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: North Cove Associates LLC Date: 2-9-24

Address: 201 N. Cove Rd. Old Saybrook Phone: 203-915-3371

Project Address or Location: 201 North Cove Road

Interest in Property: ✓ fee simple ˜ option ˜ lessee ˜ easement
˜ other (specify): _____

Primary Contact, if other than Applicant: Joe Wren, PE

Address: 40 Elm Street, 2nd Fl. Phone: 860-388-9343

City/Town: Old Saybrook State: CT Zip Code: 06475

Electronic Mail: jwren@indigo-land.com

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.)
<NAVD-88>

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: 201 North Cove 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:

Connecticut River

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:

The existing site consists of an existing 4-bedroom single family home built in 1923, decks/ porches, septic system, paved driveway, lawn & landscaping, and a paved sports court. This site lies entirely within the residential AA-2 zoning district. It has frontage along the Connecticut River and is within FEMA flood zones, Coastal Zone, and CT River Gateway Conservation Zone.

Indicate the area of the project site: .82 ☐ 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):

The applicant is proposing additions to the house, constructing new decks and stairways, installing an in-ground pool with pervious patio, replacing the septic leaching system, modifying the house to be FEMA compliant, and other associated improvements as shown on the site plan. This project will increase building coverage but will remain below the max. allowed 15% (reduced in the Gateway Conservation Zone). Impervious coverage will essentially be balanced due to the use of pervious materials and methods. Vegetated buffers with riparian plantings will be installed as shown to enhance the existing landscaping and stormwater quality.

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):

The pool patio will be constructed with stone pavers and sand infill gaps between the stones to promote infiltration. The existing paved sports court will be removed and replaced with permeable pavers. Riparian landscape buffers will be added to enhance site landscaping and stormwater quality. The overall impervious area of the site will be balanced for existing and proposed conditions so stormwater runoff quantity will not be increased and, by using pervious materials and augmenting landscaping buffering, stormwater runoff quality will be enhanced. Additionally, the existing septic leaching system will be relocated to be more than 100 feet away from the CJL to also enhance groundwater quality.

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
General Coastal Resources* Definition: CGS §22a-93(7); Policy: CGS §22a-92(a)(2)	X	X	X	
Beaches & Dunes Definition: CGS §22a-93(7)(C); Policies: CGS §22a-92-(b)(2)(C) and 22a-92(c)(1)(K)				✓
Bluffs & Escarpments Definition: CGS §22a-93(7)(A); Policy: CGS §22a-92(b)(2)(A)				✓
Coastal Hazard Area 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)	✓			
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters 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)	✓			
Developed Shorefront Definition: CGS §22a-93(7)(I); Policy: CGS §22a-92(b)(2)(G)				✓
Inland Wetlands & Watercourses Definition: CGS §22a-93(7)(F); Policy: CGS §22a-92(a)(2)				✓

Coastal Resources	On-site	Adjacent	Off-site, but within influence of project	Not Applicable
Intertidal Flats Definition: CGS §22a-93(7)(D); Policies: CGS§22a-92(b)(2)(D) and 22a-92(c)(1)(K)				✓
Islands Definition: CGS §22a-93(7)(J); Policy: CGS §22a-92(b)(2)(H)				✓
Rocky Shorefront Definition: CGS §22a-93(7)(B); Policy: CGS §22a-92(b)(2)(B)				✓
Shellfish Concentration Areas Definition: CGS §22a-93(7)(N); Policy: CGS §22a-92(c)(1)(I)				✓
Shorelands Definition: CGS §22a-93(7)(M); Policy: CGS §22a-92(b)(2)(I)	✓			
Tidal Wetlands 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 FEMA flood zones, shorelands, Gateway Conservation zone encompass nearly the entire lot with the exception of the southwest corner (shorelands only). The CJL and edge of tidally influenced CT River run along the entire northern edge of the property. The proposed project is consistent with coastal resource policies with proposed mitigation of balancing impervious areas, using permeable surfaces, and adding riparian plantings and buffers.

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):

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)		✓
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)		✓
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)		✓
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS §22a-93(15)(D)		✓

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
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)		✓
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS §22a-93(15)(F)		✓
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)		✓
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)		✓

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)		✓
Replacing an existing water-dependent use with a non-water-dependent use - CGS §22a-93(17)		✓
Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS §22a-93(17)		✓

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.)*:

The site has direct waterfront on the Connecticut River; however, the use of the property has been single-family residential for at least the past 100 years and will continue. There is no existing or proposed public access over the residential private property.

* 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): _____

As mentioned above, any adverse impacts to coastal resources have been avoided and minimized by the following a) balancing impervious surfaces and using pervious surfaces where feasible b) modifying the existing house to be FEMA flood compliant c) relocating the septic system leaching field further from the river d) adding riparian landscaping and buffers and e) using silt fence and topsoil stockpile areas for e&s control during construction.

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): _____

No known remaining adverse impacts.