



Clinton Planning & Zoning Commission
Clinton Zoning Board of Appeals

Application #: 17-085

Coastal Site Plan Review Application
(CAM – PZC 5)

Supplemental Information for Project located within the Coastal Boundary

Applicant: This information and attachments are to be submitted as **15 individual packets collated and stapled**. If this is to accompany a ZBA Variance Application, submit the **original and 12 copies, collated and stapled** with the variance application.

Section I: Applicant Information

1. **Applicant:** Beach Park Point Association Telephone #: 203-237-0272
 Mailing Address: c/o Barker Enterprises, 210 Pomoroy Ave FAX #: _____
 E-Mail Address: Meridan, CT 06450 Cell #: _____
2. **Agent:** CLA Engineers, Inc Telephone #: 860-886-1966
 Mailing Address: 317 Main Street, Norwich, CT 06360 FAX #: _____
 E-Mail Address: ebartlett@claengineers.com Cell #: _____
3. **Property Owner:** Beach Park Point Association Telephone #: 203-237-0272
 Mailing Address: c/o Barker Enterprises, 210 Pomoroy Ave FAX #: _____
 E-Mail Address: Meridan, CT 06450 Cell #: _____
4. **Person to contact:** Malcolm Graff Daytime Telephone #: 914-320-7659

Description of Property

Date Stamp

5. Zone: R-10 Acreage: 1.16 acres Number of Lots: _____
 Assessor's Map #: 70 Block #: 67 Lot #: _____
 Street Address/Location: Beach Park Point, Clinton, CT

Property Information

6. Is the property located in any of the following:
 Water Company Watershed CAM Zone Flood Zone, note zone designation VE-14
 Within 500' of Madison Within 500' of Killingworth Within 500' of Westbrook
7. Is the application accompanying a:
 Site Plan Special Exception Variance Application
 Subdivision/Resubdivision Municipal Project N/A (CSPR Application only)
8. Project Description: Reconstruction of an existing concrete retaining wall, utilizing the existing footings. The new top & bottom wall elevations will match the existing top & bottom wall elevations & be under 6 feet in height. The grades below & above the new wall will be the same as the existing grades. Existing stairways along the wall will be reconstructed as well.

- List names and addresses of all abutting property owners, from the Assessor's records, on an attached sheet including the Map, Block, Lot and mailing addresses of the owners.
- If there are any professionals working on this project (e.g. Professional Engineers, Surveyors, Architects, etc.) please provide their information on the sheets provided by this office.

Section II: Project Site Plans

- Please provide project site plans that clearly and accurately depict the following information and check the appropriate boxes to indicate that the plans are included in this application:

- Project Location
- Existing and proposed conditions, including buildings and grading
- Coastal resources on and contiguous to the site
- High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
- Soil erosion and sediment controls
- Stormwater treatment practices
- Ownership and type of use on adjacent properties
- Reference datum (i.e. National Geodetic Vertical Datum, Mean Sea Level, etc.)

Section III: Written Project Information

Part I: Site Information

- Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)? Yes No

- Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable:

Long Island Sound

- Identify and describe the existing land use on and adjacent to the site. Include any existing structures, municipal zoning classification, significant features of the project site:

Below the existing wall is a sandy beach. Above the wall is a developed residential community. The existing residences

located adjacent to the property are shown on the site plan. The existing residential community is zoned R-10.

- Check the appropriate box below to indicate whether the project or activity will disturb five acres or more total acres of land area (please also see Part II.B regarding proposed Stormwater best management practices).

Project or activity will disturb 5 or more total acres of land area on the site and may be eligible for registration for the Department of Environmental Protection's (DEP) General Permit for Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities.

Project or activity will not disturb 5 or more total acres of land area.

Part II.A: Description of Proposed Project or Activity

- Describe the proposed project or activity including its purpose and related activities such as site clearing, grading, demolition, and other site preparations; percentage of increase or decrease in impervious cover over existing conditions resulting from the project; phasing, timing and method of proposed construction; and new uses and changes from existing uses (attach additional pages if necessary):

The project proposed to reconstruct an existing concrete retaining wall, utilizing the existing footings. The new top and bottom elevations of wall will match the existing top and bottom elevations of the wall.

Part II.B: Description of Proposed Stormwater Best Management Practices

- Describe the stormwater best management practices that will be utilized to ensure that the volume of runoff generated by the first inch of rainfall is retained on-site, especially if the site or Stormwater discharge is adjacent to tidal wetlands. If runoff cannot be retained on-site, describe the site limitations that prevent such retention and identify how Stormwater will be treated before it is discharged from the site. Also demonstrate that the loading of total suspended solids from the site will be reduced by 80% on an average annual basis, and that post-development Stormwater runoff rates and volumes will not exceed pre-development runoff rates and volumes (attach additional pages if necessary):

N/A - There will be no changes in the stormwater runoff.

Part III: Identification of Applicable Coastal Resources and Coastal Resource Policies

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table:

Coastal Resources	On-Site	Adjacent	Off-Site but within the Influence of the project	Not applicable
General Coastal Resources (Applicable to all proposed activities) - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)	X	X	X	
Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)	X	X	X	
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)				
Coastal Hazard Area - Definition: CGS Section 22a-93(7)(H); Policies: CGS Sections 22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)	X	X	X	
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS Sections 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A)	X	X	X	
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)	X	X	X	
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)				
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)		X	X	
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)				
Rocky Shorefront - Definition: CGS Section 22a-3(7)(B); Policy: CGS Section 22a-92(b)(2)(B)				
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)				
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)	X	X	X	
Tidal Wetlands - Definition: CGS Section 22a-93(7)(E); Policies: CGS Sections 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)				

Part IV: Consistency with Applicable Coastal Resource Policies and Standards

1. Describe the location and condition of the coastal resources identified in Part III above and explain how the proposed project or activity is consistent with all of the applicable coastal policies and standards; also see adverse impacts assessment in Part VII.A below (attach additional pages if necessary):

SEE ATTACHED

Part V: Identification of Applicable Coastal Use and Activity Policies and Standards

1. Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the proposed project or activity:

- General Development (applicable to all proposed activities) – CGS Section 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9).
- Water Dependent Uses (applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage) – CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A); Definition: CGS Section 22a-93(16).
- Ports and Harbors – CGS Section 22a-92(b)(1)(C)
- Coastal Structures and Filling – CGS Section 22a-92(b)(1)(D)
- Dredging and Navigation – CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- Boating – CGS Section 22a-92(b)(1)(G)
- Fisheries – CGS Section 22a-92(c)(1)(I)
- Coastal Recreation and Access – CGS Sections 22a-92(a)(6), 22a-92(c)(1)(j) and 22a-92(c)(1)(K)
- Sewer and Water Lines – CGS Section 22a-92(b)(1)(B)
- Fuel, Chemicals and Hazardous Materials – CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- Transportation – CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- Solid Waste – CGS Section 22a-92(a)(2)
- Dams, Dikes and Reservoirs – CGS Section 22a-92(a)(2)
- Cultural Resources – CGS Section 22a-92(b)(1)(J)
- Open Space and Agricultural Lands – CGS Section 22a-92(a)(2)

Part VI: Consistency with Applicable Coastal Use Policies and Standards

1. Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. **For project proposed at waterfront sites (including those with tidal wetlands frontage)**, particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A) ~ also see adverse impact assessment in Part VII.B below (attach additional pages if necessary):

The reconstruction of the existing retaining wall will protect the beach from possible erosion and sedimentation, if the existing wall should fail.

Part VII.A: Identification of Potential Adverse Impacts on Coastal Resources

1. **Please complete this section for all projects.** Identify the adverse impact categories below that apply to the proposed project or activity. The "Applicable" column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(15). If an adverse impact may result from the proposed project or activity, please use Part VIII to describe what project design features may be used to eliminate, minimize or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)		X
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)		X
Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS Section 22a-93(15)(B)		X
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS Section 22a-93(15)(D)		X
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)		X
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)		X
Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A)		X
Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G)		X

Part VII.B: Identification of Potential Adverse Impacts on Water Dependant Uses

Please complete the two sections **only if the project or activity is proposed at a waterfront site**:

1. Identify the adverse impact categories below that apply to the proposed project or activity. The "Applicable" column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact may result from the proposed project or activity, use Part VII to describe what project design features may be used to eliminate, minimize or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Future Water Dependend Development Opportunities and Activities	Applicable	Not Applicable
Locating a non-water dependant use at a site physically suited for or planned for location of a water dependant use - CGS Section 22a-93(17)		X
Replacing an existing water dependant use with a non-water dependant use - CGS Section 22a-93(17)		X
Siting a non-water dependant use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS Section 22a-93(17)		X

2. Identification of existing and/or proposed water dependant uses. Describe the features or characteristics of the proposed activity or project that qualify as water dependant uses as defined in CGS Section 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g. boardwalk, benches, trash receptacles, interpretative signage, etc.). **If there are no water dependant use components, describe how the project site is not appropriate for the development of a water dependant use.**

Recreational beach for the Beach Park Point Association.

Part VIII: Mitigation of Potential Adverse Impacts

1. Explain how all potential adverse impacts on coastal resources and/or future water dependant development opportunities and activities identified in Part VII have been avoided, eliminated or minimized (attach additional pages if necessary)

By leaving the existing footings and foundation in place, we are minimizing the temporary disturbance during reconstruction of the wall.




Part IX: Remaining Adverse Impacts

1. Explain why any remaining adverse impacts resulting from the proposed activity or use have not been mitigated and why the project is consistent with the Connecticut Coastal Management Act (attach additional pages if necessary):

Erosion and sedimentation measures are proposed.

The Owner and applicant hereby grant the Clinton Planning and Zoning Commission, or their authorized agents, Zoning Enforcement Officer and the Town Engineer, permission to enter upon the property proposed for Coastal Site Plan Review for the purpose of inspection and enforcement of the Zoning Regulations of the Town of Clinton.

Signatures (All three are required):

Applicant:		Print Name:	Malcolm Graff	Date:	_____
Agent:		Print Name:	Ellen Bartlett	Date:	_____
Owner:		Print Name:	Malcolm Graff	Date:	_____

**BEACH PARK POINT ASSOCIATION
CAM APPLICATION
SEPTEMBER 2017**

SECTION I - 9. LIST OF ABUTTERS

<u>OWNER</u>	<u>LOCATION</u>	<u>MAILING</u>	
		<u>ADDRESS</u>	<u>MAP/BLOCK/LOT</u>
31 West Walk LLC	31 West Walk	59 Allison Dr. Madison, CT 06443	70/67/83
Leslie & Yanar Weinstein	32 West Walk	52 Norwood Rd West Hartford, CT 06117	70/67/84
Joseph & Constance Held	30 West Walk	30 West Walk	70/67/87
Eric & Jessica Zachs	34 West Walk	53 Norwood Rd West Hartford, CT 06117	70/67/85
33 Central Road LLC	33 East Walk	29 Fawn Brook West Hartford, CT 06117	70/67/116
Stanley Hersh	34 East Walk	7 Sunbrook Rd Woodbridge, CT 06525	70/67/117
Qual. Pers. Resid. Trust			
Glenn & Kimberly Golden	35 East Walk	35 East Walk	70/67/118
CLT Family LLC	52 Sols Point Rd	300 Beelzebub Rd South Windsor, CT 06074	70/72/17

PART IV - 1. COASTAL RESOURCES

Beaches & Dunes - The existing beach is in good condition. The proposed reconstruction of the existing retaining wall will protect the beach from possible erosion and sediment, if the existing wall were to fail.

Coastal Hazard Area - The proposed reconstruction of the existing retaining wall will reduce the chances of a failure during a storm event.

Coastal Waters - The proposed reconstruction of the existing retaining wall will protect the coastal waters from possible erosion and sediment, if the existing wall were to fail.

Developed Shorefront - The proposed reconstruction of the existing retaining wall will protect the developed shorefront, the beach, from possible erosion and sediment, if the existing wall were to fail.

Intertidal Flats - The proposed reconstruction of the existing retaining wall will protect the nearby intertidal flats from possible erosion and sediment, if the existing wall were to fail.

Shorelands - The proposed reconstruction of the existing retaining wall will protect the shorelands from possible erosion and sediment, if the existing wall were to fail.