

# Meeting Summary Report

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MAY 7, 2024 | SPECIAL MEETING

Town of Stonington  
Planning and Zoning Commission



# Town of Stonington Planning and Zoning Commission

AGENDA  
SPECIAL MEETING  
TUESDAY, MAY 7, 2024 – 7:00 PM  
STONINGTON BOARD OF EDUCATION DISTRICT OFFICE  
40 FIELD STREET, PAWCATUCK, CT 06379

## COMMISSIONERS

**Charles Sheehan**  
Chairman

**Ryan Deasy**  
Vice Chairman

**Lynn Conway**  
Secretary

**Gary Belke**  
Member

**Andy Meek**  
Member

**Bennett Brissette**  
Alternate

**Ben Philbrick**  
Alternate

**MaryEllen Mateleska**  
Alternate

Agenda items are on file for public review at the Town of Stonington Department of Planning:

152 Elm Street  
Stonington, CT 06378  
P: 860.535.5095  
E: dop@stonington-ct.gov

Stonington Board of Education District Office is wheelchair accessible. If you plan to attend this public meeting and you have a disability which requires special arrangements, please call 860.535.5095 at least 24 hours in advance of the meeting date. Reasonable accommodations will be made to assist your needs.

1. Call To Order – 7:00 PM
2. Appoint Alternates:
  - a. Ben Philbrick (Seated 9/5/23)
  - b. Bennett Brissette (Seated 10/3/23)
  - c. MaryEllen Mateleska (Seated 11/21/2023)
3. Minutes:
  - a. #1753 – April 2, 2024
  - b. #1754 – April 3, 2024
  - c. #1755 – April 10, 2024
  - d. #1756 – April 24, 2024
4. Public Comment:
5. Correspondence:
6. Reports:
  - a. Staff
  - b. Commission
  - c. Zoning Enforcement and Violations
  - d. Administrative Review
    1. **24-043ZON Volta Charging, LLC** – Administrative Review for the installation of two (2) electric vehicle charging stations in the parking lot located at 91 Voluntown Road; M/B/L: 18-1-33. This property is located in the HI-60 Zone.
    2. **24-075ZON EG Home, LLC** – Administrative Review for the modification of existing grading on approved detention basin located at 47 Mary Hall Road; M/B/L: 7-1-44B. This property is located in the RA-20 Zone.
    3. **24-076ZON Town of Stonington** – Administrative Review for the installation of an 8’x8’ storage shed at Spellman Park located at S. Broad Street, Pawcatuck; M/B/L: 25-1-19-3. This property is located in the RR-80 Zone.



# Town of Stonington Planning and Zoning Commission

## AGENDA

### SPECIAL MEETING

TUESDAY, MAY 7, 2024 – 7:00 PM

STONINGTON BOARD OF EDUCATION DISTRICT OFFICE

40 FIELD STREET, PAWCATUCK, CT 06379

## MEETING PROCEDURES

### PUBLIC COMMENT

Public comment is an opportunity for public participation on items not on the evening's agenda.

### PUBLIC HEARINGS

Public hearings are an opportunity for public participation during the review of a development proposal.

Applicants will make an initial presentation. The public can then speak "in favor," "in opposition," or under "general comments." A signup sheet is located at the main entrance.

Participants are not required to sign up, however, the list will be used to organize the order of interested speakers.

Any questions will be addressed as part of the applicant's rebuttal. Once a public hearing has been closed, neither the applicant nor the public can participate in the proceedings.

### NEW SUBMITTALS

No action will be taken on these items. New submittals require routing to other Town agencies and, in some instances, may be scheduled for a public hearing at a later date.

## 7. Old Business:

- a. **PZ2405CAM K. McGrath (J. Bernardo)** –Coastal Area Management review for demolition and construction of new single-family residence. Property is located at 29 Roseleah Drive, Mystic; M/B/L: 175-1-8. Property is located in the RC-120 Zone.
- b. **PZ2406CAM H. Spanos (H+H Engineering Associates, LLC c/o Seamus Moran, PE)** – Coastal Area Management review for construction of a single-family residence, detached garage, and associated site improvements. Property is located at 68 Masons Island Road, Mystic; M/B/L: 160-6-9. Property is located in the MC-80 Zone.
- c. **PZ2409CAM Town of Stonington (CLA Engineers, Inc. c/o Bob Deluca, PE)** – Coastal Area Management Review for municipal road maintenance and improvements including associated roadways, sidewalks, and drainage. Property includes the rights-of-way of Washington Street and School Street, Mystic.

## 8. Public Hearings:

- a. **PZ2404SUP+CAM Currier Group, LLC c/o Robert Currier (Cherenzia & Associates, Ltd.)** – Special Use Permit Application and Coastal Area Management review for outdoor vendor use. Property is located at 779 Stonington Road, Stonington; M/B/L: 75-1-5. Property is located in the GC-60 Zone.
- b. **PZ2407RA Town of Stonington PZC** – Zoning Regulation Text Amendment application for amendments to ZR §5.1, §5.3.24, §8.12.1, and §13.3.3 of the Zoning Regulations.

## 9. Future Public Hearings:

- a. **PZ2402SPA & CAM St. Edmund of Connecticut, Inc. (R. Avena, Esq.)** – Site Plan Application and Coastal Area Management review for the construction of a ±6,600 SF building at St. Edmund of Connecticut on Enders Island. Proposal also includes the demolition of existing structures on campus and associated site improvements. Property is located at 1 Enders Island, Mystic; M/B/L: 178-1-1. Property is located in the RC-120 Zone.

*Continued to May 21, 2024 at request of applicant.*

## 10. New Submittal(s):

- a. **PZ2408SPA 29 West Broad Street, LLC (J. Lathrop)** – Site Plan Application to convert 1,200 SF of existing commercial space into two (2) 600 SF apartments. Property is located at 29 West Broad Street, Pawcatuck; M/B/L: 1-4-7. Property is located in the PV-5 Zone.

## 11. Adjournment

Planning & Zoning Commission  
Special Meeting  
April 2, 2024  
Draft Minutes

The 1753rd meeting of the Town of Stonington's Planning and Zoning Commission was held at the Stonington Board of Education Office, 40 Field Street, April 2, 2024. The meeting was called to order at 7:00 PM by Chairman Charles Sheehan. Also present for the meeting were MaryEllen Mateleska, Ben Philbrick, Ryan Deasy, Gary Belke, Lynn Conway, Andy Meek, Bennett Brissette and Town Planner Clifton Iler.

Seated for the meeting were Charles Sheehan, Ryan Deasy, Gary Belke, Lynn Conway, and Andy Meek.

**Minutes:**

Mr. Deasy made a motion to approve the minutes of March 19, 2024, seconded by Mr. Belke. The vote was taken as 4-0-1; Sheehan - approve, Deasy - approve, Belke - approve, Conway - approve, Meek - abstain.

**Public Comment: None**

**Correspondence: None**

**Reports: None**

**Old Business: None**

**Public Hearings:**

- a. **PZ2403RA J and H Hospitality, LLC (J. Casey)** - Zoning Text Amendment application for changes to ZR 8.1 and ZR 8.6.1 to include revised frontage and buffer requirements, applicable to the Tourist Commercial (TC-80) Zone.

Atty John Casey, Robinson & Cole, discussed eliminating "unnecessary" buffer requirements, the intention to redevelop the hotel including sitework, and further explained the application's desire for text amendments. These amendments included adjusting footnotes and the zones they are applicable to, buffer requirements, and more specifically the buffer rules in regard to properties along I95 and hotel properties which have a property line that abuts another hotel. Atty Casey discussed the Board's authority to execute a text amendment as well as the actual relevance to the goal of the POCD. Atty Casey mentioned that screening a 'less intense' use from a 'more intense' use is appropriate but it is not necessary to screen a commercial use from a highway.

Atty Casey clarified that the requested amendment to replace letter 'J' with 'I' in table 8.1 is no longer relevant as the current lettering is being used in the table.

Atty Casey discussed the number of hotels in the TC-80 zone. Per Atty Casey, there are seven hotels in the zone but none are abutting each other. There is a vacant lot that abuts a hotel which could be



Planning & Zoning Commission  
Special Meeting  
April 2, 2024  
Draft Minutes

developed and the amendment would apply to that lot if a hotel were to be built. Ms. Conway discussed the possibility of a hotel being built in Old Mystic Village. It was acknowledged that there are no current plans for that although that can always change. There was brief discussion regarding the possibility of abutting hotels to share parking space and thus reduce the amount of impervious surfaces.

The Chairman briefly discussed a list of major issues that a developer would likely run into if attempting to develop the vacant lot mentioned above.

Atty Casey confirmed for the Commission that they have not spoken with the abutting hotel owner. Atty Casey briefly discussed the scope of the hotel and site renovations including a third-floor addition, renovated entry way, parking reconfiguration, etc.

The Commission discussed 'non-access lines' along the highway and how that affects the permitting process. It was clarified that no further language would be needed.

Mr. Iler clarified that the Police Commission met after the staff report was already sent out but that they had no comments or concerns regarding this project.

Ms. Conway confirmed with Mr. Iler that the application could be approved if the text amendment to section 8.6.1 (B) was disregarded.

Public Comments:

Ben Tamsky, 5 Edgemont St, believes that buffer language for the hotels should be addressed. For full disclosure Mr. Tamsky informed the Board that the vacant lot mentioned above is also owned by the applicant. Mr. Tamsky commented on the applicants lack of correspondence with the abutting hotel owner, the potential to increase impervious surfaces, and offered an alternate route of a ZBA application.

Rebuttal:

Per Atty Casey, the impact of removing buffers between two hotels is minimum and for this site it reflects the built environment. Atty Casey cast more doubt on the idea of the vacant lot being developed as a hotel and clarified that he does not represent the applicant on that matter. The Commission discussed with Atty Casey the possibility of proving a hardship to the ZBA, potentially by showing a decrease to a nonconformity.

Mr. Iler clarified that it would be the Town's desire to mitigate the number of variances instead of them increasing.

There was a brief discussion amongst Board members regarding the specific text change to 8.6.1 (B) and its ability to be used for purposes outside of the intended scope of this application.

Planning & Zoning Commission  
Special Meeting  
April 2, 2024  
Draft Minutes

The Chairman discussed the zoning rewrite and mentioned that any changes are subject to review again during that process; Atty Casey was aware of this and felt moving along with the application was appropriate.

Mr. Deasy made a motion to close the public hearing, seconded by Ms. Conway, all were in favor, 5-0. The public hearing closed at 7:50 PM.

Per the Board's concerns, Mr. Iler drafted and read a possible change to the requested amendment for 8.6.1 (B); the edit intended to more specifically reference the lot lines where two hotel sites are abutting instead of the entirety of the site boundary.

Ms. Conway questioned how this would affect a site where a hotel closes and an alternate business moves in. Per Mr. Iler, depending on the scale of the development, it would potentially be necessary for the lot to be reconfigured, however if it is just a change to the use of the building it would likely be reviewed by the Zoning Enforcement Officer. If the project required additional parking or any reconfiguration it would have to come before this Board for site plan approval, special use permitting, etc. Ms. Conway feels there is some 'gray area' with the language amendment to 8.6.1 (B) and that there is a potential route for the intent to be abandoned. The Commission questioned if Mr. Iler's text edit would suffice, however Ms. Conway felt that this would be in opposition to the POCD and not an improvement to Mystic. The Board confirmed that the applicant would have to come back for site plan review on this project. Mr. Iler clarified for Ms. Conway that the third-floor addition increases the parking requirement however the current buffer rules would prohibit that possibility.

Mr. Iler acknowledged that this application was the recommended 'first step' from the Town and the ZBA should be reserved as a last resort.

Mr. Belke commented that the further development of hotel sites does improve tourism.

Mr. Deasy made a motion to approve the application with the added stipulation of Mr. Iler's text edit, seconded by Mr. Belke. The vote was taken as 4-1; Meek - approve, Belke - approve, Deasy - approve, Sheehan - approve, Conway - deny. The motion passed.

Mr. Deasy made a motion to adjourn the meeting, seconded by Ms. Conway, all were in favor, 5-0. The meeting was adjourned at 8:10 PM.

Town of Stonington Planning and Zoning Commission  
Special Virtual Meeting  
Draft Minutes  
April 3, 2024

The 1754th meeting of the Town of Stonington's Planning and Zoning Commission was held virtually via Microsoft Teams on Wednesday, April 3, 2024. The meeting was called to order at 7:03 PM by Regular Member, Gary Belke. In attendance were Ben Philbrick, Mary Ellen Mateleska, and Town Planner, Clifton Iler. Bennett Brissette and Vice-Chair Ryan Deasy joined later. Francisco Gomes, Project Lead from FHI Studio, was also present. Absent from the meeting were Chairman Charles Sheehan, Andy Meek, and Lynn Conway.

Mr. Iler ceded the floor to Mr. Gomes. Mr. Gomes presented on the following agenda items:

1. Review Project Schedule
2. Discuss Public Meeting and Comments Received
3. Discuss Lookback Period
4. Review Preliminary Findings from Residential Zoning District Review
5. Discuss Format of 4/10/2024 Workshop

The Commission discussed the upcoming workshop scheduled for April 10, 2024 on residential zoning districts and uses. The Commission reviewed the materials provided by Mr. Gomes and encouraged attendance at the workshop. The next virtual meeting is scheduled for April 24, 2024.

Vice-Chair Deasy adjourned the meeting at 8:42pm.

Town of Stonington Planning and Zoning Commission  
Special Workshop Meeting  
Draft Minutes  
April 10, 2024

The 1755th meeting of the Town of Stonington's Planning and Zoning Commission was held at the Stonington Board of Education Office, 40 Field Street, Pawcatuck on Wednesday, April 10, 2024. The meeting was called to order at 6:00 PM by Chairman Charles Sheehan. In attendance were Gary Belke, Lynn Conway, Andy Meek, Ben Philbrick, Mary Ellen Mateleska, and Town Planner, Clifton Iler. Francisco Gomes, Project Lead from FHI Studio, was also present. Absent from the meeting were Ryan Deasy and Bennett Brissette.

Chairman Sheehan opened the meeting and stated the purpose of this meeting was to hold a public workshop dedicated to Phase Two of the Zoning Regulations Rewrite and no land use applications will be discussed at this meeting. Mr. Sheehan ceded the floor to Mr. Gomes.

Mr. Gomes conducted a brief presentation and survey around the evening's topic: Residential Zones and Uses.

Mr. Gomes, and members of his project team from FHI Studio, led various breakout groups on the subject topic. Breakout groups continued throughout the remainder of the evening and each group ended the workshop session by presenting their findings and discussions to the larger group.

Mr. Gomes shared the draft schedule moving forward in the Phase Two process and outlines when the general public should expect to see draft amendments to the Zoning Regulations.

Chairman Sheehan adjourned the meeting at 8:02pm.

Town of Stonington Planning and Zoning Commission  
Special Virtual Meeting  
Draft Minutes  
April 24, 2024

The 1756th meeting of the Town of Stonington's Planning and Zoning Commission was held virtually via Microsoft Teams on Wednesday, April 24, 2024. The meeting was called to order at 7:00 PM by Chairman Charles Sheehan. In attendance were Gary Belke, Lynn Conway, Ben Philbrick, Mary Ellen Mateleska, and Town Planner, Clifton Iler. Vice-Chair Ryan Deasy joined later. Francisco Gomes, Project Lead from FHI Studio, was also present. Absent from the meeting were Andy Meek and Bennett Brissette.

Mr. Sheehan ceded the floor to Mr. Gomes. Mr. Gomes presented on the following agenda items:

1. Review Project Schedule
2. Discuss Public Workshop Findings
3. Discuss comments received
4. Discuss Lookback Period recommendations
5. Review findings and preliminary recommendations for Residential Districts
6. Next steps

The next virtual meeting is scheduled for May 29, 2024.

Chairman Sheehan adjourned the meeting at 9:00pm.



Town of Stonington | Department of Planning  
 Planning and Zoning Commission Meeting  
 May 7, 2024  
 24-043ZON Volta Charging, LLC

*Administrative Review<sup>1</sup> proposals are subject to Commission approval in accordance with ZR §15.3.2.B. Changes and modifications to an approved plan or permit are also permissible in accordance with ZR §15.10.*

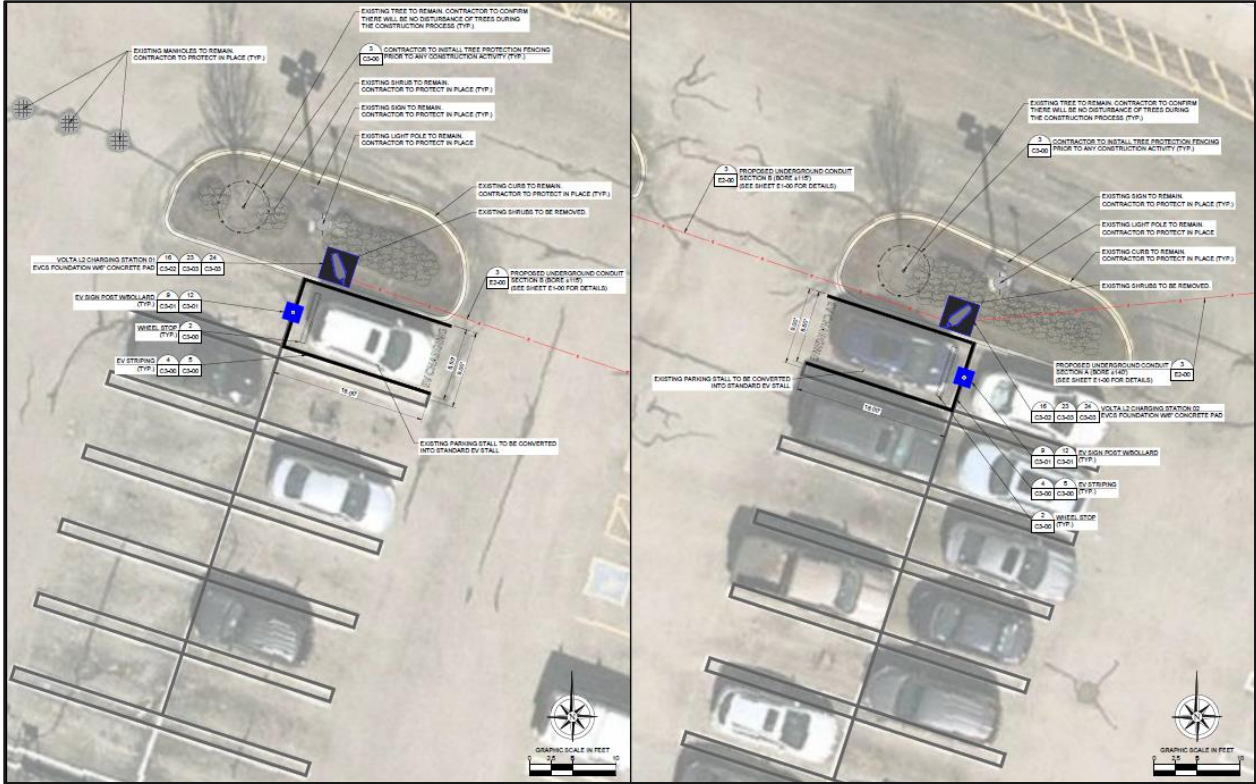
**Report Prepared By:** Clifton J. Iler, AICP – Town Planner

**Summary**

The applicant is proposing to install two (2) electric vehicle charging stations in the parking lot located at 91 Voluntown Road; M/B/L: 18-1-33. This property is located in the HI-60 Zone.

The charging stations will replace two standard parking spaces; therefore, the application is not subject to Site Plan Review. The Zoning Regulations do not set robust standards to the location and design of electric vehicle charging stations. Since the proposal is not part of a new construction development, nor located within the setback area, the requirements of ZR §13.5 do not apply to this application. Furthermore, the application does not propose advertising boards on the charging stations that would be subject to sign standards under ZR §14.2.2.

There are no additional questions or concerns with the proposed application.



<sup>1</sup> Administrative Review summary reports are intended to be summaries of application information and issues by staff for the Commission. This report is not considered part of an applicant's submittal, nor can it be considered an approval or denial of an application.



Town of Stonington | Department of Planning  
Planning and Zoning Commission Meeting  
May 7, 2024  
24-075ZON EG Home, LLC

*Administrative Review<sup>1</sup> proposals are subject to Commission approval in accordance with ZR §15.3.2.B. Changes and modifications to an approved plan or permit are also permissible in accordance with ZR §15.10.*

**Report Prepared By:** Clifton J. Iler, AICP – Town Planner

## Summary

The application is for the modification to the approved grading for a detention basin located at 47 Mary Hall Road; M/B/L: 7-1-44B. This property is located in the RM-20 Zone.

The application seeks to update the front Stormwater Management Basin (SWMB-2) to account for measured higher groundwater elevations. This will adjust the basin and main drive grading accordingly: 1) the bottom of the stormwater basin has been raised by 3 feet to accommodate the groundwater elevations; and 2) the main drive will be redesigned to include a swale along the northeastern side to manage most of the stormwater flow. The redesign will still meet the approval for the pre- and post-stormwater flows for all storm events, with the exception of the 100-year flood. The 100-year flood exception was also true with the previously approved design. As seen in the application packet, the new change in the 100-year discharge is 0.67 CFS higher now versus approval.

The Town Engineer and Zoning Enforcement Officer have signed off on the proposed redesign. There are no additional questions or concerns with the proposed application.

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<sup>1</sup> *Administrative Review summary reports are intended to be summaries of application information and issues by staff for the Commission. This report is not considered part of an applicant's submittal, nor can it be considered an approval or denial of an application.*





# TOWN OF STONINGTON

## Zoning Permit Application

RECEIVED

2024 APR 30 12  
TOWN OF STONINGTON  
PLANNING & ZONING

**OFFICE USE ONLY**

APPLICATION NUMBER: 24-07572N AMOUNT: 110-

APPROVED \_\_\_\_\_ DISAPPROVED \_\_\_\_\_

Zoning Official: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

THIS APPLICATION CANNOT BE APPROVED UNTIL ALL REQUIRED INFORMATION IS PROVIDED.

PROPOSED PROJECT DESCRIPTION: Change in approved grading for detention basin

PROPERTY OWNER: EG Home LLC PHONE: 203-714-6622

APPLICANT / AGENT: EG Home LLC PHONE: 203-714-6622

MAILING ADDRESS: 3 Pompanoy Office Park Suite 105 Southbury CT 06488

LOCATION OF SITE: 47 Mary Hall Road / Enclave @ Bass Island Drainage Basin

ASSESSOR'S MAP: 2007 BLOCK: 1 LOT: 44B ZONE: Rm20

TYPE OF OCCUPANCY:  Residential  Commercial  Industrial

TYPE OF CONSTRUCTION:  New  Alteration  Addition  Repair

LOT INFORMATION: Frontage of Lot: \_\_\_\_\_ Width of Lot: \_\_\_\_\_ Depth of Lot: \_\_\_\_\_ Area of Lot: \_\_\_\_\_

EXISTING SETBACKS: Front: \_\_\_\_\_ Rear: \_\_\_\_\_ Sides: \_\_\_\_\_

PROPOSED SETBACKS: Front: \_\_\_\_\_ Rear: \_\_\_\_\_ Sides: \_\_\_\_\_

SIZE OF (Existing) STRUCTURE: Footprint: \_\_\_\_\_ x \_\_\_\_\_ Height: \_\_\_\_\_

EXISTING (sq. ft.): 1<sup>st</sup> floor: \_\_\_\_\_ 2<sup>nd</sup> floor: \_\_\_\_\_ Attic: \_\_\_\_\_ Basement: \_\_\_\_\_ Accessory Bldgs: \_\_\_\_\_

PROPOSED ADDITIONAL STRUCTURE: Footprint: \_\_\_\_\_ x \_\_\_\_\_ Height: \_\_\_\_\_

PROPOSED (sq. ft.): 1<sup>st</sup> floor: \_\_\_\_\_ 2<sup>nd</sup> floor: \_\_\_\_\_ Attic: \_\_\_\_\_ Basement: \_\_\_\_\_ Accessory Bldgs: \_\_\_\_\_

EXISTING FLOOR AREA: \_\_\_\_\_ Additional Floor Area: \_\_\_\_\_ Total Floor Area: \_\_\_\_\_ Floor Area Ratio: \_\_\_\_\_

FLOOD HAZARD ZONE DESIGNATION: \_\_\_\_\_ ESTIMATED COST OF WORK: \$ \_\_\_\_\_

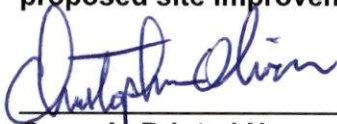
OTHER APPROVALS REQUIRED:	Application #	Approved	Date	Volume	Page
_____ P & Z (Site Plan)	_____	_____	_____	_____	_____
_____ P & Z (Special Use Permit)	_____	_____	_____	_____	_____
_____ Inland Wetlands	_____	_____	_____	_____	_____
_____ CAM Review (PZC)	_____	_____	_____	_____	_____
_____ Variance (ZBA)	_____	_____	_____	_____	_____
_____ Driveway Permit (Highway Dept.)	_____	_____	_____	_____	_____



**OTHER ITEMS REQUIRED TO BE SUBMITTED WITH THIS APPLICATION:**

- \_\_\_\_\_ All plans that will be submitted to the Building Official in connection with this project.
- \_\_\_\_\_ A site plan showing the dimensions of the property, the location and dimensions of all structures on the property, and the distances from all existing and proposed structures to the property lines.
- \_\_\_\_\_ An attached copy of the tax assessor's street card for the site. If new construction, house number must be indicated.
- \_\_\_\_\_ Dimensioned elevation renderings depicting the height of all proposed structures above the proposed finished grade.
- \_\_\_\_\_ An Elevation Certificate if proposal is within 250 feet of FEMA designated flood zone (only applies to New Construction or Substantial Improvements).
- \_\_\_\_\_ Photographs of existing conditions (unless new building).
- \_\_\_\_\_ Fees: As per fee schedule in the current zoning regulations.

I, the undersigned, attest that the statements made in this application are to the best of my knowledge true and accurate representations of the existing site and proposed site improvements.

  
 \_\_\_\_\_  
 Owner's Printed Name  
 Christopher Oliveira

\_\_\_\_\_  
Agent's Printed Name

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Agent's Signature

4/30/27  
 \_\_\_\_\_  
 Date

\_\_\_\_\_  
Date

MAP 7-1-44  
Blak #



An Employee-Owned Company

March 18, 2024

Christopher Greenlaw, P.E., Town Engineer  
Town of Stonington  
152 Elm Street  
Stonington, CT 06378

Re: IWA-2205-MOD / PZ2217SD & SUP, Mary Hall – EG-Home Development  
Construction of 42 Unit Housing - Roadway, Utilities, Storm Drainage  
E&S Summary Memo

Dear Mr. Greenlaw:

As you are aware, the referenced site located off Mary Hall Road is currently under construction. BL Companies has been performing weekly inspections for Erosion and Sediment Control in accordance with the DEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities. These inspections have occurred at least once a week and more frequently based on storm events.

In addition to the inspections, it is our understanding that the Town has requested our input regarding the temporary sediment basins on this site. According to the latest Connecticut Erosion and Sediment Control Guidelines, there should be 134 CY of storage for each disturbed acre. The contractor has provided BL Companies with as-built points for each of the temporary sediment basins. Based on the as-built information, and our field visits, the findings are as follows:

Temporary Sediment Basin	Disturbed Area To Temporary Sediment Basin	Required Storage for Temporary Sediment Basin	Provided Storage for Temporary Sediment Basin
1	85,466 SF / 1.96 AC	262.64 CY	765 CY
2	162,038 SF / 3.72 AC	498.48 CY	1,870 CY
3	198,111 SF / 4.55 AC	609.7 CY	2,800 CY
4	66,676 SF / 1.53 AC	205.02 CY	1,250 CY

Based on the information in the chart above, along with the attached plan, the Site is in general conformance with the 2002 Erosion and Sediment Guidelines. BL Companies will continue site visits and inspection throughout the construction of the project until final stabilization has been achieved as stated in the General Discharge Permit.



We trust that this addresses your concerns. Should you require additional information, please contact me at 203-608-2477.

Sincerely,

A handwritten signature in blue ink that reads "William T. Fries". The signature is written in a cursive style with a large initial 'W' and a distinct 'T'.

William T. Fries  
Senior Manager – Project Development  
Principal

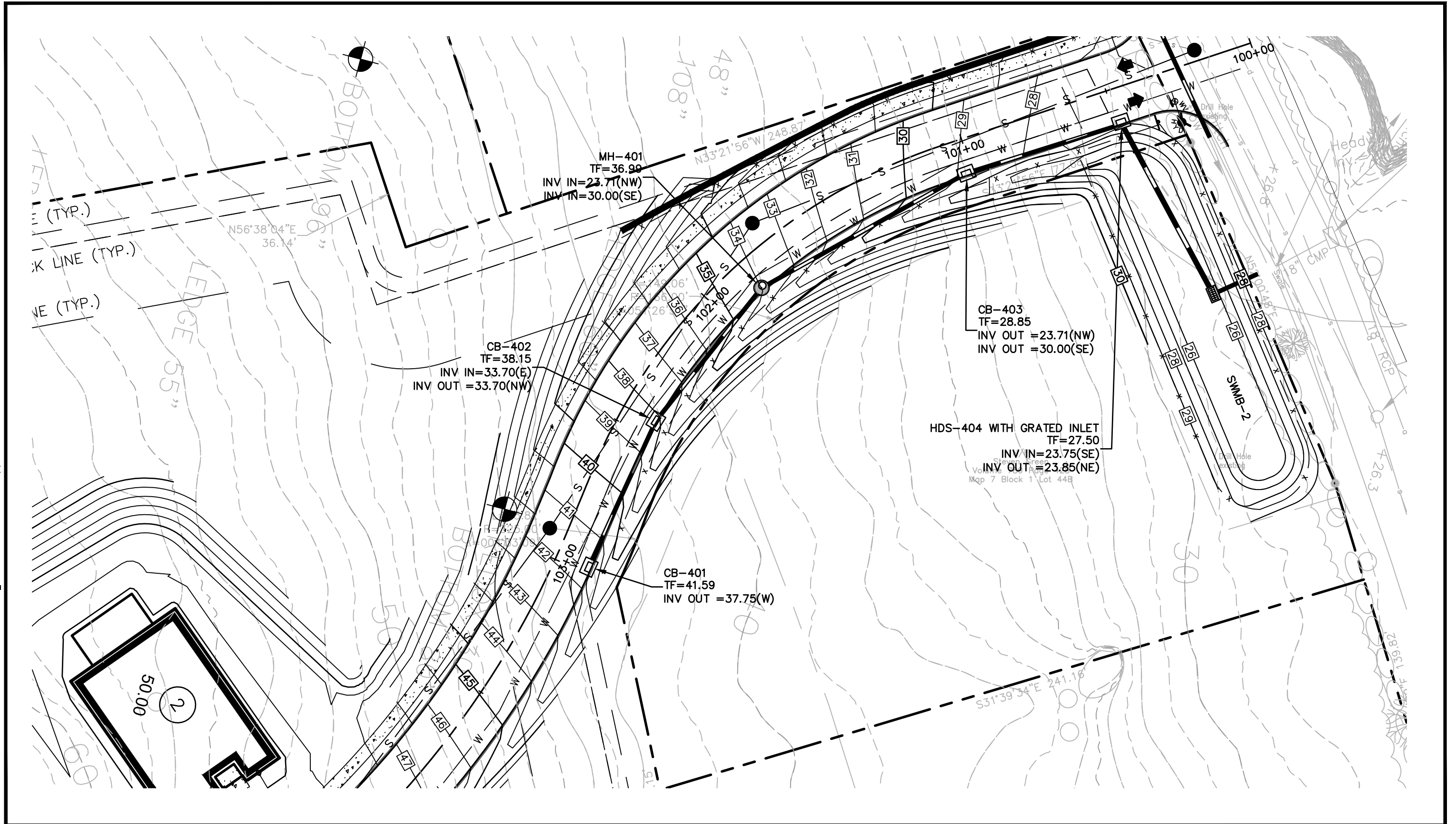
**Existing vs. Proposed Flow Chart:**

**Table 5 – Existing vs Proposed Peak Rates of Runoff**

	<b>Peak Flow Rate in Cubic Feet per Second (c.f.s.)</b>			
<b>Drainage Area</b>	<b>2-yr</b>	<b>10-yr</b>	<b>25-yr</b>	<b>100-yr</b>
<b>Design Point 1 – Wetland System</b>				
Existing	3.06	12.60	20.54	34.63
Proposed	1.06	5.48	9.75	16.51
<b>Design Point 2 – Mary Hall Road</b>				
Existing	0.32	1.65	2.85	5.04
Proposed	0.32	1.65	2.81	6.07 (1)

**(1) Note: Approved was 5.41 for the 100-Year storm event.**

4/29/2024, JBATES, G:\JOBS\21121210134510\_2024.DWG.EW-1 30X42 60SC (2).



**REVISED DRIVEWAY AND DRAINAGE AT MARY HALL ROAD**  
PROPOSED OPEN SPACE DEVELOPMENT  
MARY HALL ROAD  
STONINGTON, CONNECTICUT

Designed J.A.B.  
Drawn J.A.B.  
Reviewed  
Scale 1"=  
Project No. 2101345  
Date 04/15/2024  
CAD File XC210134510\_2024

**CSK-2**



Town of Stonington | Department of Planning  
Planning and Zoning Commission Meeting  
May 7, 2024  
24-076ZON Town of Stonington

*Administrative Review<sup>1</sup> proposals are subject to Commission approval in accordance with ZR §15.3.2.B. Changes and modifications to an approved plan or permit are also permissible in accordance with ZR §15.10.*

**Report Prepared By:** Clifton J. Iler, AICP – Town Planner

## Summary

The application is for the construction of an 8' x 8' tennis storage shed located at Spellman Park, 166 South Broad Street; M/B/L: 25-1-19-3. This property is located in the RR-80 Zone.

The application proposes a 64 SF storage shed located at Spellman Park, to be constructed and maintained by the Town of Stonington. The attached application set includes the location and design of the proposed shed for the Commission's review.

There are no additional questions or concerns with the proposed application.

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<sup>1</sup> *Administrative Review summary reports are intended to be summaries of application information and issues by staff for the Commission. This report is not considered part of an applicant's submittal, nor can it be considered an approval or denial of an application.*





# TOWN OF STONINGTON

## Zoning Permit Application

### OFFICE USE ONLY

APPLICATION NUMBER: \_\_\_\_\_ AMOUNT: \_\_\_\_\_

\_\_\_\_\_ APPROVED \_\_\_\_\_ DISAPPROVED

Zoning Official: \_\_\_\_\_ Date: \_\_\_\_\_

Comments: \_\_\_\_\_

**THIS APPLICATION CANNOT BE APPROVED UNTIL ALL REQUIRED INFORMATION IS PROVIDED.**

PROPOSED PROJECT DESCRIPTION: 8'x8' Tennis storage shed

PROPERTY OWNER: Town of Stonington PHONE: 860-535-5066

APPLICANT / AGENT: Richard Ward, Recreation Administrator PHONE: SAME

MAILING ADDRESS: 166 South Broad St. Pawcatuck

LOCATION OF SITE: Spellman Drive/Park near tennis courts

ASSESSOR'S MAP: Multi-Accor BLOCK: \_\_\_\_\_ LOT: \_\_\_\_\_ ZONE: \_\_\_\_\_

TYPE OF OCCUPANCY: \_\_\_\_\_ Residential \_\_\_\_\_ Commercial \_\_\_\_\_ Industrial

TYPE OF CONSTRUCTION:  New \_\_\_\_\_ Alteration \_\_\_\_\_ Addition \_\_\_\_\_ Repair

LOT INFORMATION: Frontage of Lot: \_\_\_\_\_ Width of Lot: \_\_\_\_\_ Depth of Lot: \_\_\_\_\_ Area of Lot: \_\_\_\_\_

EXISTING SETBACKS: Front: \_\_\_\_\_ Rear: \_\_\_\_\_ Sides: \_\_\_\_\_

PROPOSED SETBACKS: Front: \_\_\_\_\_ Rear: \_\_\_\_\_ Sides: \_\_\_\_\_

SIZE OF (<sup>New</sup>Existing) STRUCTURE: Footprint: 8' x 8' Height: 7' walls

EXISTING (sq. ft.): 1<sup>st</sup> floor: \_\_\_\_\_ 2<sup>nd</sup> floor: \_\_\_\_\_ Attic: \_\_\_\_\_ Basement: \_\_\_\_\_ Accessory Bldgs: \_\_\_\_\_

PROPOSED ADDITIONAL STRUCTURE: Footprint: 8' x 8' Height: 7' walls

PROPOSED (sq. ft.): 1<sup>st</sup> floor: \_\_\_\_\_ 2<sup>nd</sup> floor: \_\_\_\_\_ Attic: \_\_\_\_\_ Basement: \_\_\_\_\_ Accessory Bldgs: \_\_\_\_\_

EXISTING FLOOR AREA: \_\_\_\_\_ Additional Floor Area: 8x8 Total Floor Area: 64sqft Floor Area Ratio: \_\_\_\_\_

FLOOD HAZARD ZONE DESIGNATION: \_\_\_\_\_ ESTIMATED COST OF WORK: \$ 2,500<sup>00</sup> (+/-)

OTHER APPROVALS REQUIRED:	Application #	Approved	Date	Volume	Page
_____ P & Z (Site Plan)	_____	_____	_____	_____	_____
_____ P & Z (Special Use Permit)	_____	_____	_____	_____	_____
_____ Inland Wetlands	_____	_____	_____	_____	_____
_____ CAM Review (PZC)	_____	_____	_____	_____	_____
_____ Variance (ZBA)	_____	_____	_____	_____	_____
_____ Driveway Permit (Highway Dept.)	_____	_____	_____	_____	_____

**OTHER ITEMS REQUIRED TO BE SUBMITTED WITH THIS APPLICATION:**

N/A All plans that will be submitted to the Building Official in connection with this project. *less than 200' square feet*

A site plan showing the dimensions of the property, the location and dimensions of all structures on the property, and the distances from all existing and proposed structures to the property lines.

N/A An attached copy of the tax assessor's street card for the site. If new construction, house number must be indicated.

N/A Dimensioned elevation renderings depicting the height of all proposed structures above the proposed finished grade.

N/A An Elevation Certificate if proposal is within 250 feet of FEMA designated flood zone (only applies to New Construction or Substantial Improvements).


N/A Photographs of existing conditions (unless new building).

N/A Fees: As per fee schedule in the current zoning regulations. *Town project - Fee waived*

I, the undersigned, attest that the statements made in this application are to the best of my knowledge true and accurate representations of the existing site and proposed site improvements.

Richard Ward  
Owner's Printed Name  
*Town Administrator*

\_\_\_\_\_  
Agent's Printed Name

  
Owner's Signature  
*Town Administrator*

\_\_\_\_\_  
Agent's Signature

4/25/24  
Date

\_\_\_\_\_  
Date



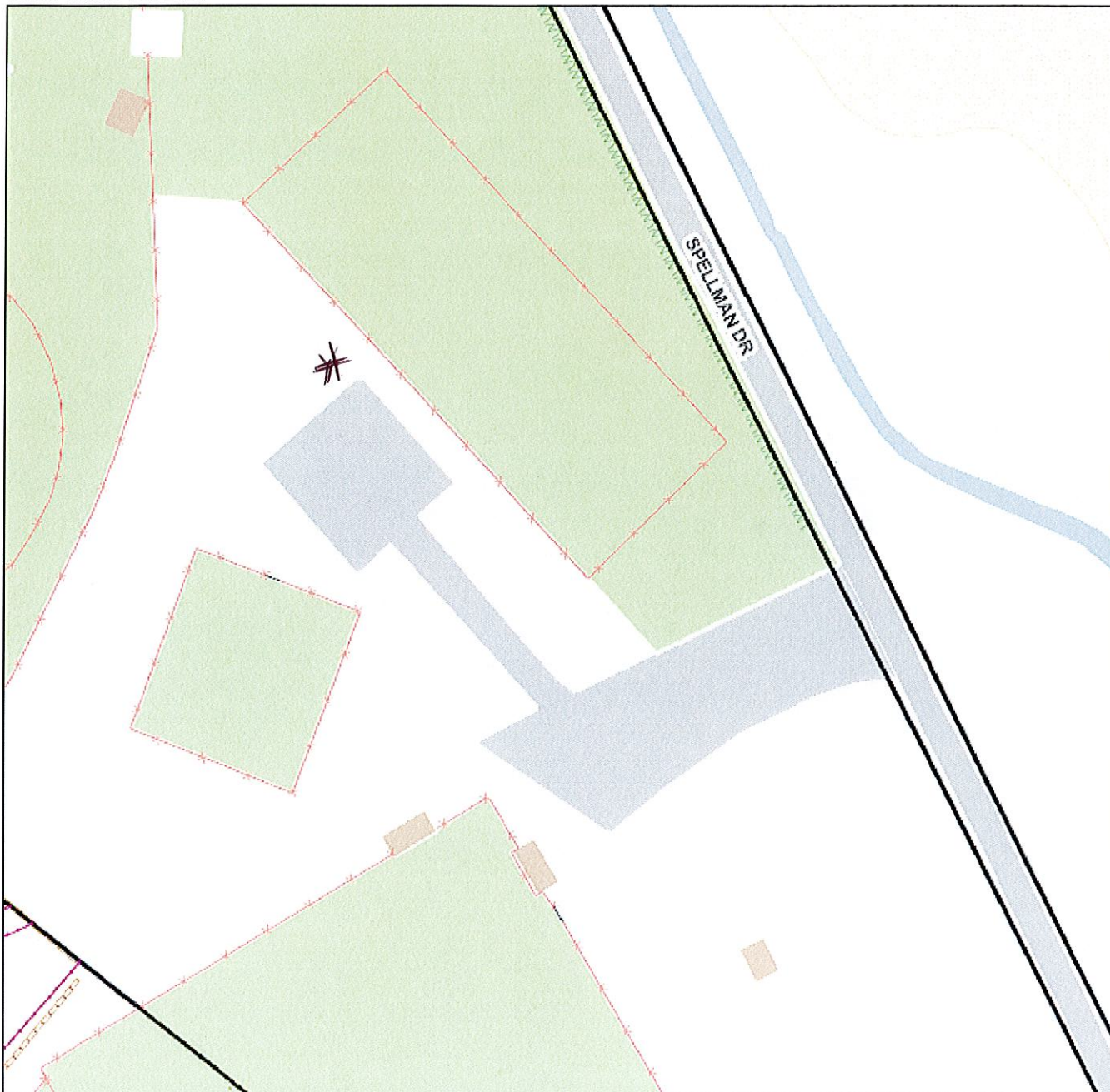


# Town of Stonington

Geographic Information System (GIS)



Date Printed: 4/23/2024



**MAP DISCLAIMER - NOTICE OF LIABILITY**

This map is for assessment purposes only. It is not for legal description or conveyances. All information is subject to verification by any user. The Town of Stonington and its mapping contractors assume no legal responsibility for the information contained herein.

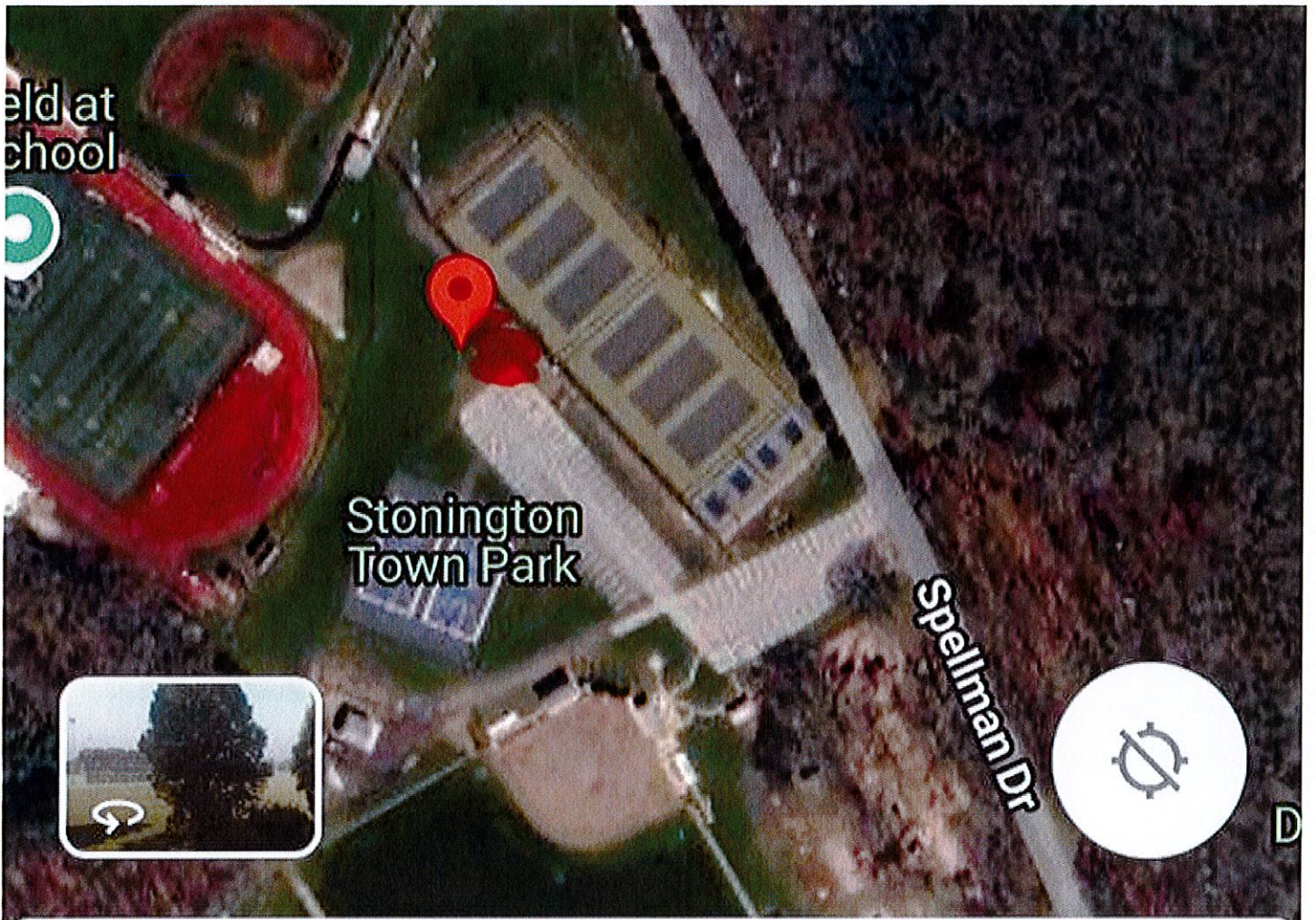
Approximate Scale: 1 inch = 100 feet





# Location

## 8x8 Tennis storage Shed











**Town of Stonington | Department of Planning  
 Planning and Zoning Commission Meeting  
 May 7, 2024  
 PZ2405CAM K. McGrath (J. Bernardo)**

*Coastal Area Management Review for demolition and construction of new single-family residence. Property is located at 29 Roseleah Drive, Mystic; M/B/L: 175-1-8. Property is located in the RC-120 Zone.*

**Report Prepared By:** Clifton J. Iler, AICP – Town Planner

## Application Status

This application requires Coastal Area Management (CAM) review pursuant to [Section 22a-109\(g\)](#) – which states that CAM applications are subject to the same timeframe requirements as Subsections (a) and (b) of Section 8-7d for the purpose of determining the time limitations for a zoning commission to reach a final decision. The Commission can elect to conduct a public hearing if desired, although [C.G.S. Section 8-7d\(b\)](#) places a 65-day limit on the timeframe to review and act on a Site Plan or CAM application whether or not a public hearing is held.

- Official Date of Receipt for this application was 4/16/24.
- Tonight’s meeting is **Day 21** of 65 total days to decide on the application.
- A decision must be made by 6/20/24.

The applicant may consent to one or more extensions provided the total period of any such extension or extensions shall not exceed 65 days.

## Purpose

This application is for the demolition and construction of a new single-family residence and associated site improvements in conformance with COV06-05 – Variance from ZR §3.1.4.2 to reduce the non-infringement buffer from 100’ to 0’ and ZR and §7.7.8.3.1 (18<sup>th</sup> Edition) to reduce the required distance of a substantial improvement from 100’ to 35’ from the reach of Mean High Tide.

The application set includes a detailed description of the project overview.

## Zoning and Context

This parcel subject to the bulk and use requirements for the RC-120 Zone and is a legal nonconforming lot of record.

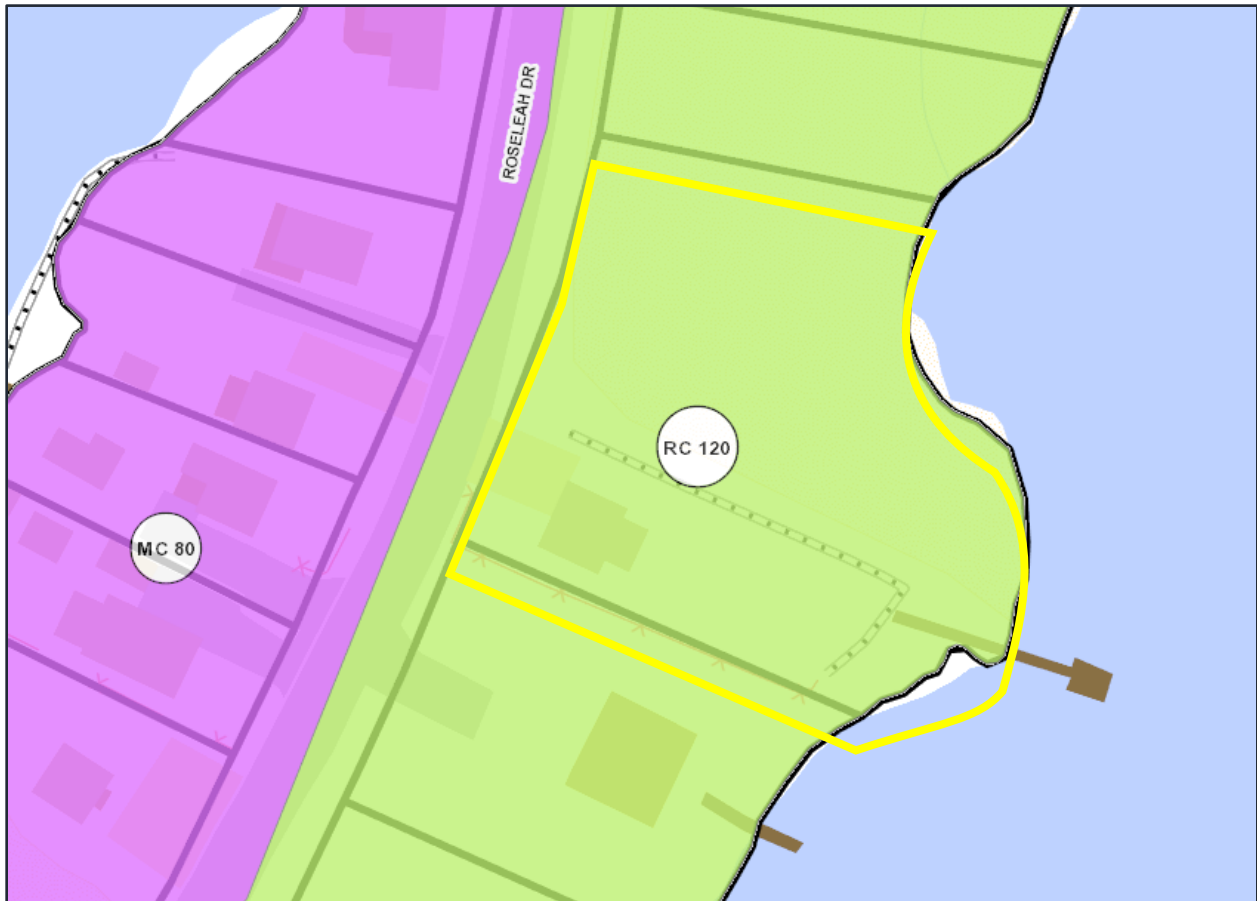
### ***RC-120 Zone Bulk and Use Requirements***

	<i>Required</i>	<i>Provided</i>		<i>Required</i>	<i>Provided</i>
Lot Size	120,000 SF	±29,620 SF <sup>1</sup>	Building Height	25’	25’
Frontage	300’	150’	Floor Area Ratio	0.04	0.04
Setbacks (F/S/R)	75’/75’/100’	Varies	Parking	N/A	N/A
Res. Buffer	N/A	N/A	Non-Infring. Area	0 <sup>2</sup>	0’

<sup>1</sup> Legal nonconforming lot of record.

<sup>2</sup> See COV06-05.

## ZONING MAP



North: RC-120 Zone [Use: Residential]

East: *Coastal Waters*

South: RC-120 Zone [Use: Residential]

West: MC-80 Zone [Use: Residential]

### Site Access and Traffic

The site is accessed from Roseleah Drive. There are no expected traffic impacts with this development as there is no change in use or intensity of use.

### Environmental Elements

This site falls within the Coastal Area Management Overlay District (CAMOD) and is within 100 FT of designated coastal resources and therefore subject to CAM review. This application is subject to review by CT DEEP and comments are captured in the Response Summary.

The site also is located entirely within the Flood Hazard Overlay District (FHOD) and FEMA Special Flood Hazard Areas (SFHA), therefore regulated by FEMA and local floodplain management regulations. The coastline is located in the VE (Velocity) Flood Zone with a Base Flood Elevation (BFE) of 14 feet.

In 2006, COV06-05 was approved by the Zoning Board of Appeals (ZBA) for a variance from ZR §3.1.4.2 to reduce the non-infringement buffer from 100' to 0' and ZR and §7.7.8.3.1 (18th Edition) to reduce the

required distance of a substantial improvement from 100' to 35' from the reach of Mean High Tide. The proposed construction is consistent with the variance.

## Utilities

The site is currently served by public water and private septic.

## Waivers Requested

No waivers are requested with this application.

## Response Summary

The application was routed to the following agencies/agents of the Town. Responses are shown below:

**BUILDING OFFICIAL** – Awaiting comment.

**TOWN ENGINEER (CLA ENGINEERS)** – We have reviewed the most recent materials received by this office on 4/19/24 submitted for the above referenced CAM Permit and have no engineering comments. [Dated: 4/25/24]

**TOWN ENGINEER** – I have reviewed the above referenced application and plan entitled “*Zoning Location Survey Property of Kevin McGrath for property located at 29 Roseleah Drive Town of Stonington - County of New London - Connecticut Sheet S-01, Scale 1” = 20’, Dated: September 5, 2023*” by James Bernardo Land Surveying, LLC, and offer the following comments:

1. In accordance with a Zoning Location Survey (Site Plan), the map shall include:
  - a. Reference that the map\plan was prepared “Pursuant to the Regulations of Connecticut State Agencies Section 20-300b-1 through 20-300b-20 and the Standards for Standards for Surveys and Maps in the State of Connecticut”
  - b. Type of Survey – O.K. (include distances from proposed structure to property lines)
  - c. Boundary Determination Category – Include metes & bounds, monuments found\set...
  - d. Class of accuracy of map
2. In accordance with the 2004 Connecticut Stormwater Manual, provide calculations and BMP efforts to mitigate (retain & infiltrate) stormwater run-off from impervious areas within 500’ of Tidal Wetlands, (ref: sections 3-7, 7-2, 7-8, 9-1, et al.)

In review of the aforementioned application and plan, I recommend action be taken by the commission with the stipulation that the comments be accomplished to the satisfaction\approval of the Town Engineer prior to construction activity commencing. [Dated: 4/28/24]

**FLOODPLAIN MANAGER (SLR INTERNATIONAL)** – See attached memorandum. [Dated: 4/12/24]

**LEDGE LIGHT HEALTH DISTRICT** – Awaiting comment.

**WATER POLLUTION CONTROL AUTHORITY** – The WPCA has no comment regarding the above-referenced P&Z application as this project is served by a subsurface disposal system and does not affect the sanitary sewerage system. [Dated: 4/25/24]

**ZONING ENFORCEMENT OFFICER** – No comment.

**FIRE DISTRICT MARSHAL (MYSTIC)** – Awaiting comment.

**CT DEEP LAND AND WATER RESOURCES DIVISION** – See attached memorandum. [Dated: 4/25/24]

## Town Planner Comments

In addition to the comments raised by the Town Engineer, the following elements are absent from the site plan that are mandated under ZR §15.3.6:

1. Table stating minimum lot area and building setback dimensions required for the zoning district.
2. Existing and proposed buildings(s) with exterior dimensions, Gross Floor Area in square feet, and number of stories.
3. Distance on all sides between buildings and property lines as measured on the site.
4. Off-street parking requirements, in compliance with ZR §13.1.
5. Stormwater drainage and site grading plan at minimum contour intervals of 2 feet, showing all proposed contours, drainage facilities, and grading if part of proposed development improvements.
6. Existing and proposed utilities, including sewer, water, gas, electric, phone, cable TV, fire hydrants and fire alarm boxes.

The inclusion of these items on the final site plan has been added as a stipulation of approval.

There are no additional questions or concerns with the proposed application.

## Recommended Stipulations

Should the Commission decide to approve this application, the Department of Planning recommends the following stipulations of approval:

1. The applicant shall address any outstanding comments to be received by Ledge Light Health District and/or the Fire District Marshal (Mystic) as applicable.
2. The applicant shall address the outstanding comments to the satisfaction of the Town Engineer and Town Planner.
3. Final plans shall be reviewed to the satisfaction of the Town Engineer.
4. Prior to the issuance of a Zoning Permit, the final plans shall be signed by the Commission and recorded in the Town's Land Evidence Records.



## Commission Action Required

The Commission is required to make a determination on the following items:

- A decision on the Coastal Area Management (CAM) application

*Section 9.2.8 – The Commission may approve, deny, or modify with conditions any project within the CAM boundary. In addition, the Commission may require additional erosion and sediment control measures, measures to mitigate any adverse impacts, pedestrian access easements, visual access easements, and conservation easements, and may require a design review in accordance with Section 17.1 of these regulations if the project is proposed for an area which has been designated as a viewshed or resource area in the Plan of Conservation and Development.*

# Memorandum



**To:** Clifton Iler, Candace Palmer  
**From:** Noah Slovin, AICP, CFM  
**Date:** April 12, 2024  
**Subject:** PZ2405 Roseleah Dr Site Plan Review

---

Materials submitted on October 3, 2023 by James Bernardo for Kevin McGrath. were reviewed in March and April 2024 at the request of the Town of Stonington.

## Overview

The application is to demolish the existing house and construct a new building. The new proposed building will be a two-story residential structure above a garage and storage area; the lower floor will be used for storage only. The habitable spaces of the property will all be elevated to 16.3 ft NAVD88, with the bottom of the lowest horizontal members at 15.0 ft NAVD88.

The project is located within a FEMA Special Flood Hazard Area (SFHA) VE (velocity) Zone with a base flood elevation (BFE) of 14 feet NAVD88.

## Findings

Based on the materials provided, the proposed new structure will include walled-in, enclosed spaces below the BFE, with flood vents. While this would be acceptable in an AE zone, it is not permitted in a VE Zone; in a VE Zone, any enclosed spaces below the BFE must utilize "breakaway walls, lattice work, or screening."

The materials also indicate that a Variance was granted regarding development within one-hundred feet of Mean High Water (Section 7.7.8.3.3 at the time the Variance was granted) in March of 2006. It appears that this regulation has since been superseded by Section 7.7.8.3.1, which prohibits development within one-hundred feet of the Coastal Jurisdiction Line (located inland of the Mean High Water line at this site). It is not clear to me whether that Variance covers this development, or whether a new Variance is required.

### Stonington Zoning 7.7.8.3

In coastal High Hazard Areas (VE Zones and Coastal AE Zones):

.1 "All new construction or substantial improvement shall be located 100 feet landward of the Connecticut Coastal Jurisdiction Line."

.2 "...all space below the lowest supporting member [must be] open so as not to impeded the flow of water."

.6 "Non-supporting breakaway wall, lattice work, or mesh screening shall be allowed below the base flood elevation..."

The application indicates that habitable spaces will be elevated above 16.0 ft NAVD88. In a VE zone, it is the elevation of the bottom of the lowest horizontal member that has significance for



regulatory purposes. The included elevation certificate indicates that the elevation of the bottom of the lowest horizontal member is 15.0 ft NAVD88, or 1.0 feet above the BFE, in line with floodplain regulations. It is indicated that all utilities will be elevated above 1.0 feet above the BFE.

## Recommendations

The following two recommendations are made:

- 1. The proposer must update their application to show that all enclosed areas below the BFE plus one foot will be constructed using breakaway walls, lattice work, or screening.**
2. The Town should evaluate whether a new variance is required with regard to Section 7.7.8.3.1. From a floodplain management perspective, the proposed project will reduce risks relative to maintaining the property as-is, and so be encouraged if possible.

Please contact me with any questions.

**Noah Slovin** AICP, CFM  
Senior Resilience Planner

**O** [617-865-2544](tel:617-865-2544)  
**E** [nslovin@slrconsulting.com](mailto:nslovin@slrconsulting.com)

SLR International Corporation  
10 High Street, Suite 605, Boston MA United States 02110

*The above permit application review was conducted in good faith using available information and the consultant's best interpretation of local, state, and federal floodplain management codes and guidelines.*





## Land and Water Resources Division

### *COASTAL SITE PLAN REVIEW COMMENTS CHECKLIST*

This checklist is used by the Land and Water Resources Division (LWRD) to assess the consistency of the proposed activities with the relevant policies and standards of the Connecticut Coastal Management Act [(CCMA), Connecticut General Statutes (CGS) sections 22a-90 through 22a-112, inclusive].

**ORIGINAL TO:**

Stonington Planning and Zoning Commission  
152 Elm Street  
Stonington, CT 06378

**COASTAL SITE PLAN REVIEW TRIGGER:**

- Zoning Compliance
- Subdivision
- Special Exception or Permit
- Variance
- Municipal Improvement

Date sent/delivered 4/25/2024 by (indicate all that apply):  hand  fax  e-mail  U.S. mail

**APPLICANT NAME:** Kevin McGrath  
**MAILING ADDRESS:** 888 Neipsic Rd, Glastonbury, CT 06033  
**PROJECT ADDRESS:** 29 Roseleah Drive, Mystic, CT 06355

**PROJECT DESCRIPTION:**

The applicant is seeking to demolish an existing nonconforming house and replace it with a new residence conforming to FEMA standards. The house will occupy roughly the same footprint with about a 300 square foot increase in size.

LWRD reviewer BL

Date plans were received by LWRD: 3/13/24

Date LWRD review completed: 4/25/24

Most recent revision date on plans: 9/5/23

Plan title: Zoning Location Survey – Property of Kevin McGrath

<b>COASTAL RESOURCES AND RESOURCE POLICIES:</b>				
	<b>ON-SITE</b>	<b>ADJACENT TO SITE</b>	<b>POTENTIALLY INCONSISTENT</b>	<b>NOT APPLICABLE</b>
General Coastal Resources*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beaches and Dunes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bluffs and Escarpments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Coastal Hazard Area	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Waters and/or Estuarine Embayments	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Developed Shorefront	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Freshwater Wetlands and Watercourses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intertidal Flats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Islands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rocky Shorefront	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shellfish Concentration Areas	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shorelands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tidal Wetlands	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>ADVERSE IMPACTS ON COASTAL RESOURCES:</b>			
	<b>Appears Acceptable</b>	<b>Potentially Unacceptable</b>	<b>Not Applicable</b>
Degrades tidal wetland, beaches and dunes, rocky shorefronts, or bluffs and escarpments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades existing circulation patterns of coastal waters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Increases coastal flooding hazard by altering shoreline or bathymetry	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades natural or existing drainage patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades natural shoreline erosion and accretion patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades or destroys wildlife, finfish, or shellfish habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades water quality	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades visual quality	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>COASTAL USE POLICIES:**</b>		
	<b>Applies</b>	<b>Potentially Inconsistent</b>
General Development*	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boating	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Recreation and Access	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Structures and Filling	<input type="checkbox"/>	<input type="checkbox"/>
Cultural Resources	<input type="checkbox"/>	<input type="checkbox"/>
Fisheries	<input type="checkbox"/>	<input type="checkbox"/>
Fuels, Chemicals, or Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>
Ports and Harbors	<input type="checkbox"/>	<input type="checkbox"/>
Sewer and Water Lines	<input type="checkbox"/>	<input type="checkbox"/>
Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>
Transportation	<input type="checkbox"/>	<input type="checkbox"/>
Water-dependent Uses	<input type="checkbox"/>	<input type="checkbox"/>

\* General Coastal Resources and General Development policies are applicable to all proposed activities.

\*\* Policies that are not applicable are not checked in this chart.

<b>ADVERSE IMPACTS ON FUTURE WATER-DEPENDENT DEVELOPMENT ACTIVITIES AND OPPORTUNITIES:</b>			
	Appears Acceptable	Potentially Unacceptable	Not Applicable
Replaces an existing water-dependent use with a non-water-dependent use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reduces existing public access	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>ISSUES OF CONCERN (SEE SUMMARY AND RECOMMENDATIONS BOX FOR ADDITIONAL DETAIL):</b>	
<input type="checkbox"/>	Insufficient information
<input type="checkbox"/>	Potential increased risk to life and property in coastal hazard area
<input type="checkbox"/>	Adverse impacts on future water-dependent development opportunities
<input type="checkbox"/>	Proximity of disturbance to sensitive resources/need for additional vegetated setback
<input type="checkbox"/>	Potential to cause erosion/sedimentation; need for adequate sedimentation and erosion control measures
<input type="checkbox"/>	Water quality and/or stormwater impact
<input type="checkbox"/>	Other coastal resource impacts:
<input type="checkbox"/>	Other:

**SUMMARY AND RECOMMENDATIONS:**

The proposal does not appear to have adverse impacts on adjacent resources. Sediment and erosion controls appear adequate and should be properly installed and maintained throughout construction. There is an increase in impervious space on site, but it does not appear significant enough to alter the stormwater drainage of the site. The use of a crushed gravel driveway will help infiltrate stormwater and ensure that the site's drainage characteristics remain similar to current conditions. The building plans appear compliant with current FEMA standards for the Flood Hazard Zone VE-14, with flood vents and non-structural break-away walls to be used below base flood elevation.

**FINDING:** (Please see summary and recommendations section on page 3 for discussion)

CONSISTENT WITH ALL APPLICABLE COASTAL POLICIES

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:

Coastal Management Fact Sheet(s):

Other:

Please be advised that, separate from the municipal review, the following DEEP permits may be required:

Structures, Dredging, and Fill in Tidal Coastal or Navigable Waters

Tidal Wetlands

Stormwater General Permit:

Other:

Please direct questions or comments regarding this checklist to:

Braden Lynn  
 Planning Section  
 Land and Water Resources Division  
 CT DEEP  
[braden.lynn@ct.gov](mailto:braden.lynn@ct.gov)

copy/ies provided to

LWRD Reviewer Initials BL Date: 4/25/24

This checklist is intended to replace a comment letter only in those instances where LWRD comments can be readily conveyed without the background discussion that would be provided in a letter. This checklist is not used for projects that LWRD recommends should be denied.

# Town of Stonington, Connecticut

## Application Form

### Municipal Coastal Site Plan Review

### For Projects Located Fully or Partially Within the Coastal Boundary

Please complete this form in accordance with the attached instructions (CSPR-INST-11/99) and submit it with the appropriate plans to appropriate agency. (Planning and Zoning Commission or the Zoning Board of Appeals)

#### Section I: Applicant Identification

Applicant: <u>Kevin McGrath</u>	Date: <u>10-3-2023</u>
Address: <u>888 Neipsic Rd Glastonbury, CT 06033</u>	Phone: <u>860-250-7039</u>
Project Address or Location: <u>29 Roseleah Drive</u>	
Interest in Property: <input checked="" type="checkbox"/> fee simple <input type="checkbox"/> option <input type="checkbox"/> lessee <input type="checkbox"/> easement <input type="checkbox"/> other (specify)	
List primary contact for correspondence if other than applicant: _____	
Name: <u>James Bernardo, LS</u>	
Address: <u>102A Spithead Rd</u>	
City/Town: <u>Waterford</u>	State: <u>CT</u> Zip Code: <u>06385</u>
Business Phone: <u>860-447-0236</u>	
E-mail Address: <u>jim@jbsurvey.com</u>	

#### Section II: Project Site Plans

Please provide project site plans that clearly and accurately depict the following information, and check the appropriate boxes to 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
- High tide line [as defined in CGS Section 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 check the appropriate box to identify the plan or application that has resulted in 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

1. Street Address or Geographical Description:  
29 Roseleah Drive

City or Town: Stonington, CT

2. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)?  YES  NO

3. Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable:  
Stonington Harbor

4. 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:

Subject site is currently a single-family residential structure. To the north is vacant land. A residential dwelling is located on the land to the south. The property is zoned RC-120

5. Indicate the area of the project site: 0.4/0.17 prorated acres or square feet (circle one)

6. Check the appropriate box below to 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 the Department of Environmental Protection's (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.: Description of 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 property is located within the SFHA VE (Elev=14). The property owner intends to demolish the existing wood frame house on the property. It does not conform to the current FEMA requirements for structures located in a SFHA.

The owner will then construct new home in accordance with the current FEMA regulations. The area under the house, below the BFE, will be used for storage only.

There will be a net increase of impervious area of approximately 300 SF from the roof, or approximately 20%. No significant impacts are anticipated.

Construction is scheduled to begin the spring of 2024.

## Part II.B.: Description of 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):

Site runoff will be dispersed by overland sheet flow to mitigate any effects. A previous stone driveway will be installed to reduce total site runoff. Roof gutters will be directed to stabilized grass areas to reduce erosive velocities.

### Part III: Identification of Applicable 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 the influence of project	Not Applicable
General Coastal Resources* - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)	X	X		
Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)				X
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)				X
Coastal Hazard Area - Definition: CGS Section 22a-93(7)(H); Policies: CGS Sections 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	X		
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS Sections 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A)	X	X		
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)				X
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)				X
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)				X
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)				X
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)				X
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)		X		
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)				X
Tidal Wetlands - Definition: CGS Section 22a-93(7)(E); Policies: CGS Sections 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)	X			

\* 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):

See attached sheet

## Part V: Identification of Applicable Coastal Use and Activity Policies and 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 Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- Water-Dependent Uses\*\* - CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A);
- Definition CGS Section 22a-93(16)
- Ports and Harbors - CGS Section 22a-92(b)(1)(C)
- Coastal Structures and Filling - CGS Section 22a-92(b)(1)(D)
- Dredging and Navigation - CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- Boating - CGS Section 22a-92(b)(1)(G)
- Fisheries - CGS Section 22a-92(c)(1)(I)
- Coastal Recreation and Access - CGS Sections 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)
- Sewer and Water Lines - CGS Section 22a-92(b)(1)(B)
- Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- Solid Waste - CGS Section 22a-92(a)(2)
- Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)
- Cultural Resources - CGS Section 22a-92(b)(1)(J)
- Open Space and Agricultural Lands - CGS Section 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):

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

*Please complete this section for all projects.*

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 Section 22a-93(15)(H)		X
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 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 Section 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 Section 22a-93(15)(D)		X
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)		X
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 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 Water-dependent Uses**

Please complete the following two sections **only if the project or activity is proposed at a waterfront site**:

1. 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 Opportunities and Activities	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 Section 22a-93(17)		X
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 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 Section 22a-93(17)		X

2. Identification of existing and/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.

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

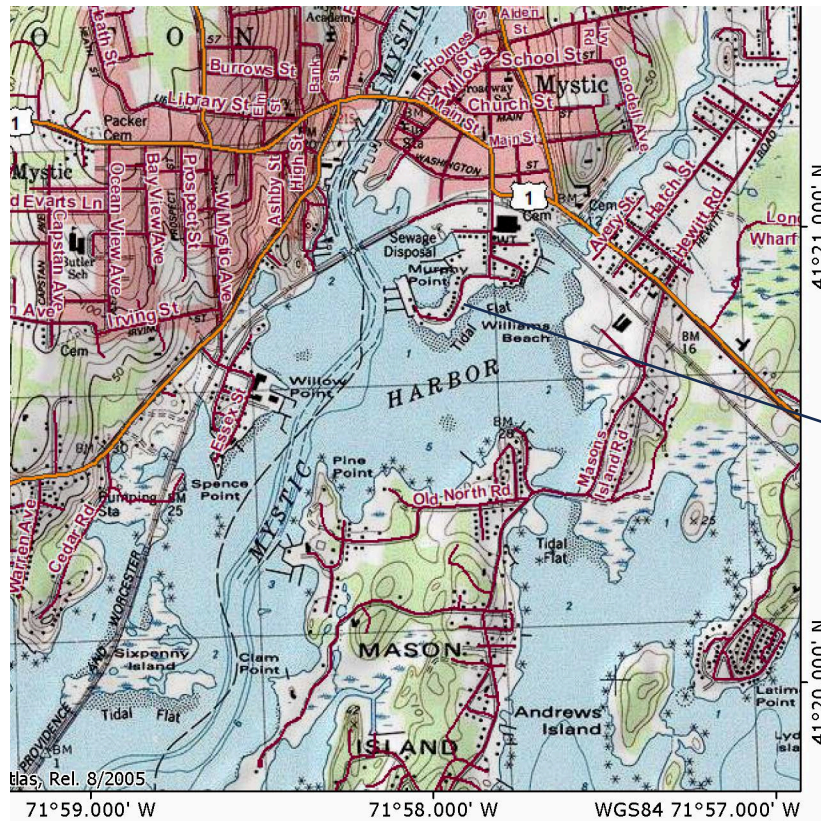
Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII have been avoided, eliminated, or minimized (attach additional pages if necessary):

There are no adverse impacts.

**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):

# COASTAL AREA MANAGEMENT APPLICATION



Project Location  
29 Roseleah Drive  
Stonington, CT

Property Of  
Kevin McGrath  
29 Roseleah Drive  
Stonington, Connecticut  
October 3, 2023

James Bernardo Land Surveying, LLC  
James Bernardo, LS  
102A Spithead Road  
Waterford, CT 06385  
860-447-0236  
[jim@jbsurvey.com](mailto:jim@jbsurvey.com)



Supplement To  
Coastal Area Management (CAM) Application  
Property of: Kevin McGrath  
29 Roseleah Drive  
Stonington, Connecticut

### **General Statement of Activity**

This application is for the demolition of the existing wood frame house and the construction of a new single-family residence on the property.

The property is located in a Special Flood Hazard Area (SFHA) VE (BFE=14) as shown on the FIRM 09011C0527J map revised: August 5, 2013. The finished floor of the house will be a minimum of 16.0 (NAVD88).

### **3b. Consistency with Coastal Resources and policies**

#### General Coastal Resources

*Means the coastal waters of the state, their natural resources, related marine and wildlife habitat and adjacent shorelands, both developed and undeveloped, that together form an integrated terrestrial and estuarine ecosystem.*

Coastal resources on and adjacent to this site include coastal waters which include the adjacent Stonington Harbor (Long Island Sound). The existing lot is zoned for residential development. The foundation for the new house will be built in accordance with the VE flood zone requirements. The area under the building will be used for storage only.

#### Coastal Hazard Areas

*Coastal hazard areas are statutorily defined as those land areas inundated during coastal storm events or subject to erosion induced by such events, including flood hazard areas as defined and determined by the National Flood Insurance Act and all erosion hazard areas as determined by the Commissioner [Connecticut General Statutes (CGS) section 22a-93(7)(H)]. In general, coastal flood hazard areas include all areas designated as within A-zone and V-zones by the Federal Emergency Management Agency (FEMA). A-zones are subject to still-water flooding during so called "100-year" flood events. During 100-year flood events, V-zones are subject to direct action by waves three feet or more in height*

As previously stated, the property is in a Special Flood Hazard Area (SFHA) VE (BFE=14) as shown on the FIRM 09011C0527J map revised: August 5, 2013. VE zones are coastal flood zones with velocity hazard. The new building will be constructed within the current FEMA requirements.

The building and all habitable spaces will be elevated to elevation 16 (NAVD88). The finish grade under the building will be graded to approximately elevation 5. No dry access will be available during storm events. All utilities must be located above the BFE.

#### Coastal Waters and Estuarine Embayments

*Coastal waters are those waters of Long Island Sound and its harbors, embayments, tidal rivers, streams and creeks, which contain a salinity concentration of at least five hundred parts per million under the low flow stream conditions as established by the commissioner [Connecticut General Statutes (CGS) section 22a-93(5)].*

*Coastal waters can be separated into “nearshore waters,” “offshore waters” and “estuarine embayments.”*

The adjacent Stonington Harbor satisfies the definition of an Estuarine Embayments. Of primary concern is the degradation of water quality through the introduction of suspended solids and nutrients into the Harbor. The on-site septic system was replaced in 2009 and will be used by the new residence. Minimal site disturbance is proposed. When the existing structure is removed the hole will be filled with clean, free-draining material. No significant changes in drainage flow paths are anticipated. Stormwater BMP's, primarily the installation of sediment fence, has been incorporated into the site design. The excavation and site disturbance associated with the foundation will be limited to the minimal amount necessary.

#### Tidal Wetlands

*Tidal wetlands are those areas which border on or lie beneath tidal waters, such as, but not limited to banks, bogs, salt marshes, swamps, meadows, flats, or other low lands subject to tidal action, including those areas now or formerly connected to tidal waters, and whose surface is at or below an elevation of one foot above local extreme high water; and upon which may grow or be capable of growing some, but not necessarily all, of [a list of specific plant species - see Connecticut General Statutes (CGS) section 22a-29(2) for complete list of species][CGS section 22a-29, as referenced by CGS section 22a-93(7)(E)]. In general, tidal wetlands form in “low energy” environments protected from direct wave action. They are flooded by tidal waters twice a day and support a diverse ecosystem of vegetation and wildlife.*

Tidal Wetlands are located along the easterly and northerly portions of the property. The tidal vegetation consist primarily of *Spartina Patens (Sporobolus Pumilus)* & *Spartina Alterniflora (Sporobolus Alterniflorus)*. Vegetation along the tidal wetlands fringe and the mean high water consists of areas of sparse High Tide Bush (*Iva Frutescens*). No activity is proposed within the tidal wetlands.

#### Coastal Hazard Areas

*Coastal hazard areas are statutorily defined as those land areas inundated during coastal storm events or subject to erosion induced by such events, including flood hazard areas as defined and determined by the National Flood Insurance Act and all erosion hazard areas as determined by the Commissioner [Connecticut General Statutes (CGS) section 22a-93(7)(H)]. In general, coastal flood hazard areas include all areas designated as within A-zone and V-zones by the Federal Emergency Management Agency (FEMA). A-zones are subject to still-water flooding during so called “100-year” flood events. During 100-year flood events, V-zones are subject to direct action by waves three feet or more in height*

As previously stated, the property is in a Special Flood Hazard Area (SFHA) VE (BFE=14). The new residence is located in the VE (BFE=14) SFHA. Special Flood Hazard Areas are a subject to the 1% annual chance flood (100-year flood). It is the flood that has a 1% chance of being equaled or exceeded in any given year. VE zones are coastal flood zones with velocity hazard. The primary reason for the construction of this new home is to bring it in compliance with applicable FEMA construction requirements.

**3c. Possible degradation of water quality.**

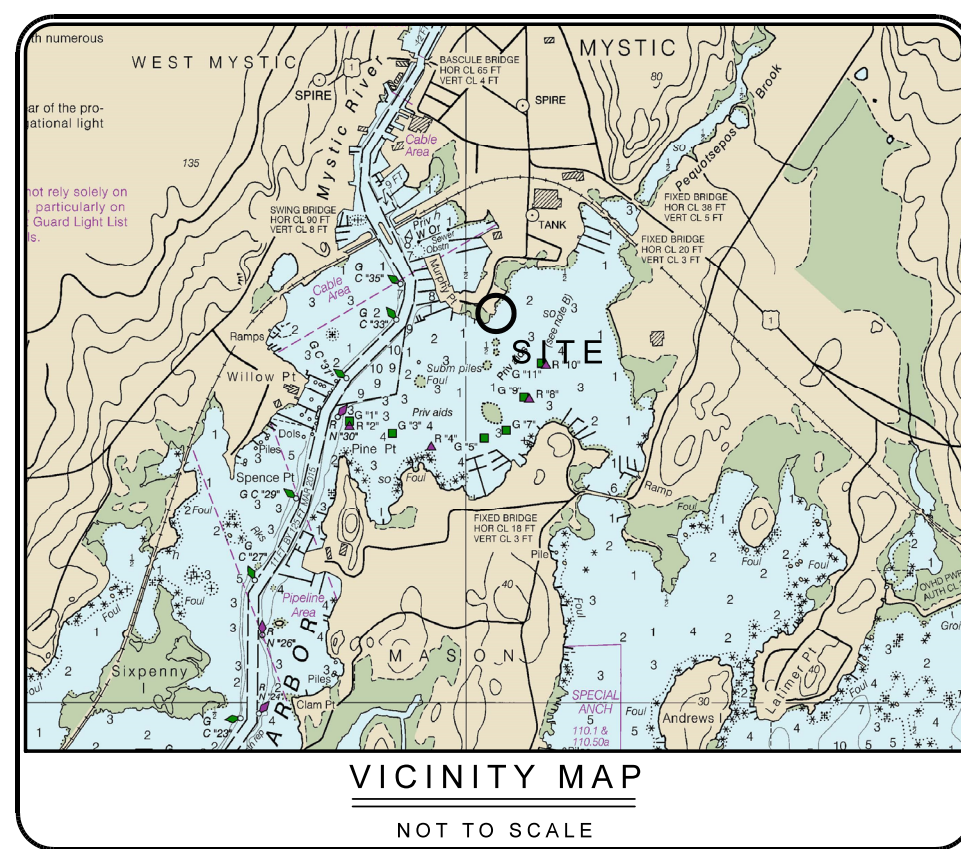
Construction on or adjacent to coastal resources has the potential to introduce pollutants from runoff and erosion into the coastal resources. Variances were previously granted from the Town Zoning Regulations setback requirements to allow for a reasonable use of the land to avoid activity within the coastal resources. Limitations on the amount of clearing and the installation of erosion control measures to minimize the impact to the coastal resources are shown on the coastal site plan.

**4b. Consistency with Coastal Resources and policies**

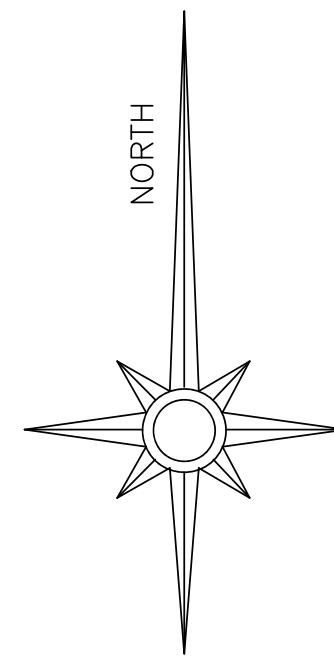
The Coastal Area Management Regulations permit for the reasonable uses of coastal properties consistent with Coastal Resources and Policies. Adverse impacts to Coastal Resources must be mitigated to the extent possible. All disturbed areas will be stabilized and seeded upon completion of construction. The area under the house will be graded and covered with 1" crushed stone to minimize runoff from the site.

The location of the house, on privately owned land, will not impact water access. The Coastal Area Management Regulations emphasize the importance of locating water-dependent uses at waterfront sites. However, the property is located in the RC-120 zone district. The current Town of Stonington Zoning Regulations allow very limited commercial water dependent uses in this zone.





VICINITY MAP  
NOT TO SCALE



ROSELEAH DRIVE  
ZONE: MC-80  
ZONE: RC 120

BENCHMARK  
MAG NAIL IN POLE  
ELEV=4.32 NAVD88

APPROXIMATE PROPERTY LINE

AREA=  
17,000 SQ FT M/L  
0.39 ACRES M/L

R=700.00'  
L=150.12'  
Δ=12°16'38"  
Ch=149.83'  
N 17°33'05" E

MEAN HIGH WATER  
EL=0.9

NEW CRUSHED  
STONE  
DRIVEWAY

PROPOSED HOUSE  
MAIN LEVEL  
LAT: 41.34776404  
LONG: 71.96633075  
ELEV=16.0 (NAVD88)

N/F  
ROBERT D SHANNON &  
JANET H SHANNON  
33 ROSELEAH DRIVE  
(DEVELOPED RESIDENTIAL  
PROPERTY)

C.I.L. AT FACE OF WALL  
EL=2.0

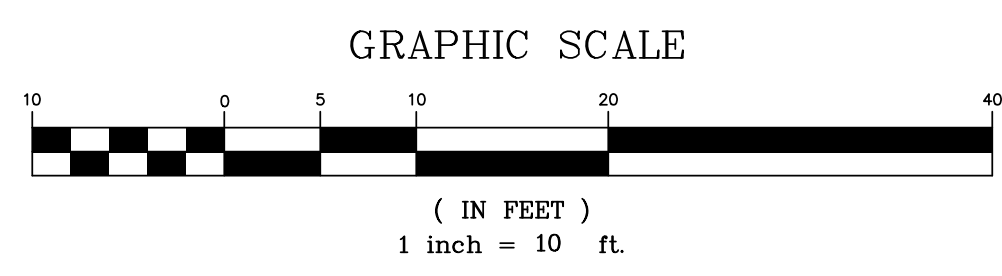
BULKHEAD RETAINING WALL

HARBOR

STONINGTON

**LEGEND**  
THE FOLLOWING SYMBOLS/ABBREVIATIONS  
MAY APPEAR ON THIS DRAWING

AC	ACRES	HTB	HIGH TIDE BUSH
BF	BASEMENT FLOOR	SP	SPARTINA PATENS
BIT	BITUMINOUS	SA	SPARTINA ALTERNIFLORA
BCLC	BITUMINOUS CONCRETE LIP CURBING	TBR	TO BE REMOVED
CONC	CONCRETE	TYP	TYPICAL
DIA	DIAMETER	⊕ P-5	SOIL PERC TEST LOCATION
DB	DISTRIBUTION BOX	⊕ THS	SOIL DEEP TEST LOCATION
EOP	EDGE OF PAVEMENT	⊕	WELL
ELEV	ELEVATION	⊕	HYDRANT
FF	FINISHED FIRST FLOOR	⊕	TREE
LF	LINEAR FOOT	---	BUILDING SETBACK LINE
(MIN)	MINIMUM	---	CLEARING LIMIT LINE
M/L	MORE OR LESS	---	EXISTING TREELINE
N/F	NOW OR FORMERLY	---	EXISTING CONTOUR
PVC	POLY VINYL CHLORIDE	---	NEW CONTOUR
SCH40	SCHEDULE 40	---	SEDIMENT FENCE
5.4x	SPOT ELEVATION	---	STORM DRAIN PIPE
SF	SQUARE FEET	---	STONE WALL
TR	TO REMAIN	---	SANITARY SEWER
		---	WATER



- NOTES:
- THIS PLAN AND THE SURVEY IT IS BASED ON HAVE BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-308B MINIMUM STANDARDS OF ACCURACY, CONTENT AND CERTIFICATION FOR SURVEYS AND MAPS. THE TYPE OF SURVEY IS TOPOGRAPHIC CLASS 1-2 AND THE VERTICAL ACCURACY CONFORMS TO CLASS V-2. THIS IS NOT A PROPERTY SURVEY OR BOUNDARY SURVEY AND ANY PROPERTY LINES DEPICTED DO NOT REPRESENT A SURVEYOR'S PROPERTY/BOUNDARY OPINION.
  - NO DECLARATION IS EXPRESSED OR IMPLIED BY THIS MAP OR COPIES THEREOF UNLESS THE PRINT BEARS THE IMPRESSION TYPE SEAL AND ORIGINAL LIVE SIGNATURE OF THE SURVEYOR WHOSE NAME AND REGISTRATION NUMBER APPEAR BELOW OR THEREON.
  - REFERENCE IS MADE TO STONINGTON LAND EVIDENCE RECORDS VOLUME 632 AT PAGE 599 FOR A WARRANTY DEED DATED DECEMBER 7, 2007 REGARDING RECORD TITLE TO THE SUBJECT PROPERTY.
  - THE SUBJECT PROPERTY IS LOCATED ENTIRELY WITHIN THE RC-120 ZONE DISTRICT.
  - BY GRAPHICAL DEPICTION ONLY, THIS PARCEL LIES WITHIN FLOOD HAZARD ZONE VE (EL 14) AS SHOWN ON "NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP NEW LONDON COUNTY, CONNECTICUT PANEL 09011C05273, COMMUNITY: TOWN OF STONINGTON 090106 MAP NUMBER: 527 MAP EFFECTIVE: 8-5-2013, FEDERAL EMERGENCY MANAGEMENT AGENCY."
  - THE SUBJECT PROPERTY IS SHOWN ON THE STONINGTON TAX ASSESSOR MAP 175, BLOCK 1 AS LOT 8 AND HAS AN ASSIGNED STREET ADDRESS OF 29 ROSELEAH DRIVE.
  - BEARINGS AND COORDINATES NOTED HEREON ARE REFERENCED TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (NAD 83) EPOCH 2011 (2010.0). ELEVATIONS DEPICTED HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) TRANSFORMED FROM ELLIPSOID HEIGHT TO ORTHOMETRIC HEIGHT UTILIZING NGS2008 GEOID. AS DETERMINED BY GLOBAL POSITIONING SYSTEM (GPS) OBSERVATIONS UTILIZING THE STATE OF CONNECTICUT'S ADVANCED CONTINUOUSLY OPERATING REFERENCE NETWORK (ACORN) BASE STATION: CTGR, HAVING THE FOLLOWING VALUES:  
LATITUDE = N41° 20' 07.3560"  
LONGITUDE = W72° 02' 58.96923"  
ELLIPSOID HEIGHT = -18.342 METERS
  - THIS PLAN REPRESENTS THE LOCATION OF THE BOUNDS AND SITE CONDITIONS DETERMINED BY FIELD SURVEY ON MARCH 6, 2023. RECORD TITLE AND ADJOINER INFORMATION WAS OBTAINED FROM TAX ASSESSOR AND LAND EVIDENCE RECORDS ON APRIL 6, 2023.
  - UNDERGROUND UTILITY, STRUCTURE AND FACILITY LOCATIONS DEPICTED AND NOTED HEREON HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE EXISTENCE OF WHICH ARE UNKNOWN TO JAMES BERNARDO LAND SURVEYING, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO CONSTRUCTION. CALL BEFORE YOU DIG 1-800-922-4455.
  - TIDAL ELEVATIONS ARE AS FOLLOWS BASED ON THE TIDAL EPOCH 83-01  
C.I.L.: 2.0 FEET  
MHW: 0.9 FEET  
NAVD88: 0.0 FEET  
MLW: -1.7 FEET
  - TOWN OF STONINGTON ZONING BOARD OF APPEALS CERTIFICATE OF VARIANCE GRANTED MARCH 14, 2008 RECORDED IN VOLUME 600 AT PAGE 508. VARIANCES GRANTED FOR THE FOLLOWING:  
SECTION 3.1.4.2 TO REDUCE NON-INTRUSION BUFFER FROM 100' TO 0'  
SECTION 7.7.8.3.3 TO REDUCE THE REQUIRED DISTANCE OF A SUBSTANTIAL IMPROVEMENT FROM 100' TO 35' FROM THE REACH OF MEAN HIGH TIDE.
- MAP REFERENCES:
- GENERAL LOCATION SURVEY OF MCGRATH RESIDENCE 29 ROSELEAH DRIVE MYSTIC, CONNECTICUT PREPARED FOR DOKO, INC. SHEET NO. 1 OF 1 SCALE: 1"=20' DATE: JUNE 26, 2008 BY J DEMPSEY ASSOCIATES LLC.
  - PLAN NO.2 "MYSTIC SHORES" PROPERTY AT MYSTIC, CONN. BELONGING TO JACOB S. SILVERSTEIN OF WEST HARTFORD CONN. 1930 SCALE: 1"=60' BY DABOLL AND GRANDALL CIVIL ENGINEERS.

JAMES BERNARDO  
LAND SURVEYING, LLC  
102A SPITHEAD ROAD  
WATERFORD, CONNECTICUT 06385  
(860) 447-0236  
WWW.JBSURVEY.COM

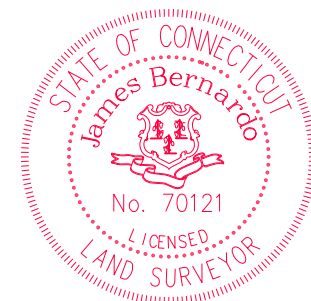


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LTR	DESCRIPTION	DATE
REVISIONS		

ZONING LOCATION SURVEY  
PROPERTY OF  
**KEVIN MCGRATH**  
FOR PROPERTY LOCATED AT  
**29 ROSELEAH DRIVE**  
TOWN OF STONINGTON - COUNTY OF NEW LONDON - CONNECTICUT

Sheet No.  
**S-01**  
SHEET 1 OF 1  
Scale:  
1" = 20'  
Date  
**SEPTEMBER 5, 2023**  
Project No.  
**23005-3**



TO THE BEST OF MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.  
*James Bernardo*  
JAMES BERNARDO LICENSE #70121  
DATE 3-11-2024





Town of Stonington | Department of Planning  
Planning and Zoning Commission Meeting  
May 7, 2024

PZ2406CAM H. Spanos (H+H Engineering Associates,  
LLC c/o Seamus Moran, PE)

*Coastal Area Management Review for construction of a single-family residence, detached garage, and associated site improvements. Property is located at 68 Masons Island Road, Mystic; M/B/L: 160-6-9. Property is located in the MC-80 Zone.*

**Report Prepared By:** Clifton J. Iler, AICP – Town Planner

## Application Status

This application requires Coastal Area Management (CAM) review pursuant to [Section 22a-109\(g\)](#) – which states that CAM applications are subject to the same timeframe requirements as Subsections (a) and (b) of Section 8-7d for the purpose of determining the time limitations for a zoning commission to reach a final decision. The Commission can elect to conduct a public hearing if desired, although [C.G.S. Section 8-7d\(b\)](#) places a 65-day limit on the timeframe to review and act on a Site Plan or CAM application whether or not a public hearing is held.

- Official Date of Receipt for this application was 4/16/24.
- Tonight's meeting is **Day 21** of 65 total days to decide on the application.
- A decision must be made by 6/20/24.

The applicant may consent to one or more extensions provided the total period of any such extension or extensions shall not exceed 65 days.

## Purpose

This application is for the demolition and construction of a new two-story single-family residence and associated site improvements in conformance with COV20-04 – Variance from ZR §7.7.8.3.1 (27<sup>th</sup> Edition) to reduce Coastal Jurisdiction Line setback from 100' to 59.6' to permit reconstruction of existing single-family residence and detached garage.

The application set includes a detailed description of the project overview.

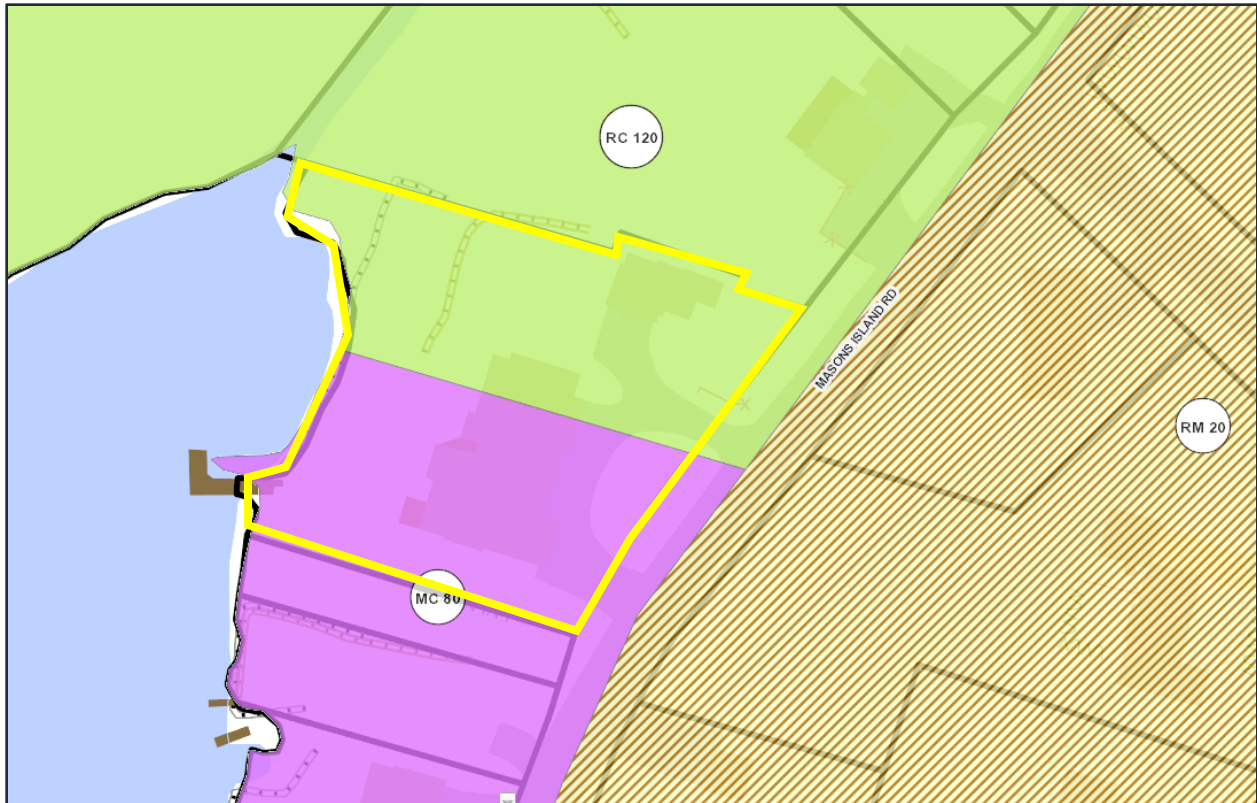
## Zoning and Context

This parcel is located in the RC-120 and MC-80 Zones, but is subject to the requirements for the MC-80 Zone. Below are the bulk and use requirements of the Zoning Regulations for the MC-80 Zone.

### MC-80 Zone Bulk and Use Requirements

	<i>Required</i>	<i>Provided</i>		<i>Required</i>	<i>Provided</i>
Lot Size	80,000 SF	±31,010 SF	Building Height	20'	34.9' <sup>1</sup>
Frontage	150'	181.5'	Floor Area Ratio	0.25	0.127
Setbacks (F/S/R)	50'/25'/50' <sup>2</sup>	37'/7'/61'	Parking	N/A	N/A
Res. Buffer	N/A	N/A	Non-Infring. Area	100'	61.5' <sup>3</sup>

### ZONING MAP



North: RC-120 Zone [Use: Residential]

East: RM-20 Zone [Use: Residential]

South: MC-80 Zone [Use: Residential]

West: Coastal Waters

<sup>1</sup> See Zoning Note #2 on proposed site plan.

<sup>2</sup> See ZR §8.1.B.

<sup>3</sup> Reduction of CJL to 59.6' established through variance COV20-04. Project proposes reduction of nonconformity by 1.9'.

## Site Access and Traffic

The site is accessed from Masons Island Road. There are no expected traffic impacts with this development as there is no change in use or intensity of use.

## Environmental Elements

This site falls within the Coastal Area Management Overlay District (CAMOD) and is within 100 FT of designated coastal resources and therefore subject to CAM review. This application is subject to review by CT DEEP and comments are captured in the Response Summary.

The site also is located entirely within the Flood Hazard Overlay District (FHOD) and FEMA Special Flood Hazard Areas (SFHA), therefore regulated by FEMA and local floodplain management regulations. The coastline is located in the VE (Velocity) Flood Zone with a Base Flood Elevation (BFE) of 14 feet, while the interior of the site is located in the AE Zone with a BFE of 12 feet.

In 2020, COV20-04 was approved by the Zoning Board of Appeals (ZBA) for a variance from ZR §7.7.8.3.1 (27th Edition) to reduce Coastal Jurisdiction Line (CJL) setback from 100' to 59.6' to permit reconstruction of existing single-family residence and detached garage. This proposal further reduces the nonconformity set by the variance, establishing a setback from the CJL that is 61.5'.

## Utilities

The site is currently served by public water and private septic.

## Waivers Requested

No waivers are requested with this application.

## Response Summary

The application was routed to the following agencies/agents of the Town. Responses are shown below:

**BUILDING OFFICIAL** – Awaiting comment.

**TOWN ENGINEER (CLA ENGINEERS)** – We have reviewed the most recent materials received by this office on 4/19/24 submitted for the above referenced CAM Permit and have no engineering comments. [Dated: 4/25/24]

**TOWN ENGINEER** – I have reviewed the above referenced application and plan entitled “*Residential Site Plan New Residence Property Address 68 Mason Island Road, Mystic-Stonington, CT 06355 prepared for Harry Spanos 24 Colonial Drive, Waterford CT 06385 Sheet 2 of 4, Sale 1” = 20’, Date: 3/5/2024*” by H&H Engineering Associates and offer the following comments:

1. In accordance with the 2004 Connecticut Stormwater Manual, provide calculations and BMP efforts to mitigate (retain & infiltrate) stormwater run-off from impervious areas within 500' of Tidal Wetlands, (ref: sections 3-7, 7-2, 7-8, 9-1, et al.)

In review of the aforementioned application and plan, I recommend action be taken by the commission with the stipulation that the comments be accomplished to the satisfaction/approval of the Town Engineer prior to construction activity commencing. [Dated: 4/28/24]

**FLOODPLAIN MANAGER (SLR INTERNATIONAL)** – See attached memorandum. [Dated: 4/26/24]

**LEDGE LIGHT HEALTH DISTRICT** – See attached memorandum. [Dated: 4/8/24]

**WATER POLLUTION CONTROL AUTHORITY** – The WPCA has no comment regarding the above-referenced P&Z application as this project is served by a subsurface disposal system and does not affect the sanitary sewerage system. [Dated: 4/25/24]

**ZONING ENFORCEMENT OFFICER** – No comment.

**FIRE DISTRICT MARSHAL (QUIAMBAUG)** – Awaiting comment.

**CT DEEP LAND AND WATER RESOURCES DIVISION** – See attached memorandum. [Dated: 4/30/24]

## Town Planner Comments

The proposed structure will have a smaller footprint compared to the previous residence and will replace the paved driveway with a permeable surface, leading to substantial reductions in the nonconformities. The residential use also aligns with the current property use and surrounding neighborhood, despite being in the MC-80 Zone.

There are no additional questions or concerns with the proposed application.

## Recommended Stipulations

Should the Commission decide to approve this application, the Department of Planning recommends the following stipulations of approval:

1. The applicant shall address the outstanding comments to the satisfaction of the Town Engineer.
2. Final plans shall be reviewed to the satisfaction of the Town Engineer.
3. Prior to the issuance of a Zoning Permit, the final plans shall be signed by the Commission and recorded in the Town's Land Evidence Records.

## Commission Action Required

The Commission is required to make a determination on the following items:

- A decision on the Coastal Area Management (CAM) application

*Section 9.2.8 – The Commission may approve, deny, or modify with conditions any project within the CAM boundary. In addition, the Commission may require additional erosion and sediment control measures, measures to mitigate any adverse impacts, pedestrian access easements, visual access easements, and conservation easements, and may require a design review in accordance with Section 17.1 of these regulations if the project is proposed for an area which has been designated as a viewshed or resource area in the Plan of Conservation and Development.*



# Memorandum



**To:** Candace Palmer, Clifton Iller  
**From:** Noah Slovin, AICP, CFM  
**Date:** April 26, 2024  
**Subject:** PZ2406 68 Masons Island Permit Application Review

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Materials submitted on March 5, 2024 by H&H Engineering Associates for Harry Spanos were reviewed in April 2024 at the request of the Town of Stonington.

## Overview

The application proposes to construct a new, two-story, four-bedroom single-family residence and a detached 3-car garage at 68 Mason island Road. The project includes construction of a permeable-pavement driveway, a new subsurface sewage disposal system, and other associated site improvements.

The project parcel includes a FEMA Special Flood Hazard Area (SFHA) VE Zone with a base flood elevation (BFE) of 14 feet NAVD88, a Coastal AE Zone with a BFE of 12 ft NAVD88, and a 0.5 percent annual chance Zone X. Most of the planned construction (single-family residence, detached garage, driveway, and most of the subsurface septic system) will be partially or entirely located within the Coastal AE zone. An existing private dock on site will remain. The application states that the new construction will comply with the latest floodplain regulations and local flood ordinances.

The proposed construction is within 100 feet of the Coastal Jurisdiction Line; a Zoning Board of Appeals variance was approved in June 2020, reducing the CJL setback from 100 feet to 59.6 feet.

## Findings

The project application states that the construction will be completed in accordance with FEMA and local flood requirements, but does not provide details.

### Single Family Residence

The plan drawings indicate that the lower level of the property will be a slab at 6.0 ft NAVD88, with the "first floor" elevation at 14.5 ft NAVD88.

As this building will be in a Coastal AE Zone, it must conform to VE Zone requirements.

- The foundation must be pilings, either unenclosed or with breakaway walls, lattice work, or screening. Details of the building foundation are not provided. The slab must be



separate from the structural piling foundation, or else be frangible. See NFIP Technical Bulletin 5, March 2020, Section 6.9. Details of the slab design are not provided.

- The bottom of the lowest horizontal structural member must be one foot above the BFE, or 13.0 ft NAVD88 in this case. With a first floor elevation of 14.5 feet NAVD88 (assuming the first floor as drawn is considered to be the first floor by FEMA) that is likely the case, but this information must be specifically provided.
- The drawings indicate that new building-mounted HVAC condensers will be located at 13.0 ft NAVD88, conforming with the floodplain regulations.

### Detached Garage

The drawings indicate that the new garage will be constructed on slab at an elevation of 11.0 feet.

As this building will be in a Coastal AE Zone, it must conform to VE Zone requirements.

- As noted above, the foundation must be pilings and the enclosure must be designed to break away under flood conditions. The parking slab must be disconnected from the building's structural members. As there is no living space in the structure, first floor elevation requirements do not necessarily apply.
- No compacted fill may be used to support the structure.

### Pervious Pavement Driveway

The plan drawings indicate that a new driveway will be constructed, and will include the placement of compacted fill (Drawing DT-1) within the AE zone. This is not permitted. According to Zoning section 7.7.8.3.5, "non-compacted fill may be used... for support of parking slabs, pool decks, patios and walkways installed at current grade."

### **Recommendations**

The following recommendations are made:

1. The proposer should confirm, and if needed revise their plans to ensure, that no compacted fill will be placed in the Coastal AE Zone.
2. The proposer should provide additional information about the foundations and walls of the single family and the detached garage to confirm that they comply with VE requirements.



## Conclusions

Additional information about how the proposed project complies with VE zone requirements is required, given the proposed project's location in a Coastal AE Zone.

Please contact me with any questions.

**Noah Slovin** AICP, CFM  
Senior Resilience Planner

**O** [617-865-2544](tel:617-865-2544)

**E** [nslovin@slrconsulting.com](mailto:nslovin@slrconsulting.com)

SLR International Corporation  
10 High Street, Suite 605, Boston MA United States 02110

*The above permit application review was conducted in good faith using available information and the consultant's best interpretation of local, state, and federal floodplain management codes and guidelines.*



Date: April 8, 2024

To: Seamus Moran, P.E., HH Engineering Associates

Subject Property: 68 Masons Island Rd., Map 160, Block 6, Lot 9, Mystic (Stonington), CT 06355

Plan Designed by: Seamus, Moran, P.E. Plan Date: 3/5/24 Last Revision Date: **N/a** Date Paid: 3/13/24

The plan and associated information submitted to our office on 3/13/24 for a proposed **4-bedroom single family house with a back deck and front side deck with steps**, and with public water and private septic at the above stated property, in the Town of Stonington, is:

- Approved: Complies with the requirements of Section 19-13-B103 of the Connecticut Public Health Code;**
- Approved w/conditions: Complies with the requirements of Section 19-13-B103 of the Connecticut Public Health Code; *See conditions below.***
- Requires Further Revisions: Modifications are needed to meet the requirements of Section 19-13-B103 of the Connecticut Public Health Code. Items requiring revision are listed below.**

**Conditions:**

1. The existing house (now demolished) was a 5-bedroom house. The proposed house will be 4-bedrooms and therefore B100a does not apply. The new septic system is proposed and viewed as a "repair" for the new house build.
2. A confirmation test hole may be required in the area of the primary leaching system at the time of the strip inspection. The current system location is estimated because the existing house and garage have already been demolished. The existing system will need to be properly abandoned by the property owner. The applicant shall be aware that the results of the confirmation test hole may change the proposed sanitary design.
3. As mentioned by Construction Note 15, a benchmark shall be set in the area of the system and building.
4. As noted on the plan, tight pipe shall be utilized for the foundation drains where they are within 25' of the septic tank.
5. Will the garage be used for anything other than storage of vehicles? Will it have plumbing?
6. The water line shall remain 10' at a minimum from the tank and leaching. If within 25', the trench excavation shall not be filled with free draining material.
7. LLHD shall witness the strip and confirmation test hole.
8. A fee of \$100 and a permit application to install shall be submitted prior to the start of the system installation.

**Additional Approval Requirements**

1. Installer to submit scaled and/or tied as-built to LLHD upon 30 days of completion with distances to flow line at house, inlet and outlet cover of tank, d-boxes, cleanouts and ends of leaching rows, well, footing/curtain drains and between tie points. In addition, provide the name of installer, date, house location and street/directional arrow.
2. All tanks requiring risers shall maintain the original covers on the tanks, have riser covers that weight at least 59 lbs. **and** install a safety device below the riser to prevent individuals from falling into a tank. All below grade tank or riser cover handles shall contain or be fitted with a material that can be located with a metal detector.



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healthy  
communities

**The following are not currently required by CT Public Health Code and/or LLHD Plan Review Policies but are encouraged/recommended to protect the proposed structures, onsite septic system, water treatment discharge system and/or water supply/groundwater.**

1. It is strongly encouraged to keep the original tank covers on all tanks requiring risers to prevent the escape of sewer gases and prevent individuals from falling into tanks.
2. The designer should take into consideration the location of potential future water treatment discharge systems, rain gardens and footing/gutter drain discharge locations.

**\*Please note that soils testing indicated on this plan are representative of actual soils conditions and additional deep test pits and percolation tests may be required by the Ledge Light Health District if the building or system location is altered and/or the suitable septic area is limited. Applicant should be aware that subdivision approval IS NOT sufficient for individual lot approval. Each lot must be reviewed by the Ledge Light Health District at the time of building permit application in order to obtain lot approval and issue a septic/well permit.**

Please call me at 860-910-0388 or email at [Kbaldwin@llhd.org](mailto:Kbaldwin@llhd.org) with any questions regarding this matter.

Sincerely,

A handwritten signature in blue ink that reads 'Katie Baldwin, MPH, REHS/RS'.

Katie Baldwin, MPH, REHS/RS  
Supervisor of Regulated Facilities and Housing



April 30, 2024

Stonington Planning and Zoning Commission  
c/o Clifton Iler, AICP  
Town Planner  
152 Elm Street  
Stonington, CT 06378

**Subject: 68 Masons Island Road, Mystic; Coastal Site Plan Review**

Dear Commissioners:

Thank you for notifying this office of the proposed coastal site plan application noted above. Our office has reviewed the application for consistency with the policies and standards of the Connecticut Coastal Management Act (CCMA), and we offer the following comments for the Commission's consideration.

The applicant is seeking to construct a four-bedroom, single-family residence and detached garage with a permeable driveway and a subsurface sewage disposal system. The Zoning Board of Appeals approved a variance to reduce the Coastal Jurisdiction Line setback from 100' to 59.6' to permit the reconstruction of the residence. The smaller footprint of the proposed structure over the previous residence and the replacement of the paved driveway with a permeable surface will result in a significant reduction of impervious area.

The site of the proposed residence is within FEMA Flood Hazard Zone AE-12, and waterward of the Limit of Moderate Wave Action (LiMWA) line, meaning that the residence will need to conform to building requirements for a coastal AE-12 zone. This includes the use of an open foundation with no finished space below Base Flood Elevation (BFE), and any walls below BFE, including the garage walls, must be stemwalls designed to break away under pressure from wave action during a storm event. Additionally, the septic system extends partially into the AE-12 zone. A septic system in a coastal AE zone can be more susceptible to damage from wave action.

A portion of the site is zoned as MC-80, Marine Commercial, and may be capable of supporting a water-dependent use. However, the proposed residential use is consistent with the current use of the property and surrounding neighborhood and is permitted in



the MC-80 zone. There do not appear to be adverse impacts on existing or future public access or water-dependent activities.

We hope these comments are helpful to the Commission in your review of the proposed application. Should you have any questions regarding this letter or any other coastal management matter, please feel free to contact me at [braden.lynn@ct.gov](mailto:braden.lynn@ct.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Braden Lynn", with a long horizontal flourish extending to the right.

Braden Lynn  
Environmental Analyst  
Land and Water Resources Division

BL

# Town of Stonington, Connecticut

## Application Form

### Municipal Coastal Site Plan Review

### For Projects Located Fully or Partially Within the Coastal Boundary

Please complete this form in accordance with the attached instructions (CSPR-INST-11/99) and submit it with the appropriate plans to appropriate agency. (Planning and Zoning Commission or the Zoning Board of Appeals)

#### Section I: Applicant Identification

Applicant: <u>Harry Spanos</u>	Date: <u>3/5/2024</u>
Address: <u>24 Colonial Drive, Waterford, CT 06385</u>	Phone: <u>860-984-3323</u>
Project Address or Location: <u>68 Masons Island Road, Mystic-Stonington, CT 06355</u>	
Interest in Property: <input checked="" type="checkbox"/> fee simple <input type="checkbox"/> option <input type="checkbox"/> lessee <input type="checkbox"/> easement <input type="checkbox"/> other (specify)	
List primary contact for correspondence if other than applicant: _____	
Name: <u>Seamus Moran, P.E. (H+H Engineering Associates, LLC)</u>	
Address: <u>232 Greenmanville Avenue, Suite 201</u>	
City/Town: <u>Mystic-Stonington</u>	State: <u>CT</u> Zip Code: <u>06355</u>
Business Phone: <u>860-980-8008</u>	
E-mail Address: <u>smoran@hh-engineers.com</u>	

#### Section II: Project Site Plans

Please provide project site plans that clearly and accurately depict the following information, and check the appropriate boxes to 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
- High tide line [as defined in CGS Section 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
- N/A  Stormwater treatment practices (Reduction in Impervious Coverage)
- 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 check the appropriate box to identify the plan or application that has resulted in 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

1. Street Address or Geographical Description:

68 Masons Island Road

City or Town: Mystic-Stonington

2. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)?  YES  NO

3. Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable:

Mystic Harbor

4. 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 site was previously developed with a single-family residence and detached garage.

An existing private dock remains on site. The narrow strip of land to the south of the site is vacant and the property to the north consists of a single-family residence with a detached 1-car garage. The property is located within the MC-80 and RC-120 zoning districts, although the MC-80 district requirements prevail.

5. Indicate the area of the project site: 31,010 (gross); 29,958 (net) acres or square feet (circle one)

6. Check the appropriate box below to 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 the Department of Environmental Protection's (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.: Description of 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):

On June 9, 2020, the Town of Stonington Zoning Board of Appeals (ZBA) approved ZBA #20-04 & CAM for a variance to reduce the Coastal Jurisdiction Line setback from 100' to 59.6' to permit the reconstruction of the existing single-family residence and detached garage. Additional pre-existing non-conformities were either reduced, or remained unchanged.

The applicant is proposing to remove the remaining site improvements and construct a new 2-story, 4-bedroom, single-family, year-round residence on the property with a detached 3-car garage, a permeable drive, a new subsurface sewage disposal system, and other associated site improvements. The new residence conforms to the approved variances from ZBA #20-04. The new dwelling and garage will be located entirely within FEMA Flood Zone Coastal AE (El. 12) and will be constructed in accordance with the latest FEMA Flood regulations and local flood ordinances. The existing private dock will remain.

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**Part II.B.: Description of 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):

No stormwater management improvements are proposed at this time. The proposed development will decrease on-site impervious surfaces which will reduce stormwater runoff and provide water quality improvements by allowing more stormwater to infiltrate.

### Part III: Identification of Applicable 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.

<b>Coastal Resources</b>	<b>On-site</b>	<b>Adjacent</b>	<b>Off-site but within the influence of project</b>	<b>Not Applicable</b>
General Coastal Resources* - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)	X			
Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)				X
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)		X		
Coastal Hazard Area - Definition: CGS Section 22a-93(7)(H); Policies: CGS Sections 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	X		
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS Sections 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A)	X	X		
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)				X
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)				X
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)				X
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)				X
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)				X
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)		X		
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)		X		
Tidal Wetlands - Definition: CGS Section 22a-93(7)(E); Policies: CGS Sections 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)	X	X		

\* 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 abuts the Mystic Harbor to the west and is located within a FEMA Flood Hazard Zone. Based on available mapping, Tidal wetlands are located on site and on the properties to the north and south, and Modified Bluffs & Escarpments, Estuarine Embayments, and Shellfish Concentration Areas are located within the Mystic Harbor. Shorelands are located off site to the east.

The existing shoreline will be maintained and will not be modified. The dwelling will be constructed per FEMA flood requirements and local flood ordinances.

The proposed single-family residence is consistent with the historical uses of the site.

Soil Erosion & Sediment Control Measures will be established prior to construction and shall be maintained throughout construction. Therefore, no adverse impacts to any coastal resources are anticipated as a result of this project.

#### Part V: Identification of Applicable Coastal Use and Activity Policies and 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 Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- Water-Dependent Uses\*\* - CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A);
- Definition CGS Section 22a-93(16)
- Ports and Harbors - CGS Section 22a-92(b)(1)(C)
- Coastal Structures and Filling - CGS Section 22a-92(b)(1)(D)
- Dredging and Navigation - CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- Boating - CGS Section 22a-92(b)(1)(G)
- Fisheries - CGS Section 22a-92(c)(1)(I)
- Coastal Recreation and Access - CGS Sections 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)
- Sewer and Water Lines - CGS Section 22a-92(b)(1)(B)
- Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- Solid Waste - CGS Section 22a-92(a)(2)
- Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)
- Cultural Resources - CGS Section 22a-92(b)(1)(J)
- Open Space and Agricultural Lands - CGS Section 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):

The site abuts the Mystic Harbor to the west. An existing private dock will remain which will provide water and boating access to the homeowner.

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

*Please complete this section for all projects.*

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 Section 22a-93(15)(H)		X
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 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 Section 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 Section 22a-93(15)(D)		X
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)		X
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 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 Water-dependent Uses**

Please complete the following two sections **only if the project or activity is proposed at a waterfront site**:

1. 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 Opportunities and Activities	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 Section 22a-93(17)		<b>X</b>
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)		<b>X</b>
Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS Section 22a-93(17)		<b>X</b>

2. Identification of existing and/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 only water-dependent use is that of the existing dock, which will be maintained.  
 No other water-dependent uses are proposed.

\*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):

No adverse impacts are anticipated. The existing private fixed dock will be maintained, the proposed buildings will conform with FEMA flood regulations and local flood ordinances, and Soil Erosion & Sediment Controls will be established and maintained through 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):

There are no known remaining potential adverse impacts.





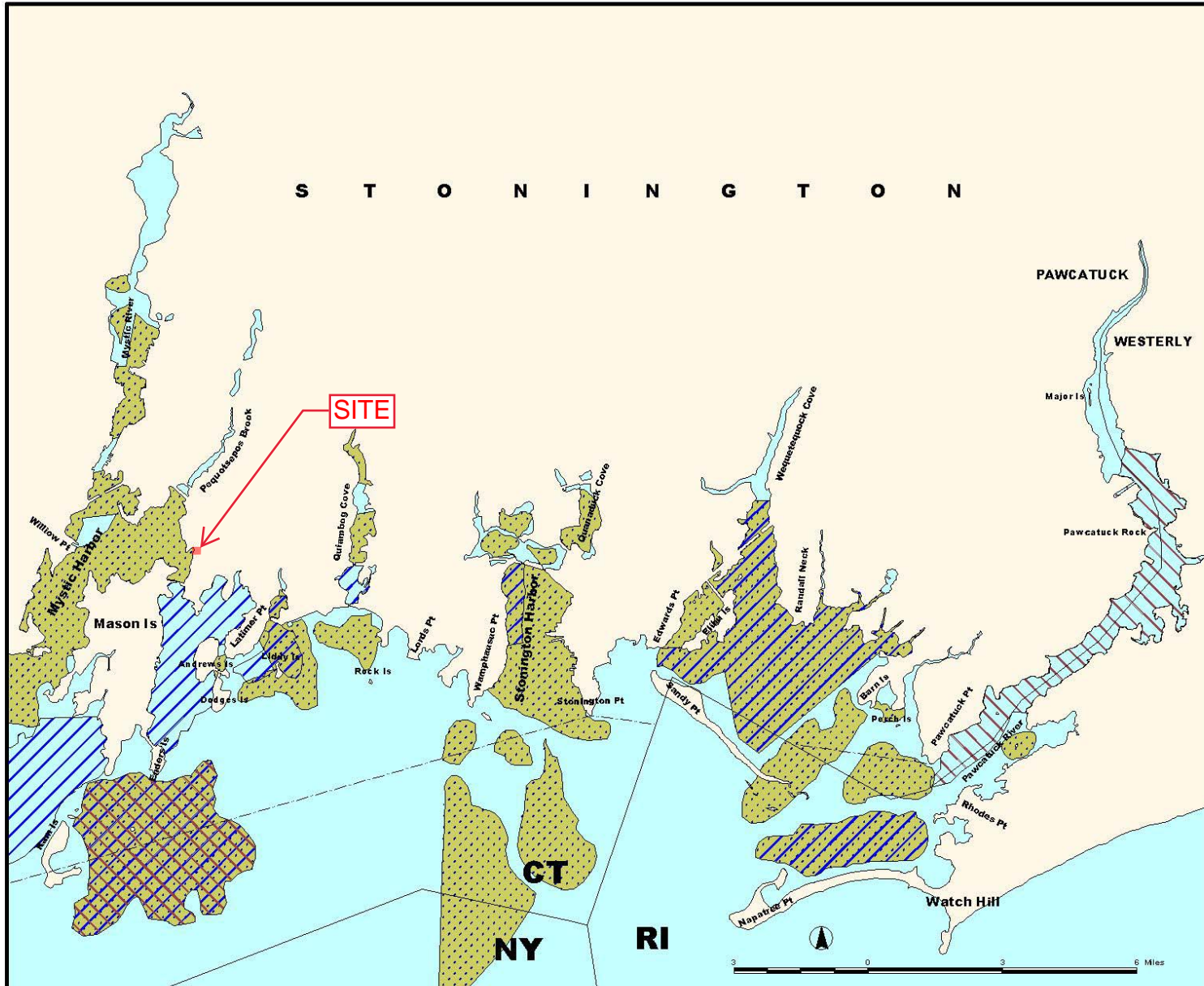


**Stonington Shellfish Commission  
Shellfish Distribution  
Mystic River to Pawcatuck River**

**Shellfish Areas**

-  Oyster
-  Scallop
-  Hard Clam
-  Stonington Town Boundary
-  CT/RI/NY Boundary

Map data current as of 06 August 2002  
Boundaries are approximate only, not for legal use  
Not for navigational use



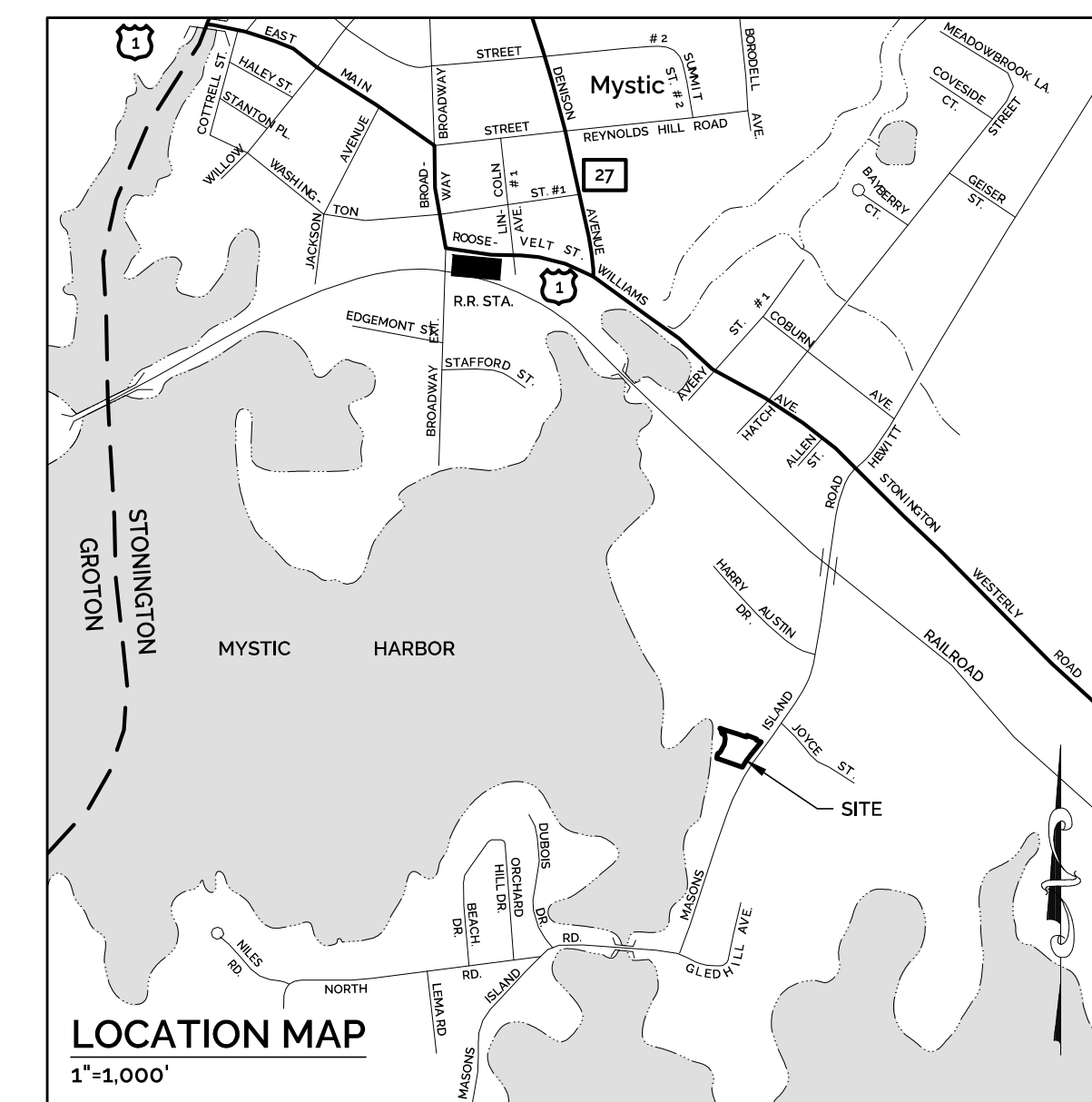


**GENERAL NOTES:**

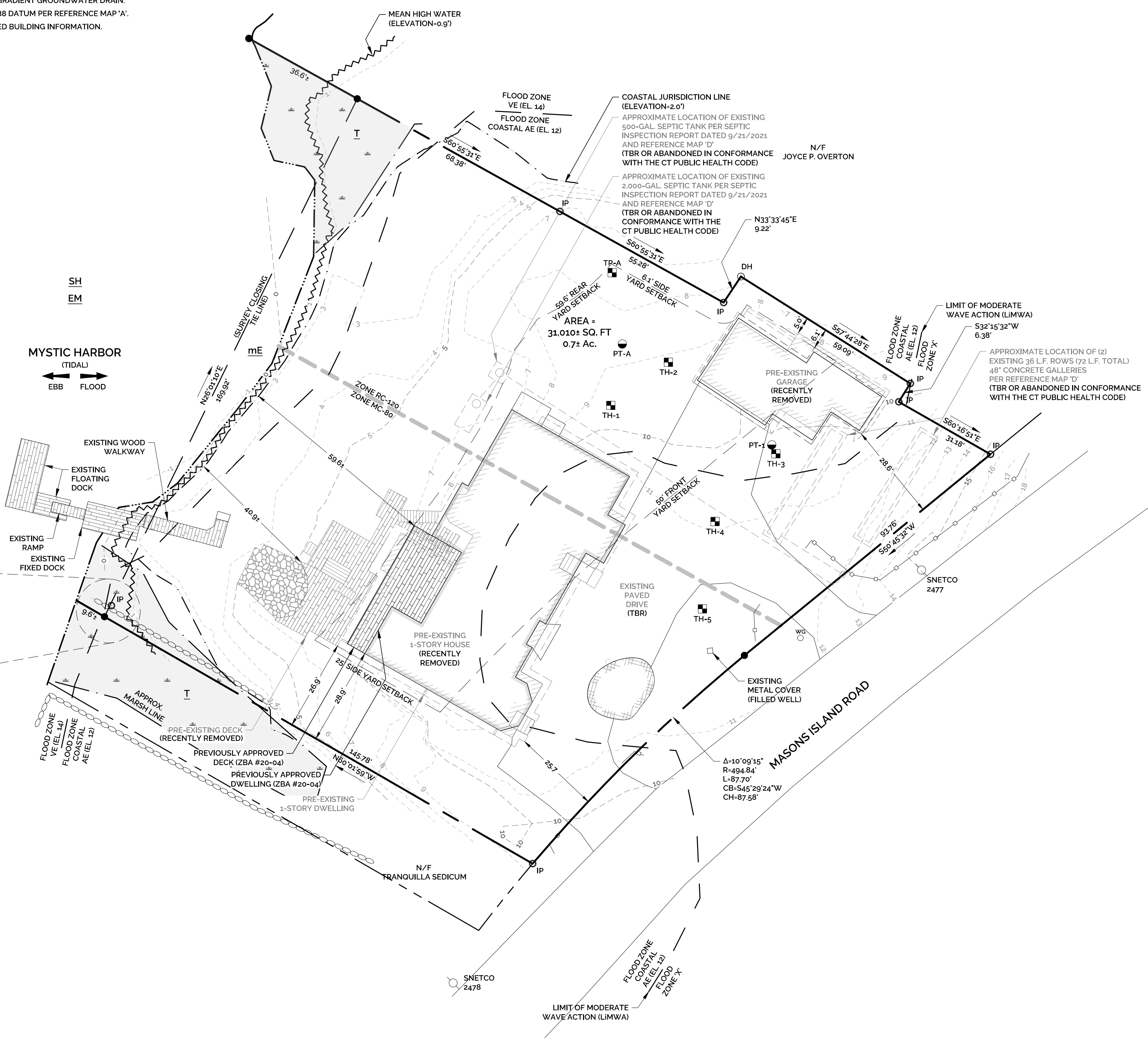
- THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE INFORMATION:
  - A CLASS A-2 SURVEY MAP ENTITLED, "EXISTING CONDITIONS PROPERTY SURVEY, PREPARED FOR RL MYSTIC LLC, 68 MASONS ISLAND ROAD, STONINGTON, CONNECTICUT," SCALE: 1"=20', DATED: DECEMBER 11, 2018, PREPARED BY GERWICK-MERREN, LLC.
  - A CLASS A-2 MAP ENTITLED, "COASTAL AREA MANAGEMENT PLAN TO ACCOMPANY ZBA APPLICATION, PREPARED FOR RL MYSTIC LLC, 68 MASONS ISLAND ROAD, STONINGTON, CONNECTICUT," SCALE: 1"=20', DATED: MAY 1, 2020, PREPARED BY GERWICK-MERREN, LLC.
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- THE APPLICANT AND PROPERTY OWNER IS HARRY SPANOS OF 24 COLONIAL DRIVE, WATERFORD, CT 06385.
- THE SUBJECT PARCEL IS IDENTIFIED AS LOT 9 ON THE TOWN OF STONINGTON TAX ASSESSOR'S MAP 180 BLOCK 6. THE DEED REFERENCE OF THE PROPERTY IS VOLUME 829 PAGE 650.
- THE PARCEL IS CURRENTLY VACANT, HOWEVER, A PRE-EXISTING SINGLE-FAMILY, SINGLE-STORY, 4-BEDROOM, YEAR-ROUND RESIDENCE WAS RECENTLY DEMOLISHED ON JUNE 9, 2020. THE TOWN OF STONINGTON ZONING BOARD OF APPEALS (ZBA) APPROVED ZBA #20-04 & CAM FOR A VARIANCE OF SECTION 7-7.8.31 OF THE TOWN OF STONINGTON REGULATIONS TO REDUCE THE COASTAL JURISDICTION LINE SETBACK FROM 100' TO 69' TO PERMIT THE RECONSTRUCTION OF THE EXISTING SINGLE-FAMILY RESIDENCE AND DETACHED GARAGE. ADDITIONAL PRE-EXISTING NON-CONFORMITIES WERE EITHER REDUCED, OR REMAINED UNCHANGED.
- THE APPLICANT IS PROPOSING TO REMOVE THE REMAINING SITE IMPROVEMENTS AND CONSTRUCT A NEW 2-STORY, 4-BEDROOM, SINGLE-FAMILY, YEAR-ROUND RESIDENCE ON THE PROPERTY WITH A DETACHED 3-CAR GARAGE, A PERMEABLE DRIVE, A NEW SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS), AND OTHER ASSOCIATED SITE IMPROVEMENTS.
- THE SUBJECT PROPERTY IS LOCATED PARTIALLY WITHIN THE MARINE COMMERCIAL 'MC-80' ZONING DISTRICT AND THE RESIDENTIAL COASTAL 'RC-120' ZONING DISTRICT. IN ACCORDANCE WITH SECTION 2.7 OF THE ZONING REGULATIONS, A LOT DIVIDED BY DISTRICT BOUNDARY SHALL BE REGULATED BY THE ZONE IN WHICH THE LARGEST PORTION OF THE LOT IS LOCATED. IN THIS CASE, THE LARGEST PORTION OF THE LOT IS LOCATED WITHIN THE 'MC-80' ZONING DISTRICT. THEREFORE, THE LOT IS GOVERNED BY THE 'MC-80' BULK REQUIREMENTS. THE PROPERTY IS ALSO LOCATED WITHIN THE COASTAL AREA MANAGEMENT (CAM) OVERLAY DISTRICT. THE PROPERTY IS PARTIALLY LOCATED WITHIN FEMA FLOOD HAZARD ZONES VE (EL. 14), COASTAL AE (EL. 12) AND 'X' AS DEPICTED ON FEMA FLOOD MAP NUMBER 090110505J, EFFECTIVE DATE: AUGUST 5, 2013. THE DWELLING AND GARAGE WILL BE LOCATED ENTIRELY WITHIN FLOOD ZONE COASTAL AE (EL. 12). PER LOCAL FLOOD REGULATIONS, THE LOWEST STRUCTURAL HORIZONTAL MEMBER AND UTILITY EQUIPMENT SHALL BE NO LESS THAN 1.0 FT. ABOVE THE BASE FLOOD ELEVATION.
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- THIS PROPERTY IS SERVED BY PUBLIC WATER AND AN ON-SITE SSDS. THERE ARE NO KNOWN WELLS OR ANY OTHER KNOWN DESIGN CONFLICTS WITHIN 75 FEET OF THE PROPOSED SSDS. THERE ARE NO KNOWN DOWNGRADIENT SSDS COMPONENTS WITHIN 25 FEET OF ANY UPGRADIENT GROUNDWATER DRAIN AND THERE ARE NO KNOWN UPGRADIENT SSDS COMPONENTS WITHIN 50 FEET OF ANY DOWNGRADIENT GROUNDWATER DRAIN.
- ELEVATIONS SHOWN HEREON ARE BASED ON NAVD-88 DATUM PER REFERENCE MAP 'A'.
- REFER TO ARCHITECTURAL DRAWINGS FOR PROPOSED BUILDING INFORMATION.

**CONSTRUCTION NOTES:**

- THE LOCATIONS OF UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND INFORMATION PROVIDED BY OTHERS. THEIR ACTUAL LOCATION MAY VARY FROM THOSE INDICATED AND ALL UNDERGROUND UTILITIES MAY NOT BE SHOWN.
- THE CONTRACTOR SHALL CONTACT "CALL BEFORE YOU DIG" AT 800-322-4465 TO MARK OUT ALL UNDERGROUND UTILITIES A MINIMUM OF 3 BUSINESS DAYS PRIOR TO COMMENCING ANY CONSTRUCTION ACTIVITY. CONTRACTOR SHALL VERIFY ALL LOCATIONS, DIMENSIONS AND ELEVATIONS OF ALL UTILITIES PRIOR TO CONSTRUCTION.
- ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL MUNICIPALITY AND CUSTODIAL UTILITY COMPANIES. A MINIMUM OF 5 FEET OF SEPARATION MUST BE PROVIDED BETWEEN ANY PART OF THE SSDS AND ALL UNDERGROUND UTILITY TRENCHES. EXCAVATIONS BETWEEN 5 TO 25 FEET FROM THE SSDS SHALL NOT BE BACKFILLED WITH FREE DRAINING MATERIAL. ANY SSDS COMPONENT SHALL BE A MINIMUM OF 10 FEET FROM ANY WATER LINE UNLESS PROPERLY SLEEVED IN CONFORMANCE WITH ALL STATE AND LOCAL REGULATIONS.
- THE EXACT LOCATIONS OF THE EXISTING WATER SERVICE LINE, WATER MAIN, AND EXISTING SSDS ARE UNKNOWN. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING EXISTING WATER LINES AND SSDS COMPONENTS IN THE FIELD.
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- THE CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS PRIOR TO CONSTRUCTION.
- THE CONTRACTOR SHALL OBTAIN, REVIEW AND ADHERE TO ALL REQUIREMENTS AND ANY CONDITIONS OF APPROVAL OF LLHD AND THE TOWN OF STONINGTON.
- THE CONTRACTOR SHALL ADHERE TO ALL APPLICABLE TOWN OF STONINGTON STANDARDS AND REGULATIONS.
- THE CONTRACTOR SHALL TAKE ALL NECESSARY MEASURES TO PROTECT ADJACENT PROPERTIES FROM ANY EROSION AND/OR SEDIMENTATION. SILT FENCE SHALL BE INSTALLED ALONG THE DOWNGRADIENT SIDE OF THE WORK AREA AND SHALL BE MAINTAINED THROUGHOUT THE DURATION OF CONSTRUCTION.
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- THE PROPOSED SITE GRADING SHALL CONFORM TO THE GRADING SHOWN ON THIS PLAN WITH MINOR ADJUSTMENTS AS NECESSARY DUE TO ACTUAL FIELD CONDITIONS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO RESTORE ALL DISTURBED AREAS TO THEIR PRE-CONSTRUCTION CONDITION OR BETTER ONCE ALL WORK IS COMPLETE.
- A LICENSED LAND SURVEYOR SHALL SET A SITE BENCHMARK AND STAKE OUT THE PROPOSED RESIDENCE AND SSDS COMPONENTS PRIOR TO CONSTRUCTION.



COASTAL RESOURCE LEGEND	
CODE	PROVIDED
mE	MODIFIED BLUFFS & ESCARPMENTS
T	TIDAL WETLANDS
EM	ESTUARINE EMBAYMENTS
SH	SHELLFISH CONCENTRATION AREAS



LEGEND	
PROPERTY LINE	---
ADJOINER PROPERTY LINE	- - - -
BUILDING SETBACK LINE	---
ZONE LINE	---
FEMA FLOOD ZONE	---
MEAN HIGH WATER	~ ~ ~ ~
COASTAL JURISDICTION LINE	---
WETLAND	---
VINYL FENCE	□ □ □ □
STONEWALL	○ ○ ○ ○
EX. INT. CONTOUR	10 ---
PR. INT. CONTOUR	10 ---
PR. SPOT GRADE	10.5 --- OR 10XS
UNDERGROUND ELECTRIC, TELEPHONE, CABLE	ETC ---
SANITARY SEWER LINE	SAN ---
SILT FENCE	SF ---
WATER SERVICE LINE	W ---
WATER GATE VALVE	WG ○
UTILITY POLE	U ○
IRON PIPE/IRON ROD	IP/IR ○
DRILLHOLE	DH ○
TEST HOLE	TH-3 □
PERCOLATION TEST	PT-1 ○
'TO BE REMOVED'	(TBR)
'TO REMAIN'	(TR)

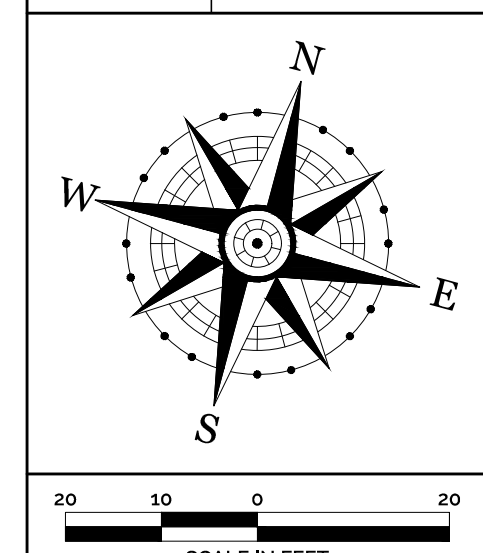
**HHH ENGINEERING ASSOCIATES**  
 232 Greenmanville Ave.  
 Suite 201  
 Mystic, CT 06355  
 860-980-8008  
 www.hh-engineers.com

REV.	DESCRIPTION OF REVISION	DATE	APPR.

**EXISTING CONDITIONS & DEMOLITION PLAN**

**NEW RESIDENCE**  
 PROPERTY ADDRESS:  
 68 MASONS ISLAND ROAD, MYSTIC-STONINGTON, CT 06355

PREPARED BY:  
**HARRY SPANOS**  
 24 COLONIAL DRIVE, WATERFORD, CT 06385



PROJECT NO. 2024-0126	SCALE: 1" = 20'
DRAWN BY: SMH	DATE: 3/5/2024
CHECKED BY: SMM	DATE: 3/5/2024

DRAWING  
**XD-1**

SHEET NUMBER: 1 OF 4

Z:\DRAWING\HH ENGINEERING ASSOCIATES\PROJECTS\2024\2024-0126 - SPANOS - 68 MASONS ISLAND RD. MYSTIC-STONINGTON, CT DEMO\DWG\180-24-0126-1.DWG (180-24-0126-1) 3/5/2024 11:51 AM



GENERAL NOTES:

- 1. THIS PLAN WAS COMPILED USING THE FOLLOWING REFERENCE INFORMATION:
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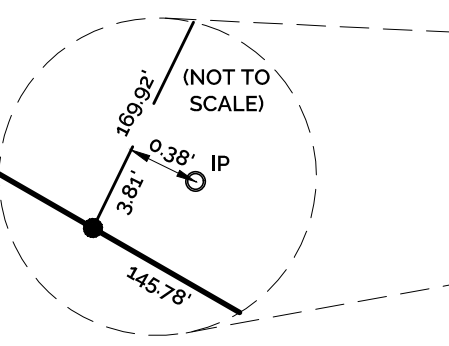
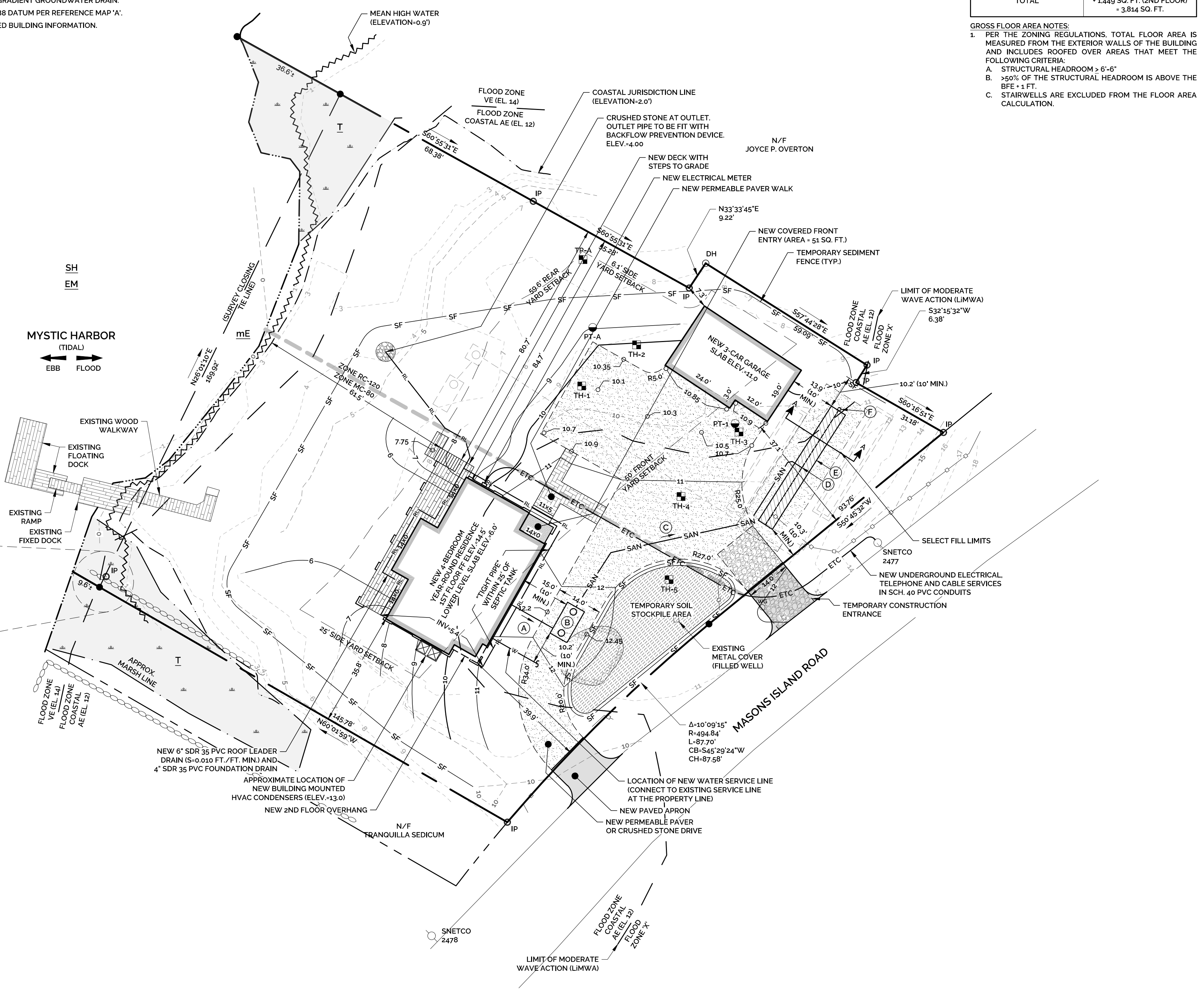
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15. A LICENSED LAND SURVEYOR SHALL SET A SITE BENCHMARK AND STAKE OUT THE PROPOSED RESIDENCE AND SSDS COMPONENTS PRIOR TO CONSTRUCTION.

SEPTIC SYSTEM KEY AND INVERT TABLE
Table with 3 columns: LABEL, ITEM, ELEVATIONS. Includes items like 15" L.F. 4" SCH. 40 PVC ASTM D1785 BUILDING SEWER PIPE, 1,500-GALLON TWO-COMPARTMENT H-20 RATED CONCRETE SEPTIC TANK, etc.

GROSS FLOOR AREA
Table with 2 columns: ITEM, PROVIDED. Includes 1ST FLOOR (1,653 SQ. FT.), 2ND FLOOR (1,526 SQ. FT.), and TOTAL (3,179 SQ. FT.).

ZONING DATA TABLE
MARINE COMMERCIAL 'MC-80' ZONING DISTRICT
Table with 5 columns: ITEM, REQUIRED, PRE-EXISTING, APPROVED (ZBA #20-04), PROVIDED. Includes items like MINIMUM LOT AREA, MINIMUM LOT FRONTAGE, MINIMUM FRONT YARD SETBACK, etc.

- ZONING NOTES:
1. MINIMUM LOT AREA - PER SECTION 9.3.5 OF THE ZONING REGULATIONS, NO LAND BELOW THE COASTAL JURISDICTION LINE SHALL BE APPLIED TOWARD THE LOT AREA, SETBACK, OR BUFFER REQUIREMENTS.
2. BUILDING HEIGHT - PER SECTION 9.2.6 OF THE ZONING REGULATIONS, THE MAXIMUM BUILDING HEIGHT SHALL BE THE GREATER OF 24 FEET ABOVE THE 100-YEAR FLOOD HAZARD LEVEL, OR 24 FEET ABOVE THE 'AVERAGE FINISHED GRADE'.
A. FLOOD ZONE ELEVATION: 12.0'
B. 'AVERAGE FINISHED GRADE' IS THE AVERAGE FINISHED GRADE WITHIN 6' OF THE BUILDING FOUNDATION. THEREFORE, APPROXIMATE AVERAGE FINISHED GRADE = 10.5'.
C. FLOOD ZONE ELEVATION > AVERAGE FINISHED GRADE. THEREFORE, MAXIMUM ALLOWABLE BUILDING HEIGHT (ELEVATION) = 24.0' + 12.0 = 36.0'.
D. ELEVATION OF MEAN LEVEL BETWEEN EAVE AND RIDGE LINE = 34.9' (ESTIMATED PER ARCHITECTURAL PLANS).
3. MAXIMUM FLOOR AREA RATIO.
A. PROPOSED GROSS FLOOR AREA (PER SCHEDULE OF GROSS FLOOR AREA) = 3,179 SQ. FT.
B. NET LOT AREA = 29,958 SQ. FT.
C. FLOOR AREA RATIO = 3,179 SQ. FT. / 29,958 SQ. FT. = 0.127



LEGEND
PROPERTY LINE
ADJOINER PROPERTY LINE
BUILDING SETBACK LINE
ZONE LINE
FEMA FLOOD ZONE
MEAN HIGH WATER
COASTAL JURISDICTION LINE
WETLAND
VINYL FENCE
STONEWALL
EX. INDEX CONTOUR
EX. INT. CONTOUR
PR. INT. CONTOUR
PR. SPOT GRADE
UNDERGROUND ELECTRIC, TELEPHONE, CABLE
SANITARY SEWER LINE
SILT FENCE
WATER SERVICE LINE
WATER GATE VALVE
UTILITY POLE
IRON PIPE/IRON ROD
DRILLHOLE
TEST HOLE
PERCOLATION TEST
'TO BE REMOVED'
'TO REMAIN'

HHH ENGINEERING ASSOCIATES
232 Greenmanville Ave.
Suite 201
Mystic, CT 06355
860-980-8008
www.hh-engineers.com

Table with 3 columns: REV., DATE, DESCRIPTION OF REVISION. Includes revision 1 for 'FLOOR AREA RATIO' and revision 2 for 'SEPTIC SYSTEM'.

RESIDENTIAL SITE PLAN
NEW RESIDENCE
PROPERTY ADDRESS:
68 MANSONS ISLAND ROAD, MYSTIC-STONINGTON, CT 06355
PREPARED BY:
HARRY SPANOS
24 COLONIAL DRIVE, WATERFORD, CT 06385

Professional Engineer Seal for Harry Spanos, No. 29798, State of Connecticut. Includes project information: PROJECT NO. 2024-0126, SCALE 1"=20', DRAWN BY: SHM, DATE: 3/5/2024, CHECKED BY: SHM, DATE: 3/5/2024. SHEET NUMBER: 2 OF 4.



**GENERAL NOTES (SEPTIC SYSTEM):**

- THE APPLICANT IS PROPOSING TO REMOVE THE REMAINING SITE IMPROVEMENTS AND CONSTRUCT A NEW 2-STORY, 4-BEDROOM, SINGLE-FAMILY, YEAR-ROUND RESIDENCE ON THE PROPERTY WITH A DETACHED 3-CAR GARAGE, A PERMEABLE DRIVE, A NEW SUBSURFACE SEWAGE DISPOSAL SYSTEM (SSDS), AND OTHER ASSOCIATED SITE IMPROVEMENTS.
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND AN ON-SITE SSDS. THERE ARE NO KNOWN WELLS OR ANY OTHER KNOWN DESIGN CONFLICTS WITHIN 75 FEET OF THE PROPOSED SSDS. THERE ARE NO KNOWN DOWNGRADIENT SSDS COMPONENTS WITHIN 25 FEET OF ANY UPGRADIENT GROUNDWATER DRAIN AND THERE ARE NO KNOWN UPGRADIENT SSDS COMPONENTS WITHIN 50 FEET OF ANY DOWNGRADIENT GROUNDWATER DRAIN.
- THE USE OF A GARAGE DISPOSAL IS NOT RECOMMENDED. IF A GARAGE DISPOSAL OR A TUB OVER 100 GALLONS IS INSTALLED, THE PROPOSED SEPTIC TANK SIZE SHALL BE INCREASED IN CONFORMANCE WITH THE PUBLIC HEALTH CODE. ANY WATER TREATMENT SYSTEM SHALL NOT DISCHARGE TO THE SEPTIC SYSTEM.
- THE DWELLING AND GARAGE WILL BE LOCATED ENTIRELY WITHIN FLOOD ZONE COASTAL AE (EL. 12). PER LOCAL FLOOD REGULATIONS, THE LOWEST STRUCTURAL HORIZONTAL MEMBER AND UTILITY EQUIPMENT SHALL BE NO LESS THAN 1.0-FT. ABOVE THE BASE FLOOD ELEVATION.
- ALL UTILITIES SHALL BE INSTALLED IN CONFORMANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE LOCAL MUNICIPALITY AND CUSTODIAL UTILITY COMPANIES. A MINIMUM OF 5 FEET OF SEPARATION MUST BE PROVIDED BETWEEN ANY PART OF THE SSDS AND ALL UNDERGROUND UTILITY TRENCHES. EXCAVATIONS BETWEEN 5 TO 25 FEET FROM THE SSDS SHALL NOT BE BACKFILLED WITH FREE DRAINING MATERIAL. ANY SSDS COMPONENT SHALL BE A MINIMUM OF 10 FEET FROM ANY WATER LINE UNLESS PROPERLY SLEEVED IN CONFORMANCE WITH ALL STATE AND LOCAL REGULATIONS.

**GENERAL CONSTRUCTION NOTES (SEPTIC SYSTEM):**

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE CURRENT CONNECTICUT PUBLIC HEALTH CODE, AS AMENDED.
- A LICENSED LAND SURVEYOR SHALL SET A SITE BENCHMARK AND STAKE OUT THE PROPOSED SSDS COMPONENTS PRIOR TO CONSTRUCTION.
- NO WORK SHALL COMMENCE IN THE SYSTEM AREA UNTIL A SEPTIC PERMIT HAS BEEN TAKEN OUT BY THE LICENSED INSTALLER.
- THE LICENSED INSTALLER SHALL PERFORM SITE PREPARATION AND SHOULD CONTACT "CALL BEFORE YOU DIG" AT 1-800-922-2465 TO VERIFY ALL UTILITY LOCATIONS.
- THE LICENSED INSTALLER SHALL BE ON SITE DURING SYSTEM CONSTRUCTION. THE SSDS SHALL BE INSTALLED IN CONFORMANCE TO THESE PLANS. ANY REQUESTED MODIFICATIONS SHALL BE DISCUSSED WITH THE ENGINEER PRIOR TO CONSTRUCTION. ALL MODIFICATIONS MUST BE APPROVED BY THE ENGINEER AND TOWN SANITARIAN PRIOR TO CONSTRUCTION.
- CONTRACTOR MUST REMOVE ALL FILL, ORIGINAL TOPSOIL, SUBSOIL AND ANY UNSUITABLE SOIL WITHIN THE FOOTPRINT OF THE PROPOSED LEACHING SYSTEM. A MINIMUM OF 24 HOURS NOTICE SHALL BE GIVEN BY THE LICENSED INSTALLER TO THE ENGINEER AND TOWN SANITARIAN BEFORE ANY STRIPPING IS DONE FOR THE SYSTEM. STRIP INSPECTIONS WILL BE PERFORMED BY THE SANITARIAN PRIOR TO THE PLACEMENT OF SELECT FILL.
- THE LICENSED INSTALLER SHALL BE RESPONSIBLE FOR PREPARING THE LEACHING AREA IN A WORKMANLIKE MANNER. ALL NECESSARY STEPS SHALL BE TAKEN TO PROTECT THE UNDERLYING NATURALLY OCCURRING SOILS FROM OVER COMPACTION AND SILTATION ONCE EXPOSED.
- THE INSTALLER SHALL NOTIFY THE ENGINEER AND SANITARIAN AT LEAST 24 HOURS IN ADVANCE OF BEING READY FOR A FINAL INSPECTION. THE ENGINEER AND SANITARIAN SHALL CONDUCT THE FINAL INSPECTION TOGETHER WITH THE LICENSED INSTALLER. NO DEVIATION FROM THE PLAN APPROVED BY THE SANITARIAN SHALL BE ALLOWED WITHOUT PRIOR APPROVAL FROM THE SANITARIAN. THE SYSTEM SHALL NOT BE BACKFILLED WITHOUT THE APPROVAL OF THE SANITARIAN.
- A PROFESSIONAL ENGINEER OR A LICENSED LAND SURVEYOR SHALL PREPARE A SSDS AS-BUILT DRAWING CERTIFYING THE SYSTEM IS CODE-COMPLIANT. THIS PLAN SHALL INCLUDE DISTANCES TO ALL ESSENTIAL ACCESS POINTS INCLUDING FLOW LINE AT BUILDINGS, TANK MANHOLES, LEACHING SYSTEM ENDS, AND INSPECTION PORTS. THE AS-BUILT PLAN SHALL BE COMPLETED WITHIN 30 DAYS OF COMPLETION OF THE SYSTEM.
- THE LEACHING SYSTEM SHALL BE PROPERLY COVERED BY THE LICENSED SYSTEM INSTALLER WITHIN TWO (2) WORKING DAYS FOLLOWING THE HEALTH DEPARTMENT'S FINAL INSPECTION AND APPROVAL.
- NO HEAVY EQUIPMENT SHALL BE DRIVEN OVER THE INSTALLED LEACHING SYSTEM AREA.
- THE CONTRACTOR SHALL CONSULT WITH THE ENGINEER IF HE WISHES TO CHANGE THE LOCATION OR ELEVATION OF ANY PROPOSED SSDS COMPONENT PRIOR TO CONSTRUCTION.
- THE LICENSED INSTALLER IS RESPONSIBLE TO INSTALL THE SSDS IN ACCORDANCE WITH THE APPROVED PLAN.
- SEPTIC TANK SHALL HAVE H-20 RISERS WITH STEEL LIDS INSTALLED TO FINISHED GRADE. INSPECTION PORT SHALL HAVE AN APPROVED RISER AND VALVE COVER TO FINISHED GRADE. CONTRACTOR SHALL VERIFY SEPTIC TANK IS WATERTIGHT PRIOR TO INSTALLATION.
- A TWO-PART CONCRETE SEPTIC TANK SHALL BE USED BUT MUST BE MADE 100% WATERTIGHT BY GASKETING AND MORTARING ALL JOINTS. IF A TWO-PART TANK IS USED, IT SHALL BE FILLED WITH WATER ABOVE THE JOINT AND INSPECTED BY THE ENGINEER AND/OR THE TOWN SANITARIAN WITHIN 24 HOURS. THE CONTRACTOR SHALL MONITOR THE WATER LEVEL IN THE TANK DURING THIS PERIOD AND SHALL PERMANENTLY REPAIR ANY LEAKS TO THE SATISFACTION OF THE ENGINEER AND THE TOWN SANITARIAN.
- THE PROPOSED LEACHING SYSTEM, GEOMATRIX GST6218, SHALL BE INSTALLED IN CONFORMANCE WITH ALL MANUFACTURER'S SPECIFICATIONS. A GEOMATRIX SYSTEMS REPRESENTATIVE WILL BE ON SITE DURING INSTALLATION OF THE SYSTEM TO ENSURE PROPER INSTALLATION. THE INSTALLER SHALL OBTAIN, REVIEW AND STRICTLY ADHERE TO THE ALL INSTALLATION INSTRUCTIONS AND MATERIAL SPECIFICATIONS. MORE INFORMATION CAN BE OBTAINED FROM THE MANUFACTURER, GEOMATRIX SYSTEMS, LLC - 114 MILL ROCK ROAD EAST, OLD SAYBROOK, CT - 860-510-0730 OR AT WWW.GEOMATRIXSYSTEMS.COM.
- THE LICENSED INSTALLER SHALL CONFIRM THAT NO LEDGE IS PRESENT WITHIN 48 INCHES BELOW THE BOTTOM OF THE PROPOSED LEACHING SYSTEM. IF LEDGE IS PRESENT WITHIN 48" OF THE BOTTOM OF THE SYSTEM, INSTALLER SHALL NOTIFY DESIGN ENGINEER.
- THE CONTRACTOR SHALL GRADE THE AREA IN THE VICINITY OF THE LEACHING FIELD IN SUCH A MANNER THAT ALL SURFACE RUNOFF IS SUFFICIENTLY DIRECTED AWAY FROM THE LEACHING FIELD AND SHALL PREVENT EXCESS RUNOFF AND/OR PONDING ON ADJACENT PROPERTIES BOTH DURING AND AFTER CONSTRUCTION.

**SSDS DESIGN CALCULATIONS:**

USE: 4-BEDROOM SINGLE-FAMILY RESIDENCE

PERCOLATION RATE  
PERCOLATION RATE = 1.0-5.0 MINS./INCH (PT-1)

EFFECTIVE LEACHING AREA (ELA) CALCULATIONS:  
ELA REQUIRED = 475 S.F. (FIRST 3 BEDROOMS) + 82.5 S.F. (1 ADDITIONAL BEDROOM) = 577.5 S.F.

MLSS CALCULATIONS:  
(CATEGORY 2 FOR MLSS COMPLIANT REPAIRS):

TOP OF SYSTEM IS ABOVE EXISTING NATURAL GRADE. THEREFORE, RECEIVING SOIL SHALL BE MEASURED FROM THE TOP OF THE SYSTEM, OR UP TO 24" OF SELECT FILL ABOVE THE EXISTING NATURAL GRADE, WHICHEVER IS LESS.

TOP OF SYSTEM ELEVATION = 9.0'  
EXISTING NATURAL GRADE ELEVATION (TH-3) = 7.5'  
THEREFORE, DEPTH OF RECEIVING SOIL ABOVE EXISTING NATURAL GRADE = 9.0' - 7.5' = 1.5' (18")  
THEREFORE, RECEIVING SOIL DEPTH SHALL BE MEASURED FROM THE TOP OF THE SYSTEM TO THE RESTRICTIVE LAYER.

AVERAGE RECEIVING SOIL DEPTH = 16.9' (RECEIVING SOIL DEPTH WITHIN SYSTEM FOOTPRINT) + 51' (NATURAL RECEIVING SOIL DEPTH 25' DOWNGRADIENT OF SYSTEM) / 2 = 60.2"  
(CONSERVATIVELY, A RECEIVING SOIL DEPTH OF 48.1 - 60" WAS USED FOR EVALUATION)

- RECEIVING SOIL (RS) DEPTH: 48.1-60.0"
- HYDRAULIC GRADIENT (APPROXIMATE EXISTING GRADE): 3.1% - 4.0%
- REQUIRED MLSS = FF x P x FF  
FF = 22.0  
FF = 1.75  
THEREFORE, MLSS REQUIRED = 22.0 x 1.75 x 1.0 = 38.5 L.F.

LEACHING SYSTEM  
USE 12" L.F. GEOMATRIX GST6218

ELA PROVIDED = 42.0 L.F. x 14.0 S.F./L.F. = 588 S.F. > 577.5 S.F. -- OKAY  
MLSS PROVIDED = 42.0 L.F. x 38.5 L.F. -- OKAY

REQUIRED SEPTIC TANK CAPACITY:  
1,000 GALLONS (FIRST 3 BEDROOMS) + 125 GALLONS (1 ADDITIONAL BEDROOM) = 1,125 GALLONS  
SEPTIC TANK CAPACITY PROVIDED = 1,500 GALLONS > 1,125 GALLONS -- OKAY

**TEST PIT RESULTS**

DATE: SEPTEMBER 14, 1983  
RECORDED BY: FRANSEN CONSULTANTS

TEST HOLE A	
0'-42"	FILL (SAND, GRAVEL, BOULDERES)
42'-54"	ORGANIC LAYER
54'-78"	FILL (SANDY GRAVEL)
78'-90"	ORGANIC LAYER
90'-102"	FILL

**TEST PIT RESULTS**

DATE: AUGUST 31, 2021  
RECORDED BY: KIM HAMELY, RS (LLHD)  
WITNESSED BY: PETER GARDNER (DIETER & GARDNER)

TEST HOLE 1	
0'-66"	HUMAN TRANSPORTED MATERIAL (HTM)/FILL - BURIED PERFORATED PIPE AND SHOVEL
66'-75"	ORIGINAL TOPSOIL
75'-98"	ORANGE/BROWN FINE SANDY LOAM

NO MOTTLING  
NO GROUNDWATER  
REFUSAL @ 98" (POSSIBLE LEDGE, MACHINE NOT LARGE ENOUGH TO REMOVE)  
ROOTS TO 67"

**TEST HOLE 2**

TEST HOLE 2	
0'-62"	HTM/FILL
62'-72"	ORIGINAL TOPSOIL
72'-95"	ORANGE/BROWN FINE SANDY LOAM, LARGE ROCKS

NO MOTTLING  
NO GROUNDWATER  
NO REFUSAL  
ROOTS TO 65"

**TEST HOLE 3**

TEST HOLE 3	
0'-34"	HTM/FILL
34'-44"	ORIGINAL TOPSOIL
44'-85"	ORANGE/BROWN FINE SANDY LOAM
65'-80"	LIGHT BROWN/TAN FINE-MEDIUM SAND
80'-85"	GREY FINE SAND

NO MOTTLING  
NO GROUNDWATER  
NO REFUSAL  
ROOTS TO 44"  
RECEIVING SOIL DEPTH = 85'-34' - 51'

**TEST HOLE 4**

TEST HOLE 4	
0'-60"	HTM/FILL
60'-65"	ORIGINAL TOPSOIL
65'-91"	ORANGE/BROWN FINE SANDY LOAM

NO MOTTLING  
NO GROUNDWATER  
NO REFUSAL  
ROOTS TO 60"

**TEST HOLE 5**

TEST HOLE 5	
0'-99"	FILL

(NO RAMP, COULDN'T SEE BOTTOM OF TEST HOLE)  
NO MOTTLING  
NO GROUNDWATER  
NO REFUSAL  
ROOTS TO 70"

**PERCOLATION TEST RESULTS**

DATE: SEPTEMBER 14, 1983  
CONDUCTED BY: FRANSEN CONSULTANTS

PERCOLATION TEST A  
DEPTH NOT RECORDED  
PERCOLATION RATE = 1.0 MIN./INCH

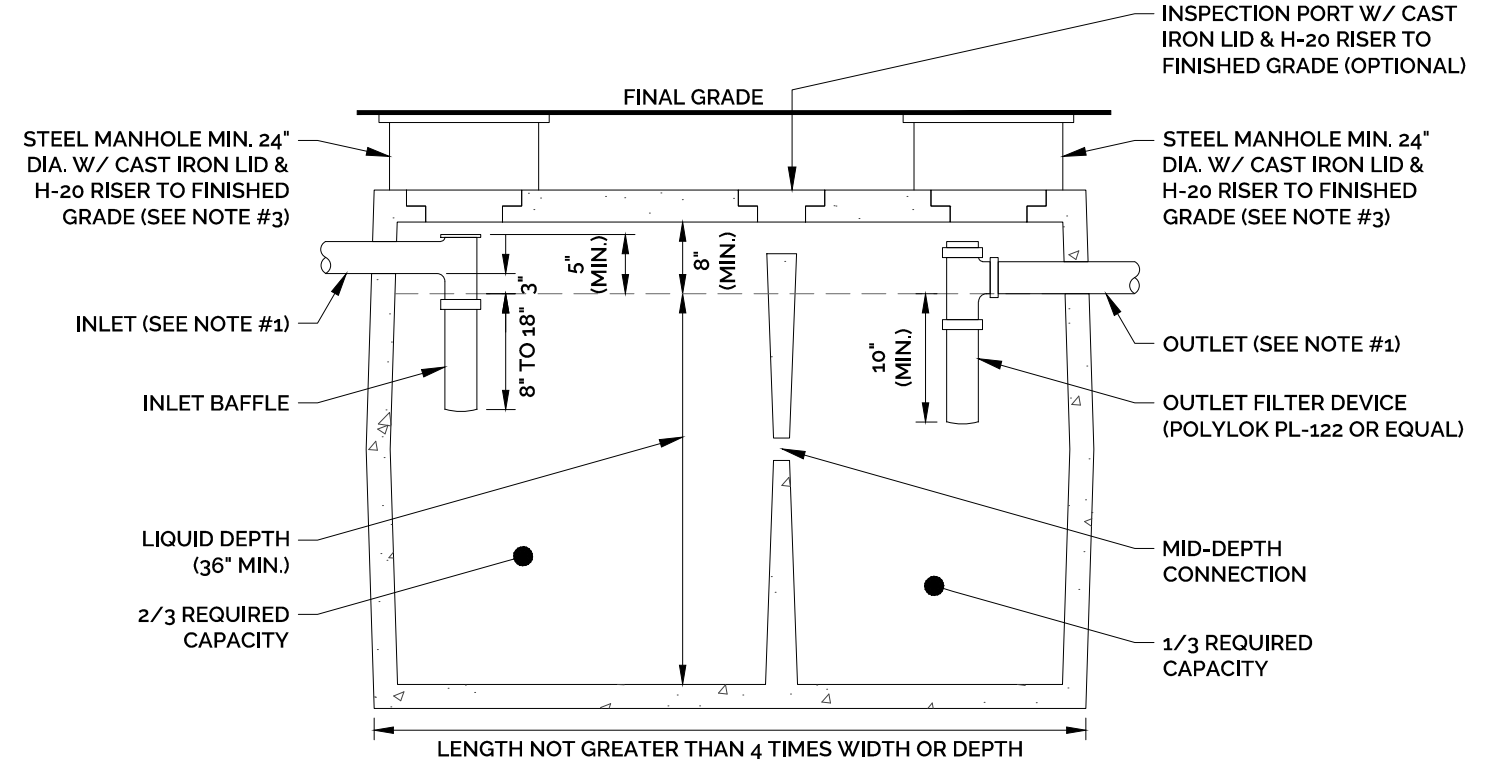
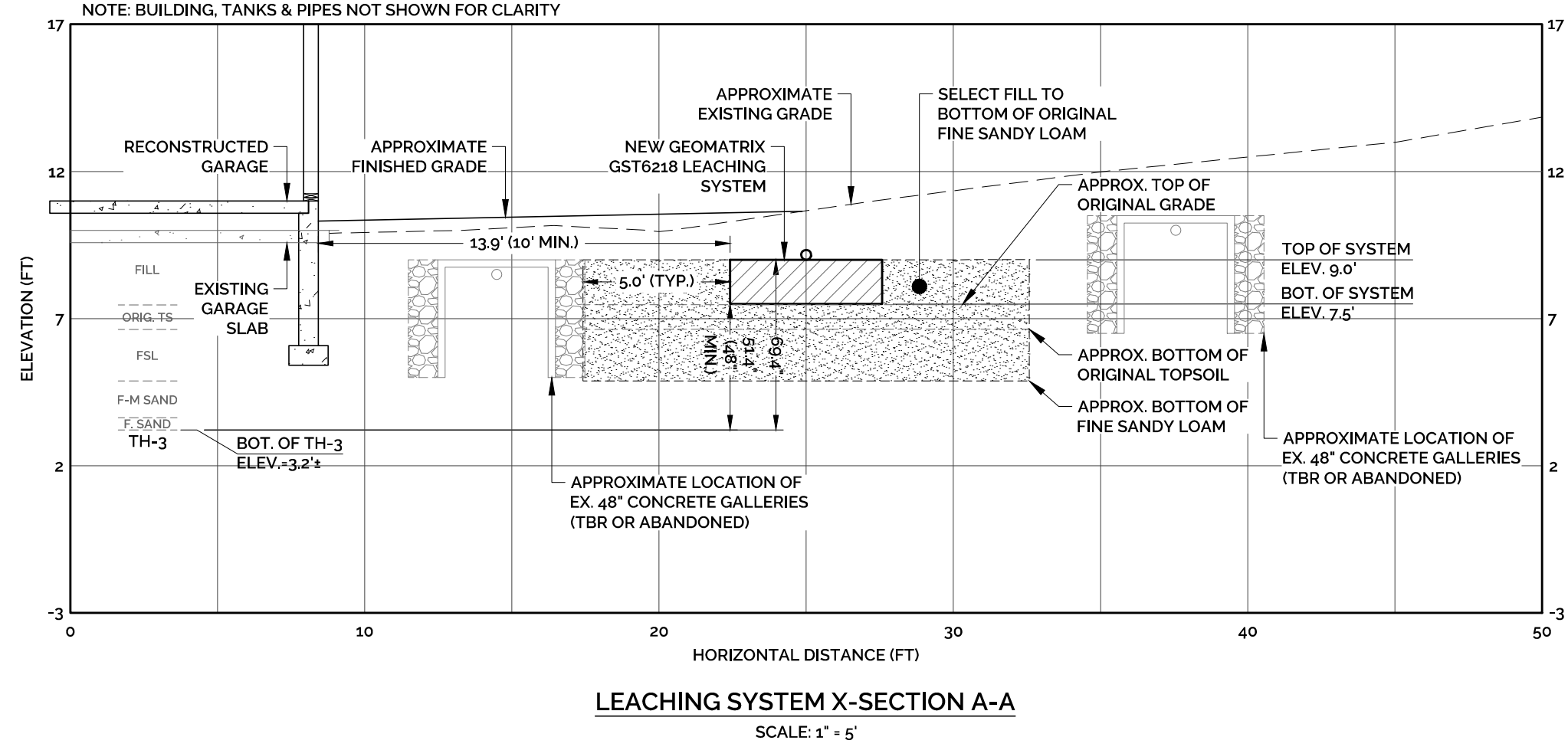
**PERCOLATION TEST RESULTS**

DATE: AUGUST 31, 2021  
RECORDED BY: PETER GARDNER (DIETER & GARDNER)

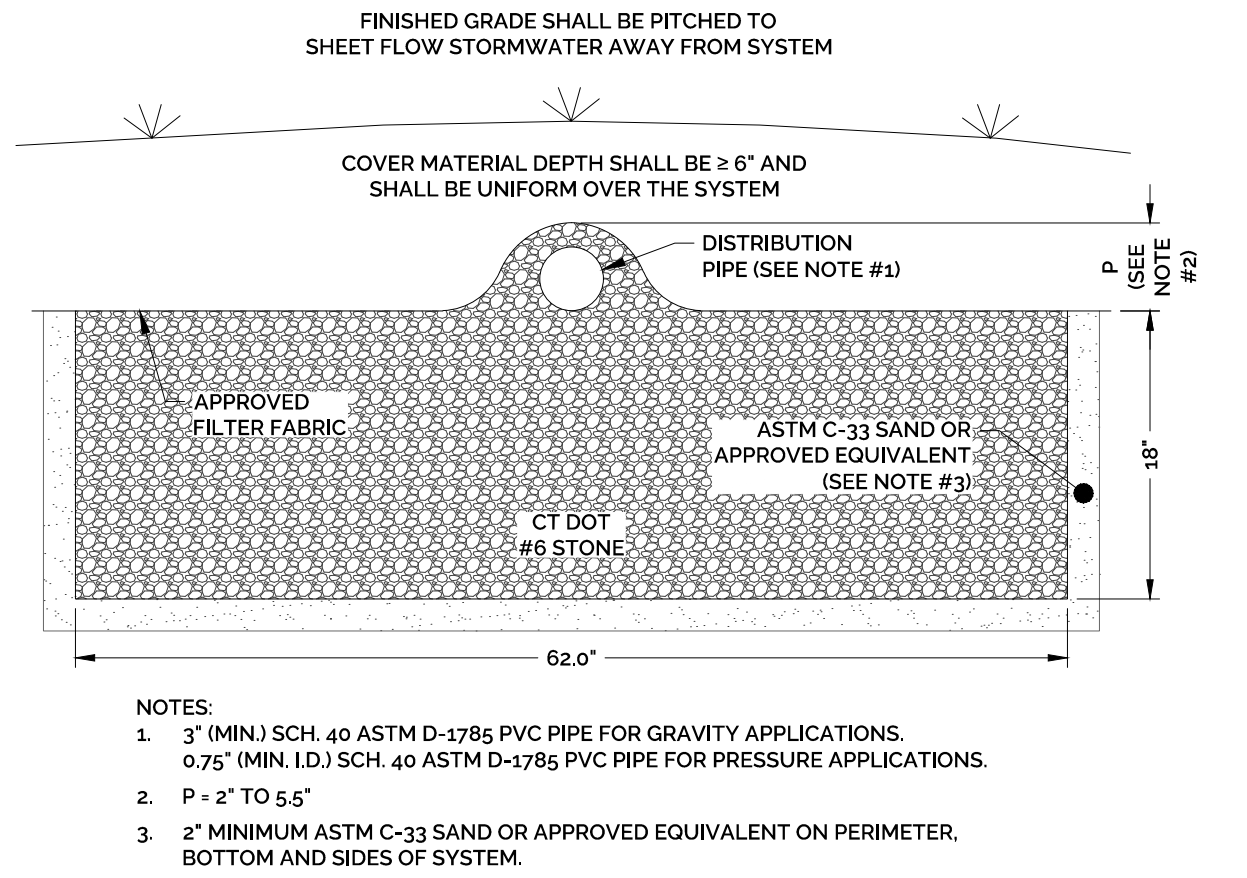
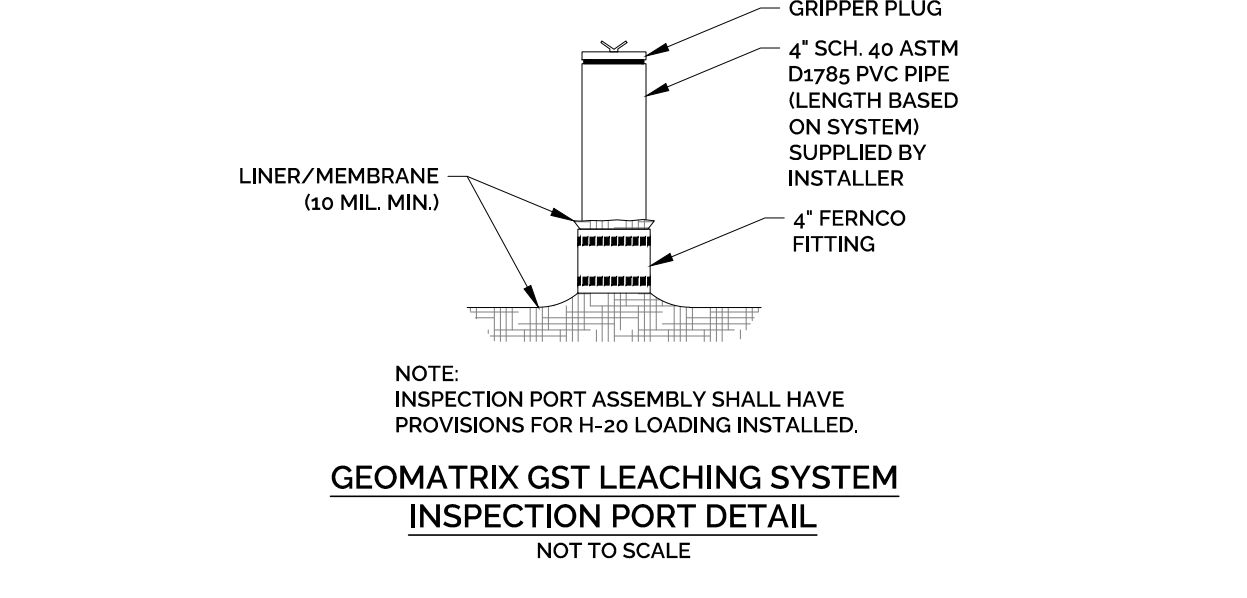
PERCOLATION TEST 1  
DEPTH: 66"

TIME (MIN.)	DEPTH (INCHES)	DROP (INCHES)	PERC. RATE (MINS./INCH)
0 @	52	---	---
5 @	59 1/2	7 1/2	0.7
10 @	63 1/4	3 3/4	1.3
15 @	65 1/2	2 1/4	2.2
@	(DRY)		

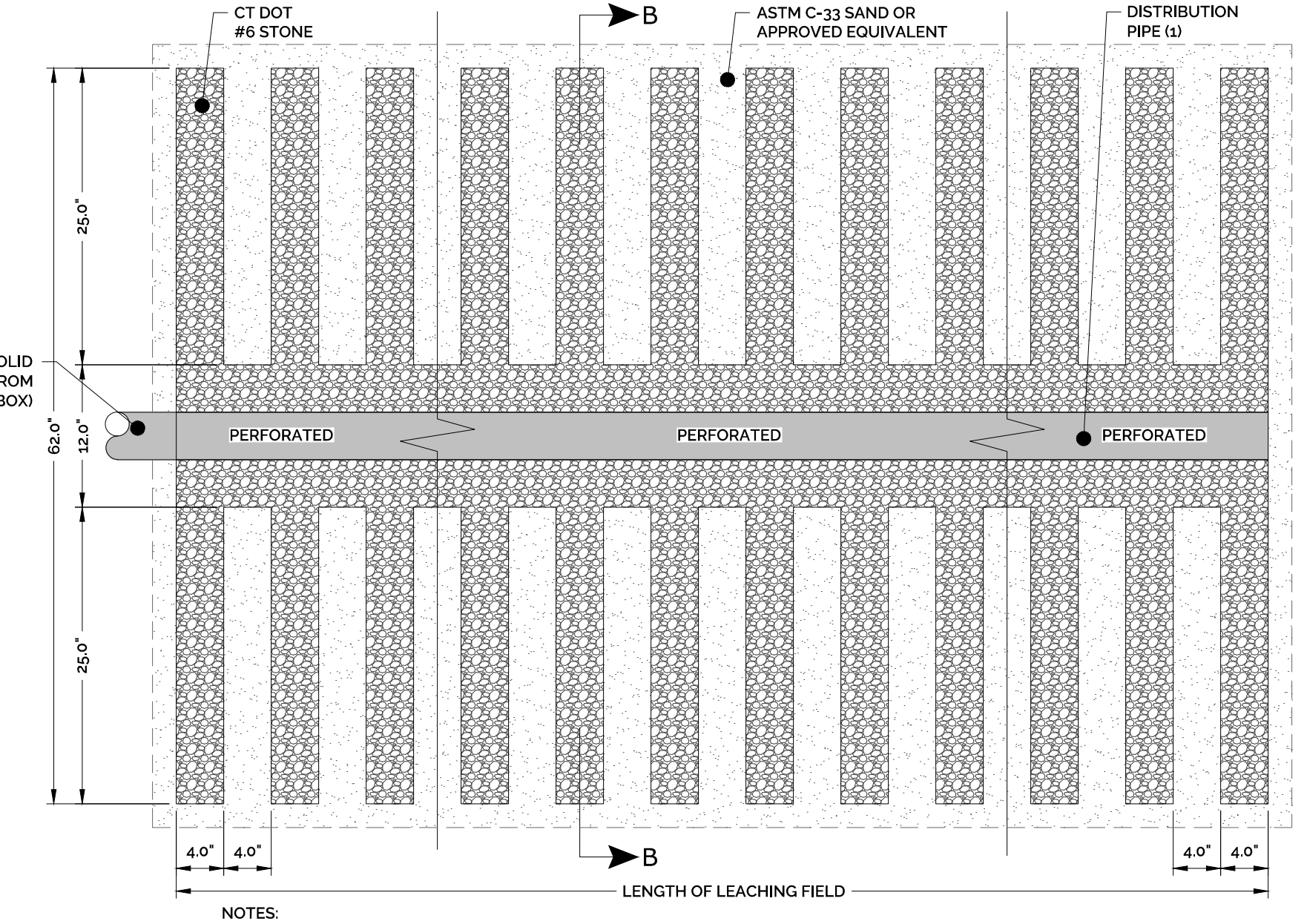
PERCOLATION RATE = 1.0-5.0 MINS./INCH



- NOTES:**
- INLET AND OUTLET PIPING SHALL BE AS LEVEL AS POSSIBLE AND SHALL NOT EXCEED 1/4" PER FOOT.
  - PAVEMENT AROUND MANHOLE LIDS SHALL BE GRADED AWAY FROM MANHOLES.
  - ALL TANKS REQUIRING RISERS SHALL MAINTAIN THE ORIGINAL COVERS ON THE TANKS, HAVE RISER COVERS THAT WEIGH AT LEAST 59 LBS AND SHALL HAVE SAFETY DEVICES INSTALLED BELOW THE RISER TO PREVENT INDIVIDUALS FROM FALLING INTO A TANK. ALL BELOW GRADE TANK OR RISER COVER HANDLES SHALL CONTAIN OR BE FITTED WITH A MATERIAL THAT CAN BE LOCATED WITH A METAL DETECTOR.



- NOTES:**
- 3\"/>
  - 2\"/>
  - 2\"/>



- NOTES:**
- 3\"/>
  - 2\"/>
  - DISTRIBUTION PIPES SHALL EXTEND TO THE ENDS OF ROWS AND SHALL BE PROPERLY CAPPED.

**FILL AND GRADING NOTES:**

- REMOVE ALL TOPSOIL AND/OR FILL WITHIN THE SYSTEM AREA AND SCARIFY THE SURFACE IN THE PROPOSED LEACHING SYSTEM AREA PRIOR TO PLACING ANY SELECT FILL MATERIAL. AVOID COMPACTING THE SCARIFIED AREA. FILL SHALL NOT BE PLACED OVER SNOW OR FROZEN GROUND. DISCONTINUE FILL PLACEMENT DURING HEAVY RAINFALL AND A MINIMUM OF 24 HOURS THEREAFTER. THE SELECT FILL MATERIAL SHALL BE PLACED IN 12\"/>
- SELECT FILL MATERIAL SHALL CONSIST OF CLEAN SAND AND GRAVEL, FREE FROM ORGANIC MATTER AND FOREIGN SUBSTANCES. THE SELECT FILL MATERIAL SHALL MEET THE REQUIREMENTS OF THE PUBLIC HEALTH CODE PROVIDED IN THE TABLE ON THIS SHEET.
- THE LICENSED INSTALLER SHALL BE RESPONSIBLE FOR PREPARING THE LEACHING AREA UTILIZING THE SELECT FILL MATERIAL.
- ALL NECESSARY STEPS SHALL BE TAKEN TO PROTECT THE UNDERLYING NATURALLY OCCURRING SOILS FROM OVER COMPACTION AND SILTATION ONCE EXPOSED.
- THE CONTRACTOR SHALL PROVIDE GRADATION SPECIFICATIONS OF THE SELECT FILL MATERIAL TO BE USED FOR THE PROPOSED SEPTIC SYSTEM TO THE DESIGN ENGINEER AND TOWN SANITARIAN PRIOR TO ORDERING AND INSTALLATION.

SIEVE SIZE	PERCENT PASSING	
	WET SIEVE	DRY SIEVE
#4	100	100
#10	70-100	70-100
#40	10-50 (1)	10-75
#100	0-20	0-5
#200	0-5	0-2.5

- NOTES:**
- PERCENT PASSING THE #40 SIEVE CAN BE INCREASED TO NO GREATER THAN 75% IF THE PERCENT PASSING THE #100 SIEVE DOES NOT EXCEED 10% AND THE #200 SIEVE DOES NOT EXCEED 5%.
  - A SIEVE ANALYSIS FOR THE SELECT FILL MATERIAL SHALL BE PROVIDED TO THE DESIGN ENGINEER.

**SELECT FILL SPECIFICATIONS**

NOT TO SCALE

**HH ENGINEERS ASSOCIATES**  
232 Greenmanville Ave.  
Suite 201  
Mystic, CT 06355  
860-980-8008  
www.hh-engineers.com

REV.	DESCRIPTION OF REVISION	DATE	APPR.

**SSDS DESIGN CRITERIA & DETAILS**

**NEW RESIDENCE**  
PROPERTY ADDRESS:  
68 MASONS ISLAND ROAD, MYSTIC-STONINGTON, CT 06355

DESIGNED BY:  
**HARRY SPANOS**

24 COLONIAL DRIVE, WATERFORD, CT 06388

PROJECT NO.	SCALE
2024-0126	AS NOTED
DRAWN BY: SM	DATE: 3/5/2024
CHECKED BY: SM	DATE: 3/5/2024

DRAWING  
**SDC-1**

STATE OF CONNECTICUT  
REGISTERED PROFESSIONAL ENGINEER  
No. 29798  
EXPIRES 12/31/2025

SHEET NUMBER: 3 OF 4

Z:\DRAWING\ENGINEERING ASSOCIATES\PROJECTS\2024\0126-0126 - SPANOS - 68 MASONS ISLAND RD. MYSTIC-STONINGTON\SSDS DESIGN CRITERIA & DETAILS\SSDS DESIGN CRITERIA & DETAILS.dwg 3/5/2024 11:15 AM







Town of Stonington | Department of Planning  
Planning and Zoning Commission Meeting  
May 7, 2024

PZ2409CAM Town of Stonington (CLA Engineers, Inc.  
c/o Bob Deluca, PE)

*Coastal Area Management Review for municipal road maintenance and improvements including associated roadways, sidewalks, and drainage. Property includes the rights-of-way of Washington Street and School Street, Mystic.*

**Report Prepared By:** Clifton J. Iler, AICP – Town Planner

## Application Status

This application requires Coastal Area Management (CAM) review pursuant to [Section 22a-109\(g\)](#) – which states that CAM applications are subject to the same timeframe requirements as Subsections (a) and (b) of Section 8-7d for the purpose of determining the time limitations for a zoning commission to reach a final decision. The Commission can elect to conduct a public hearing if desired, although [C.G.S. Section 8-7d\(b\)](#) places a 65-day limit on the timeframe to review and act on a Site Plan or CAM application whether or not a public hearing is held.

- Official Date of Receipt for this application was 4/16/24.
- Tonight's meeting is **Day 21** of 65 total days to decide on the application.
- A decision must be made by 6/20/24.

The applicant may consent to one or more extensions provided the total period of any such extension or extensions shall not exceed 65 days.

## Purpose

This application is for municipal road maintenance along School Street and Washington Street in Mystic, including road pavement replacement, sidewalk replacement and new installation, and drainage replacement and new installation. The project is consistent with the existing use and no new impacts are anticipated.

The application set includes a detailed description of the project overview.

## Site Access and Traffic

The site includes two roadways, School Street and Washington Street, in primarily residential neighborhoods located in the RH-10 Zone. There are no large-scale traffic impacts expected with the proposed work.

## Environmental Elements

This site falls within the Coastal Area Management Overlay District (CAMOD) and is within 100 FT of designated coastal resources and therefore subject to CAM review. This application is subject to review by CT DEEP and comments are captured in the Response Summary.



## Waivers Requested

No waivers are requested with this application.

## Response Summary

The application was routed to the following agencies/agents of the Town. Responses are shown below:

**POLICE COMMISSION** – See attached memorandum. [Dated: 4/25/28]

**TOWN ENGINEER** – I have reviewed the above referenced application and plan entitled “*Town of Stonington Washington Street/School Street Road Improvements, Scale 1” = 20’, Dated: 04/04/2024*” by CLA Engineers Inc. and offer the following comments:

1. Sheet #1, Station 4+70 (RT & LT) – Provide inlet protection (silt sack) at each catch basin.
2. Sheet #2, Station 5+20 – 6+00 RT – Provide silt fence down gradient of proposed sidewalk
3. Sheet #2, Station 8+95 (RT & LT) – Provide inlet protection (silt sack) at each catch basin, additionally add silt fence behind the catch basin to the right (low point adjacent to swale).
4. Sheet #4, Clarify Survey Note: “D. Intent: To depict existing conditions along the stretch of Washington Street running from the intersection of Willow Ave. to approximately 35 Washinton.” (Denison Ave.?).

In review of the aforementioned application and plan, I recommend action be taken by the commission with the stipulation that the comments be accomplished to the satisfaction\approval of the Town Engineer prior to construction activity commencing. [Dated: 4/28/24]

**FLOODPLAIN MANAGER (SLR INTERNATIONAL)** – I have no concerns with this proposal – there is no structure, and it is not in a VE or Coastal AE zone so no fill concerns. [Dated: 4/11/24]

**WATER POLLUTION CONTROL AUTHORITY** – The WPCA will coordinate with Public Works on the replacement of sewer manholes within the scope of the project. [Dated: 4/25/24]

**ZONING ENFORCEMENT OFFICER** – No comment.

**FIRE DISTRICT MARSHAL (MYSTIC)** – Awaiting comment.

**CT DEEP LAND AND WATER RESOURCES DIVISION** – See attached memorandum. [Dated: 4/24/24]

## Town Planner Comments

There are no additional questions or concerns with the proposed application.

## Recommended Stipulations

Should the Commission decide to approve this application, the Department of Planning recommends the following stipulations of approval:

1. The applicant shall address the outstanding comments to the satisfaction of the Town Engineer.
2. Final plans shall be reviewed to the satisfaction of the Town Engineer.

3. Prior to the issuance of a Zoning Permit, the final plans shall be signed by the Commission and recorded in the Town's Land Evidence Records.

## Commission Action Required

The Commission is required to make a determination on the following items:

- A decision on the Coastal Area Management (CAM) application

*Section 9.2.8 – The Commission may approve, deny, or modify with conditions any project within the CAM boundary. In addition, the Commission may require additional erosion and sediment control measures, measures to mitigate any adverse impacts, pedestrian access easements, visual access easements, and conservation easements, and may require a design review in accordance with Section 17.1 of these regulations if the project is proposed for an area which has been designated as a viewshed or resource area in the Plan of Conservation and Development.*



#### 4. Planning and Zoning Permit Applications

- a. Planning & Zoning Text & Map Amendment Application: Town of Stonington

**\*COMMENTS NEEDED\***

Clifton Iler, Town of Stonington Planner

Mr. Iler was in attendance to bring a few zoning and regulation amendments in front of the board, it was his belief that many of the proposed amendments were not relevant to the commission, but due to formalities are required to come before the commission regardless of the content. In summary, the Town has been doing a re-write of the regulations and these amendments are fixing typos, and clearing up redundancies.

Commissioner Bates moved that the commission has no comments, and sees no concerns, Commissioner Coan seconded that motion. No discussion, all in favor.

- b. Planning & Zoning Special Use Permit Application: Precious Memories Place

**\*COMMENTS NEEDED\***

Christine Eckersley, Director and Owner Precious Memories Place

Ms. Eckersley was in attendance representing Precious Memories Place. Precious Memories currently has a waitlist of about 300 children, including infants and toddlers, the need for childcare in the area is immense. Precious Memories is looking to expand in order to help with this need. Ms. Eckersley noted they have not had any traffic issues entering, or exiting their parking lot, which goes onto Route 27. They will be adding parking. They will have 1 spot for every 5 students, including a handicap spot, due to being over the 25 parking spots, the 1 to every 5 students incorporates the extra staff needed. Chairman Turner asked if there was a valet spot for parents dropping off/ picking up children. Ms. Eckersley noted that after Covid parents got used to dropping off/ picking up at the door, which makes for a steady flow, and they have not had any bottlenecks in the parking lot, or valet area. During this construction they are not looking at changing the setbacks, or any other major changes. Commissioner Bates expressed that adding on to an already established facility is the most efficient way to expand the much-needed capacity.

Commissioner Coan made a motion to pass along to planning and zoning, that the police commission sees no issues with this application as it relates to traffic, safety, and parking, Motion seconded by Commissioner Bates. No discussion, all in favor, motion approved.

- c. Planning & Zoning Coastal Area Management Application: Town of Stonington (CLA Engineers, Inc.) *Property includes the rights-of-way of Washington Street and School Street, Mystic.* **\*COMMENTS NEEDED\***

Clifton Iler, Town of Stonington Planner

Mr. Iler was in attendance on behalf of the Public Works Department. The application largely includes sidewalk replacement and drainage replacement on School Street, and on Washington Street updating some of the drainage outfalls, and adding a sidewalk to one side of the street. Commissioner Mills asked about the impacts they are expecting to Route 1, and Route 27 due to locations of the streets during the busy summer time, when work is expected to start. Mr. Iler stated some impacts to be expected, but was unsure of how that was accounted for during Public Works planning. Chief DelGrosso asked if there was a set timeline for the work. Mr. Iler believes that there will be a time component, the project has already been budgeted for but due to the above revisions the projects start was delayed. Chief DelGrosso said he would reach out to the Director of Public Works to get answers regarding the project's timeline for the Commission.

Commissioner Coan made a motion to pass along to planning and zoning, that the police commission sees no issues with this application as it relates to traffic, safety, and parking, Motion seconded by Commissioner Bates. No discussion, all in favor, motion approved.



## Land and Water Resources Division

### *COASTAL SITE PLAN REVIEW COMMENTS CHECKLIST*

This checklist is used by the Land and Water Resources Division (LWRD) to assess the consistency of the proposed activities with the relevant policies and standards of the Connecticut Coastal Management Act [(CCMA), Connecticut General Statutes (CGS) sections 22a-90 through 22a-112, inclusive].

**ORIGINAL TO:**

Stonington Planning and Zoning Commission  
152 Elm Street  
Stonington, CT 06378

**COASTAL SITE PLAN REVIEW TRIGGER:**

- Zoning Compliance
- Subdivision
- Special Exception or Permit
- Variance
- Municipal Improvement

Date sent/delivered 4/25/2024 by (indicate all that apply):  hand  fax  e-mail  U.S. mail

**APPLICANT NAME:** Town of Stonington  
**MAILING ADDRESS:** 152 Elm Street, Stonington, CT 06378  
**PROJECT ADDRESS:** Washington Street and School Street, Stonington

**PROJECT DESCRIPTION:**

Road maintenance including the replacement and installation of sidewalks, installation and replacement of drainage basins, and replacement of road pavement. Current drainage outfalls will not be modified, and sumps will be provided on all replaced catch basins. Tidal wetlands are located along a portion of Washington St.

LWRD reviewer BL

Date plans were received by LWRD: 4/8/24

Date LWRD review completed: 4/24/24

Most recent revision date on plans: 4/5/24

Plan title: Washington Street / School Street Road Improvements

<b>COASTAL RESOURCES AND RESOURCE POLICIES:</b>				
	<b>ON-SITE</b>	<b>ADJACENT TO SITE</b>	<b>POTENTIALLY INCONSISTENT</b>	<b>NOT APPLICABLE</b>
General Coastal Resources*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beaches and Dunes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bluffs and Escarpments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Coastal Hazard Area	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Waters and/or Estuarine Embayments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developed Shorefront	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Freshwater Wetlands and Watercourses	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intertidal Flats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Islands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rocky Shorefront	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shellfish Concentration Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shorelands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tidal Wetlands	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

<b>ADVERSE IMPACTS ON COASTAL RESOURCES:</b>			
	<b>Appears Acceptable</b>	<b>Potentially Unacceptable</b>	<b>Not Applicable</b>
Degrades tidal wetland, beaches and dunes, rocky shorefronts, or bluffs and escarpments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades existing circulation patterns of coastal waters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Increases coastal flooding hazard by altering shoreline or bathymetry	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades natural or existing drainage patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades natural shoreline erosion and accretion patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades or destroys wildlife, finfish, or shellfish habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades water quality	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades visual quality	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>COASTAL USE POLICIES:**</b>		
	<b>Applies</b>	<b>Potentially Inconsistent</b>
General Development*	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boating	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Recreation and Access	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Structures and Filling	<input type="checkbox"/>	<input type="checkbox"/>
Cultural Resources	<input type="checkbox"/>	<input type="checkbox"/>
Fisheries	<input type="checkbox"/>	<input type="checkbox"/>
Fuels, Chemicals, or Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>
Ports and Harbors	<input type="checkbox"/>	<input type="checkbox"/>
Sewer and Water Lines	<input type="checkbox"/>	<input type="checkbox"/>
Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>
Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water-dependent Uses	<input type="checkbox"/>	<input type="checkbox"/>

\* General Coastal Resources and General Development policies are applicable to all proposed activities.

\*\* Policies that are not applicable are not checked in this chart.

<b>ADVERSE IMPACTS ON FUTURE WATER-DEPENDENT DEVELOPMENT ACTIVITIES AND OPPORTUNITIES:</b>			
	Appears Acceptable	Potentially Unacceptable	Not Applicable
Replaces an existing water-dependent use with a non-water-dependent use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reduces existing public access	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

<b>ISSUES OF CONCERN (SEE SUMMARY AND RECOMMENDATIONS BOX FOR ADDITIONAL DETAIL):</b>	
<input type="checkbox"/>	Insufficient information
<input type="checkbox"/>	Potential increased risk to life and property in coastal hazard area
<input type="checkbox"/>	Adverse impacts on future water-dependent development opportunities
<input type="checkbox"/>	Proximity of disturbance to sensitive resources/need for additional vegetated setback
<input type="checkbox"/>	Potential to cause erosion/sedimentation; need for adequate sedimentation and erosion control measures
<input type="checkbox"/>	Water quality and/or stormwater impact
<input type="checkbox"/>	Other coastal resource impacts:
<input type="checkbox"/>	Other:

**SUMMARY AND RECOMMENDATIONS:**

Soil and erosion controls in the form of silt fencing are proposed along tidal wetlands at the Washington Street site, as well as inlet sedimentation control devices under all new catch basin grates at both sites. These controls should be inspected and maintained throughout construction. Both sites will be maintaining existing roads drainage patterns, so there does not appear to be any significant impacts to drainage patterns or stormwater runoff.

**FINDING:** (Please see summary and recommendations section on page 3 for discussion)

CONSISTENT WITH ALL APPLICABLE COASTAL POLICIES

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:

Coastal Management Fact Sheet(s):

Other:

Please be advised that, separate from the municipal review, the following DEEP permits may be required:

Structures, Dredging, and Fill in Tidal Coastal or Navigable Waters

Tidal Wetlands

Stormwater General Permit:

Other:

Please direct questions or comments regarding this checklist to:

Braden Lynn  
 Planning Section  
 Land and Water Resources Division  
 CT DEEP  
[braden.lynn@ct.gov](mailto:braden.lynn@ct.gov)

copy/ies provided to

LWRD Reviewer Initials BL Date: 4/24/24

This checklist is intended to replace a comment letter only in those instances where LWRD comments can be readily conveyed without the background discussion that would be provided in a letter. This checklist is not used for projects that LWRD recommends should be denied.



# LETTER OF TRANSMITTAL

## CLA Engineers, Inc.

Civil • Structural • Surveying  
317 MAIN STREET  
NORWICH, CT 06360  
860-886-1966 Fax 860-886-9165

DATE: 4/5/2024  
JOB NO: CLA-7475  
FROM: Robert DeLuca P.E.  
RE: **Washington Street /  
School Street  
CAM Permit**

To: **Adrianna Bancroft-Jones  
Town of Stonington  
Planning Department  
152 Elm Street  
Stonington, CT 06378**

WE ARE SENDING YOU THE FOLLOWING ITEMS BY **HAND**:

Shop drawings       Prints       **Plans**       Specifications  
 **Copy of letter**       Change order       **Other:**

COPIES	DATE	NO.	DESCRIPTION
10			CAM Application
8			Project Locus
2			24"x36" Plan Set
8			11"x17" Plan Set

THESE ARE TRANSMITTED AS CHECKED BELOW:

**For approval**       Approved as submitted       Resubmit \_\_\_ copies for approval  
 **For your use**       Approved as noted       Submit \_\_\_ copies for distribution  
 As requested       Returned       Return \_\_\_ corrected prints  
 For review and comment

REMARKS:

COPY TO:



SIGNED: \_\_\_\_\_  
Robert DeLuca, P.E.

If enclosures are not as noted, kindly notify us at once.

# Town of Stonington, Connecticut

## Application Form

### Municipal Coastal Site Plan Review

### For Projects Located Fully or Partially Within the Coastal Boundary

Please complete this form in accordance with the attached instructions (CSPR-INST-11/99) and submit it with the appropriate plans to appropriate agency. (Planning and Zoning Commission or the Zoning Board of Appeals)

#### Section I: Applicant Identification

Applicant: <u>Town of Stonington</u>	Date: <u>4-4-24</u>
Address: <u>152 Elm Street, Stonington, CT</u>	Phone: <u>860-535-5076</u>
Project Address or Location: <u>Washington Street &amp; School Street</u>	
Interest in Property: <input checked="" type="checkbox"/> fee simple <input type="checkbox"/> option <input type="checkbox"/> lessee <input type="checkbox"/> easement <input type="checkbox"/> other (specify)	
List primary contact for correspondence if other than applicant: <u>Robert DeLuca, P.E.</u>	
Name: <u>CLA Engineers, Inc.</u>	
Address: <u>317 Main Street</u>	
City/Town: <u>Norwich</u>	State: <u>CT</u> Zip Code: <u>06360</u>
Business Phone: <u>860-886-1966</u>	
E-mail Address: <u>bdeluca@claengineers.com</u>	

#### Section II: Project Site Plans

Please provide project site plans that clearly and accurately depict the following information, and check the appropriate boxes to 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
- High tide line [as defined in CGS Section 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 check the appropriate box to identify the plan or application that has resulted in 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

1. Street Address or Geographical Description:  
Washington Street & School Street per site plan  
  
City or Town: Stonington
2. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)?  YES  NO
3. Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable:  
Mystic Harbor
4. 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 site includes portions of two town roads within a residential area primarily zoned RH10.
5. Indicate the area of the project site: 2.6 acres or square feet (circle one)
6. Check the appropriate box below to 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 the Department of Environmental Protection's (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.: Description of 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 project is municipal road maintenance including:

- sidewalk replacement/installation
- drainage replacement/installation
- road/pavement replacement/installation

Work is scheduled for the summer of 2024 and anticipated to take 2 months to complete.

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**Part II.B.: Description of 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):

- Historical drainage outfalls will not be modified.
- Sumps will be provided on all replaced catch basins.

### Part III: Identification of Applicable 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 the influence of project	Not Applicable
General Coastal Resources* - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)	X	X		
Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)				X
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)				X
Coastal Hazard Area - Definition: CGS Section 22a-93(7)(H); Policies: CGS Sections 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			
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS Sections 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A)				X
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)	X	X		
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)				X
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)				X
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)				X
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)				X
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)				X
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)				X
Tidal Wetlands - Definition: CGS Section 22a-93(7)(E); Policies: CGS Sections 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)	X	X		

\* 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 site is a municipal road. Resources are located beyond existing road areas. The project is consistent with existing site use and no new impacts are anticipated.

#### Part V: Identification of Applicable Coastal Use and Activity Policies and 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 Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- Water-Dependent Uses\*\* - CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A);
- Definition CGS Section 22a-93(16)
- Ports and Harbors - CGS Section 22a-92(b)(1)(C)
- Coastal Structures and Filling - CGS Section 22a-92(b)(1)(D)
- Dredging and Navigation - CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- Boating - CGS Section 22a-92(b)(1)(G)
- Fisheries - CGS Section 22a-92(c)(1)(I)
- Coastal Recreation and Access - CGS Sections 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)
- Sewer and Water Lines - CGS Section 22a-92(b)(1)(B)
- Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- Solid Waste - CGS Section 22a-92(a)(2)
- Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)
- Cultural Resources - CGS Section 22a-92(b)(1)(J)
- Open Space and Agricultural Lands - CGS Section 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):

Project includes maintenance of existing town roads. No positive or negative impacts are anticipated.

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

*Please complete this section for all projects.*

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 Section 22a-93(15)(H)		X
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 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 Section 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 Section 22a-93(15)(D)		X
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)		X
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 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 Water-dependent Uses**

Please complete the following two sections **only if the project or activity is proposed at a waterfront site**:

1. 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 Opportunities and Activities	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 Section 22a-93(17)		X
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 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 Section 22a-93(17)		X

2. Identification of existing and/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.):

Project includes existing road maintenance.

\*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):

E&S measures will be in place during project activity and adverse impacts are not anticipated.

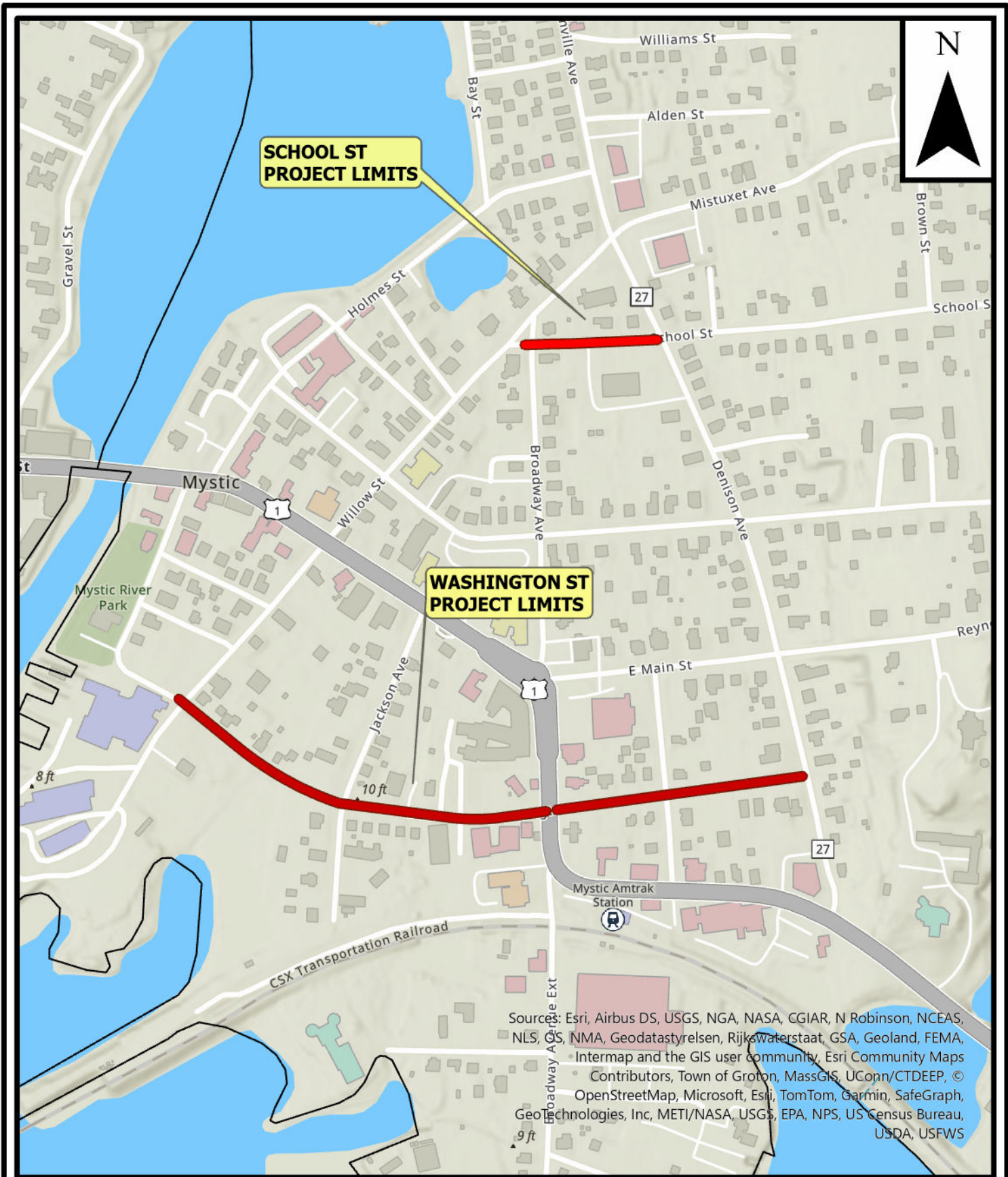
## Part IX: Remaining Adverse Impacts

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 remaining adverse impacts are anticipated.

Prepared By: Robert A. DeLuca, P.E.  
CLA Engineers, Inc.  
317 Main Street  
Norwich, CT 06360





**CLA Engineers, Inc.**  
 CIVIL • STRUCTURAL • SURVEYING

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317 Main Street Norwich, Connecticut  
 (860) 886-1966 Fax (860) 886-9165  
 e-mail: cla@claengineers.com

**TOWN OF STONINGTON**

**WASHINGTON STREET /  
 SCHOOL STREET  
 ROAD IMPROVEMENTS**

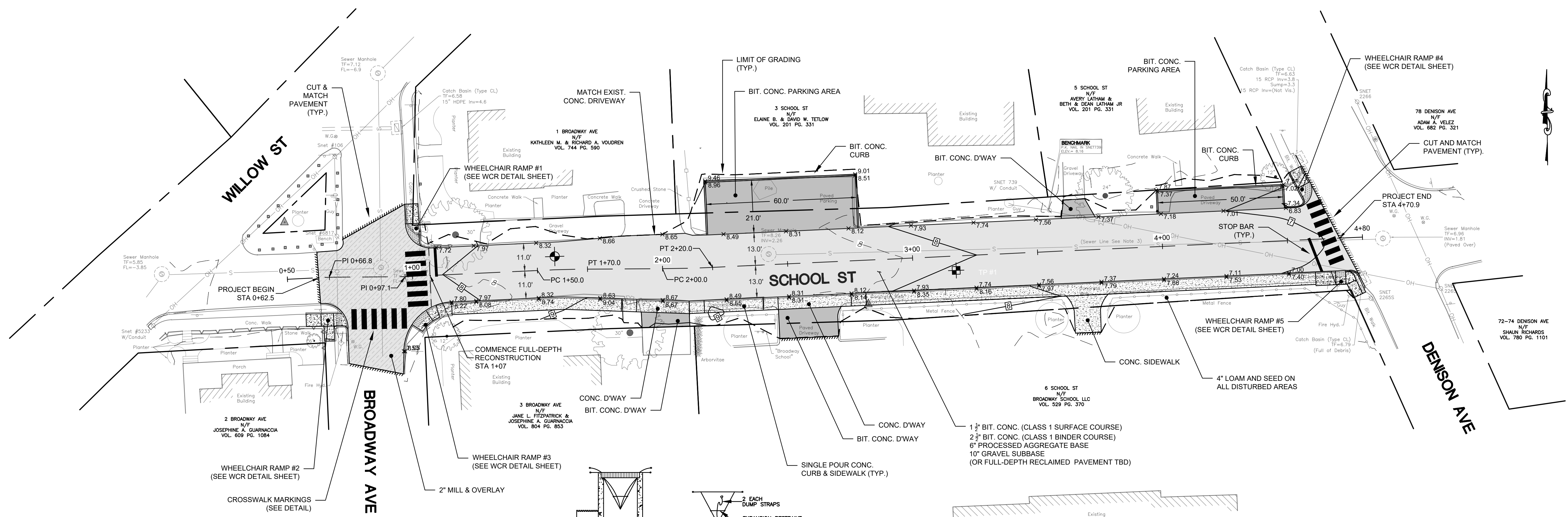
DATE: 4/5/2024

SCALE: 1"=400'

FIGURE

**SK-1**





**SURVEY NOTES (SCHOOL STREET)**

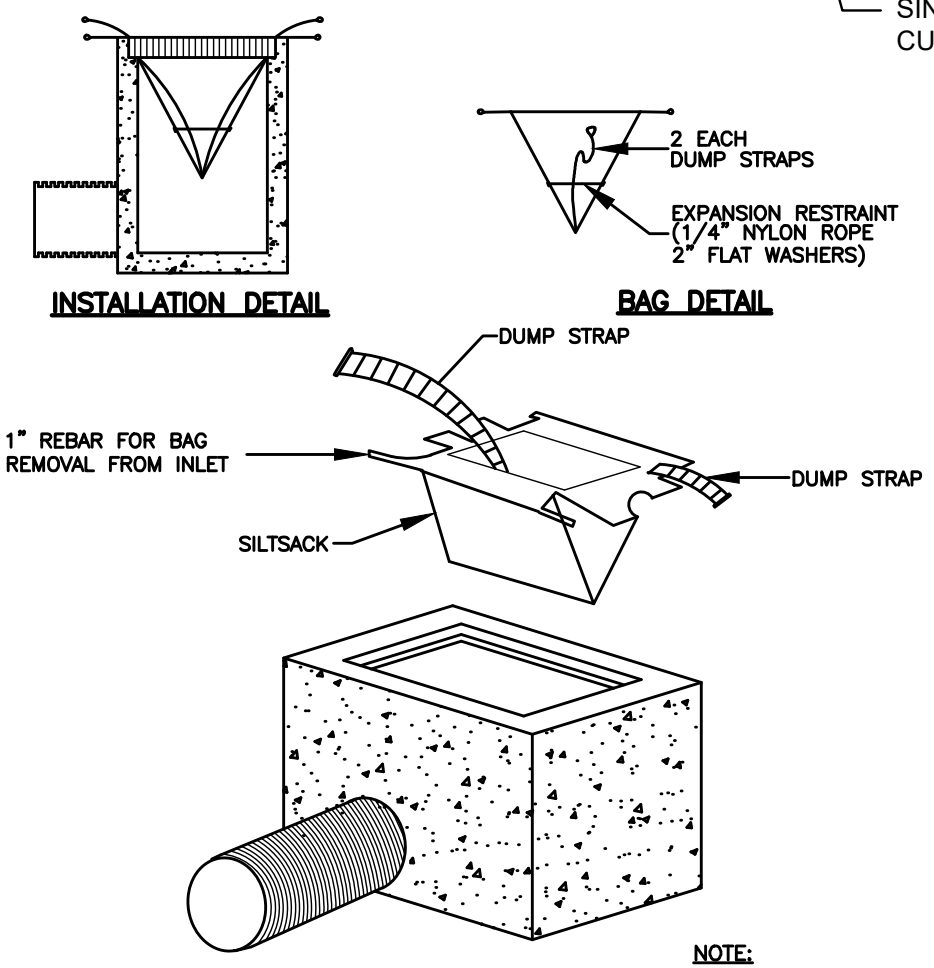
- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
  - A. TYPE OF SURVEY: TOPOGRAPHIC SURVEY
  - B. BOUNDARY DETERMINATION CATEGORY: CLASS-D
  - C. HORIZONTAL ACCURACY: A-2  
VERTICAL ACCURACY: V-2  
TOPOGRAPHIC ACCURACY: T-2
  - D. INTENT: TO DEPICT EXISTING CONDITIONS OF PAVEMENT AND AREA WITHIN THE RIGHT OF WAY OF SCHOOL STREET.
  - E. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY AND IS SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSED.
- HORIZONTAL ORIENTATION (CT NAD83) AND VERTICAL DATUM (NAVD88) BASED ON GPS OBSERVATIONS.
- MANHOLE INVERTS THAT WERE UNABLE TO BE FIELD VERIFIED (UNABLE TO OPEN); INFORMATION TAKEN FROM SANITARY MAPPING AND TRANSLATED TO NAVD88. MANHOLE IN MIDDLE OF SCHOOL STREET UNABLE TO BE OPENED. (SEE MAP REFERENCE 1)
- LATEST DATE OF FIELDWORK : March 2022
- RELEVANT COASTAL ELEVATIONS:  
COASTAL JURISDICTION LINE (CJL) = 2.0'  
MEAN HIGH WATER = 0.9'  
HIGH TIDE LINE (HTL) = 2.04'
- THE PROJECT LIMITS LIE WITHIN AN AE FLOOD HAZARD AREA AS DEPICTED ON FEMA MAP NO. 09011C0527J (REVISED AUGUST 5, 2013) WITH AN ELEVATION OF 11' NAVD88

**MAP REFERENCES (SCHOOL STREET)**

- "SCHOOL STREET, HEWITT ROAD - MYSTIC SEWERS, AS-BUILT SEWERS, TOWN OF STONINGTON WATER POLLUTION CONTROL AUTHORITY, PLAN & PROFILE STA.0+00 TO 4+00, BY CUMMINGS & LAFAYETTE, P.C., 317 MAIN STREET, NORWICH, CONNECTICUT 06360, PROJECT NO. CL-91-850, DATE: NOV. 1991, SHEET NO. 17 OF 19."

I HAVE REVIEWED THE WETLANDS ON THE PROPERTY IN THE FIELD AND HAVE REVIEWED THE WETLANDS AS SHOWN ON THE PLAN AND FIND THAT THEY SUBSTANTIALLY REPRESENT THE WETLANDS AS DELINEATED IN THE FIELD.

*R.C. Russo* 04/04/24  
ROBERT C. RUSSO  
CERTIFIED SOIL SCIENTIST



**INLET SEDIMENT CONTROL DEVICE DETAIL**  
NOT TO SCALE

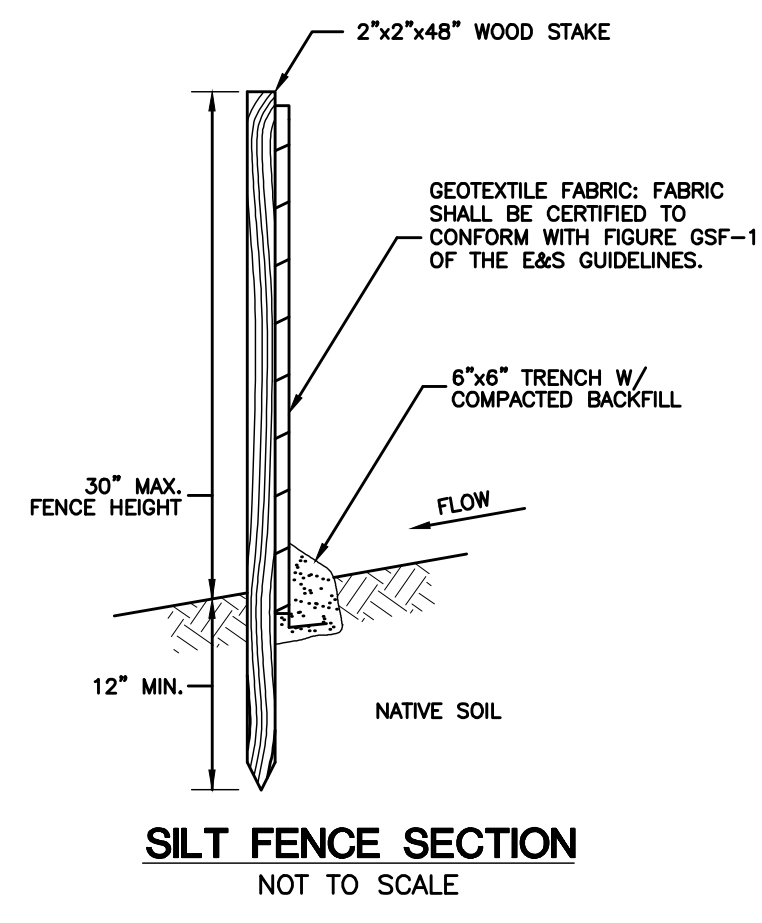
**LEGEND:**

	PROPERTY LINE		UTILITY POLE
	FENCE		NOW OR FORMALLY UNDER GROUND
	RETAINING WALL		DECIDUOUS TREE
	STONE WALL		OVERHEAD ELECTRIC LINE
	BOUNDARY MARKER TO BE SET		WATER SHUTOFF
	IRON PIN, IRON PIPE		BOLLARD
	CHD, MON		SHRUB
	MONUMENT		
	GAS GATE, WATER GATE		
	TRAFFIC SIGN		
	SEWER MANHOLE		
	PROPOSED FINISHED ELEVATION		

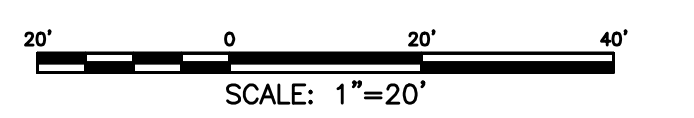
PAVEMENT CORE #1 (NO GROUNDWATER OBSERVED)  
 0' TO 0.33' ASPHALT  
 0.33' TO 0.83' DARK BROWN, FINE COARSE SAND, SOME GRAVEL, TRACE SILT - FILL  
 0.83' TO 2.5' BROWN FINE SAND & SILT.  
 2.5' TO 4.0" BROWN FINE TO COARSE SAND, TRACE SILT & GRAVEL

**EROSION & SEDIMENTATION CONTROL NARRATIVE**

- THE EROSION & SEDIMENTATION CONTROL DEVICES AND DETAILS SHOWN HAVE BEEN DEVELOPED AS A STRATEGY TO CONTROL SOIL EROSION AND SEDIMENTATION DURING CONSTRUCTION. THIS PLAN IS BASED ON THE "2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEEP."
- THE PROPOSED LOCATIONS OF SILTATION AND EROSION CONTROL MEASURES ARE SHOWN ON THE PLANS. THE CONTRACTOR SHALL PROVIDE SILT FENCE, STONE CHECK DAMS AND/OR OTHER EROSION CONTROL MEASURES AS NEEDED OR DIRECTED BY THE ENGINEER OR TOWN STAFF TO ADEQUATELY PREVENT SEDIMENT TRANSPORT.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE INSTALLED PRIOR TO SITE DISTURBANCE. TOWN STAFF SHALL REVIEW AND APPROVE THE INSTALLATION PRIOR TO EXCAVATION.
- THE CONTRACTOR SHALL INSPECT, REPAIR AND/OR REPLACE EROSION CONTROL MEASURES EVERY 7 DAYS AND IMMEDIATELY FOLLOWING ANY SIGNIFICANT RAINFALL OR SNOW MELT. SEDIMENT DEPOSITS MUST BE REMOVED WHEN WHEN DEPOSITS REACH APPROXIMATELY ONE HALF THE HEIGHT OF THE BARRIER. SEDIMENT CONTROL DEVICES SHALL REMAIN IN PLACE AND BE MAINTAINED BY THE CONTRACTOR UNTIL AREAS UPSLOPE ARE PERMANENTLY STABILIZED.
- INLET SEDIMENTATION CONTROL DEVICES SHALL BE INSTALLED UNDER THE GRATES OF ALL NEW CATCH BASINS AT THE TIME OF INSTALLATION, AND UNDER THE GRATES OF EXISTING CATCH BASINS IN THE CONSTRUCTION AREA.
- CONTINUOUS DUST CONTROL USING WATER, CALCIUM CHLORIDE OR APPROVED EQUAL SHALL BE PROVIDED FOR ALL EARTH STOCKPILES, EARTH PILED ALONG EXCAVATIONS, SURFACES OF BACKFILLED TRENCHES AND GRAVELED ROADWAY SURFACES.
- ALL DISTURBED AREAS SHALL BE RESTORED PER THE SLOPE STABILIZATION AND PERMANENT VEGETATION DETAILS. ALL DISTURBED AREAS THAT ARE SLOPED LESS THAN THREE HORIZONTAL TO ONE VERTICAL (3:1) SLOPE SHALL BE LOAMED, SEEDED, FERTILIZED AND MULCHED PER THE PERMANENT VEGETATIVE COVER SPECIFICATIONS. EROSION CONTROL MATTING SHALL BE PROVIDED ON ALL DISTURBED AREAS WITHIN 10 FEET OF THE STREAM BED AND THAT ARE SLOPED MORE THAN THREE HORIZONTAL TO ONE VERTICAL (3:1).
- IF FINAL SEEDING OF DISTURBED AREAS IS NOT TO BE COMPLETED BEFORE OCTOBER 15, THE CONTRACTOR SHALL PROVIDE TEMPORARY MULCHING (DORMANT SEEDING MAY BE ATTEMPTED AS WELL) TO PROTECT THE SITE AND DELAY PERMANENT SEEDING.
- WHEN FEASIBLE, TEMPORARY SEEDING OF DISTURBED AREAS THAT HAVE NOT BEEN FINISHED GRADED SHALL BE COMPLETED PRIOR TO OCTOBER 15.
- ANY EROSION WHICH OCCURS WITHIN THE DISTURBED AREAS SHALL BE IMMEDIATELY REPAIRED AND STABILIZED. DURING THE CONSTRUCTION PHASE, INTERCEPTED SEDIMENT SHALL BE RETURNED TO THE SITE. POST SEEDING, INTERCEPTED SEDIMENT, IF ANY, SHALL BE DISPOSED OF IN A MANNER APPROVED BY THE TOWN AND ENGINEER.
- EROSION AND SEDIMENTATION CONTROL MEASURES SHALL REMAIN IN PLACE UNTIL VEGETATION IS RE-ESTABLISHED OR SLOPES ARE STABILIZED AND REMOVAL IS APPROVED BY THE TOWN.
- UNFORESEEN PROBLEMS WHICH ARE ENCOUNTERED IN THE FIELD SHALL BE SOLVED ACCORDING TO THE "2024 CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL" BY THE CONNECTICUT COUNCIL ON SOIL AND WATER CONSERVATION IN COOPERATION WITH THE CONNECTICUT DEEP."



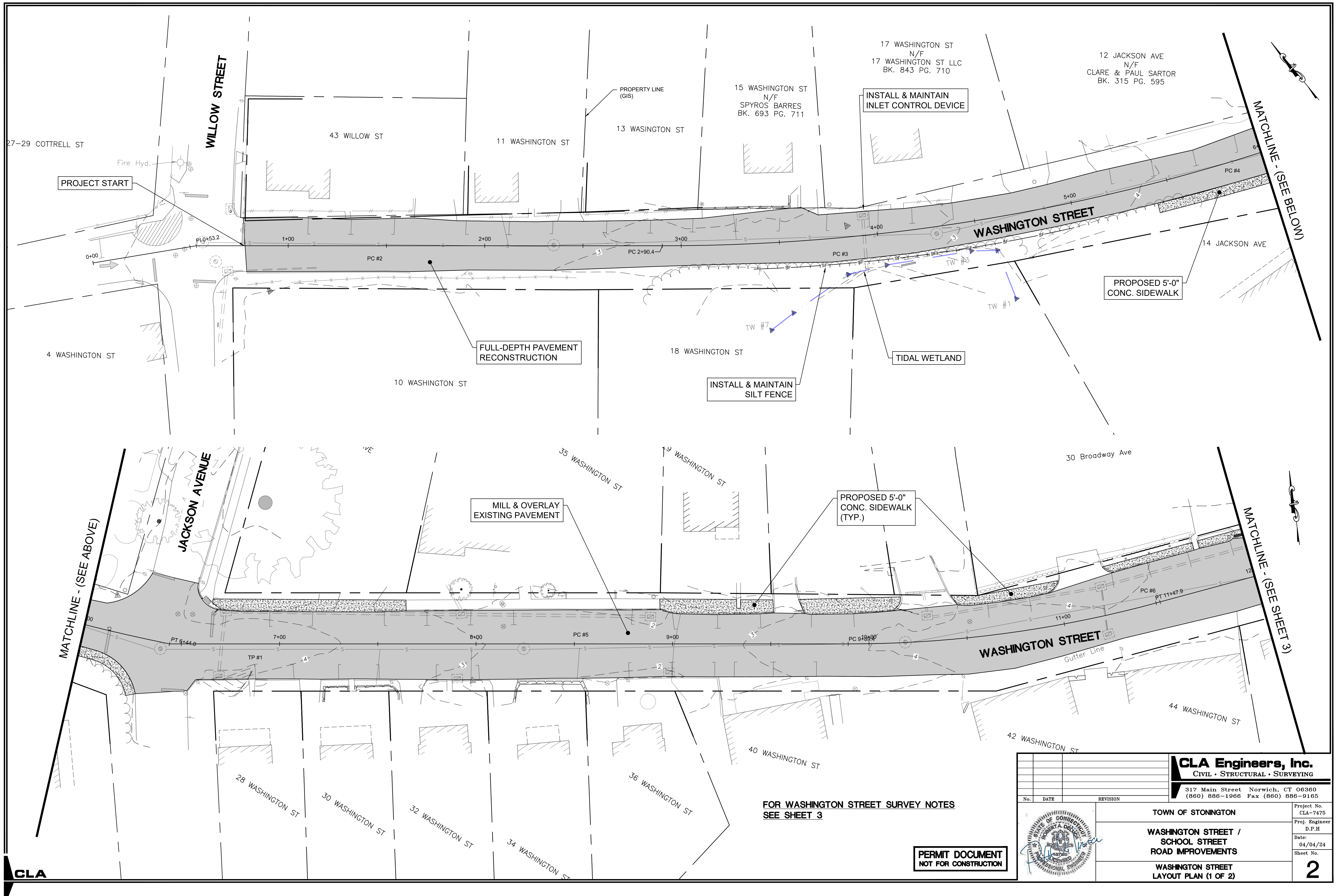
**SILT FENCE SECTION**  
NOT TO SCALE



**PERMIT DOCUMENT**  
NOT FOR CONSTRUCTION

<p><b>CLA Engineers, Inc.</b> Civil • Structural • Surveying</p> <p>317 Main Street Norwich, CT 06360 (860) 886-1968 Fax (860) 886-9165</p>		Project No. CLA-7475
		Proj. Engineer D.P.H.
<p>TOWN OF STONINGTON</p> <p>WASHINGTON STREET / SCHOOL STREET ROAD IMPROVEMENTS</p> <p>SCHOOL STREET LAYOUT PLAN</p>		Date: 04/04/24 Sheet No. <b>1</b>





MATCHLINE - (SEE ABOVE)

MATCHLINE - (SEE SHEET 3)

FOR WASHINGTON STREET SURVEY NOTES  
SEE SHEET 3

PERMIT DOCUMENT  
NOT FOR CONSTRUCTION

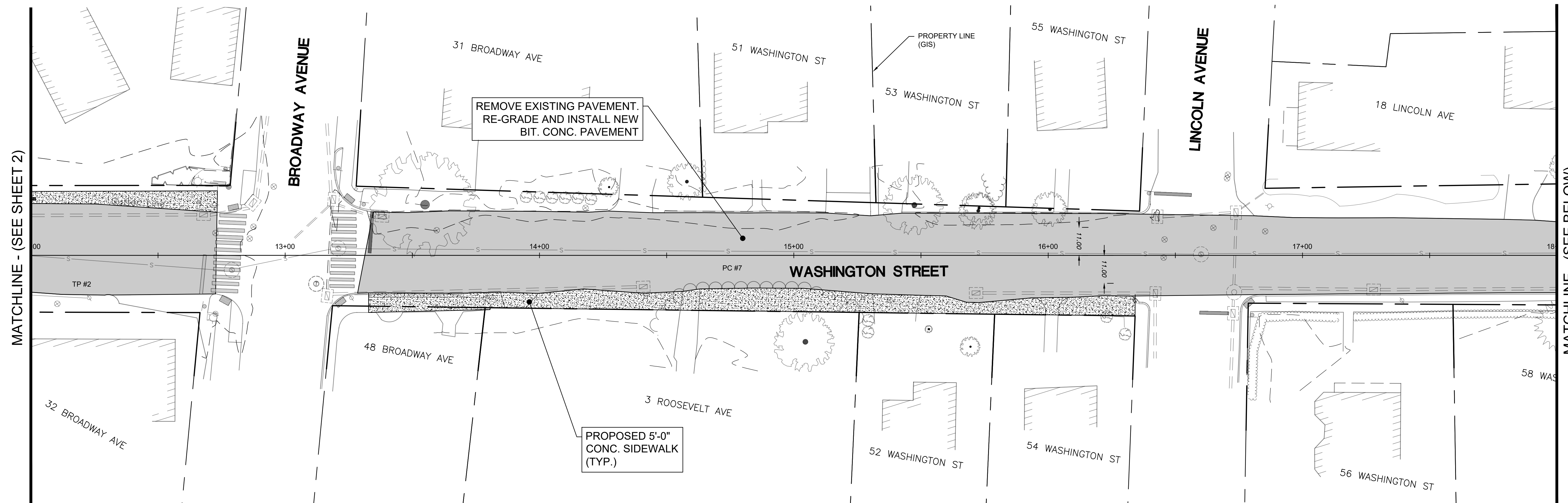
<b>CLA Engineers, Inc.</b> CIVIL • STRUCTURAL • SURVEYING 317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165		Project No. CLA-7475
		Proj. Engineer D.P.H.
TOWN OF STONINGTON WASHINGTON STREET / SCHOOL STREET ROAD IMPROVEMENTS		Date: 04/04/24
WASHINGTON STREET LAYOUT PLAN (1 OF 2)		Sheet No. <b>2</b>

CLA

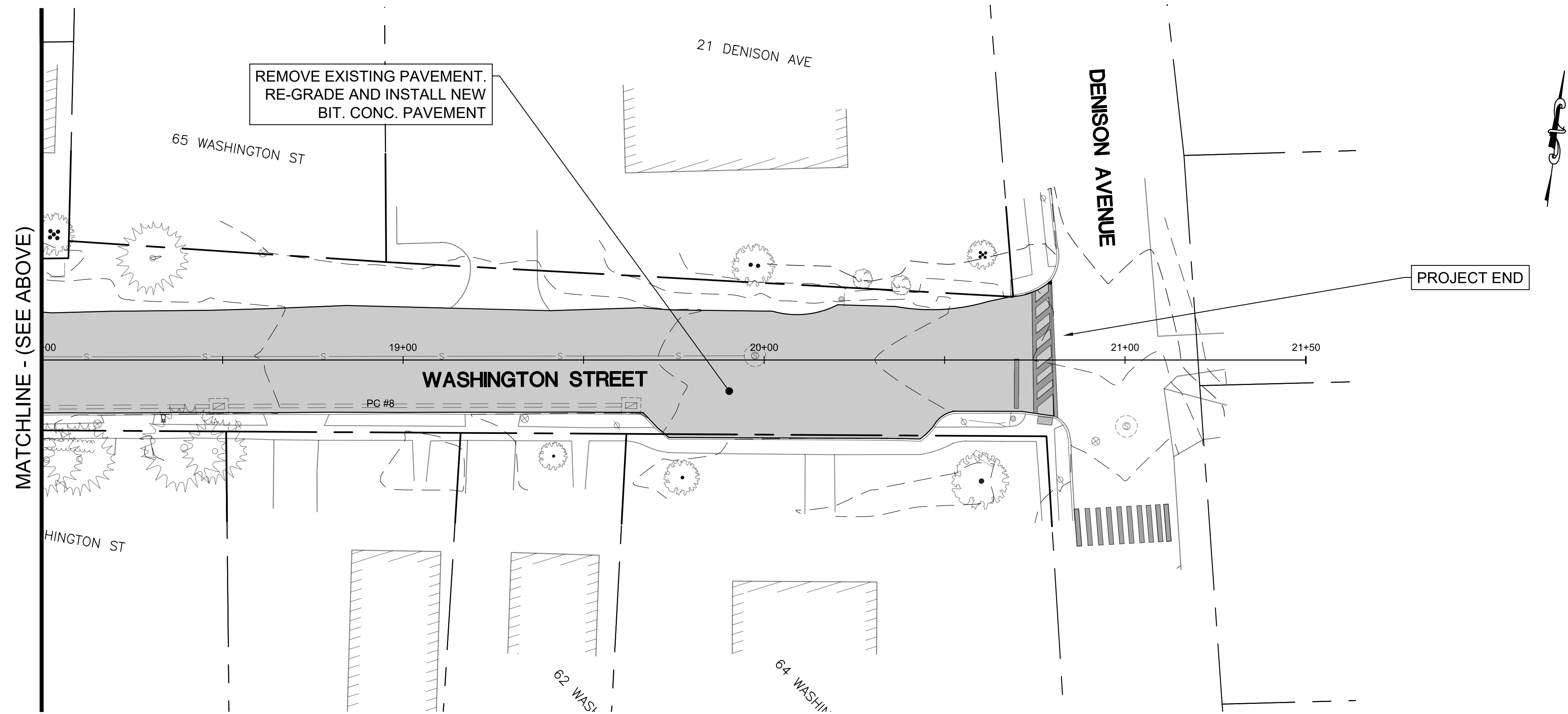


MATCHLINE - (SEE SHEET 2)

MATCHLINE - (SEE BELOW)



MATCHLINE - (SEE ABOVE)



**SURVEY NOTES (WASHINGTON STREET)**

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH SECTION 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS FOR STATE AGENCIES "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ENDORSED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC.
  - A. TYPE OF SURVEY: EXISTING CONDITIONS SURVEY
  - B. BOUNDARY DETERMINATION CATEGORY: COMPILATION PLAN
  - C. HORIZONTAL ACCURACY: A-2
  - VERTICAL ACCURACY: V-2
  - TOPOGRAPHIC ACCURACY: T-2
  - D. INTENT: TO DEPICT EXISTING CONDITIONS ALONG THE STRETCH OF WASHINGTON STREET RUNNING FROM THE INTERSECTION WITH WILLOW AVE. TO APPROXIMATELY 35 WASHINGTON STREET.
  - E. THIS PLAN WAS COMPILED FROM OTHER MAPS, RECORD RESEARCH OR OTHER SOURCES OF INFORMATION. IT IS NOT TO BE CONSTRUED AS HAVING BEEN OBTAINED AS THE RESULT OF A FIELD SURVEY, AND IS SUBJECT TO SUCH CHANGE AS AN ACCURATE FIELD SURVEY MAY DISCLOSE.
- DATE OF LATEST FIELD WORK: MAY 2023.
- HORIZONTAL ORIENTATION IS CT N.A.D. 83 BASED ON GPS OBSERVATIONS.
- VERTICAL DATUM IS NAVD88 BASED ON GPS OBSERVATIONS.
- SEWER MANHOLES WERE UNABLE TO BE OPENED DUE TO CONDITION. FLOWLINE INFORMATION SHOWN TAKEN FROM MAP REFERENCE 1 AND ADJUSTED TO NAVD88 VALUES.
- RELEVANT COASTAL ELEVATIONS:
  - 6.1. COASTAL JURISDICTION LINE (CJL) = 2.0'
  - 6.2. MEAN HIGH WATER = 0.9'
  - 6.3. HIGH TIDE LINE (HTL) = 2.04'
- THE PROJECT LIMITS OF WASHINGTON STREET AND SCHOOL STREET LIE WITHIN AN AE FLOOD HAZARD AREA AS DEPICTED ON FEMA MAP NO. 09011C0527J (REVISED AUGUST 5, 2013) WITH AN ELEVATION OF 11' NAVD88

**MAP REFERENCES (WASHINGTON STREET)**

- "BOUNDARY LINE ADJUSTMENT PREPARED FOR SPYROS BARRES 41 WILLOW STREET & 15 WASHINGTON ST MYSTIC (STONINGTON), CONNECTICUT" BY: CME ASSOCIATES, INC SCALE: 1" = 20' DATE: NOV 1 2011
- "MAP OF LAND BELONGING TO PAUL & CLARE SARTOR JACKSON AVENUE & WASHINGTON STREET STONINGTON-MYSTIC NEW LONDON COUNTY CONNECTICUT" BY: HAYWARD HOLBROOK, SCALE: 1"=20' DATE: 29 APRIL 2005

		<b>CLA Engineers, Inc.</b> CIVIL • STRUCTURAL • SURVEYING 317 Main Street Norwich, CT 06360 (860) 886-1966 Fax (860) 886-9165	
		TOWN OF STONINGTON <b>WASHINGTON STREET / SCHOOL STREET ROAD IMPROVEMENTS</b> WASHINGTON STREET LAYOUT PLAN (2 OF 2)	
Project No. CLA-7475	Proj. Engineer D.P.H	Date: 04/04/24	Sheet No.
			<b>3</b>

**PERMIT DOCUMENT**  
NOT FOR CONSTRUCTION



Town of Stonington | Department of Planning  
 Planning and Zoning Commission Meeting  
 May 7, 2024  
 PZ2404SUP+CAM Currier Group, LLC c/o Robert Currier  
 (Cherenzia & Associates, Ltd.)

*Special Use Permit Application and Coastal Area Management Review for outdoor vendor use. Property is located at 779 Stonington Road, Stonington; M/B/L: 75-1-5. Property is located in the GC-60 Zone.*

**Report Prepared By:** Clifton J. Iler, AICP – Town Planner

## Application Status

This application for a Special Use Permit (SUP) is subject to a public hearing per ZR §17.2.1 and [C.G.S. Section 8-3\(b\)](#). The Commission has 65 days to open the public hearing and 35 days to conduct the public hearing once opened, as established in [C.G.S. Section 8-7d\(a\)](#). The applicant may request one or more extensions provided the total of any such extension or extensions shall not exceed 65 days.

- Official Date of Receipt for this application was 3/19/24.
- Tonight’s meeting is **Day 49** of 65 Days to open the public hearing.
- The public hearing, without extension, must be closed by 7/11/24.
- A decision, without extension, must be made by 8/15/24.

## Purpose

The applicant is seeking a Special Use Permit and Coastal Area Management approval for the establishment of an outdoor vendor use located at 779 Stonington Road; M/B/L: 75-1-5. The application proposes to operate up to three (3) food truck vendors at the site. As such, the vendors will be portable and not reside on the site on a permanent basis.

## Zoning and Context

The parcel is located in the RR-80 and GC-60 Zone. The parcel is subject to the bulk and use requirements the GC-60 Zone. This project conforms to the bulk and use requirements for that zone, as applicable.

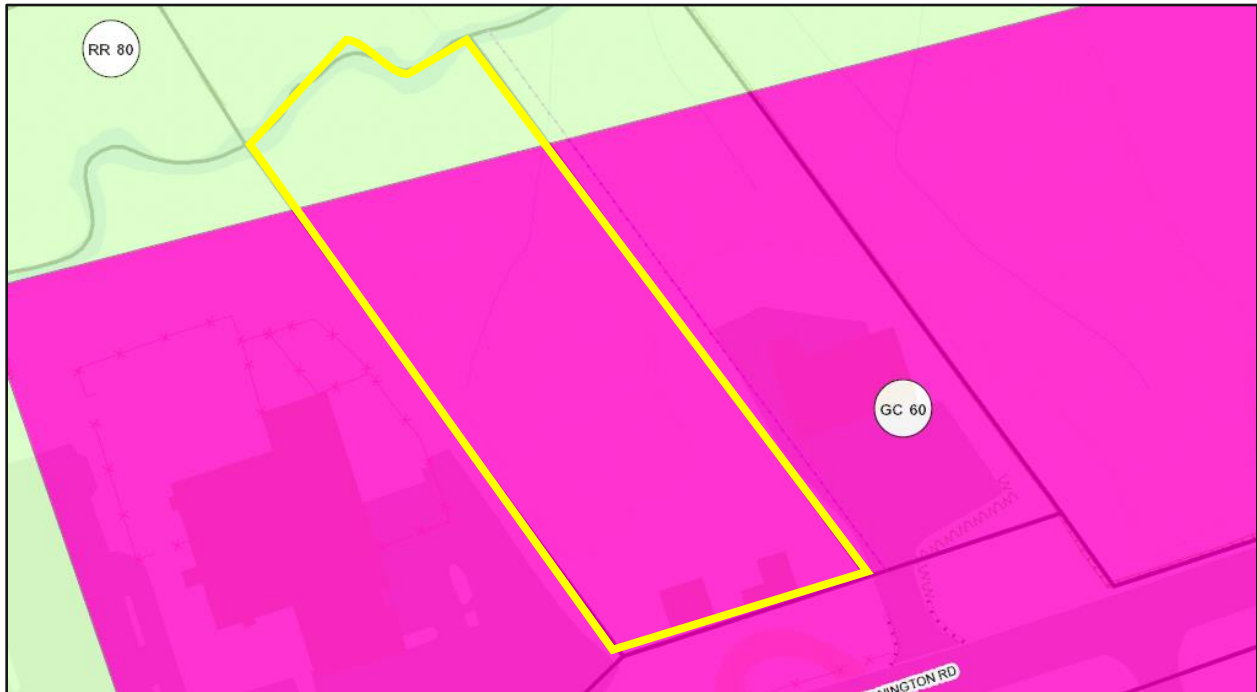
### **GC-60 Zone Bulk and Use Requirements**

	<i>Required</i>	<i>Provided</i>		<i>Required</i>	<i>Provided</i>
Lot Size	60,000 SF	±65,258 SF	Building Height	30’	N/A
Frontage	200’	±163’ <sup>1</sup>	Floor Area Ratio	0.25	N/A
Setbacks (F/S/R)	40’/20’ <sup>2</sup> /50’	N/A	Parking	12	12
Res. Buffer	50’	N/A	Non-Infring. Area	N/A	N/A

<sup>1</sup> Legally non-conforming lot of record.  
<sup>2</sup> See ZR §8.1.



## ZONING MAP



North: RR-80 Zone [Use: Undeveloped]

East: GC-60 Zone [Use: Commercial]

South: GC-60 Zone [Use: Commercial]

West: GC-60 Zone [Use: Commercial]

## Site Access and Traffic

The site is accessed from Stonington Road (U.S. Route 1) and is subject to review from the Police Commission and CT DOT. The applicant has incorporated comments based on external review by the Police Commission and CT DOT into the revised application set, captured in the Response Summary.

## Environmental Elements

The site falls within the Coastal Area Management Overlay District (CAMOD) and is within 1,000 FT of designated coastal resources and therefore subject to CAM review. A northerly portion of the site contains tidal wetlands. Furthermore, the site is located within the Flood Hazard Overlay District (FHOD) (Zone AE-10) but there are no proposed structures that would be impacted by low-level wave action in a major storm. Additional commentary from CT DEEP is captured in the Response Summary.

## Utilities

The property will not be connected to sanitary sewer so there will be no demand placed on the public municipal sewer collection system. Sewer pumped from the portable bathroom facilities will be pumped and removed from the site. There is no formal drainage system proposed and the site will drain in the same direction as existing. Water supply will be by private well and/or brought in by vendors.

## Waivers Requested

The following waivers are requested by the applicant:

Item	Provided	Waiver Requested
Impact Statement	X	
Site Plan	X	
Architectural Elevation Drawings and Landscape Plan		W
Water Impact Study		W
Sanitary Sewer Impact Study		W
Site Drainage Analysis		W
Erosion Control Report		W
Traffic Impact Study	X	
Archaeological Study		W
Soils Report, Test Pit Data and Mapping		W
Shadow Plan		W
3-D Model		W
Flood Hazard Report		W
School Impact Evaluation Report		W
Application Fee	X	
Legal Description of Property/Site	X	
Phasing Requirements for Projects Over 24 Dwelling Units		N/A
Written Waiver Request(s) at the Time of Application Submission	X	

## Response Summary

The application was routed to the following agencies/agents of the Town. Responses are shown below:

**BUILDING OFFICIAL** – Awaiting comment.

**LEDGE LIGHT HEALTH DISTRICT** – As mentioned in the impact statement, the portable bathrooms shall not be connected to the existing septic system and all waste shall be removed from the site. Vendors are to leave at the end of the day, they cannot remain at the site permanently. Finally, all vendors shall be LLHD licensed or part of the State of CT Vendor MOU. [Dated: 3/19/24]

Additional comments below [Dated: 4/9/24]:

1. The septic system is to be properly abandoned by the homeowner. Permit not required for this. It is the responsibility of the property owner.
2. I provided public water system screening forms to the PE for the owner to register the well as a public water system (if applicable) with the Department of Public Health.
3. LLHD does not need a permit for the owner to bring in the portable restrooms.
4. All vendors shall be licensed with LLHD or part of the CT State Vendor MOU.
5. The trash cans shall be kept on a concrete or asphalt ground.

**POLICE COMMISSION** – The Police Commission found “no issues with this application as it relates to traffic, safety, and parking” at their meeting on March 28, 2024. [Dated: 3/28/24]

**TOWN ENGINEER** – We have reviewed the most recent materials received by this office on 4/5/24 submitted for the above referenced CAM Permit and have no engineering comments. [Dated: 4/10/24].

**ZONING ENFORCEMENT OFFICER** – No comment.

**FIRE DISTRICT MARSHAL (WEQUETEQUOCK)** – I have reviewed the permit and have only one stipulation that at no time will there be any permanent structure or portable structure that will block access from

stretching a hand line directly to any of the three pads for fire suppression. The area for parking will prohibit an engine being able to get into the parking lot, so fire suppression will be from the street. If you have any questions, please let me know. [Dated: 3/20/24]

**CT DOT DISTRICT 2** – See comments below [Dated: 3/27/24]:

1. Since this is a change of use of this vacant lot, you will need to include a sightline demonstration from the 2 drives.
2. You did not include a detail of the proposed “multi-vendor signage” in the island. It appears that will be within the sightline triangle of the drives. If that is the case, it will need to be relocated.
3. Will curbing be installed around the island and entrances? It is not clear on the plans. Also, currently there are telephone poles and blocks illegally within the State right of way. Please show them as “to be removed” on the plans.
4. Stop signs and stop bars will need to be installed on the site drives.
5. We will not be able to approve this project until a consummated lease agreement is in place.
6. We will most likely require the proposed lease area, with parking spaces and entrances, be paved with hot mix bituminous asphalt to alleviate problems with mud and dirt tracking out onto Route 1.

Additional comments [Dated: 4/18/24]: “[We] cannot confirm it will be acceptable until we have a chance to complete a full review and all reviewers from [our] office have a chance to comment.”

**CT DEEP OFFICE OF LONG ISLAND SOUND PROGRAMS** – See attached memorandum. [Dated: 4/5/24]

## Town Planner Comments

The applicant has submitted updated site plans and comment responses dated April 23, 2024. The provided plan set accompanying this report reflects these revisions.

There is no proposed regrading of the site and the applicant has requested a waiver of the Erosion Control Report due to the minimal site disturbance with the proposed project. However, CT DEEP comments emphasize the need for proper erosion and sedimentation control measures during the installation of the concrete pads and raised deck. Submission of an E/S Control Plan has been included as a stipulation of approval.

The application is still pending review and approval from CT DOT, which includes obtaining a lease agreement for the portion of the proposal within the DOT right-of-way. A stipulation of approval has been included to address any necessary changes resulting from this review process.

There are no additional questions or concerns with the proposed application.

## Recommended Stipulations

Should the Commission decide to approve this application, the Department of Planning recommends the following stipulations of approval:

1. The applicant shall provide an Erosion and Sedimentation Control Plan to the satisfaction of the Town Engineer and Town Planner.

2. Any proposed alterations or modifications to the approved site plan as a result of comments from the Connecticut Department of Transportation (CTDOT) or the Office of the State Traffic Administration (OSTA) shall be subject to review and approval by the Town Engineer, Town Planner, and Commission, as necessary.
3. Final plans shall be reviewed to the satisfaction of the Town Engineer and Town Planner.
4. Final plans shall be signed by the Commission and recorded in the Town's Land Evidence Records.

## Commission Action Required

The Commission is required to make a determination on the following items:

- A decision concerning the waivers requested
- A decision on the Coastal Area Management (CAM) application
- A decision concerning the Special Use Permit (SUP) application

*Section 9.2.8 – The Commission may approve, deny, or modify with conditions any project within the CAM boundary. In addition, the Commission may require additional erosion and sediment control measures, measures to mitigate any adverse impacts, pedestrian access easements, visual access easements, and conservation easements, and may require a design review in accordance with Section 17.1 of these regulations if the project is proposed for an area which has been designated as a viewshed or resource area in the Plan of Conservation and Development.*

### *Section 15.2.8 – Commission Powers Relative to Action on a Special Use Permit*

*The Commission shall have the power to approve, deny, or modify any proposal and set forth special stipulations of approval or modification as follows:*

- A. *Special screening or landscaping to screen adjoining properties or mask obtrusive structural features.*
- B. *Set extra buffer requirements ranging from 25 to 100 feet for fragile environmental features or residential property.*
- C. *Design of buildings, structures and landscaping to ensure harmony with Stonington's architectural heritage, thus preserving and improving the appearance, beauty and character of the community, and providing a design compatible with neighborhood structures. The Commission shall consider advisory recommendations from the Architectural Design Review Board in evaluating compliance with this subsection.*
- D. *Time of operation or intensity of use of a site.*
- E. *Special site plan design features necessary to minimize adverse impacts on area, environment, or traffic.*





April 5, 2024

Stonington Planning and Zoning Commission  
c/o Clifton Iler, AICP  
Town Planner  
152 Elm Street  
Stonington, CT 06378

**Subject: 779 Stonington Road, Stonington; Coastal Site Plan Review**

Dear Commissioners:

Thank you for notifying this office of the proposed coastal site plan application noted above. Our office has reviewed the application for consistency with the policies and standards of the Connecticut Coastal Management Act (CCMA), and we offer the following comments for the commission's consideration.

The applicant is seeking a Special Use Permit and zoning approval to use a vacant lot that previously hosted a single-story residence and a workshop as vendor space. The structures have been demolished and the site is currently vacant. The applicant intends to operate 3 food truck vendors at the site along with a raised deck for picnic tables and a tent over the seating area. The site is located within FEMA Flood Hazard Zone AE-10. Tidal wetlands occupy much of the northern portion of the site.

The only impervious space proposed are two concrete pads for the vendor space and one concrete pad to provide an ADA-compliant parking space. Since the proposed food trucks will pack in and out all necessary materials apart from a possible well connection, there should not be any wastewater discharge or impact to the nearby tidal wetlands.

The site is in an AE-10 zone but is surrounded by coastal high hazard zones on three sides, so the site would likely experience low-level wave action in a major storm. Since the property will host a number of temporary structures and activities that have the potential to float away and become damaging debris in a flood, the Commission should require the applicant create a flood and storm contingency plan as a condition of coastal site plan approval. The plan should include all elements of the site: food trucks, picnic tables, tent, raised deck, trash containers, portable bathrooms, yard games, and utilities. The applicant should demonstrate that, in the event of a severe storm such as a nor'easter, tropical storm, hurricane, or threshold wind event, they have the ability and proper procedure in place to dismantle and move all elements of the site to a designated location identified in the plan, with the exception of the deck, which can remain in place if properly anchored. We have attached a copy of a contingency plan developed for a site in New London for the Commission's and applicant's information.

Additionally, the deck is not shown in detail on the site plan. The applicant has indicated in the application materials that it will be a raised timber platform. The site is not within the Limit of Moderate Wave Action, so the deck can be a raised platform and does not need to adhere to free-of-obstruction requirements. However, it will need to be properly anchored and secured and made of flood-resistant materials. The Commission should require the applicant to demonstrate that the deck will meet these requirements as a condition of approving this application. Otherwise, the deck will have to be dismantled and removed as part of the flood and storm contingency plan.

Further, FEMA requires food trucks be licensed, road ready, and on-site for no more than 180 consecutive days. They must be attached to the site only by quick disconnect type utilities with no permanently attached additions. The Commission should include these parameters in writing so the food trucks don't become permanent elements.

No site grading is indicated on the site plan. We recommend that the Commission require proper erosion and sedimentation controls if earth disturbance will occur for installation of the concrete pads or the raised deck and tent.

We hope these comments are helpful to the Commission in your review of the proposed application. Should you have any questions regarding this letter or any other coastal management matter, please feel free to contact me at [braden.lynn@ct.gov](mailto:braden.lynn@ct.gov).

Sincerely,



Braden Lynn  
Environmental Analyst  
Land and Water Resources Division

BL

Attachment: Custom House Pier Flood and Stormwater Contingency Plan



Civil Engineers • Land Surveyors  
Land Use Planners • Environmental Consultants

**CHERENZIA**  
& ASSOCIATES, LTD.

Raymond F. Cherenzia, P.E., L.S., Founder  
Sergio F. Cherenzia, P.E., President

April 23, 2024

Clifton J. Iler, AICP, Town Planner  
Town of Stonington  
152 Elm Street  
Stonington, CT 06378

Subject: Response to Comments- PZ2404 SUP & CAM  
Special Use Permit Application & Coastal Area Management Application  
Proposed Outdoor Vendors  
779 Stonington Road  
Stonington, Connecticut  
Map 75 Block 1 Lots 5

Dear Mr. Iler:

Cherenzia & Associates, Ltd. (Cherenzia) has reviewed Connecticut Department of Energy & Environmental Protection Comments contained in the attached DEEP Report dated April 5, 2024, the Connecticut Department of Transportation Comments contained in email correspondence with Daniel McBride dated March 27, 2024, and the Comments made by the Wequetequock Fire Chief received via a phone call on April 22, 2024, and offers our responses to these comments below. Revised and supplemental documents included with this resubmittal and are listed below:

1. Eight (8) copies of the Connecticut Department of Energy & Environmental Protection Comments contained in the attached DEEP Report dated April 5, 2024.
2. Eight (8) copies of the Draft Flood and Storm Contingency Plan, prepared by Cherenzia & Associates, Ltd., dated April 2024.
3. One (1) full size (24"x36") and eight (8) reduced size (11"x17") copies of Site Plans, titled "Vendor Site Plan, 779 Stonington Road," Sheets C-1 through C-3, dated March 28, 2024, latest revision April 18, 2024.

**CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION COMMENTS:**

1. *Since the property will host a number of temporary structures and activities that have the potential to float away and become damaging debris in a flood, the Commission should require the applicant create a flood and storm contingency plan as a condition of coastal site plan approval.*

Response to Comment: See attached Flood and Storm Contingency plan prepared in accordance with the example report provided by DEEP.

2. *The site is not within the Limit of Moderate Wave Action, so the deck can be a raised platform and does not need to adhere to free-of-obstruction requirements. However, it will need to be properly anchored and secured and made of flood-resistant materials.*

Response to Comment: A note has been added to the plan stating the “Proposed raised deck to be properly anchored, secured and made of flood resistant materials.”

### **CONNECTICUT DEPARTMENT OF TRANSPORTATION COMMENTS:**

1. *Since this is a change of use of this vacant lot, you will need to include a sightline demonstration from the 2 drives.*

Response to Comment: A sightline drawing is included in the revised planset.

2. *You did not include a detail of the proposed “multi-vendor signage” in the island. It appears that will be within the sightline triangle of the drives. If that is the case, it will need to be relocated.*

Response to Comment: The proposed multi-vendor signage has been relocated out of the sightline triangle of the access drives.

3. *Will curbing be installed around the island and entrances? It is not clear on the plans. Also, currently there are telephone poles and blocks illegally within the State right of way. Please show them as “to be removed” on the plans.*

Response to Comment: Notes pertaining to curbing and removal of the existing blocks/telephone poles in the State right of way have been added to the plan.

4. *Stop signs and stop bars will need to be installed on the site drives.*

Response to Comment: Stop sign and stop bars have been added to the plan along with the paved apron.

5. *We will not be able to approve this project until a consummated lease agreement is in place.*

Response to Comment: A lease agreement application has been submitted to CTDOT. We have been notified by CTDOT on April 18, 2024 that the application is being processed and we should receive response in three weeks to a month.

6. *We will most likely require the proposed lease area, with parking spaces and entrances, be paved with hot bituminous asphalt to alleviate problems with mud and dirt tracking out onto Route 1.*

Response to Comment: We have included proposed bituminous concrete aprons at the drive entrances/exits of the property and crushed stone surface within the parking area to mitigate any potential impact from mud or dirt tracking into the road.

### **WEQUETEQUOCK FIRE CHIEF COMMENTS:**

1. *Chief Burdick expressed concern that embers from woodfire associated with the pizza truck could potentially start a fire in close proximity to the dry brush or tent.*

Response to Comment: The Owner, Bob Currier, has notified us that Woodfella’s wood-fire pizza trucks have spark arrestors installed in them. A spark arrestor is a “device which prevents the emission of flammable debris from combustion sources, such as internal combustion engines, fireplaces, and wood-burning stoves.” We have also included note 11 on the plan to address this concern.

2. *Must be no permanent structures that could obstruct or impede emergency access to the property.*

Response to Comment: Chief Burdick requires that there are no permanent structures that could obstruct or impede access between Route 1 and each vendor area. Note 10 has been added to the plan to address this comment.



# SPECIAL USE PERMIT APPLICATION FORM

Please submit original and 15 copies of this application, relevant plans and impact statement

FOR OFFICE USE ONLY

Application Number:

Official Date of Receipt:

**Applicant:**

Currier Group LLC c/o Robert Currier

Mailing Address:

100 Plaza Ct #370, Groton, CT 06340

Telephone Number:

860-772-5157

Email Address:

bob@woodfellaspizza.com

**Property Owner:**

Currier Group LLC c/o Robert Currier

Mailing Address:

100 Plaza Ct #370, Groton, CT 06340

Telephone Number:

860-772-5157

Email Address:

bob@woodfellaspizza.com

**Project Leader\*:**

Sergio F. Cherenzia, PE., Cherenzia & Associates, LTD

Mailing Address:

P.O. Box 513, Westerly, RI 02891

Telephone Number:

860-629-6500

Email Address:

sergio@cherenzia.com

**Property Location:**

779 Stonington Rd

**Parcel Information:**

Map

Block

Lot

**Zoning District:**

**Lot Size:**

\* Project Leader is the Architect, Attorney, Engineer, Landscape Architect, Surveyor, or other individual who will be the responsible contact person with the Town.



Fire District: Wequetequock Harbor Management District: N/A

Water Supply:  Public  Private Sewage Disposal:  Public  Private

Flood Zone: AE, BFE: 12ft Wetlands:  Tidal  Inland

Is any portion of the property within 500 feet of the Town Boundary?  Yes  No

Is any portion of the property within the CAM Overlay District?  Yes  No

Is any portion of the property within the GPP Overlay District?  Yes  No

Project Description: Overall development size in square feet, dimensions, intended use and other pertinent information about the proposal.

See Impact Statement/Narrative.

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List all previous petitions that have been made with respect to the property(ies) before the Planning and Zoning Commission, Zoning Board of Appeals or Inland Wetlands and Watercourses Commission:

None by current owner.

Petitions by previous owner(s) unknown.

The undersigned owner, or agent, hereby consents to necessary and proper inspections of the property by agents of the Commission at reasonable times both before and after a permit is granted.

The undersigned declares all information supplied is accurate to the best of his/her knowledge and belief. Owner certifies that he/she is the owner of the property listed on this application. If such information subsequently proves to be false, deceptive, incomplete, or inaccurate, the permit may be modified, suspended, or revoked, by the Commission or its agents.

*[Signature]*  
Applicant Printed Name

Robert C. Carrier  
Applicant Signature

*[Signature]*  
Owner Printed Name

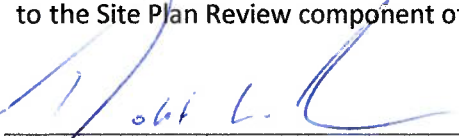
Robert C. Carrier  
Owner Signature

Sergio Chenziz PE  
Project Leader Printed Name

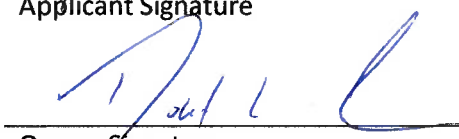
*[Signature]*  
Project Leader Signature

**For Special Use Permit Applications involving a Site Plan Review, please read and endorse below**


I hereby consent to one or more extensions of the time period as stated in the Connecticut General Statutes Section 8-7d, if required, for action by the Planning and Zoning Commission, on action pertaining to the Site Plan Review component of the Special Use Permit.

x   
\_\_\_\_\_  
Applicant Signature

3.7.24  
\_\_\_\_\_  
Date

x   
\_\_\_\_\_  
Owner Signature

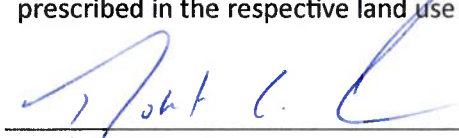
3.7.24  
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Date

  
\_\_\_\_\_  
Project Leader Signature

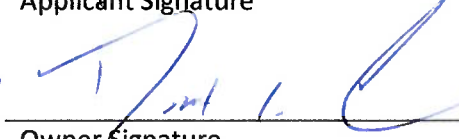
3/8/24  
\_\_\_\_\_  
Date

**Acknowledgement of financial responsibility for required studies, information and/or third party review**

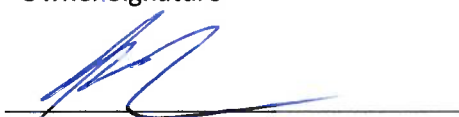
The undersigned acknowledges that per Section 3.9.3 of the Town of Stonington Planning and Zoning Fee Ordinance the Town will collect payment for direct costs of materials and services performed by professionals, other than Town employees, including but not limited to specialized inspection, third party professional certifications, legal, stenographic and transcription services associated with an application, or require an applicant to provide certifications, inspections, and/or professional consultant reports at the applicant's expense. The payment of additional costs shall not prohibit the Town of Stonington from requiring performance or forfeiture bonds to ensure the successful completion of all work as may be prescribed in the respective land use regulations.

x   
\_\_\_\_\_  
Applicant Signature

3.7.24  
\_\_\_\_\_  
Date

x   
\_\_\_\_\_  
Owner Signature

3.7.24  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Project Leader Signature

3/8/24  
\_\_\_\_\_  
Date

## SPECIAL USE PERMIT - Complete Application Checklist

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Effective June 21, 2004; Revised July 20, 2010

**X = ITEM PROVIDED    W = WAIVER REQUESTED**

- Impact Statement per Section 8.8.1 (ZR 6.1.2.1)
- Type 2 Site Plan per Sections 8.3 and 8.4 (ZR 6.1.2.2)
- Architectural Elevation Drawings & Landscape Plan per Section 2.16 (ZR 6.1.2.3)
- Water Impact Study (Quality and Quantity) (ZR 6.1.2.4.1)
- Sanitary Sewer Impact Study (ZR 6.1.2.4.2)
- Stormwater Drainage Analysis per Section 8.4.2.6 (ZR 6.1.2.4.3)
- Erosion & Sedimentation Control Report per Section 7.6 (ZR 6.1.2.4.4)
- Traffic Impact Study per Section 6.6.23 (ZR 6.1.2.4.5)
- Archaeological Study per Section 6.6.24 (ZR 6.1.2.4.6)
- Soils Report, Test Pit Data and Mapping (ZR 6.1.2.4.7)
- Shadow Plan per Section 7.14.2 (ZR 6.1.2.5)
- Scaled 3-Dimensional Model or Graphic Equivalent per Section 6.2 (ZR 6.1.2.6.1)
- Flood Hazard Report per Section 7.7 (ZR 6.1.2.6.2)
- School Impact Evaluation Report (ZR 6.1.2.6.3)
- Application Fee per Town Ordinance – See ZR Appendix 3 (ZR 6.1.2.7)
- Legal Description of property/site (ZR 6.1.2.8)
- Phasing Requirements for projects over 24 dwelling units per ZR 6.2 (ZR 6.1.2.9)
- Written waiver request(s) at time of application submission (ZR 6.1.2.10)

The Planning & Zoning Commission may waive one or more of the above application documents by majority vote, provided that such request is made in writing at the time of application submission, describing in sufficient detail why such information is not relevant to the Special Use Permit application. This waiver shall not apply to application fees. If an application lacks information required by these Regulations, including waivers that have not been requested and justified, such deficiencies shall be noted in the staff report to the Commission, a copy of which shall be provided to the applicant. Incomplete applications risk denial.

# Town of Stonington, Connecticut

## Application Form

### Municipal Coastal Site Plan Review

### For Projects Located Fully or Partially Within the Coastal Boundary

Please complete this form in accordance with the attached instructions (CSPR-INST-11/99) and submit it with the appropriate plans to appropriate agency. (Planning and Zoning Commission or the Zoning Board of Appeals)

#### Section I: Applicant Identification

Applicant: <u>Currier Group, LC c/o Robert Currier</u>	Date: <u>03/08/2024</u>
Address: <u>100 Plaza CT #370, Groton, CT 06340</u>	Phone: <u>860-772-5157</u>
Project Address or Location: <u>779 Stonington Rd</u>	
Interest in Property: <input checked="" type="checkbox"/> fee simple <input type="checkbox"/> option <input type="checkbox"/> lessee <input type="checkbox"/> easement <input type="checkbox"/> other (specify) _____	
List primary contact for correspondence if other than applicant: _____	
Name: <u>Sergio F. Cherenzia, PE Cherenzia &amp; Associates, LTD</u>	
Address: <u>P.O. Box 513</u>	
City/Town: <u>Westerly</u>	State: <u>RI</u> Zip Code: <u>02891</u>
Business Phone: <u>860-629-6500</u>	
E-mail Address: <u>sergio@cherenzia.com</u>	

#### Section II: Project Site Plans

Please provide project site plans that clearly and accurately depict the following information, and check the appropriate boxes to 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
- NA  High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation
- contours (for parcels abutting coastal waters and/or tidal wetlands only)
- NA  Soil erosion and sediment controls
- NA  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 check the appropriate box to identify the plan or application that has resulted in 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

1. Street Address or Geographical Description: 779 Stonington Rd

City or Town: Stonington, CT 06378

2. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)?  YES  NO

3. Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable:  
Fisher's Island Sound

4. 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:

See Impact Statement/Narrative.

5. Indicate the area of the project site: Total Lot Area: 65,258 sf, ~~Ex/Disturbed Area to be Utilized~~ 9,542sf acres or square feet (circle one)

6. Check the appropriate box below to 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 the Department of Environmental Protection's (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.: Description of 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):

- No clearing beyond the existing edge of vegetation.
- Grading shall remain substantially the same as existing.
- No increase in impervious area proposed.
- Typical method of construction for concrete pads and timber platform.
- Previous use was a single family residence and accessory structure.
- Propose use is outdoor vendor.
- Singe phase construction.

-See Impact Statement/Narrative for additional information.

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**Part II.B.: Description of 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):

N/A - no increase in impervious area, no change in drainage patterns.

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### Part III: Identification of Applicable 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 the influence of project	Not Applicable
General Coastal Resources* - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)	X	X	X	
Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)				X
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)				X
Coastal Hazard Area - Definition: CGS Section 22a-93(7)(H); Policies: CGS Sections 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	X	X	
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS Sections 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A)				X
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)				X
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)				X
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)				X
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)				X
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)				X
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)				X
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)				X
Tidal Wetlands - Definition: CGS Section 22a-93(7)(E); Policies: CGS Sections 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)	X	X	X	

\* 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):  
See Impact Statement/Narrative

#### Part V: Identification of Applicable Coastal Use and Activity Policies and 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 Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- N/A  Water-Dependent Uses\*\* - CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A);
- N/A  Definition CGS Section 22a-93(16)
- N/A  Ports and Harbors - CGS Section 22a-92(b)(1)(C)
- N/A  Coastal Structures and Filling - CGS Section 22a-92(b)(1)(D)
- N/A  Dredging and Navigation - CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- N/A  Boating - CGS Section 22a-92(b)(1)(G)
- N/A  Fisheries - CGS Section 22a-92(c)(1)(I)
- N/A  Coastal Recreation and Access - CGS Sections 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)
- N/A  Sewer and Water Lines - CGS Section 22a-92(b)(1)(B)
- N/A  Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- N/A  Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- N/A  Solid Waste - CGS Section 22a-92(a)(2)
- N/A  Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)
- N/A  Cultural Resources - CGS Section 22a-92(b)(1)(J)
- N/A  Open Space and Agricultural Lands - CGS Section 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):

N/A

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

*Please complete this section for all projects.*

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 Section 22a-93(15)(H)		X
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 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 Section 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 Section 22a-93(15)(D)		X
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)		X
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 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 Water-dependent Uses**

Please complete the following two sections **only if the project or activity is proposed at a waterfront site**:

- 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 Opportunities and Activities	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 Section 22a-93(17)		X
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 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 Section 22a-93(17)		X

- Identification of existing and/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.):

N/A

\*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):

There are no proposed permanent structures and existing conditions shall substantially remain, therefore no adverse impacts to coastal feature.

**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):

There are no remaining adverse impacts. Existing conditions shall substantially remain.

# Flood and Storm Contingency Plan

**Currier Group, LLC c/o Robert Currier  
779 Stonington Road  
Map 75 Block 1 Lot 5  
Stonington, Connecticut**

*Owner/Applicant:*

Currier Group, LLC  
c/o Robert Currier  
100 Plaza CT #370  
Groton, CT 06340

*Prepared by:*

Cherenzia & Associates, LTD  
c/o Sergio Cherenzia, PE  
P.O. Box 513  
Westerly, RI 02891

# DRAFT



**CHERENZIA  
& ASSOCIATES, LTD.**

Civil Engineers • Land Surveyors  
Land Use Planners • Environmental Engineers  
Raymond F. Cherenzia, P.E., L.S., Founder

April 2024

Project No. 224008

## 1. EMERGENCY PERSONNEL NAMES AND PHONE NUMBERS

### DESIGNATED RESPONSIBLE OFFICIAL

Name: Currier Group LLC c/o Robert Currier (Owner) Phone: 860-772-5157

### EMERGENCY COORDINATOR:

Name: Captain Bryan Schneider Phone: 860-599-7510

### FIRE MARSHAL:

Name: Kevin Burns Phone: 860-559-4251

## 2. EVACUATION ROUTES

- Evacuation route maps shall be posted in each area. The following information is marked on evacuation maps:
  1. Emergency exits
  2. Primary and secondary evacuation routes
  3. Locations of fire extinguishers
  4. Assembly points
- Site personnel should follow the marked evacuation route, as follows:
  1. Exit Currier Group LLC in a northly direction.
  2. Turn left to exit parking (Route 1 North).

## 3. EMERGENCY PHONE NUMBERS

Fire Department

Paramedics 911

Ambulance

Police 911

Public Works Contact (if applicable): (860) 535-5055

Date: April 2024

#### 4. UTILITY COMPANCY EMERGENCY CONTACTS

(Specify name of the company, phone number and point of contact)

Electric: Eversource (800-286-9180)  
Water: Robert Currier (860-772-5157)  
Gas (if applicable): Eversource (800-286-9180)

#### 5. EMERGENCY REPORTING

Types of emergencies to be reported by site personnel are:

- Medical
- Fire
- Severe Weather

#### 6. MEDICAL EMERGENCY

Call medical emergency phone number (check applicable):

- Paramedics
- Ambulance
- Fire Department
- Other

Provide the following information:

- Nature of medical emergency,
  - Location of the emergency (address, building, room number), and
  - Your name and phone number from which you are calling.
- Do not move victim unless absolutely necessary.
  - Call the following personnel trained in CPR and First Aid to provide the required assistance prior to the arrival of the professional medical help:

Fire Dispatch	911
Police Dispatch	911
  - If personnel trained in First Aid are not available, as a minimum, attempt to provide the following assistance:
    - Stop the bleeding with firm pressure on the wounds (note: avoid contact with blood or other bodily fluids).
    - Clear the air passages using the Heimlich Maneuver in case of choking.
  - In case of rendering assistance to personnel exposed to hazardous materials, consult the Material Safety Data Sheet (MSDS) and wear the appropriate personal protective equipment. Attempt first aid ONLY if trained and qualified.

Date: April 2024



## 7. FIRE EMERGENCY

### When fire is discovered:

- Activate the nearest fire alarm located on Police Substation Building.
- Notify the local Fire Department by **911**

### Fight the fire ONLY if:

- The Fire Department has been notified.
- The fire is small and is not spreading to other areas.
- Escaping the area is possible by backing up to the nearest exit.
- The fire extinguisher is in working condition and personnel are trained to use it.

### Upon being notified about the fire emergency, occupants must:

- Leave any vendor space or structure and use designated escape routes.
- Assemble in the designated area (specify location):
- Remain outside until the competent authority (Designated Official or designee) announces that it is safe to reenter.

### Designated Official, Emergency Coordinator or supervisors must:

- Disconnect utilities and equipment unless doing so jeopardizes his/her safety.
- Coordinate an orderly evacuation of personnel.
- Perform an accurate head count of personnel reported to the designated area.
- Determine a rescue method to locate missing personnel.
- Provide the Fire Department personnel with the necessary information about the facility.
- Perform assessment and coordinate weather forecast office emergency closing procedures

### Assistants to Physically Challenged should:

- Assist all physically challenged employees in emergency evacuation.

## 8. SEVERE WEATHER AND NATURAL DISASTERS

The Town of Stonington shall monitor the National Weather Service for significant storm events that are predicted to impact the Stonington area and institute/implement the flood contingency plan in the following manner:

- All tables, chairs, and other items that can be carried away by wind shall be removed within 24 hours of when NOAA has predicted a storm with gale force winds. Any other items on the site shall be secured appropriately.

### Gale Warning:

A warning of 1-minute sustained surface winds in the range 34 kt (39 mph or 63 km/hr) to 47 kt (54 mph or 87 km/hr) inclusive, either predicted or occurring and not directly associated with tropical cyclones.

- All of the containers and the items associated with the vendors shall be removed within 24 hours of when NOAA has issued a Storm Surge Watch for the area. The containers and other items will be disassembled in approximately 12 to 16 hours. It is assumed

Date: April 2024

that any item contained within the mobile vendor apparatus shall be removed by the vendor.

#### Storm Surge Watch:

The possibility of life-threatening inundation from rising water moving inland from the shoreline somewhere within the specified area, generally within 48 hours, in association with an ongoing or potential tropical cyclones, a subtropical cyclone or a post-tropical cyclone. The watch may be issued earlier when other conditions, such as the onset of tropical-storm-force winds are expected to limit the time available to take protective actions for surge (e.g., evacuations). The warning may also be issued for locations not expected to receive life-threatening inundation but which could potentially be isolated by inundation in adjacent areas.

#### Flood:

##### *If indoors:*

- Be ready to evacuate as directed by the Emergency Coordinator and/or the designated official.
- Follow the recommended primary or secondary evacuation routes.

##### *If outdoors:*

- Climb to high ground and stay there.
- Avoid walking or driving through flood water.
- If car stalls, abandon it immediately and climb to a higher ground.

#### Hurricane:

*Once a hurricane watch has been issued (hurricane becomes a threat to Pier location):*

- Stay calm and await instructions from the Emergency Coordinator or the designated official.
- Moor any boats securely, or move to a safe place if time allows.
- Continue to monitor local TV and radio stations for instructions.
- Move early out of low-lying areas or from the coast, at the request of officials.

*Once a hurricane warning has been issued (hurricane winds of 74 mph or higher or a combination of dangerously high water and rough seas, are expected in the area within 24 hours):*

- Be ready to evacuate as directed by the Emergency Coordinator and/or the designated official.
- Leave areas that might be affected by storm tide or stream flooding.

##### *During a hurricane:*

- Remain indoors and consider the following:
  - Small interior rooms on the lowest floor and without windows, Hallways on the lowest floor away from doors and windows, and Rooms constructed with reinforced concrete, brick, or block with no windows

## **9. CRITICAL OPERATIONS**

During some emergency situations, it will be necessary for some specially assigned personnel to remain at the work areas to perform critical operations.

Date: April 2024

Assignments:

Work Area	Name	Job Title	Description of Assignment
Currier Group, LLC	As Assigned	Removal Personnel	Removal

Personnel involved in critical operations may remain on the site upon the permission of the site designated official or Emergency Coordinator.

In case emergency situation will not permit any of the personnel to remain at the facility, the designated official or other assigned personnel shall notify the appropriate Emergency Management offices to initiate backups. This information can be obtained from the Emergency Evacuation Procedures included in the Town of Stonington Emergency Management website.

The following offices should be contacted:

Emergency Management Director: Captain Bryan Schneider  
Telephone Number: 860-599-7510

Fire Marshal: Kevin Burns  
Telephone Number: 911/860-559-4251

## 10. TRAINING

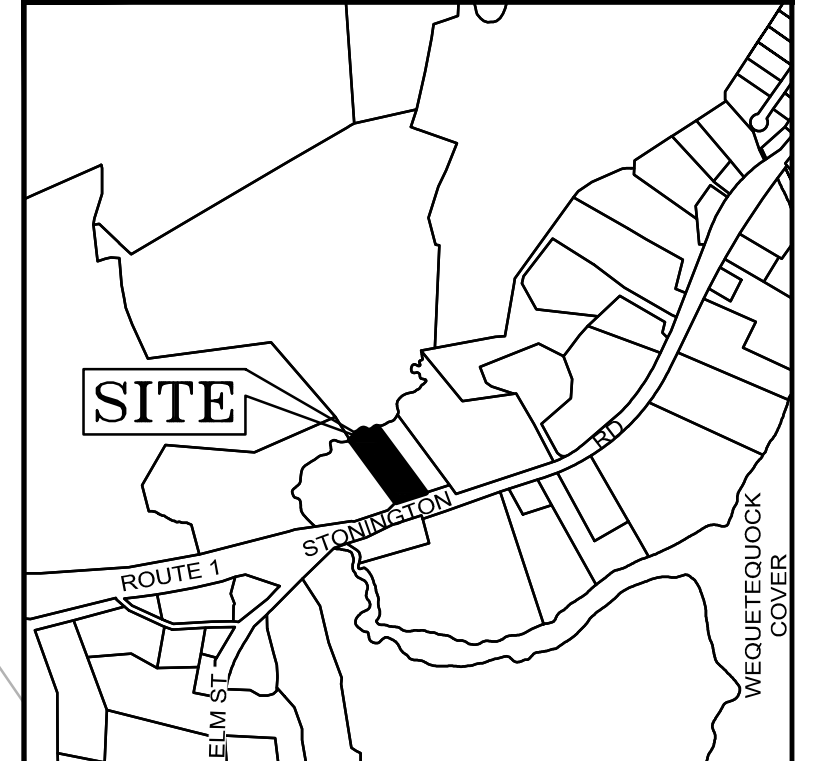
The following personnel have been trained to ensure a safe and orderly emergency evacuation of other employees:

Facility/Name:	Title:	Responsibility:	Date:
Currier Group LLC c/o Robert Currier (Owner)	Owner	Employee Training	Effective Immediately
Kevin Burns	Fire Marshal	Emergency Management	
Captain Bryan Schneider	Emergency Coordinator	Emergency Management	

Date: April 2024

779 STONINGTON ROAD  
N/F  
CURRIER GROUP LLC  
MAP 79 BLOCK 1 LOT 5  
BOOK 851 PAGE 626

785 STONINGTON ROAD  
N/F  
SWIN PROPERTIES LLC  
MAP 75 BLOCK 1 LOT 4  
BOOK 796 PAGE 233



**LOCATION MAP**

- NOTES:**
1. REFERENCE MADE TO EXISTING CONDITIONS SURVEY AN PREPARED BY CHERENZIA & ASSOCIATES, LLC., ENTITLED, "PROPERTY/BOUNDARY & TOPOGRAPHIC SURVEY, 779 STONINGTON ROAD" DATED MARCH 8, 2024. REVISED APRIL 2, 2024.
  2. VENDORS WILL CARRY IN & OUT ALL PRODUCTS AND SOLID/LIQUID WASTE FROM FOOD PREP.
  3. WELL CONNECTION AND USE SUBJECT TO DPH APPROVAL.
  4. PORTABLE BATHROOM TRAILER FOR PATRON USE ONLY.
  5. NO CONNECTION TO SSDS ALLOWED UNLESS AUTHORIZED BY LLHD.
  6. USE WITHIN THE CT DOT ROW IS SUBJECT TO CT DOT APPROVAL.
  7. VENDOR USE SUBJECT TO SPECIAL USE PERMIT & COASTAL AREA MANAGEMENT APPROVAL BY TOWN OF STONINGTON PLANNING AND ZONING COMMISSION.
  8. SIGNAGE TO BE APPROVED BY TOWN OF STONINGTON AND SHALL MEET ALL APPLICABLE TOWN OF STONINGTON ZONING REGULATIONS AS SPECIFIED IN SECTION 14.
  9. SOLID WASTE AS A RESULT OF PATRONS SHALL BE STORED IN GARBAGE & RECYCLING BINS AND PICKED UP BY TOWN, AS AUTHORIZED BY SOLID WASTE DEPARTMENT.
  10. THERE SHALL BE NO PERMANENT STRUCTURES PLACED BETWEEN STONINGTON ROAD AND THE VENDOR SPACES THAT WOULD IMPEDE EMERGENCY FIRE ACCESS.
  11. EACH VENDOR SHALL REQUIRE APPROPRIATE LICENSES AND APPROVALS INCLUDING BUT NOT LIMITED TO FIRE MARSHALL AND LLHD.

ZONING CHART (BASED ON GC-60)	
REQUIRED	REQUIRED
LOT AREA (SF)	60,000SF
FRONTAGE (FT)	200 FT
FLOOR AREA RATIO	0.25
MAXIMUM HEIGHT	30 FT
PRINCIPAL BUILDING (FT)	40 FT
BLDG SETBACK	40 FT
- FRONT SETBACK (FT)	20/50 FT
- SIDE SETBACK (FT)	50 FT
- REAR SETBACK (FT)	50 FT

PLAN REVISIONS				
REV. NO.	DATE	DESCRIPTION	DWN BY	CHK BY
1	4/2/2024	PER DOT COMMENTS	AP	SFC
2	4/18/2024	PER DEEP & FIRE MARSHALL COMMENTS	AP	SFC

SCALE: 1"=10'  
CA JOB # 224008  
MARCH 28, 2024

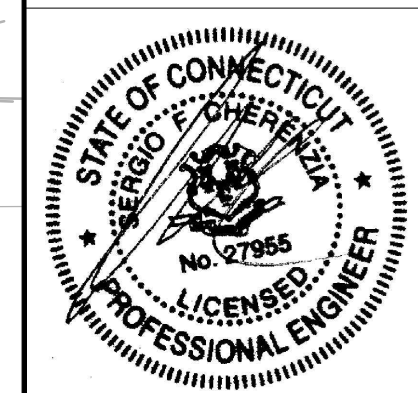
DRAWN BY: AP  
CHECK BY: SFC

**ISSUED FOR PERMITTING**

**SITE PLAN**

**VENDOR SITE PLAN**  
779 STONINGTON ROAD  
MAP 75 BLOCK 1 LOT 5  
STONINGTON, CONNECTICUT

PREPARED FOR  
**CURRIER GROUP, LLC**



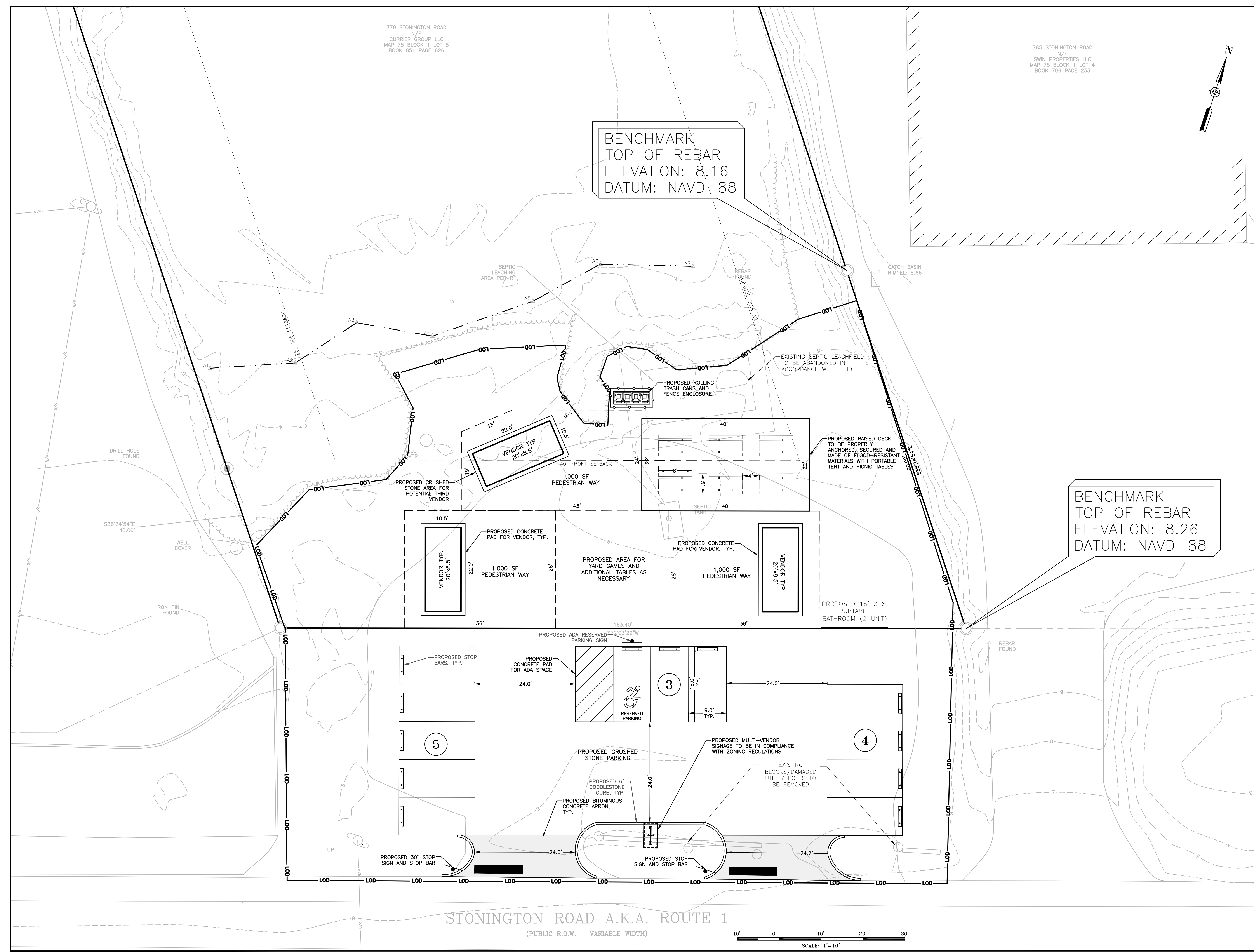
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SHEET 1 OF 3

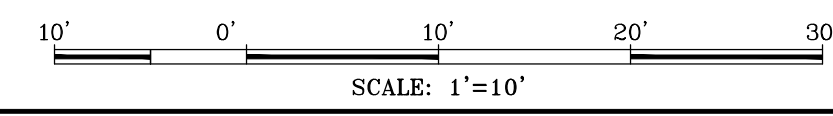
**CHERENZIA & ASSOCIATES, LTD.**

BENCHMARK  
TOP OF REBAR  
ELEVATION: 8.16  
DATUM: NAVD-88

BENCHMARK  
TOP OF REBAR  
ELEVATION: 8.26  
DATUM: NAVD-88



STONINGTON ROAD A.K.A. ROUTE 1  
(PUBLIC R.O.W. - VARIABLE WIDTH)





**GENERAL NOTES**

- THESE PLANS AND THEIR CORRESPONDING ELECTRONIC DOCUMENTS, INCLUDING CAD FILES FOR THE PROJECT, ARE INSTRUMENTS OF PROFESSIONAL SERVICE AND SHALL NOT BE USED IN WHOLE OR IN PART FOR ANY OTHER PURPOSE THAN THE PURPOSE OF THIS PROJECT WITHOUT THE EXPRESSED, WRITTEN CONSENT OF CHERENZIA & ASSOCIATES, LTD. ANY UNAUTHORIZED USE, RE-USE, ALTERATION, OR MODIFICATION OF THIS DATA SHALL BE AT THE USER'S RISK WITH NO LIABILITY ON THE PART OF CHERENZIA & ASSOCIATES, LTD.
- UPON AWARD OF THE CONTRACT AND PRIOR TO THE START OF CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND BONDS AND PAYING ALL STATE AND LOCAL FEES RELATING TO THE WORK SHOWN ON THESE DRAWINGS, THE CONSTRUCTION SPECIFICATIONS, AND CONTRACT DOCUMENTS.
- THE CONTRACTOR SHALL NOTIFY DIG-SAFE AT LEAST 72 BUSINESS HOURS PRIOR TO INITIATING ANY EXCAVATION WORK.
- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS. WHERE SITE SPECIFICATIONS ARE NOT PROVIDED, THE CONTRACTOR SHALL ADHERE TO LOCAL MUNICIPAL STANDARDS OR THE RHODE ISLAND DEPARTMENT OF TRANSPORTATION SPECIFICATIONS, AS APPLICABLE. WORK WITHIN LOCAL RIGHTS-OF-WAY SHALL ADHERE TO LOCAL MUNICIPAL STANDARDS; WORK WITHIN STATE RIGHTS-OF-WAY SHALL ADHERE TO STATE HIGHWAY STANDARDS, WHERE A DISCREPANCY EXISTS, THE MORE RESTRICTIVE STANDARD SHALL APPLY.
- REFERENCE MADE TO "STATE HIGHWAY STANDARDS," "STATE STANDARD SPECIFICATIONS," OR "STANDARD SPECIFICATIONS" SHALL MEAN AND BE DEFINED AS THE "CONNECTICUT DEPARTMENT OF TRANSPORTATION - STANDARD SPECIFICATIONS FOR ROAD, BRIDGES AND INCIDENTAL CONSTRUCTION, LATEST EDITION."
- ANY WORK NOT MEETING THE APPROVED STANDARDS SHALL BE REMOVED IMMEDIATELY AND REPLACED BY THE CONTRACTOR AT NO COST TO THE OWNER.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL SITE SECURITY AND JOB SAFETY AND SHALL CONFORM TO THE RULES AND REGULATIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA).
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND PROTECTION OF PEDESTRIAN AND VEHICULAR TRAFFIC INCLUDING ANY REQUIRED POLICE PROTECTION. ANY REQUIRED TEMPORARY CONSTRUCTION SIGNS, BARRIERS AND LANE CLOSURES SHALL BE IN CONFORMANCE WITH THE LATEST "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD).
- THE CONTRACTOR SHALL NOT OBSTRUCT PUBLIC ROADWAYS, SIDEWALKS, OR FIRE ALLEYS WITHOUT FIRST OBTAINING THE NECESSARY PERMITS TO DO SO.
- ACCESSIBLE ROUTES, PARKING SPACES, SIDEWALKS, AND RAMPS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FEDERAL "AMERICANS WITH DISABILITIES ACT (ADA)" AND LOCAL AND STATE STANDARDS, WHERE A DISCREPANCY EXISTS, THE MORE RESTRICTIVE STANDARD SHALL APPLY.
- THE LIMITS-OF-WORK (A.K.A. "LIMIT OF DISTURBANCE") SHALL BE AS SHOWN ON THESE PLANS. AREAS DISTURBED BEYOND THESE DEFINED LIMITS SHALL BE RESTORED BY THE CONTRACTOR TO THEIR ORIGINAL CONDITION AT THE CONTRACTOR'S EXPENSE. LANDSCAPE AREAS SHALL BE RESTORED WITH 6 INCHES OF LOAM AND SEED.
- SHOULD THE CONTRACTOR ENCOUNTER SUSPECTED CONTAMINATED SOIL, GROUNDWATER, OR OTHER MATERIAL DURING EXCAVATION, THE CONTRACTOR SHALL IMMEDIATELY STOP WORK IN THE SUSPECTED AREA AND NOTIFY THE OWNER SO THAT APPROPRIATE ACTIONS AND TESTING CAN TAKE PLACE.
- UNLESS OTHERWISE NOTED ON THE PLANS, ALL UNPAVED/ LANDSCAPE AREAS SHALL RECEIVE FOUR (4) INCHES OF LOAM AND SEED WITHIN THE LIMITS OF WORK SHOWN ON THESE PLANS. LOAM SHALL BE EVENLY SPREAD, SMOOTHED, AND COMPACTED PRIOR TO SEEDING.
- PRIOR TO START OF CONSTRUCTION, THE CONTRACTOR SHALL VERIFY EXISTING PAVEMENT ELEVATIONS AT THEIR PROPOSED INTERFACES WITH PROPOSED PAVEMENTS TO ENSURE PROPER TRANSITIONS BETWEEN EXISTING AND PROPOSED FACILITIES.
- HORIZONTAL AND VERTICAL DATUM ARE PROVIDED ON THE SURVEY PLANS.

**LAYOUT AND MATERIALS NOTES**

- THE CONTRACTOR SHALL NOT RELY SOLELY ON ELECTRONIC VERSIONS OF PLANS, SPECIFICATIONS, AND DATA FILES THAT ARE OBTAINED FROM THE DESIGNERS, BUT SHALL VERIFY LOCATION OF PROJECT FEATURES IN ACCORDANCE WITH PAPER COPIES OF THE PLANS AND SPECIFICATIONS THAT ARE SUPPLIED AS PART OF THE CONTRACT DOCUMENTS.
- SYMBOLS AND LEGENDS OF PROJECT FEATURES ARE GRAPHIC REPRESENTATIONS AND ARE NOT NECESSARILY SCALED TO THE ACTUAL DIMENSIONS OR LOCATIONS ON THE DRAWINGS. THE CONTRACTOR SHALL REFER TO THE DETAIL SHEET DIMENSIONS, MANUFACTURERS' LITERATURE, SHOP DRAWINGS AND FIELD MEASUREMENTS OF SUPPLIED PRODUCTS FOR LAYOUT OF THE PROJECT FEATURES.
- DIMENSIONS ARE TO/FROM FACE OF CURB, FACE OF BUILDING, FACE OF WALL AND CENTER LINE OF PAVEMENT MARKINGS, UNLESS OTHERWISE NOTED ON THESE PLANS.
- PROPOSED BOUNDS AND ANY OTHER EXISTING PROPERTY LINE MONUMENTATION DISTURBED DURING CONSTRUCTION SHALL BE SET OR RESET BY A PROFESSIONAL LICENSED SURVEYOR.
- THE CONTRACTOR SHALL PROVIDE TEMPORARY BITUMINOUS PATCH FOR ANY TRENCH WORK WITHIN PAVEMENT OR SIDEWALK AREAS IN PUBLIC RIGHTS-OF-WAY UNTIL PERMANENT PATCHING IS INSTALLED.
- CURBING SHALL BE VERTICAL PRECAST CONCRETE CURB (PCC) WITH A 3-FOOT RADIUS (3R), UNLESS OTHERWISE NOTED ON THE PLANS.

**DEMOLITION**

- WITHIN THE LIMIT OF WORK/DISTURBANCE, THE CONTRACTOR SHALL CLEAR AND GRUB ALL EXISTING VEGETATION AND STOCKPILE AND SCREEN TOPSOIL FOR RE-USE IN LANDSCAPE AREAS. THE CONTRACTOR SHALL ALSO REMOVE AND DISPOSE OF ALL EXISTING MANMADE FEATURES, INCLUDING BUT NOT LIMITED TO BUILDINGS, STRUCTURES, PAVEMENTS, SLABS, CURBING, WALLS, FENCES, UTILITIES (BOTH OVERHEAD AND UNDERGROUND), SIGNS, ETC., EXCEPT AS OTHERWISE NOTED ON THESE PLANS.
- WITHIN THE PROPOSED BUILDING ENVELOPE AND TO A DISTANCE OF 10 FEET AROUND THE BUILDING PERIMETER, THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL UNSUITABLE MATERIALS AND SHALL FURNISH AND INSTALL GRAVEL FILL (SEE SPECIFICATION) TO THE PROPOSED BUILDING SUBGRADE.
- THE CONTRACTOR SHALL DISPOSE OF ALL MATERIALS OFF-SITE IN ACCORDANCE WITH FEDERAL, STATE, AND LOCAL REGULATIONS.
- THE EXTENT OF DEMOLITION DEPICTED ON THESE PLANS IS INTENDED TO AID THE CONTRACTOR IN BIDDING THE PROJECT AND IS NOT NECESSARILY INTENDED TO DEPICT EACH AND EVERY ELEMENT OF DEMOLITION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DETERMINING THE FULL EXTENTS OF THE DEMOLITION WORK PRIOR TO CONTRACT AWARD AND SHALL NOT BE COMPENSATED FOR UNFORESEEN CONDITIONS ONCE THE WORK HAS COMMENCED.
- EXISTING UTILITIES SHALL BE TERMINATED IN CONFORMANCE WITH APPLICABLE FEDERAL, STATE, LOCAL, AND SERVICE PROVIDER REQUIREMENTS.
- UNLESS OTHERWISE SPECIFICALLY PROVIDED ON THESE PLANS, THE ENGINEER HAS NOT PREPARED PLANS FOR THE DISCOVERY, REMOVAL, ABATEMENT, OR HAZARDOUS OR TOXIC MATERIALS FOUND DURING CONSTRUCTION.

**OPERATION AND MAINTENANCE:**

THE FOLLOWING MAINTENANCE AND OPERATION NOTES APPLY TO THE PROPOSED SITE DEVELOPMENT FOR SOURCE CONTROL AND POLLUTION PREVENTION AND TO ASSURE THAT THE BMPs CONTINUE TO FUNCTION TO REMOVE OIL AND GREASE, FLOATABLE DEBRIS, AND TSS. THE GOAL OF THIS SECTION IS TO INFORM PROPERTY MANAGERS ABOUT SYSTEM OPERATIONS AND WHAT MAINTENANCE IS NECESSARY TO PROTECT CRITICAL AREAS FROM POLLUTANTS POTENTIALLY ASSOCIATED WITH STORMWATER RUNOFF FROM THE SITE. THE SITE PROPERTY MANAGERS OR SIMILAR ENTITY ESTABLISHED BY THE PROPERTY OWNERS WILL BE RESPONSIBLE FOR MAINTAINING THE STORMWATER MANAGEMENT SYSTEM.

**SITE MAINTENANCE**

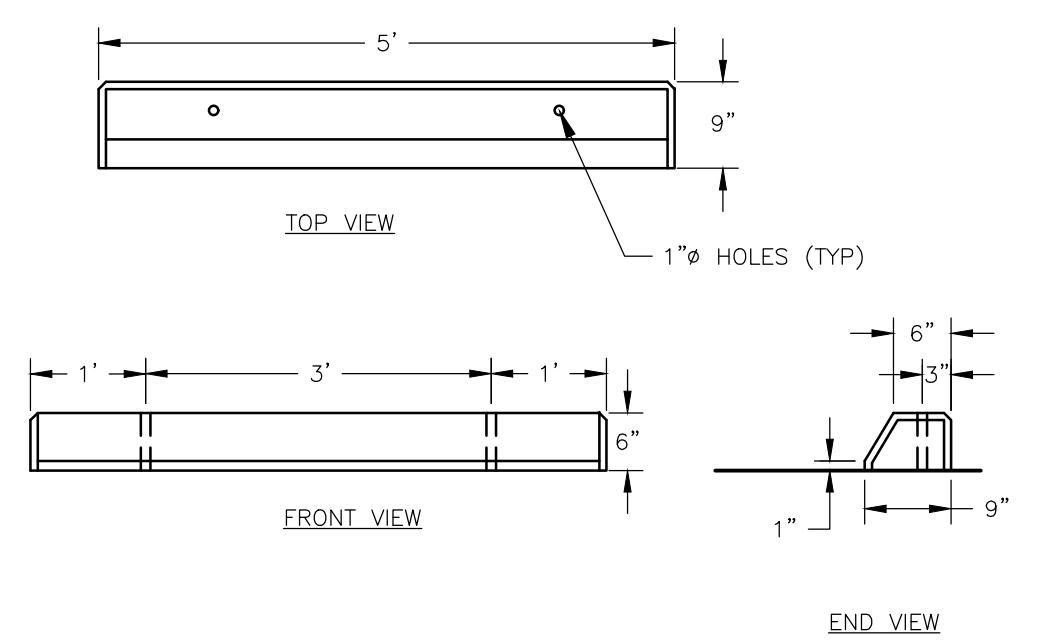
LANDSCAPING: NORMAL LANDSCAPING MAINTENANCE SHALL CONSIST OF PRUNING, MULCHING, PLANTING, MOWING LAWNS, RAKING LEAVES, ETC. USE OF FERTILIZERS AND PESTICIDES WILL BE CONTROLLED AND LIMITED TO MINIMAL AMOUNTS NECESSARY FOR HEALTHY LANDSCAPE MAINTENANCE PRIOR TO ANY APPLICATION OF FERTILIZER OR OTHER SOIL AMENDMENT, A SOIL SAMPLE FROM THE TARGETED AREA WILL BE ANALYZED TO ASSESS THE CURRENT SOIL FERTILITY AND DETERMINE WHAT AUGMENTATION, IF ANY, IS NEEDED TO ASSURE PLANT HEALTH. FERTILIZERS USED WILL BE LONG CHAIN SLOW RELEASE VARIETIES TO OPTIMIZE PLANT NUTRIENT UPTAKE AND LIMIT THE POTENTIAL OFFSITE MIGRATION OF EXCESS NUTRIENTS. FERTILIZERS WILL NOT BE APPLIED IMMEDIATELY PRIOR TO SIGNIFICANT FORECASTED RAIN EVENTS. FOLLOWING FERTILIZER APPLICATIONS, THE SURROUNDING PAVED SURFACES WILL BE SWEEP OR VACUUMED TO CAPTURE ANY GRANULAR FERTILIZER WHICH MAY HAVE BEEN SPREAD BEYOND THE TARGET LANDSCAPE AREA. CAPTURED EXCESS FERTILIZER SHALL BE DISPOSED OFF-SITE. TREES WILL BE FERTILIZED ONLY ONCE IN THE FALL SEASON WITH AN ORGANIC FERTILIZER. SHRUBS WILL BE FERTILIZED WITH AN ORGANIC SLOW-RELEASE FERTILIZER EACH SPRING. LAWNS SHALL BE FERTILIZED AS NEEDED BASED ON SOIL TESTING. IF LIMITED NUTRIENT ENHANCEMENT IS NEEDED, A PREFERENCE WILL BE GIVEN TO FALL FERTILIZER APPLICATIONS OVER SPRING APPLICATIONS. LIMING OF LAWN AREAS TO CONTROL PH WILL BE DONE IN THE SPRING, IF SOIL TESTING INDICATES THAT IT IS NECESSARY. THE LAWN AREAS, ONCE ESTABLISHED, WILL BE MAINTAINED AT A TYPICAL HEIGHT OF 3.5 INCHES. THIS WILL ALLOW THE GRASS TO BE MAINTAINED WITH MINIMAL IMPACT FROM WEEDS AND/OR PESTS. PESTICIDES WILL ONLY BE USED AS A CONTROL METHOD WHEN A PROBLEM HAS BEEN CLEARLY IDENTIFIED AND OTHER NATURAL CONTROL METHODS ARE NOT SUCCESSFUL. ALL PESTICIDE APPLICATIONS SHALL BE BY LICENSED APPLICATORS, WHERE NECESSARY. TOPSOIL, BRUSH, LEAVES, CLIPPINGS, WOODCHIPS, MULCHING EQUIPMENT, AND OTHER MATERIALS SHALL BE DISPOSED OF OFF-SITE.

**OUTDOOR STORAGE:** THERE WILL BE NO OUTDOOR STORAGE OF HAZARDOUS CHEMICALS, FERTILIZERS, PESTICIDES, OR HERBICIDES ANYWHERE ON SITE.

**SNOW REMOVAL:** SNOW SHALL BE SHOVELED AND PLOWED FROM ALL DRIVEWAY SURFACES AS SOON AS PRACTICAL DURING A STORM AND AWAY FROM REGULATED WETLAND RESOURCE AREAS.

**EROSION CONTROLS/CONSTRUCTION SEQUENCING**

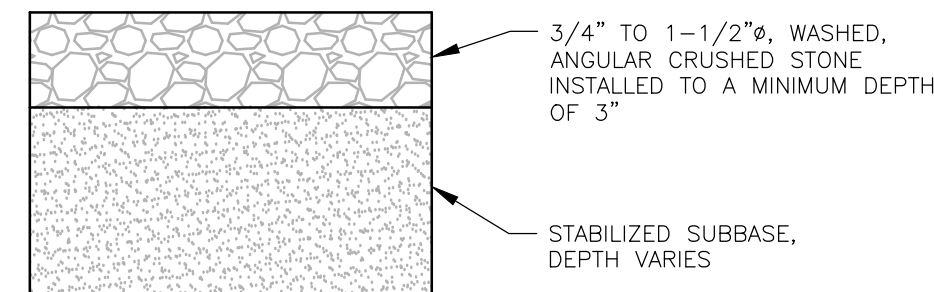
- PRIOR TO THE START OF CONSTRUCTION OF ANY EARTHWORK ACTIVITIES, THE CONTRACTOR SHALL NOTIFY ALL APPLICABLE AGENCIES AND INSTALL THE EROSION CONTROL MEASURES SHOWN ON THESE PLANS IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL PERMITS PERTAINING TO THIS PROJECT.
- THE CONTRACTOR SHALL KEEP A COPY OF THE "SOIL EROSION SEDIMENTATION CONTROL PLAN" (SECC) AND THE APPROVED PLAN SET AT THE CONSTRUCTION SITE AT ALL TIMES.
- THE CONTRACTOR SHALL INSTALL ALL EROSION AND SEDIMENTATION (EAS) CONTROL MEASURES SHOWN ON THE PLAN SET IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE "CONNECTICUT GUIDELINES FOR SOIL EROSION AND SEDIMENT CONTROL."
- THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN AND/OR UPGRADE THESE MEASURES, AS NECESSARY, THROUGHOUT CONSTRUCTION TO MEET THE REQUIREMENTS OF ALL RELATED PERMITS FOR THE PROJECT.
- THE CONTRACTOR SHALL PREPARE AND MAINTAIN A RED-LINED COPY OF THE SECC PLAN SHOWING INTENDED AREAS FOR STAGING, STOCKPILING, WASHOUT, SOLID WASTE CONTAINMENT, CONSTRUCTION ENTRANCE/EXIT AND TEMPORARY SEDIMENTATION CONTROL AREAS. ALL SUCH AREAS SHALL BE LOCATED OUTSIDE OF REGULATED WETLAND AREAS OR AREAS INTENDED FOR INFILTRATION PRACTICES.
- EROSION CONTROL DEVICES
  - AT LEAST ONE STABILIZED CONSTRUCTION ENTRANCE/EXIT SHALL BE INSTALLED FOR ACCESS TO THE PROJECT BY CONSTRUCTION VEHICLES. THE CONSTRUCTION ENTRANCE SHALL BE INSTALLED BEFORE CONSTRUCTION VEHICLES WILL BE ALLOWED TO ENTER THE CONSTRUCTION SITE. ADDITIONAL ENTRANCES/EXITS SHALL BE INSTALLED IF MORE THAN ONE ACCESS POINT IS ANTICIPATED BY THE CONTRACTOR. A WASH OUT PAD MAY ALSO BE INSTALLED TO WASH CONSTRUCTION VEHICLES EXITING THE SITE.
  - ROADS ADJACENT TO THE CONSTRUCTION SITE SHALL BE CLEAN AT THE END OF EACH WORK DAY.
  - TEMPORARY SEDIMENT TRAPS MAY BE EXCAVATED OR BERMED/HAYBALED AND SHALL BE SIZED IN ACCORDANCE WITH THE "CONNECTICUT GUIDELINES" FOR SOIL EROSION AND SEDIMENT CONTROL" DISCHARGE LOCATION FROM THESE BASINS SHALL BE STABILIZED TO PREVENT EROSION.
  - STRAW WATTLE AND/OR SILT SACKS SHALL BE INSTALLED AT ALL DOWN-GRADE CATCH BASINS WITHIN THE LIMIT OF WORK TO CONTROL EROSION AND SEDIMENTATION AND TO PROTECT OFF-SITE AREAS. THESE DEVICES SHALL BE INSTALLED AS SHOWN ON THE SOIL EROSION SEDIMENT CONTROL PLAN PRIOR TO INITIATION OF MAJOR SITE WORK ACTIVITIES AND SHALL BE MAINTAINED/REPAIRED UNTIL FINAL STABILIZATION OF ALL DISTURBED AREAS.
  - SILT FENCE SHALL BE INSTALLED AROUND ALL EARTH STOCKPILES.
  - ALL OTHER EROSION CONTROL DEVICES SHOWN ON THESE PLANS SHALL BE IN ACCORDANCE WITH THE "CONNECTICUT GUIDELINES" FOR SOIL EROSION AND SEDIMENTATION CONTROL.
- THE EROSION CONTROL MEASURES SHOWN ON THESE PLANS ARE INTENDED TO BE THE MINIMUM NECESSARY AT THE START OF CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN AND SUPPLEMENT THESE EROSION CONTROLS, AS NECESSARY THROUGHOUT CONSTRUCTION, TO PREVENT DAMAGE TO WETLANDS AND/OR SURROUNDING PROPERTIES.
- THE CONTRACTOR SHALL PREVENT DUST, DEBRIS, OR SEDIMENTS FROM LEAVING THE SITE DURING CONSTRUCTION AND SHALL BE RESPONSIBLE TO REPAIR, CLEAN UP, OR TAKE OTHER CORRECTIVE ACTION IMMEDIATELY OR NO LATER THAN 24 HOURS AFTER ANY ISSUE ARISES.
- THE CONTRACTOR SHALL CONTROL CONSTRUCTION STORMWATER RUNOFF IN SUCH A MANNER AS TO PREVENT DAMAGE TO DOWN-GRADE PROPERTIES; ANY PROPERTIES SO DAMAGED SHALL BE REPAIRED AT THE CONTRACTOR'S EXPENSE.
- THE CONTRACTOR SHALL INSPECT ALL EROSION CONTROL DEVICES ON A WEEKLY BASIS AND WITHIN 12 HOURS AFTER A RAINFALL EVENT. THE CONTRACTOR SHALL IMMEDIATELY REPAIR DAMAGED DEVICES AND SHALL REMOVE ACCUMULATED SEDIMENTS IN ACCORDANCE WITH LOCAL REQUIREMENTS AND PERMITS, WHEN APPLICABLE. ACCUMULATED SEDIMENTS SHALL BE REMOVED FROM THE SITE OR PLACED AWAY FROM WETLANDS AND CLOSED DRAINAGE SYSTEMS.
- THE CONTRACTOR SHALL MAKE EVERY EFFORT TO PERFORM EARTHWORK IN PHASES THAT ALLOW FOR STABILIZATION OF THESE AREAS IN A RELATIVELY SHORT TIME PERIOD AND TO DISCOURAGE EROSION AND SEDIMENTATION. ANY EXPOSED SOILS INTENDED TO REMAIN FOR MORE THAN 14 DAYS SHALL BE STABILIZED WITH MULCH, OR TEMPORARY SEED AND WATERED TO ENCOURAGE VEGETATION.
- THE CONTRACTOR SHALL INSTALL PERMANENT SEEDING BETWEEN APRIL 15TH AND JUNE 15TH AND/OR AUGUST 15TH TO OCTOBER 15TH.
- THE CONTRACTOR SHALL APPLY PERMANENT SOIL STABILIZATION MEASURES TO ALL GRADED AREAS WITHIN SEVEN (7) DAYS OF ESTABLISHING FINAL GRADE.
- THE CONTRACTOR SHALL PERFORM A FINAL INSPECTION OF ALL EXISTING CATCH BASINS, DRAINAGE PIPING, AND ASSOCIATED DRAINAGE STRUCTURES WITHIN THE PROJECT LIMITS TO ENSURE THAT ALL SEDIMENTS HAVE BEEN REMOVED BEFORE WORK IS DEEMED COMPLETE.
- THE CONTRACTOR SHALL REMOVE AND DISPOSE OF ALL SECC MEASURES ONLY AFTER FINAL PAVEMENT IS PLACED AND VEGETATION IN LANDSCAPE AREAS IS WELL ESTABLISHED.



- NOTES:**
- CURB STOP SHALL BE INSTALLED USING 1"-6" #6 BAR.
  - SHALL BE IN ACCORDANCE WITH SECTION 906 OF THE RI STANDARD SPECIFICATIONS.
  - ALL SURFACES TO HAVE A SPONGE FLOAT FINISH.
  - ALL EXPOSED EDGES TO HAVE A 3/8" CHAMFER.

**CURB STOP**

NTS CA-RD-018



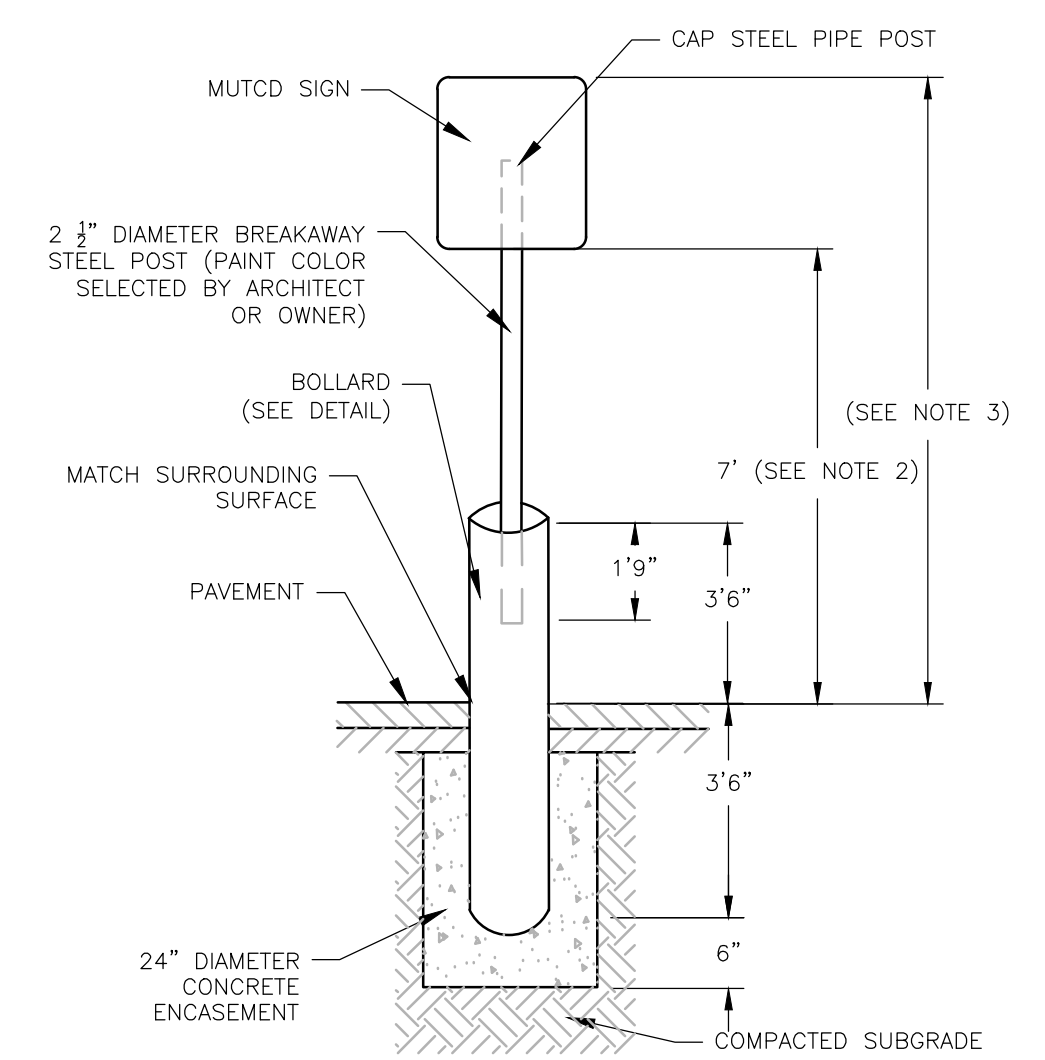
- NOTES:**
- THE GRADE OF THE FINISHED DRIVEWAY SHALL NOT BE HIGHER THAN THE ADJACENT GROUND ELEVATION.
  - CRUSHED STONE SHALL BE REPLACED OR RE-GRADED AS NECESSARY TO MAINTAIN A MINIMUM 3 INCH DEPTH OF STONE AND A LEVEL SURFACE.
  - STRUCTURAL STRENGTH OF THE DRIVE TO SUPPORT VEHICLES SHALL BE VERIFIED BY OTHERS.

**CRUSHED STONE DRIVEWAY**

NTS CA-RD-027

**SIGN POST**

NTS CA-SS-001



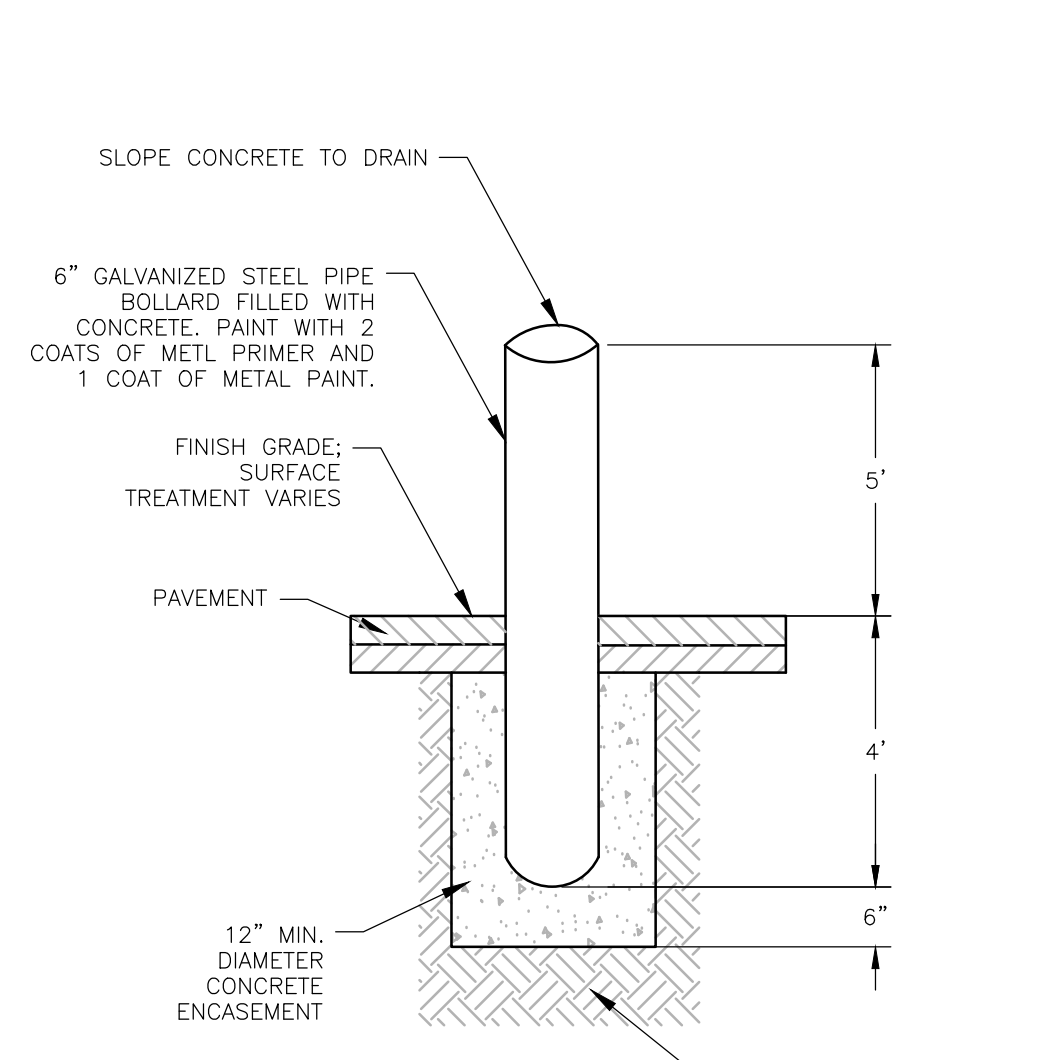
- NOTES:**
- REQUIRED IN PARKING LOTS OR TRAVELED WAYS.
  - FOR ADA SIGNAGE, THIS DIMENSION SHALL BE 5' (MIN.).
  - FOR ADA SIGNAGE, THIS DIMENSION SHALL BE 8' (MAX.).

**SIGN POST - BOLLARD MOUNTED**

NTS CA-SS-002

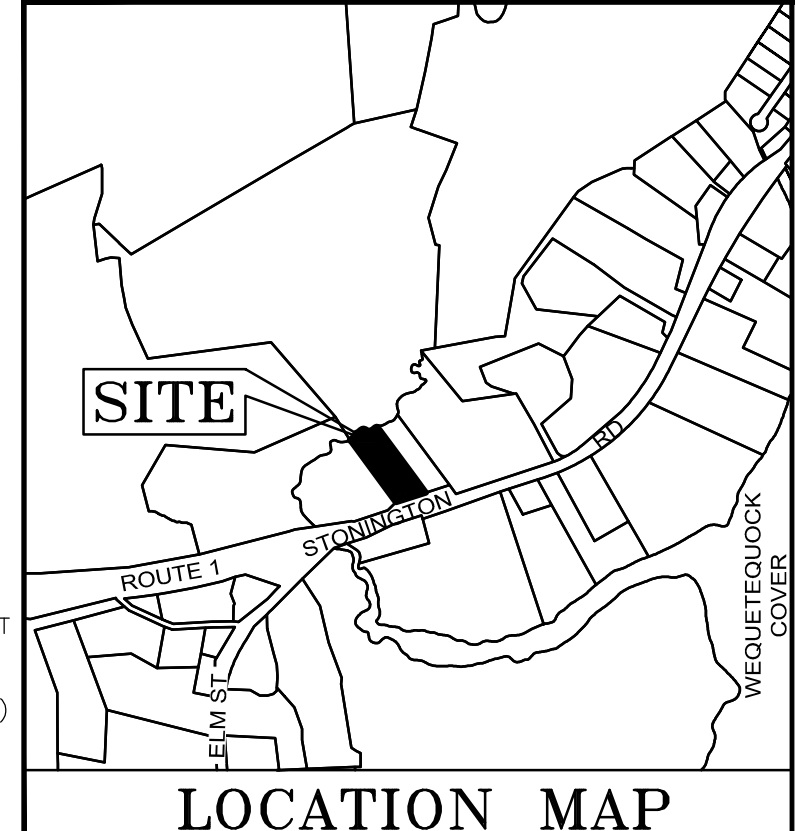
**ADA SPACES**

NTS CA-SS-004CT



- NOTES:**
- ALL DIMENSIONS MEASURED FROM CENTER TO CENTER OF 4-INCH PAVEMENT STRIPING.
  - 8-FOOT STALL WIDTH REFERS TO 8-FOOT BETWEEN CENTER LINE OF PAVEMENT MARKINGS.
  - ALL SLOPES THROUGHOUT THE ACCESSIBLE PARKING AND AISLE AREAS SHALL NOT EXCEED 2%.

**CHERENZIA & ASSOCIATES, LTD.**  
 99 Mechanic St.  
 Pawcatuck, CT 06379  
 Tel: 860.659.6599  
 Fax: 860.659.6990  
 P.O. Box 513  
 Westerly, RI 02891  
 Tel: 401.596.7747  
 www.cherenzia.com



**PLAN REVISIONS**

REV. NO.	DATE	DESCRIPTION	DWN BY	CHK BY
1	4/2/2024	PER DOT COMMENTS	AP	SFC
2	4/18/2024	PER DEEP & FIRE MARSHALL COMMENTS	AP	SFC

SCALE: NTS  
 CA JOB # 224008  
 MARCH 28, 2024

DRAWN BY: AP  
 CHECK BY: SFC

**ISSUED FOR PERMITTING**

**DETAILS & NOTES**

**VENDOR SITE PLAN**  
 779 STONINGTON ROAD  
 MAP 75 BLOCK 1 LOT 5  
 STONINGTON, CONNECTICUT

PREPARED FOR  
**CURRIER GROUP, LLC**

STATE OF CONNECTICUT  
 REGISTERED PROFESSIONAL ENGINEER  
 No. 27985

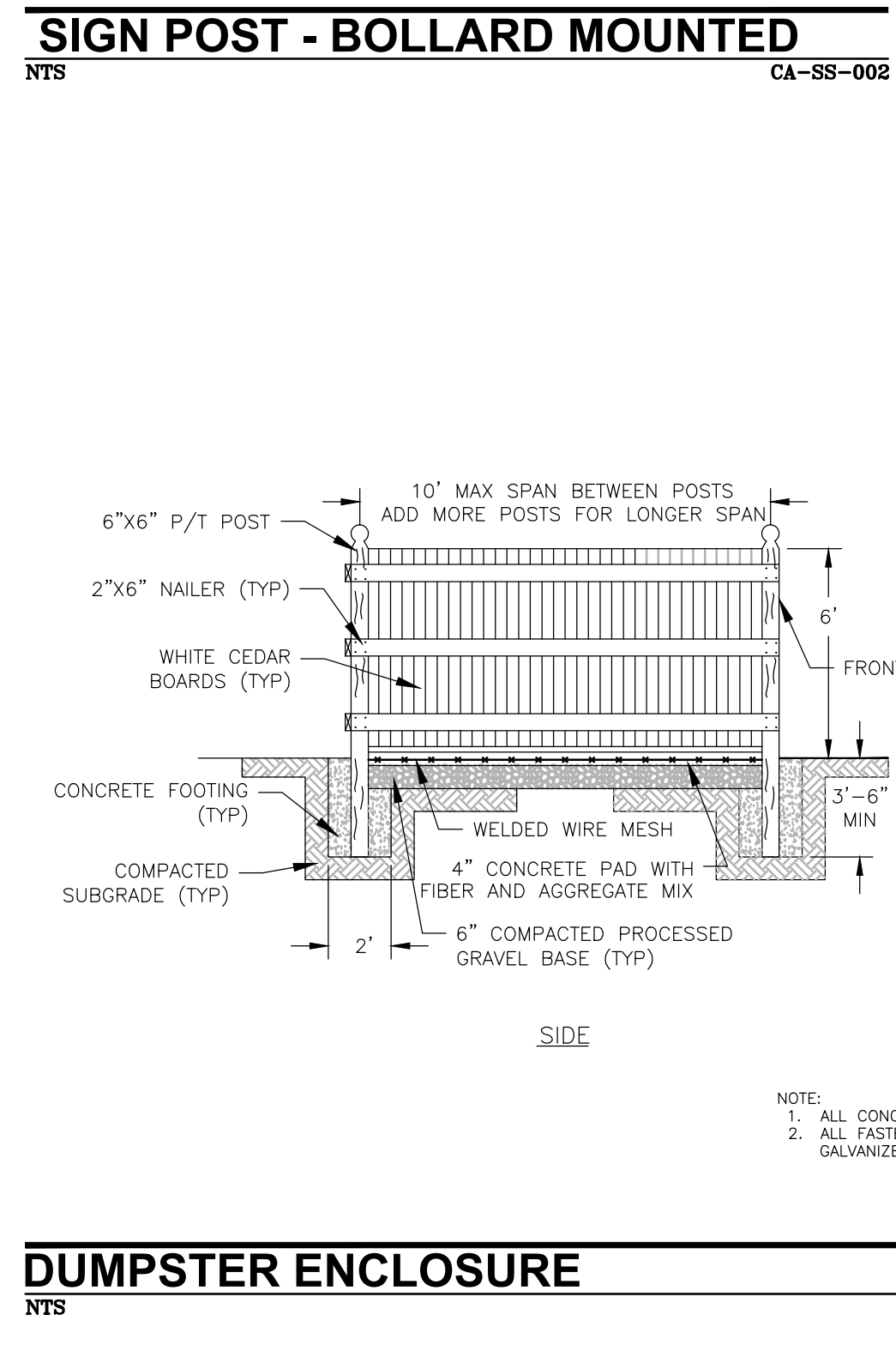
**C-2**

SHEET 2 OF 3

**CHERENZIA & ASSOCIATES, LTD.**

**SIGN SUMMARY**

MUTCD SIGN	GRAPHIC	QUANTITY	SIZE	MOUNTING TYPE
R1-1		2	30" X 30"	STD. BREAKAWAY
NA		1	12" X 18"	STD. BREAKAWAY
R7-8a		1	6" X 12"	STD. BREAKAWAY



- NOTE:**
- ALL CONCRETE WORK TO BE NON-SLIP BROOM FINISH.
  - ALL FASTENERS AND HARDWARE TO BE HOT-DIPPED GALVANIZED.

**DUMPSTER ENCLOSURE**

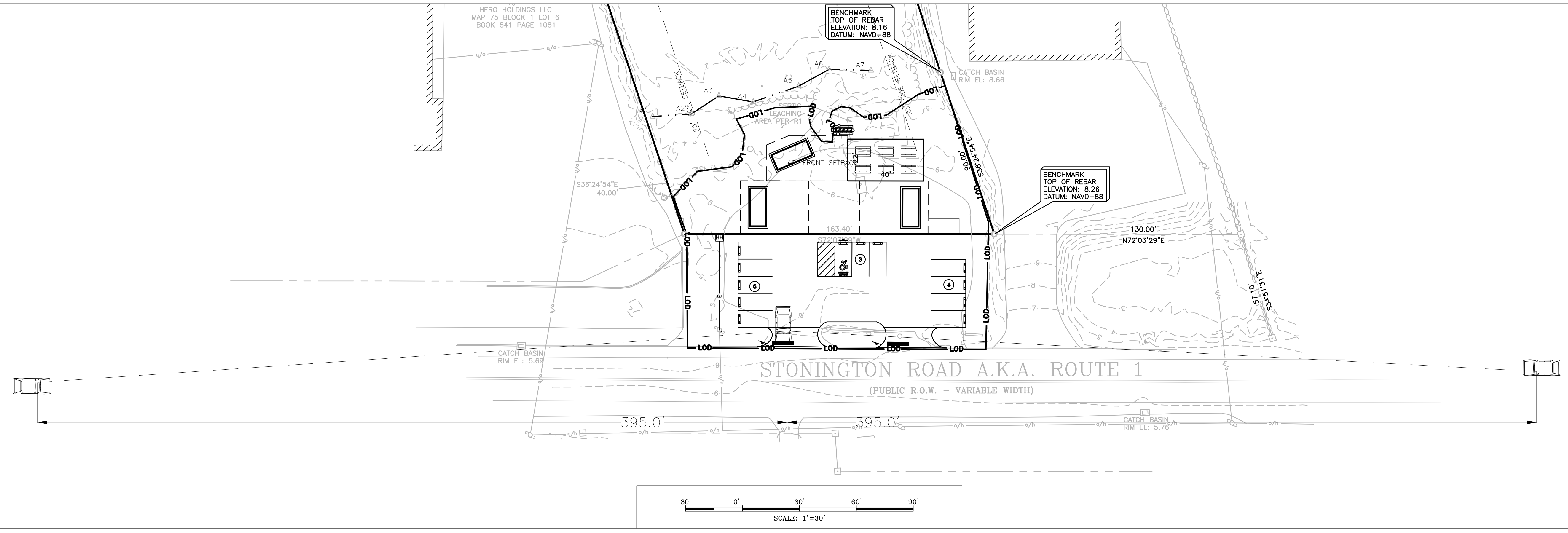
NTS CA-M-006



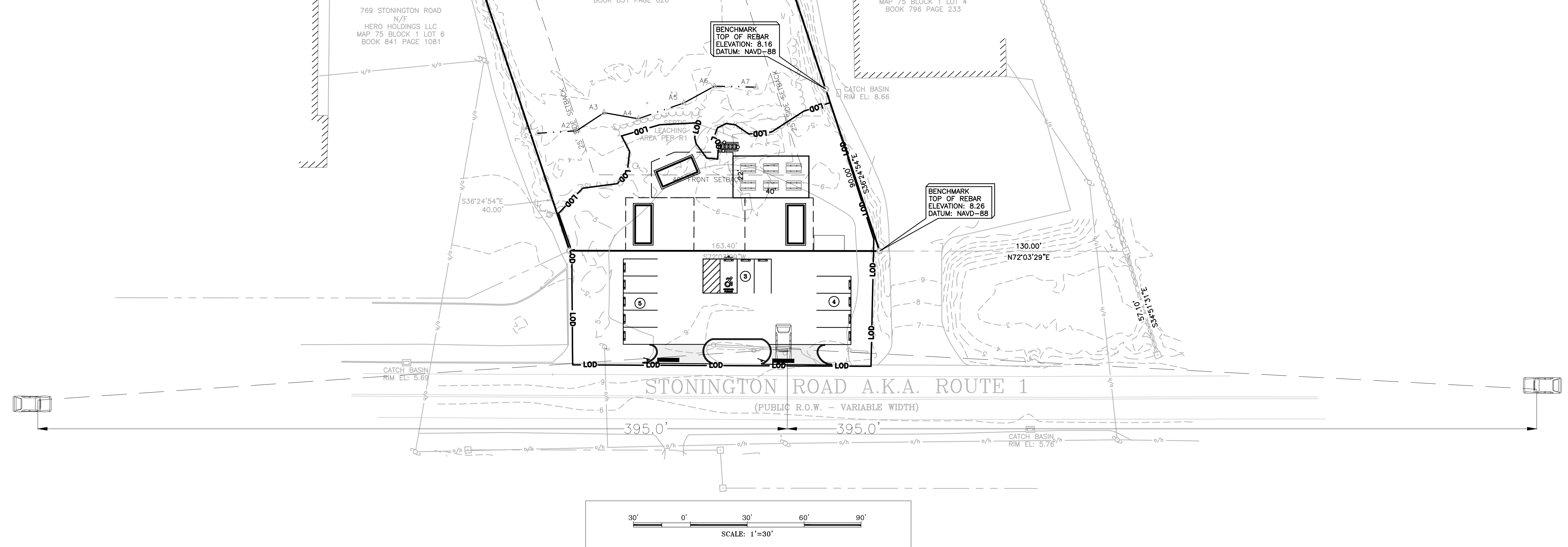


LOCATION MAP

SIGHTLINE A



SIGHTLINE B



PLAN REVISIONS

REV. NO.	DATE	DESCRIPTION	DWN BY	CHK BY
1	4/2/2024	PER DOT COMMENTS	AP	SFC
2	4/18/2024	PER DEEP & FIRE MARSHALL COMMENTS	AP	SFC

SCALE: 1" = 30'  
 CA JOB # 224008  
 MARCH 28, 2024

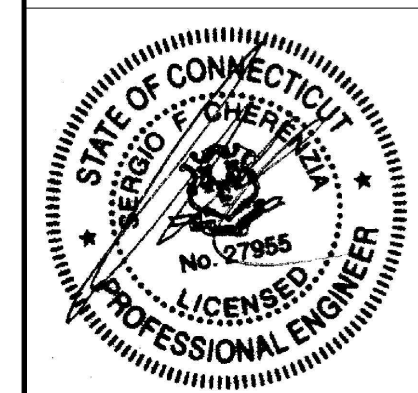
DRAWN BY: AP  
 CHECK BY: SFC

ISSUED FOR PERMITTING

SIGHTLINE PLAN

VENDOR SITE PLAN  
 779 STONINGTON ROAD  
 MAP 75 BLOCK 1 LOT 5  
 STONINGTON, CONNECTICUT

PREPARED FOR  
 CURRIER GROUP, LLC



C-3

SHEET 3 OF 3

CHERENZIA & ASSOCIATES, LTD.



TOWN OF STONINGTON  
DEPARTMENT OF PLANNING

Memorandum

To: Town of Stonington Planning and Zoning Commission  
From: Clifton J. Iler, AICP – Town Planner  
Date: April 5, 2024  
Subject: Description of Proposed Text Amendments to the Town of Stonington Zoning Regulations

Dear Commissioners,

As you will recall, the Commission adopted the 28<sup>th</sup> Edition of the Town of Stonington Zoning Regulations in October 2023, marking the completion of Phase One of the Zoning Regulations Rewrite in collaboration with our contracted team, Fitzgerald & Halliday, Inc. (FHI Studio). This edition has been in effect since November 16, 2023 and has been extremely well-received by the community, serving as the foundation for the ongoing Phase Two effort.

In recent months, Town staff and FHI Studio have identified minor errors and inconsistencies in the 28<sup>th</sup> Edition that require the Commission’s attention. Town staff recommends promptly addressing these amendments separately from the Phase Two process, hence this application. This memorandum contains a description of the proposed amendments and outlines why Town staff believes it is important to address these matters promptly.

**Recommended Amendment #1**

Amend ZR §5.1 *Principal Use Summary Table: Residential Zones* to remove “Restaurant” as a Special Use Permit use in the RR-80 and RA-40 zones.

*Explanation:*

The 27<sup>th</sup> Edition of the Town of Stonington Zoning Regulations, effective prior to November 2023, had identified a “Restaurant Liquor Permit” as a permitted use in the RR-80 and RA-40 Zones, subject to a Special Use Permit. This use was described as an applicable accessory use to the “Golf Course” primary use. The “Golf Course” primary use, however, did not explicitly include “Restaurant” as permitted accessory uses, only a “Restaurant Liquor Permit,” creating a logical gap in the administration of the regulations.

**5.1 Principal Use Summary Table: Residential Zones**

The table below indicates the permitted principal uses in Stonington by residential zone. Uses are permitted by Zoning Permit (ZP) or by Special Use Permit (SUP). Uses prohibited within a zone are identified by a dash (—). See Section 15 for plan and permit requirements. In addition to the permit requirements identified below, see Section 5.3 and other applicable sections for regulations specific to the uses identified below.

Principal Use	Residential Zone								
	GBR-130	RC-120	RR-80	RA-40	RM-20	RM-15	RH-10	RA-20	RA-15
Attached Housing	—	—	—	—	SUP	SUP	SUP	—	—
Agriculture or Aquaculture	ZP	ZP	ZP	—	—	—	—	—	ZP
Bed and Breakfast Facility	SUP	SUP	SUP	SUP	SUP	SUP	SUP	—	—
Boating Facility	—	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Cemetery, Crematorium, or Funeral Home	—	—	SUP	SUP	SUP	SUP	SUP	—	—
Church or Place of Worship	—	—	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Commercial Kennel	SUP	SUP	SUP	—	—	—	—	—	—
Community Center	—	—	SUP	SUP	SUP	SUP	SUP	—	—
Community Residence	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
Congregate Living Facility	—	—	SUP	SUP	SUP	SUP	SUP	—	—
Convalescent Home	—	—	SUP	SUP	SUP	SUP	SUP	—	—
Day Care Center	—	—	SUP	SUP	SUP	SUP	SUP	—	—
Elementary or Secondary School	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Excavation Operation	—	—	SUP	SUP	—	—	—	—	—
Family Child Care Home	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
Golf Course	SUP	SUP	SUP	SUP	—	—	—	—	—
Group Child Care Home	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP	ZP
Restaurants	—	—	SUP	SUP	—	—	—	—	—
Hospital	—	—	SUP	SUP	SUP	SUP	SUP	—	—
Housing for the Elderly	—	—	—	—	SUP	SUP	SUP	—	—
Lumber Mill	SUP	SUP	SUP	SUP	—	—	—	—	—
Manufactured Home Park	—	—	SUP	SUP	—	—	—	—	—
Municipal Facility	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP	SUP
Non-Profit Association, Club, Museum, or Art Institution	SUP	SUP	SUP	SUP	—	—	—	—	—



**TOWN OF STONINGTON  
DEPARTMENT OF PLANNING**

In the 28<sup>th</sup> Edition, “Restaurant Liquor Permit” was reclassified as “Accessory Alcohol Sales” and remains permitted as an accessory use at golf courses under ZR §6.1. However, “Restaurant Liquor Permit” was also mistakenly transcribed as a “Restaurant” use in ZR §5.1, suggesting that a restaurant would be permitted as a sole principal use in the RR-80 and RA-40 Zones. Elimination of this use from ZR §5.1 would meet the Commission’s original intent with the change and correct the transcription error.

No other discrepancies were found for permitted primary and accessory uses in residential zones.

**Recommended Amendment #2**

~~Amend ZR §5.3.24 Residence, Duplex to read as follows:~~

**Section 5.3.24 Residence, Duplex and Triplex**

- A. Unless otherwise specified in these regulations, a duplex residence shall require a lot size that is twice that of the minimum lot size requirement for the district.
- B. Unless otherwise specified in these regulations, a triplex residence shall require a lot size that is three times the minimum lot size requirement for the district.

***Explanation:***

~~This amendment would provide a lot size requirement for triplexes that is comparable to the requirement for duplexes, consistent with the requirements outlined in the 27<sup>th</sup> Edition. The 28<sup>th</sup> Edition does not currently address lot size requirements for triplexes.~~

**Recommended Amendment #3**

Amend ZR §13.3.3 *Minimum Off-Street Parking Requirements* to change “Day Care Center (all types)” to “Day Care Center”.

***Explanation:***

Connecticut Public Act 23-142, effective October 1, 2023, prohibits any aspect of a zoning regulation from treating a family or group child care home differently from a single-family or multi-family dwelling. Removal of the wording “(all types)” from “Day Care Center (all types)” use would avoid the potential application of the Day Care Center parking requirement to family or group child care homes.

13.3.3 Minimum Off-Street Parking Requirements		
See Section 9.4 for properties in the Downtown Pawcatuck Parking Overlay District.		
Use/Activity	Parking Spaces Required	
	Minimum	Maximum
Auto Service / Fire Stations	1 per bay + 1 per 200 sf of other building gross floor area	None
Churches / Places of Worship	1 per each 4 seats	None
Congregate Living Facilities	0.8 per unit + 1 per 10 units + 1 per employee	None
Convalescent Homes	1 per 3 beds + 1 per employee	None
<b>Day Care Center (all types)</b>	<b>1 for each 5 attendees</b>	<b>None</b>
Dog Daycare and Training Center	1 per 400 sf of gross floor area	None
Home Occupations	1 per 200 sf in use	None
Hotels	1 per room + 1 per employee	None
Housing for the Elderly	1 per dwelling unit + 1 per 3 units	None
Marinas/ Yacht Clubs (Exclusive of parking for on-site uses)	1 per 2 berths or slips	1 per berth or slip



**TOWN OF STONINGTON  
DEPARTMENT OF PLANNING**

**Recommended Amendment #4**

Amend ZR §8.12.1 *Maximum Dwelling Units Per Acre* to read as follows:

<b>Residential Type</b>	<b>Maximum Density</b>
Single-Use Residential	1 unit per 5,000 SF lot area
Mixed-Use Residential	1 unit per <del>10,000</del> 1,000 SF lot area

*Explanation:*

The 27<sup>th</sup> Edition of the Town of Stonington Zoning Regulations, effective prior to November 2023, established base densities for residential uses in the PV-5 Zone under ZR §4.11.5 aligned with the table above. However, a transcription error in the 28<sup>th</sup> Edition mistakenly decreased the base density for “Mixed-Use Residential” from 1 dwelling unit per 1,000 SF lot area to 1 DU per 10,000 SF lot area. This amendment would meet the Commission’s original intent with the section and correct the transcription error.

Sincerely,

Clifton J. Iler, AICP  
Town Planner

RECEIVED



# ZONING TEXT & MAP AMENDMENT APPLICATION FORM

2024 APR 9 A 11:54

TOWN OF STONINGTON  
PLANNING & ZONING

Please submit original and 15 copies of this application and relevant plans

FOR OFFICE USE ONLY

Application Number

PZ2407RA

Receipt Date:

4/5/24

Application is for:



TEXT AMENDMENT



MAP AMENDMENT

Name of Applicant:

Town of Stonington (Attn: Clifton J. Iler, Town Planner)

Mailing Address:

152 Elm Street, Stonington, CT 06378

Telephone Number:

860.535.5095

Email Address:

dop@stonington-ct.gov / ciler@stonington-ct.gov

Any property owner or resident in the Town may apply to amend the Zoning Regulations or Zoning Map. All required application materials must be submitted not less than 15 days prior to the scheduled public hearing.

**AMENDMENT TO ZONING REGULATIONS.** Proposals must indicate text to be added and/or deleted, and provide a statement as to why the amendment is being pursued, its consistency to the Plan of Conservation and Development and the Comprehensive Plan (ZR 8.8.3), and a statement regarding conformance to general purposes of the Zoning Regulations (ZR 1.0.1).

**AMENDMENT TO ZONING MAP.** Pursuant to ZR 9.4.4.2, proposals must include a Class A-2 Survey depicting proposed zoning district boundaries, a legal description of the property, list of abutting owners and their addresses, and an Impact Statement in accordance with ZR 8.8.2.

**COMPLETE FOR ZONING MAP AMENDMENTS ONLY:**

Property Address(es)

Assessor's information:

Map

Block

Lot

Present Zoning District:

Proposed Zoning District:

Previous Petitions: List all previous zoning amendment petitions that have been made with respect to the above listed property(ies):



#### 4. Planning and Zoning Permit Applications

- a. Planning & Zoning Text & Map Amendment Application: Town of Stonington

**\*COMMENTS NEEDED\***

Clifton Iler, Town of Stonington Planner

Mr. Iler was in attendance to bring a few zoning and regulation amendments in front of the board, it was his belief that many of the proposed amendments were not relevant to the commission, but due to formalities are required to come before the commission regardless of the content. In summary, the Town has been doing a re-write of the regulations and these amendments are fixing typos, and clearing up redundancies.

Commissioner Bates moved that the commission has no comments, and sees no concerns, Commissioner Coan seconded that motion. No discussion, all in favor.

- b. Planning & Zoning Special Use Permit Application: Precious Memories Place

**\*COMMENTS NEEDED\***

Christine Eckersley, Director and Owner Precious Memories Place

Ms. Eckersley was in attendance representing Precious Memories Place. Precious Memories currently has a waitlist of about 300 children, including infants and toddlers, the need for childcare in the area is immense. Precious Memories is looking to expand in order to help with this need. Ms. Eckersley noted they have not had any traffic issues entering, or exiting their parking lot, which goes onto Route 27. They will be adding parking. They will have 1 spot for every 5 students, including a handicap spot, due to being over the 25 parking spots, the 1 to every 5 students incorporates the extra staff needed. Chairman Turner asked if there was a valet spot for parents dropping off/ picking up children. Ms. Eckersley noted that after Covid parents got used to dropping off/ picking up at the door, which makes for a steady flow, and they have not had any bottlenecks in the parking lot, or valet area. During this construction they are not looking at changing the setbacks, or any other major changes. Commissioner Bates expressed that adding on to an already established facility is the most efficient way to expand the much-needed capacity.

Commissioner Coan made a motion to pass along to planning and zoning, that the police commission sees no issues with this application as it relates to traffic, safety, and parking, Motion seconded by Commissioner Bates. No discussion, all in favor, motion approved.

- c. Planning & Zoning Coastal Area Management Application: Town of Stonington (CLA Engineers, Inc.) *Property includes the rights-of-way of Washington Street and School Street, Mystic.* **\*COMMENTS NEEDED\***

Clifton Iler, Town of Stonington Planner

Mr. Iler was in attendance on behalf of the Public Works Department. The application largely includes sidewalk replacement and drainage replacement on School Street, and on Washington Street updating some of the drainage outfalls, and adding a sidewalk to one side of the street. Commissioner Mills asked about the impacts they are expecting to Route 1, and Route 27 due to locations of the streets during the busy summer time, when work is expected to start. Mr. Iler stated some impacts to be expected, but was unsure of how that was accounted for during Public Works planning. Chief DelGrosso asked if there was a set timeline for the work. Mr. Iler believes that there will be a time component, the project has already been budgeted for but due to the above revisions the projects start was delayed. Chief DelGrosso said he would reach out to the Director of Public Works to get answers regarding the project's timeline for the Commission.

Commissioner Coan made a motion to pass along to planning and zoning, that the police commission sees no issues with this application as it relates to traffic, safety, and parking, Motion seconded by Commissioner Bates. No discussion, all in favor, motion approved.

**SOUTHEASTERN CONNECTICUT COUNCIL OF GOVERNMENTS**  
**5 Connecticut Avenue, Norwich, Connecticut 06360**  
**(860) 889-2324/Fax: (860) 889-1222/Email: [office@seccog.org](mailto:office@seccog.org)**

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(Via electronic mail)

April 26, 2024

Clifton J. Iler, AICP  
Town Planner, Town of Stonington  
152 Elm Street Stonington, CT 06378

Dear Mr. Iler:

I am writing in response to an application for regulation amendments for the Town of Stonington. The application was received on 4/5/2024. The application was referred to this agency pursuant to Section 8-3 of the Connecticut General Statutes.

The proposed amendments address minor errors and inconsistencies identified after a comprehensive rewrite of the Town's Zoning Regulations in August 2023.

Based on a review of the material provided, I have determined that the proposed amendments are not likely to have a negative inter-municipal impact.

If you have any questions, please contact me at 860-889-2324.

Sincerely,



Nicole Haggerty, AICP  
Planner II  
[nhaggerty@seccog.org](mailto:nhaggerty@seccog.org)

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**Member Municipalities:**

Bozrah \* Colchester \* East Lyme \* Franklin \* Griswold \* Borough of Jewett City \* City of Groton \* Town of Groton \* Lebanon \* Ledyard \* Lisbon \* Montville \* New London \* North Stonington \* Norwich \* Preston \* Salem \* Sprague \* Stonington \* Stonington Borough \* Waterford \* Windham

*If language assistance is needed, please contact SCCOG at 860-889-2324, [office@seccog.org](mailto:office@seccog.org).  
Si necesita asistencia lingüística, por favor comuníquese a 860-889-2324, [office@seccog.org](mailto:office@seccog.org).  
如果您需要语言帮助, 请致电860-889-2324或发送电子邮件至 [office@seccog.org](mailto:office@seccog.org).*

MEMORANDUM

TO: Stonington Planning and Zoning Commission

FROM: Deborah G. Jones, Assistant Director of Planning and Development

DATE: April 24, 2024

SUBJECT: PZ2407RA, Zoning Text Amendment

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At its meeting on April 23, 2024, the Planning and Zoning Commission reviewed the referral listed above and had no comment.

DGJ:snn