



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: 21 Gurley Road

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			X
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			X

- 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" 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 checked="" type="checkbox"/> General Development | <input checked="" 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:

- Describe the methods proposed to mitigate any adverse impacts.
- Explain why adverse impacts are not being mitigated, if applicable.
- 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 checked="" type="checkbox"/>	<input type="checkbox"/>
ii. Replacing an existing water-dependent use with a non-water dependent use	<input type="checkbox"/>	<input checked="" 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 checked="" 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
Stone Ridge R E LLC _____ Applicant	Jim Wray _____	_____
_____ Agent	_____	_____
_____ Land Owner	_____	_____
_____ Land Owner	_____	_____

3a.

Although there are no coastal resources located on site or adjacent to the site, there is an unnamed stream that runs through the site and discharges into the Niantic River, which is a tidal wetland.

4b.

Throughout the development of the site, there will be no alteration to the inland wetlands on the site or the unnamed stream that runs through the site. In order to ensure that runoff from the site is treated properly before leaving, five water quality basins are to be constructed. All five of the basins have been designed to completely retain a 2-year storm. All of the water quality basins are to be inspected and maintained throughout the life of the site to ensure that they are operating as intended. For a more detailed breakdown of the drainage on the site, please refer to the Drainage Calculations, Hydraulics, and Hydrology Report that has been submitted.

In order to service the new development, a sewer main is to be run from the pump station at 25A Oil Mill Rd. About 1,000 ft of sewer main will be added going north from the pump station, up Oil Mill Rd. An additional 500 ft of sewer will extend from the intersection of Oil Mill Rd and Gurley Rd to the east. As the sewer main is installed, stubs will be provided to the property lines of each property it runs by. In total, nine houses will have stubs provided for them. All nine of these houses are currently on septic and will have to eventually switch over to sewer. This will greatly reduce the amount of contaminated ground water the currently leaches into the Niantic River.

5a.

During the development portion of this project, strict erosion and sediment control measures will be taken to ensure that the unnamed stream and inland wetlands on the site aren't adversely affected. The five water quality basins talked about in the previous section, will serve as sedimentation traps while the site is being constructed. In all areas bordering wetlands, silt fence backed by woodchip berms will be installed to further protect the wetlands from runoff that is not caught by the sedimentation traps. These erosion and sediment control methods along with the upkeep of the water quality basins once the site is complete, will ensure that the runoff generated from the new development will not adversely impact the wetlands or the unnamed stream on the site.

5b.

All adverse impacts of this site are being mitigated.

5c.

During the design of this project, steps have been taken to protect the unnamed stream leading to the Niantic river. The erosion and sediment control measures along with the water quality control measures will ensure that the runoff from the site will not adversely

impact the stream or the surrounding wetlands throughout the development and life of this site.