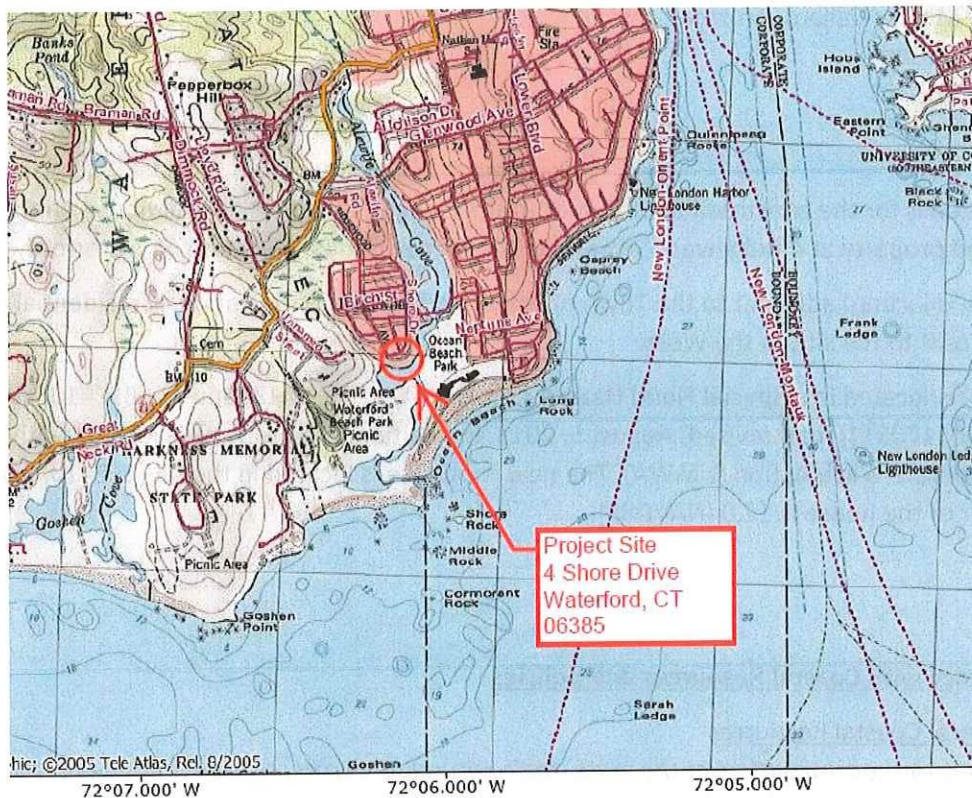


COASTAL AREA MANAGEMENT APPLICATION



Property Of
Maryse Callard, Trustee
4 Ridgewood Avenue
Waterford, CT 06385
Revised: June 26, 2023



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Supplement To

Coastal Area Management (CAM) Application

Property of: Maryse Callard, Trustee

4 Ridgewood Avenue

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 4 Ridgewood Avenue in the Ridgewood Park section of Waterford, CT.

The property is located adjacent to the Town of Waterford sewer pump station. A residential home is located adjacent to the site to the West.

The property is located in a Special Flood Hazard Area (SFHA) VE (BFE=13) and AE (BFE=10) as shown on the FIRM 09011C0511j map revised: August 5, 2013. In addition, the property is located within the Limits of Moderate Wave Action (LiMWA). The new residence is located in the AE (BFE=10) SFHA. The finished floor of the house is 12.0 (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 Alewife Cove (Long Island Sound). The existing lot is zoned for residential development. The foundation for the new house will be built in accordance with the VE flood zone requirements. The area under the building will be used for storage only.

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 09011C0511j map revised: August 5, 2013. The new residence is located in the AE (BFE=10) 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. No development is proposed within the VE zone.

The building and all habitable spaces will be elevated to 12. The finish grade under the building will be graded to approximately elevation 6. No dry access will be available during storm events. 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."

Alewife 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. To limit the amount of upland disturbance, a galvanized helix pile system or concrete-filled drill steel pipes with rock embedment (depending on site conditions and/or depth to bedrock). This type of foundation will have significantly less site disturbance than normal concrete piers and grade beams.

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 westerly portion of the property adjacent to Alewife Cove. The wetlands have been delineated in the field by Joseph Theroux Certified Soil Scientist. Spartina has been identified between the Tidal Wetlands fringe and the mean high water. No activity is proposed within the tidal wetlands.

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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. The applicant is requesting variances from the Town Zoning Regulations setback requirements to allow for a reasonable use of the land to avoid activity within the coastal resources. The building floor area is the minimum allowed by the Regulations. 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 seed upon completion of construction. The area under the house will be graded and covered with 1" crushed stone to minimize runoff from the site.

The location of the house, on privately owned land, will not impact water access. Ample water access is available across the adjacent property owned by the Town of Waterford, Parks & Recreation Department.

The Coastal Area Management Regulations emphasize the importance of locating water-dependent uses at waterfront sites. However, the property is located in the VR-7.5 zone. The current Town of Waterford Zoning Regulations allow very limited commercial water dependent uses in this zone. In addition, shallow water depths in Alewife Cove restrict access to adequate channel and open water depths.