

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"

Page 1 of 8

Section I: Applicant Identification

Date: 10/10/2025

| | | |
|---|----------------------|--|
| Applicant: <u>Michael Ferdman</u> | Day Time |  |
| Address: <u>70 Beachside Avenue</u> | E-Mail: <u>M</u> | |
| City/Town: <u>Westport</u> | State: <u>CT</u> | |
| Project Address or Location: <u>70 Beachside Avenue</u> | | |
| | | |
| Property Owner: <u>Michael Ferdman</u> | Day Time |  |
| Mailing Address: <u>70 Beachside Avenue</u> | E-Mail: <u>M</u> | |
| City/Town: <u>Westport</u> | State: <u>CT</u> | |
| List primary project representative for correspondence if other than applicant | | |
| Name: <u>Tim DeBartolomeo</u> | Day Time Tel |  |
| Address: <u>195 Tunxis Hill Rd, Suite 203</u> | E-Mail: <u>tim@s</u> | |
| City/Town: <u>Fairfield</u> | State: <u>CT</u> Zi | |

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.)

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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 70 Beachside Avenue
PID#: (9 Digits – Staff will provide) _____ Zone: _____
Gross Lot Area: 125,145 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:
Long Island Sound
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 existing property is located on Beachside Avenue in Westport, with Long Island Sound directly to its southeast.
The property is a residential home. The work area is the seawall and grade on property. The existing seawall to be replaced is 340 feet long. The existing grade is grass landward closer to the dwelling and sloping sand closing to the seawall.
5. Indicate the area of the project site in acres 0.5 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 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 proposed activities consist of demolishing 305 feet of the 340-foot-long seawall and replacing it in kind with a concrete seawall. Work will be conducted in sections at a time and will be tide dependent. It is proposed there is a 14.5-foot wide, 6-inch-thick concrete slab on grade landward of the seawall, with a concrete landscape wall with a top elevation of 13.7'. It is expected all work will be conducted from land.

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):

None Required

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 § 22a-93(7); Policy: CGS Section 22a-92(a)(2) | X | X | X | |
| Beaches & Dunes - Definition: CGS § 22a-93(7)(C); Policies: CGS §§ 22a-92-(b)(2)(C) and 22a-92(c)(1)(K) | <input checked="" type="checkbox"/> | | | |
| Bluffs & Escarpments - Definition: CGS § 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A) | | | | <input checked="" type="checkbox"/> |
| 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) | <input checked="" type="checkbox"/> | | | |
| 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) | | | | <input checked="" type="checkbox"/> |
| Developed Shorefront - Definition: CGS § 22a-93(7)(I); Policy: 22a-92(b)(2)(G) | | | | <input checked="" type="checkbox"/> |
| Freshwater Wetlands and Watercourses - Definition: CGS § 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2) | | | | <input checked="" type="checkbox"/> |
| Intertidal Flats - Definition: CGS § 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K) | | | | <input checked="" type="checkbox"/> |
| Islands - Definition: CGS § 22a-93(7)(J); Policy: CGS § 22a-92(b)(2)(H) | | | | <input checked="" type="checkbox"/> |
| Rocky Shorefront - Definition: CGS § 22a-93(7)(B); Policy: CGS § 22a-92(b)(2)(B) | | | | <input checked="" type="checkbox"/> |
| Shellfish Concentration Areas - Definition: CGS § 22a-93(7)(N); Policy: CGS § 22a-92(c)(1)(I) | | | | <input checked="" type="checkbox"/> |
| Shorelands - Definition: CGS § 22a-93(7)(M); Policy: CGS § 22a-92(b)(2)(I) | | | | <input checked="" type="checkbox"/> |
| 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) | | | | <input checked="" type="checkbox"/> |

* 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)

Temporary excavation along face of seawall for demolition and reconstruction will have an impact the beach. The excavated material will be temporarily stockpiled upland and will be returned in-kind once the work is complete. The site is located in a Special Flood Hazard Area (SFHA) as defined by FEMA. The proposed modifications to the existing bulkhead do not change flooding conditions or increase the Base Flood Elevation. Therefore, there is no adverse impact to the Coastal Hazard Area.

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):

See Attachment.

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) | | <input checked="" 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 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 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 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 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 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"/> |

| 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) | | <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

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:

Not Applicable

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):

The proper precautions will be taken to minimize adverse impacts on coastal resources.

A silt fence will be utilized to prevent pollution and run off during construction.

Part IX: Remaining Adverse Impacts

Explain why any remaining adverse impacts resulting from the proposed activity or use have not been mitigated and why the project as proposed is consistent with the Connecticut Coastal Management Act (attach additional pages if necessary):

There are no remaining adverse impacts.

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.

 Applicant's Signature Date

 *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.

Attachment to Coastal Site Plan Application

Part VI: Consistency With Applicable Coastal Use Policies and Standards:

1. *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 proposed activities apply to the following coastal use and activity policies:

1. *General Development - CGS § 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9): (a) The following general goals and policies are established by this chapter: (1) To ensure that the development, preservation or use of the land and water resources of the coastal area proceeds in a manner consistent with the rights of private property owners and the capability of the land and water resources to support development, preservation or use without significantly disrupting either the natural environment or sound economic growth; (2) To preserve and enhance coastal resources in accordance with the policies established by chapters 439, 440, 446i, 446k, 447, 474 and 477; (9) To coordinate planning and regulatory activities of public agencies at all levels of government to ensure maximum protection of coastal resources while minimizing conflicts and disruption of economic development;*

The proposed activity is consistent with the policies because it is the replacement of an existing concrete seawall that is in disrepair. The replacement will protect the existing seawall from more collapse thus protecting the existing beach from further erosion. The proposed work will create minimal disturbance with proper sediment and pollution controls.

2. *Coastal Structures and Filling - CGS § 22a-92(b)(1)(D): (b) In addition to the policies stated in subsection (a) of this section, the following policies are established for federal, state and municipal agencies in carrying out their responsibilities under this chapter: (1) (D) to require that structures in tidal wetlands and coastal waters be designed, constructed and maintained to minimize adverse impacts on coastal resources, circulation and sedimentation patterns, water quality, and flooding and erosion, to reduce to the maximum extent practicable the use of fill, and to reduce conflicts with the riparian rights of adjacent landowners;*

The proposed activity is consistent with this policy because the seawall replacement has been designed to minimize all adverse effects on coastal resources. The wall is being replaced in-kind so there will be no change to the flood pattern and there is no required fill. All excavated material will be temporary stored upland and replaced once work is complete. A silt fence will be utilized to ensure the work site is contained and to limit any pollution and sediments.