRATION LESS THAN THESE BEFORE CONTINUING.
9. ELECTRIC POWER AND WATER SHALL BE PROVIDED TO THE FACILITY FROM THE RESIDENCE.
10. PILES SHALL BE A MINIMUM OF CLASS "A" (ASTMD25) PRESSURE TREATED PILES, TREATED WITH 1.0 OR 1.5 PCF CCA (DEPENDENT ON AVAILABILITY), INCLUDING FIXED PIER AND FLOAT RESTRAINT PILES. DECKING AND FRAMING INCLUDING STRINGERS, CROSS-BRACING AND PILE CAPS SHALL BE SIMILAR MATERIAL, GRADE NO. 1 FOR DECKING AND GRADE NO. 1 OR 2 FOR TIMBERS, TREATED WITH .6 PCF CCA. ALL HARDWARE SHALL BE HOT DIPPED GALVANIZED OR STAINLESS STEEL FOR CORROSION RESISTANCE.
11. NO ALTERATION TO FLORA AND FAUNA OR OTHER SHORELINE FEATURES SHALL BE NECESSARY EXCEPT TO FACILITATE CONSTRUCTION AND PILE DRILLING AS NECESSARY. CLEARANCE AT BOTTOM OF DECK STRINGERS SHALL BE APPROXIMATELY 8.5' ABOVE GRADE AT THE MHW LINE.

SHEET 3 OF 8

PURPOSE: CONSTRUCTION OF
TIMBER DOCK, GANGWAY, FLOATER & BOAT LIFT
IN: NARRAGANSETT BAY, BRISTOL
476 POPPASQUASH ROAD

DATUM: MHW = 4.0
MLW = 0.0

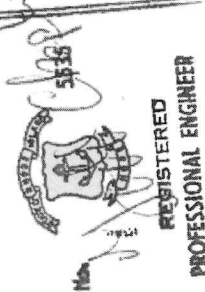
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REVISED:

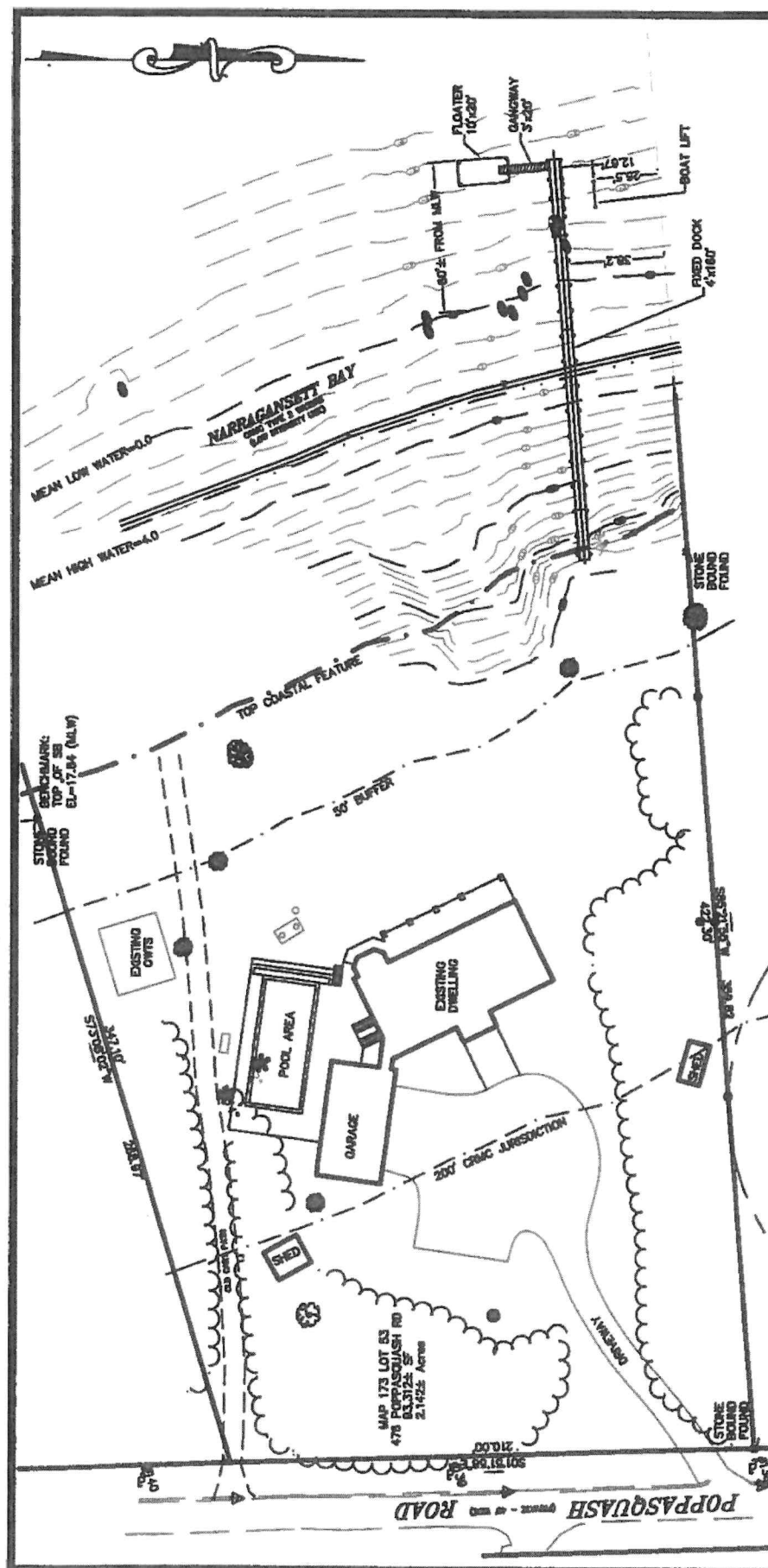
DOCK NOTES

APPLICATION FOR:
CHRISTOPHER & ELIZABETH FAY
9 HOPE STREET
BRISTOL, RI 02809

BY: MOUNT HOPE ENGINEERING, INC.
1788 G.A.R. HIGHWAY
SWANSEA, MA. 02777

TODD CHAPLIN





NOTE:
1. PROPERTY LINE INFORMATION TAKEN FROM PROPERTY
LINE SURVEY DONE BY BARKER LAND SURVEYING, INC.

SHEET 4 OF 8

PURPOSE: CONSTRUCTION OF
TIMBER DOCK, GANGWAY, FLOATER & BOAT LIFT
UN: NARRAGANSETT BAY, BRISTOL
476 POPPASQUASH ROAD

DATUM: MHW = 4.0
MLW = 0.0

DATE: 07/29/2025
REVISED:

PLAN VIEW

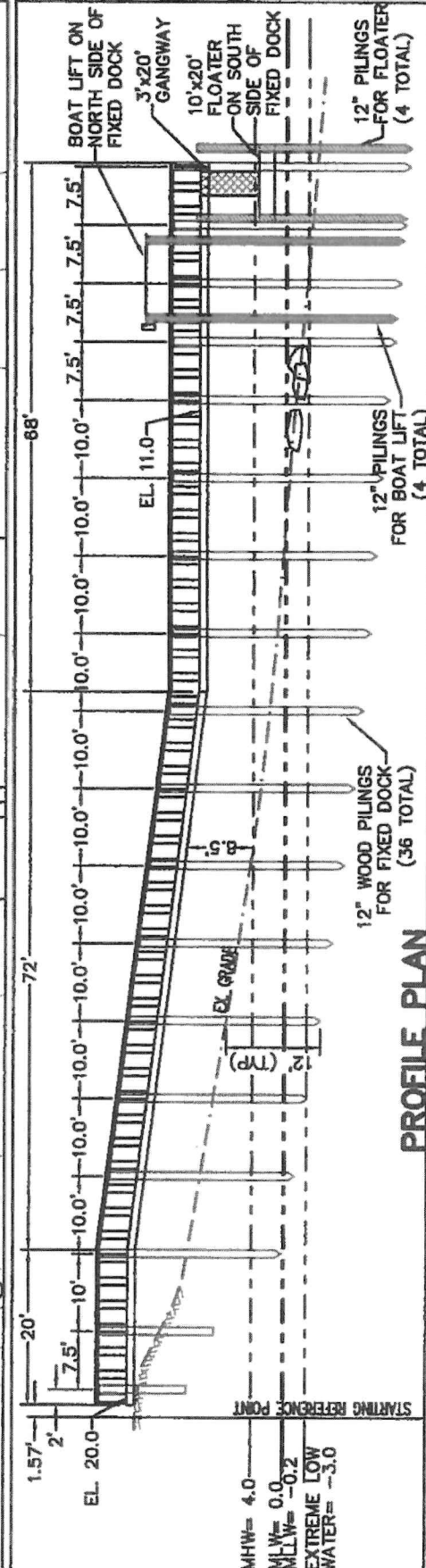
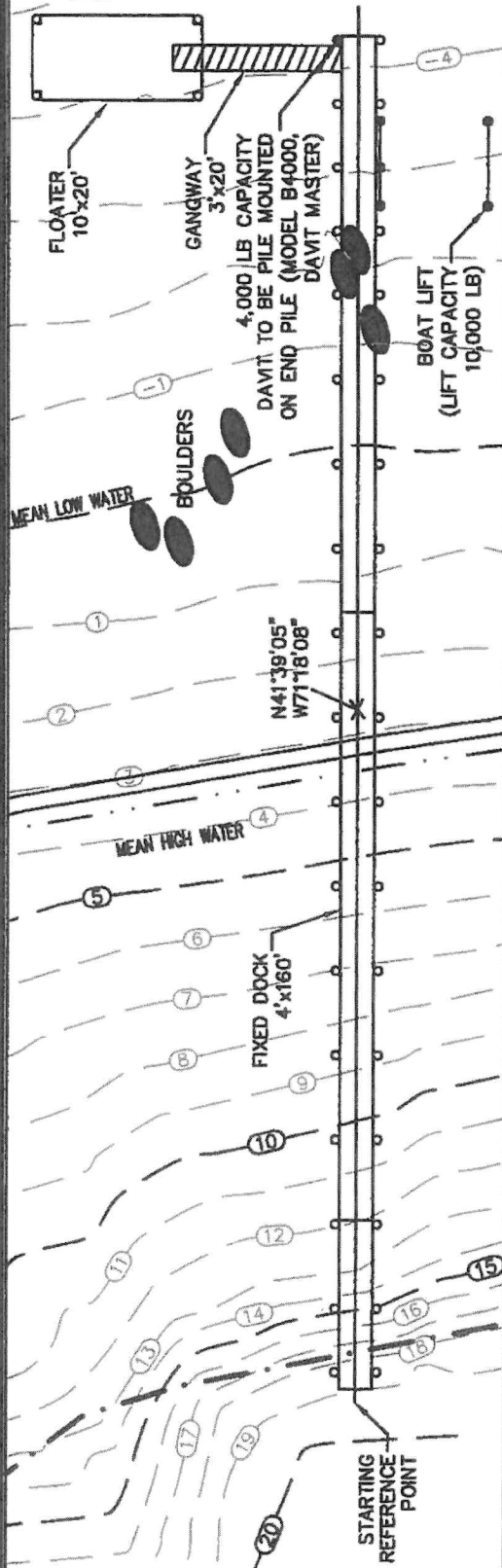
APPLICATION FOR:
CHRISTOPHER & ELIZABETH FAY
9 HOPE STREET
BRISTOL, RI 02809

BY: MOUNT HOPE ENGINEERING, INC.
1788 G.A.R. HIGHWAY
SWANSEA, MA. 02777

TODD CHAPLIN



NARRAGANSETT BAY TYPE 2 WATERS



PROFILE PLAN

SHEET 5 OF 8

SCALE: 1" = 20'

PURPOSE: CONSTRUCTION OF
TIMBER DOCK, GANGWAY, FLOATER & BOAT LIFT
IN: NARRAGANSETT BAY, BRISTOL
476 POPPASQUASH ROAD

DATUM: MHW = 4.0
MLW = 0.0
EXTREME LOW
WATER = -3.0

DATE: 07/29/2025
REVISED:

DOCK PROFILE

APPLICATION FOR:
CHRISTOPHER & ELIZABETH FAY
9 HOPE STREET
BRISTOL, RI 02809

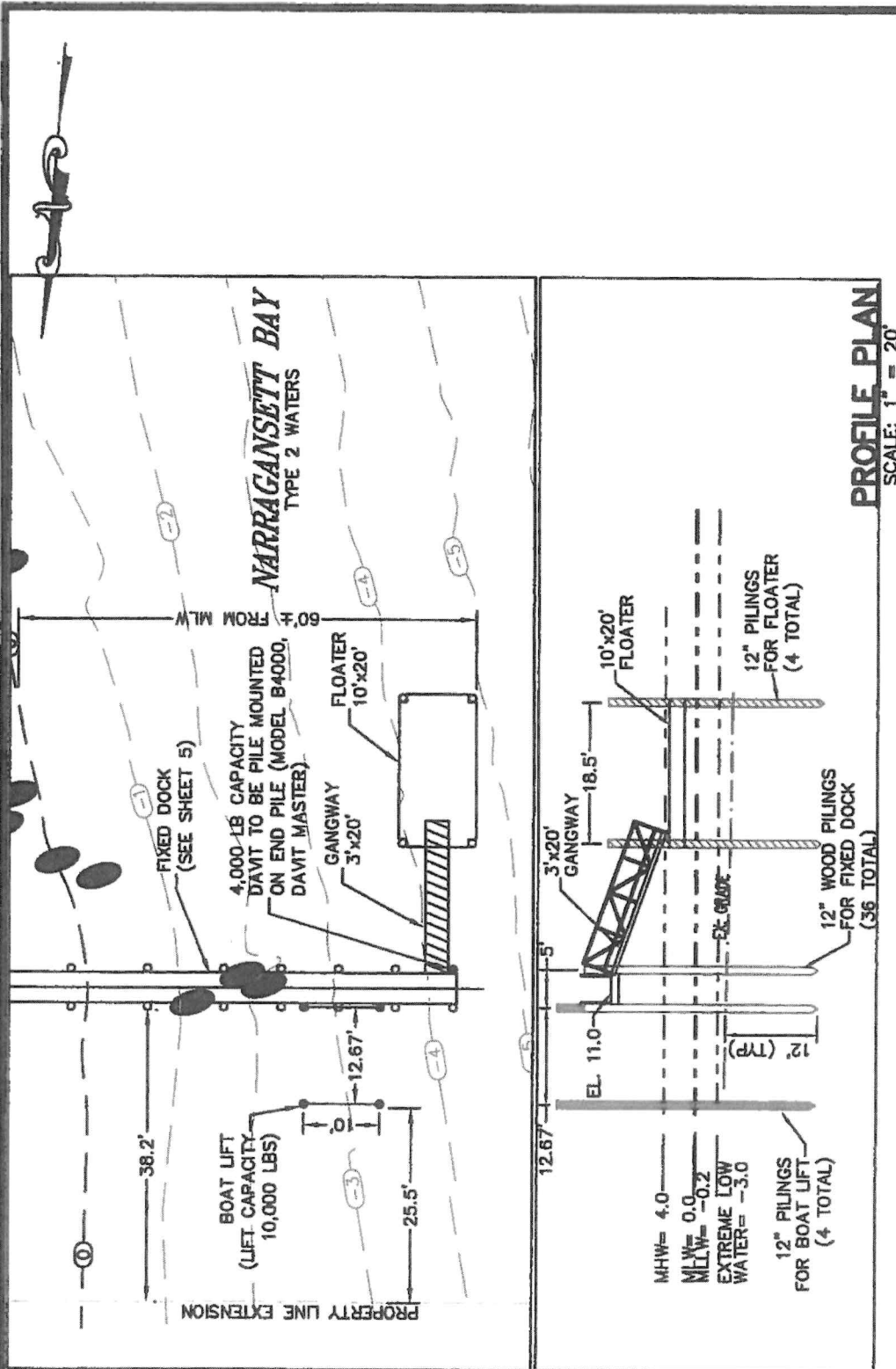
BY: MOUNT HOPE ENGINEERING, INC.
1788 G.A.R. HIGHWAY
SWANSEA, MA. 02777

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5335
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PROFESSIONAL ENGINEER

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COASTAL RESOURCES
MANAGEMENT COUNCIL



SHEET 6 OF 8

PURPOSE: CONSTRUCTION OF
TIMBER DOCK, GANGWAY, FLOATER & BOAT LIFT
IN: NARRAGANSETT BAY, BRISTOL
476 POPPASQUASH ROAD

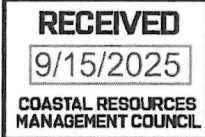
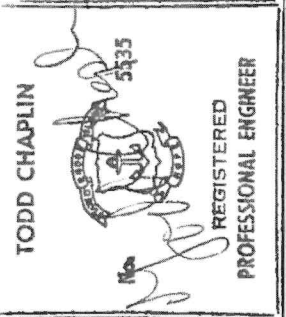
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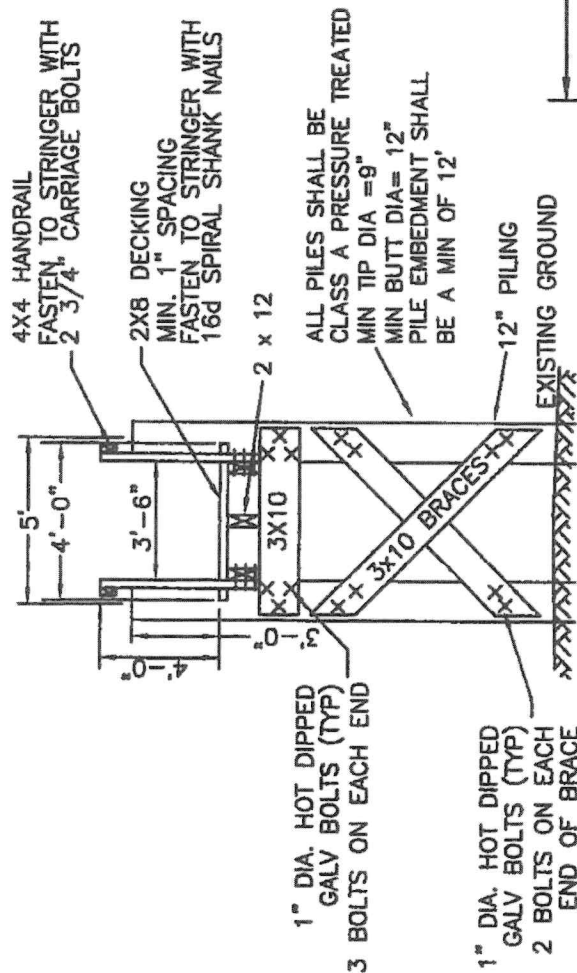
DATE: 07/29/2025
REVISED:

GANGWAY & FLOATER PROFILE

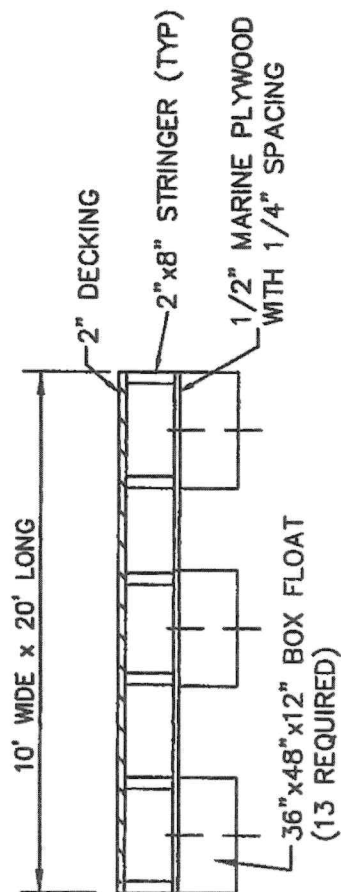
APPLICATION FOR:
CHRISTOPHER & ELIZABETH FAY
9 HOPE STREET
BRISTOL, RI 02809

BY: MOUNT HOPE ENGINEERING, INC.
1788 G.A.R. HIGHWAY
SWANSEA, MA. 02777





LONGITUDINAL GANGWAY SECTION



TIMBER FLOAT SECTION
NTS

SHEET 7 OF 8

PURPOSE: CONSTRUCTION OF
TIMBER DOCK, GANGWAY, FLOATER & BOAT LIFT
IN: NARRAGANSETT BAY, BRISTOL
476 POPPASQUASH ROAD

DATUM: MHW = 4.0
MLW = 0.0

DATE: 07/29/2025
REVISED:

DOCK DETAILS

APPLICATION FOR:
CHRISTOPHER & ELIZABETH FAY
9 HOPE STREET
BRISTOL, RI 02809

BY: MOUNT HOPE ENGINEERING, INC.
1788 G.A.R. HIGHWAY
SWANSEA, MA. 02777

TODD CHAPLIN



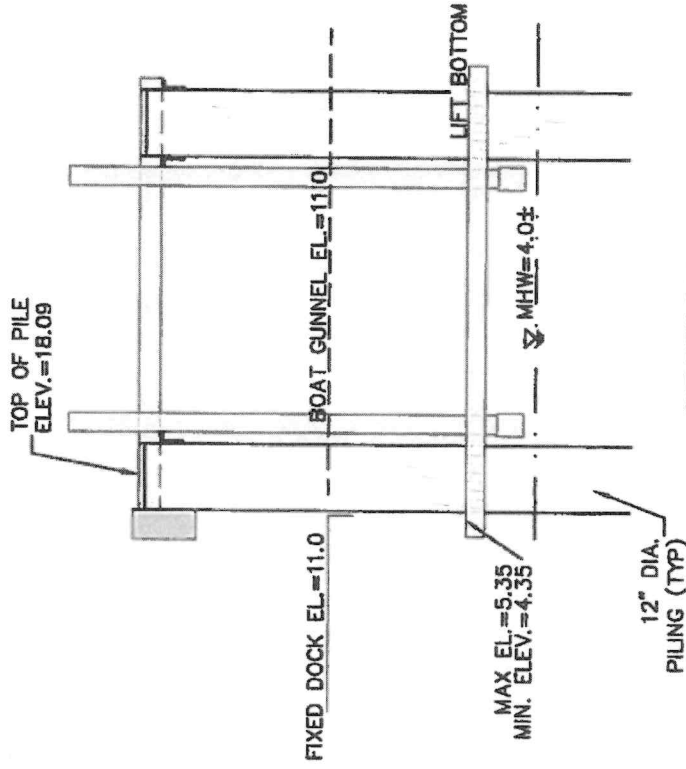
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PROFESSIONAL ENGINEER

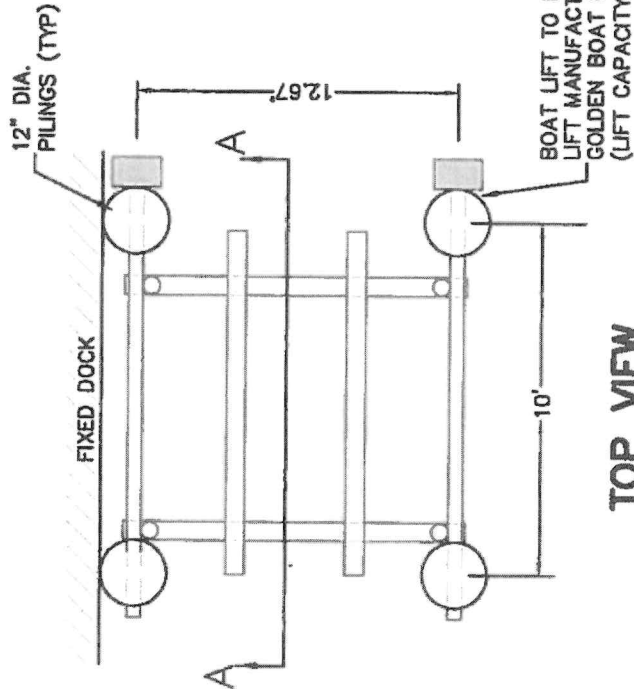
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9/15/2025

**COASTAL RESOURCES
MANAGEMENT COUNCIL**



SECTION A-A
NOT TO SCALE



TOP VIEW
NOT TO SCALE

SHEET 8 OF 8

PURPOSE: CONSTRUCTION OF
TIMBER DOCK, GANGWAY, FLOATER & BOAT LIFT
IN: NARRAGANSETT BAY, BRISTOL
476 POPPASQUASH ROAD

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REVISED:

BOAT LIFT

APPLICATION FOR:
CHRISTOPHER & ELIZABETH FAY
9 HOPE STREET
BRISTOL, RI 02809

BY: MOUNT HOPE ENGINEERING, INC.
1788 G.A.R. HIGHWAY
SWANSEA, MA. 02777

TODD CHAPLIN



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PROFESSIONAL ENGINEER

RECEIVED

9/15/2025

COASTAL RESOURCES
MANAGEMENT COUNCIL

RE: Public Notice CRMC File No. 2025-08-018 (Christopher & Mary Fay) Bristol

From Brittany Spurlock <bspurlock@crmc.ri.gov>

Date Thu 11/6/2025 11:49 AM

To Melissa Cordeiro <mcordeiro@bristolri.gov>

Cc DeputyClerk <DeputyClerk@bristolri.gov>; Gregg Marsili <gmarsili@bristolri.gov>

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Hi Melissa,

We have received your request and the CRMC will extend this Public Notice (2025-08-018) for an additional 30 days. The new Public Notice end date is **December 30, 2025**.

Thanks,

Brittany Spurlock

Assistant Administrative Officer

Coastal Resources Management Council

Oliver Stedman Government Center

4808 Tower Hill Road, Suite 116

Wakefield, RI 02879

(401)783-3370

From: Melissa Cordeiro <mcordeiro@bristolri.gov>

Sent: Monday, November 3, 2025 1:10 PM

To: Brittany Spurlock <bspurlock@crmc.ri.gov>

Cc: DeputyClerk <DeputyClerk@bristolri.gov>; Gregg Marsili <gmarsili@bristolri.gov>

Subject: Re: Public Notice CRMC File No. 2025-08-018 (Christopher & Mary Fay) Bristol

Brittany,

Thank you for the information.

Please accept this email as a formal request for an extension of the public notice period for File 2025-08-018, to allow for appropriate local due process.

Kindly confirm receipt of this request and advise when the extended public notice period will take effect.

Thank you for your attention to this matter.

Respectfully,

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: Brittany Spurlock <bspurlock@crmc.ri.gov>
Sent: Monday, November 3, 2025 9:24 AM
To: Melissa Cordeiro <mcordeiro@bristolri.gov>
Cc: DeputyClerk <DeputyClerk@bristolri.gov>; Gregg Marsili <gmarsili@bristolri.gov>
Subject: RE: Public Notice CRMC File No. 2025-08-018 (Christopher & Mary Fay) Bristol

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Good Morning Melissa,

If the town needs more time for any CRMC public notice, they can request for an extension of the public notice period.

Brittany Spurlock

Assistant Administrative Officer
Coastal Resources Management Council
Oliver Stedman Government Center
4808 Tower Hill Road, Suite 116
Wakefield, RI 02879
(401)783-3370

From: Melissa Cordeiro <mcordeiro@bristolri.gov>
Sent: Friday, October 31, 2025 1:23 PM
To: Brittany Spurlock <bspurlock@crmc.ri.gov>
Cc: DeputyClerk <DeputyClerk@bristolri.gov>; Gregg Marsili <gmarsili@bristolri.gov>
Subject: Re: Public Notice CRMC File No. 2025-08-018 (Christopher & Mary Fay) Bristol

Hi Brittney,

We received the attached CRMC Public Notice today, and I wanted to reach out to discuss how we might coordinate more effectively to ensure the Town has sufficient time to complete our required local review process before the close of the public comment period.

There have been several instances where notices have arrived too close to our local meeting schedule to allow for full due process. As an example, this most recent notice was received today; however, our Town Council meets only once every three weeks, and our next scheduled meeting is on November 12, 2025. The Harbor Commission, which provides recommendations to the Council, meets on the first Monday of each month — in this case, November 3, 2025. Because of the Open Meetings Act (OMA) posting requirements, we were unable to place this notice on the Harbor Commission's November agenda in time to forward their recommendation to the Council's November 12 agenda.

The next available Harbor Commission meeting will be December 1, with the Council's subsequent meeting on December 10. For this particular notice, we respectfully request that it be continued to a later date, allowing adequate time for both boards to review and comment.

More broadly, I would appreciate the opportunity to work together on establishing a process that provides municipalities with a consistent window to review CRMC applications at both the advisory (Harbor Commission) and decision-making (Town Council) levels. This would ensure that our local input is complete and timely within CRMC's review period. Or are we to simply just ask for an extension when these instances occur?

Please let me know what you think would be the best approach to this situation.

Respectfully,

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: Brittany Spurlock <bspurlock@crmc.ri.gov>

Sent: Friday, October 31, 2025 12:50 PM

To: Amanda Barker <amanda@greenenergyconsumers.org>; Amy Rose Weinreich, Charlestown TC <arose@charlestownri.org>; Audubon Society of RI <audubon@asri.org>; Beth E. Ashman, Cranston Acting City Planner <bashman@cranstonri.org>; Bruce Eastman RISA <rishellfisherman78@gmail.com>; Carol Wordell, Little Compton Town Clerk <cwordell@littlecomptonri.org>; Catherine Hall, Esq., Save The Bay <khall@savebay.org>; Catie Alves, STB CoastKeeper <calves@savebay.org>; Charlotte Taylor <charlotte.taylor@preservation.ri.gov>; Chris Dodge, Save The Bay <cdodge@savebay.org>; Christine Andrews, QDC <candrews@quonset.com>; Chuck Horbert, RIDEM <chuck.horbert@dem.ri.gov>; Daniel B. Breen, CIV USARMY CENAE <daniel.b.breen@usace.army.mil>; David Latham <davidclatham@gmail.com>; David Murdock <rmurdock@geiconsultants.com>; Deborah Mongeau, Librarian <dmongeau@uri.edu>; Edward A. Mello, Jamestown Town Admin <Emello@jamestownri.net>; Elizabeth Totten <Elizabeth.Totten@preservation.ri.gov>; Eric Schneider, RIDEM Fish and Wildlife <Eric.Schneider@dem.ri.gov>; Frank Corrao, Acting Director, Cranston Public Works <fcorrao@cranstonri.org>; Jean Bellm, Exec Asst, Barrington <jbellm@barrington.ri.gov>; Jeanne Spencer, Tiverton Town Clerk's Office <townclerk@tiverton.ri.gov>; Jeannette Alyward, North Kingstown TC <JAlyward@northkingstown.org>; Jed Thorp, Director of Advocacy, Save The Bay <jthorp@savebay.org>; Jeff Willis <jwillis@crmc.ri.gov>; Jeffrey C. Hall, Exec. Dir, ASRI <jhall@asri.org>; Jeffrey Gardner <watchhilloysters@gmail.com>; Jennifer M. West, Portsmouth TC <jwest@portsmouthri.com>; Jessica Capaldi, Deputy Clerk, Warren <jcapaldi@townofwarren-ri.gov>; Joan Chabot, Town Clerk, Tiverton <jchabot@tiverton.ri.gov>; John Brown, THPO, Narragansett Indian Tribe <tashtesook@aol.com>; John Rago <JRago4@aol.com>; John Torgan <jtorgan@tnc.org>; John Williams, Warwick Cove Marina <jhwatmarina@verizon.net>; Jude Zeh <zehj@srminc.net>; Kathy Jacques <kayjacques88@gmail.com>; Kevin R. Kotelly, USACOE <Kevin.R.Kotelly@usace.army.mil>; Laura C. Swistak, City Clerk, Newport <lswistak@CityofNewport.com>; Laura Dwyer (CRMC) <ldwyer@crmc.ri.gov>; Leah Stoddard, E. Prov Deputy Clerk <lstoddard@eastprovidenceri.gov>; Leslie Martin, USARMY USACOE <Leslie.Martin@usace.army.mil>; Lisa Turner <lturner@crmc.ri.gov>; Lynn D'Abrosca, City Clerk, Warwick <Lynn.dabrosca@warwickri.com>; Mary Leblanc, Westerly Town Clerk <mleblanc@WesterlyRI.gov>; Matt O'Brien, AP Reporter <MOBrien@ap.org>;

Melissa Cordeiro <mcordeiro@bristolri.gov>; Michael Arguello, RIDEM Water Resources <Michael.Arguello@dem.ri.gov>; Michael MCGiveney <mclamdigger@aol.com>; Neal Personeus, RIDEM <Neal.Personeus@dem.ri.gov>; Nichole Romane, Town Clerk, South Kingstown <nromane@southkingstownri.com>; Nick Donadio <info@rhodeislandmulch.com>; Peter A. Healey <peter.healey@dot.ri.gov>; Peter M. Vieira, Marine Construction <got_tug@yahoo.com>; Phil Capaldi <philcapaldi@yahoo.com>; Philip Hervey, Town Manager <phervey@barrington.ri.gov>; Providence City Clerk <clerkpost@providenceri.gov>; Rebecca Russell, RIDEM Water Resources <Rebecca.Russell@dem.ri.gov>; Reuben Macfarlan, RIDEM/DMF <Reuben.Macfarlan@dem.ri.gov>; RIAG/Environmental & Energy Unit <eeu@riag.ri.gov>; Rich Hittinger, RISAA <hittinger@risaa.org>; Richard DeSalvo, RI Moorings <richard@rimoorings.com>; Richard Goldstein Pawtucket TC <RGoldstein@pawtucketri.com>; Richard Langseth <Richard@langseth.com>; Robert Lyons, Ocean House Marina <rob@OceanHouseMarina.com>; Robin Barlow, RI Builders <rbarlow@ribuilders.org>; Rodman R. Black Jr. HIIA <RRBlackJr@aol.com>; Sandra Speroni, Town Clerk's Office <ssperoni@townofwarren-ri.gov>; Sarah Frazar, RIDEM <Sarah.Frazar@dem.ri.gov>; Scott Briggs, Librarian <scottb@uri.edu>; Shirley Frietag, NRPA President <nrpa@narrowriver.org>; Stephanie Bernardo, Barrington Town Clerk <sbernardo@barrington.ri.gov>; Steve Jacques <SteveJacques318@gmail.com>; Sue Cornachia <tobygupelo@gmail.com>; Taylor Ellis <ri2honduras@gmail.com>; Thomas R. Evans, State Librarian <statelibrary@sos.ri.gov>; Topher Hamblett, Save The Bay, Executive Director <Thamblett@savebay.org>; Tracy A. Nelson, Cranston City Clerk <tnelson@cranstonri.gov>; US ACOE CENAE RI <cenae-r-ri@usace.army.mil>; Wendy J. W. Marshall, Middletown TC <wmarshall@middletownri.com>

Subject: Public Notice CRMC File No. 2025-08-018 (Christopher & Mary Fay) Bristol

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Good Afternoon: Please see attached 30-day Public Notice of CRMC Application 2025-08-018. Public comments must be submitted to CRMC on or before November 30, 2025.

Brittany Spurlock

Assistant Administrative Officer
Coastal Resources Management Council
Oliver Stedman Government Center
4808 Tower Hill Road, Suite 116
Wakefield, RI 02879
(401)783-3370



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

TO: Steven Contente
TOWN ADMINISTRATOR

FROM: Melissa Cordeiro
TOWN CLERK

DATE: November 4, 2025

Re: Public Notice from CRMC re - Christopher & Mary Fay,
476 Poppasquash Road

May we please have your recommendation or the recommendation of the department head you deem appropriate in order for the Council to review the request at the Town Council Meeting to be held on **December 10, 2025**.

All items for this docket must be received in the Clerk's office by Wednesday, December 3, 2025. All and any items received after the deadline will be held until the next council agenda.

Thank you for your cooperation and prompt reply.

Attachments