

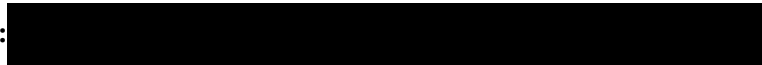
TOWN OF WATERFORD



COASTAL SITE PLAN REVIEW WRITTEN FINDINGS & DECISIONS

ORIGINAL TO:**COASTAL SITE PLAN REVIEW TRIGGER:**

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

APPLICANT NAME:**MAILING ADDRESS:****PROJECT ADDRESS:** 37 Oswegatchie Road**PROJECT DESCRIPTION:**

The applicant proposes to demolish an existing single family dwelling of approximately 877 square feet and construct a new single-family dwelling with a reduced footprint of approximately 791 square feet within the same area of the footprint of the existing dwelling. Based upon the proximity of the work associated with construction of the new dwelling to designated coastal resources, a Coastal Site Plan review is required. The coastal resources identified on the plan are a coastal bluff and the Niantic River Estuarine Embayment. The westerly portion of the parcel is adjacent to the Niantic River. A FEMA designated special flood hazard zone AE-12 occurs within the westerly portion of the parcel. A portion of the proposed structure and site improvements will be located within the FEMA regulated flood zone. Documentation submitted by the applicant indicates that the proposed dwelling will be constructed consistent with FEMA design standards for structures within the designated AE-12 Special Flood Hazard Area. The parcel contains 10,571 square feet of lot area and is located within the R-20 Zone District, which requires a minimum lot size of 20,000 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 will require setback variances from the Zoning Board of Appeals (ZBA). An application for variances has been submitted and will be reviewed by the ZBA.

The rear of the existing dwelling is located approximately 9 feet from the existing retaining wall which the plan identifies as mean high water. Grading and vegetative plantings are proposed within the Coastal Embankment as shown on the plans. The dwelling will be connected to existing municipal water and sewer service and utilities.

Plan title: "Coastal Site Plan Prepared for 1 Point Comfort LLC, 37 Oswegatchie Road, Map 102 Lots 58 56, Waterford, Connecticut" dated September 19, 2024, revised November 4, 2025.

COASTAL RESOURCES AND RESOURCE POLICIES:

	ON-SITE	ADJACENT TO SITE	POTENTIALLY INCONSISTENT	NOT APPLICABLE
General Coastal Resources*	☒	☒	☒	☐
Beaches and Dunes	☒	☒	☒	☐
Bluffs and Escarpments	☒	☐	☒	☐
Coastal Hazard Area	☒	☒	☒	☐
Coastal Waters and/or Estuarine Embayments	☒	☒	☒	☐
Developed Shorefront	☒	☒	☐	☒
Freshwater Wetlands and Watercourses	☐	☐	☐	☒
Intertidal Flats	☐	☐	☐	☒
Islands	☐	☐	☐	☒
Rocky Shorefront	☐	☐	☐	☒
Shellfish Concentration Areas	☐	☐	☐	☒
Shorelands	☒	☒	☐	☒
Tidal Wetlands	☐	☐	☐	☒

ADVERSE IMPACTS ON COASTAL RESOURCES:

	Appears Acceptable	Potentially Unacceptable	Not Applicable
Degrades tidal wetland, beaches and dunes, rocky shorefronts, or bluffs and escarpments	☒	☐	☐
Degrades existing circulation patterns of coastal waters	☐	☐	☒
Increases coastal flooding hazard by altering shoreline or bathymetry	☐	☐	☒
Degrades natural or existing drainage patterns	☒	☐	☐
Degrades natural shoreline erosion and accretion patterns	☐	☐	☒
Degrades or destroys wildlife, finfish, or shellfish habitat	☐	☐	☒
Degrades water quality	☐	☐	☒
Degrades visual quality	☐	☐	☒

COASTAL USE POLICIES:**

	Applies	Potentially Inconsistent
General Development*	☒	☐
Boating	☐	☐
Coastal Recreation and Access	☐	☐
Coastal Structures and Filling	☐	☐
Cultural Resources	☐	☐
Fisheries	☐	☐
Fuels, Chemicals, or Hazardous Materials	☐	☐
Ports and Harbors	☐	☐
Sewer and Water Lines	☐	☐
Solid Waste	☐	☐
Transportation	☐	☐
Water-dependent Uses	☐	☐

* 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 FUTURE WATER-DEPENDENT DEVELOPMENT ACTIVITIES AND OPPORTUNITIES:

	Appears Acceptable	Potentially Unacceptable	Not Applicable
Replaces an existing water-dependent use with a non-water-dependent use	☐	☐	☒
Reduces existing public access	☐	☐	☒
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	☐	☐	☒
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	☐	☐	☒

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 R-20 Zone District is consistent with the Town Zoning Regulations and 2012 Plan of Conservation and Development. The removal of the existing FEMA non-compliant dwelling and replacement with a FEMA compliant dwelling within the footprint of the existing structure reduces the amount of work on the coastal bluff thereby reducing and mitigating adverse impacts to the coastal resources and coastal hazards identified on and adjacent to the site.

The coastal hazard FEMA designated Flood Zone AE-12 boundary is identified on the site plan. The Zoning Regulations require that the elevation of the first floor be no less than 1 foot above the designated Base Flood Elevation (BFE). The applicant proposes to construct the house by providing a first floor elevation which extends to elevation 18. All enclosed building area below the BFE shall be non habitable space constructed in accordance with the standards and criteria contained within the Waterford Zoning Regulations and the FEMA guidelines. The support material provided with the application indicates that all new construction will be compliant with the standards for construction in a FEMA designated flood hazard area AE-12.

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 extended along the top of the edge of the existing concrete shelf in such a manner as to prevent the negative impacts from 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 temporary negative impact to water quality during the construction phase of the project. This potential shall be mitigated through the installation and maintenance of erosion control measures as required to be identified on the site plan. The site plan and building elevation drawings do not indicate the use of roof drains. Any installation of roof drains shall be designed to prevent any erosive impacts from roof water discharge. The use of Low Impact Stormwater Design elements such as rain gardens shall be used. These elements must be shown on the site plan with details. The use of a rain garden 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 7 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, maintained and remain on site for the duration of the project and until the establishment of a permanent vegetative cover on disturbed areas.
2. Silt fence as depicted on the site plan shall be backed by haybales for its entire length and extended along the concrete shelf/retaining wall. Elevations of existing concrete abutments shall be required to be shown on the site plan. These modifications shall be shown on the final plan prior to filing on the land records.
3. 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.
4. All existing trees shown on the site plan within the coastal bluff shall be protected from any damage during construction.
5. A detailed coastal bluff planting plan shall be required at the time of building permit application.
6. 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 for the Zone District and any variances granted by the ZBA.
7. An as-built survey shall be submitted to 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.

Proposed Motion:

To approve with conditions Site Plan CAM Application ZBA-25-4 located at 37 Oswegatchie Road with conditions 1 thru 7 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.

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:

copies provided to
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