



**Cliff Walk Commission**  
**Approved Minutes**  
August 31, 2016  
5PM: Newport Public Library

**IN ATTENDANCE**

**Commission Members:** Lesley Brooking-Elms, Dave Downes, John Hirschboeck, Peter Janaros (Chair), Dave McLaughlin

**City of Newport:** Scott Wheeler, Building & Grounds Supervisor/Tree Warden, Bill Boardman, City Engineer

**I. MINUTES** from the 7/20/16 CWC meeting were approved.

**II. CURRENT BUSINESS**

**A. Status of repairs between 40 Steps to Ruggles**

Bill Boardman and Scott provided an update of the repair work being done along the sea wall underneath the overlook. Peter provided pictures of the concrete "form liner" mats now being installed with a large crane. The staging area should be cleaned up by Labor Day. The next step will be laying supporting trenches, filling them with concrete to lock in the mats. And then adding loam and seed (comparable to the work done at the Easton's Beach reservoir).

Upon their further inspection, the erosion of the wall appears greater than anticipated, particularly below the turret. The additional work now required will be reviewed with Commonwealth and will undoubtedly require future stabilization work and funding outside the current project scope. To that end, Peter will request that Commonwealth conduct a complete evaluation of the sea walls along the walk to determine future restoration needs with corresponding documentation and estimated costs.

Additional scheduled and funded work includes

- Stabilizing the steps and repairing street pavement and additional sea wall voids at Webster.
- Repairs at the Breakers.
- Replacing the patch of dirt in front of the 40 Steps restrooms with a porous grey/stone aggregate mix to improve appearance and prevent further erosion.

**B. Fence encroachment at Bailey's Beach; CRMC status**

Dave M. reported that CRMC has sent a notice of violation to the property owners who then filed an application for approval that CRMC has now deemed incomplete. Peter and Dave M. are closely monitoring developments and will be prepared to file a resolution to city council and CRMC and publicize the violation if the fence is not returned to its original location.

**C. Summer maintenance update, including restroom cleaning**

Vegetation clearing has been done from Memorial to 40 Steps. Erosion at Seaview seems to have significantly improved with the placement of riprap in the culvert. The ultimate solution is to install new catch basins at the top of Seaview to prevent water flow in the first place.

Lesley raised the issue of vegetation overgrowth behind Rosecliff. It was agreed that this and the issue of pavers or a wooden walkway under the tunnels be explored with the Preservation Society.

#### **D. G.R.I.P. infrastructure project at Marine Avenue**

Scott provided a project update advising that final designs await approval from Turner Scott. Grant funding is required before the project can begin.

#### **E. Marine Avenue, Seaview and other rights of way**

The request to formalize the Marine Avenue right of way is with the City Manager. Dave M. will continue to monitor.

It was agreed to add a right of way easement to the southern entrance/exit to the walk at Bellevue on future agendas to ensure permanent access through Bailey's Beach property. Dave will pursue with CRMC.

#### **F. Erosion behind the Breakers**

Near term solutions include

1. Placing a snow fence to let the area naturalize and create a barrier of vegetation.
2. Removing junipers in the winter and restoring the view shed.
3. Exploring other possible viewing platforms and access points.

John advised that once the master plan for the PSNC's new Visitor's Center is complete, Reed Hilderbrand, their design firm, will investigate possible remedies with the Commission and PSNC personnel. John will inquire as to latest status.

#### **G. Tunnel pathways**

(See C. above). Lesley will ask John Grosvenor if access through Beechwood could be provided to transport repair materials, should the PSNC approve the project.

#### **H. Economic Impact Study; Next Steps**

John provided a suggested draft for a cover letter to accompany a digital copy of the study, approved with minor corrections. The next step is for John to forward to City Council to appear on their consent calendar. Concurrently, a press release will be prepared in collaboration with Salve. Peter will then alert Sean Flynn of the Newport Daily News.

Dave M. suggested that interviewing and data collection continue during Salve's Volunteer Day on September 6<sup>th</sup> and in subsequent years to add to the database.

#### **I. Photo Journal documentation**

Dave has completed taking pictures of all the locations with Roger Williams students. The photographs must now be assembled along with their GPS coordinates and Dave will solicit volunteers from Salve to assist.

#### **J. Location marker painting**

Scott advised that the 3M "roll on" adhesive decal material would be purchased. It was agreed that the complexity of applying this type of material along the entire walk would be beyond what was originally envisioned for the Salve volunteers and that Scott should first test the application process with his staff. The Salve students will now be asked to pick up litter on 9/6 or conduct additional visitor surveys along the Walk. Dave D. will ask Fire Department volunteers to work with Scott on the marker placements.

### **K. 3<sup>rd</sup> map sign at Bailey's Beach**

John met again with Jack Nolen, GM of Bailey's Beach. Their board has now agreed to a smaller map sign alongside the fence to the East of Bailey's Beach. John provided suggested copy to be added to the sign and will explore a smaller, vertical sized frame with Pannier. Dave M. stated that any new sign must be permitted by CRMC. It was agreed that before the sign is placed, the fence (which would be behind the sign) must be moved back to its original location (Item I B.). The Bailey's Beach board has rejected placing a second bench at the end of Bellevue.

### **L. Menco property repairs/thank you**

Peter distributed a note sent to Mr. and Mrs. Menco thanking them for the repairs made to their property.

### **M. Railings at Ruggles and Anglesea**

Given the work backlog, Scott has been unable to attend to this project this summer.

## **III. New Business**

### **A. Prohibiting Concessions on the Walk**

An unidentified woman has periodically set up concessions at 40 Steps or Ruggles. Rather than selling items (which is against City ordinance) she offers them in exchange for tips, which the police Department informed Peter is legal. It was speculated that if she is providing perishable food, she would need a food license/health department approval; if she has a sign, that is against city ordinance; and that if she is located on Salve Regina property, that would fall under their jurisdiction. Peter asked Scott to provide him a copy of the police report documenting the exchange between the investigating officer and the woman. Peter will then write to city council and/or solicitor's office requesting resolution.

## **IV. Unattended business**

**A.** The possibility of a second restroom at Shepherd Avenue will be explored. Dave advised that the city must come to a judgment as to whether Shepherd Avenue east of Ochre Court is a city street or under Salve Regina's control. John suggested perhaps a trade-off with Salve could be negotiated should the restroom be placed at the end of Shepherd. Scott offered that, worse case, a portable restroom trailer could be considered, as this would avoid the cost of running a new sewer line to the location.

**C.** John requested an accounting of Narragansett Avenue parking revenue from Pat Segerson. This data will also prove helpful in determining Cliff Walk traffic trends over time.

**D.** The original benches, particularly those at 40 Steps, didn't come galvanized, thus there is excessive rusting. A winter solution will be to sandblast and re-paint.

**E.** Peter has asked that future and anticipated Cliff Walk work and potential funding opportunities are part of future CWC agendas. To that end, Peter will be inviting Commonwealth to future CWC meetings to provide an assessment of future restoration needs for the Walk. Dave added that such a review should assume worst-case sea level rise and its potential impact.

## **IV. Next CWC Meeting**

Due to conflicts, it was agreed that next CWC meeting will be October 6, 5pm John will schedule with the library.

## **V. Adjournment**

There being no other business, the CWC adjourned at 6:30pm.