



November 6, 2025

Waterford Planning and Zoning Commission  
c/o Mark Wujtewicz, Planner  
Waterford Town Hall  
Fifteen Rope Ferry Road  
Waterford, CT 06385

RE: Review of Preliminary CSPR for 2 Forest Street

Dear Commissioners:

Thank you for providing DEEP the opportunity to review and comment on the preliminary coastal site plan review application (CSPR) for the proposed project for 2 Forest Street. Acting as the Commissioner's staff, our office has reviewed the proposed CSPR for consistency with the policies and standards of the Connecticut Coastal Management Act (CCMA), and we have the following comments for the Commission's consideration.

The applicant has proposed the construction of a single-family, 2.5 story structure on the existing vacant lot with a pervious patio and six-foot high retaining wall. It is our understanding that the current property owner (not the applicant of this CSPR) had received a variance from minimum setback criteria in the past along with an approved CSPR, though the past proposed project was never constructed and the CSPR approval subsequently expired. The property is located in proximity to Alewife Cove and adjacent to tidal wetlands although it does not have frontage on the Cove.

The property is delineated on the site plan as located in both FEMA AE 10 and X flood zones. However, a more accurate notation would be AE 10 and Shaded X-zone. As the town is aware, FEMA has 2 X-zones – one shaded and the other unshaded. There is a significant difference between the two zones in that the Shaded (which applies to this property) is considered a 500-year flood zone. This should be corrected on the plan.

It appears that the entire development would be located within the Shaded X-zone including the proposed pervious patio and six-foot high retaining wall. The site plan shows that the retaining wall will not envelop the entire patio, with one side of the patio remaining open. This design feature, in addition to the wall being located at elevation 12—two feet above the base flood elevation of the AE 10 zone—means that the wall would not function as a shoreline flood and erosion control structure as defined by the CCMA since the wall would be open to flood waters and would not control flooding or erosion from tidal, coastal or navigable waters.

We support the stormwater management practices proposed, as well as the land disturbance note on the site plan that all existing vegetation outside of the clearing limits will be protected, and that existing vegetation will be removed only in areas necessary for site construction activities.

Once again, DEEP would like to thank you for the opportunity to review and comment on this preliminary proposal, and we strongly encourage the Commission and applicant to consider the comments set forth in this letter when making their decision with respect to this CSPR application. Should you have any questions regarding this letter, please feel free to contact me by email at [karen.michaels@ct.gov](mailto:karen.michaels@ct.gov).

Sincerely,

A handwritten signature in blue ink that reads "Karen A. Michaels". The signature is written in a cursive, flowing style.

Karen A. Michaels

cc: Waterford Coastal File