

SPECIAL USE PERMIT APPLICATION FORM

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

FOR OFFICE USE ONLY

Application Number:

PZ2009SUP+CAM

Official Date of Receipt:

Applicant:

Masons Island Co. & Masons Island Property Owners Ass.

Mailing Address:

c/o Rufus Allyn- 1 Ram Point Road

Telephone Number:

860-235-3465

Email Address:

allynufus@gmail.com

Property Owner:

Masons Island Co. & Masons Island Property Owners Ass.

Mailing Address:

c/o Rufus Allyn- 1 Ram Point Road

Telephone Number:

860-235-3465

Email Address:

allynufus@gmail.com

Project Leader*:

Paul Biscuti, P.E. c/o Loureiro Engineering Assoc.

Mailing Address:

100 Fort Hill Road

Telephone Number:

860-448-0400

Email Address:

pbiscuti@loureiro.com

Property Location:

Lot 4 & 5 Great Marsh Road

Parcel Information:

Map

180

Block

2

Lot

36F

Zoning District:

RA-20

Lot Size:

1.31 Acres

* 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:

Mystic

Harbor Management District:

Mystic Harbor

Water Supply:



Public



Private

Sewage Disposal:



Public



Private

Flood Zone:

X

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.

New residential construction (3,312 SF generic house footprint) on a 1.31 acre lot and widening of 550 FT of the gravel surfaced Great Marsh Road. Site improvements include a 360 FT of paved driveway, 288 FT of new retaining walls and a new septic system.

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

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.

Rufus Allyn

Applicant Printed Name


Applicant Signature

Rufus Allyn

Owner Printed Name


Owner Signature

Paul Biscuti, P.E.

Project Leader Printed Name


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.

Rufus Allen
Applicant Signature

9/15/20
Date

Rufus Allen
Owner Signature

9/15/20
Date

Project Leader Signature

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.

Rufus Allen
Applicant Signature

9/15/20
Date

Rufus Allen
Owner Signature

9/15/20
Date

Project Leader Signature

Date

SPECIAL USE PERMIT - Complete Application Checklist

Effective June 21, 2004; Revised July 20, 2010

X = ITEM PROVIDED W = WAIVER REQUESTED

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



September 15, 2020

IMPACT STATEMENT
(Section 6.1.2.1 of the Town of Stonington Zoning Regulations)

Generic Residence
Lot 4/5 Great Marsh Road

Masons Island Company
1 Ram Point Road
Mystic-Stonington, CT 06355

APPLICANT: Masons Island Co. & Masons Island Property
Owners Association
c/o Rufus Allyn
1 Ram Point Road
Mystic-Stonington, CT 06355
Phone: 860-235-3465

OWNER: SAME

AUTHORIZED AGENT: Paul Biscuti, P.E.
Loureiro Engineering Associates
100 Fort Hill Road
Groton, CT 06340
Phone: 860-448-0400

PROPERTY ADDRESS: Great Marsh Road- Mystic- Stonington, CT 06355

PROJECT: New residential construction (generic house footprint) on an undeveloped lot of record and the widening of approximately 550 FT of the gravel surfaced Great Marsh Road.

Section 8.8.1.1- General description of conditions including, but not limited to, environmental features, traffic, zoning, character of the area and existing facilities.

The property is constrained by shallow depth to ledge, ledge outcrops and steep slopes that mandate ledge excavation and the construction of retaining walls to access the new house location. The work will not raise existing elevations by more than 3 feet but construction of the driveway will result in a surface drainage pattern greater than 5 percent. However, this pitch is less than existing slopes that drain the site and a cross-pitch of the pavement will sheet flow runoff onto these slopes.

Environmental Impact

To minimize the impact from site work activities erosion and sedimentation control measures will be installed during construction. Further, the septic system for the new house is compliant with the CTDPH public health code and will result in no adverse impact to water quality.

Stormwater Drainage Impact

Given the site location in close proximity to the tidally influenced Mystic River, the reduction of post-development runoff rates and volumes is not applicable as downstream flooding and channel protection is not a concern.

Extensive soil testing conducted for design of a septic system resulted in only one small area of suitable soils for a leaching system. This constraint precludes the ability to infiltrate the first inch of runoff from impervious roof and driveway surfaces. As such, the only available stormwater best management practice for the site is to sheet flow runoff from these surfaces through existing or newly vegetated slopes. This practice is similar to a vegetated filter strip discussed in the CTDEEP Stormwater Manual intended to trap sediment and promote infiltration. As such, the project has little potential to pollute water resources or impact downstream flooding and erosion.

Roadways and Traffic Impact

Construction of a single family home will have no adverse impact to roads and traffic.

Zoning Impact

The proposed development is consistent with the zoned use of the property and is an allowed use via special permit.

Impact to the Character of the Area

The proposed development is consistent with the existing uses on Masons Island.

Section 8.8.1.3- Alternatives and possible mitigation.

Due to the small size of the proposed development, and the fact that there are no adverse impacts to the environment, to traffic, and to local facilities, no mitigation is necessary.



September 15 2020

Mr. Keith Brynes
Town Planner
Town of Stonington
152 Elm Street
Stonington, CT 06378

RE: Generic Residence Lot 4/5 Great Marsh Road Mystic-Stonington, CT- Waiver Requests

Dear Mr. Brynes:

Loureiro Engineering Associates, Inc. is submitting herein 1 original and 8 copies of a Special Use Permit application package and plans for a proposed residential home at Lot 4/5 Great Marsh Road in Mystic, Connecticut. These plans include revisions addressing your comments provided to me in a June 15, 202 letter concerning the PZ009CAM application and other items required by ZR6.1.

We are requesting that the Commission waive the following studies or documentation associated with a Special Use Permit Application as required by ZR6.1:

- **Water Impact Study:** Residential use has minimal water demand and the service will be provided via an existing water main in Money Point Road
- **Sanitary Sewer Impact Study:** Wastewater disposal is via a new on-site septic system so there will be no demand on municipal sewers.
- **Site Drainage Analysis:** Given the site location in close proximity to the tidally influenced Mystic River, the reduction of post-development runoff rates and volumes is not applicable as downstream flooding and channel protection is not a concern.
- **Erosion Control Report:** The site is very small (1.65 acres) and erosion and sedimentation controls will be installed during construction as required.
- **Traffic Impact Study:** Traffic generation will be minimal, typical of a single family home and, as such, the project will have no adverse impact to roads and traffic
- **Archaeological Study:** The proposed development is located on an area of exposed ledge or shallow depth to ledge and as such, an archaeological study does not appear warranted.

Loureiro Engineering Associates, Inc.

100 Fort Hill Road • Groton, CT 06340 • 860-448-0400 • Fax 860-448-0899 • www.Loureiro.com

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- **Environmental Assessment:** The septic system for the new house is compliant with the CTDPH public health code and will result in no adverse impact to water quality and Stormwater Best Management Practices intended to trap sediment and promote infiltration will result in little potential to pollute water resources or impact downstream flooding and erosion.
- **Soils Report, Test Pit Data and Mapping:** An extensive soils investigation was conducted at the site to locate suitable soils for a septic system and the results are provided on the site plan. As such, the need for additional soils data does not appear warranted.
- **Shadow Plan:** A shadow plan for a single home does not appear is not warranted given the distance to the nearest house.
- **Architectural Drawings and Scaled Three-Dimensional Model:** Architectural drawings and a model does not appear warranted for a single family house.
- **Flood Hazard Report:** As the house will not be in a flood zone a flood hazard report does not appear warranted.
- **School Impact Evaluation Report:** A single family, two bedroom home will have no adverse impact on the local school system and as such, a school impact evaluation report does not appear warranted.
- **Legal Description of property/site:** An A-2 boundary survey is proved in the plan set.

Thank you for your consideration in this matter. If you have any questions, please contact me.

Very truly yours,

Loureiro Engineering Associates



Paul Biscuti, P.E.
Senior Project Manager

PB

cc: Masons Island Company c/o Rufus Allyn

Loureiro Engineering Associates, Inc.

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Town of Stonington, Connecticut

PZ 2009 CAM + SUP
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Application Form

Municipal Coastal Site Plan Review

For Projects Located Fully or Partially Within the Coastal Boundary

2020 MAY 28 P 12: 01

PLANNING & ZONING

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:	Masons Island Co. & Masons Island Property Owners Ass.	Date:	5/19/2020
Address:	c/o Rufus Allyn- 1 Ram Point Road	Phone:	860-235-3465
Project Address or Location:	Lot 4 & 5 Great Marsh Road		
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:	Paul Biscuti, P.E. c/o Loureiro Engineering Assoc.		
Address:	100 Fort Hill Road		
City/Town:	Groton	State:	CT Zip Code: 06340
Business Phone:	860-448-0400		
E-mail Address:	pbiscuti@loureiro.com		

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:	
<input checked="" type="checkbox"/>	Project location
<input checked="" type="checkbox"/>	Existing and proposed conditions, including buildings and grading
<input checked="" type="checkbox"/>	Coastal resources on and contiguous to the site
<input checked="" type="checkbox"/>	High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation
<input checked="" type="checkbox"/>	contours (for parcels abutting coastal waters and/or tidal wetlands only)
<input checked="" type="checkbox"/>	Soil erosion and sediment controls
<input type="checkbox"/>	Stormwater treatment practices
<input checked="" type="checkbox"/>	Ownership and type of use on adjacent properties
<input checked="" type="checkbox"/>	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:
Lot 4 & 5 Great Marsh Road- Masons Island
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 River
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 is an undeveloped residential lot of record located in a RA-20 residential zone and the RC-120 . Adjacent land use is developed residential use.
5. Indicate the area of the project site: 1.65Acres (71,964 SF) 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 involves new residential construction (generic house footprint) on an undeveloped lot of record and the widening of approximately 550 FT of the gravel surfaced Great Marsh Road. New residential construction includes approximately 3,312 SF of new building roof, 4,332 SF of new paved driveway new retaining walls, septic system and underground utilities. The work will require the clearing of trees and ledge excavation for the new driveway and building.

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):

This property is constrained by shallow depth to ledge, ledge outcrops and steep slopes that mandate ledge excavation and the construction of retaining walls to access the new house location. Extensive soil testing conducted for design of a septic system resulted in only one small area of suitable soils for a leaching system. As such, the retention of the first inch of runoff via infiltration is not possible and the only available best management practice is to sheet flow runoff from impervious surfaces through existing or newly vegetated slopes. This practice is similar to a vegetated filter strip discussed in the CTDEEP Stormwater Manual intended to trap sediment and promote infiltration. Further, given the site location in close proximity to the tidally influenced Mystic River, stormwater management practices for reduction of post-development runoff rates and volumes is not applicable as downstream

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)	✓			
Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)				✓
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)	✓			
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)	✓			
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)		✓		
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)		✓		
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)				✓
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)				✓
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)				✓
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)		✓		
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)				✓
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)				✓
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)	✓			

* 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 document.

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):

See attached document.

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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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)		<input checked="" type="checkbox"/>
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)		<input checked="" type="checkbox"/>
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)		<input checked="" type="checkbox"/>

2. Identification of existing and/or proposed Water-dependent Uses

<p>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.):</p> <p>As the site is a residential property there are no water dependent uses on site, construction of the new dwelling will not create a water dependent use and the privately held property does not afford the opportunity for public access.</p>

*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):

See attached document.

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 unmitigated adverse impacts (see attached document).



P-22009 CAM
RECEIVED

2020 MAY 28 P 12:03

TOWN OF STONINGTON
PLANNING & ZONING

**ATTACHMENT TO
APPLICATION FOR COASTAL SITE PLAN
FOR
MASONS ISLAND COMPANY
LOT 4/5 GREAT MARSH ROAD
MYSTIC-STONINGTON, CONNECTICUT**

May 19, 2020

A. Description of the Proposed Project

The Site

The project involves new residential construction (generic house footprint) on an undeveloped lot of record and the widening of approximately 550 FT of the gravel surfaced Great Marsh Road. The project includes a new home, new paved driveway, retaining walls, subsurface sewage disposal system (SSDS) and underground utilities. The work will require the clearing of trees and ledge excavation for the new driveway and building.

The site is zoned Residential (RA-20) and RC-120 and adjacent land uses are residential.

The new house and all site improvements will be located within 100 feet of coastal resources.

B. Description of Coastal Resources

The site is located within the General Resources, Modified Bluffs and Escarpments, Coastal Hazard Areas, Coastal Waters/Estuarine Embayment and Tidal Wetland coastal resource areas.

The site is also located in the FIRM Zone AE (EL 11) and VE (EL 14) zones.

C. Assessment of Suitability of the Project for the Proposed Site

(1) Coastal Resource Policies:

General Resources Policies

To preserve and enhance coastal resources in accordance with the policies established by chapters 439 (Environmental Protection Department and State Policy), 440 (Wetlands and Watercourses), 446i (Water Resources), 446k (Water Pollution Control) 447 (State Parks and Forests), 474 (Pollution), and 477 (Flood Control and Beach Erosion). CGS Section 22a-92(a)(2).

The General Assembly hereby declares that the policy of the State of Connecticut is to conserve, improve and protect its natural resources and environment and to control air, land and water pollution in order to enhance the health, safety and welfare of the people of the state. CGS Section 22a-1 as referenced by CGS Section 22a-92(a)(2).

It is hereby found and declared that there is a public trust in the air, water and other natural resources of the State of Connecticut and that each person is entitled to the protection, preservation and enhancement of the same. CGS Section 22a-15 as referenced by CGS Section 22a-92(a) (2).

The commissioner shall carry out the environmental policies of the state and shall have all powers necessary and convenient to faithfully discharge this duty. In addition to, and consistent with the environment policy of the state, the commissioner shall (a) promote and coordinate management of water, land and air resources to assure their protection, enhancement and proper allocation and utilization; (b) provide for the protection and management of plants, trees, fish, shellfish, wildlife and other animal life of all types, including the preservation of endangered species; (c) provide for the protection, enhancement and management of the public forests, parks, open spaces and natural area preserves; (d) provide for the protection, enhancement and management of inland, marine and coastal water resources, including, but not limited to, wetlands, rivers, estuaries and shorelines; (e) provide for the prevention and abatement of all water, land and air pollution including, but not limited to, that related to particulate, gases, dust, vapors, noise, radiation, odors, nutrients and cooled or heated liquids, gases and solids; (f) provide for control of pests and regulate the use, storage and disposal of pesticides and other chemicals which may be harmful to man, sea life, animals, plant life or natural resources; (g) regulate the disposal of solid waste and liquid waste, including but not limited to, domestic and industrial refuse, junk motor vehicles, litter and debris, which methods shall be consistent with sound health, scenic environmental quality and land use practices; (h) regulate the storage, handling and transportation of solids, liquids and gases which may cause or contribute to pollution; and (i) provide for minimum state-wide standards for the mining, extraction or removal of earth materials of all types. CGS Section 22a-5, referenced by CGS Section 22a-92(a) (2).

Bluffs & Escarpments Policies

To manage coastal bluffs and escarpments so as to preserve their slope and toe. CGS Section 22a-92(b)(2)(A)

To discourage uses which do not permit continues natural rates of erosion. CGS Section 22a-92(b)(2)(A)

To disapprove uses that accelerate slope erosion and alter essential patters and supply of sediments to the littoral transport system. CGS Section 22a-92(b)(2)(A)

Coastal Hazard Areas Policies

To manage coastal hazard areas so as to insure that development proceeds in such a manner that hazards to life and property are minimized. CGS Section 22a-92(b)(2)(F).

To promote nonstructural solutions to flood and erosion problems except in those instances where structural alternatives prove unavoidable and necessary to protect existing inhabited structures, infrastructural facilities or water-dependent uses. CGS Section 22a-92(b)(2)(F).

To maintain the natural relationship between eroding and depositional coastal landforms. Section 22a-92(b)(2)(J).

To minimize the adverse impacts of erosion and sedimentation on coastal land uses through the promotion of nonstructural mitigation measures. CGS Section 22a-92(b)(2)(J).

Structural solutions are permissible when necessary and unavoidable for the protection of infrastructural facilities, water-dependent uses, or existing inhabited structures, and where there is no feasible, less environmentally damaging alternative and where all reasonable

mitigation measures and techniques have been provided to minimize adverse environmental impacts. CGS Section 22a-92(b)(2)(J).

To maintain, enhance, or, where feasible, restore natural patterns of water circulation and fresh and saltwater exchange in the placement or replacement of culverts, tide gates or other drainage or flood control structures. CGS Section 22a-92(c)(2)(B).

It is hereby found and declared that, because of the occurrence of severe storms accompanied by winds up to hurricane force, abnormal high tides and tide flooding, the lives and property of residents and other persons within areas exposed to such hazards are endangered, and that, in the interest of public health, safety and general welfare, it is necessary to minimize, and as far as possible to prevent, loss of life, property and revenue to municipalities and the state from taxation by the construction of protective works on or near shores and beaches within such areas. As title to the land between high and low watermark is vested in the state, it is further found and declared to be in the public interest to secure such exposed areas by the most economical and effective means for safeguarding life and protecting property and, because it is uneconomical and ineffective for the general purpose for an individual landowner to attempt to maintain protective installations separated from and lacking co-extension with those of abutting properties, that it is in the public interest to provide ways and means for collective and cooperative action to alleviate the dangers and destruction common to such exposed areas. It is further found and declared that because of the recurrence of severe flooding of many of the waterways of the state and their tributaries, taking a huge toll in life and property, extensive flood protection measures must be inaugurated. It is, therefore, found and declared to be in the public interest that encroachment limits along waterways be established and any flood control features at dams and reservoirs be utilized as a part of the construction and installation of any flood control project. CGS Section 25-69, referenced by CGS Section 22a-92(a)(2).

Land areas fronting on the ocean, or on bays, inlets and coves, or bordering on rivers in which tides occur, that are subject to the full force of storms; or land areas in direct contact with storm waves, including banks, bluffs, cliffs, promontories and headlands or similar topographical or geological formations, that are subject to erosion through wave action; or open beach areas, including spits, dunes and barrier beaches, that are subject to loss of sand through high waves, strong currents or scouring wave action; or land areas subject to inundation during storms or vulnerable to storm damage because of geographic situation, may be classed as exposed areas within the meaning of Section 25-69 to 25-75, inclusive. The limits of such areas shall be the extent of the natural configuration of the land surface not necessarily co-extensive with political boundaries, and shall include privately-owned and municipally-owned properties upon which public money may be spent and public debt incurred for the protection and conservation thereof, and taxes levied to support expenditures for such purposes. CGS Section 25-70, referenced by CGS Section 22a-92(a)(2).

The commissioner shall establish, along any tidal or inland waterway or flood-prone area considered for stream clearance, channel improvement or any form-of flood control or flood alleviation measure, lines beyond which, in the direction of the waterway or flood-prone area, no obstruction or encroachment shall be placed by any person, firm or corporation, public or private, unless authorized by said commissioner. The commissioner shall issue or deny permits upon applications for establishing such encroachments based upon his findings of the effect of such proposed encroachments upon the flood carrying and water storage capacity of the waterways and floodplain, flood heights, hazards to life and property, and the protection and preservation of the natural resources and ecosystems of the state, including but not

limited to ground and surface water, animal, plant and aquatic life, nutrient exchange, and energy flow, with due consideration given to the results of similar encroachments constructed along the reach of waterway. CGS Section 22a-342, referenced by CGS Section 22a-92(a)(2).

To require as a condition in permitting new coastal structures, including but not limited to, groins, jetties or breakwaters, that access to, or along, the public beach below mean high water must not be unreasonably impaired by such structures and to encourage the removal of illegal structures below mean high water which unreasonably obstruct passage along the public beach. CGS Section 22a-92(c)(1)(K).

Coastal Waters & Estuarine Embayments Areas Policies

It is found and declared that the pollution of the waters of the state is inimical to the public health, safety and welfare of the inhabitants of the state, is a public nuisance and is harmful to wildlife, fish and aquatic life and impairs domestic, agricultural, industrial, recreational and other legitimate beneficial uses of water, and that the use of public funds and the granting of tax exemptions for the purpose of controlling and eliminating such pollution is a public use and purpose for which public moneys may be expended and tax exemptions granted, and the necessity and public interest for the enactment of this chapter and the elimination of pollution is hereby declared as a matter of legislative determination. CGS Section 22a-422, as referenced by CGS Section 22a-92(a)(2)

To manage estuarine embayments so as to insure that coastal uses proceed in a manner that assures sustained biological productivity, the maintenance of healthy marine populations and the maintenance of essential patterns of circulation, drainage and basin configuration. CGS Section 22a-92(c)(2)(A)

To protect, enhance and allow natural restoration of eelgrass flats except in special limited cases, notably shellfish management, where the benefits accrued through alteration of the flat may outweigh the long-term benefits to marine biota, waterfowl, and commercial and recreational fin fisheries. CGS Section 22a-92 (c)(2)(A)

The commissioner of environmental protection shall adopt, and may thereafter amend, standards of water quality applicable to the various waters of the state or portions thereof as provided in subdivision (a) of Section 22A-6. Such standards shall be consistent with the federal Water Pollution Control Act and shall be for the purpose of qualifying the state and its municipalities for available federal grants and for the purpose of providing clear and objective public policy statements of a general program to improve the water resources of the state; provided no standard of water quality adopted shall plan for, encourage or permit any wastes to be discharged into any of the waters of the state without having first received the treatment available and necessary for the elimination of pollution. Such standards of quality shall: (1) apply to interstate waters or portions thereof within the state; (2) apply to such other waters within the state as the commissioner may determine is necessary; (3) protect the public health and welfare and promote the economic development of the state; (4) preserve and enhance the quality of state waters for present and prospective future use for public water supplies, propagation of fish and aquatic life and wildlife, recreational purposes and agricultural, industrial and other legitimate uses; (5) be consistent with health standards as established by the state department of health. CGS Section 22a-426(a), as referenced by CGS Section 22a-92(a)(2)

Tidal Wetlands Policy 43-48

To preserve tidal wetlands and to prevent and despoliation and destruction thereof in order to maintain their tidal natural functions. CGS Section 22a-92(b)(2)(E)

To encourage the rehabilitation and restoration of degraded tidal wetlands. CGS Section 22a-92(b)(2)(E)

Where feasible and environmentally acceptable, to encourage the creation of wetlands for the purpose of shellfish and finfish management, habitat creation and dredge spoil disposal. CGS Section 22a-92(b)(2)(E).

It is declared that much of the wetlands of this state have been lost or despoiled by unregulated dredging, dumping, filling and like activities and despoiled by these and other activities, that such loss or despoliation will adversely affect, if not entirely eliminate, the value of such wetlands as sources of nutrients to finfish, crustacean and shellfish of significant economic value; that such loss or despoliation will destroy such wetlands as habitats for plants and animals of significant economic value and will eliminate or substantially reduce marine commerce, recreation and aesthetic enjoyment and that such loss or despoliation will, in most cases, disturb the natural ability of tidal wetlands to reduce flood damage and adversely affect the public health and welfare; that such loss or despoliation will substantially reduce the capacity of such wetlands to absorb silt and will thus result in the increased silting of channels and harbor areas to the detriment of free navigation. Therefore, it is declared to be the public policy of this state to preserve the wetlands and to prevent the despoliation and destruction thereof. CGS Section 22a-92(a)(2).

To disallow any filling of tidal wetlands and near shore, offshore and intertidal waters for the purpose of creating new land from existing wetlands and coastal waters which would otherwise be undevelopable, unless it is found that the adverse impacts on coastal resources are minimal. CGS Section 22a-92(c)(1)(B).

In granting, denying or limiting any permit the commissioner or his duly designated hearing officer shall consider the effect of the proposed work with reference to the public health and welfare, marine fisheries, shellfisheries, wildlife, the protection of life and property from flood, hurricane and other natural disasters, and the public policy set forth in Sections 22a-28 to 22a-35 inclusive. The fact that the department of environmental protection is in the process of acquisition of any tidal wetlands by negotiation or condemnation under the provisions of Section 26-17a, shall be sufficient basis for denial of any permit. CGS Section 22a-33f as referenced by CGS Section 22a-92(a)(2).

(2) Coastal Use Policies

General Development Policies

To insure that the development, preservation or use of the land and water resources of the coastal area proceeds in a manner consistent with the capability of the land and water resources to support development, preservation or use without significantly disrupting either the natural environmental or sound economic growth.

To resolve conflicts between conflicting uses on the shorelands adjacent to marine and tidal waters by giving preference to uses that minimize adverse impacts on natural coastal resources while providing long term and stable economic benefits.

It is hereby found and declared that there is a continuing need in the state for: (1) Economic development and activity to provide and maintain employment and tax revenues, promote the export of products and services beyond state boundaries, encourage innovation in products and services, and support or broaden the economic base of the state, the control, abatement and prevention of pollution

to protect the public health and safety, and the development and use of indigenous and renewable energy resources to assist industrial and commercial business in meeting their energy requirements; (2) The development of recreation facilities to promote tourism, to provide and maintain employment and tax revenues and to promote the public welfare; (3) The development of commercial and retail sales and services facilities in urban areas to provide and maintain construction, permanent employment and tax revenues, to improve conditions of deteriorated physical development, slow economic growth and eroded financial health of the public and private sectors in urban areas and to revitalize the economy of urban areas; (4) Assistance to public service businesses providing transportation and utility services in the state; (5) Development of the commercial fishing industry to provide and maintain employment and tax revenues; and (6) assistance to nonprofit and governmental entities in financing facilities providing health, educational, charitable, community, cultural, agricultural, consumer or other services benefiting the citizens of the state; that the availability of financial assistance and suitable facilities are important inducements to industrial, commercial and nonprofit enterprises to remain or locate in this state and to provide economic development projects, recreation projects, urban projects, public service projects, commercial fishing projects, health care projects and nonprofit projects; that there are significant barriers inhibiting access by the authority and eligible financial institutions to the public capital markets and expansion of the secondary loan market to assist in financing economic development and other projects in the state; that the exercise by the authority of the powers in this chapter will promote economic development by increasing access to the public capital markets for the authority and eligible financial institutions; and that therefore the necessity in the public interest and for the public benefit and good for the provisions of this chapter is hereby declared as a matter of legislative determination. It is further found and declared that there is a necessity in the state of creating a department of economic development to coordinate and be responsible for matters affecting the growth of business and industry in the state and the maintenance and development of industry in the state as well as the promotion of tourism in the state and for the establishment and creation of an authority to assist the department and the state to carry out the needs and policies of the state as set forth in this section. It is further found and declared that existing, pending and proposed federal legislation has limited and restricted and may further limit and restrict the power of the authority to issue obligations to interest on which is exempt from federal income taxation; that the ability of the authority to issue obligations to provide financing for projects is essential to the maintenance and expansion of employment and the tax base in the state and to the economic development and health, education and general welfare of the state; and that the issuance of obligations the interest on which may be includable in the holder's gross income for the purposes of federal income taxation serves a needed public purpose; and therefore the necessity in the public interest and for the public benefit and good for the provisions of this chapter is hereby declared as a matter of legislative determination. CGS Section 32-23c.

Fisheries

To manage the state's fisheries in order to promote the economic benefits of commercial and recreational fishing, enhance recreational fishing opportunities, optimize the yield of all species, prevent the depletion or extension of indigenous species, maintain and enhance the productivity of natural estuarine resources and preserve health fisheries resources for future generations. CGS Section 22a-92(c)(1)(I)

The party States, for the purpose of promoting the restoration of Anadromous Atlantic salmon, hereinafter referred to as Atlantic salmon, to the Connecticut River basin by the development of a regional program from stocking, protection, management, research and regulation, do hereby establish the Connecticut River Atlantic Salmon commission. CGS Section 26-3902, Article 1

- (3) **Describe how the proposed project is consistent with all of the coastal policies identified in C (1) and (2) above.**

General Resources – This policy recommends the preservation and enhancement of coastal resources. This project will not result in any adverse impacts on coastal resources and is consistent with the policy.

Bluffs & Escarpments Policies - This policy recommends that coastal bluffs and escarpments be managed to preserve their slope and toe, discourage uses that do not permit continues natural rates of erosion and to disapprove uses that accelerate slope erosion and alter the supply of sediments to the littoral transport system. This project preserves the slope and toe of the bluff and preserves natural erosion patterns.

Coastal Hazard Areas – This policy recommends that the development proceed in such a manner that hazards to life and property are minimized. The new dwelling will be constructed in accordance with flood hazard overlay district provisions for flood hazard reduction. As such the use is consistent with the policy.

General Development - The project plans and application documents demonstrate that the project can be undertaken in a manner that is consistent with the capability of the land and water resources without significant disruption to either the natural environment or sound economic growth.

Coastal Waters & Estuarine Embayments- The project will not result in pollution of the estuarine embayment and, as such, the use is consistent with the policy.

Tidal Wetlands – This policy recommends the preservation and enhancement of tidal wetlands. This project will not result in any adverse impacts on tidal wetlands and is consistent with the policy.

D. Evaluation of the Potential Beneficial and Adverse Impacts of the Project and Description of Proposed Methods to Mitigate Adverse Effects

- (1) As the site is a residential property there are no water dependent uses on site and construction of the new dwelling will not create water dependent uses.
- (2) The new SSDS is designed in accordance with the current public health code.
- (3) With proper implementation and maintenance of the erosion and sediment control devices there will be no adverse impacts on the resources during construction.

III. E. Demonstration of the Acceptability of Remaining or Unmitigated Adverse Impacts on Coastal Resources and Future Water Dependent Uses and Development

- (1) There are no remaining unmitigated adverse impacts.

PZ2009CAM
RECEIVED

June 18, 2019

2020 MAY 28 P 12:11

Loureiro Engineering Associates, Inc.
100 Fort Hill Road
Groton, Connecticut 06340

TOWN OF STONINGTON
PLANNING & ZONING

**RE: Great Marsh Road
Masons Island
Mystic-Stonington, Connecticut**

Dear Mr. Scanlon;

I am writing to report the results of a wetland investigation conducted at the referenced site on June 10, 2019. The work was conducted according to the requirements of the CT Tidal Wetlands and Inland Wetlands and Watercourses Acts. Inland Wetlands are defined as areas of poorly drained, very poorly drained, floodplain, and alluvial soils, as delineated by a soil scientist. Watercourses are defined as bogs, swamps, or marshes, as well as lakes, ponds, rivers, streams, etc., whether natural or man-made, permanent or intermittent. Watercourses may be delineated by any competent professional. Tidal wetlands are defined as areas at or below 1 foot above local extreme high water, with an existing or former connection to tidal waters that support, or have the capacity to support, certain forms of vegetation.

The tidal wetlands were delineated and those areas meeting the requirements noted above were marked with pink plastic flagging tape numbered TW 1-31. These tidal wetlands are subject to the exclusive jurisdiction of the CT DEEP Office of Long Island Sound Programs.

No inland wetlands and watercourses are present.

Coastal Resources

Tidal wetland vegetation consists predominantly of Saltwater Cordgrass (*Spartina alterniflora*), Salt Hay (*Spartina patens*), Black Rush (*Juncus gerardii*), and High-tide Bush (*Iva frutescens*) with Common Reed* (*Phragmites australis*).

* Invasive Non-native Plant

SOILS

The tidal wetlands consist of:

97— Pawcatuck mucky peat, 0 to 2 percent slopes, very frequently flooded
Pawcatuck soils

This component occurs on coastal plain salt marsh and tidal marsh landforms. The parent material consists of herbaceous organic material over sandy glaciofluvial deposits. The slope ranges from 0 to 2 percent and the runoff class is negligible. The depth to a restrictive feature is greater than 60 inches. The drainage class is very poorly drained.

The non-wetland soils were not examined in detail, except as was necessary to determine the presence or absence of wetlands.

Non-wetland Soils

The non-wetland soils consist primarily of:

74C Narragansett-Hollis complex, 3 to 15 percent slopes, very rocky

The Narragansett series consists of very deep, well drained loamy soils formed in a mantle of medium-textured deposits overlying till. They are nearly level to moderately steep soils on till plains, low ridges and hills.

The Hollis series consists of shallow, well drained and somewhat excessively drained soils formed in a thin mantle of till derived mainly from gneiss, schist, and granite. They are nearly level to very steep upland soils on bedrock-controlled hills and ridges.

Respectfully submitted,



submitted electronically

James R. Cowen
Registered Soil Scientist
Certified Professional Wetland Scientist

Date: 4/28/20

PZ2009CAM
RECEIVED

Subject: Municipal Coastal Site Plan Review- Improvements to Great Marsh Road P 12: 02

To Whom It May Concern:

TOWN OF STONINGTON
PLANNING & ZONING

As legal owners of Great Marsh Road- Masons Island Mystic- Stonington, CT, the Masons Island Property Owners Association hereby authorize the Masons Island Company, represented by Mr. Rufus Allyn- 1 Ram Point Road Mystic- Stonington, CT to sign on our behalf the subject Municipal Coastal Site Plan Review submitted to the Town of Stonington.

Robert C. Manten, PRESIDENT MIPOA
Authorized Agent

Laurie K. Briggs

From: Katie Baldwin <kbaldwin@llhd.org>
Sent: Thursday, February 27, 2020 4:56 PM
To: Paul Biscuti
Cc: Allyn Rufus
Subject: RE: Lot 4 /5 Great Marsh Road- Masons Island

PZ2009CAM
RECEIVED

2020 MAY 28 P 12: 12

TOWN OF STONINGTON
PLANNING & ZONING

Good afternoon,

Sorry for the delay, but I have finally had a chance to review the plans I received on 1/30/20 which were submitted as a guidance plan to make the site suitable for an onsite septic system. My comments from my plan review letter on 12/16/19 have all been addressed and this plan can be used as a guidance plan for the site preparation. I will not be issuing a plan approval letter since I can't approve the plan as is. Once the site is prepared and I conduct the inspection to confirm, I can issue an approval stating the site has been prepared and can accommodate the proposed system.

Just a couple things I noticed. In note 1 of Subsurface Sewage Disposal System (SSDS) Basis of Design, you stated, "site testing of the property indicates the existence of potentially suitable soils (minimum...etc..) for the installation of a REPAIR subsurface sewage disposal...." There is no need to print another plan out because of this word, and if OK with you, the design engineer, I can redline that to say "new". Please address.

The only other thing was you used a perc factor of 1.5 instead of 1.25, but this is irrelevant since you are exceeding the MLSS length to accomplish the required ELA.

Thank you and have a nice weekend!

-Katie Baldwin

Promoting healthy communities



From: Paul Biscuti <pbiscuti@loureiro.com>
Sent: Wednesday, January 22, 2020 11:09 AM
To: Katie Baldwin <kbaldwin@llhd.org>
Cc: Allyn Rufus <allynrufus@gmail.com>
Subject: Lot 4 /5 Great Marsh Road- Masons Island

Hi Katie,

In response to your 12/16/19 SSDS review for the above-referenced site, LEA has revised the SSDS plan and is re-issuing it as a guidance plan for site preparation (attached). Plan revisions address your comments as described in the attached response letter. We intend to issue the plans to contractors to obtain pricing for the preparation work and we will let you know when our client wants to move forward with the project. In the interim, please let us know if you have any further comments on the guidance plan.

Thanks,
paul