



TOWN OF WATERFORD

COASTAL SITE PLAN REVIEW WRITTEN FINDINGS & DECISIONS

Date: January 13, 2026

ORIGINAL TO:

Mikhail Yevsyuk

[REDACTED]

COASTAL SITE PLAN REVIEW TRIGGER:

- Zoning Compliance (Site Plan)
- Subdivision
- Special Exception or Permit
- Variance
- Municipal Improvement

APPLICANT NAME: Mikhail Yevsyuk

MAILING ADDRESS: [REDACTED]

PROJECT ADDRESS: 2 Forest Drive

PROJECT DESCRIPTION:

The applicant proposes to construct a new single-family dwelling on a vacant parcel located at 2 Forest Drive. The parcel is located within the Coastal Area Management Boundary so therefore a Coastal Site Plan review by the Planning and Zoning Commission is required for the construction of the new dwelling. The parcel is an unimproved lot that was created prior to the enactment of zoning in Waterford. The parcel meets the definition of a pre-existing non-conforming lot for area, lot width and frontage. A previous application for variances for a proposed house was approved by the Waterford Zoning Board of Appeals (ZBA) on January 4, 2007 through application ZBA2006-031. Variances granted run with the land and are not extinguished. The variances that were granted by the ZBA were for a side yard setback from the east and west property lines. Those variances are reflected in the site plan submitted in this application.

In addition to the variances that were granted for this property in 2007, a previous coastal site plan application was also granted by the Commission on June 23, 2008 through application PZ2008-004. While the previous Coastal Area Management (CAM) approval was granted by the Planning and Zoning Commission, that applicant did not file the approval within the required time frame, therefore that approval had become null and void. The proposal that is currently under consideration by the Commission is for a dwelling with a similar footprint and location as previously approved through ZBA approval ZBA2006-031 and the CAM approval PZ2008-004.

One of the conditions of approval for PZ2008-004 was that a bond be provided to ensure the construction and maintenance of erosion and sedimentation controls. That condition was never satisfied.

The parcel contains 3,765 square feet of lot area and is located within the VR-7.5 Zone District, which requires a minimum lot size of 7,500 square feet. The parcel is a pre-existing nonconforming lot relative to lot area. In accordance with Section 24.3 of the Zoning Regulations, a single-family dwelling is a permitted use on a nonconforming lot provided it conforms to all other provisions of the zoning regulations. The site plan submitted indicates that the proposed location of the dwelling on the property complies with the variances that were previously granted for side yard setback. A FEMA designated special flood hazard zone AE-10 occurs across the southwesterly corner of the parcel. The proposed structure and all site improvements will be located outside of the FEMA regulated flood zone. The dwelling will be connected to existing municipal water and sewer service and utilities.

Plan title: " Site Plan of 2 Forest Street, Waterford, Connecticut, Prepared for : Mikhail Yevsyuk, " dated October 9, 2025."

COASTAL RESOURCES AND RESOURCE POLICIES:				
	ON-SITE	ADJACENT TO SITE	POTENTIALLY INCONSISTENT	NOT APPLICABLE
General Coastal Resources*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beaches and Dunes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bluffs and Escarpments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Hazard Area	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Waters and/or Estuarine Embayments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Developed Shorefront	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Freshwater Wetlands and Watercourses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intertidal Flats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Islands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rocky Shorefront	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shellfish Concentration Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shorelands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tidal Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* General Coastal Resources and General Development policies are applicable to all proposed activities.

** Policies that are not applicable are not checked in this chart.

ADVERSE IMPACTS ON COASTAL RESOURCES:			COASTAL USE POLICIES:**			
	Appears Acceptable	Potentially Unacceptable	Not Applicable		Applies	Potentially Inconsistent
Degrades tidal wetland, beaches and dunes, rocky shorefronts, or bluffs and escarpments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	General Development*	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Degrades existing circulation patterns of coastal waters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Boating	<input type="checkbox"/>	<input type="checkbox"/>
Increases coastal flooding hazard by altering shoreline or bathymetry	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Coastal Recreation and Access	<input type="checkbox"/>	<input type="checkbox"/>
Degrades natural or existing drainage patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Coastal Structures and Filling	<input type="checkbox"/>	<input type="checkbox"/>
Degrades natural shoreline erosion and accretion patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Cultural Resources	<input type="checkbox"/>	<input type="checkbox"/>
Degrades or destroys wildlife, finfish, or shellfish habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fisheries	<input type="checkbox"/>	<input type="checkbox"/>
Degrades water quality	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Fuels, Chemicals, or Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>
Degrades visual quality	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ports and Harbors	<input type="checkbox"/>	<input type="checkbox"/>
				Sewer and Water Lines	<input type="checkbox"/>	<input type="checkbox"/>
				Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>
				Transportation	<input type="checkbox"/>	<input type="checkbox"/>
				Water-dependent Uses	<input type="checkbox"/>	<input type="checkbox"/>

ADVERSE IMPACTS ON FUTURE WATER-DEPENDENT DEVELOPMENT ACTIVITIES AND OPPORTUNITIES:

	Acceptable	Unacceptable	Applicable
Replaces an existing water-dependent use with a non-water-dependent use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reduces existing public access	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Locates a non-water-dependent use at a site that is physically suited for a water-dependent use for which there is a reasonable demand	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Locates a non-water-dependent use at a site that has been identified for a water-dependent use in the plan of development or zoning regulations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES OF CONCERN (SEE SUMMARY AND RECOMMENDATIONS BOX FOR ADDITIONAL DETAIL):

- Insufficient information
- Potential increased risk to life and property in coastal hazard area
- Adverse impacts on future water-dependent development opportunities
- Proximity of disturbance to sensitive resources/need for additional vegetated setback
- Potential to cause erosion/sedimentation; need for adequate sedimentation and erosion control measures
- Water quality and/or stormwater impact
- Other coastal resource impacts:
- Other:

SUMMARY AND RECOMMENDATIONS:

The construction and use of a single family residential structure within the VR-7.5 Zone District is consistent with the Town Zoning Regulations and 2012 Plan of Conservation and Development. The placement of the structure as far from the coastal resource as practical and still within the zoning setbacks as established by approval of the Zoning Board of Appeals through application ZBA2006-031 issued on January 4, 2007 which remain in full force and effect, reduces the effect of proposed grading on the coastal resources.

The coastal hazard FEMA designated Flood Zone AE-10 is identified on the site with the remainder of the site located in the 500-year Shaded X-Zone. The 500-year Shaded X-Zone is not considered a Special Flood Hazard Area. All work and associated site improvements in support of the single family dwelling to occur outside of the FEMA designated Flood Hazard Area AE-10.

- Potential to cause erosion/sedimentation; need for adequate sedimentation and erosion control measures:

The project as presented identifies the proximity of site disturbance to the coastal resources. This disturbance is of a temporary nature during the construction of the single family dwelling. Erosion controls shall be incorporated as identified on the plan and as conditioned in order to mitigate any erosion that may occur from surface runoff during construction. The erosion controls shall be constantly inspected and left in place until the site has been permanently stabilized.

- Water quality and/or storm-water impact:

There is a potential for a temporary negative impact to water quality during the construction phase of the project. This potential will be mitigated through the installation and maintenance of erosion control measures as modified on the site plan. The site plan indicates roof drains installed and discharge into a subsurface crushed stone infiltration system located beneath a pervious patio. The infiltration system is designed to mitigate the amount of roof and surface storm water generated on the site post construction. The use of this system is a Low Impact Stormwater element that is supported by the Zoning Regulations and reduces the potential for negative impact to the adjacent coastal resources.

This project as approved with conditions 1 thru 6 is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts.

1. Erosion control measures during construction shall be installed and remain on site for the duration of the project and until the establishment of vegetative cover on disturbed areas.
2. Clearing limits as referenced in Land Disturbance Note 1 shall be depicted on the site plan prior to filing the plans on the land records.
3. Silt fence as depicted on the site plan shall be backed by haybales for its entire length. The detail on the site plan shall be modified to reflect this modification.
4. No work covered by this permit including the stockpiling of materials as shown on the site plan shall be conducted outside of the proposed silt fence.
5. A foundation location certification shall be provided to the Zoning Official prior to framing in order to verify the location of the foundation complies with the setback requirements as established through ZBA2006-031.
6. An as-built survey shall be submitted and approved by the Zoning Official prior to issuance of a Certificate of Zoning Compliance. This requirement is to verify that all improvements have been constructed in accordance with the approved site plan.

FINDING: (Please see summary and recommendations section on page 3 for discussion)

CONSISTENT WITH ALL APPLICABLE COASTAL POLICIES, COMMENTS INCLUDED
 CONSISTENT WITH MODIFICATIONS OR CONDITIONS
 ADDITIONAL INFORMATION NEEDED PRIOR TO COMPLETE CSPR EVALUATION

SUPPORTING DOCUMENTATION ATTACHED TO THIS CHECKLIST:

Copies of photographs of the site dated:
 Copies of aerial photographs dated:
 GIS maps depicting:
 Coastal resources maps dated:
 OLISP Fact Sheet(s):
 Other:

Please be advised that, separate from the municipal review, the following Department of Environmental Protection permits may be required:

Structures, Dredging, and Fill in Tidal Coastal or Navigable Waters
 Tidal Wetlands
 Stormwater General Permit (construction / industrial / commercial)
 Other

For more information, contact:

Proposed Motion

To approve Site Plan CAM Application PL-25-19 located at 2 Forest Street with conditions 1 thru 6 and to find that the project as approved with conditions is consistent with all applicable coastal policies and includes all reasonable measures to mitigate adverse impacts as shown in the written findings and conditions dated January 13, 2026.