



Clinton Planning & Zoning Commission
Clinton Zoning Board of Appeals

Application #: _____

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: | Clinical Staff Builder, Inc. | Telephone #: | 203-404-7443 |
| Mailing Address: | 246 Goose Lane Guilford, CT 06437 | FAX #: | - |
| E-Mail Address: | tgarrelts@ce3inc.com | Cell #: | 860-575-3934 |
| 2. Agent: | Michael J. Ott, P.E. | Telephone #: | 203-245-0722 |
| Mailing Address: | 60 Wall Street Madison, CT 06443 | FAX #: | 203-245-0722 |
| E-Mail Address: | otm@summerhillcels | Cell #: | 860-662-1137 |
| 3. Property Owner: | Clinical Staff Builder, Inc. | Telephone #: | 203-404-7443 |
| Mailing Address: | 246 Goose Lane Guilford, CT 06437 | FAX #: | - |
| E-Mail Address: | tgarrelts@ce3inc.com | Cell #: | 860-575-3934 |
| 4. Person to contact: | Timothy Garrelts | Daytime Telephone #: | 203-404-7443 |

Description of Property	Date Stamp
5. Zone: <u> B-3 </u> Acreage: <u> 0.20 </u> Number of Lots: <u> 2 </u> Assessor's Map #: <u> 44 </u> Block #: <u> 31 </u> Lot #: <u> 3 and 6 </u> Street Address/Location: <u> 1 West Main Street and Post Office Square </u>	

Property Information

6. Is the property located in any of the following:
- | | | |
|--|--|--|
| <input type="checkbox"/> Water Company Watershed | <input checked="" type="checkbox"/> CAM Zone | <input type="checkbox"/> Flood Zone, note zone designation _____ |
| <input type="checkbox"/> Within 500' of Madison | <input type="checkbox"/> Within 500' of Killingworth | <input type="checkbox"/> Within 500' of Westbrook |
7. Is the application accompanying a:
- | | | |
|--|--|--|
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Special Exception | <input type="checkbox"/> Variance Application |
| <input type="checkbox"/> Subdivision/Resubdivision | <input type="checkbox"/> Municipal Project | <input type="checkbox"/> N/A (CSPR Application only) |
8. Project Description: The project consists of interior renovations of an office and retail use building to add a restaurant use, and the construction of a new subsurface sewage disposal system to serve the building.

- 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:
Indian River

- 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:
The existing land use on and adjacent to the site is commercial. A two story office and retail use building and associated parking area are located on the site. The site is located within a Business zoning district.

- 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 consists of interior renovations of an office and retail use building to add a restaurant use, and the construction of a new subsurface sewage disposal system to serve the building. No changes to impervious surface coverage are proposed.

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):

The proposed project does not alter surface water drainage patterns, increase stormwater runoff volume or discharge rates, or increase total suspended solids in 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
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)				X
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
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
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)				X
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)				X
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)				X
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)				X
Rocky Shorefront - Definition: CGS Section 22a-3(7)(B); Policy: CGS Section 22a-92(b)(2)(B)				X
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)				X
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)				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)				X

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):

The proposed project is consistent with coastal resource policies regarding the coastal resources identified in Part III above as there are no anticipated potential adverse impacts on coastal systems and resources associated with the project.

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 proposed project is consistent with coastal use and activity policies as there are no anticipated potential adverse impacts on coastal systems and resources associated with the project.

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 general 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 Dependent 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)		
Replacing an existing water dependant use with a non-water dependant use – CGS Section 22a-93(17)		
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)		

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.**

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)

N/A

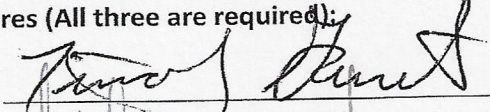
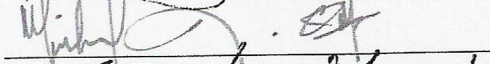
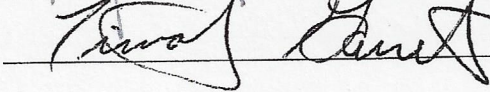
Part IX: Remaining Adverse Impacts

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):

N/A

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:	Timothy Garrelts	Date:	2-26-18
Agent:		Print Name:	Michael J. Ott, P.E.	Date:	2-26-18
Owner:		Print Name:	Timothy Garrelts	Date:	2-26-18