

COASTAL RESOURCE MANAGEMENT (CAM) APPLICATION

2 FOREST STREET WATERFORD, CT 06385

OCTOBER 14, 2025

3.b. Consistency with Coastal Resources and Policies

The site is an existing lot located at 2 Forest Street, in a VR-7.5 zone. The site has an area of approximately 0.09 acres. The southwest corner of the lot lies within Flood Zone AE-10, which constitutes an area on site of about 0.005 acres. The entire proposed building structure lies outside the Hazard Area in Flood Zone X, complying with FEMA and Connecticut General Statutes. The storm water drainage will be handled via an underground infiltration system located below a pervious patio. Rooftop storm water will also drain into the infiltration system, designed to hold the first 2.56" of rainfall. This is nearly double the required 1.3" of rainfall the system is required to be capable of dispersing. The house will be connected to existing town water and sewer lines via laterals at the North end of the lot. There will be an anti-tracking pad at the entrance of the site to minimize soil movement by vehicles entering and exiting the site. In addition to the tracking pad, a combination of silt fences, hay bales, and crushed stone will be used to protect the tidal wetlands nearby.

4.b. Consistency With Applicable Coastal Use Policies And Standards

The proposed site activity: General Development, is consistent with all policies and standards contained in Part V and in the Connecticut General Statutes. We have proposed a combination of storm water management systems, and sediment and erosion controls to ensure that coastal areas and resources aren't impacted. We have avoided any construction within Flood Zone AE-10, complying with FEMA, as well as minimizing grading and site activity in proximity to protected coastal resources.

5.a. Describe the methods proposed to mitigate any adverse impacts.

We are using soil and erosion controls like silt fences and hay bales, a storm water drainage system designed to handle nearly double the required rainfall amount, and are keeping all work on site as far away from the resources as possible to reduce any adverse impacts.

5.b. Explain why adverse effects are not being mitigated, if applicable.

N/A

5.c. Summarize why the project as proposed is consistent with the Connecticut Coastal Management Act

We believe we have taken every step to ensure the tidal wetlands suffer no negative consequences from the work proposed on site. The quality of the Long Island Sound, the Tidal Wetlands, the inlet, and its surrounding water courses will not be degraded in any way from the proposed work. All aspects of the project and its scope lie well within the Connecticut Coastal Management Act.