

To: Old Saybrook Zoning Board of Appeals
c/o Chris Costa, Town Planner

April 9, 2024

From: Marcy L. Balint, Sr. Coastal Planner, CT DEEP, LWRD

Re: CT DEEP LWRD Comments on Coastal Site Plan Review application for 44
Williard Ave, Old Saybrook CT

Dear Board Members:

Thank you for the opportunity to comment on the above-referenced coastal site plan review (CSPR) application received by the Land and Water Resources Division (LWRD) on March 1, 2024. The proposal is to add a 48 SF Dormer addition and a 220 SF covered porch and remodel the 2nd floor in same general footprint with an AE10 Coastal Hazard Flood zone. Our office has reviewed the project for consistency with the goals and policies of the Connecticut Coastal Management Act (CCMA) and offers the following comments.

It appears based on the the 360 Design Plus, LLC site plans for construction, including interior renovations, roof line changes and relocation of bathroom, that the potential exists for cumulative work to exceed 50 percent of the value of the structure, and therefore should be carefully reviewed for FEMA NFIP compliance if triggered to assure all aspects of AE10 Flood compliance are assured. The application does not specifically address this in application text materials.

Further, while not the subject of the current proposal, there appears a dock or docks may be located within wetland and intertidal coastal resources at this location. A preliminary CT DEEP LWRD review does not show authorization for this dock within DEEP permitting jurisdiction, and therefore has been referred to the Enforcement Section of this office for further analysis. The applicant may wish to reach out directly to Kevin Zawoy, of our Enforcement staff at Kevin.Zawoy@ct.gov for further guidance.

We hope these comments prove useful which are offered in accordance with CGS Section 22a-90 thru 22a-112, inclusive and do necessarily reflect other planning, zoning or ZBA considerations which may apply. If you have any questions about this or any other coastal management matter, please feel free to contact me by phone at (860) 424-3623 or by email at Marcy.Balint@ct.gov. Thank you.

Sincerely,

Marcy L. Balint, Sr. Coastal Planner
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