

TOWN OF WATERFORD



COASTAL SITE PLAN REVIEW WRITTEN FINDINGS & DECISIONS

ORIGINAL TO:

James Bernardo, LS

**COASTAL SITE PLAN REVIEW TRIGGER:**

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

APPLICANT NAME: George Secchiaroli

MAILING ADDRESS:



PROJECT ADDRESS: 4 Ridgewood Avenue

PROJECT DESCRIPTION:

The construction of a single family house elevated on a pile support system located at 4 Ridgewood Avenue.. The proposed structure is approximately 852 sq. ft located on an existing vacant residential lot of 10,600 sq. ft in a VR-7.5 Zoning District. The rear of the lot is bounded on the East side by Alewife Cove, on the North by a Town of Waterford Sewer Pump Station and the South by a residential dwelling. Tidal Wetlands occur on the southern and eastern portion of the lot. The State of Connecticut Coastal Jurisdiction Line extends within the property from its boundary with Alewife Cove.

The entire parcel is located within FEMA designated Special Flood Hazard Areas VE (EI-13) and AE (EI-10). The applicant proposes to construct the house in accordance with design standards for residential buildings within VE Flood Zones. The property is served by municipal water and sewer. The applicant was granted variances to the front and sideyard setback requirements by the Zoning Board of Appeals through a court ordered stipulated judgment.

Plan title: "Zoning Compliance Survey, Property of Maryse Callard, Trustee for property located at 4 Ridgewood Avenue, Town of Waterford – County of New London – Connecticut" Dated April 21, 2023

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 use of the property as a single family residential structure is consistent with the Town Zoning Regulations and 2012 Plan of Conservation and Development. The proposed house will be constructed within the FEMA designated SFHA AE Elev 10. The Zoning Regulations require that the elevation of the first floor to be no less than 1 foot above the designated Base Flood Elevation. The applicant proposes to construct the house utilizing a pier support system and provide for a first floor elevation no less than 2 feet above the AE base flood elevation (BFE) of 10.

Potential to cause erosion/sedimentation; need for adequate sedimentation and erosion control measures:

The construction sequence indicates that all removed vegetation and unsuitable material shall be removed from the site and that the only material stockpiled on the site will be topsoil. The stockpile shall be surrounded with erosion controls consisting of silt fence backed with hay bales and temporarily seeded. The project as presented identifies the proximity of site disturbance to the on-site tidal wetland. While this disturbance is of a temporary nature during the construction of the single family dwelling and the sensitivity of this resource, all erosion control silt-fence shall be backed with haybales and remain in place until exposed soils have been permanently stabilized.

Water quality and/or storm water impact:

There is a potential for a temporary negative impact to water quality during the construction phase of the project. This potential will be mitigated through the installation and maintenance of erosion control measures as identified on the plan and within these recommendations.

Impacts from post construction storm water will be mitigated by locating the roof-water discharge to the northeasterly side of the building, opposite and the furthest point from the tidal wetlands. The roof-water discharge will be captured by rain barrels and allowed to overflow onto stone areas underneath the elevated building.

The proposal, as planned and presented, is consistent with stated Coastal Area Management policies

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. The site plan as approved by the Planning and Zoning Commission shall be the plan submitted for Zoning Compliance/Building Permit review. Any deviation from the approved site plan shall be reviewed by the Zoning Official. The Zoning Official reserves the right to determine whether any proposed modifications will need to be submitted to the Planning and Zoning Commission for a modified site plan approval.

Flood Hazard Design Compliance as required herein:

2. The parcel is located within the FEMA designated Special Flood Hazard District AE and VE. The house will be constructed within the SFHA AE. The proposed structure is to meet all requirements of Section 25.3 of the Zoning Regulations, Development in Flood Hazard Areas including plans prepared by a licensed Architect and/or PE.
3. No work of any kind to take place below the Coastal Jurisdiction Line without additional permits from the Town of Waterford and the Connecticut DEEP.
4. The plans note that in the case of a 100-year storm event there will not be dry access to or from the property.
5. Erosion control measures during construction shall be provided on site for the duration of the project and until the establishment of vegetative cover on disturbed areas. A detail of the erosion control measures (silt fence w/ haybale) shall be provided on the site plan prior to filing on the land records.
6. No work covered by this permit including the stockpiling of materials shall be conducted outside of the silt fence and limit of disturbance.
7. An as-built survey shall be submitted 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 Site Plan CAM Application PL-26-2 located at 4 Ridgewood Avenue 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 as shown in the written findings and conditions dated March 10, 2026.

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
James Bernardo Land Surveying, LLC