Coastal Site Plan Review Application Form

For non-exempt projects to be submitted to **Westport Planning & Zoning Commission** or **Zoning Board of Appeals.**

Please complete this form as per attached instructions and submit it to P&Z with the appropriate number of plans listed.

*For Application Fees: See **Appendix A** "Land Use Fees," located at the end of "The Westport Regulations"*

Section I: Applicant Identification

Date: July 29, 2020

Applicant: LANDTECH/Andy Soumelidis Day Time Tel: 203-454-2110 X 200

Address: 518 Riverside Ave. E-Mail: asoumelidis@landtechconsult.com

City/Town: Westport State: CT Zip Code: 06880

Project Address or Location: 6 Manitou Court, Westport, CT

Property Owner: 6 Manitou Court, LLC Day Time Tel: _____

Mailing Address: 2 Manitou Court E-Mail: _____

City/Town: Westport State: CT Zip Code: 06880

List primary project representative for correspondence if other than applicant:

Name: _____ Day Time Tel: _____

Address: _____ E-Mail: _____

City/Town: _____ State: _____ Zip Code: _____

Section II: Project Site Plans

Please provide project site plans that clearly and accurately depict the following information, also check the appropriate boxes below 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 § 22a-359(c)] and mean high water mark elevation, contours (for parcels abutting coastal waters and/or tidal wetlands only.)
- ☑ 25-year and 100-year flood lines, if applicable.
- ☑ FEMA flood zone lines.
- ☑ Soil erosion and sediment controls.
- ☑ Storm water treatment practices.
- ☑ Ownership of adjacent properties.
- ☑ Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)

Section III: Written Project Information

Check the box to identify the plan *or* application that resulted in this Coastal Site Plan Review:

- ☑ CAM Site Plan Approval.
- ☐ Subdivision or Re-subdivision.
- ☐ 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 6 Manitou Court
   PID#: *(9 Digits – Staff will provide)* C05/039/000 Zone: AAA
   Gross Lot Area: 56,495± sf.
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:
   Saugatuck River
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:
   The property supports two single family residential structures, decks and a driveway which services both structures. The property also contains a stone seawall, a dock and various retaining walls. The property is serviced by public water and two on-site septics.
5. Indicate the area of the project site in acres 1.282± or square feet 55,858
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 storm water 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 elevating the existing single family residence (the Boathouse) located along the river and constructing an addition (the Bridge and Barn) mostly located outside of the WPL. The driveway will be reconstructed in the same general location, with a pervious parking court. The other existing structure located further up slope will be demolished. The two septic systems, currently servicing the property will be replaced with a single system further up-gradient from the river. The property will continue to be serviced by public water. A stormwater management system will be installed where currently none exists. The existing structure will be elevated and deck replaced to be FEMA compliant. The overall impervious coverage of the property will also be slightly decreased (+/- 1,000 SF). The existing house will be elevated to elevation 21.0 in flood zone VE14, and then the house addition will be constructed. After the structures are in place the retaining walls will be constructed and the property will be graded to achieve final grades with landscaping. Erosion and sediment controls will remain in place until the site's soils are stabilized with permanent vegetation. All heavy machinery will work from land. The elevated existing residence, deck replacement, replacement of two retaining walls, seawall repairs (weep holes and filter fabric) and existing dock have been approved by DEEP.

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, or indicate on plans):

The site drains directly to the Saugatuck River so the stormwater management system was designed only for water quality for the impervious areas. The stormwater drainage will be improved by directing the water from the pervious parking court and roof of the addition to a gravel trench along the slope. Percolated water from this trench will then discharge to the river. Once treated, the stormwater will discharge to the river. The proposed pervious driveway and gravel trench drain have all been sized based on the required water quality volume.

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.

Town of Westport Coastal Area Application Form

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

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

Part IV: Consistency with Applicable Coastal Resource Policies and Standards

Describe the location and condition of the coastal resources identified in Part III above and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and standards,; also see adverse impacts assessment in Part VII.A below (attach additional pages if necessary)

Coastal Hazard Areas - the property lies within a VE 14. The western section of the property is in the Coastal Hazard Area. The project is consistent with applicable policies as it does not alter water circulation or impact the existing erosion/deposition and freshwater/saltwater exchange relationships.

Estuarine Embayments - the Saugatuck River is an estuarine embayment. The project is compliant with applicable policies as it does not alter circulation patterns or drainage nor does it impact aquatic populations and does not introduce pollution or degrade water quality.

Shellfish Concentration Areas - natural shellfish beds are mapped in the area. No state, town or recreational beds are mapped in the area. The waters of this reach of the Saugatuck River are classified as "prohibited". The project is consistent with applicable policies as it does not alter existing habitat.

Shorelands - these are areas that are above the hundred year flood elevation (el. 14 & 13). The vast majority of the property is categorized as shorelands. The project is consistent with applicable policies as it does not increase hypoxia in the waters nor does it introduce pathogens or contaminants.

Tidal Wetlands are located along the northern property line and extend northward on to the adjacent property. The project is consistent with applicable policies as it includes specific methods to protect/not impact the existing tidal wetlands thereby maintaining their current functions.

Part V: Identification of Applicable Coastal Use and Activity Policies and Standards

Identify all coastal policies and standards in or referenced by CGS § 22a-92 applicable to the proposed project or activity:

- ☑ **General Development*** - CGS § 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- ☑ **Water-Dependent Uses**** - CGS § 22a-92(a)(3) and 22a-92(b)(1)(A); definition CGS § 22a-93(16)
- ☐ **Ports and Harbors** - CGS § 22a-92(b)(1)(C)
- ☐ **Coastal Structures and Filling** - CGS § 22a-92(b)(1)(D)
- ☐ **Dredging and Navigation** - CGS § 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- ☐ **Boating** - CGS § 22a-92(b)(1)(G)
- ☐ **Fisheries** - CGS Section 22a-92(c)(1)(I)
- ☐ **Coastal Recreation and Access** - CGS § 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)
- ☐ **Sewer and Water Lines** - CGS § 22a-92(b)(1)(B)
- ☐ **Fuel, Chemicals and Hazardous Materials** - CGS § 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- ☐ **Transportation** - CGS § 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- ☐ **Solid Waste** - CGS § 22a-92(a)(2)
- ☐ **Dams, Dikes and Reservoirs** - CGS § 22a-92(a)(2)
- ☐ **Cultural Resources** - CGS § 22a-92(b)(1)(J)
- ☐ **Open Space and Agricultural Lands** - CGS § 22a-92(a)(2)

* General Development policies are applicable to all proposed activities

** Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

Part VI: Consistency With Applicable Coastal Use Policies And Standards

Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. **For projects proposed at waterfront sites (including those with tidal wetlands frontage)**, particular emphasis should be placed on the evaluation of the project's consistency with the water-dependent use policies and standards contained in CGS §§ 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 property is a developed residential lot where septic systems, water lines, and coastal structures, including a boat dock, are already in place and therefore do not apply to this application. The property is private, is served by a private road, contains a private recreational boat dock, and does not have a public access component.

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)		✔

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:

The property is single family residential, is served by a private road and does not have public access, which maintains a private recreational boat dock.

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 potential adverse impacts were identified. The proposed landscape plan will help to stabilize the embankment along the river and to prevent soil erosion into the river.

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 adverse impacts remain.

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.

7/29/20

Applicant's Signature Date

see attached letter 5/6/20

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

* If the applicant is unable to obtain property owner's signature, submit a letter of authorization signed by property owner instead, as per §43-3.

JOHN DESMOND BUILDERS INC.

35 Old Post Road
Southport, Connecticut 06890
Telephone (203) 259-7323
Fax (203) 255-2045

MAY 6, 2020

TO: TOWN OF WESTPORT
TOWN HALL
110 MYRTLE AVENUE
WESTPORT, CT 06880

RE: AUTHORIZATION LETTER
6 MANITOU COURT

TO WHOM IT MAY CONCERN:

THIS WILL CONFIRM THAT BARR ASSOCIATES LLC, LANDTECH, RAC ARCHITECTURE & WESLEY STOUT ASSOCIATES ARE HEREBY AUTHORIZED TO REPRESENT APPLICATIONS ON OUR BEHALF FOR THE PROPERTY LOCATED AT 6 MANITOU COURT, WESTPORT, CONNECTICUT (PID # C05/039/000).

6 MANITOU COURT LLC

BY MEMBER: _____
Signature

THOMAS McINERNEY
Print Name