

COASTAL SITE PLAN REVIEW COMMENTS CHECKLIST

This checklist is used by the Land and Water Resources Division (LWRD) to assess the consistency of the proposed activities with the relevant policies and standards of the Connecticut Coastal Management Act [(CCMA), Connecticut General Statutes (CGS) sections 22a-90 through 22a-112, inclusive].

ORIGINAL TO:

Mark Wujtewicz, Planner
Waterford Dept of Planning and Development

COASTAL SITE PLAN REVIEW TRIGGER:

- ☐ Zoning Compliance
- ☒ Subdivision
- ☐ Special Exception or Permit
- ☐ Variance
- ☐ Municipal Improvement

Date sent/delivered: 10/6/25 by (indicate all that apply): ☐ hand ☐ fax ☒ e-mail ☐ U.S. mail

APPLICANT NAME: Sharon Brown

MAILING ADDRESS: c/o/ Brian Florek, Florek Surveying LLC, 239 Shore Road, Waterford CT 06385;
860.271.6006

PROJECT ADDRESS: 9 Josan Drive

PROJECT DESCRIPTION:

Applicant is proposing to sub-divide an existing parcel of land into 2 building lots. Both lots are located within a FEMA delineated Unshaded X zone with a small portion of the southwestern portion of Lot 2 located in an AE12 zone. No building will be proposed within the coastal flood hazard area, and this area is currently protected under local Conservation Approval C-24-06.

LWRD reviewer: KAM

Date plans were received by LWRD: 10/1/25
Date Comments are Due: 10/13/25

Date LWRD review completed: 10/6/25

Most recent revision date on plans: 8/14/25

Plan Title: Existing Conditions/Proposed Lot Layout

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	☐	☐

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):

- ☒ No Concerns Noted
- ☐ 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:

Analysis and Recommendations Section:**Analysis:**

Applicant is proposing to sub-divide an existing parcel of land into 2 building lots. Boh lots are located within a FEMA delineated Unshaded X zone with a small portion of the southwestern portion of Lot 2 located in an AE12 zone. No building will be proposed in said location and this area is currently protected under local Conservation Approval C-24-06.

Recommendations/Comments:

1. No comments regarding the proposed subdivision at this time

FINDING: (Please see summary and recommendations section on page 4 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:
- ☐ Coastal Management Fact Sheet(s):
- ☒ Other: FEMA Firmette and View from DEEP Data Viewer

Please be advised that, separate from the municipal review, the following DEEP permits may be required:

- ☐ Structures, Dredging, and Fill in Tidal Coastal or Navigable Waters
- ☐ Tidal Wetlands
- ☐ Stormwater General Permit:
- ☐ Other:

Please direct questions or comments regarding this checklist to:

Karen Michaels, EA III
Planning Section,
Land and Water Resources Division
CT DEEP
Karen.Michaels@ct.gov

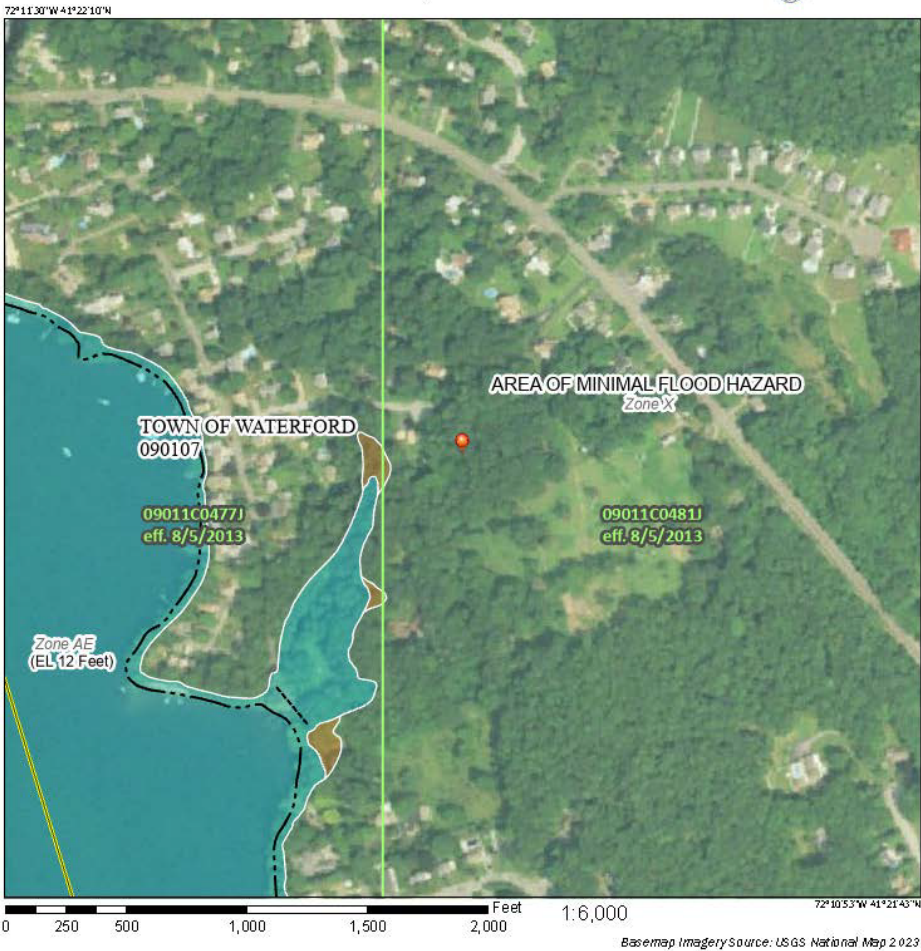
copy/ies provided to

LWRD Reviewer Initials: KAM

Date: 10/6/25

This checklist is intended to replace a comment letter only in those instances where LWRD comments can be readily conveyed without the background discussion that would be provided in a letter.
This checklist is not used for projects that LWRD recommends should be denied.

National Flood Hazard Layer FIRMette



Legend

SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, X, and
- With BFE or Depth Zone AE, AD, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions: 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee, See Notes, Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS

- Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES

- Cross Sections with 1% Annual Chance Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

