

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: 1-27-2026

Applicant: <u>Acadia Realty Trust c/o Matthew Cohen</u>	Day Time: [REDACTED]
Address: <u>411 Theodore Fremd Avenue, Suite 300</u>	E-Mail: [REDACTED]
City/Town: <u>Rye</u>	State: <u>NY</u> Zip Code: [REDACTED]
Project Address or Location: <u>181 Main Street, Westport, CT 06880</u>	
Property Owner: <u>Acadia Realty Trust c/o Matthew Caron</u>	Day Time: [REDACTED]
Mailing Address: <u>411 Theodore Fremd Avenue, Suite 300</u>	E-Mail: [REDACTED]
City/Town: <u>Rye</u>	State: <u>NY</u> Zip Code: [REDACTED]
List primary project representative for correspondence if other than applicant:	
Name: <u>RACE Coastal Engineering c/o Azure Dee Sleicher</u>	Day Time: [REDACTED]
Address: <u>611 Access Road</u>	E-Mail: [REDACTED]
City/Town: <u>Stratford</u>	State: <u>CT</u> Zip Code: <u>06615</u>

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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 185 Main Street, Westport, CT 06880
PID#: (9 Digits – Staff will provide) 9157 Zone: A
Gross Lot Area: 1.03 Acres
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 project site is a commercial property which includes 3 commercial structures, a parking lot, stone walkways and patio areas, as well as some grass areas. There is a seawall approximately 294-LF in length with two damaged sections approximately 16-SF and 22-SF in length. The property is adjacent to Saugatuck River but is sited along a mudflat / tidal creek that is separated by wetland areas from the main section of the river.
5. Indicate the area of the project site in acres 1.03 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 Applicant proposes to rebuild the two failed sections of the existing seawall, which are approximately 16' and 22' long. The repairs will consist of reclaiming the fallen seawall stones, deconstructing the remaining part of the damaged wall, and resetting all the courses of the seawall. The top of seawall will remain at the existing elevation and repairs to be in-place and in-kind. Minor repairs will be made upland to the timber lag wall reduce any impacts on the seawall or further potential damage. Behind the repaired sections, a drainage trench will be installed. This trench will lead to a weep hole centered at the damaged area to reduce hydrostatic pressure from rainfall or flood events. In addition, chinking along the faces of the remaining seawall will occur to fill in the voids, for general maintenance, that were observed during the initial inspection.

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 proposed repairs have no anticipated impact on stormwater.

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

* General Coastal Resource policy is applicable to all proposed activities

Part IV: Consistency with Applicable Coastal Resource Policies and Standards

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

The locations and conditions of the resources are shown on the attached plans and photographs. The proposed work proposes no significant adverse impacts to any of the coastal resources identified in Part III. The proposed work will be located waterward of the CT Coastal Jurisdiction Line, such that it is within CT DEEP Jurisdiction, and a CT DEEP permit has already been issued for this project. As a repair project to an existing permanent structure that pertains to its maintenance, this work is consistent with all of the applicable coastal resources policies and standards. As reviewed by the CT DEEP & Bureau of Aquaculture there are no anticipated impacts to shellfish resources or other aquatic life. The proposed work will serve to increase resilience to existing upland structures and prevent further damage along the existing seawall.

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):

General Development -- CGS § 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)

- The proposed work in its entirety will be performed waterward of the Coastal Jurisdiction Line, so this project is within CT DEEP Jurisdiction. A CT DEEP permit has already been issued for this project.

Water-Dependent Uses -- CGS § 22a-92(a)(3) and 22a-92(b)(1)(A); definition CGS § 22a-93(16)

- The purpose of the proposed work is to increase the resiliency of the project site to significant storm events. Increasing resiliency at the site will better shield the inland property buildings from wave action, flooding, and erosion.

Coastal Structures and Filling -- CGS § 22a-92(b)(1)(D)

- The proposed work in its entirety will be performed landward of the Coastal Jurisdiction Line, so this project is within CT DEEP Jurisdiction. A CT DEEP permit has already been issued for this project.

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:

Providing maintenance to the existing, permitted seawall qualifies as water-dependent use as defined in CGS § 22a-93(16) because the seawall repair requires direct access to the coastal water that it shields the property parcel from.

Part VIII: Mitigation of Potential Adverse Impacts

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

No adverse impacts are anticipated from the partial reconstruction and maintenance of the existing seawall. The construction of the repair will be performed by laborers using hand and power tools. Small machinery, from the upland, may be utilized to temporarily remove and reinstall larger stones during the deconstruction and reconstruction. The majority of the work can be done from the upland or within an approximately 3 foot wide area directly in front of the seawall being temporarily impacted to remove and reset stones from the damaged areas.

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 long term or remaining adverse impacts are expected to result from the proposed work.

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.

	1-27-2026
Applicant's Signature	Date
	1-27-2026
*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.