



Town of Waterford

Building, Conservation, Planning and Zoning

www.waterfordct.org

Office Use Only

Date Submitted: _____

Processed By: _____

App. No.: _____

Rev: 07/24/14

PZC Form 2:

Application for Coastal Area Management Site Plan Permit

Property Address: _____

1. General

- a. This form must be submitted in conjunction with *PZC Form 1: Planning and Zoning Application* or, in the case of minor activities and if permitted by the Zoning Enforcement Officer, *Zoning Compliance Permit*.
- b. This form does not supersede or take the place of any state or federal permits. The applicant shall consult with the necessary agencies to review the possibility of additional permits, including general or individual permits that may be required for specific activities.

2. Authority

Consistent with Connecticut General Statutes ,Chapter 444, Secs. 22a-90 to 22a-113j, Waterford's Planning and Zoning Commission, acting in the capacity of the Town's Zoning Commission, regulates certain activities upon properties which lie completely or partially within the coastal area as defined by CGS §22a-94(b). Specifically, the Commission's is authorized, cited in part, by the following:

Sec. 22a-105. Coastal site plan reviews. (a) Coastal municipalities shall undertake coastal site plan reviews in accordance with the requirements of this chapter.

(b) The following site plans, plans and applications for activities or projects to be located fully or partially within the coastal boundary and landward of the mean high water mark shall be defined as "coastal site plans" and shall be subject to the requirements of this chapter: (1) Site plans submitted to a zoning commission in accordance with section 22a-109; (2) plans submitted to a planning commission for subdivision or resubdivision in accordance with section 8-25 or with any special act; (3) applications for a special exception or special permit submitted to a planning commission, zoning commission or zoning board of appeals in accordance with section 8-2 or with any special act; (4) applications for a variance submitted to a zoning board of appeals in accordance with subdivision (3) of section 8-6 or with any special act, and (5) a referral of a proposed municipal project to a planning commission in accordance with section 8-24 or with any special act.

3. Coastal Resources and Policies

a. By placing a check mark in the appropriate box(es), identify the coastal resources and their policies for each that is located on and adjacent to the property or that may be influenced by the activities associated with the application.

Note: A resources may be located on site, adjacent and be off-site but influenced by the activities. Refer to CGS §22a-92(a) for General Coastal Resource Policy, CGS§221-92(b)(2) and CGS §22a-93(7) for definitions of each corresponding policy's coastal resource.

Coastal Resource	On-site	Adjacent	Off-site but within Influence
General Coastal Resources			
Beaches and Dunes			
Bluffs & Escarpments			
Coastal Hazard Area			
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters			
Development Shorefront			
Freshwater Wetlands and Watercourses			
Intertidal Flats			
Islands			
Rocky Shorefront			
Shellfish Concentration Area			
Shorelands			
Coastal Hazard Area ID Type (i.e. VE, A, etc.)		NA	NA
Base Flood Elevation		NA	NA
Tidal Wetlands			

b. Consistency with Coastal Resources and Policies.

Attached a typed and briefly statement of how the resources checked are consistent or inconsistent with coastal resource policies.

c. Identification of Potential Adverse Impacts on Coastal Resources

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.

<u>Potential Adverse Impacts on Coastal Resources</u>	<u>Applicable</u>	<u>Not Applicable</u>	<u>Mitigation Proposed</u>
i. Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. 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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iv. Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
v. Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
vi. Degrading visual quality through significant alteration of the natural features of vistas and view points	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
vii. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
viii. 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	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Coastal Use and Activities Policies and Standards

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

<input type="checkbox"/> General Development	<input type="checkbox"/> Sewer and Water Lines
<input type="checkbox"/> Water-Dependent Uses	<input type="checkbox"/> Energy Facilities
<input type="checkbox"/> Ports and Harbors	<input type="checkbox"/> Fuel, Chemicals and Hazardous Materials
<input type="checkbox"/> Coastal Structures and Filling	<input type="checkbox"/> Transportation
<input type="checkbox"/> Dredging and Navigation	<input type="checkbox"/> Solid Waste
<input type="checkbox"/> Boating	<input type="checkbox"/> Dams, Dikes and Reservoirs
<input type="checkbox"/> Fisheries	<input type="checkbox"/> Cultural Resources
<input type="checkbox"/> Coastal Recreation and Access	<input type="checkbox"/> Open Space and Agricultural Lands

b. Consistency With Applicable Coastal Use Policies And Standards

Attach an explanation of 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 projects 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 impacts assessment in Part VII.B below:

5. Mitigation of Adverse Impacts and Overall Consistency *(all applications)*

Attach a summary addressing each of the following:

- a. Describe the methods proposed to mitigate any adverse impacts.
- b. Explain why adverse impacts are not being mitigated, if applicable.
- c. Summarize why the project as proposed is consistent with the Connecticut Coastal Management Act

6. Potential Adverse Impacts on Water-dependent Uses (for project or activity is proposed at a waterfront site)

- a. Identification of existing and/or proposed Water-dependent Uses: Attach a description of the features or characteristics of the proposed activity or project that qualify as water-dependent 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.)*:
- b. 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 VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

<i>Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities</i>	<i>Applicable</i>	<i>Not Applicable</i>	<i>Mitigation Proposed</i>
i. Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
ii. Replacing an existing water-dependent use with a non-water dependent use	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
iii. Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

7. Acknowledgements; All applications

Application Content

The undersigned hereby acknowledges that this application and statements submitted herewith are true to the best of my knowledge and approval of the application is contingent upon compliance with all requirements of said regulations.

Signature

Printed Name

Date

Applicant

Agent

Land Owner

Land Owner

555 Long Wharf Drive New Haven, CT 06511 T: 203.562.5771 F: 203.789.6142

To: Mark Wujtewicz | Waterford Planning & Development

From: Brian Phillips, P.E.
Chris Cardany, P.E.

Date: 07 February 2025

Re: Coastal Site Plan Application
Oswegatchie Fire Station
441 & 439 Boston Post Rd.
Waterford, Connecticut
Langan Project No.: 140286501

Project Description

This Coastal Site Plan Application memorandum has been prepared in support of the proposed Oswegatchie Fire Station project at 441 Boston Post Road. The project includes the phased demolition of the existing fire station building and the construction of a new fire station along with associated site improvements including parking, utilities, landscaping, and lighting.

Coastal and Other Resources

Portions of the property lie within the Connecticut Coastal Boundary line, however only about half of the proposed development will fall within this boundary. Following review of the State Coastal Resources Maps (Niantic), the coastal resources on site include only shorelands. The only other identified natural features of the development site are shorelands and inland freshwater wetlands both on the parcel and offsite to the north. No significant historical or cultural resources have been identified within the limit of development. The property also contains no floodplain.

Coastal Resource and Activities Policies (CT Coastal Management Manual)

- General Resources (1, 2, 3, 4) – To preserve and enhance coastal resources in accordance with the applicable policies established by the state.
- Shorelands (42) – To regulate shoreland use and development in a manner which minimizes adverse impacts upon adjacent coastal systems and resources.
- Freshwater Wetlands & Watercourses (27, 28) – To protect the citizens of the state by making provisions for the protection, preservation, maintenance and use of the inland wetlands and watercourses by minimizing their disturbance and pollution, etc.
- General Development (49, 50, 51) – To insure that the development, preservation or use of the land and water resources of the coastal area proceeds in a manner consistent with the capability of the land and water resources to support development, preservation or

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use without significantly disrupting either the natural environment or sound economic growth.

Consistency with Coastal Resource and Activities Policies

In accordance with the policies noted above, the proposed development includes erosion controls throughout construction, stormwater quality and quantity improvements, and a limited development area so as not to encroach on any inland freshwater wetlands and watercourses.

The proposed development will be designed in accordance with the CT Stormwater Quality Manual and CT Guidelines for Soil Erosion and Sediment Control. Controls to be implemented throughout construction include anti-track pad construction entrances, silt fences backed by hay bales, and temporary sediment traps. These controls will help minimize the passage of sediment and pollutants from the limit of development.

Stormwater quality and quantity improvements include catch basins with deep sumps, a rain garden to promote infiltration, riprap scour pads and level spreaders at stormwater outfalls, and vegetated swales with check dams. These proposed improvements are designed to attenuate stormwater peak flows for all storm events up to and including the 100-year storm event. Additionally, per the 2024 CT Stormwater Quality Manual requirements, peak stormwater runoff from each individual onsite watershed where site development is proposed will be reduced by 50% for the 2-year storm event. These measures will be implemented to reduce stormwater peak flows, promote infiltration of stormwater and groundwater recharge, improve water quality, and minimize the passage of pollutants to the onsite wetlands, offsite drainage networks and the adjacent coastal resources noted in this memorandum.

The extent of site development is proposed within the 100-foot upland review area of both inland freshwater wetland areas, however no further encroachments are proposed beyond the existing site disturbances. The project has submitted a wetlands application to the Waterford Conservation Commission and was approved at their January 23, 2025 meeting.

Evaluation of Potential Benefits and Adverse Impacts of the Project

The potential adverse impacts of the project to the applicable coastal resources include erosion during construction and stormwater runoff following construction. Additionally, the project proposes to maintain the undeveloped wooded and wetland area to the north of the site. Other benefits include the implementation of stormwater infrastructure to reduce stormwater runoff, promote infiltration, and improve water quality.

In order to mitigate the potential adverse impacts, the project proposes the previously mentioned sediment and erosion control measures to minimize the passage of sediment and other pollutants from the site during construction. The permanent stormwater infrastructure is designed to reduce stormwater peak flows from the development for all storms up to and including the 100-year storm event and promote onsite infiltration and groundwater recharge.

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Evaluation of Impacts or Effects the Project Will Have on Future Water-Dependent Uses

The site is not on a waterfront location and therefore has very little or no potential for water-dependent uses or water-dependent development. As such, there are no impacts proposed by the development and no mitigation measures required.

If there are any questions or comments, please feel free to contact our office.

Sincerely,
Langan CT, Inc.



Brian Phillips, P.E.
Senior Project Manager



Christopher Cardany, P.E., LEED AP
Principal/Vice President

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