



US Army Corps
of Engineers®

PUBLIC NOTICE

Applicant:
Frank Mazza
Mazza Marina LLC &
Perrywinkle Realty LLC

Published: February 4, 2026
Expires: March 4, 2026

New England District
Permit Application No. NAE-2011-01436

TO WHOM IT MAY CONCERN: The New England District of the U.S. Army Corps of Engineers (Corps) has received an application for a Department of the Army permit pursuant to Section 404 of the Clean Water Act (33 U.S.C. §1344) and Section 10 of the Rivers and Harbors Act of 1899 (33 U.S.C. §403). The purpose of this public notice is to solicit comments from the public regarding the work described below:

APPLICANT: Frank Mazza
Mazza Marina LLC & Perrywinkle Realty LLC
11 Sherman Road
Wakefield, RI 02879

AGENT: Danni Goulet, PE
Danni Goulet, LLC
111 Grant Street
Attleboro, MA 02703

WATERWAY AND LOCATION: Tidal waters of Point Judith Pond. The project/review area is located at 11 Sherman Road, South Kingstown, Rhode Island at Latitude 41.388281 and Longitude -71.515862.

EXISTING CONDITIONS: Two adjacent private marinas with 76 existing slips.

PROJECT PURPOSE:

Basic: Marina combination and reconfiguration.

Overall: The proposed project purpose is to improve operation of the marina; eliminate redundant services; and provide access to Point Judith Pond, Rhode Island Sound, and the Atlantic Ocean.

PROPOSED WORK: The applicant requests authorization to combine and reconfigure marinas which will involve the removal and installation of structures, and discharge of fill material, with the following components:

- a) removal of one hundred and fifty (150) 12-inch diameter timber piles

- b) installation of three hundred and twenty (320) 12-inch timber piles to support the following:
- i. a 6-foot by 230-foot (1,380 square feet) floating pier with nine (9) 5-foot by 28-foot floating docks (1,260 square feet);
 - ii. a 10-foot by 352-foot (3,520 square foot) floating pier with six (6) 4-foot by 28-foot floating docks (672 square feet), six (6) 6-foot by 54-foot floating docks (1,944 square feet), three (3) 6-foot by 48-foot (864 square feet) floating docks, one (1) 5-foot by 38-foot (190 square feet) floating dock, and one (1) 5-foot by 23-foot (115 square feet) floating dock;
 - iii. a 10-foot by 432-foot (4,320 square foot) floating pier, two (2) 5-foot by 80-foot (800 square feet) floating piers with twelve (12) 5-foot by 22 foot (1,320 square feet) floating docks, four (4) 5-foot by 44-foot (880 square feet) floating docks, three (3) 6-foot by 48-foot (864 square feet) floating docks, eight (8) 6-foot by 54-foot (2,592 square feet) floating docks;
 - iv. six (6) 5-foot by 22-foot (660 square feet) floating docks off of the steel bulkhead;
 - v. and one (1) 5-foot by 30-foot (150 square feet) floating dock off of the steel bulkhead.
- c) Additionally proposed is the installation of 241 linear feet of steel sheet pile within 1-foot of the existing steel sheet bulkheads with the placement of up to 63 cubic yards of permanent fill in up to 241 square feet, installation of 210 linear feet of new steel sheet pile with the placement of up to 109 cubic yards of permanent fill in up to 420 square feet, and to fill a travel lift pit by placing up to 463 cubic yards of permanent fill in up to 1,000 square feet of Point Judith Pond.

The structures will extend up to 437 feet beyond mean high water (MHW) of Point Judith Pond. The proposed project combines the Perrywinkle, LLC Marina Perimeter Limit (MPL) with the Mazza Marina MPL to establish a new marina perimeter and increase the slip count from 76 to 124.

AVOIDANCE AND MINIMIZATION: The applicant has provided the following information in support of efforts to avoid and/or minimize impacts to the aquatic environment: The use of the existing area and abutting properties is proposed to remain the same to provide slips for commercial, private, and government use. A soft start has been proposed for all pile driving which will allow species to leave the area prior to injury, and vibratory hammer has been proposed for installation of all piles which has a lower noise and vibration level than an impact hammer.

COMPENSATORY MITIGATION: The applicant has provided the following explanation why compensatory mitigation should not be required: Minimal impacts expected due to construction and the entire, area including abutting properties, provides slips for commercial, private and government uses. A soft start has been proposed for all pile driving operations. The project will not result in permanent loss of aquatic resources which would warrant compensatory mitigation.

CULTURAL RESOURCES:

The Corps evaluated the undertaking pursuant to Section 106 of the National Historic Preservation Act (NHPA) utilizing its existing program-specific regulations and procedures along with 36 CFR Part 800. The Corps' program-specific procedures include 33 CFR 325, Appendix C, and revised interim guidance issued in 2005 and 2007, respectively. The District Engineer consulted district files and records and the latest published version of the National Register of Historic Places and initially determines that:

Should historic properties (i.e., properties listed in or eligible for inclusion in the National Register of Historic Places) be present within the Corps' permit area, the proposed activity requiring the DA permit (the undertaking) is a type of activity that has no potential to cause an effect to an historic property.

The District Engineer's final eligibility and effect determination will be based upon coordination with the SHPO and/or THPO, as appropriate and required, and with full consideration given to the proposed undertaking's potential direct and indirect effects on historic properties within the Corps-identified permit area.

ENDANGERED SPECIES: The Corps has performed an initial review of the application, the U.S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC), National Marine Fisheries Service (NMFS) Greater Atlantic Regions Section 7 Mapper, and the NMFS Critical Habitat Mapper to determine if any threatened, endangered, proposed, or candidate species, as well as the proposed and final designated critical habitat may occur in the vicinity of the proposed project. Based on this initial review, the Corps has made a preliminary determination that the proposed project may affect species and critical habitat listed below. No other ESA-listed species or critical habitat will be affected by the proposed action.

Atlantic Sturgeon and Shortnose Sturgeon

Pursuant to Section 7 ESA, any required consultation with the Service(s) will be conducted in accordance with 50 CFR part 402.

This notice serves as request to the National Marine Fisheries Service for any additional information on whether any listed or proposed to be listed endangered or threatened species or critical habitat may be present in the area which would be affected by the proposed activity.

ESSENTIAL FISH HABITAT: Pursuant to the Magnuson-Stevens Fishery Conservation and Management Act 1996, the Corps reviewed the project area, examined information provided by the applicant, and consulted available species information.

The Corps intends to initiate Essential Fish Habitat (EFH) consultation separately from this public notice. A separate EFH consultation package will be sent to the National Marine Fisheries Service (NMFS). The Corps will not make a permit decision until the consultation process is complete.

Our final determination relative to project impacts and the need for mitigation measures is subject to review by and coordination with the National Marine Fisheries Service.

NAVIGATION: Based on the Rhode Island State Plane coordinates provided by the applicant, the waterward edge of the proposed structure is 18 feet away from the near bottom edge of the Point Judith Pond and Harbor Refuge federal channel.

SECTION 408: The applicant will require permission under Section 14 of the Rivers and Harbors Act of 1899 (33 USC 408) because the activity, in whole or in part, would alter, occupy, or use a Corps Civil Works project.

WATER QUALITY CERTIFICATION: Water Quality Certification may be required from the Rhode Island Department of Environmental Management (RI DEM).

NOTE: This public notice is being issued based on information furnished by the applicant. This information has not been verified or evaluated to ensure compliance with laws and regulation governing the regulatory program. The geographic extent of aquatic resources within the proposed project area that either are, or are presumed to be, within the Corps jurisdiction has been verified by Corps personnel.

EVALUATION: The decision whether to issue a permit will be based on an evaluation of the probable impact including cumulative impacts of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefits, which reasonably may be expected to accrue from the proposal, must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered including cumulative impacts thereof; among these are conservation, economics, esthetics, general environmental concerns, wetlands, historical properties, fish and wildlife values, flood hazards, floodplain values, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food, and fiber production, mineral needs, considerations of property ownership, and in general, the needs and welfare of the people. Evaluation of the impact of the activity on the public interest will also include application of the guidelines promulgated by the Administrator, EPA, under authority of Section 404(b) of the Clean Water Act or the criteria established under authority of Section 102(a) of the Marine Protection Research and Sanctuaries Act of 1972. A permit will be granted unless its issuance is found to be contrary to the public interest.

COMMENTS: The Corps is soliciting comments from the public; Federal, State, and local agencies and officials; Indian Tribes; and other Interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps to determine whether to issue, modify, condition, or deny a permit for this proposal. To make this determination, comments are used to assess impacts to endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the

preparation of an Environmental Assessment (EA) and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act (NEPA). Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

The New England District will receive written comments on the proposed work, as outlined above, until March 3, 2026. Comments should be submitted electronically via the Regulatory Request System (RRS) at <https://rrs.usace.army.mil/rrs> or to cenae-ri@usace.army.mil. Alternatively, you may submit comments in writing to the Commander, U.S. Army Corps of Engineers, New England District, Attention: cenae-ri@usace.army.mil. Please refer to the permit application number in your comments.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for public hearings shall state, with particularity, the reasons for holding a public hearing. Requests for a public hearing will be granted, unless the District Engineer determines that the issues raised are insubstantial or there is otherwise no valid interest to be served by a hearing.

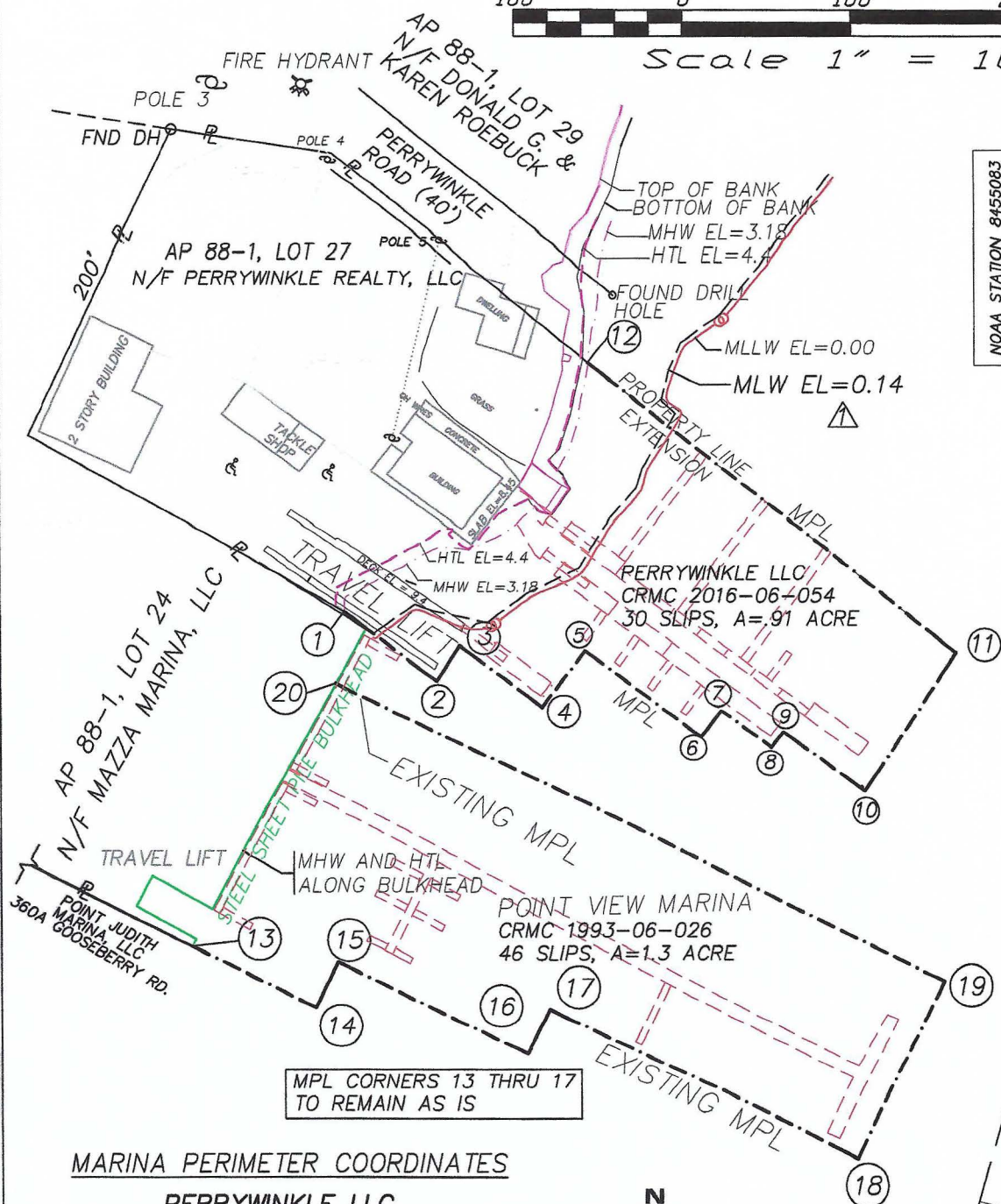
100 0 100 200 300

Scale 1" = 100'



TIDAL DATUMS

NOAA STATION 8455083 POINT JUDITH HARBOR	HTL 4.4
	MHW 3.18
	NAVD88 2.04
	MLW 0.14
	MLLW 0.0



US ARMY CORPS OF ENGINEERS 6' CHANNEL
POINT JUDITH POND AND HARBOR OF REFUGE
REFERENCE SHEET 4 OF 11 DATED MAY 8, 2007

MPL CORNERS 13 THRU 17
TO REMAIN AS IS

MARINA PERIMETER COORDINATES

PERRYWINKLE LLC

#	NORTH	EAST	#	NORTH	EAST
①	111251.60	323457.73	⑦	111192.43	323681.26
②	111209.86	323512.54	⑧	111170.05	323710.92
③	111231.37	323525.98	⑨	111179.35	323717.94
④	111194.39	323574.96	⑩	111142.95	323766.26
⑤	111228.30	323600.56	⑪	111226.86	323820.54
⑥	111176.47	323669.21	⑫	111402.96	323602.87

POINT VIEW MARINA

13	111049.3	323373.5	17	111008.0	323586.7
14	111012.0	323449.4	18	110922.2	323758.9
15	111036.2	323461.3	19	111028.2	323810.9
16	110981.1	323573.5	20	111205.1	323450.3



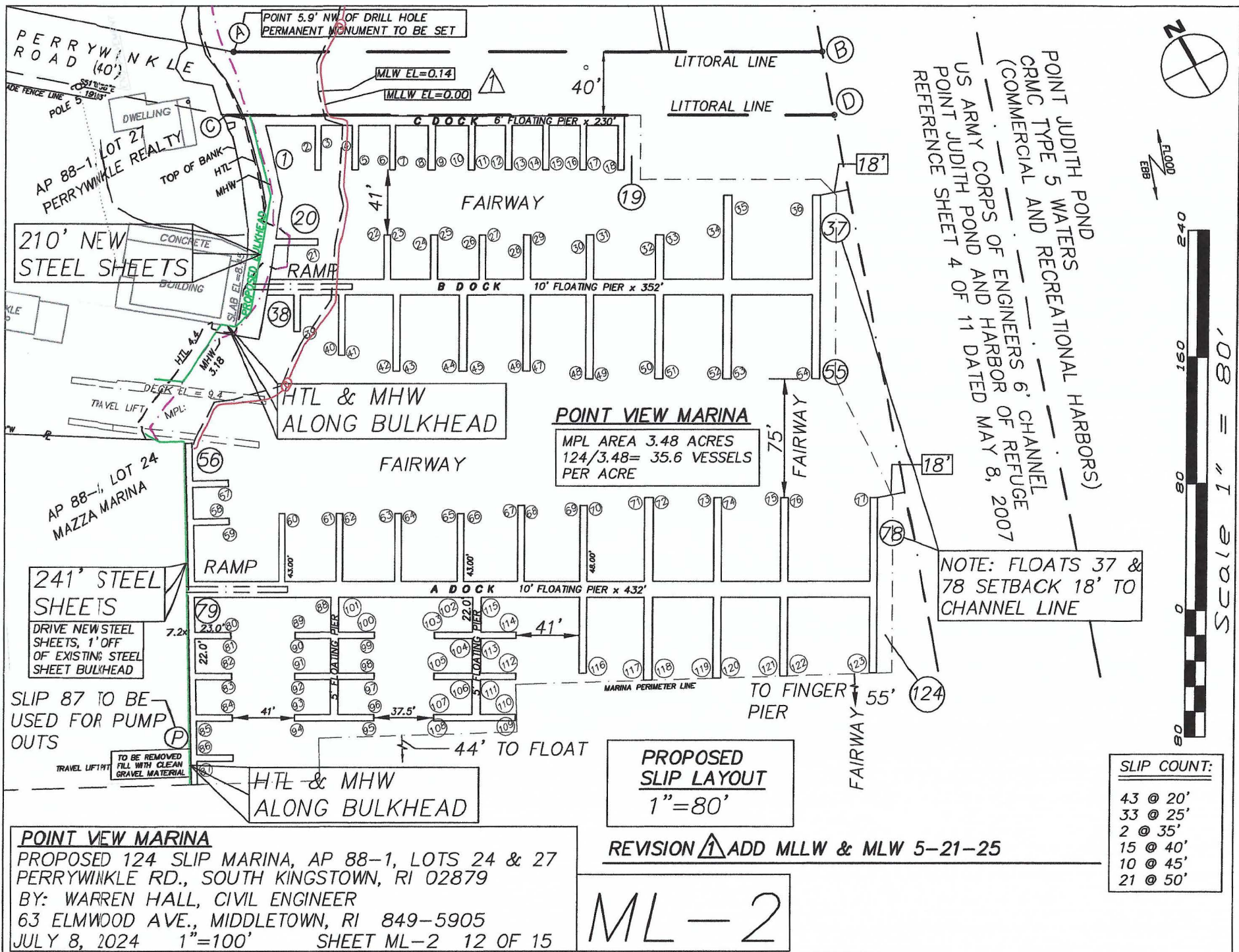
EXISTING SLIPS AND
MARINA PERIMETER PLAN
1"=100'

REVISION ▲ ADD MLW 5-21-25

ML-1

POINT VIEW MARINA

PROPOSED 124 SLIP MARINA, AP 88-1, LOTS 24, 27
PERRYWINKLE RD., SOUTH KINGSTOWN, RI 02879
BY: WARREN HALL, CIVIL ENGINEER
63 ELMWOOD AVE., MIDDLETOWN, RI 849-5905
JULY 8, 2024 1"=100' SHEET ML-1 11 OF 15



FLOOD
EBB



Scale 1" = 80'

POINT JUDITH POND
CRMC TYPE 5 WATERS
(COMMERCIAL AND RECREATIONAL HARBORS)
US ARMY CORPS OF ENGINEERS 6' CHANNEL
POINT JUDITH POND AND HARBOR OF REFUGE
REFERENCE SHEET 4 OF 11 DATED MAY 8, 2007

NOTE: FLOATS 37 & 78 SETBACK 18' TO CHANNEL LINE

POINT VIEW MARINA
MPL AREA 3.48 ACRES
124/3.48 = 35.6 VESSELS PER ACRE

PROPOSED SLIP LAYOUT
1" = 80'

REVISION Δ ADD MLLW & MLW 5-21-25

ML-2

SLIP COUNT:	
43	@ 20'
33	@ 25'
2	@ 35'
15	@ 40'
10	@ 45'
21	@ 50'

POINT VIEW MARINA
PROPOSED 124 SLIP MARINA, AP 88-1, LOTS 24 & 27
PERRYWINKLE RD., SOUTH KINGSTOWN, RI 02879
BY: WARREN HALL, CIVIL ENGINEER
63 ELMWOOD AVE., MIDDLETOWN, RI 849-5905
JULY 8, 2024 1" = 100' SHEET ML-2 12 OF 15

100 0 100 200 300

Scale 1" = 100'



FLOOD

EBB

COMMERCIAL FISHING OPERATION
KAREN SUE

POINT 5.9' NW OF DRILL HOLE
PERMANENT MONUMENT TO BE SET

LITTORAL LINE

C.A. No.: 2010-0647

LITTORAL LINE

N: 111231.8
E: 323932.6

US ARMY CORPS OF ENGINEERS
POINT JUDITH POND AND HARBOR OF REFUGE
REFERENCE SHEET 4 OF 11 DATED MAY 8, 2007
(COMMERCIAL AND RECREATIONAL HARBORS)
CRMC TYPE 5 WATERS AND RECREATIONAL HARBORS

N: 110889.2
E: 323828.9

POINT VIEW MARINA

MPL AREA 3.48 ACRES
124/3.48 = 35.6 VESSELS
PER ACRE

PROPOSED
MARINA PERIMETER PLAN

SEE SHEET 14, ML-4 FOR
COORDINATES

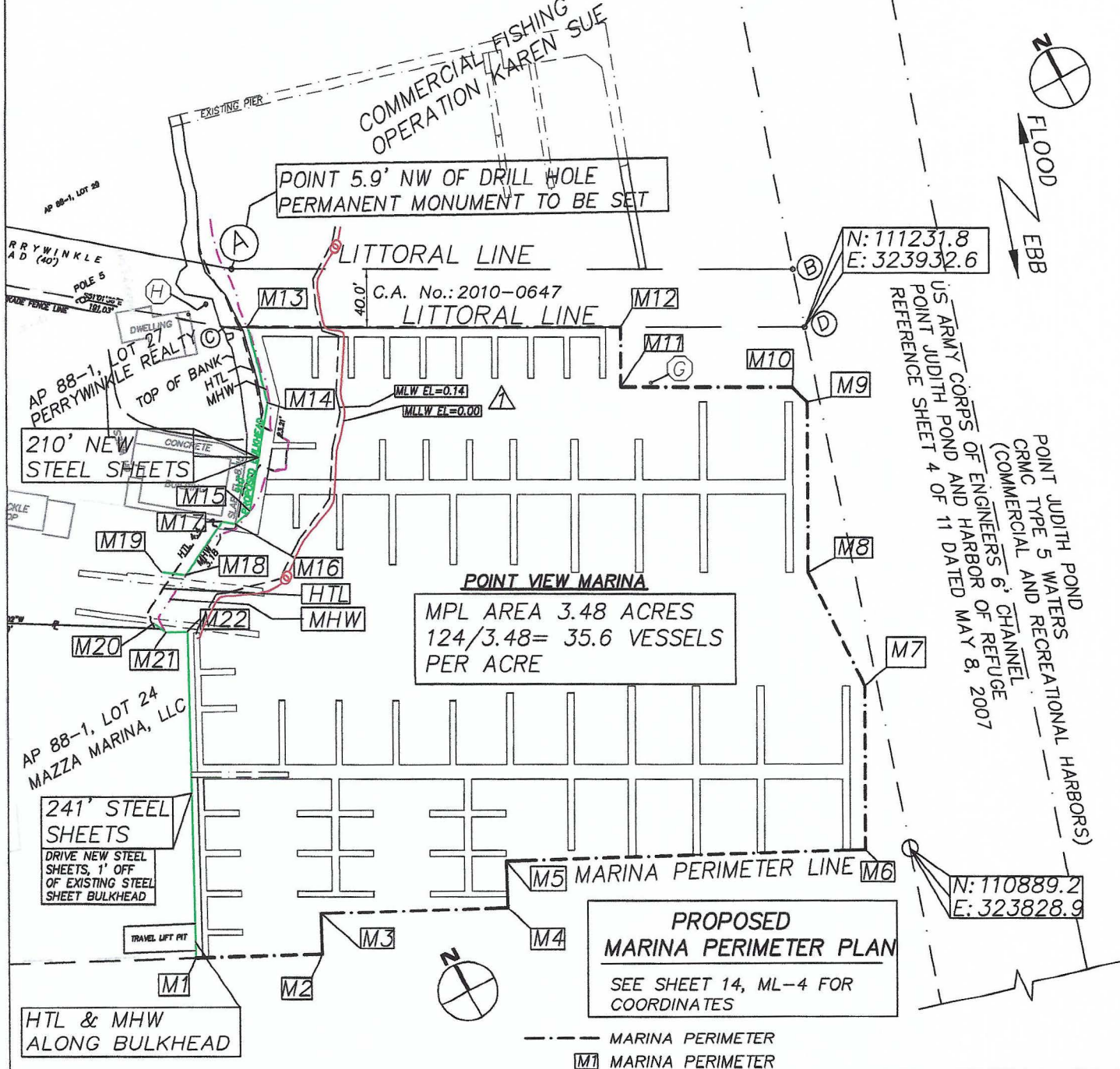
--- MARINA PERIMETER
M1 MARINA PERIMETER
COORDINATES, SEE
SHEET ML-4

REVISION Δ ADD MLLW & MLW 5-21-25

ML-3

POINT VIEW MARINA

PROPOSED 124 SLIP MARINA, AP 88-1, LOTS 24 & 27
PERRYWINKLE RD., SOUTH KINGSTOWN, RI 02879
BY: WARREN HALL, CIVIL ENGINEER
63 ELMWOOD AVE., MIDDLETOWN, RI 849-5905
JULY 8, 2024 1"=100' SHEET ML-3 13 OF 15

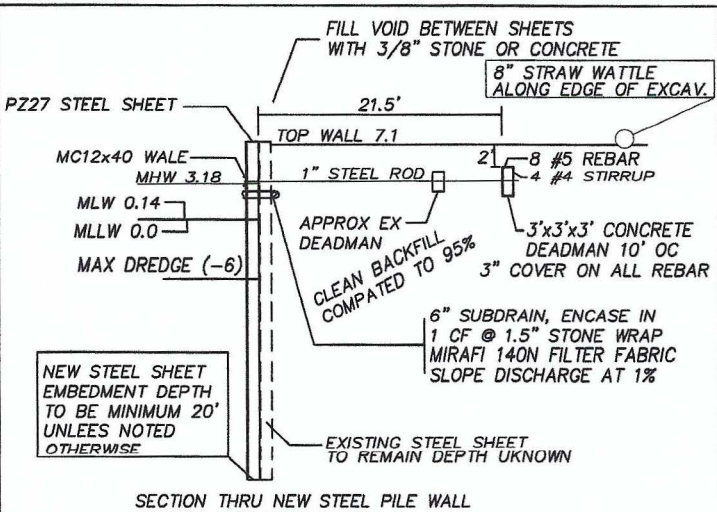
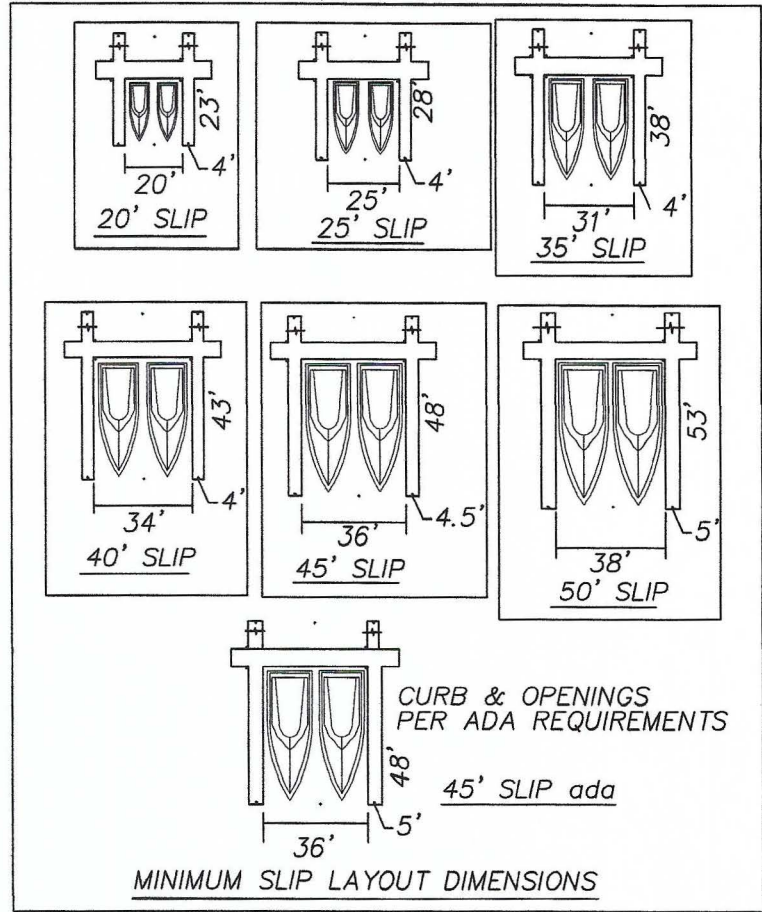


MARINA PERIMETER CORNER COORDINATES
 RI STATE PLANE SYSTEM
 REF RIDOT BASELINE GALILEE

M1	N: 111049.3 E: 323373.5	M12	N: 111289.3 E: 323824.0
M2	N: 111012.0 E: 323449.4	M13	N: 111406.0 E: 323603.6
M3	N: 111036.2 E: 323461.3	M14	N: 111354.7 E: 323591.4
M4	N: 110981.1 E: 323573.5	M15	N: 111295.3 E: 323546.0
M5	N: 111008.0 E: 323586.7	M16	N: 111291.8 E: 323533.3
M6	N: 110902.3 E: 323802.2	M17	N: 111297.2 E: 323526.1
M7	N: 111000.1 E: 323853.9	M18	N: 111276.6 E: 323487.9
M8	N: 111083.9 E: 323856.0	M19	N: 111285.8 E: 323474.5
M9	N: 111186.4 E: 323910.3	M20	N: 111257.9 E: 323453.4
M10	N: 111199.9 E: 323906.2	M21	N: 111249.1 E: 323458.2
M11	N: 111253.4 E: 323805.1	M22	N: 111242.8 E: 323471.0

(A) N: 111446.2 E: 323613.3	(C) N: 111412.9 E: 323590.5
(B) N: 111270.8 E: 323944.4	(D) N: 111231.8 E: 323932.6
CONTROL POINT NAIL SET N: 111246.6 E: 323824.2 (G)	CONTROL POINT SPIKE SET N: 111432.6 E: 323586.6 (H)

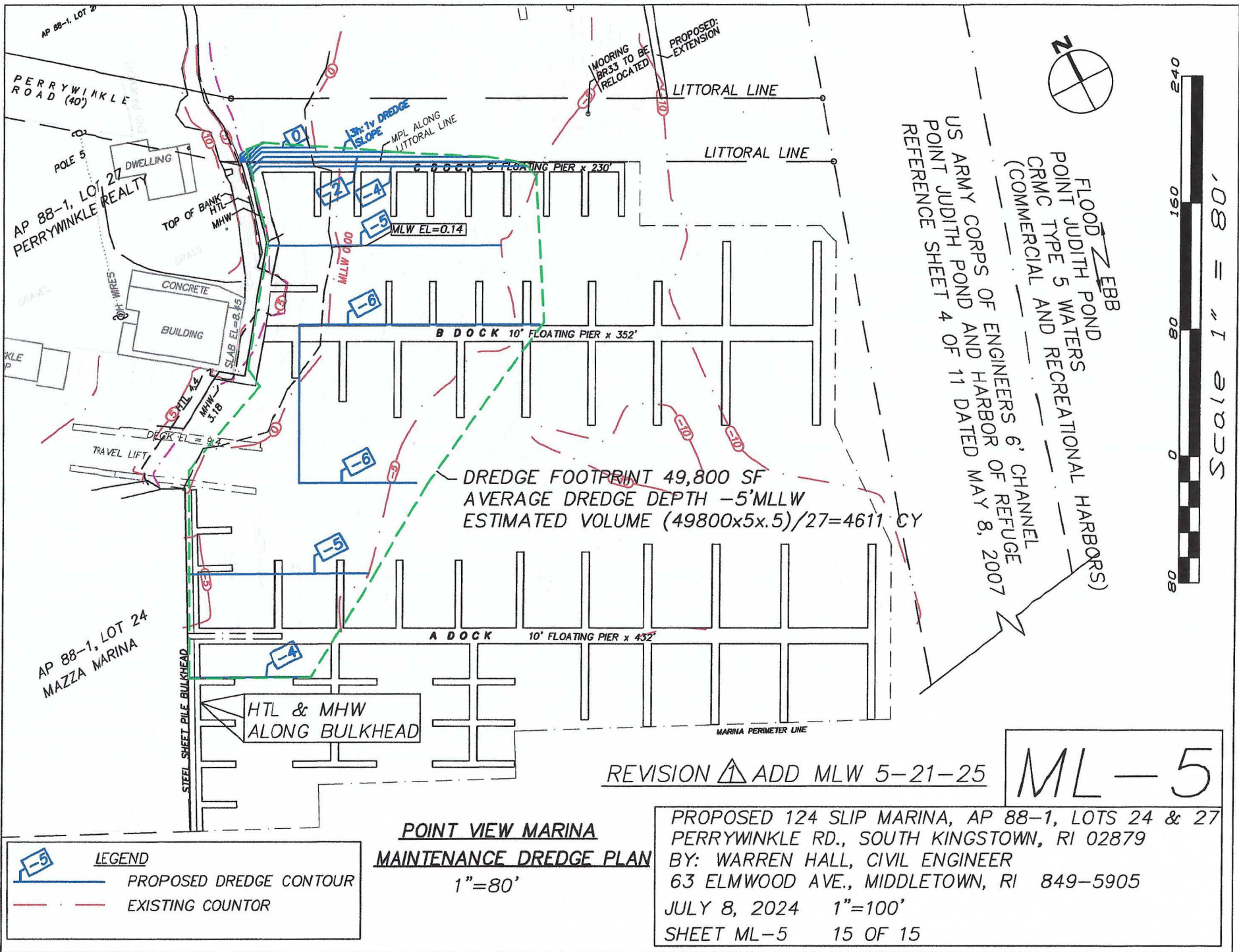
TIE OFF PILES TO SOUTHERN YELLOW PINE
 ALL OTHER PILES TO BE GREENHEART
 E=3573 ksi, Fb=26.2ksi



REVISION Δ ADD MLLW & MLW 5-21-25

ML-4

POINT VIEW MARINA
 PROPOSED 124 SLIP MARINA, AP 88-1, LOTS 24 & 27
 PERRYWINKLE RD., SOUTH KINGSTOWN, RI 02879
 BY: WARREN HALL, CIVIL ENGINEER
 63 ELMWOOD AVE., MIDDLETOWN, RI 849-5905
 JULY 8, 2024
 SHEET ML-4 14 OF 15



FLOOD EBB
 POINT JUDITH POND
 CRMC TYPE 5 WATERS
 (COMMERCIAL AND RECREATIONAL HARBORS)
 US ARMY CORPS OF ENGINEERS 6' CHANNEL
 POINT JUDITH POND AND HARBOR OF REFUGE
 REFERENCE SHEET 4 OF 11 DATED MAY 8, 2007



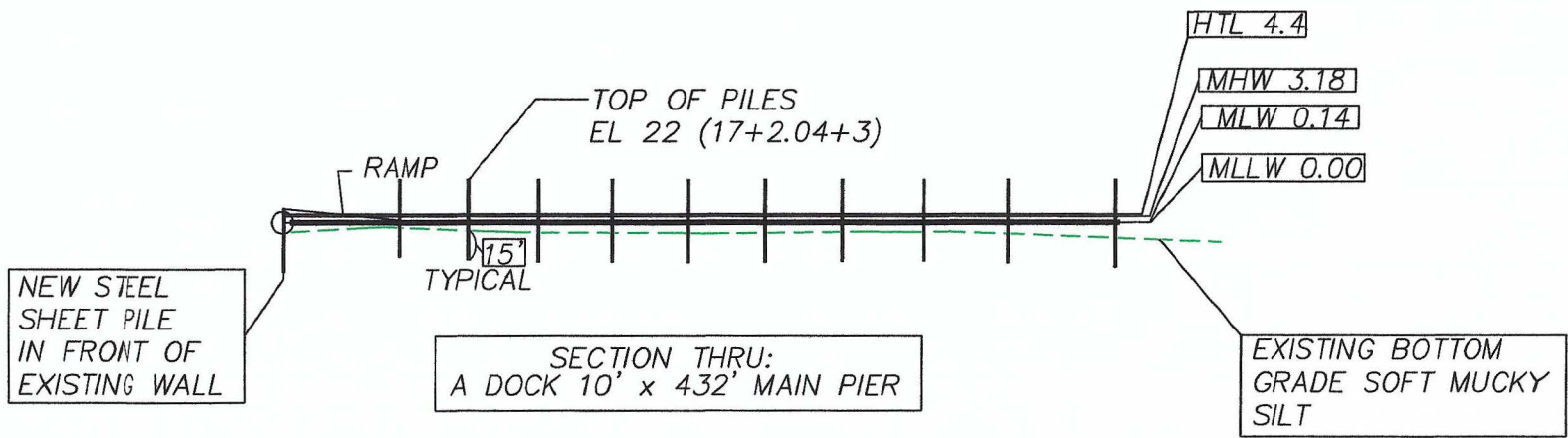
**POINT VIEW MARINA
 MAINTENANCE DREDGE PLAN**
 1"=80'

LEGEND	
	PROPOSED DREDGE CONTOUR
	EXISTING COUNTER

REVISION ADD MLW 5-21-25

ML-5

PROPOSED 124 SLIP MARINA, AP 88-1, LOTS 24 & 27
 PERRYWINKLE RD., SOUTH KINGSTOWN, RI 02879
 BY: WARREN HALL, CIVIL ENGINEER
 63 ELMWOOD AVE., MIDDLETOWN, RI 849-5905
 JULY 8, 2024 1"=100'
 SHEET ML-5 15 OF 15



SECTION THRU:
A DOCK 10' x 432' MAIN PIER

SK 5-27-25

1"=100'



Scale 1" = 100'

PROPOSED 124 SLIP MARINA, AP 88-1, LOTS 24 & 27
 PERRYWINKLE RD., SOUTH KINGSTOWN, RI 02879
 BY: WARREN HALL, CIVIL ENGINEER
 63 ELMWOOD AVE., MIDDLETOWN, RI 849-5905
 May 27, 2025 1"=100'