

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.

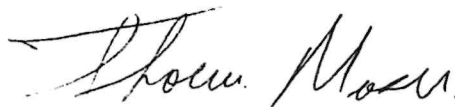
Noise, safety, view obstructions, and access to the marina from a public boardwalk are all important concerns echoed by the residents and condominium owners within the immediate area. More information is needed on exactly how the applicant intends to mitigate a myriad of concerns. The diminishment of 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)

feet (160 square feet) with a depth of less than four (4) feet. Issues of necessity, safety, security, and impact on community members remain unaddressed and warrant opposition to CRMC/RIDEM for this proposal on behalf of the Town Council. In addition to the general concerns expressed to the Bristol Town Council in this correspondence, our office intends to bring regulatory concerns associated with this proposal to CRMC/RIDEM.

The applicant has already tried to tip the scales in their favor by procuring support from the Harbor Master and the Town Administrator before neighbors were even aware of this proposal. This proposal should be carefully vetted by CRMC with full transparency and input from all stakeholders. We urge the Bristol Town Council to consider the numerous negative impacts on the Town and oppose this proposal.

Sincerely,

A handwritten signature in black ink, appearing to read "Thomas V. Moses". The signature is fluid and cursive, with a long horizontal stroke at the beginning.

Thomas V. Moses



TOWN OF BRISTOL, RHODE ISLAND
OFFICE OF TOWN ADMINISTRATOR

STEVEN CONTENTI
Town Administrator

June 6, 2023

Coastal Resources Management Council
4808 Tower Hill Road, Suite 116
Wakefield, RI 02879-1900
E-Mail cstaff1@crmc.ri.gov

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

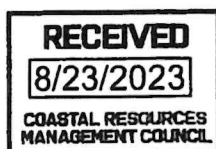
Dear Sir/Madam:

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.

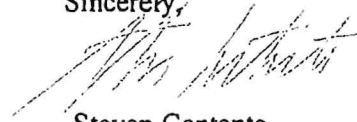
The applicant has kept its' residential neighbors updated as to the proposal and are committed to implementing controls that will protect the Town's interests at this location. For example, (i.) to minimize the risk of storm damage it has included a wave fence in it's design elements, (ii) all drinking 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.



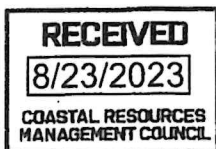
Bristol takes great pride in its beautiful waterfront. This proposed use will only enhance our Town's capacity to use our coastline beneficially for all. Therefore, we strongly support CRMC's assent.

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

Sincerely,



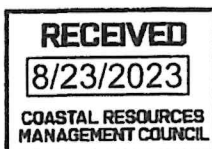
Steven Contente



AFFIDAVIT OF GREGG MARSILI

I, having been duly sworn, upon oath and of my own personal knowledge, do hereby make affidavit and say that:

1. I am the Harbormaster for the Town of Bristol, Rhode Island.
2. In this capacity, it is my duty to coordinate and administer all activities taking place in the harbors and waterways contingent to the coastal shoreline of the Town of Bristol and within the town's boundaries. These activities include patrolling of the harbors and waterways, enforcement of federal, state and local laws pertaining to activity on these waters, supervision of all moorings within town boundaries whether private or public, maintenance of all docks, wharfs, piers, marinas, moorings and similar structures owned by the town, maintenance of vessels and vehicles owned by the town to carry out these functions, and collection and management of fees for public use of these facilities.
3. I have served in this professional capacity since 2013.
4. I am a 21 year retired veteran of the United States Coast Guard.
5. I have met with representatives from TSL, LLC to discuss the proposal to dock a pool boat at the marina adjacent to their hotel located at 267 Thames Street in Bristol.
6. At that meeting I reviewed the plans and photographs of the proposed pool boat, attached to this affidavit as **Exhibit A**.



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

