



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: 4 Ridgewood Avenue Waterford, CT 06385

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	
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	X	X	

- 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.

<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

James Bernardo, LS

08-31-2022

Agent

James Bernardo, LS

08-31-2022

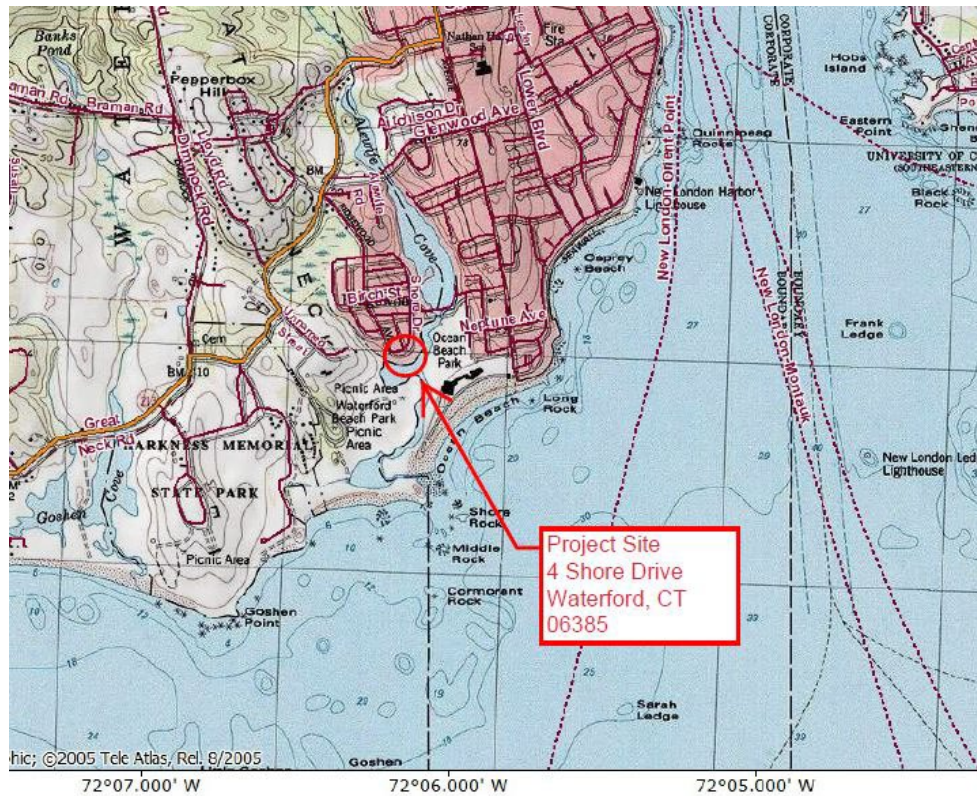
Land Owner

Maryse Callard, Trustee

8-31-2022

Land Owner

COASTAL AREA MANAGEMENT APPLICATION



Property Of
Maryse Callard, Trustee
4 Ridgewood Avenue
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

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. 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 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 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.

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.

September 6, 2022

James Bernardo
James Bernardo Land Surveying LLC
102A Spithead Road
Waterford, CT 06385-1919
jim@jbsurvey.com

Project: Construction of single family residence on vacant lot; 4 Ridgewood Avenue, Waterford, CT
NDDB Determination No.: 202208574

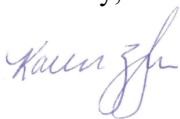
Dear James Bernardo,

I have reviewed Natural Diversity Database (NDDB) maps and files regarding the area of work provided for the proposed construction of a single family residence on a vacant lot, 4 Ridgewood Ave., Waterford, Connecticut. I do not anticipate negative impacts to State-listed species (RCSA Sec. 26-306) resulting from your proposed activity at the site based upon the information contained within the NDDB. The result of this review does not preclude the possibility that listed species may be encountered on site and that additional action may be necessary to remain in compliance with certain state permits. Contact NDDB to report the presence of any listed species and for more detailed guidance. This determination is good for two years. Please re-submit a new NDDB Request for Review if the scope of work changes or if work has not begun on this project by September 6, 2024.

Natural Diversity Data Base information includes all information regarding critical biological resources 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, cooperating units of DEEP, landowners, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the NDDB should not be substitutes for on-site surveys necessary for a thorough environmental impact assessment. 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 as it becomes available.

Please contact me if you have further questions at (860) 424-3378, or karen.zyko@ct.gov . Thank you for consulting the Natural Diversity Database.

Sincerely,



Karen Zyko
Environmental Analyst