



TOWN OF WATERFORD

COASTAL SITE PLAN REVIEW WRITTEN FINDINGS & DECISIONS

Date: June 17, 2026

ORIGINAL TO:

Elizabeth Roberge Malerba & Werry Angela
Malerba Trustees

COASTAL SITE PLAN REVIEW TRIGGER:

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

APPLICANT NAME: Elizabeth Roberge Malerba & Werry Angela Malerba Trustees

MAILING ADDRESS:

PROJECT ADDRESS: 8 Race Rock Road

PROJECT DESCRIPTION:

The applicant proposes to construct a new single-family dwelling on a vacant parcel located at 8 Race Rock Road. The parcel is located within the Coastal Area Management Boundary so therefore a Coastal Site Plan review by the Planning and Zoning Commission is required for the construction of the new dwelling.

The parcel contains 9583.2 square feet of lot area and is located within the VR-7.5 Zone District, which requires a minimum lot size of 7,500 square feet. The parcel is a conforming lot relative to lot area. The site plan submitted indicates that the proposed location of the dwelling on the property complies with the setback provisions of the Zoning Regulations. The parcel is not in a FEMA designated special flood hazard zone. The dwelling will be connected to existing municipal water and sewer service and utilities.

Plan title: "Site Plan Property of Elizabeth Malerba ET AL 8 Race Rock Road Waterford, Connecticut, Prepared for : Elizabeth Malerba ET AL, " dated May 21, 2026."

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 subject property was previously developed with a 1,008-square-foot, one-story single-family dwelling constructed in 1954, which was demolished in 2014. The proposed redevelopment of the site includes the construction of a two-story, 1,170-square-foot single-family dwelling with a basement and a 432-square-foot covered deck within the VR-7.5 Zone District. The proposed use and site design are consistent with the Town's Zoning Regulations and the 2012 Plan of Conservation and Development.

The proposed dwelling has been sited to minimize impacts to adjacent coastal resources while remaining compliant with applicable zoning setback requirements. The redevelopment of a previously developed lot is not anticipated to result in any significant adverse impacts to coastal resources. In addition, the existing paved apron will be removed and replaced with a new driveway located on the northern portion of the lot. The relocation of the driveway access represents an improvement to the site design by increasing the separation distance from the adjacent intersection, thereby improving site access and reducing potential traffic conflicts, while having no adverse impact on coastal resources.

Potential to Cause Erosion/Sedimentation; Need for Adequate Sedimentation and Erosion Control Measures

The site plan identifies the proximity of the proposed land disturbance to coastal resources. The disturbance associated with the construction of the proposed single-family dwelling is temporary in nature. Erosion and sedimentation controls shall be installed and maintained in accordance with the approved plans and the conditions of approval to minimize the potential for erosion and sediment transport during construction. All erosion control measures shall be regularly inspected, maintained in effective working order, and shall remain in place until all disturbed areas have been permanently stabilized with vegetative cover or other approved stabilization measures.

Water Quality and Stormwater Impacts

There is the potential for temporary impacts to water quality during the construction phase of the project. Such impacts will be mitigated through the proper installation and maintenance of erosion and sedimentation controls as depicted on the approved site plan and modified by the conditions of approval.

Pursuant to Section 25.6.4 of the Zoning Regulations, the proposed development is exempt from the requirement to implement Low Impact Development (LID) techniques due to the limited area of disturbance associated with a single-family residential lot. However, the regulations encourage the incorporation of LID elements where feasible. Accordingly, the applicant is encouraged to consider the use of LID measures in the final design to further reduce stormwater runoff and minimize potential impacts to adjacent coastal resources.

Based on the information submitted and subject to the conditions below, staff finds that the proposed project is consistent with the applicable coastal policies and includes all reasonable measures to mitigate adverse impacts to coastal resources.

Recommended Conditions of Approval

1. Erosion and sedimentation control measures shall be installed prior to the commencement of construction and shall remain in place for the duration of the project until all disturbed areas have been permanently stabilized with vegetative cover or other approved stabilization measures.
2. The limits of clearing referenced in Land Disturbance Note 1 shall be clearly depicted on the final site plan prior to filing the approved plans on the Land Records.
3. No work authorized by this approval, including the stockpiling of materials as shown on the approved site plan, shall occur outside the limits of the installed silt fence or other approved erosion control measures.
4. An as-built survey prepared by a licensed land surveyor shall be submitted to and approved by the Zoning Official prior to the issuance of a Certificate of Zoning Compliance. The as-built survey shall demonstrate that all site improvements have been constructed in substantial conformance with the approved site plan.

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:

Proposed Motion

To approve Site Plan CAM Application PL-26-12 located at 8 Race Rock Road with conditions 1 thru 4 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 of this report dated June 23, 2026.