



Town of Waterford

Building, Conservation, Planning and Zoning

www.waterfordct.org

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Date Submitted: _____

Processed By: _____

App. No.: _____

Rev: 07/24/14

PZC Form 2:

Application for Coastal Area Management Site Plan Permit

Property Address: 163 Oswegatchie Road - Waterford, CT

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	X	
Beaches and Dunes			
Bluffs & Escarpments			
Coastal Hazard Area	X	X	
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters	X	X	
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.)	X	NA	NA
Base Flood Elevation	12	NA	NA
Tidal Wetlands			

- 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	☐	☒	☐
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)	☐	☒	☐
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	☐	☒	☐
iv. Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff	☐	☒	☐
v. Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction	☐	☐	☒
vi. Degrading visual quality through significant alteration of the natural features of vistas and view points	☐	☒	☐
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	☐	☒	☐
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	☐	☒	☐

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:

- | | |
|---|--|
| ☒ General Development | ☐ Sewer and Water Lines |
| ☐ Water-Dependent Uses | ☐ Energy Facilities |
| ☐ Ports and Harbors | ☐ Fuel, Chemicals and Hazardous Materials |
| ☐ Coastal Structures and Filling | ☐ Transportation |
| ☐ Dredging and Navigation | ☐ Solid Waste |
| ☐ Boating | ☐ Dams, Dikes and Reservoirs |
| ☐ Fisheries | ☐ Cultural Resources |
| ☐ Coastal Recreation and Access | ☐ 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.

Potential Adverse Impacts on Future Water-dependent

Development Opportunities and Activities

Applicable

Not Applicable

Mitigation

Proposed

i. Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use

☐
☒
☐

ii. Replacing an existing water-dependent use with a non-water dependent use

☐
☒
☐

iii. Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters

☐
☒
☐

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

James Gerrish

Julie Gerrish

Date

Feb 23, 2025

Feb 23, 2025

Applicant



James Bernardo, LS (for James Bernardo
Land Surveying, LLC)

2-24-2025

Agent

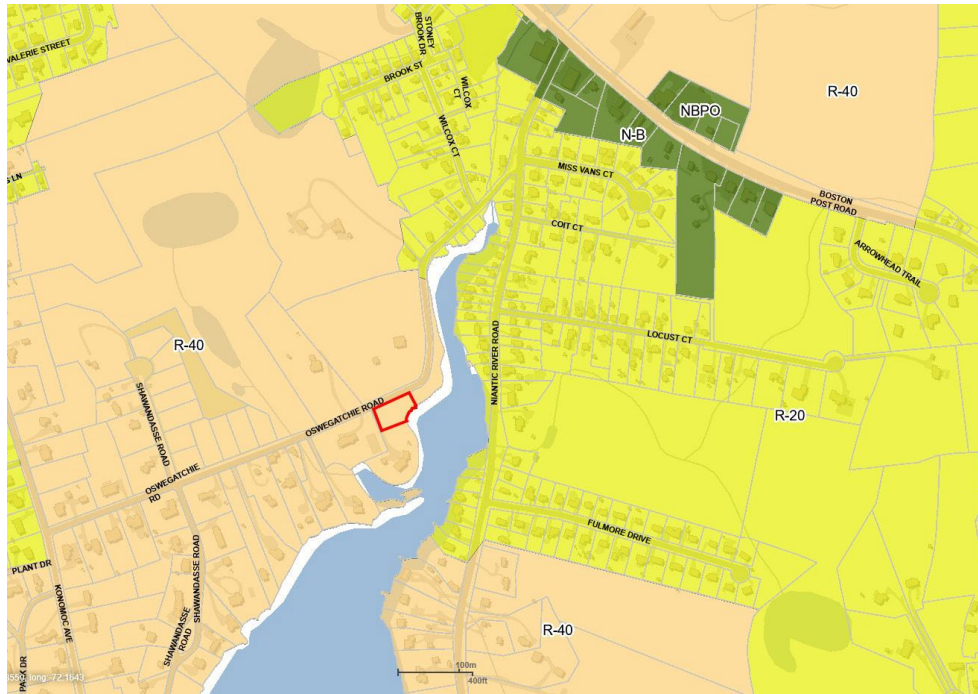


02/21/25

Land Owner

Land Owner

COASTAL AREA MANAGEMENT APPLICATION



Prepared For
James G. Gerrish
163 Oswegatchie Road
Waterford, CT 06385

James Bernardo Land Surveying, LLC
James Bernardo, LS
102A Spithead Road
Waterford, CT 06385
860-447-0236
jim@jbsurvey.com

Supplement To
Coastal Area Management (CAM) Application

Prepare for: James G. Gerrish
163 Oswegatchie Road
Waterford, CT 06385

General Statement of Activity

This application is for the construction of a wood-frame, single-family residential house on the existing un-developed property at 163 Oswegatchie Road in Waterford, CT.

The property is located adjacent to Keeney Cove, a tributary to the Niantic River and Long Island Sound. A residential home is located adjacent to the site to the South.

The property is located in a Special Flood Hazard Area (SFHA) AE (BFE=12) and AE (BFE=10) as shown on the FIRM 09011C0481j map revised: August 5, 2013. The property is not located within the Limits of Moderate Wave Action (LiMWA). The new residence will be located in Zone X (0.2%). The lowest floor is 15.5 (NAVD88).

3b. Consistency with Coastal Resources and policies

General Coastal Resources

Means the coastal waters of the state, their natural resources, related marine and wildlife habitat and adjacent shorelands, both developed and undeveloped, that together form an integrated terrestrial and estuarine ecosystem.

Coastal resources on and adjacent to this site include coastal waters which include the adjacent Keeney Cove (Long Island Sound). The existing lot is zoned for residential development. The foundation will be constructed with a walk-out basement level above the BFE

Coastal Hazard Areas

Coastal hazard areas are statutorily defined as those land areas inundated during coastal storm events or subject to erosion induced by such events, including flood hazard areas as defined and determined by the National Flood Insurance Act and all erosion hazard areas as determined by the Commissioner [Connecticut General Statutes (CGS) section 22a-93(7)(H)]. In general, coastal flood hazard areas include all areas designated as within A-zone and V-zones by the Federal Emergency Management Agency (FEMA). A-zones are subject to still-water flooding during so called "100-year" flood events. During 100-year flood events, V-zones are subject to direct action by waves three feet or more in height

As previously stated, the property is in a Special Flood Hazard Area (SFHA) AE (BFE=12) as shown on the FIRM 09011C0481j map revised: August 5, 2013. The new residence is located in Zone X of the property. Special Flood Hazard Areas are a subject to the 1% annual chance flood (100-year flood). It is the flood that has a 1% chance of being equaled or exceeded in any given year.

The building and all habitable spaces will be elevated BFE and will be constructed the SFHA. All utilities must be located above the BFE.

Coastal Waters and Estuarine Embayments

Coastal waters are those waters of Long Island Sound and its harbors, embayments, tidal rivers, streams and creeks, which contain a salinity concentration of at least five hundred parts per million under the low flow stream conditions as established by the commissioner [Connecticut General Statutes (CGS) section 22a-93(5)].

Coastal waters can be separated into "nearshore waters," "offshore waters" and "estuarine embayments."

Keeney Cove satisfies the definition of an Estuarine Embayments. Of primary concern is the degradation of water quality through the introduction of suspended solids and nutrients into the Cove. This property is served by municipal sanitary sewer and water. No significant changes in drainage flow paths are anticipated. Stormwater BMP's, primarily the installation of sediment fence, has been incorporated into the site design. The excavation and site disturbance associated with the foundation constructed will be limited to the minimal amount necessary.

Tidal Wetlands

Tidal wetlands are those areas which border on or lie beneath tidal waters, such as, but not limited to banks, bogs, salt marshes, swamps, meadows, flats, or other low lands subject to tidal action, including those areas now or formerly connected to tidal waters, and whose surface is at or below an elevation of one foot above local extreme high water; and upon which may grow or be capable of growing some, but not necessarily all, of [a list of specific plant species - see Connecticut General Statutes (CGS) section 22a-29(2) for complete list of species][CGS section 22a-29, as referenced by CGS section 22a-93(7)(E)]. In general, tidal wetlands form in "low energy" environments protected from direct wave action. They are flooded by tidal waters twice a day and support a diverse ecosystem of vegetation and wildlife.

Tidal Wetlands are located along the southerly portion of the property adjacent to Kenny Cove. There are several High Tide Bushes (*Iva frutescens*) located at the fringe of mean high water. No activity is proposed within the tidal wetlands.

Coastal Hazard Areas

Coastal hazard areas are statutorily defined as those land areas inundated during coastal storm events or subject to erosion induced by such events, including flood hazard areas as defined and determined by the National Flood Insurance Act and all erosion hazard areas as determined by the Commissioner [Connecticut General Statutes (CGS) section 22a-93(7)(H)]. In general, coastal flood hazard areas include all areas designated as within A-zone and V-zones by the Federal Emergency Management Agency (FEMA). A-zones are subject to still-water flooding during so called "100-year" flood events. During 100-year flood events, V-zones are subject to direct action by waves three feet or more in height

As previously stated, the property is in a Special Flood Hazard Area (SFHA) VE (BFE=13) and AE (BFE=10) as shown on the FIRM 09011C481j map revised: August 5, 2013. The new residence is located entirely outside the limits of the SFHA. Special Flood Hazard Areas are a subject to the 1% annual chance flood (100-year flood). It is the flood that has a 1% chance of being equaled or exceeded in any given year. VE zones are coastal flood zones with velocity hazard. There are no VE zones on the property.

3c. Possible degradation of water quality.

Construction on or adjacent to coastal resources has the potential to introduce pollutants from runoff and erosion into the coastal resources. A detailed construction sequence has provided on the plans including limitations on the clearing limits and the installation of erosion control measures to minimize the impact to the coastal resources.

4b. Consistency with Coastal Resources and policies

The Coastal Area Management Regulations permit for the reasonable uses of coastal properties consistent with Coastal Resources and Policies. Adverse impacts to Coastal Resources must be mitigated to the extent possible. All disturbed areas will be stabilized and seeded upon completion of construction. No house construction will occur within 50' of the shore.

The location of the house, on privately owned land, will not impact water access as this is private property zoned for residential use.

The Coastal Area Management Regulations emphasize the importance of locating water-dependent uses at waterfront sites. However, the property is located in the R-40 zone. The current Town of Waterford Zoning Regulations do not permit any water dependent uses in this zone. In addition, shallow water depths in Keeney Cove restrict access to adequate channel and open water depths.

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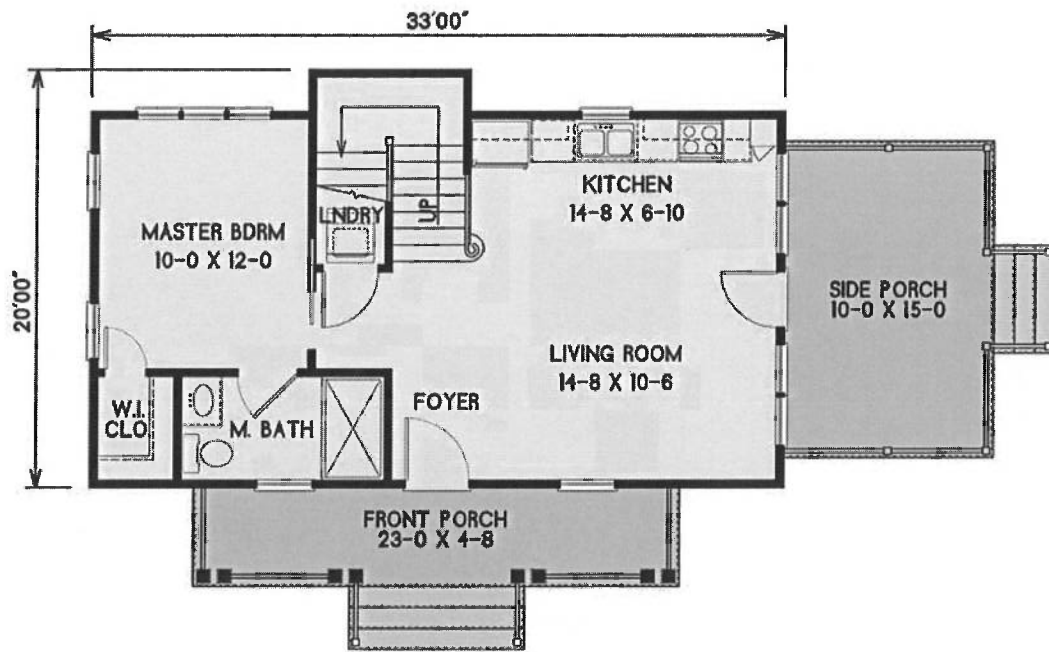
 [VIEW ALL](#)

Plan 31570GF

Adorable 3-Bedroom Cottage House Plan with Front and Side Porches - 1112 Sq Ft

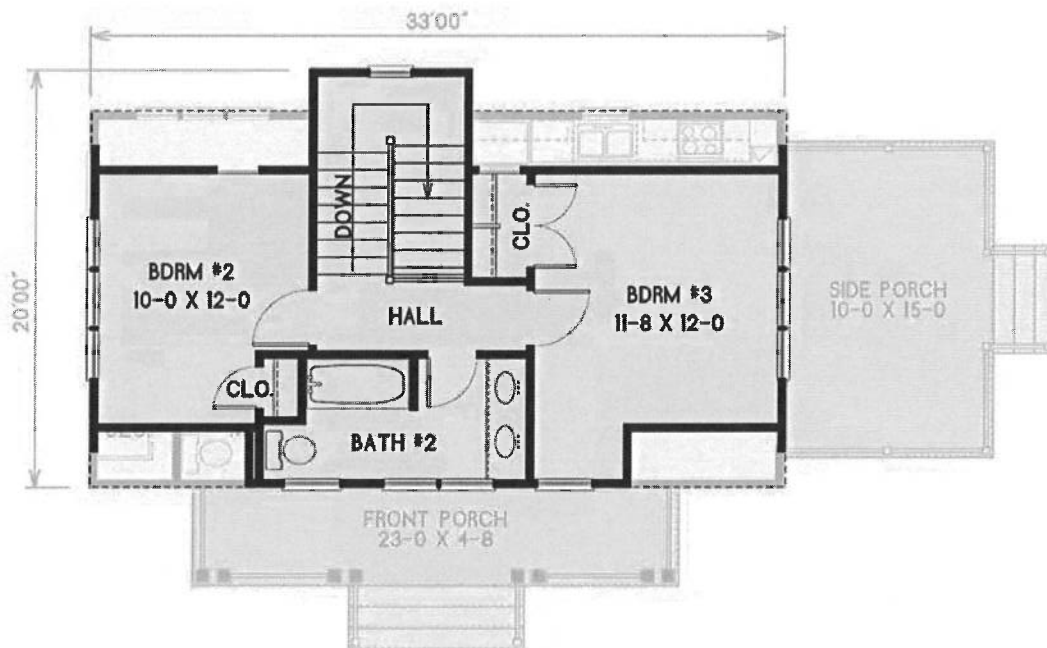
Finished S.F.	Beds	Baths
1,112	3	2
		

Stories
2



1st Floor

Reverse Floor Plan



Plan Details

You'll find everything you need in just over 1,100 square feet in this thoughtfully designed **cottage house plan**.

Across the covered entry porch and through the front door, you'll find a versatile living and dining space. The cozy kitchen is designed for efficiency.

Enjoy the privacy of a main-floor master bedroom with an adjacent full bath.

On the upper level, two additional bedrooms share a full bath.

What's Included

Cover Sheet: Shows typical notes and requirements.

Exterior Elevations: Shows the front, rear and sides of the home including exterior materials, details and measurement

Floor Plans: Shows the placement of walls and the dimensions for rooms, doors, windows, stairways, etc. for each floor