

August 18, 2016

Planning and Zoning Commission
54 East Main Street
Clinton, CT 06413

RE: Demolition and rebuild of a waterfront residence at 11 Uncas Road; Karen Viggiano,
applicant

Dear Commissioners:

Thank you for referring this application to us for review and comment.

Proposal

The applicant proposes to demolish an existing residence and build a new residence. The site is a large lot zoned R-10 with 62,400 square feet. The site is considered waterfront with frontage on the Hammock River and hosts several sensitive coastal resources: the Hammock River, tidal wetlands and coastal hazard area.

The narrative states that the structure will be 85 feet from the Hammock River. A site plan labelled with dimensions has not been submitted to verify this. In order to perform a more comprehensive review, we respectfully request that a full coastal site plan application be submitted to us.

FEMA Compliance

Without elevations of the proposed structure, we cannot determine compliance with FEMA.

Conclusion

We hope these comments are helpful to the Commission. Pursuant to CGS Section 22a-104 (e), we request that these comments be read into the record at a Public Hearing for this application. If we can be of further assistance to you in this or any other coastal management or Long Island Sound related matter, please feel free to contact me at 860-424-3138.

Sincerely,

Carol Szymanski, Environmental Analyst II
Office of Long Island Sound Programs
Bureau of Water Protection and Land Reuse