



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 **18 individual packets collated and stapled**. If this is to accompany a ZBA Variance Application, submit **11 individual packets, collated and stapled**.

Section I: Applicant Information

1. **Applicant:** Porizo Telephone #: (203) 206-6670
 Mailing Address: 63 Shore Road, Clinton, CT FAX #: (860) 536-1644
 E-Mail Address: maf2040@sbcglobal.net Cell #: (203) 206-6670
2. **Agent:** Gregg Fedus, Fedus Engineering, LLC Telephone #: (860) 536-7390
 Mailing Address: 70 Essex St, Mystic, CT 06355 FAX #: (860) 536-1644
 E-Mail Address: gfedus@fedusengineering.com Cell #: (203) 410-6097
3. **Property Owner:** Porizo Telephone #: _____
 Mailing Address: 63 Shore Road, Clinton, CT FAX #: _____
 E-Mail Address: _____ Cell #: _____
4. **Person to contact:** Gregg Fedus Daytime Telephone #: (203) 410-6097

Description of Property

Date Stamp

5. Zone: R15 Acreage: 0.27 Number of Lots: 1
 Assessor's Map #: 79 Block #: 72 Lot #: 66
 Street Address/Location: 63 Shore Road, Clinton

Property Information

6. Is the property located in any of the following:
 Water Company Watershed CAM Zone Flood Zone, note zone designation _____
 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
8. Project Description: Demolish Single Family Home and replace with more conforming home
9. 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.
10. 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

1. 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

1. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)? Yes No
2. Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable:
Long Island Sound
3. 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:
Existing site is zoned residential. The use of the existing parcel is residential and the surrounding properties are residential. Long Island Sound is to the southeast.
4. 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

1. 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 proposed project is to demolish an existing home and replace with a new more conforming home. There is no clearing involved. The impervious coverage will go from 20.4% to 16.0% (a significant reduction) . There will be no phasing. The construction will start upon securing all approvals and will be completed in a timely manner. All Erosion and Sediment Control shall be installed upon commencement of the project and maintained throughout the project until final vegetation has been stabilized.

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 roof drains will be captured and piped to an underground infiltration gallery on each side of the house. The first inch plus of rainfall shall be stored and the soils are well drained sands and gravel.

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		
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	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
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)				
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):

Near shore waters are to the southeast and our proposed project is approximately 80' to the northwest. The proposed house has been located within FEMA's Zone X. The front deck is not attached to the house structure. Erosion control measures are located down-gradient of the construction therefore protecting the coastal resources.

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 existing use is residential and the surrounding uses are residential - no changes are proposed.

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 Dependand 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)		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.**

The site is not appropriate for a water dependant use because it is an existing residential property within a neighborhood of residential properties.

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)

All potential adverse impacts have been mitigated by best management practices including erosion control measures, storm water mitigation through infiltration, and a significant decrease in impervious coverage.




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):

There will be no remaining adverse impacts resulting from the proposed development. The project is consistent with the CT Coastal Management Act because the proper sediment and erosion control measures have been taken and the first inch of stormwater has been retained and infiltrated into the well drained soils.

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:	<u>Porizo</u>	Date:	<u>5/25/2018</u>
Agent:		Print Name:	<u>Gregg Fedus</u>	Date:	<u>5/25/2018</u>
Owner:		Print Name:	<u>Porizo</u>	Date:	<u>5/25/2018</u>