

# Westport Coastal Site Plan Review Application Form

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For non-exempt projects to be submitted to the Westport Planning and Zoning Commission or the Zoning Board of Appeals

Please complete this form in accordance with the attached instructions and submit it with the appropriate plans as required by your application

## Section I: Applicant Identification

Applicant: _____	Date: _____	
Address: _____	Phone: _____	
Project Address or Location: _____ _____		
Property Owner: _____		
Mailing Address: _____		
City: _____	State: _____	Zip: _____
<b>List primary project representative for correspondence if other than applicant:</b>		
Name: _____		
Address: _____		
City/Town: _____	State: _____	Zip Code: _____
Daytime Phone: _____		
e-mail: _____		

## Section II: Project Site Plans

<p>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:</p> <ul style="list-style-type: none"><li><input type="checkbox"/> Project location</li><li><input type="checkbox"/> Existing and proposed conditions, including buildings and grading</li><li><input type="checkbox"/> Coastal resources on and contiguous to the site</li><li><input type="checkbox"/> High tide line [as defined in CGS § 22a-359(c)] and mean high water mark elevation, contours (for parcels abutting coastal waters and/or tidal wetlands only)</li><li><input type="checkbox"/> 25-year and 100-year flood lines, if applicable</li><li><input type="checkbox"/> FEMA flood zone lines</li><li><input type="checkbox"/> Soil erosion and sediment controls</li><li><input type="checkbox"/> Stormwater treatment practices</li><li><input type="checkbox"/> Ownership of adjacent properties</li><li><input type="checkbox"/> Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)</li></ul>
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Town of Westport Coastal Area Application Form

**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:

- CAM Site Plan Approval
- Subdivision or Resubdivision
- Special Permit and CAM Site Plan Approval
- Variance from the Zoning Board of Appeals
- Municipal Project (CGS §8-24)

**Part I: Site Information**

1. Street Address \_\_\_\_\_  
Assessor's Map # \_\_\_\_\_ Lot # \_\_\_\_\_  
Westport Zoning District: \_\_\_\_\_  
Gross Lot Area: \_\_\_\_\_
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:  
\_\_\_\_\_
4. Identify and describe the existing land use on and adjacent to the site. Include any existing structures, and significant features of the project site: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
5. Indicate the area of the project site in acres \_\_\_\_\_ or square feet \_\_\_\_\_
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



**Town of Westport Coastal Area Application Form**

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

\* General Coastal Resource policy is applicable to **all** proposed activities



**Town of Westport Coastal Area Application Form**

**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 §§ 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 § 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)		
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)		
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)		
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)		
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)		
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)		
Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A)		

**Town of Westport Coastal Area Application Form**

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G)		

**Part VII.B.: Identification of Potential Adverse Impacts on 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)		
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)		
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)		

**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 § 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:

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**Town of Westport Coastal Area Application Form**

**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):

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**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):

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**SUPPORTING MATERIAL/DOCUMENTATION**

The P&Z Commission or the Zoning Board of Appeals may request the submission of such additional information that it deems necessary in order to reach a decision on the application. Include any additional information, list any supplemental materials (plans, report, etc.) that are being submitted in support of this application.

I hereby certify that the above information is correct and that I have submitted herewith all of the pertinent documentation required by the Town of Westport Zoning Regulations.

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Applicant's Signature Date

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\*Owner's Signature (if different from owner) Date

*\* A letter of authorization from the owner may be submitted if the applicant is unable to obtain the owner's signature on this form.*