

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 nor denial of the subject proposal. It is an evaluation of CRMC regulations in effect as of 15 May 2019 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:** Eileen Biancuzzo      **CRMC FILE NO.** D2019-03-087  
**LOCATION/POLE:** Matunuck Beach Road  
**CITY/TOWN:** South Kingstown      **PLAT:** 92-2      **LOT:** 56

**CONTACT PERSON(S) & ADDRESS:**

Eileen Biancuzzo	Stephen DeSimone
12 Lister Drive	PO Box 5674
Barrington, RI 02806	Wakefield, RI 02879

**PRELIMINARY REVIEW INFORMATION**

**PROPOSAL:** To create a 20-unit subdivision (five 4-unit townhouses) serviced by public water and on-site septic systems.

**PLAN(S) REVIEWED:** "Site Layout Plan, Matunuck Beach Road Condos, AP 92-2, Lot 56, South Kingstown..." as last revised 3/21/19 by DiPrete Engineering.

**INVESTIGATOR:** T. Silvia      **DATE/TIME:** 3/27/19 1200hr

**MEASUREMENTS & OBSERVATIONS:** Observed existing conditions, walked site

**PREVIOUS CRMC ACTIONS FOR SITE:** None revealed during CRMC database search

**Preliminary Buffer and Setback Requirements:**

**SETBACK** (ref. Section 1.1.7 CRMP): 225'

**BUFFER** (ref. Section 1.1.9 CRMP): 200'

Note:      **Setbacks** apply to "construction related activities" including filling, removing, and grading (ref: Section 1.3.1(B) 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 1.1.5 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.

NAME: **Biancuzzo**

CRMC FILE NUMBER: **D 2019-03-087**

### SUMMARY OF FINDINGS

**CRMC JURISDICTION:** Yes    **TYPE WATER:** 2; **Low Intensity Use, Potter Pond**

For the purpose of this review the coastal feature(s) shall be the coastal wetland complex and the inland edge of coastal(s) feature shall be the inland edge of the coastal (including contiguous freshwater) wetland.

**Applicability of CRMP and SAM Plans (as amended):**

CRMP Sections: 1.1.4(D), 1.1.6(F), 1.1.7, 1.1.9, 1.1.10, 1.1.11, 1.2.1(B), 1.2.2(C), 1.2.3, 1.3.1(A), 1.3.1(B), 1.3.1(C), 1.3.1(F), 1.3.1(M), 1.3.4, 1.3.5

SAMP: RI's Salt Pond Region, Lands Developed Beyond Carrying Capacity

### STAFF CONCERNS/COMMENTS/INFORMATION REQUIREMENTS:

- 1) Staff walked the project site primarily along the southern mowed path and noted the coastal feature to be the contiguous freshwater wetland associated with the coastal wetland/salt marsh complex located in the southwestern corner of Potter Pond to the east. Future Assent submittal shall have the wetland edge delineated in the field as well as on site plans.
- 2) Future application shall evaluate whether any areas of isolated freshwater wetland are present on-site, however any areas would not trigger a 50' perimeter buffer at this time.
- 3) The RICRMP requires a 200' buffer zone for parcels >200,000sf adjacent to Type II waters, as measured inland from the coastal feature. The lot can easily accommodate this requirement although portions of the proposed project may need to be reconfigured.
- 4) The RICRMP also requires a 225' construction setback for all filling, grading and construction activities as measured from the inland edge of the coastal feature. The lot can also accommodate this requirement although portions of the proposed project may need to be reconfigured.
- 5) CRMC has verified that hookup of public water to this proposed project would be allowed under the terms of previous Assent #2003-11-039 (which limits new water service).
- 6) The RICRMP requires the treatment of stormwater runoff for all new impervious areas including residential rooftops. Low Impact Development techniques consistent with the state Stormwater Manual such as pervious driveways and reduced roadway dimensions shall be utilized for this site.
- 7) The Salt Pond SAMP Land Classification requires the installation of denitrification septic systems for this site, consistent with RIDEM requirements as well. A Subdivision Suitability shall be provided at the time of Assent application as well as applicable local approvals.
- 8) RI Historic Preservation and Heritage Commission signoff will be required for this project.
- 9) This project is regulated as a Watershed Activity under the SAMP as well as by RICRMP and possibly FWWVC regulations and will require a 30-day public notice period.
- 10) A Sediment and Erosion Control Plan is required for this project as well as a Stormwater

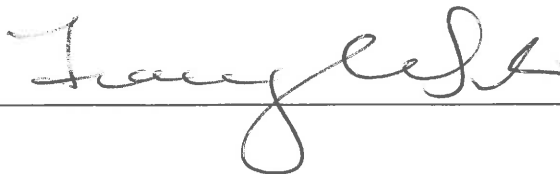
NAME: **Biancuzzo**

CRMC FILE NUMBER: **D 2019-03-087**

Management plan. A conservation easement shall be placed on the entirety of the buffer zone and coastal feature as part of any CRMC approval and additional areas of vegetated open space should be preserved throughout the development. Buffer zone management such as shoreline access path shall be addressed in the proposed plans, as applicable.

- 11) Lastly, the applicant shall address Section 1.3.1(A) as well as Section 1.1.10 of the RICRMP and review the attached Stormtools mapping projections for this site under various future sea level rise scenarios. Additionally, the SLAMM maps available on CRMC's website shall be utilized in formation of this project design, as the adjacent coastal wetland is one of the largest along this waterbody.
- 12) The lot is able to support residential development at this time, however reconfiguration in accordance with the above requirements is necessary to be consistent with CRMC programmatic concerns. Any standards not met shall be accompanied by a written variance request (ref. Sec.1.1.7) at the time of future application.

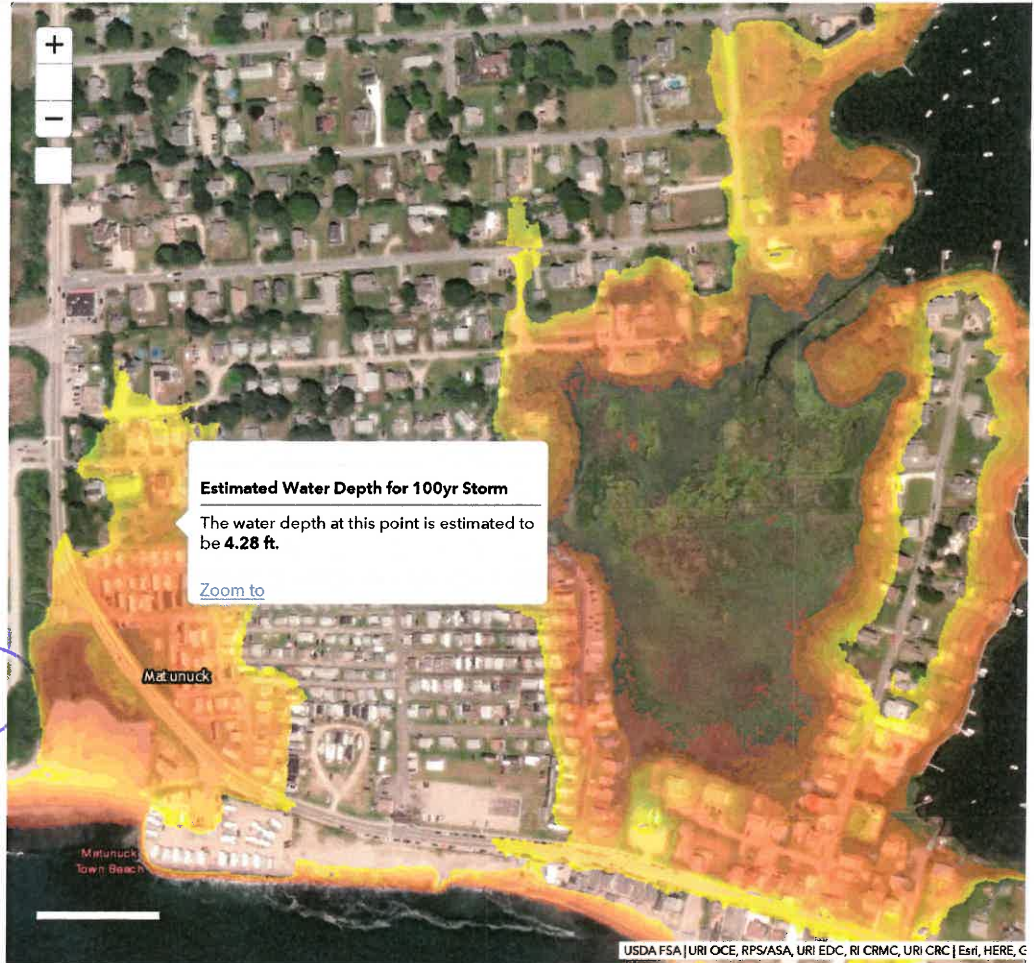
SIGNATURE: \_\_\_\_\_



STAFF BIOLOGIST

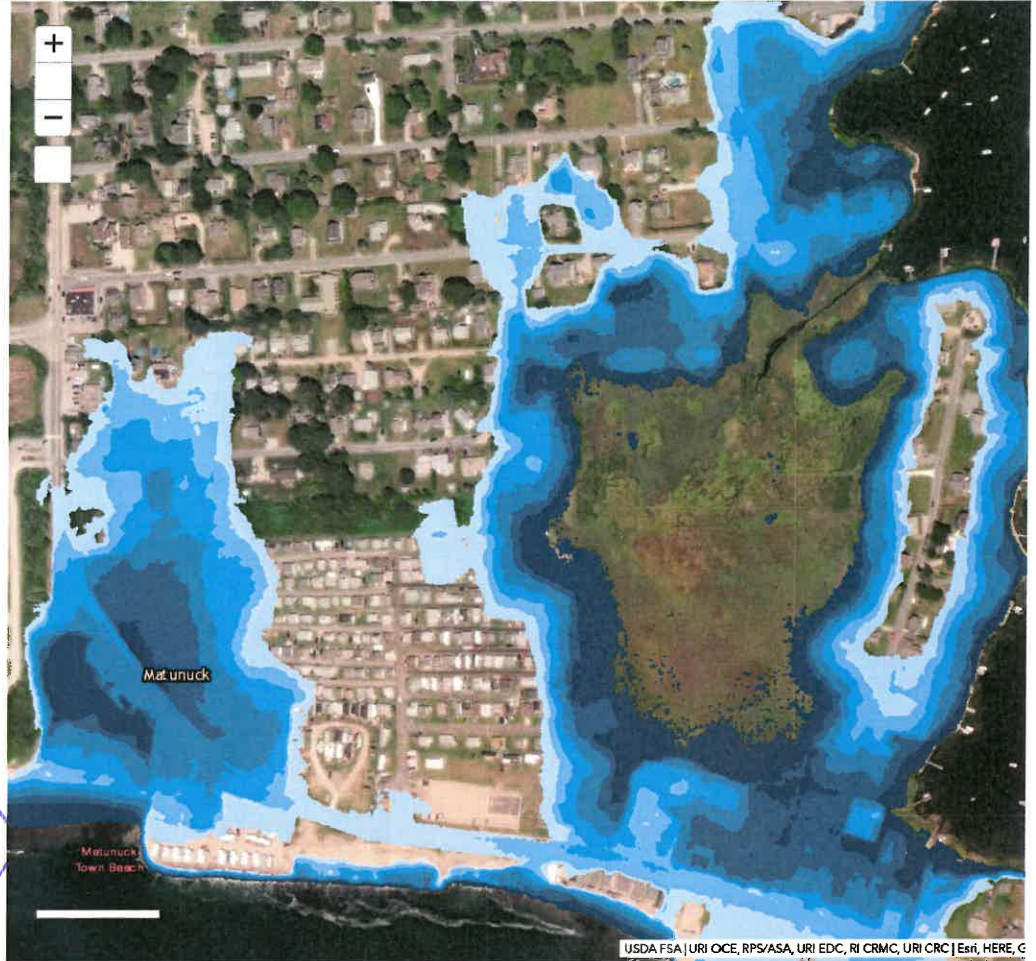
Contents

- Rhode Island Addressed Structures
- Will 1-FOOT of SEA LEVEL RISE affect my property?
- Will 2-FEET of SEA LEVEL RISE affect my property?
- Will 3-FEET of SEA LEVEL RISE affect my property?
- Will 5-FEET of SEA LEVEL RISE affect my property?
- Will 7-FEET of SEA LEVEL RISE affect my property?
- Will 10-FEET of SEA LEVEL RISE affect my property?
- Will 12-FEET of SEA LEVEL RISE affect my property?
- Is my property vulnerable to a 100-year return period (1% annual chance) COASTAL STORM, and how DEEP will the water be?
- Is my property vulnerable to a 100-year return period (1% annual chance) COASTAL STORM in 2050 (with over 2-FEET of sea level rise)?



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STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS

HISTORICAL PRESERVATION & HERITAGE COMMISSION

Old State House • 150 Benefit Street • Providence, R.I. 02903-1209

TEL (401) 222-2678

FAX (401) 222-2968

TTY / Relay 711

Website [www.preservation.ri.gov](http://www.preservation.ri.gov)

Jennifer R. Cervenka, Chair  
Coastal Resources Management Council  
Stedman Government Center, 4808 Tower Hill Road  
Wakefield, RI 02879

CRMC File Number: 2019-03-087

Applicant: E. Blunaggio

Town: South Kingstown

Response Date: 4/15/19

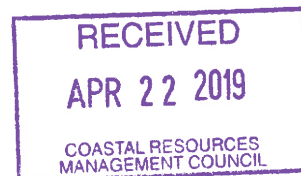
Dear Ms. Cervenka,

The Rhode Island Historical Preservation & Heritage Commission has reviewed the above- referenced project. It is our conclusion that this project will have no effect on any significant cultural resources (those listed on or eligible for listing on the National Register of Historic Places).

These comments are provided in accordance with Section 220 of the Coastal Resources Management Plan. If you have any questions, please contact Jeff Emidy, Project Review Coordinator, or Charlotte Taylor, Senior Archaeologist, at this office.

Very truly yours,

J. Paul Loether  
Executive Director, RIHPHC  
State Historic Preservation Officer



# CRMC Application Review Sheet

**File Number:** 2019-03-087  
**Owner Name:** Eileen Biancuzzo  
**Site Address:** Matunuck Beach Road, South Kingstown  
**Plat:** 92-2; Lot: 56

## Administrative Review

**Reviewer:** WJM  
**Completed on:** 3/25/19  
 Application Complete  
 Application Deficient  
 FONSI  
 Enforcement compliance \_\_\_\_\_

**Missing**  
 \_\_\_\_\_ Application  
 \_\_\_\_\_ Fee  
 \_\_\_\_\_ ISDS  
 \_\_\_\_\_ Proof of Ownership  
 \_\_\_\_\_ Building Permit  
 \_\_\_\_\_ Site Plans  
**Notes** \_\_\_\_\_  
 \_\_\_\_\_

EXTENSION (Enforcement review)  
 \_\_\_\_\_

## Team Review for Acceptance

**Application Deficient**  
 Deficiency Letter Required  
 Notified Via Phone Call – waiting for \_\_\_\_\_

Have Bio copy

Application Accepted	Assigned To:		Date Completed	Denial Recommendation	Management Sign-off
<input checked="" type="checkbox"/> Application Accepted Date <u>3/26/19</u>	Engineer	<del>_____</del>			
	Biologist	<u>TS</u>	<u>5/15/19</u>		
	Geologist				
	Aqua				
	Dredge				
	Other				

**Category:** ▶  
**Project Type:** ● A\*/B  
**Water Type:** 10  
**Water Area:** Pottas Pond  
**PGP Category:** 1 2 IP     Public Access 355     Public Access Easement

**Short Project Description:**  
SAMP subdivision                      H2O line extension?



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) 783-2069

## PRELIMINARY DETERMINATION REQUEST FORM

**CHECK ACTIVITY BOX AND DESCRIBE IN DETAIL FOR WHICH CRMC STAFF LEVEL FEASIBILITY ASSESSMENT IS REQUESTED:**

<input type="checkbox"/>	RESIDENTIAL DEVELOPMENT - (SINGLE FAMILY)
<input type="checkbox"/>	NEW CONSTRUCTION
<input type="checkbox"/>	DEMOLITION/ALTERATION
<input type="checkbox"/>	ADDITION/ALTERATION
<input checked="" type="checkbox"/>	RESIDENTIAL DEVELOPMENT - <u>20</u> UNITS
<input type="checkbox"/>	PIER/DOCK: _____ RESIDENTIAL: _____ COMMERCIAL/OTHER: _____
<input type="checkbox"/>	SHORELINE PROTECTION: TYPE: _____
<input type="checkbox"/>	OTHER, DESCRIBE: _____

### PROPERTY INFORMATION:

File Number (CRMC USE ONLY): <u>2019-03-087</u>	
Project Location: <u>Matunuck Beach Rd, South Kingstown</u>	Plat: <u>92-2</u>
No.                      Street                      City/Town	Lot(s): <u>56</u>
Owner's Name: <u>Eileen R. Biancuzzo</u>	Utility Pole: _____
Mailing Address: <u>12 Lister Drive</u>	Does the site have access to:
City/Town <u>Barrington</u> State <u>RI</u> Zip Code <u>02806</u>	Public Water service: <u>South Shore</u>
Name of Waterway: _____	Municipal sewer service: _____
Contact No.: _____	
Is information available regarding riparian boundaries, channel lines, etc? (Piers, docks, etc. only)	

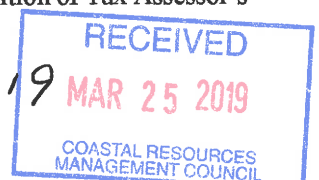
### REQUEST FOR INFORMATION:

Name of Requestor:	<u>Stephen DeSimone</u>
Mailing Address:	<u>PO Box 5674 Wakefield RI, 02880</u>
Phone Number:	<u>(401) 419-2330</u>
Designer or other contact person(s) include name, address, phone:	
<u>Dave Russo, PE</u>	<u>tel. (401) 943-1000</u>
<u>2 Stafford Court, Cranston, RI 02920</u>	

Have you knowledge of any previous permits and/or violations (Local, State, and/or Federal) on this property? If so, describe and include pertinent information: None

Please include a general vicinity location map (street guide sheet, USGS topography sheet) and a lot map (portion of Tax Assessor's map), map with topography is helpful.

Signature of Owner: Eileen R. Biancuzzo Date: March 01, 2019  
 /ajt - 05/2018 SEE REVERSE SIDE FOR INSTRUCTIONS







# DiPrete Engineering

March 21, 2019

Applications Coordinator  
Coastal Resources Management Council  
Oliver Stedman Government Center  
4808 Tower Hill Road; suite 3  
Wakefield, Ri 02879

**RE: Matunuck Beach Condos  
AP 92-2 Lot 56  
South Kingstown, RI**

Dear CRMC:

On behalf of the applicant, Stephen Desimone, DiPrete Engineering has prepared this Preliminary Determination Request to understand what information will be needed for review and comment on the feasibility of the project. The applicant is proposing five multi-unit residential buildings and each building will have four units for a total of 20 units. The development will be serviced by a community OWTS and public water. The development has not gone through any Town permitting yet and we are going to be having the first Pre-application meeting with the Town in May 2019.

We have included the attached information in support of this application:

- Application Fee of \$1,000 (Check No. 1074)
- Four (4) copies of Preliminary Determination Request Form Signed by Owner (Eillen R. Biancuzzo)
- Assessors Tax Database Proof of Ownership
- Four (4) Copies of the conceptual site plan and location map

If you have any further questions on this matter, please feel free to contact me at your earliest convenience.

Sincerely,

David Russo, PE  
Project Manager  
DiPrete Engineering



### MATUNUCK BEACH ROAD

**Location** MATUNUCK BEACH ROAD

**Map and Lot** 92-2/ 56/ //

**Acct#** 92-2-56

**Owner** BIANCUZZO, EILEEN R

**Assessment** \$349,500

**PID** 12302

**Building Count** 1

**Current Value**

Assessment			
Valuation Year	Improvements	Land	Total
2018	\$0	\$349,500	\$349,500

**Owner of Record**

**Owner** BIANCUZZO, EILEEN R

**Sale Price** \$0

**Co-Owner**

**Certificate** 1

**Address** 12 LISTER DRIVE  
BARRINGTON, RI 02806-2504

**Book & Page** 1060/ 711

**Sale Date** 06/10/2003

**Ownership History**

Ownership History				
Owner	Sale Price	Certificate	Book & Page	Sale Date
BIANCUZZO, JOHN P ETUX EILEEN	\$0		213/ 65	02/04/1985
FROM ADMIN	\$0		70/ 17	06/27/1951
FROM ADMIN	\$0		68/ 416	10/23/1950
FROM ADMIN	\$0		68/ 353	09/28/1950

**Building Information**

**Building 1 : Section 1**

**Year Built:**

**Living Area:** 0

**Replacement Cost:** \$0

**Building Percent**

**Good:**

**Replacement Cost**

**Less Depreciation:** \$0

**Building Photo**

Building Attributes	
Field	Description
Style	Vacant Land
Model	
Grade:	

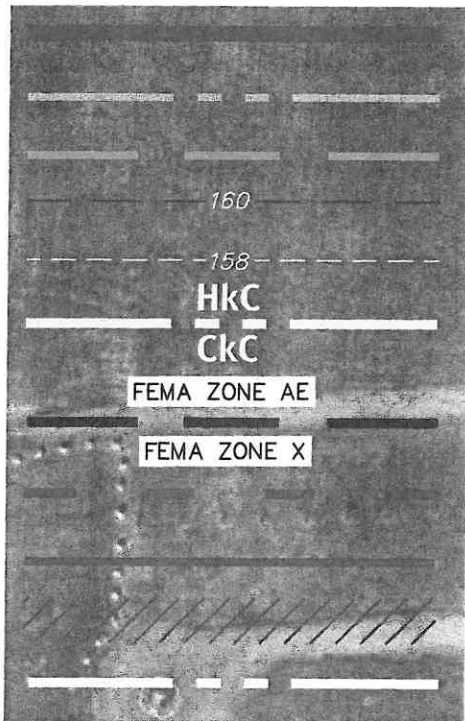


**ification Note:**

EXISTING DATA COMPILED ON THIS CONCEPT/STUDY PLAN IS FROM EXISTING MAPS AND DEED DATA. DUE TO METHODS OF COMPILATION AND ACCURACY OF SOME MAPS USED TO DEVELOPE THIS PLAN, THERE MAY BE SOME DEVIATIONS FROM SAID MAPS AND/OR DATA AND THIS PLAN IS NOT TO BE UTILIZED FOR DISCUSSION PURPOSES ONLY. THIS PLAN IS NOT TO BE CONSIDERED AS AN ACCURATE BOUNDARY SURVEY AND MAY BE SUBJECT TO SUCH CHANGES AS AN ACCURATE BOUNDARY SURVEY MAY DISCLOSE.

**Mapping Conditions Legend:**

- PROPERTY LINE
- DISOR LINE
- CG LINE
- MAJOR FOOT CONTOUR
- MINOR FOOT CONTOUR
- LINE AND VARIATION
- FLOOD BOUNDARY DESIGNATION
- APPROXIMATE STREAM CENTERLINE (RIGIS)
- APPROXIMATE WETLAND CENTERLINE (RIGIS)
- WETLAND HATCH
- WETLAND BUFFER



*2003-11-30  
Sedgebrush @  
grass clearing  
east and  
water*

*Bro copy - SAUE*

RECEIVED  
MAR 25 2019  
COASTAL RESOURCES  
MANAGEMENT COUNCIL

1	3-21-2019	Preliminary Determination Submission	K.E.D.
0	1-15-2019	Pre-Application Submission	K.E.D.
No.	Date	Description	By:
Drawn By: K.E.D.			Design By: D.A.R.

**Site Layout Plan  
Matunuck Beach Road Condos**

South Kingstown, Rhode Island  
AP 92-2 Lot 56

Applicant

**Stephen DeSimone**

Street Address, City/Town, Rhode Island xxxxx  
tel 401-419-2330 fax 401-782-1072