

## Jullie Pudem

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**From:** Balint, Marcy <Marcy.Balint@ct.gov>  
**Sent:** Tuesday, February 13, 2018 8:26 AM  
**To:** Eric Knapp; Jullie Pudem  
**Cc:** 'Gregg Fedus'  
**Subject:** DEEP LRWD Comments on Coastal Site Plan Review for 37 Shore Road, Clinton

Hi Eric and Jullie,

I had understood my deadline on this was Feb 21<sup>st</sup>, which I must have written down wrong, and that actually it went in front of PZ last night.

(I did not get a cover letter with this one to refer to, I think it was sent from Fedus directly).

Curious what happened last night.

Fyi, Here are the comments- perhaps just informational at this point if a decision was already rendered. Otherwise, if still open, please accept as formal.

Thanks, Marcy Balint



Clinton Planning and Zoning Commission  
c/o Eric Knapp, and Jullie Pudem  
54 East Main Street  
Clinton CT 06413

February 13, 2018, by email

Re: CT DEEP LRWD Comments on Coastal Site Plan Review application for 37 Shore Road  
Clinton CT

Dear Commission Members:

Thank you for the opportunity to comment on the above-referenced coastal site plan received by the Land and Water Resources Division (LWRD- formerly OLISP) on January 16, 2018. The proposal is to renovate an existing house with reduced impervious coverage and increased living space, new septic and significant filling.

The Land and Water Resources Division (LWRD, formerly the Office of Long Island Sound Programs) has reviewed the proposal on a preliminary basis for consistency with the goals and

policies of the Connecticut Coastal Management Act (CCMA) and offers the following comments.

First, the renovated home does not appear to be within a FEMA AE11 zone as noted on plans, but we would recommend our conclusion be double checked thru FEMA's on-line Map Services Center for accuracy and confirmation. While the First Floor Elevation is higher than the AE11, it is important to confirm all NFIP Fema standards for construction are in conformance if the house were somehow found to be within the AE11 flood zone, including review for substantial improvement, possibly triggering full FEMA compliance and local approval.

There is a significant amount of fill proposed around the renovated building, and while we understand Coastal or tidally influenced flooding events do not require compensatory storage or equal conveyance, we have seen instances where large filling sometimes create localized increases in off-site drainage which impact adjacent properties or town roads. The fill contours proposed incorporate drainage swales that will drain towards the town road, if carefully built. However, consideration as to whether draining potential additional volumes towards the road is desirable and should be clarified. We recognize that roof leaders will lead to concrete galleries for treatment which is good.

We hope these comments prove useful to Commission These comments are offered in accordance with CGS Section 22a-90 thru 22a-112, inclusive and *do not necessarily reflect other planning and zoning considerations which may apply*. If you have any questions about this or any other coastal management matter, please feel free to contact me by phone at (860) 424-3623 or by email at [Marcy.Balint@ct.gov](mailto:Marcy.Balint@ct.gov). Thank you.

Sincerely,

Marcy L. Balint, Sr. Coastal Planner  
Land and Water Resources Division  
Connecticut Department of Energy and Environmental Protection  
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