



## Letter of Transmittal

To:	Coastal Resources Management Council Stedman Government Center – Suite 3 4808 Tower Hill Road Wakefield, RI 02879-1900
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Attention:	<b>Richard Lucia</b>
Date:	6/28/2013
Re:	Kidd/ Portsmouth Landfill
Job No:	2057-001

We are Sending You:

<input type="checkbox"/> Progress Prints	<input checked="" type="checkbox"/> Submission Plans	<input checked="" type="checkbox"/> Supporting Material	<input type="checkbox"/> Other
--	--	---	--------------------------------

Copies:	Description:
4	Letter to Richard Lucia dated June 28, 2013
4	Plan entitled "Figure 2 With Proposed Additional Excavation Locations," by VHB, Inc.
4	Plan entitled "Grading Plan With Proposed Additional Excavation Locations, C-1," by VHB, Inc.
4	Plan entitled "Boundary & Topographic Survey Plan With Proposed Additional Excavation Locations," by Waterman Engineering
4	Completed Assent Application
4	Abutter's List
4	Proof of Ownership from the Town of Portsmouth Assessor
4	Completed Building Official Form
4	Site Photos

Items Transmitted as Checked Below:

<input checked="" type="checkbox"/> For Approval	<input type="checkbox"/> For Your Use	<input type="checkbox"/> As Requested	<input checked="" type="checkbox"/> For Review
--	---------------------------------------	---------------------------------------	--

Remarks:

Rich,

Enclosed are the assent application materials for the Kidd/Portsmouth Landfill for your review. Please feel free to contact me if you have any questions regarding the application or require anything further.

Regards,

Signed:

**Audie Osgood, PE, LEED AP**

Project Manager

[audie@diprete-eng.com](mailto:audie@diprete-eng.com)

Copy: File



June 28, 2013

Richard Lucia  
Coastal Resources Management Council  
Stedman Government Center - Suite 3  
4808 Tower Hill Road  
Wakefield, RI 02879-1900

**RE: Kidd/ Portsmouth Landfill  
AP 20 Lots 1, 2 & 13/ AP 25 Lot 2  
Portsmouth, Rhode Island  
Project #: 2057-001**

Dear Rich:

Per our conversation, attached is the assent application for the Kidd/ Portsmouth Landfill. As we have previously discussed, it is the owner's desire to perform exploratory excavations beyond the currently approved limit of work to further define the limits of the landfill/cap. Per DEM, the owner is required to cap the entire landfill extents on his property.

My understanding is that DEM has expected that it may be necessary for there to be additional investigation to clarify the limits of the landfill/cap. Once the investigation is complete and the limits of the landfill/cap are clear, a revised grading/capping plan will be prepared and submitted to DEM as a revision to the RAWP. The plan will also be submitted to CRMC for a new Assent. Once both applications are approved, work will begin immediately to fill/cap the remainder of the landfill.

Since the locations of the proposed investigation are outside the previously approved limit of work/erosion control, disturbance to existing vegetation will be minimized to the extent possible. The locations will be field adjusted to relatively level areas to minimize the potential for erosion. All disturbances beyond the existing erosion controls will be reseeded and mulched immediately. Since it's likely that most if not all of the proposed test locations will be within the area to be capped, and work on the cap is planned for later this year, we are not proposing installation of any silt fence down slope of the excavations. If necessary, hay bales will be used at each location to control runoff. As soon as the new cap/limit of work is permitted, perimeter erosion control will be installed.

Due to the brownfield nature of this site, and minimal amount of work proposed, we request the fee for review of this application be waived.

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

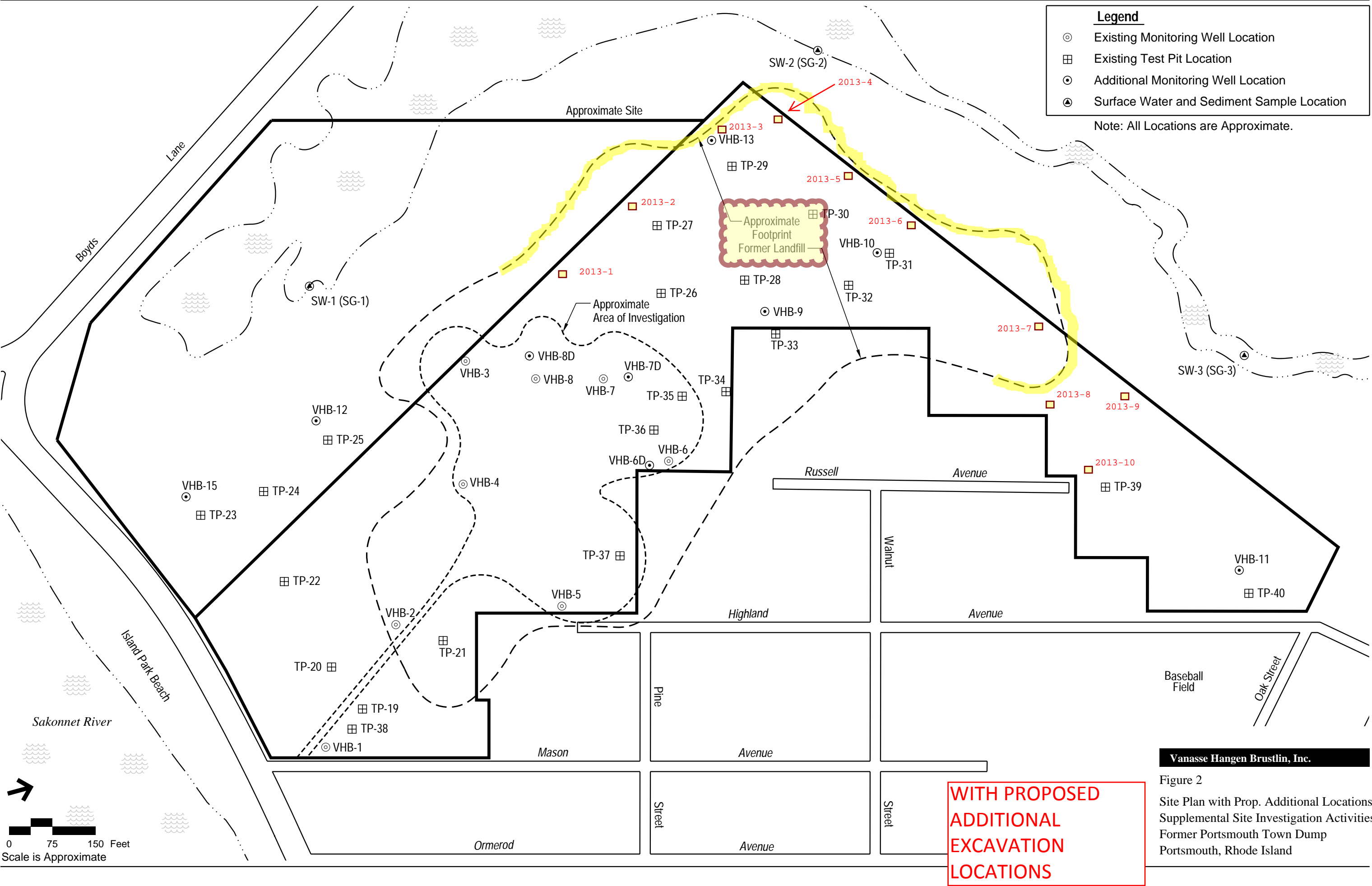
Sincerely,  
DiPrete Engineering Associates, Inc.

A handwritten signature in black ink, appearing to read "Audie Osgood". The signature is fluid and cursive, with the first name "Audie" and last name "Osgood" clearly distinguishable.

Audie Osgood, PE, LEED AP  
Project Manager

*cc: AP Enterprises, File*

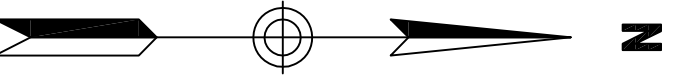
*Enclosures: Assent application materials*



Vanasse Hangen Brustlin, Inc.

Figure 2  
Site Plan with Prop. Additional Locations  
Supplemental Site Investigation Activities  
Former Portsmouth Town Dump  
Portsmouth, Rhode Island





### Legend

25' BUILDING SETBACK

100' BUFFER ZONE

200' CONTIGUOUS AREA

EXISTING GRADES

PROPOSED GRADES

HAYBALES AND SILT FENCE

No.	Revision	Date	Appvd.
Designed by	Drawn by	Checked by	
CAD checked by	Approved by		
Scale 1"=60'	Date April 28, 2010		

## Portsmouth Landfill

Park Avenue  
Portsmouth, Rhode Island

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## Permitting

Not Approved for Construction

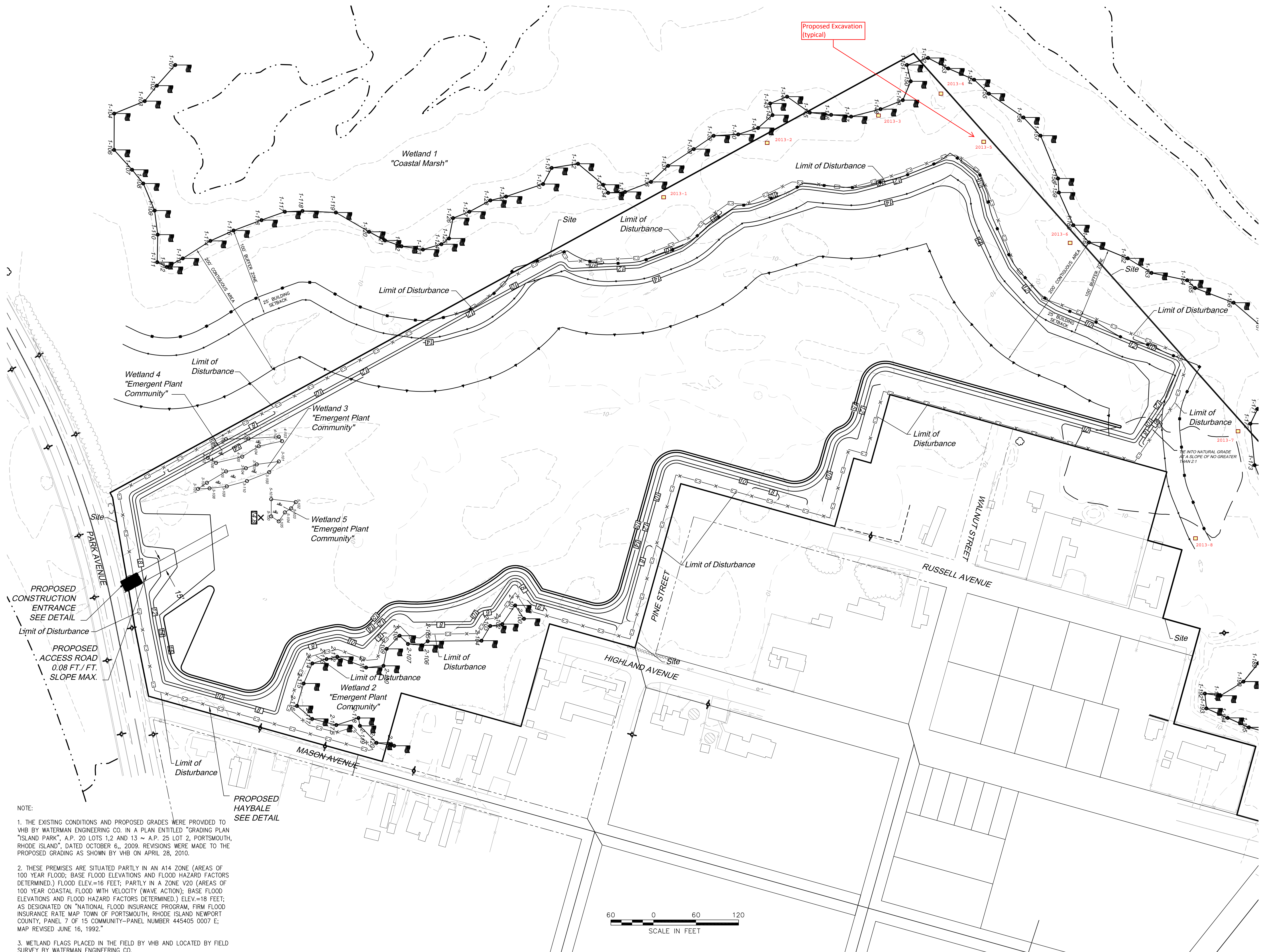
## Grading Plan

WITH PROPOSED  
ADDITIONAL EXCAVATION  
LOCATIONS

Drawing Number

C-1

1 of

Project Number  
098310

NOTE:

1. THE EXISTING CONDITIONS AND PROPOSED GRADES WERE PROVIDED TO VHB BY WATERMAN ENGINEERING CO. IN A PLAN ENTITLED "GRADING PLAN "ISLAND PARK", A.P. 20 LOTS 1,2 AND 13 ~ A.P. 25 LOT 2, PORTSMOUTH, RHODE ISLAND", DATED OCTOBER 6, 2009. REVISIONS WERE MADE TO THE PROPOSED GRADING AS SHOWN BY VHB ON APRIL 28, 2010.

2. THESE PREMISES ARE SITUATED PARTLY IN AN A14 ZONE (AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.) FLOOD ELEV.=16 FEET; PARTLY IN A ZONE V20 (AREAS OF 100 YEAR COASTAL FLOOD WITH VELOCITY (WAVE ACTION); BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.) ELEV.=18 FEET; AS DESIGNATED ON "NATIONAL FLOOD INSURANCE PROGRAM, FIRM FLOOD INSURANCE RATE MAP TOWN OF PORTSMOUTH, RHODE ISLAND NEWPORT COUNTY, PANEL 7 OF 15 COMMUNITY-PANEL NUMBER 445405 0007 E; MAP REVISED JUNE 16, 1992."

3. WETLAND FLAGS PLACED IN THE FIELD BY VHB AND LOCATED BY FIELD SURVEY BY WATERMAN ENGINEERING CO.



# ABUTTERS LIST

A.P. 20 LOT 1A  
MARK A. BROWNELL  
VOLUME 324 PAGE 128

A.P. 20 LOT 3  
GARY BOUCHARD  
VOLUME 689 PAGE 157

A.P. 20 LOT 4  
GARY & PAMELA BOUCHARD  
VOLUME 994 PAGE 10

A.P. 20 LOT 5  
FRANK S. & GAIL A. PERRY  
VOLUME 206 PAGE 324

A.P. 20 LOT 6  
JEFFERY & GISELLE COSTA  
VOLUME 1086 PAGE 327

A.P. 20 LOT 7  
HAROLD MCCRAY  
VOLUME 277 PAGE 166

A.P. 20 LOT 20  
MARY A. & JOSEPH F. McDOWELL  
VOLUME 481 PAGE 216

A.P. 20 LOT 40  
SANDRA L. MCKEE  
VOLUME 1025 PAGE 164

A.P. 20 LOT 41  
JAMES P. BOTELHO  
VOLUME 89 PAGE 596

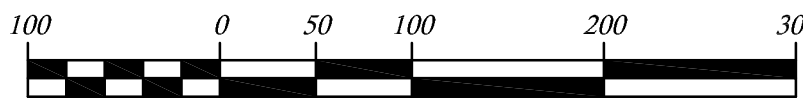
A.P. 20 LOT 42  
JAMES P. BOTELHO  
VOLUME 89 PAGE 596

A.P. 19 LOT 89  
THOMAS H. & ANNA LEVESQUE  
ET AL MATTHEW & SARAH  
FAERBER  
VOLUME 104 PAGE 56

## LEGEND & ABBREVIATIONS

N/F	- NOW OR FORMERLY	---	- PROPERTY LINE
A.P.	- ASSESSORS PLAT	---	- ZONING SETBACK LINE
S.F.	- SQUARE FEET	---	- EXISTING CONTOUR
AC	- ACRES	---	- STONE WALL
±	- PLUS OR MINUS	---	- FENCE
STY	- STORY	---	- SEWER LINE
W/F	- WOOD FRAMED	---	- DRAIN LINE
SHP	- STATE HIGHWAY PLAT	---	- WATER LINE
RET.	- RETAINING WALL	---	- GAS LINE
PED.	- PEDESTRIAN	---	- ELECTRIC LINE
(FND.)	- FOUND	---	- SANITARY SEWER MANHOLE
R/HB	- RI HIGHWAY BOUND	---	- CATCH BASIN
PK NAIL	- MASONRY NAIL	---	- STORM DRAIN MANHOLE
FE	- FLARED END	---	- WATER GATE
RCP	- REINFORCED CONCRETE PIPE	---	- GAS VALVE
CLF	- CHAIN LINK FENCE	---	- ELECTRIC MANHOLE
INV.	- INVERT	---	- CONCRETE BOUND
x 10.80	- SPOT GRADE	---	- DRILL HOLE
		---	- IRON PIPE

## GRAPHIC SCALE



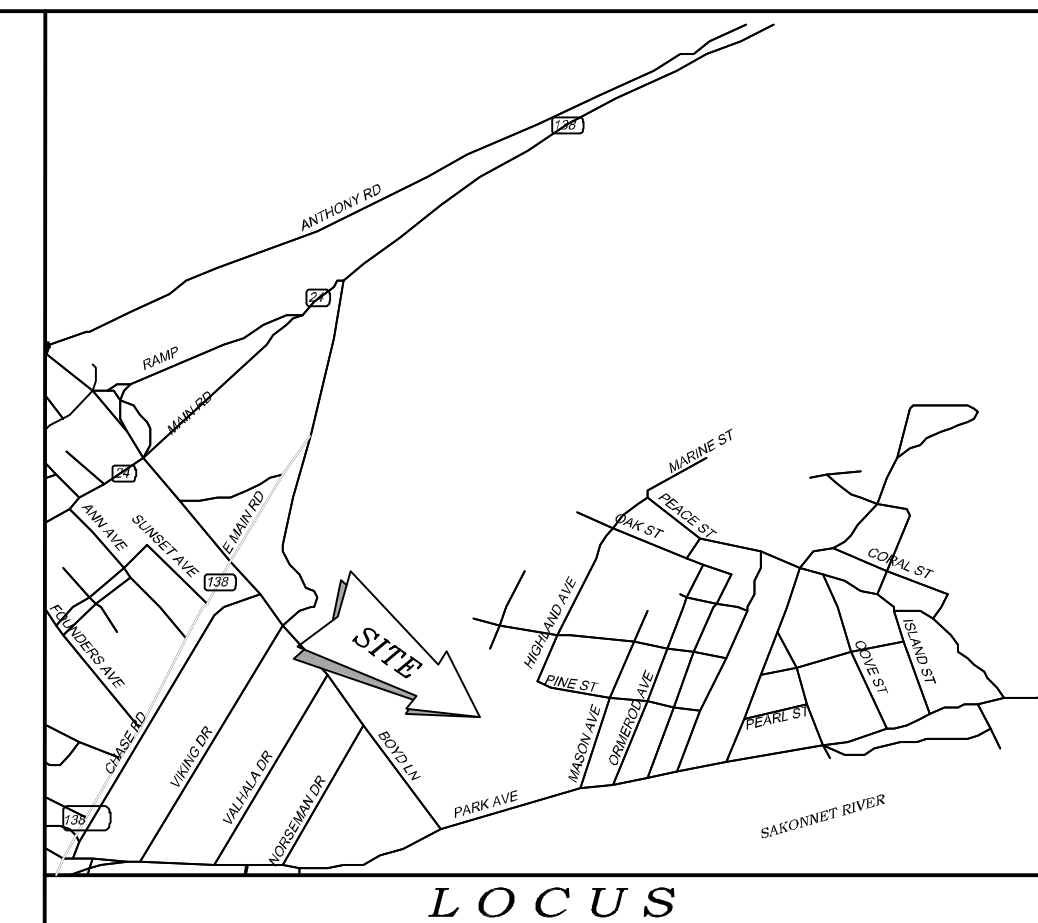
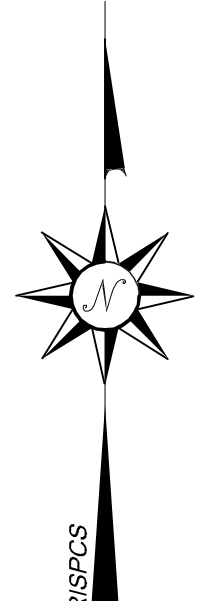
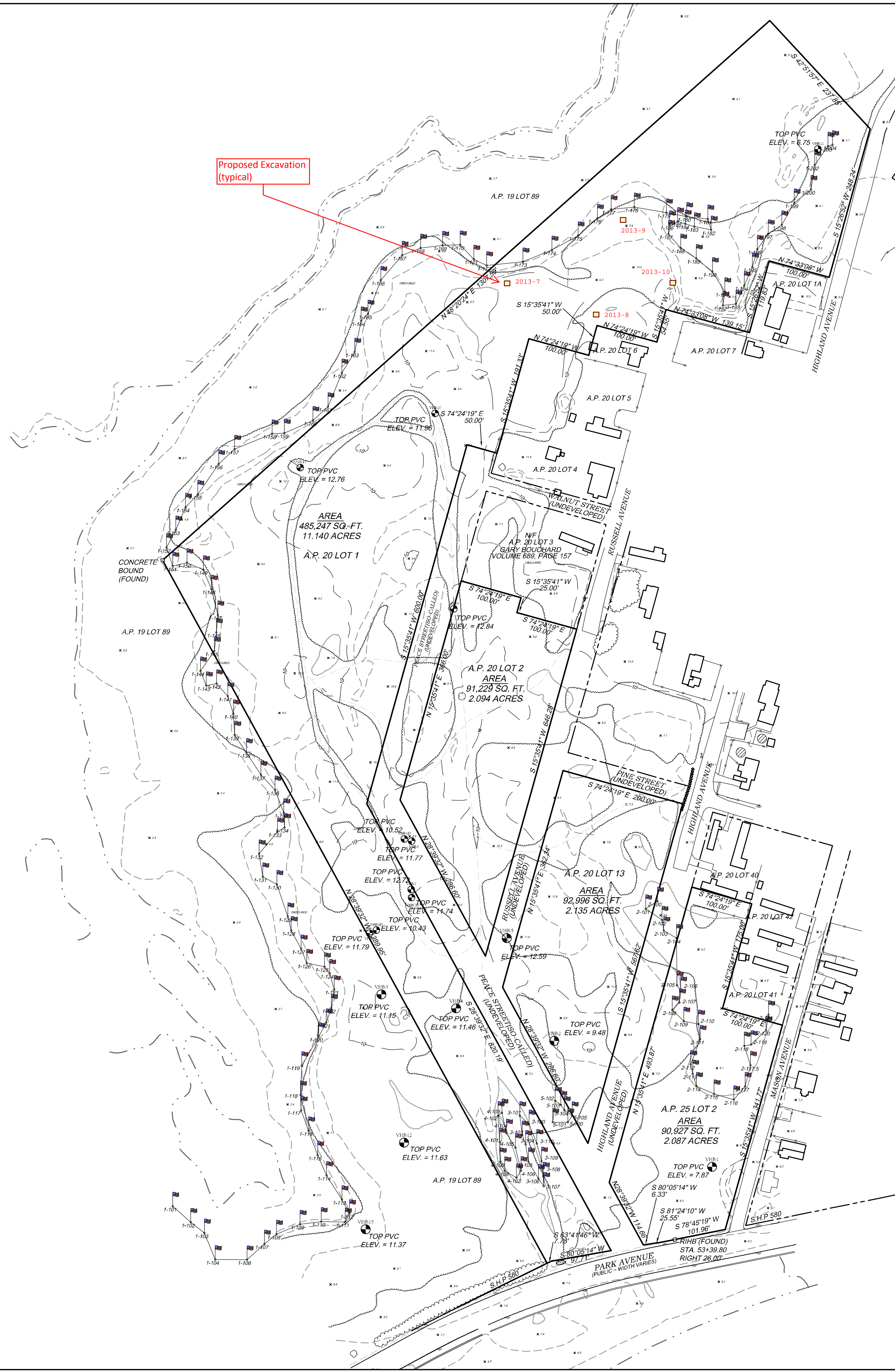
1 INCH = 100 FEET

COPYRIGHT



THESE DRAWINGS ARE THE PROPERTY OF THE ENGINEER/SURVEYOR AND HAVE BEEN PREPARED FOR THE OWNER. FOR THIS PROJECT AT THIS SITE AND ARE NOT TO BE USED FOR ANY OTHER PURPOSE, LOCATION OR OWNER WITHOUT WRITTEN CONSENT OF THIS OWNER OR ONE OF ITS DIRECTORS.

WATERMAN ENGINEERING CO.  
CIVIL ENGINEERS & SURVEYORS  
46 SUTTON AVENUE  
EAST PROVIDENCE, RI 02914-2996



## NOTES / REFERENCES

- REFERENCE IS MADE TO THE FOLLOWING MAPS AND PLANS OF RECORD:  
A.) "ISLAND PARK ANNEX PLAT BY E.M. CORBETT, MAY 1904."  
B.) "PLAT SHOWING LAND OF WM. B. ANTHONY HEIRS (BUFFON LAND AND ELM FARM) PORTSMOUTH, R.I. SCALE 1" = 200' DEC. 1850 REVISED JAN. 21, 1951."  
C.) "PROPOSED LOT CHANGES IN ISLAND PARK ANNEX PORTSMOUTH, R.I. SCALE 1" = 50' OCT. 1951."  
D.) "ISLAND PARK SUB-DIVISION LAND OF SETH R. ANTHONY NORTH OF PARK AVENUE SCALE 1" = 100' AUGUST 1952."  
E.) "STATE OF RHODE ISLAND HIGHWAY PLAT NO. 508 PORTSMOUTH EAST MAIN ROAD FROM STONE BRIDGE TO BOYDS LANE."  
F.) "ADMINISTRATIVE SUBDIVISION FOR GERALD T. KIDD & LOIS A. CLEMENT WALNUT AVENUE & RUSSELL AVE. PLAT 20, LOT 2 & 3 PORTSMOUTH DATE: 08/00 SCALE: 1" = 20' DWG. No. 000808 BY BARKER LAND SURVEYING, INC. WHICH IS RECORDED WITH THE LAND EVIDENCE RECORDS AT THE TOWN OF PORTSMOUTH, R.I. AS PLAN #619.
- REFERENCE IS MADE TO THE FOLLOWING TOWN OF PORTSMOUTH LAND EVIDENCE RECORDS REGARDING RECORDED TITLE TO THE PREMISES SURVEYED.  
A.) AP ENTERPRISES - VOLUME 1125 PAGE 78
- THESE PREMISES MAY BE SUBJECT TO THE FOLLOWING EASEMENTS, RIGHTS OF WAY OR AGREEMENTS  
A.) NONE FOUND RECORDED
- THESE PREMISES ARE SITUATED IN AN "R-10 ZONE".  
  
DIMENSIONAL REQUIREMENTS  
  
MIN. LOT AREA = 10,000 SQ.FT.  
MIN. LOT DEPTH = N/A  
MIN. LOT WIDTH = N/A  
MIN. S/B REAR YARD = 20 FT.  
MIN. S/B FRONT YARD = 20 FT.  
MIN. S/B SIDE YARD = 10 FT.  
MAX. STRUCTURE HEIGHT = 35 FT. (2 1/2 STORY)  
MAX. COVERAGE = 20%  
  
NOTE - ZONING INFORMATION IS FROM CURRENT ZONING AND MAY NOT REFLECT THE CONDITIONS AT THE TIME OF CONSTRUCTION OR ANY VARIANCES GRANTED.
- THESE PREMISES ARE SITUATED PARTLY IN AN A14 ZONE (AREAS OF 100 YEAR FLOOD; BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.) FLOOD ELEV. = 16 FEET, PARTLY IN A ZONE V2 (AREAS OF 100 YEAR COASTAL FLOOD WITH VELOCITY (WAVE ACTION) BASE FLOOD ELEVATIONS AND FLOOD HAZARD FACTORS DETERMINED.) ELEV. = 18 FEET, AS DESIGNATED ON "NATIONAL FLOOD INSURANCE PROGRAM FIRM FLOOD INSURANCE RATE MAP TOWN OF PORTSMOUTH, RHODE ISLAND NEWPORT COUNTY, PANEL 7 OF 15 COMMUNITY - PANEL NUMBER 445405 0007 E MAP REVISED: JUNE 16, 1982."
- ALL UNDERGROUND UTILITIES SHOWN ON THIS PLAN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING PLANS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH OR ABANDONED. THE SURVEYOR DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM ALL AVAILABLE INFORMATION. (PLEASE CONTACT DIG SAFE PRIOR TO CONSTRUCTION AT PHONE NO. 1-888-DIG-SAFE, AND/OR ALL LOCAL UTILITY COMPANIES.)
- AERIAL TOPOGRAPHIC MAPPING COMPILED BY EASTERN TOPOGRAPHICS INC. FROM AERIAL PHOTOS CAPTURED 4-20-95 AND GROUND CONTROL SURVEYS CONDUCTED BY WATERMAN ENGINEERING CO. THE VERTICAL DATUM IS NGVD-29 AND THE HORIZONTAL DATUM IS NAD-83.
- WETLAND FLAGS PLACED IN THE FIELD BY VANASSE HANGEN BRUSTLIN, INC. AND LOCATED BY FIELD SURVEY BY WATERMAN ENGINEERING



## CERTIFICATION

THIS SURVEY AND PLAN CONFORM TO THE FOLLOWING CLASS STANDARDS AS ADOPTED BY THE RHODE ISLAND BOARD OF REGISTRATION FOR PROFESSIONAL LAND SURVEYORS, EFFECTIVE APRIL 1, 1994.

BOUNDARY SURVEY - CLASS I  
TOPOGRAPHIC SURVEY - CLASS III

RICHARD S. LIPSTIZ  
WATERMAN ENGINEERING COMPANY

1837 05/01/07  
REG. NO. DATE

PROJECT NO. 05-047		SCALE 1" = 100'	
DATE JULY 2005		DRAWN BY: NAS	
CHECKED BY: RSL		FILENAME: 05047SU1	
DRAWING # SU1		SHTS	

1 05/01/07 LOT 3 PROPERTY LINE REVISED		RSL	
NO.	DATE	REVISION	CHECKED BY

**BOUNDARY & TOPOGRAPHIC SURVEY PLAN**  
"ISLAND PARK"  
  
**WITH PROPOSED ADDITIONAL EXCAVATION LOCATIONS**  
  
AP ENTERPRISES, LLC  
28 TEAL DRIVE  
WAKEFIELD, RHODE ISLAND 02840

**WATERMAN ENGINEERING CO.**  
CIVIL ENGINEERS / SURVEYORS - EST. 1894  
  
46 SUTTON AVENUE  
EAST PROVIDENCE, RHODE ISLAND 02914  
PH. - (401) 438-3775 FAX - (401) 438-3773



STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
COASTAL RESOURCES MANAGEMENT COUNCIL  
4808 TOWER HILL ROAD; Suite 3, WAKEFIELD, RI 02879  
(401) 783-3370

Application for State Assent to perform work regulated by the provisions of Chapter 279 of the Public Laws of 1971 Amended.

Kidd/ Portsmouth Landfill	File No. 2010-06-028
Location No. Street Park Ave. & Mason Ave. City/Town Portsmouth	
Owner's Name AP Enterprises, Inc. Plat No. 20/25	Lot No. 1,2, & 13/2
Mailing Address 28 Teal Drive City/Town Wakefield State RI Zip Code 02879	Res. Tel. # Bus. Tel. # (401) 855-6821
Contractor RI Lic. # Steve Oliveira Address 217 Stafford Road, Tiverton, RI 02878	Tel. No. (401) 641-8951
Designer Audie Osgood, PE Diprete Engineering Address 90 Broadway, Newport, RI 02840	Tel. No. (401) 943-1000
Name of Waterway Sakonnet River Est. Project Cost \$ 2,000	Fee/Costs \$ N/A

Have you or any previous owner filed an application for and/or received an assent for any activity on this property?  
(If so please provide the file and/or assent numbers). Yes, 2010-06-028

IS THIS APPLICATION BEING SUBMITTED IN RESPONSE TO A COASTAL VIOLATION?

YES \_\_\_\_\_ NO ☒

IF YES, YOU MUST INDICATE NOV OR C&D NUMBER \_\_\_\_\_

Name and Addresses of adjacent property owners whose property adjoins the project site. (Accurate addresses will insure proper notification. Improper addresses will result in an increase in review time.)

See attached

Describe accurately the work proposed. (Use additional sheets of paper if necessary and attach this form.)

To perform exploratory excavations beyond the currently approved limit of work to further define the limits of the landfill/cap. Per DEM, the owner is required to cap the entire landfill extents on his property.

  
Owner's Signature

NOTE: The applicant acknowledges by evidence of their signature that they have reviewed the Rhode Island Coastal Resources Management Program, and have, where possible, adhered to the policies and standards of the program. Where variances or special exceptions are requested by the applicant, the applicant will be prepared to meet and present testimony on the criteria and burdens of proof for each of these relief provisions. The applicant also acknowledges by evidence of their signature that to the best of their knowledge the information contained in the application is true and valid. If the information provided to the CRMC for this review is inaccurate or did not reveal all necessary information or data, then the permit granted under this application may be found to be null and void. Applicant requires that as a condition to the granting of this assent, members of the CRMC or its staff shall have access to the applicants property to make on-site inspections to insure compliance with the assent. This application is made under oath and subject to the penalties of perjury.


08/04

PLEASE REVIEW REVERSE SIDE OF APPLICATION FORM

**STATEMENT OF DISCLOSURE AND APPLICANT AGREEMENT AS TO FEES**

The fees which must be submitted to the Coastal Resources Management Council are based upon representations made to the Coastal Resources Management Council by the applicant. If after submission of this fee the Coastal Resources Management Council determines that an error has been made either in the applicant's submission or in determining the fee to be paid, the applicant understands that additional fees may be assessed by the Coastal Resources Management Council. These fees must be paid prior to the issuance of any assent by the Coastal Resources Management Council.

The applicant understands the above conditions and agrees to comply with them.

  
\_\_\_\_\_  
Signature

6/28/13  
\_\_\_\_\_  
Date

Arthur S. Palmer/ AP Enterprises, LLC, 28 Teal Drive, Wakefield, RI 02879

\_\_\_\_\_  
Print Name and Mailing Address



**Town of Portsmouth**  
2200 East Main Road  
Portsmouth, RI 02871-1268  
[www.portsmouthri.com/www.visionappraisal.com](http://www.portsmouthri.com/www.visionappraisal.com)

**Tax Assessor**  
*Tel. 401-683-1536*  
*Fax 401-683-0095*

**Tax Collector**  
*Tel. 401-683-1214*  
*Fax-401-683-0095*

June 28, 2013

Coastal Resources Management Council  
Oliver H. Stedman Government Center  
4808 Tower Hill Rd. Suite 3  
Wakefield, R.I. 02879

Dear Sirs:

According to our Assessors records, the indicated owners or owner of property located in the Town of Portsmouth, Rhode Island and further identified as Assessor's Map 20 Lot 1 are/is as follows:

**Address of Parcel :**      **0 Walnut Street., Portsmouth, R.I. 02871**

**Owner:**                      **AP Enterprises LLC**  
                                     **28 Teal Dr.**  
                                     **Wakefield RI 02879-6109**

Cordially,



---

Matthew A. Helfand  
Tax Assessor/Collector

**Vision ID: 4030**

Account #

Bldg #: 1 of 1

Sec #: 10

1 Card 1 of 1

**Print Date: 06/28/2013 09:20**

CURRENT OWNER		TOPO.		UTILITIES		STRT./ROAD		LOCATION		CURRENT ASSESSMENT		5305 PORTSMOUTH, RI						
AP ENTERPRISES LLC		6 Low		1 Paved		8 Flood Plain		Description	Code	Appraised Value	Assessed Value							
28 TEAL DR		7 Swampy						COMMLAND	1420	45,600	45,600							
WAKEFIELD, RI 02879-6109		SUPPLEMENTAL DATA						VISION										
Additional Owners:		Other ID: ISDS WTR DISTRICT PWD C/O Issued PLAT INDEX ELM FM CURRENT PLA#798-(BOUCHARD) 12/ GIS ID:						FARM BEGA H.T.P.W.V 4030										
RECORD OF OWNERSHIP		BK-VOL/PAGE	SALE DATE	q/u	v/i	SALE PRICE	V.C.	PREVIOUS ASSESSMENTS (HISTORY)										
AP ENTERPRISES LLC		1125-78	06/27/2005	U	V	125,000	1G	Total	45,600	45,600	45,600							
KIDD GERALD T & CLEMENT LOIS A			07/24/1987	V	V			Yr. Code	Assessed Value	Yr. Code	Assessed Value							
KIDD THOMAS W J & DOROTHY		64-269	05/04/1968	V	V			2012 1420	45,600 2011 1420	45,600 2011 1420	45,600							
KIDD DOROTHY			05/04/1968	V	V													
ANTHONY SETH R			01/01/1925	V	V													
EXEMPTIONS		Amount	Code	Description	Number	Amount	Comm. Int.	Total: 45,600					45,600					
Year		Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.	This signature acknowledges a visit by a Data Collector or Assessor			45,600					
NBHD/SUB		NBHD NAME	STREET INDEX NAME	TRACING	BATCH	APPRaised VALUE SUMMARY												
0040/A						Appraised Bldg. Value (Card)							0					
						Appraised XF (B) Value (Bldg)							0					
						Appraised OB (L) Value (Bldg)							0					
						Appraised Land Value (Bldg)							45,600					
						Special Land Value							0					
TIDAL FLATS, MARSH, SOME		NOTES					Total Appraised Parcel Value							45,600				
UPLAND/MOST OF LOT IN RES ZONE		CORRECTED NBHOOD FROM 0030 TO					Valuation Method:							C				
INDEX 853-860/ 7-1-04-EASEMENT		0040 12/2010					Adjustment:							0				
DEED REC 6-27-05/ BK 1125 PG 78							Net Total Appraised Parcel Value							45,600				
INCL 20-1,20-2,20-13&25-2-/S125,000																		
BUILDING PERMIT RECORD																		
Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments	Date	Type	IS	JD	Cd.	Purpose/Result				
10-06-028	10/14/2010	CR	Coastal Res	0	03/02/2012	30		"CAP THE FORMER K	1/20/2011			DT	10	reviewed				
									12/6/2007			KC	10	reviewed				
									5/1/2007			GCM	00	Measur+Listed				
									11/9/2004			DM	10	reviewed				
									10/28/2004			BD	10	reviewed				
LAND LINE VALUATION SECTION																		
B Use	Use	Zone	D Frontage	Depth	Units	Unit Price	Factor	S.A.	Acre	Disc	Factor	C.	ST. ldx	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
1 3920 UNDEV LAND		C			20,000	SF	4.61	1.00	5	1.0000	0.25	0040	1.10	USE RESTRICTIONS			1.27	25,400
1 3920 UNDEV LAND		C			9.20	AC	8,000.00	1.00	0	1.0000	0.25	0040	1.10				2,200.00	20,200
Total Card Land Units: 9.66 AC													Parcel Total Land Area: 9.66 AC		Total Land Value: 45,600			



**Town of Portsmouth**  
2200 East Main Road  
Portsmouth, RI 02871-1268  
[www.portsmouthri.com/www.visionappraisal.com](http://www.portsmouthri.com/www.visionappraisal.com)

**Tax Assessor**  
**Tel. 401-683-1536**  
**Fax 401-683-0095**

**Tax Collector**  
**Tel. 401-683-1214**  
**Fax-401-683-0095**

June 28, 2013

Coastal Resources Management Council  
Oliver H. Stedman Government Center  
4808 Tower Hill Rd. Suite 3  
Wakefield, R.I. 02879

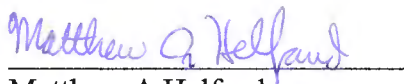
Dear Sirs:

According to our Assessors records, the indicated owners or owner of property located in the Town of Portsmouth, Rhode Island and further identified as Assessor's **Map 20 Lot 2** are/is as follows:

**Address of Parcel :**      **0 Russell Avenue, Portsmouth, R.I. 02871**

**Owner:**                      **AP Enterprises LLC**  
                                     **28 Teal Dr.**  
                                     **Wakefield RI 02879-6109**

Cordially,

  
Matthew A. Helfand  
Tax Assessor/Collector

Property Location: 0 RUSSELL AVE  
Vision ID: 4029

Account #

MAP ID: 20/ 2/ /

Bldg #: 1 of 1  
Sec #: 1 of 1

Bldg Name:  
Card 1 of 1  
State Use: 1310  
Print Date: 06/28/2013 09:20

**CURRENT OWNER**  
AP ENTERPRISES LLC  
28 TEAL DR  
WAKEFIELD, RI 02879-6109  
Additional Owners:

**TOPO.**  
1 Level  
**UTILITIES**  
3 Unpaved  
**STRT./ROAD**  
2 Suburban  
**LOCATION**  
Description  
RES LAND

**SUPPLEMENTAL DATA**  
Other ID:  
ISDS  
WTR DISTRIC PWD  
C/O Issued  
PLAT INDEX  
CURRENT PLA  
GIS ID:  
FARM BEGA  
H,T,P,W,W  
4029

**CURRENT ASSESSMENT**  
Code  
1310  
Appraised Value  
28,700  
Assessed Value  
28,700

5305  
PORTSMOUTH, RI

VISION

**RECORD OF OWNERSHIP**  
AP ENTERPRISES LLC  
KIDD GERALD T & CLEMENT LOIS A  
KIDD THOMAS W JR & DOROTHY  
KIDD DOROTHY  
ANTHONY SETH R

**BK-VOL/PAGE**  
1125-78  
64-269

**SALE DATE**  
06/27/2005  
07/24/1986  
05/04/1968  
05/04/1968  
01/01/1925

**SALE PRICE**  
125,000  
1G  
0  
0  
0  
0

**PREVIOUS ASSESSMENTS (HISTORY)**  
Yr. Code  
2012 1310  
Assessed Value  
28,700  
Yr. Code  
2011 1310  
Assessed Value  
28,700  
Yr. Code  
2011 1310  
Assessed Value  
28,700

**APPRaised VALUE SUMMARY**  
Appraised Bidg. Value (Card)  
Appraised XF (B) Value (Bidg)  
Appraised OB (L) Value (Bidg)  
Appraised Land Value (Bidg)  
Special Land Value  
Total Appraised Parcel Value  
Valuation Method:  
Adjustment:  
Net Total Appraised Parcel Value

**EXEMPTIONS**  
Year Type Description Amount Code Description Number Amount Comm. Int.

**OTHER ASSESSMENTS**  
Year Type Description Amount Code Description Number Amount Comm. Int.

**ASSESSING NEIGHBORHOOD**  
NBHD/SUB  
0040/A  
NBHD NAME  
STREET INDEX NAME  
TRACING  
BATCH

**NOTES**  
PLAT IND 619-REC 4-27-01  
ADDS 25000 SF TO T20-3  
FROM 20-2

**BUILDING PERMIT RECORD**  
Permit ID Issue Date Type Description Amount Insp. Date % Comp. Date Comp. Comments

**LAND LINE VALUATION SECTION**  
B Use Use Description Zone D Frontage Depth Units SF Price Factor L. Factor S.A. Acre Disc Factor C. Factor ST. Adj. Notes- Adj. Special Pricing Adj. Unit Price Land Value

**VISIT/CHANGE HISTORY**  
Date Type IS ID CD. Purpose/Result

**APPRaised VALUE SUMMARY**  
Appraised Bidg. Value (Card)  
Appraised XF (B) Value (Bidg)  
Appraised OB (L) Value (Bidg)  
Appraised Land Value (Bidg)  
Special Land Value  
Total Appraised Parcel Value  
Valuation Method:  
Adjustment:  
Net Total Appraised Parcel Value

**APPRaised VALUE SUMMARY**  
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Appraised XF (B) Value (Bidg)  
Appraised OB (L) Value (Bidg)  
Appraised Land Value (Bidg)  
Special Land Value  
Total Appraised Parcel Value  
Valuation Method:  
Adjustment:  
Net Total Appraised Parcel Value

**APPRaised VALUE SUMMARY**  
Appraised Bidg. Value (Card)  
Appraised XF (B) Value (Bidg)  
Appraised OB (L) Value (Bidg)  
Appraised Land Value (Bidg)  
Special Land Value  
Total Appraised Parcel Value  
Valuation Method:  
Adjustment:  
Net Total Appraised Parcel Value



**Town of Portsmouth**  
2200 East Main Road  
Portsmouth, RI 02871-1268  
[www.portsmouthri.com/www.visionappraisal.com](http://www.portsmouthri.com/www.visionappraisal.com)

**Tax Assessor**  
*Tel. 401-683-1536*  
*Fax 401-683-0095*

**Tax Collector**  
*Tel. 401-683-1214*  
*Fax-401-683-0095*

June 28, 2013

Coastal Resources Management Council  
Oliver H. Stedman Government Center  
4808 Tower Hill Rd. Suite 3  
Wakefield, R.I. 02879

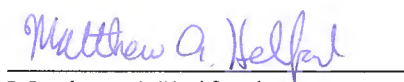
Dear Sirs:

According to our Assessors records, the indicated owners or owner of property located in the Town of Portsmouth, Rhode Island and further identified as Assessor's **Map 20 Lot 13** are/is as follows:

**Address of Parcel :**      **0 Highland Avenue, Portsmouth, R.I. 02871**

**Owner:**                      **AP Enterprises LLC**  
                                     **28 Teal Dr.**  
                                     **Wakefield RI 02879-6109**

Cordially,

  
Matthew A. Helfand  
Tax Assessor/Collector

Property Location: 0 HIGHLAND AVE  
Vision ID: 4028

Account #

MAP ID: 20/ 13/ /

Bldg #: 1 of 1

Bldg Name:

Sec #: 1 of 1 Card 1 of 1

State Use: 1310

Print Date: 06/28/2013 09:25

**CURRENT OWNER**  
AP ENTERPRISES LLC  
28 TEAL DR  
WAKEFIELD, RI 02879-6109  
Additional Owners:

**TOPO.**  
1 Level

**UTILITIES**

**STRT/ROAD**  
3 Unpaved

**LOCATION**  
2 Suburban

**Supplemental Data**

Other ID:  
ISDS  
WTR DISTRICT PWD  
C/O Issued  
PLAT INDEX  
CURRENT PLA  
GIS ID:

FARM BEGA  
H,T,P,W,W  
4028

5305  
PORTSMOUTH, RI

**VISION**

**RECORD OF OWNERSHIP**

AP ENTERPRISES LLC  
KIDD GERALD T & CLEMENT LOIS A  
KIDD THOMAS W JR & DOROTHY  
KIDD DOROTHY  
ANTHONY SETH R

1125-78  
64-269

06/27/2005 U  
07/24/1986  
05/04/1968  
05/04/1968  
01/01/1925

125,000 1G  
0  
0  
0  
0

**PREVIOUS ASSESSMENTS (HISTORY)**

Yr. Code  
2012 1310

Assessed Value  
28,700

Yr. Code  
2011 1310

Assessed Value  
28,700

Yr. Code  
2011 1310

Assessed Value  
28,700

Yr. Code  
2011 1310

Assessed Value  
28,700

Yr. Code  
2011 1310

Assessed Value  
28,700

Yr. Code  
2011 1310

Assessed Value  
28,700

**EXEMPTIONS**

Year Type Description Amount Code Description Number Amount Comm. Int.

**OTHER ASSESSMENTS**

Year Type Description Amount Code Description Number Amount Comm. Int.

**ASSESSING NEIGHBORHOOD**

NBHD/ SUB NBHD NAME STREET INDEX NAME TRACING BATCH

00-40/A

**NOTES**

DEED REC 6-27-05/ BK 1125 PG 78 INCL  
20-1, 20-2, 20-13 & 25-2. \$125,000.

**BUILDING PERMIT RECORD**

Permit ID Issue Date Type Description Amount Insp. Date % Comp. Date Comp. Comments

10-06-028 10/14/2010 CR Coastal Res 0 03/02/2012 30 20-1,13,2, "CAP FORMI

**LAND LINE VALUATION SECTION**

Use Code Use Description Zone D Frontage Depth Units Units Price Factor S.A. Disc Factor C. ST. Adj. Notes- Adj

1 1310 RES LND PO R10 20,000 SF 4.61 1.00 5 1.0000 0.25 0040 1.10 USE RESTRICTIONS

1 1310 RES LND PO R10 1.51 AC 8,000.00 1.00 0 1.0000 0.25 0040 1.10

**APPROAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)  
Appraised XF (B) Value (Bldg)  
Appraised OB (L) Value (Bldg)  
Appraised Land Value (Bldg)  
Special Land Value  
Total Appraised Parcel Value  
Valuation Method:  
Adjustment:  
Net Total Appraised Parcel Value

28,700  
0  
0  
0  
0  
28,700  
C  
0  
28,700

**VISIT/ CHANGE HISTORY**

Date Type IS ID CA. Purpose/Result

11/8/2010 DM 10 reviewed  
1/23/2008 JB 00 Measur+Listed  
5/9/2007 DM 10 reviewed  
11/9/2004 DM 10 reviewed  
10/30/2001 DM 10 reviewed

**LAND LINE VALUATION SECTION**

Use Code Use Description Zone D Frontage Depth Units Units Price Factor S.A. Disc Factor C. ST. Adj. Notes- Adj

1 1310 RES LND PO R10 20,000 SF 4.61 1.00 5 1.0000 0.25 0040 1.10 USE RESTRICTIONS

1 1310 RES LND PO R10 1.51 AC 8,000.00 1.00 0 1.0000 0.25 0040 1.10

**APPROAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)  
Appraised XF (B) Value (Bldg)  
Appraised OB (L) Value (Bldg)  
Appraised Land Value (Bldg)  
Special Land Value  
Total Appraised Parcel Value  
Valuation Method:  
Adjustment:  
Net Total Appraised Parcel Value

28,700  
0  
0  
0  
0  
28,700  
C  
0  
28,700

**VISIT/ CHANGE HISTORY**

Date Type IS ID CA. Purpose/Result

11/8/2010 DM 10 reviewed  
1/23/2008 JB 00 Measur+Listed  
5/9/2007 DM 10 reviewed  
11/9/2004 DM 10 reviewed  
10/30/2001 DM 10 reviewed

**LAND LINE VALUATION SECTION**

Use Code Use Description Zone D Frontage Depth Units Units Price Factor S.A. Disc Factor C. ST. Adj. Notes- Adj

1 1310 RES LND PO R10 20,000 SF 4.61 1.00 5 1.0000 0.25 0040 1.10 USE RESTRICTIONS

1 1310 RES LND PO R10 1.51 AC 8,000.00 1.00 0 1.0000 0.25 0040 1.10

**APPROAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)  
Appraised XF (B) Value (Bldg)  
Appraised OB (L) Value (Bldg)  
Appraised Land Value (Bldg)  
Special Land Value  
Total Appraised Parcel Value  
Valuation Method:  
Adjustment:  
Net Total Appraised Parcel Value

28,700  
0  
0  
0  
0  
28,700  
C  
0  
28,700

**VISIT/ CHANGE HISTORY**

Date Type IS ID CA. Purpose/Result

11/8/2010 DM 10 reviewed  
1/23/2008 JB 00 Measur+Listed  
5/9/2007 DM 10 reviewed  
11/9/2004 DM 10 reviewed  
10/30/2001 DM 10 reviewed

**LAND LINE VALUATION SECTION**

Use Code Use Description Zone D Frontage Depth Units Units Price Factor S.A. Disc Factor C. ST. Adj. Notes- Adj

1 1310 RES LND PO R10 20,000 SF 4.61 1.00 5 1.0000 0.25 0040 1.10 USE RESTRICTIONS

1 1310 RES LND PO R10 1.51 AC 8,000.00 1.00 0 1.0000 0.25 0040 1.10

**APPROAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)  
Appraised XF (B) Value (Bldg)  
Appraised OB (L) Value (Bldg)  
Appraised Land Value (Bldg)  
Special Land Value  
Total Appraised Parcel Value  
Valuation Method:  
Adjustment:  
Net Total Appraised Parcel Value

28,700  
0  
0  
0  
0  
28,700  
C  
0  
28,700

**VISIT/ CHANGE HISTORY**

Date Type IS ID CA. Purpose/Result

11/8/2010 DM 10 reviewed  
1/23/2008 JB 00 Measur+Listed  
5/9/2007 DM 10 reviewed  
11/9/2004 DM 10 reviewed  
10/30/2001 DM 10 reviewed

**LAND LINE VALUATION SECTION**

Use Code Use Description Zone D Frontage Depth Units Units Price Factor S.A. Disc Factor C. ST. Adj. Notes- Adj



# **Town of Portsmouth**

2200 East Main Road  
Portsmouth, RI 02871-1268  
[www.portsmouthri.com/www.visionappraisal.com](http://www.portsmouthri.com/www.visionappraisal.com)

**Tax Assessor**  
*Tel. 401-683-1536*  
*Fax 401-683-0095*

**Tax Collector**  
*Tel. 401-683-1214*  
*Fax-401-683-0095*

June 28, 2013

Coastal Resources Management Council  
Oliver H. Stedman Government Center  
4808 Tower Hill Rd. Suite 3  
Wakefield, R.I. 02879

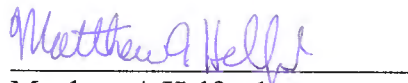
Dear Sirs:

According to our Assessors records, the indicated owners or owner of property located in the Town of Portsmouth, Rhode Island and further identified as Assessor's Map 25 Lot 2 are/is as follows:

**Address of Parcel :**      **0 Park Avenue, Portsmouth, R.I. 02871**

**Owner:**                      **AP Enterprises LLC**  
                                     **28 Teal Dr.**  
                                     **Wakefield RI 02879-6109**

Cordially,

  
Matthew A. Helfand  
Tax Assessor/Collector

Property Location: 0 PARK AVE  
Vision ID: 4032

Account #

MAP ID: 25/ 2/ /

Bldg #: 1 of 1  
Sec #: 1 of 1

State Use: 3920  
Print Date: 06/28/2013 09:20

**CURRENT OWNER**  
AP ENTERPRISES LLC  
28 TEAL DR  
WAKEFIELD, RI 02879-6109  
Additional Owners:

TOPO.	UTILITIES	STRT./ROAD	LOCATION
1 Level		1 Paved	2 Suburban
6 Low			
7 Swampy			

DESCRIPTION	CURRENT ASSESSMENT
COMM LAND	1420
	27,600
	27,600

5305  
PORTSMOUTH, RI

Other ID:  
ISDS  
WTR DISTRICT PWD  
C/O Issued  
PLAT INDEX  
CURRENT PLA  
GIS ID:  
ASSOC PID#  
FARM BEGA  
H,T,P,W,W  
4032

VISION

**RECORD OF OWNERSHIP**  
AP ENTERPRISES LLC  
KIDD GERALD T & CLEMENT LOIS A  
KIDD THOMAS W JR & DOROTHY  
ANTHONY SETH R

BK-VOL/PAGE	SALE DATE	Yr	SALE PRICE	W.C.
1125-78	06/27/2005	U	125,000	1G
64-269	07/24/1986	V	0	0
	05/04/1968		0	0
	01/01/1925		0	0

PREVIOUS ASSESSMENTS (HISTORY)					
Yr.	Code	Assessed Value	Yr.	Code	Assessed Value
2012	1420	27,600	2011	1420	27,600
			2011	1420	88,200

**EXEMPTIONS**

Year	Type	Description	Amount	Code	Description	Number	Amount	Comm. Int.

**OTHER ASSESSMENTS**  
Total: 27,600

**ASSESSING NEIGHBORHOOD**

NBHD/SUB	NBHD NAME	STREET INDEX NAME	TRACING	BATCH
0040/A				

**APPRAISED VALUE SUMMARY**

Appraised Bldg. Value (Card)	0
Appraised XF (B) Value (Bldg)	0
Appraised OB (L) Value (Bldg)	0
Appraised Land Value (Bldg)	27,600
Special Land Value	0
Total Appraised Parcel Value	27,600
Valuation Method:	C
Adjustment:	0
Net Total Appraised Parcel Value	27,600

**DEED REC** 6-27-05 BK 1125 PG 78 INCLUDES  
20-1, 20-2, 20-13, & 25-2 (\$125,000).

**BUILDING PERMIT RECORD**

Permit ID	Issue Date	Type	Description	Amount	Insp. Date	% Comp.	Date Comp.	Comments
10-06-028		CR	Coastal Res	0	03/23/2012	35		20-1,13,2-25-2 "CAP FO

DATE	TYPE	IS	ID	CD	Purpose/Result
1/20/2011			DT	10	reviewed
12/6/2007			KC	10	reviewed
5/2/2007			GCM	00	Measur+Listed
10/28/2004			BD	10	reviewed
1/16/2002			DT	10	reviewed

**LAND LINE VALUATION SECTION**

Use	Zone	D	Frontage	Depth	Units	Unit Price	Factor	S.A.	Acre	C.	Factor	ST.	Idk	Adj.	Notes- Adj	Special Pricing	Adj. Unit Price	Land Value
-----	------	---	----------	-------	-------	------------	--------	------	------	----	--------	-----	-----	------	------------	-----------------	-----------------	------------

1 3920 UNDEV LAND	C				20,000	SF	4.61	1.00	5	1.0000	0.25	0040	1.10		USE RESTRICTIONS		1.27	25,400
1 3920 UNDEV LAND	C				0.99	AC	8,000.00	1.00	5	1.0000	0.25	0040	1.10					2,200

Total Card Land Units: 1.45 AC Parcel Total Land Area: 1.45 AC																		
--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--

Total Land Value: 27,600																		
--------------------------	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--	--



TO: Coastal Resources Management Council  
4808 Tower Hill Road Suite 3  
Wakefield, RI 02879  
Phone: (401) 783-3370



FROM: Building Official

DATE: July 1, 2013

SUBJ: Application of: Kidd/ Portsmouth Landfill

Location: Portsmouth, Rhode Island

Address: Park Avenue & Mason Avenue Plat No. 20/25 Lot No. 1, 2, & 13/ 2

To Construct: To perform exploratory excavations beyond the currently approved limit of work to further define the limits of the landfill/cap

I hereby certify that I have reviewed \_\_\_\_\_ foundation plan(s).

☐ plan(s) for entire structure  
☒ site plans

Titled: \_\_\_\_\_

Date of Plan (last revision): \_\_\_\_\_

☒ and find that the issuance of a local building permit is not required as in accordance with Section 113 of the Rhode Island State Building Code.

☐ and find that the issuance of a local building permit is required. I hereby certify that this permit shall be issued once the applicant demonstrates that the proposed construction/activity fully conforms to the applicable requirements of the RISBC.

☐ and find that a Septic System Suitability Determination (SSD) must be obtained from the RI Dept. of Environmental Management.

☒ and find that a Septic System Suitability Determination (SSD) need not be obtained from the RI Dept. of Environmental Management.

☒ and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final. The Zoning Board approval shall expire on \_\_\_\_\_.

[Signature] 7-1-13  
Building Official's Signature Date

☒ and find that said plans conform with all elements of the zoning ordinance, and that if said plans require zoning board approval, that the applicant has secured such approval and that the requisite appeal period has passed with no appeal filed or appeal is final.

[Signature] 7-1-13  
Zoning Officer's Signature Date

**Site Photos**  
Kidd/Portsmouth Landfill  
Portsmouth, Rhode Island



**View of the Site from Park Avenue (Looking North)**



**View of the Site from Sea Wall along Park Avenue (Looking East)**