



TOWN OF OLD SAYBROOK

Land Use Department

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Telephone (860) 395-3131 • FAX (860) 395-1216

Application Form Municipal Coastal Site Plan Review

Section I: Applicant Identification

Applicant: _____	Date: _____
Address: _____	Phone: _____
Project Address or Location: _____	
Interest in Property: ~ fee simple ~ option ~ lessee ~ easement	
~ other (specify): _____	
Primary Contact, if other than Applicant: _____	
Address: _____	Phone: _____
City/Town: _____	State: _____ Zip Code: _____
Electronic Mail: _____	

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: _____

City or Town: _____

Waterfront site (includes tidal wetlands frontage)? ~ YES ~ NO

Name of on-site, adjacent or downstream coastal, tidal or navigable waters:

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: _____

Indicate the area of the project site: _____ ~ 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 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

<p>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): _____</p> <p>_____</p> <p>_____</p> <p>_____</p> <p>_____</p>
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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):

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.): _____

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

