

APPLICATION FOR STATE ASSENT

8 CONSTITUTION STREET
AP 11, LOT 20

BRISTOL, RI



MCCUE ENVIRONMENTAL, LLC

Consulting & Wetland Permitting Services

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**COASTAL RESOURCES MANAGEMENT COUNCIL
APPLICATION FOR STATE ASSENT**

**8 CONSTITUTION STREET
ASSESSOR'S PLAT 11, LOT 20
BRISTOL, RI**

April, 2025

Submitted to:
RI Coastal Resources Management Council
Oliver H. Stedman Government Center
4808 Tower Hill Road
Wakefield, RI 02879-1900

Prepared by:



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**COASTAL RESOURCES MANAGEMENT COUNCIL
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COASTAL RESOURCES MANAGEMENT COUNCIL APPLICATION FOR STATE ASSENT

1.0 Introduction

On behalf of the Applicant, Marshall Properties, McCue Environmental, LLC (McCue) is pleased to provide this narrative in support of the submitted Application for State Assent to the Rhode Island Coastal Resources Management Council (RICRMC) for the proposed work at 8 Constitution Street, Assessor's Plat 11, Lot 20 in Bristol, Rhode Island (Figures 1 & 2).

The proposed project is to renovate the existing garage and add a second floor to the existing dwelling. There are no improvements necessary relative to stormwater treatment, or sewerage as this property is serviced by municipal sewer.

This parcel is located on the south side of Constitution Street; the Coastal Feature associated with this property is a seawall located approximately 115-feet southwest of the property and can clearly be seen on aerial imagery. The property in between the Coastal Feature and the subject property was once developed as far back as the 1939 aerial photograph, and is currently maintained lawn. As the Coastal Feature is well off-site to the southwest, and is separated from this property by the maintained lawn, there are no areas of Buffer Zone that extend onto the subject property.

The only jurisdiction on the subject parcel is that it falls within 200-feet of the offsite Coastal Feature; there are no requirements to obtain approval from any of the Variance Criteria. This application is therefore required to obtain approval from the RICRMC for this proposed project.

This narrative provides details regarding the proposed project components in support of this application to CRMC for State Assent. The project is depicted on the submitted plans with the application.

2.0 Proposed Project

As stated in the introduction, the proposed project is to renovate the existing garage and add a second floor to the existing dwelling. All work is being performed on the existing structures and on the same footprints; there are no increases in Structural Lot Coverage (SLC) proposed for this project.

3.0 Existing Conditions

3.1 Subject Property and Off-site Wetlands

The existing dwelling and garage occur on the subject parcel, with limited areas of maintained lawn. The private property in between the Coastal Feature and the subject property was once developed and is currently maintained lawn. There are no wetlands nearby on adjacent lots that affect this property other than the offsite Coastal Feature. The subject property is located within the 200-foot CRMC Jurisdictional Area.

The Coastal Feature occurs southwest of the property and consists of a seawall, associated with a small area of beach. Coastal waters here are mapped as Type 5 Waters, associated with this portion of Bristol Harbor.

Finally, there are no areas of RI Department of Environmental Management (RIDEM) mapped Natural History Survey GIS data on this property (Accessed through <https://ridemgis.maps.arcgis.com/apps/webappviewer> on April 8, 2025)

3.2 Soils

The Soil Survey of Rhode Island (Web Soil Survey (current) available online at <http://websoilsurvey.sc.egov.usda.gov/App/WebSoilSurvey.aspx>, accessed January 22, 2025) maps the property to be underlain by nonhydric Newport-Urban Land Complex (NP). This designation is generally consistent with the McCue site investigations as all properties in the immediate area are urban development.

3.3 Floodplain

FEMA Flood Insurance Rate Maps were examined for the presence of flood hazard zones. The property is within Flood Zone X (500-YR Flood Event: 0.2% annual chance flood), and an AE Zone, BFE 12, runs coincident with the western property boundary (FIRM map for Bristol County, map # 44001C0014H, effective July 7, 2014, accessed through <https://msc.fema.gov/portal> on 4/8/2025). As proposed work is on existing structures and include renovation and second floor addition, there will be no impacts to any of mapped flood zone.

4.0 Project Impacts & Mitigation

4.1 Impacts to Natural Resources

The project will not impact coastal resources what-so-ever as the property is located well outside of any such habitat. This application is being submitted because it falls within the 200-foot Area of CRMC Jurisdiction from the offsite Coastal Feature. However, the project design does incorporate measures to protect adjacent properties and upland habitats, such as installing soil erosion and sedimentation controls during construction.

5.0 Conclusion

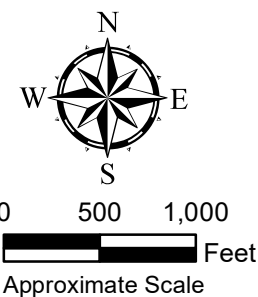
This application is being submitted because a portion of the property development occurs within 200-feet of an off-site Coastal Feature. The Coastal Feature is separated from the subject property by an area of land that was once developed and is currently maintained lawn; there will be no adverse impacts to the Coastal Feature, coastline, or any coastal habitats at all. There are no necessary upgrades required for stormwater treatment or any sewer infrastructure as this property is serviced by municipal sewer. The proposed project incorporates measures to protect adjacent properties during construction by proposing soils erosion and sedimentation controls.



Source: 2024 USGS National Topographic Map

Approximate Location:

 Subject Property



8 Constitution Street, AP 11, Lot 20
Bristol, Rhode Island



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SITE LOCATION

Project No. 250113

Figure 1



Sources: March 2024 RIDEM Digital Color Orthophotography

Approximate Location of:



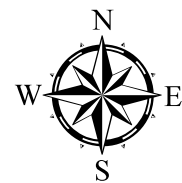
Subject Property



Coastal Feature



200' Area of CRMC Review



0 50 100 Feet
Approximate Scale

8 Constitution Street, AP 11, Lot 20
Bristol, Rhode Island

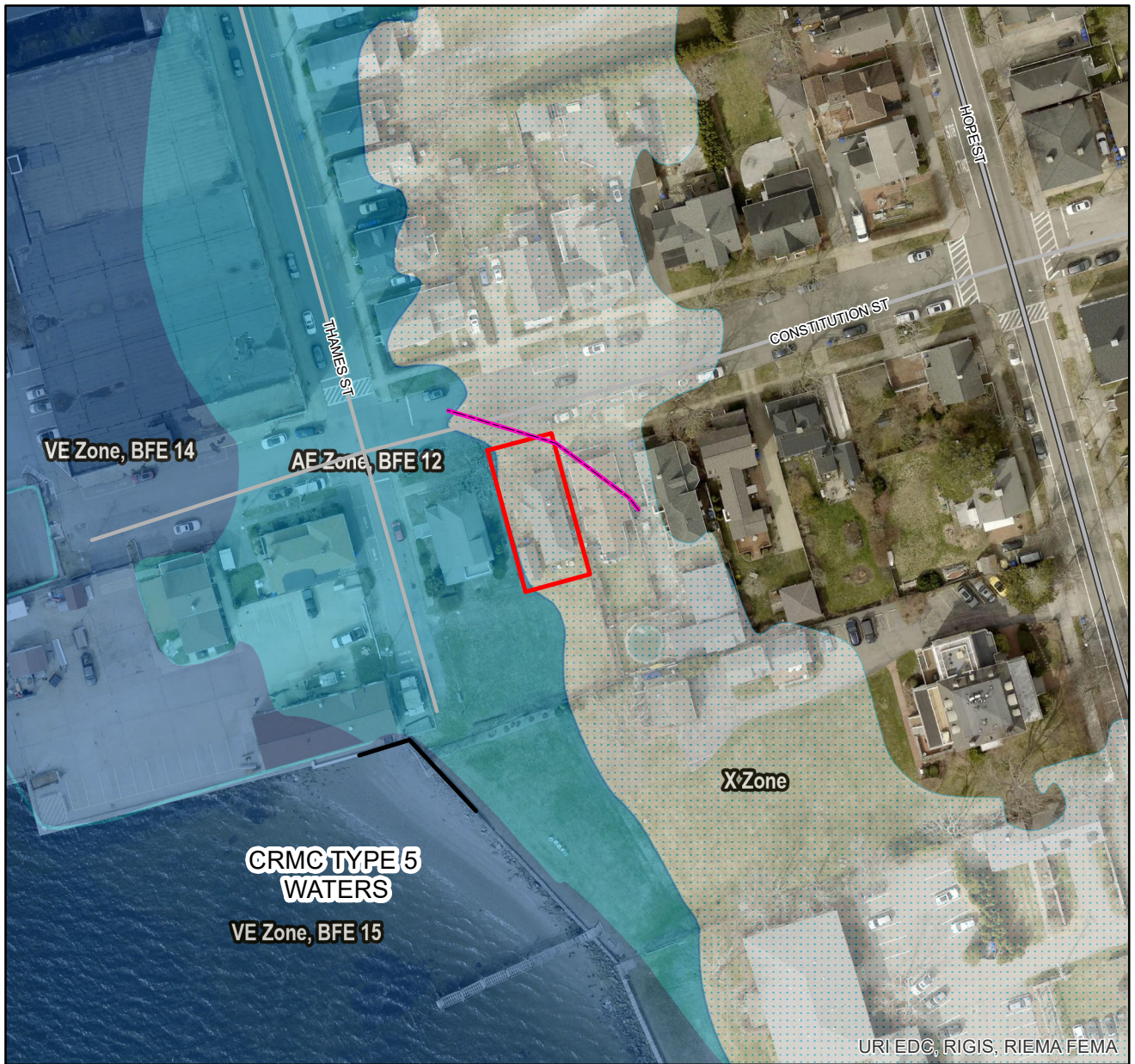


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APPROXIMATE LOCATION OF WETLANDS

Project No. 250113

Figure 2



Sources: March 2024 RIDEM Digital Color Orthophotography

Approximate Location of:



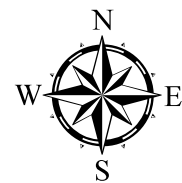
Subject Property



Coastal Feature



200' Area of CRMC Review



0 50 100 Feet
Approximate Scale

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FLOOD ZONES

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Figure 3