



# TOWN OF OLD SAYBROOK

## Land Use Department

302 Main Street • Old Saybrook, Connecticut 06475-1741  
Telephone (860) 395-3131 • FAX (860) 395-1216

### Application Form Municipal Coastal Site Plan Review

#### Section I: Applicant Identification

Applicant:	<u>Stanislaw Szewczyk</u>	Date:	<u>November 9, 2023</u>		
Address:	<u>5 Orchard Lane, Old Saybrook, CT 06475</u>	Phone:	<u>860-969-6400</u>		
Project Address or Location:	<u>1560 Boston Post Road, Old Saybrook</u>				
Interest in Property:	<input checked="" type="checkbox"/> <b>fee simple</b> <input type="checkbox"/> option <input type="checkbox"/> lessee <input type="checkbox"/> easement <input type="checkbox"/> other (specify): _____				
Primary Contact, if other than Applicant:	<u>Edward M. Cassella, Esq.</u>				
Address:	<u>Cloutier &amp; Cassella, LLC, 29 Elm Street</u>	Phone:	<u>860-388-3456</u>		
City/Town:	<u>Old Saybrook</u>	State:	<u>CT</u>	Zip Code:	<u>06475</u>
Electronic Mail:	<u>ecassella@saybrooklaw.com</u>				

#### Section II: Project Site Plans

Please provide project site plans that clearly and accurately depict the following information, and indicate that the plans are included in this application:

- Project location
- Existing and proposed conditions, including buildings and grading
- Coastal resources on and contiguous to the site
  - Coastal Jurisdictional Line [as defined in CGS §22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
  - Soil erosion and sediment controls
  - Stormwater treatment practices
- Ownership and type of use on adjacent properties
- Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)

**Section III: Written Project Information**

Please identify the application triggering this Coastal Site Plan Review:

- Site Plan for Zoning Compliance
- Subdivision or Resubdivision
- Special Permit or Special Exception
- Variance
- Municipal Project (CGS Section 8-24)

**Part I: Site Information**

Street Address or Geographical Description: 1560 Boston Post Road

City or Town: Old Saybrook

Waterfront site (includes tidal wetlands frontage)?  YES  NO

Name of on-site, adjacent or downstream coastal, tidal or navigable waters:  
Property is located 850 feet from tidal wetlands, south of the trolley right-of-way.

Identify and describe the existing land use on and adjacent to the site. Include any existing structures, municipal zoning classification, significant features of the project site: Property is located within the B-4 Gateway District. Adjacent uses include commercial uses and residential uses.

Indicate the area of the project site: 18,362  sq. feet  acres

Indicate whether the project or activity will disturb 5 acres or more total acres of land area (please also see Part II.B. regarding proposed Stormwater Best Management Practices):

- Project or activity will disturb 5 or more total acres of land area on the site and may be eligible for registration for a (DEP) *General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities.*
- Project or activity will not disturb 5 or more total acres of land area.

**Part II. A.: Proposed Project or Activity**

Describe the proposed project or activity including its purpose and related activities such as site clearing, grading, demolition, and other site preparations; percentage of increase or decrease in impervious cover over existing conditions resulting from the project; phasing, timing and method of proposed construction; and new uses and changes from existing uses (attach additional pages if necessary): \_\_\_\_\_

Applicant is seeking to relocate the Van Wilgen's Garden Center and install two seasonal greenhouses, a shed, outdoor display area and parking on the property.

**Part II. B.: Proposed Stormwater Best Management Practices**

Describe the stormwater best management practices that will be utilized to ensure that the volume of runoff generated by the first inch of rainfall is retained on-site, especially if the site or stormwater discharge is adjacent to tidal wetlands. If runoff cannot be retained on-site, describe the site limitations that prevent such retention and identify how stormwater will be treated before it is discharged from the site. Also demonstrate that the loadings of total suspended solids from the site will be reduced by 80 percent on an average annual basis, and that post-development stormwater runoff rates and volumes will not exceed pre-development runoff rates and volumes (attach additional pages if necessary): \_\_\_\_\_

70% of the property will remain pervious. The Applicant is using gravel for the parking and outdoor display areas.

**Part III: Identification of Coastal Resources and Coastal Resource Policies**

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table.

Coastal Resources	On-site	Adjacent	Off-site, but within influence of project	Not Applicable
<b>General Coastal Resources*</b> Definition: CGS §22a-93(7); Policy: CGS §22a-92(a)(2)	X	X	X	
<b>Beaches &amp; Dunes</b> Definition: CGS §22a-93(7)(C); Policies: CGS §22a-92-(b)(2)(C) and 22a-92(c)(1)(K)				X
<b>Bluffs &amp; Escarpments</b> Definition: CGS §22a-93(7)(A); Policy: CGS §22a-92(b)(2)(A)				X
<b>Coastal Hazard Area</b> Definition: CGS §22a-93(7)(H); Policies: CGS §§22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)				X
<b>Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters</b> Definition: CGS §§22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS §§22a-92(a)(2) and 22a-92(c)(2)(A)	X	X		
<b>Developed Shorefront</b> Definition: CGS §22a-93(7)(I); Policy: CGS §22a-92(b)(2)(G)				X
<b>Inland Wetlands &amp; Watercourses</b> Definition: CGS §22a-93(7)(F); Policy: CGS §22a-92(a)(2)				X

Coastal Resources	On-site	Adjacent	Off-site, but within influence of project	Not Applicable
<b>Intertidal Flats</b> Definition: CGS §22a-93(7)(D); Policies: CGS§22a-92(b)(2)(D) and 22a-92(c)(1)(K)				×
<b>Islands</b> Definition: CGS §22a-93(7)(J); Policy: CGS §22a-92(b)(2)(H)				×
<b>Rocky Shorefront</b> Definition: CGS §22a-93(7)(B); Policy: CGS §22a-92(b)(2)(B)				×
<b>Shellfish Concentration Areas</b> Definition: CGS §22a-93(7)(N); Policy: CGS §22a-92(c)(1)(I)				×
<b>Shorelands</b> Definition: CGS §22a-93(7)(M); Policy: CGS §22a-92(b)(2)(I)	×	×		
<b>Tidal Wetlands</b> Definition: CGS §22a-93(7)(E); Policies: CGS §§22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)				

\* General Coastal Resource policy is applicable to all proposed activities

**Part IV: Consistency with Applicable Coastal Resource Policies and Standards**

Describe the location and condition of the coastal resources identified in Part III above and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and standards; also see adverse impacts assessment in Part VII. A below (attach additional pages if necessary): \_\_\_\_\_

The property is located in a commercial zone along commercial district and is being redeveloped with retail use. Stormwater is being managed by maintaining pervious material on 70% of the site.

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## Part V: Identification of Applicable Coastal Use and Activity Policies & Standards

Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the proposed project or activity:

- ✕ General Development\* - CGS §§22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- Water-Dependent Uses\*\* - CGS §§22a-92(a)(3) and 22a-92(b)(1)(A);  
Definition CGS §22a-93(16)
- Ports and Harbors - CGS §22a-92(b)(1)(C)
- Coastal Structures and Filling - CGS §22a-92(b)(1)(D)
- Dredging and Navigation - CGS §§22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- Boating - CGS §22a-92(b)(1)(G)
- Fisheries - CGS §22a-92(c)(1)(I)
- Coastal Recreation & Access - CGS §§22a-92(a)(6), 22a-92(c)(1)(j) and 22a-92(c)(1)(K)
- Sewer and Water Lines - CGS §22a-92(b)(1)(B)
- Fuel, Chemicals and Hazardous Materials - CGS §§22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- Transportation - CGS §§22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- Solid Waste - CGS §22a-92(a)(2)
- Dams, Dikes and Reservoirs - CGS §22a-92(a)(2)
- Cultural Resources - CGS §22a-92(b)(1)(J)
- Open Space and Agricultural Lands - CGS §22a-92(a)(2)

\* General Development policies are applicable to all proposed activities

\*\* Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

**Part VI: Consistency with Applicable Coastal Use Policies and Standards**

Explain 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 (attach additional pages if necessary):

Property is not waterfront site and is located in the B-4 Gateway District.

**Part VII. A.: Identification of Potential Adverse Impacts on Coastal Resources**

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.

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS §22a-93(15)(H)	Type text here	X
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS §22a-93(15)(E)		X
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 - CGS §22a-93(15)(B)		X
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS §22a-93(15)(D)		X

<b>Potential Adverse Impacts on Coastal Resources</b>	<b>Applicable</b>	<b>Not Applicable</b>
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS §22a-93(15)(C)		X
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS §22a-93(15)(F)		X
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 - CGS Section 22a-93(15)(A)		X
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 - CGS Section 22a-93(15)(G)		X



**Part VII. B.: Identification of Potential Adverse Impacts on Future Water-dependent Development**

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.

Potential Adverse Impacts on Future Water-dependent Development	Applicable	Not Applicable
Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS §22a-93(17)		X
Replacing an existing water-dependent use with a non-water-dependent use - CGS §22a-93(17)		X
Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS §22a-93(17)		X

**Part VII. C.: Identification of existing or proposed Water-dependent Uses**

Describe 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.): \_\_\_\_\_

Property is not located next to coastal waters.

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\* If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use.

**Part VIII: Mitigation of Potential Adverse Impacts**

Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII have been avoided, eliminated, or minimized (attach additional pages if necessary): \_\_\_\_\_

None

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**Part IX: Remaining Adverse Impacts**

Explain why any remaining adverse impacts resulting from the proposed activity or use have not been mitigated and why the project as proposed is consistent with the Connecticut Coastal Management Act (attach additional pages if necessary): \_\_\_\_\_

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