

Killingly Engineering Associates

Civil Engineering & Surveying



P.O. Box 421 Killingly, CT 06241
Phone: 860-779-7299
www.killinglyengineering.com

June 27, 2024

Proposed Single Family Home & CAM Site Plan

James O'Leary
31 Riverside Drive
Waterford, CT

APPLICATION PACKAGE CONTENTS – P&Z/CAM

1. Application fee:

\$300.00 Site Plan Review Fee
\$200.00 New Construction
\$200.00 CAM Application Fee
\$ 60.00 (State fee)
\$760.00 Total Fee

2. Full sized sets of plans – Revised to: 6/18/2023
3. Response letter to Staff review comments
4. PCZ Form 1
5. PCZ Form 2
6. Project Narrative
7. CTDEEP NDDB inquiry determination

COPY



Town of Waterford

Department of Planning and Development

www.waterfordct.org

Office Use Only

Date Submitted: _____

Processed By: _____

App. No.: _____

Total Fee: \$ _____

Electronic Submission

Waived: _____ Yes _____ No

PZC Form 1

Planning and Zoning Application

1. Type of Application(s), Use and Property Information (check all that apply)

- | | | |
|--|--|---|
| ☐ Informal Staff Review | ☒ Site Plan/Design Review | ☐ Municipal Project (CGS§8-24) |
| ☐ Special Permit/Design Review ¹ | ☐ Subdivision /Resubdivision | ☐ Lot line Adjustment |
| ☐ Zoning Map Change | ☐ Regulation Amendment(s) | ☐ New District |
| ☐ Multifamily Development | ☒ Coastal Area Management ² | ☐ Earth Excavation |
| ☐ Flood Hazard Area | ☐ Other: _____ | ☐ Other: _____ |

Specify all uses and corresponding section for which this application applies³:

Use: RESIDENTIAL Section: _____

Use: _____ Section: _____

Use: _____ Section: _____

Name of proposed development/subdivision: _____ If subdivision how many lots?: _____

If applicable, are roadways proposed to be private, public or both:

☐ Private

☐ Public

☐ Both⁴

Parcel 1

Map/Block/Lot: 114 / 16605 / _____ / _____

Street No. & Name: 31 RIVERSIDE DRIVE

Size SF/AC: 22,200 / 0.511

Zoning District(s): R20-W

Parcel 2

Map/Block/Lot: _____ / _____ / _____

Street No. & Name: _____

Size SF/AC: _____ / _____

Zoning District(s): _____

¹ Include a completed list of property owners with Parcel ID, name, address and mailing address. It is the applicant's responsibility to distribute all notices certified return receipt. Evidence of mailing shall be submitted prior to the start of the hearing. Failure to do so will delay the opening of the hearing.

² Coastal Site Plan reviews under Coastal Area Management §25.4 must submit a completed PZC Form 2 in addition to this PZC Form 1.

³ The use listed must correspond to the exact use term noted within the zoning district as a permitted use allowed through site plan or special permit.

⁴ A plan must accompany the application clearly delineating the limits of public and private roads.

2. Applicant Information

Name: James M. O'Leary
Title: Owner
Company: _____
Address: 122 OSWEGATCHIE ROAD
City/State: WATERFORD CT
Zip Code: 06385
Telephone: 860-912-3162 Fax: _____

Applicant's Authority to File Application⁵

☒ Legal Owner of Record
☐ Power of Attorney
☐ Contract to Purchase
☐ Other _____

Email: JMODMD@Gmail.com

3. Agent Information; if applicable

Name: NORMAND THIBEAULT JR, P.E.
Title: PROJECT ENGINEER
Company: KILLINGLY ENGINEERING ASSOC
Address: P.O. Box 421
City/State: KILLINGLY CT
Zip Code: 06241

Specify Nature of Agent

☐ Attorney
☒ Civil Engineer
☐ Land Surveyor
☐ Design Professional; _____
☐ Other: _____

Bar/License/Reg. No.: CT 22834

Telephone: 860-779-7299 Fax: _____

Email: NTHIBEAULT@KILLINGLYEA.COM

4. Property Owner(s) and Parcel(s) Information

Is owner co-applicant? ☐ Yes ☒ No

Note: If landowner is an LLC, Corporation, Trust or other legal entity, attach the names, addresses and title of each member or officer, including agent(s). If same as applicant list 'Same'.

Name: James M. O'Leary
Title: _____
Company: _____
Address: 122 OSWEGATCHIE RD
City/State: WATERFORD CT
Zip Code: 06385
Telephone: 860-912-3162
Fax: _____
Email: JMODMD@Gmail.com

Name: _____
Title: _____
Company: _____
Address: _____
City/State: _____
Zip Code: _____
Telephone: _____
Fax: _____
Email: _____

⁵ Applicant must submit evidence attesting to the authority to file application (i.e. deed, option for purchase, etc.)

5. Statement of Use

Attached a typed statement of use in conformance with the Zoning Regulations as described in Section 22.4.2. In addition include all hours and days of operation, size of buildings and number of stories, utilities servicing the parcel, variances received, number of employee and structures to be demolished.

6. Statement of Design Compatibility (Site Plans and Special Permits only)

Attach a statement describing how the building and site design is compatible with the neighborhood, character of Waterford and Zoning Regulations.

7. Consistency with Adopted Plan of Preservation, Conservation and Development (all applications)

Attach a statement attesting to how the proposed use, zone change, amendment or design is consistent with the most recent adopted Plan of Preservation, Conservation and Development (the Plan). Note relevant Plan section numbers and pages.

8. Natural and Cultural Resources

Yes	No		% of Property
☐	☒	a. Are inland wetlands present on site? Total SF/AC _____ / _____	_____
☐	☒	b. Are tidal wetlands present on site? Total SF/AC _____ / _____	_____
☐	☒	c. Are their known or suspected vernal pools on the property?	
☒	☐	d. CT DEEP NDDDB: Are endangered, threatened or species of special concern suspected to be located on the property? <i>Applicant must attach an 8 1/2 x 11 map of the most current CT DEEP Natural Diversity Database with site clearly identified regardless of response provided. If you answered yes to item d., attach a letter from CT DEEP stating the name of the specie(s) that are suspected to be on the property. See Section 22 of the Zoning Regulations for additional information.</i>	
☒	☐	e. Are floodplains or flood hazard areas on the property?	
		Identify: <u>FLOOD HAZARD ZONE A.E.</u>	
☐	☒	f. Is the property located within a local, state or national historic district?	
		If yes identify district name: _____	
☐	☒	g. Does the site possess any structures or sites listed on the local, state or national register of historic landmarks?	
		If yes, identify: _____	

9. Additional Information

Yes No

- ☒ ☐ a. Is any part of the site within 500' of the Town line? Which town: EAST LYME
- ☐ ☒ b. Will any egress or ingress for the property use streets within an adjoining municipality?
- ☐ ☒ c. Is any work proposed in wetlands or watercourses? Explain in Statement of Use
- ☐ ☒ d. Is any work proposed within 100 feet of a wetlands or watercourse? Explain in Statement of Use
- ☐ ☒ e. Is any work proposed within a floodplain or flood hazard area? Explain in Statement of Use
- ☒ ☐ f. Is public water available or proposed to the site? Identify: PUBLIC WATER AVAILABLE
- ☒ ☐ g. Are public sanitary sewers available or proposed to the site? Identify: PUBLIC SANITARY SEWERS
- ☐ ☒ h. Is there a utility, drainage or other easement(s) on the site? Specify: _____
- ☐ ☒ i. Is open space proposed on the property?

How much open space is proposed (SF/AC)? _____ / _____ Percent of property(s) _____

Use and purpose of open space: _____

10. Previous Land Use Permits Associated with the Property(s)

Have previous permits been issued for the Property: ☐ Yes ☒ No (List singularly; attached additional pages if necessary)

Date Issued

Issuing Agency

Approved Use/Activity

11. Change of Zone, Regulation Amendment or New Zoning District, if applicable

Yes No

☐☒

a. Is this application for a new zoning district and/or regulation not presently established within the Zoning Regulations? If a new zoning district, distinguish type of zone proposed:

☐

Fixed Zone

☐

Floating Zone

☐

Overlay Zone

Identify proposed zone name: _____

For new regulations, list proposed section number(s) and titles(s):

i. _____

ii. _____

iii. _____

☐☒

b. Is this application an amendment to an existing regulation? Attach proposed amendments, clearly noting any deletions, modifications or additions. List sections proposed to be modified:

i. _____

ii. _____

iii. _____

☐☒

c. Is this application for a change to a district already established within the regulations? Identify:

Supporting materials: *N/A*

For new zoning districts or a change in zone provide a legal description of the land involved in the zone district change including the following:

- Location map at 1"=1000'
- Accurate description and acreage of tract(s) to be changed with existing buildings and uses
- Show existing features including but not limited to contours at two-foot intervals, wetlands and watercourses, flood plains, all improvements and structures,
- All lots or parts of lots contained in an area within 500 feet in all directions of the zone change tract
- All lots shown in this area and within the zone change tract shall contain the name and address of owners as recorded in the Assessor's records and shall show the nature of use
- North point, and distance along road from nearest road intersection.
- Scale of map(s)

12. Bulk Zoning Requirements Table

Complete the following table, which must also be included on applicable drawings:

Zoning District(s): <u>R-20W</u>		
Item	Required	Proposed
Minimum Lot Size	20,000 S.F.	22,280 S.F.
Frontage	85' @ STREET / 100' @ R	121.8' / 126'
Front Yard	50'	69'
Side Yard	20'	27.69'
Rear Yard	50'	66.3'
Building Line HEIGHT	35'	32'-6"
Building Coverage	25%	27%
Parking ⁶	2	2 GARAGE + 2 DRIVEWAY
Landscaping	N/A	
Impermeable Coverage		

⁶ Attach method used to determine the number of parking spaces required.

13. Planning, Design and Engineering Team

Provide a list of all professionals responsible for the project. Additional pages attached, if necessary: ☐ Yes ☒ No

Discipline: CIVIL ENGINEER Telephone: 860-779-7299
Name: NORMAND THIBEAULT JR Fax: _____
Company: KILLINGLY ENGINEERING ASSOC Email: NTHIBEAULT@KILLINGLYEA.COM
License(s)/ Accreditation No(s): CT PE # 22834

Discipline: LICENSED SURVEYOR Telephone: 860-779-7299
Name: GREG GLAUDÉ Fax: _____
Company: KILLINGLY ENGINEERING ASSOC Email: GGLAUDÉ@KILLINGLYEA.COM
License(s)/ Accreditation No(s): LICENSED SURVEYOR LSX # 70191

Discipline: ARCHITECTURE Telephone: 860-572-7306
Name: PETER SPRINGSTEEL Fax: _____
Company: PETER J SPRINGSTEEL ARCHITECT, LLC Email: PETER.SPRINGSTEEL@SNRT.NC
License(s)/ Accreditation No(s): LICENSED ARCHITECT

Discipline: _____ Telephone: _____
Name: _____ Fax: _____
Company: _____ Email: _____
License(s)/ Accreditation No(s): _____

Discipline: _____ Telephone: _____
Name: _____ Fax: _____
Company: _____ Email: _____
License(s)/ Accreditation No(s): _____

14. Supporting Documentation

Itemize, including additional attachments, all information provided in support of the application. Titles, dates and sheet/map numbers shall correspond exactly with the corresponding information provided.

Additional pages attached, if necessary: ☐ Yes ☐ No

NDDB DOCUMENTATION

Project Narrative

15. For Informal Staff Review Use Only

Sec. 7-159b – Pre-application review of use of property. Notwithstanding any other provision of the general statutes, prior to the submission of an application for use of property under chapters 124, 126, 440 and 541 or any other provision of the general statutes authorizing an authority, commission, department or agency of a municipality to issue a permit or approval for use of such property, such authority, commission, department or agency or authorized agent thereof may separately, jointly, or in any combination, conduct a pre-application review of a proposed project with the applicant at the applicant's request. Such pre-application review and any results or information obtained from it may not be appealed under any provision of the general statutes, and shall not be binding on the applicant or any authority, commission, department, agency or other official having jurisdiction to review the proposed project.

I have read and understand the above provision of the Connecticut General Statutes and understand and agree that whatever discussion, comments and/or recommendations are made through this review are non-binding upon the parties.

Further, I acknowledge and agree that this pre-application review meeting is being conducted prior to and in anticipation of a formal application to the Waterford Planning and Zoning Commission or Conservation Commission to obtain feedback and response to the proposal or design, as it exists on this date, in the interest of preparing an application consistent with the Subdivision, Zoning or Wetlands regulations of the Town of Waterford as the case may be.

Signature

Printed Name

Date

Applicant

Agent

Land Owner

Land Owner

JAMES O'LEARY

NORMAND THIBEAULT JR

JAMES O'LEARY

16. Technical Assistance Review Fee

In accordance with the Waterford Code of Ordinance Chapter 16.08, the Commission may require third party technical assistance review for the evaluation of applications associated with but not limited to site plans, special permits, zone change and regulation amendments and may collect payment for costs associated with the review. This includes but is not limited to civil engineering, architecture, legal assistance, traffic engineering and environmental protection.

17. 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.

Right of Entry and Inspection

The undersigned hereby authorizes the Waterford Planning and Zoning Commission or its agents, to enter the subject property for the purposes of inspection and enforcement for the said Zoning Regulations until receipt of final Certificate of Occupancy and Certificate of Zoning Compliance.

Electronic Data Accuracy and Transmission

If applicable, the undersigned hereby acknowledges that all electronic data submitted as part of this application is an accurate and true representation of all paper transmissions provided as part of this application and may be transmitted publically when requested and all applicable fees are paid in full by the requesting party.

Signature

Printed Name

Date

Applicant

Agent

Land Owner

Land Owner

JAMES O'LEARY

NORMAND THIBEAULT JR

JAMES O'LEARY



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: 31 RIVERSIDE DRIVE

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	✓		
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			

- 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

SEE ATTACHED NARRATIVE

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	☐	☒	☐
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

Date

Applicant

Agent

Land Owner

Land Owner

James O'Leary

Normand Thibault Jr

James O'Leary

Natural Diversity Data Base Areas

WATERFORD, CT

June 2023

-  State and Federal Listed Species
-  Critical Habitat
-  Town Boundary

NOTE: This map shows known locations of State and Federal Listed Species and Critical Habitats. Information on listed species is collected and compiled by the Natural Diversity Data Base (NDDDB) from a variety of data sources. Exact locations of species have been buffered to produce the generalized locations.

This map is intended for use as a preliminary screening tool for conducting a Natural Diversity Data Base Review Request. To use the map, locate the project boundaries and any additional affected areas. If the project is within a hatched area there may be a potential conflict with a listed species. For more information, use DEEP ezFile <https://filings.deep.ct.gov/DEEPPortal/> to submit a Request for Natural Diversity Data Base State Listed Species Review or Site Assessment. More detailed instructions are provided along with the request form on our website.

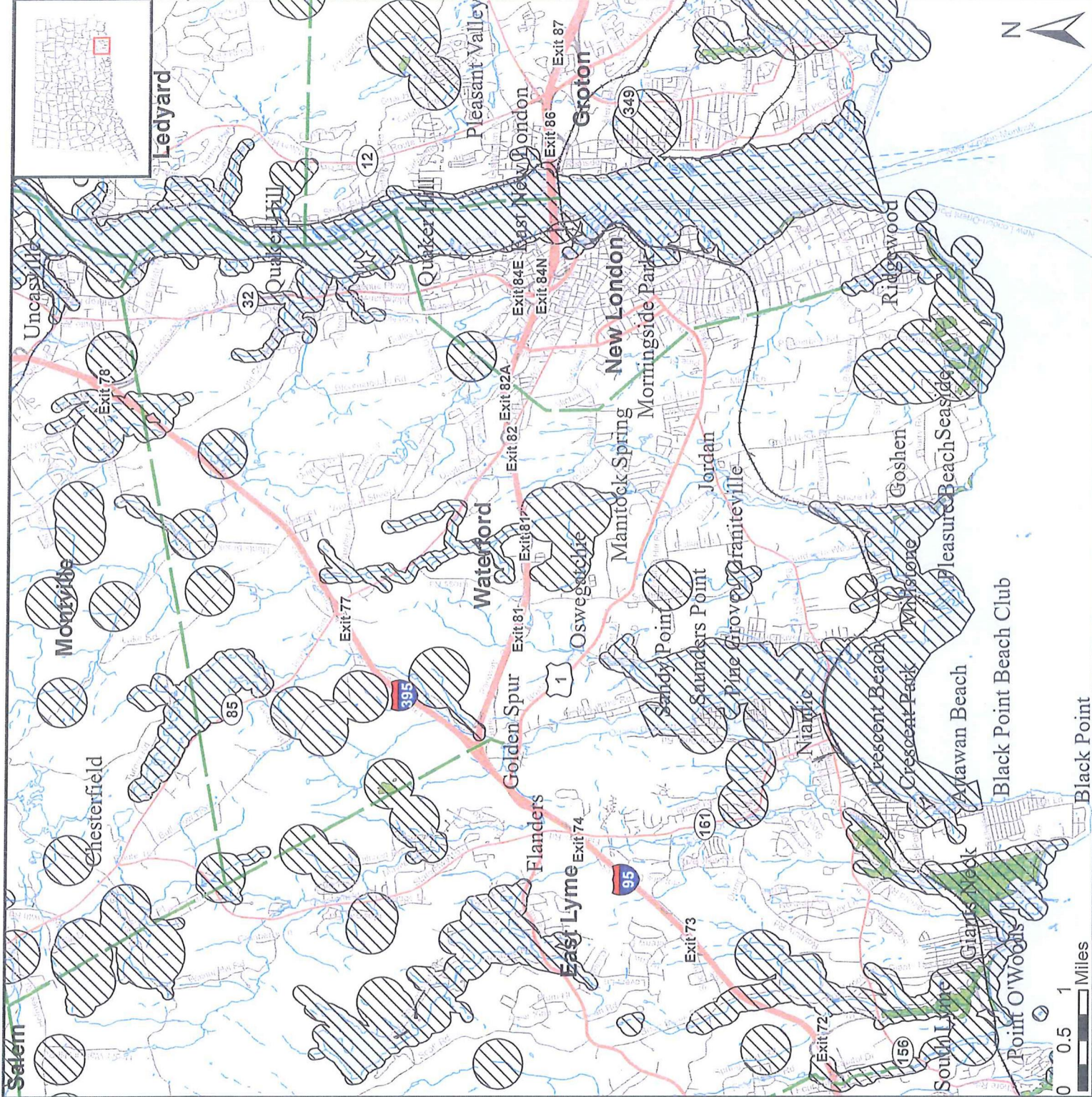
<https://portal.ct.gov/deep-nddbrequest>

Use the CTECO Interactive Map Viewers at <http://cteco.uconn.edu> to more precisely search for and locate a site and to view aerial imagery with NDDB Areas.

QUESTIONS: Department of Energy and Environmental Protection (DEEP)
79 Elm St, Hartford, CT 06106
email: deep.nddbrequest@ct.gov
Phone: (860) 424-3011



Connecticut
Department of Energy &
Environmental Protection



Killingly Engineering Associates

Civil Engineering & Surveying



P.O. Box 421 Dayville, CT 06241
Phone: 860-779-7299

Application for Review of Coastal Site Plans **James O'Leary** **31 Riverside Drive**

In accordance with P.A. 79-535 and the Connecticut Coastal Management Manual, Planning Report No. 30, we offer the following written project information.

I. PLANS

A survey plan certified to Class A-2 standards is included with this submission. On the plan, Killingly Engineering has shown the proposed single-family home and property boundaries, descriptions and depictions of improvements, and descriptions and distances to applicable coastal resources.

II. WRITTEN INFORMATION

A. Description of Proposed Project

The project proposes to construct a single-family home with associated landscaping and site improvements. The home will be served by public water and sanitary sewer; no on-site septic will be utilized. This property is zoned residential.

Construction of the home and driveway will generate slight increases in stormwater runoff from surfaces that are currently pervious. Stormwater will sheet flow overland through vegetated surfaces in a western direction toward Niantic River. During construction, the project design calls for silt fence backed with staked haybales to prevent migration of sediment toward the coastal resource. The site is moderately sloped and well drained; the potential for excessive sediment migration will be low as a result.

Under Section 1 of the Connecticut Coastal Management Manual, interior modifications and minor modifications to existing structures are considered exempt from coastal site plan review. Since this is a new structure, this criterion is not applicable.

B. Coastal Resources

The coastal resource adjacent to the subject property is Niantic River to the west. It is a popular coastal resource that is utilized for fishing, recreational boating and visually aesthetic views. The property is framed by residences to the north and south and Riverside Drive to the east.

B-1 Developed Shorefront

The property has direct access to the developed shorefront and is afforded views to the Niantic River and there is an existing dock and mooring associated with the property; no additional work on the dock or mooring are proposed. The proposed uses for this project are not water dependent but for recreation and a single-family dwelling. The project therefore will not impact any existing commercial fishing, boating or

any other commercial or recreational water uses. Stormwater from the project will be treated by sheet flow over vegetated surfaces and infiltrated on site with the installation of rain gardens to promote infiltration. Small amounts of stormwater runoff from excessive storm events will sheet flow to Niantic River. It is recommended that during construction, measures should be taken to alleviate the potential for sediment transport by installing recommended sediment barriers and an anti-tracking construction entrance prior to any site activities.

The project will not will not increase flood or erosion hazards, and is compatible with the existing developed shoreline uses in the vicinity.

C. Coastal Policies

The Connecticut General Statutes, Chapter 44, Sec. 22a-91 states that *"The coastal area is rich in a variety of natural, economic, recreational, cultural and aesthetic resources but the full realization of their value can be achieved only by encouraging development in suitable areas and then by protecting those areas unsuitable for development"*. This project fully recognizes the need for redevelopment and in turn eliminates impacts on the existing coastal resource areas. With regard to legislative goals and policies, Section 22a-92 establishes these expectations which include but are not limited to:

- Use of the coastal resources in a manner that is consistent with the capability of the land;
- Preservation and/or enhancement of coastal resources;
- To consider in the planning process, the potential impact coastal flooding and erosion patterns to minimize the potential damage to life and property;
- To encourage public access to coastal resources by effectively utilizing state-owned recreational facilities;

The project does not conflict with these policies.

D. Adverse Impacts

1. *The project will not create adverse impacts to the developed shorefront, specifically:*

- The project will not degrade water quality. Any potential for sedimentation during construction will be diminished or alleviated by providing recommended sedimentation controls.
- There will not be any degrading of circulation patterns of coastal waters.
- There will not be any degradation of natural erosion patterns.
- There are no modifications that will cause degradation of existing drainage patterns.
- The proposed improvements will not alter the shoreline and cause increases in coastal flooding.
- Construction of the home will not alter natural features or vistas.
- No essential wildlife, fin fish or shellfish habitat will be altered or degraded.
- There are not any tidal wetlands, beaches, dunes or rocky shorefront in the vicinity of the project. The shorefront could be considered a bluff or escarpment.
- The project will have no effect on any future water-dependent uses in the area nor will it prohibit any current access.

2. *Description of the proposed activity and Best Management Practices*

- Project proposes construction of a single-family home with municipal water service and sanitary sewer connection.
- Best Management practices include the installation of silt fence backed with staked haybales and as well as an anti-tracking pad during construction.

- Post construction conditions do not propose direct stormwater discharges. Roof and driveway runoff will sheet flow over vegetated surfaces and will be directed to a rain garden.

➤

3. *Measures taken to lessen or eliminate potential adverse impacts*

There will not be any adverse impacts to coastal resources as a result of this project. During construction, precautions as outlined on the plans will be taken to alleviate the potential for sedimentation from excavation and stockpiling by providing best management erosion control practices. There are not any additional activities associated with this project that could potentially impact coastal resources.

4. *Measures taken to lessen or eliminate potential adverse impacts*

There will not be any adverse impacts to coastal resources as a result of this project. During construction, precautions as outlined on the plans will be taken to alleviate the potential for sedimentation from demolition debris by providing best management erosion control practices. There are not any additional activities associated with this project that could potentially impact coastal resources. The subject site and direct abutting properties do not lend themselves to water dependent uses other than boating or fishing but these activities are recreational in nature.

5. *Acceptability of Remaining Adverse Impacts*

There will not be any remaining adverse impacts to coastal resources as a result of this project and therefore this item is not applicable to this review.

III. SUPPORTING DOCUMENTATION

A plan certifying property boundary, building location, locations to coastal resources and E&S recommendations is provided with this narrative. Design plans submitted with the pending application are also entered as supporting documents with this application.



79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

Generated by eNDDDB on:
3/12/2024

Normand Thibeault
THIBEAULT, JR
PO Box 421
Dayville, CT 06241
nthibeault@killinglyea.com

Subject: Filing # 100136
Waterford
NDDDB – New Determination Number: 202403483
31 Riverside Drive
Waterford

Expiration Date: 3/12/2026

Based on current data maintained by the Natural Diversity Database (NDDDB) and housed in the DEEP ezFile portal, negative impacts to populations of Federal or State Endangered, Threatened, or Special Concern species (RCSA Sec. 26-306) are not anticipated from the proposed Building and Infrastructure Development (including stormwater discharge associated with construction) / New Residential - single lot, Waterford.

This NDDDB – New determination may be utilized to fulfill the Endangered and Threatened Species requirements for state-issued permit applications, licenses, registration submissions, and authorizations. However, please be aware of the following limitations and conditions:

- This determination does not preclude the possibility that listed species may be encountered on site. Should this occur, a report must be submitted to the Natural Diversity Database promptly and additional action may be necessary to remain in compliance with certain state permits. Please fill out the [appropriate survey form](#) and follow the instructions for submittal.
- If your project involves preparing an Environmental Impact Assessment, this NDDDB consultation and determination should not be substituted for conducting biological field surveys assessing on-site habitat and species presence.
- This determination applies only to the project as described in the submission and summarized at the end of this letter. Please re-submit an updated Request for Review if the project's scope of work and/or timeframe changes, including if work has not begun by 3/12/2026.

The NDDDB – New determination for the Waterford at 31 Riverside Drive, Waterford as described in the submitted information and summarized at the end of this document is valid for two years from the date on this letter.

Natural Diversity Database information includes all information regarding listed species available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, land owners, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Database and accessed through the ezFile portal as it becomes available.

This letter is computer generated and carries no signature. If however, any clarification is needed, or if you have further questions, please contact the following:

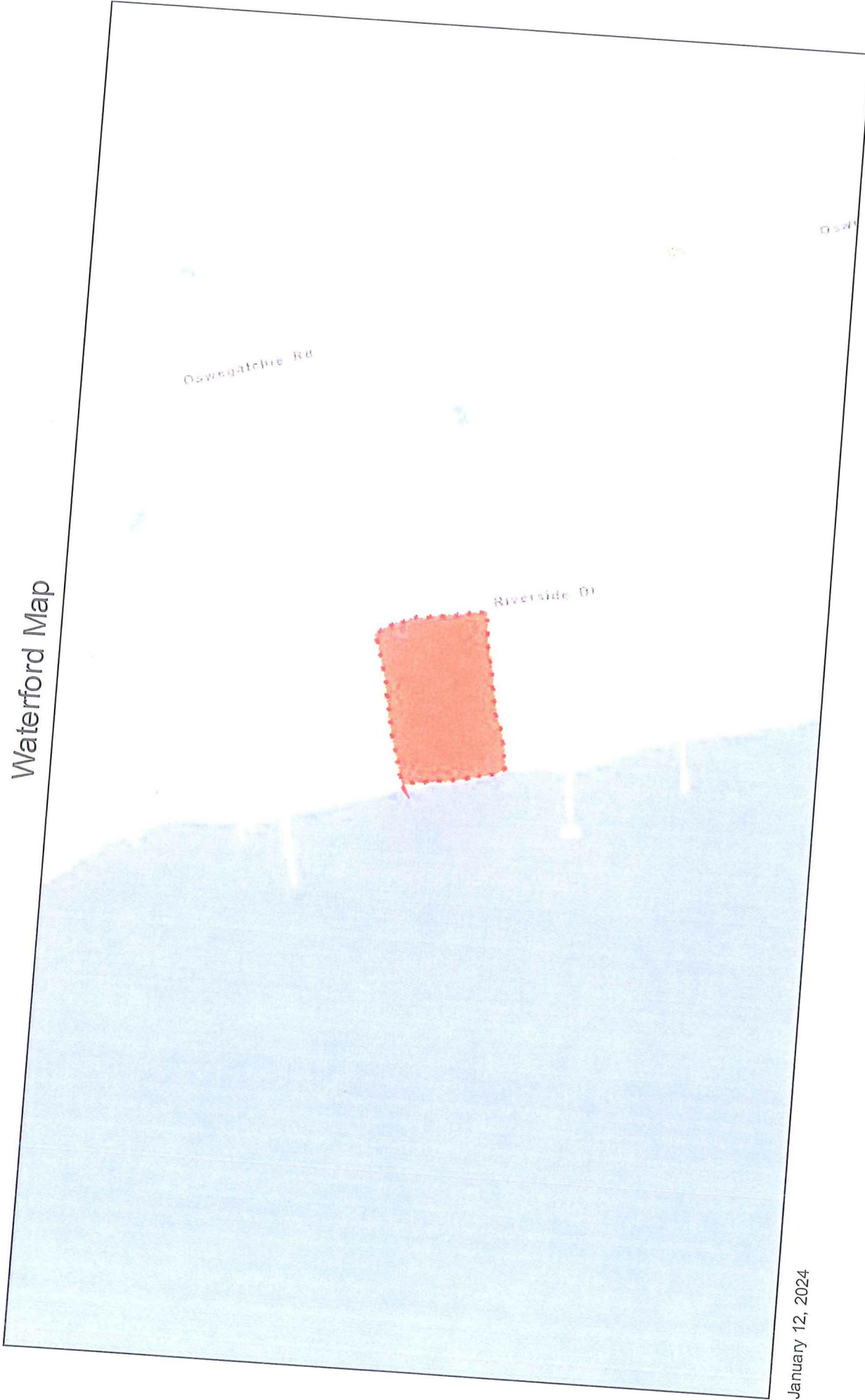
CT DEEP Bureau of Natural Resources
Wildlife Division
Natural Diversity Database
79 Elm Street, 6th floor
Hartford, CT 06106-5127
(860) 424-3011
deep.nddbrequest@ct.gov

Please reference the Determination Number provided in this letter when you e-mail or write. Thank you for submitting your project through DEEP's ezFile portal for Natural Diversity Database reviews.

Application Details:

Project involves federal funds or federal permit:	No
Project involves state funds, state agency action, or relates to CEPA request:	No
Project requires state permit, license, registration, or authorization:	No
DEEP enforcement action related to project:	
Project Type:	Building and Infrastructure Development (including stormwater discharge associate with construction)
Project Sub-type:	New Residential - single lot
Project Name:	Waterford
Project Description:	

Waterford Map



January 12, 2024

1:2,399



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community