

Planning Commission Regular Meeting Minutes

Tuesday October 4th, 2016

Present: Brian Schuch, Chairman
Peter Lynch
Rita Palazzo, Secretary
Kirk Scott
Sami Yousuf, Alternate *(Sat as Regular Member)
Michael Hess, Alternate*(Sat as Regular Member)
Don Phimister, Alternate

Also Present: Gary Goeschel, Planning Director

Absent: Brenda Henderson
Joan Bengtson
Holly Cheeseman, Ex-Officio

Mr. Schuch called this Regular Meeting of the Planning Commission to order at 7:17p.m.

I. Additions to the Agenda

There were none.

II. Public Delegations

Public Delegations is the time when members of the public are invited to speak to the Commission about certain matters. Issues or concerns related to approve subdivisions under construction (Item VI) and in-house proposals or general topics of discussion (Item VII) are open to comment. Items, referrals, or applications subject to a decision by the Commission, a public hearing, or in litigation may not be discussed. The members of the Commission will not directly answer questions or make comment during delegations.

There were none.

III. Reports

A. Communications

Mr. Goeschel detailed the proposal by American Towers, LLC and New Cingular Wireless PCS, LLC for a cell tower at 2 Arbor Crossing; there is already an existing tower on this site and the silo being proposed would actually be lower in height than the existing tower.

The Commission briefly discussed this referral.

A. Liaison to Zoning

Ms. Palazzo said the last Zoning Meeting was cancelled.

B. Ex-Officio: Holly Cheeseman

Ms. Cheeseman was not in attendance.

C. Town Planner Gary Goeschel

Mr. Goeschel said he is holding a community resilience building workshop with the Nature Conservancy on November 2nd, 2016. The workshop will primarily consist of Town Staff and he will be sending out a "save the date" notice.

Mr. Goeschel also briefly discussed the final draft of the JLUS Study.

D. Sub-Committees

a. Sustainable Development and Climate Adaptation

They have not met, but the workshop with Adam Welchel of the Nature Conservancy will take place on November 2nd, 2016.

b. Walkability

The Walkability Subcommittee met this evening at 6:00p.m. Land Use Intern Kevin presented a proposed Sidewalk Plan. The Sub-Committee is looking to perform a suitability study to help with this project. Mr. Schuch said they also want to measure the current walkability in Town.

E. Chairman Brian Schuch

Mr. Schuch had nothing to report.

IV. Approval of Minutes

A. September 6th, 2016 Regular Meeting Minutes

- **Motion (1)**

Ms. Bengtson moved to approve the Regular Meeting Minutes of the September 6th, 2016 meeting.

Mr. Lynch seconded the motion.

Vote: 5-0-1. Motion passed.

Mr. Hess abstained from the vote due to his absence from the September 6th, 2016 meeting.

V. Subdivision & Re-Subdivisions

A. Subdivision Application

Re-Subdivision 24 Darrows Ridge Road, East Lyme; Jason Pazzaglia, Applicant; Pazz and Construction LLC, Owner: Application and Waiver Request from Section 23.5 B of the East Lyme Subdivision Regulations for a 1-Lot Re-Subdivision of 5.29 acres of land within the R-40 Zoning district located at 24 Darrows Ridge Road East Lyme, Connecticut.

This Application was the Public hearing that took place this evening and has been continued to the next regularly scheduled meeting.

VI. Zoning Referrals (CGS 8-3a)

Proposed changes in zoning regulations or boundaries shall be referred to the Planning Commission for a report that shall contain the findings of the planning commission on consistency of a proposed regulation or boundary changes with the Plan of Development and any other recommendations the Planning Commission deems relevant. Failure of the Planning Commission to report prior to or at the hearing shall be taken as approval of such proposals. The report of the Planning Commission regarding such proposal shall include the reasons for the commission's vote and shall be incorporated into the records of any public hearing held thereon by the Zoning Commission. A proposal disapproved by the Planning Commission may be adopted by the Zoning Commission by a vote of not less than two-thirds of all the members of Zoning Commission.

There were no zoning referrals.

VII. Municipal Referrals (CGS 8-24)

- A. Town of East Lyme;** Installation of 101 (+/-) FT wide main float with associated restraint piles, and water/electric utilities accessed from an existing float and ramp and the installation of a new ADA kayak/canoe launch float, all waterward of the Mean High Water and CT Coastal Jurisdiction Lines (CJL.)

- B. Town of East Lyme;** Construct a new 5-FT wide x 9 (+/-) LF wood pile and timber ramp landing with rails and associated hinged ramp. Install an 8-FT wide float and 40 (+/-) LF of 6'FT wide float all with associated restraint piles and safety rails along the shoreward edge of the floats, waterward of the Mean High Water and CT Coastal Jurisdiction Lines (CJL.)

Mr. Nielson, P.E. of DOCKO, INC was in attendance to present this proposal. Both of these projects have been submitted to DEEP for permits.

The Grand Street Dock will provide boaters using the boat launch a loading zone on the north side of the dock. The south side of the dock will provide dingy dockage space for visiting boats that are anchored or moored. This will allow boaters to walk in Town and visit the local businesses.

The Cini Park Project will provide dingy dock space as well as space for a few smaller boats. There is a handicapped kayak launch attached to the west side of the dock that will be one of the first in the State.

Overall, both projects will enhance public access and provide transient boater access to the beach, Cini Park and the town. These projects have been approved and reviewed by the Shellfish Commission.

Mr. Goeschel said he provided plans of the projects, which are in the Member Packets (attached.)

The Commission discussed the projects in depth.

Mr. Neilson explained the dock at Cini Park will run parallel to the shore.

Ms. Palazzo asked about the electric utilities and Mr. Nielson said it was put in the initial application to give the Town the option to add it in the future if they so chose.

Mr. Schuch asked about the handicapped access and asked if the current restroom facilities are suitable.

Mr. Goeschel detailed the STEEP Grant that was awarded and explained the plan is to bring in a portable bathroom that could be removed in the event of a storm; this is the most viable solution to the flood elevation issue. The money from the Grant will be utilized for the Water and Sewer infrastructure.

Mr. Schuch said it would be nice to have a master plan for Cini Park and that perhaps Planning could help devise this.

The Commission discussed handicapped parking at Cini Park.

The Commission asked about the cost and Mr. Nielson replied that \$50,000 to \$60,000 is a fair estimate.

- ****Motion (2)**

Ms. Palazzo moved to approve the Referral by the Town of East Lyme for installation of 101 (+/-) FT wide main float with associated restraint piles, and water/electric utilities accessed from an existing float and ramp and the installation of a new ADA kayak/canoe launch float, all waterward of the Mean High Water and CT Coastal Jurisdiction Lines (CJL.)

Mr. Lynch seconded the motion.

Vote: 6-0-0. Motion passed.

Mr. Goeschel noted there is no handicapped access to the dock but it's not due to lack of trying; technically, it is not feasible.

The Commission discussed similar projects in the area such as the Jail Point Access Dock in Mystic, the one at the New London Marina by the train station, and Brown's Park in Norwich.

- ****Motion (3)**

Mr. Scott moved to approve the Referral by the Town of East Lyme to construct a new 5-FT wide x 9 (+/-) LF wood pile and timber ramp landing with rails and associated hinged ramp. Install an 8-FT wide float and 40 (+/-) LF of 6'FT wide float all with associated restraint piles and safety rails along the shoreward edge of the floats, waterward of the Mean High Water and CT Coastal Jurisdiction Lines (CJL.)

Mr. Lynch seconded the motion.

Vote: 6-0-0. Motion passed.

- ****Motion (4)**

Ms. Palazzo moved to adjourn the Planning Commission Meeting at 8:44p.m.

Mr. Hess seconded the motion.

Vote: 6-0-0. Motion passed.

Respectfully Submitted,



Brooke D. Stevens,
Recording Secretary

STEVENS, HARRIS, GUERNSEY & QUILLIAM, P.C.

ATTORNEYS AND COUNSELORS AT LAW

351 MAIN STREET

P. O. DRAWER 660

NIANTIC, CONNECTICUT 06357

**RONALD F. STEVENS
THEODORE A. HARRIS
PAUL M. GUERNSEY
PAIGE STEVENS QUILLIAM
MICHAEL L. McGLINCHEY**

**TEL (860) 739-6906
FAX (860) 739-2997
E-MAIL shg-realestate@snet.net**

October 4, 2016

Mr. Brian Schuch, Chairman
East Lyme Planning Commission
P.O. Box 519
Niantic, CT 06357

Re: Application of Pazz & Construction, LLC scheduled for Public Hearing on 10/4/16

Dear Chairman:

Please accept this letter as the request of the Applicant to open the scheduled public hearing and continue it without testimony to your next regularly scheduled meeting. This request is being made due to a family emergency of the Project Engineer, without whom an effective presentation to the Commission or Public cannot be made. In addition, please also accept this letter as the Applicant's consent to an extension of time within which to close the public hearing, should one be necessary to reach the next regular meeting.

I appreciate your consideration in this matter.

Yours very truly,



Theodore A. Harris

TAH:jpl

Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357



Town Engineer
Victor A. Benni, P.E.

860-691-4112
FAX 860-739-6930

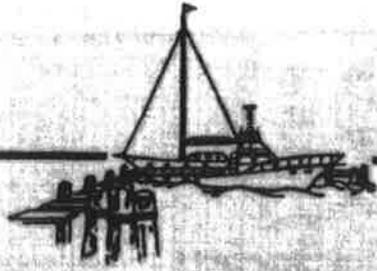
To: Gary Goeschel, Director of Planning
From: Victor Benni, P.E., Town Engineer 
Date: October 4, 2016
Re: 24 Darrows Ridge Road – Resubdivision / Site Plan Review
(Darrows Point Conservation Design Development)

Information submitted by the Applicant which was considered in this review:

- Darrows Point Conservation Design Development, 24 Darrows Ridge Road, East Lyme, Connecticut, Owner/Applicant: Pazz & Construction LLC, 6-Sheet Drawing Set, Date: August 23, 2016, Revised to: 10/4/16, by: J.Robert Pfanner & Associates, P.C.
- Drainage Report, Prepared for Pazz and Construction LLC, Location: 24 Darrows Ridge Road, East Lyme, CT, Date: August 23, 2016, by J.Robert Pfanner & Associates, P.C.

This office has reviewed the above referenced information and has the following comments:

1. Erosion and Sedimentation controls include siltfence backed by haybales at southern section of development; adjacent to the Conservation Area and the 100' Upland Review Area (Sheet SD-3). Long term maintenance and inspection notes and outlet protection included for stormwater drainage basins (Sheet SD-6).
2. The *Drainage Report* verifies that the drainage basins have been designed to treat the first inch of runoff and have been sized to minimize and maintain the peak flows off site to the pre-development rates and volumes. The proposed design meets the intent of the stormwater regulations by addressing stormwater quality, peak flow, and volume discharges offsite for up to the 100-year storm event.
3. An Erosion and Sedimentation bond in the amount of \$ 8,000 (\$ 4,000 per Lot) is recommended by this Department.



Docko, Inc. *Serving the waterfront community since 1987*

P.O. Box 421, Myrtle, CT 06355 (860) 572-8939 Fax: (860) 572-7569, email: office@docko.com

September 21, 2016

Mr. William Mulholland, **Zoning Official**
Town of East Lyme
108 Pennsylvania Avenue
Niantic, CT 06357

**Re: Town of East Lyme, Planning Commission
Cini Park/New Transient Facilities
CGS 8-24**

Dear Mr. Mulholland:

We are transmitting herewith application drawings for new transient facilities for the Town of East Lyme property at Cini Park in Niantic. This submission is in conjunction with CGS Section 8-24.

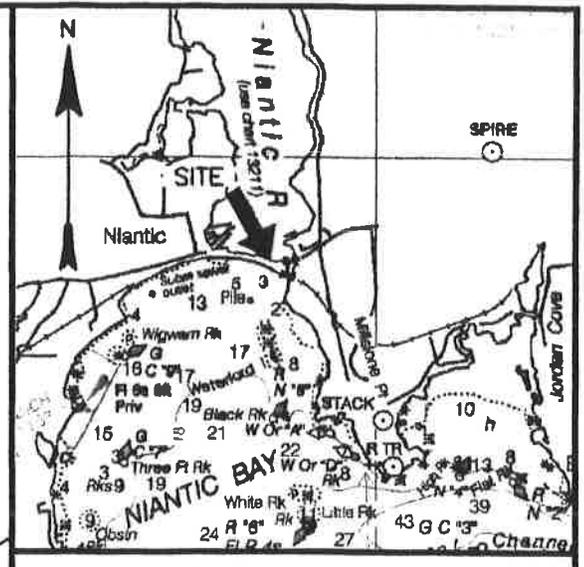
I trust that you will find these application drawings complete and acceptable. We look forward to making a presentation to the Commission on Tuesday night, October 4, 2016 and to receiving your comments. Please do not hesitate to contact us if you should have any questions or the need for further information should arise.

Yours truly,
DOCKO, INC.

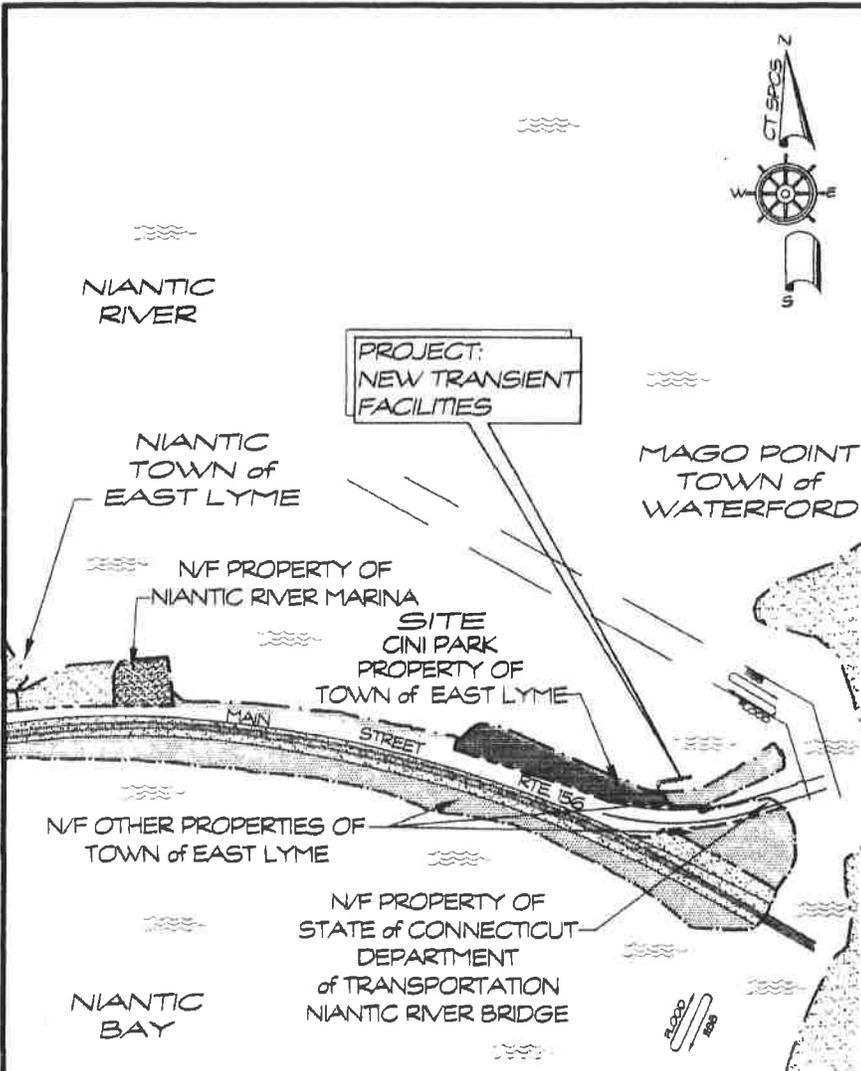


Keith B. Neilson, P.E.

KBN: cc
Enclosure
CC: Mr. William Scheer
File: 04-14-2584 TOWN OF EAST LYME



LOCATION MAP
 REFERENCE CHART: 12354
 GRAPHIC SCALE IN YARDS
 2000 0 2000



OVERALL PLAN
 GRAPHIC SCALE 1" = 600'
 600 300 0 600

- NOTES:**
- ELEVATION DATUM IS MLW.
 - TIDE DATA IS TAKEN FROM 2014 NOAA TIDE TABLES REFERENCE : NEW LONDON. CUL IS TAKEN FROM THE COASTAL JURISDICTIONAL LINE FACT SHEET : EAST LYME
 - PROJECT DESCRIPTION:**
 INSTALL 101 LF OF 8-FT WIDE MAIN FLOAT WITH ASSOCIATED RESTRAINT PILES AND WATER/ELECTRIC UTILITIES ACCESSED FROM AN EXISTING FLOAT AND RAMP. ALSO INSTALL A NEW ADA KAYAK/CANOE LAUNCH FLOAT, ALL WATERWARD OF THE MEAN HIGH WATER AND THE CONNECTICUT COASTAL JURISDICTION LINES.
 - PROJECT PURPOSE:**
 THIS IS A MUNICIPAL TRANSIENT FACILITY IN SUPPORT OF RECREATIONAL BOATING.
 - THESE APPLICATION DRAWINGS REPRESENT A COMPILATION OF SURVEYS FOR ENVIRONMENTAL PERMIT PURPOSES. THEY ARE NOT CONSTRUCTION CONTRACT DOCUMENTS. A TOWN BUILDING PERMIT MAY BE REQUIRED.

- 6. ADJOINING PROPERTY OWNERS:**
- | | |
|--|---|
| NORTH:
NIANTIC RIVER MARINA INC
130 WHALLEY AVENUE
NEW HAVEN, CT 06515 | SOUTH:
STATE of CONNECTICUT
DEPARTMENT of TRANSPORTATION
2800 BERLIN TURNPIKE
WETHERSFIELD, CT |
|--|---|

REVISED 7-31-15 DI PROJECT DESCRIPTION
 REVISED 1-19-16 DI PROJECT DESCRIPTION

DRAFT

PROJECT: NEW TRANSIENT FACILITIES

LOCATION: CINI PARK - TOWN of EAST LYME
 NEW LONDON COUNTY, CONNECTICUT

WATERWAY: NIANTIC RIVER

DATE: JULY 18, 2014

APPLICANT: TOWN of EAST LYME

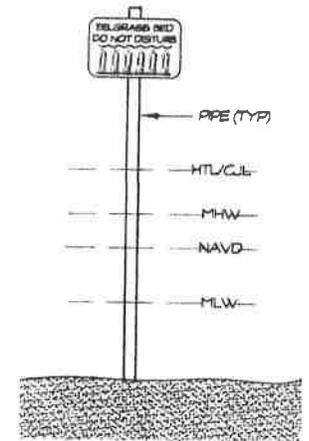
AGENT: SHEET 1 OF 4
DOCKO, INC.
 Keith B. Neilson, PE
 Mystic, CT 06355
 860 572 8939 FAX 860 572 7569
 EMAIL: office@docko.com

DWG 04-14-2584

NOTE: EELGRASS SIGNS
PIPES/POSTS MAY BE
RELOCATED TO REFLECT
CHANGES IN EELGRASS
BED EXTENT AND
CONFIGURATION.

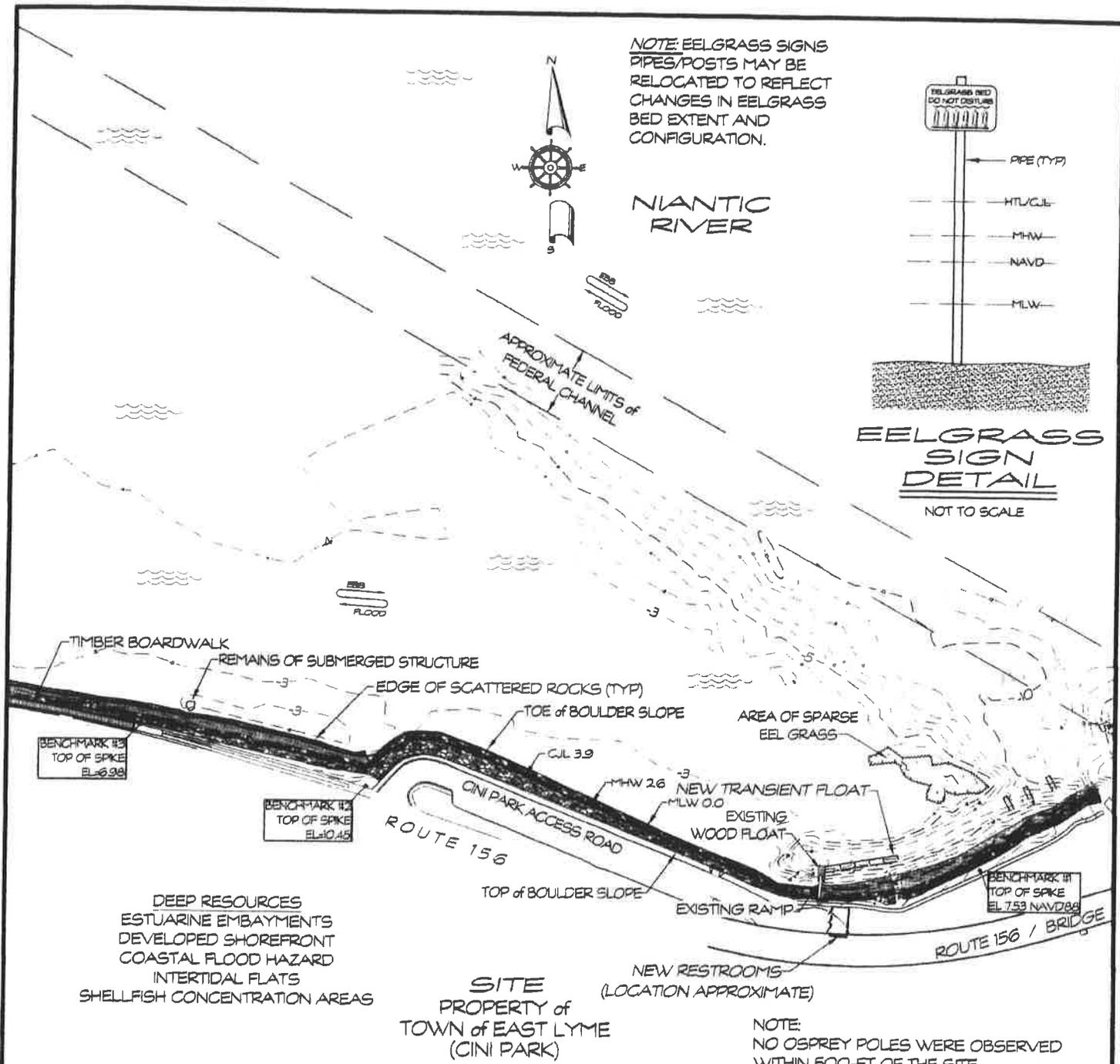


NIANTIC RIVER



**EELGRASS
SIGN
DETAIL**

NOT TO SCALE



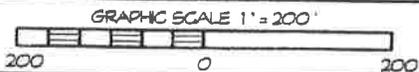
DEEP RESOURCES
ESTUARINE EMBAYMENTS
DEVELOPED SHOREFRONT
COASTAL FLOOD HAZARD
INTERTIDAL FLATS
SHELLFISH CONCENTRATION AREAS

**SITE
PROPERTY of
TOWN of EAST LYME
(CINI PARK)**

NOTE:
NO OSPREY POLES WERE OBSERVED
WITHIN 500-FT OF THE SITE

ELEVATIONS ARE BASED ON MLW
SURVEY by JAMES BERNARDO LAND SURVEYING LLC

EXISTING CONDITIONS



REVISED 7/31/15 DI
DETAIL / NOTES
REVISED 1-19-16 TOEL
DOCK FOOTPRINT &
MOORINGS

DRAFT

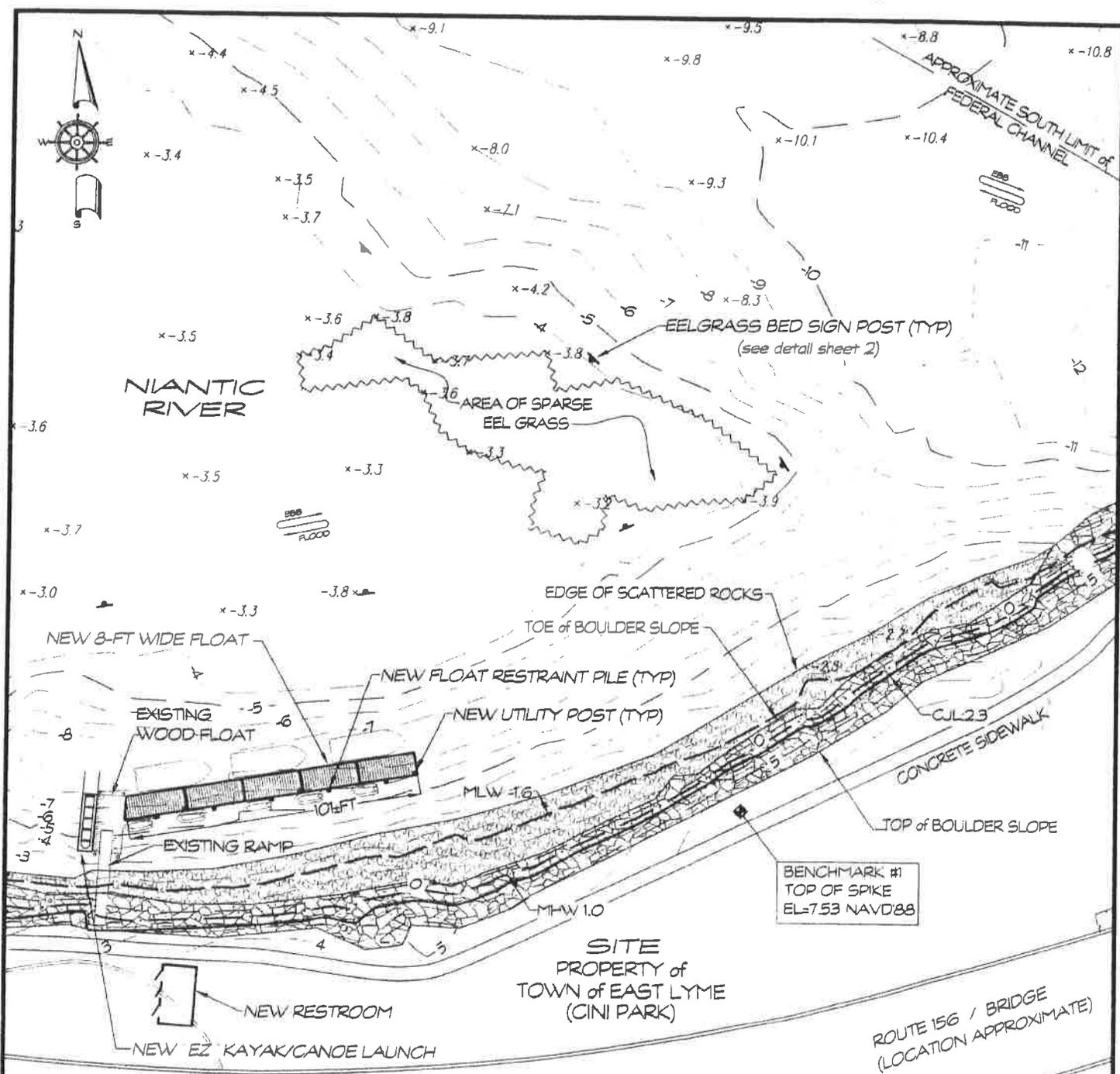
PROJECT: **NEW TRANSIENT FACILITIES**

LOCATION: CINI PARK - TOWN of EAST LYME
NEW LONDON COUNTY, CONNECTICUT
WATERWAY: NIANTIC RIVER
DATE: JULY 28, 2014
APPLICANT: TOWN of EAST LYME

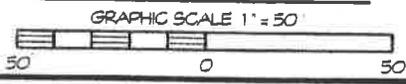
AGENT: SHEET 2 OF 4
DOCKO, INC.
Kerth B. Neilson, PE
Mystic, CT 06355
860 572 8939 FAX 860 572 7569
EMAIL: office@docko.com



DWG 04-14-2584



PLAN VIEW



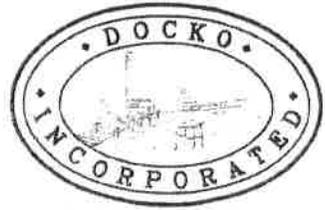
ELEVATIONS ARE BASED ON MLW SURVEY by JAMES BERNARDO LAND SURVEYING LLC

DRAFT

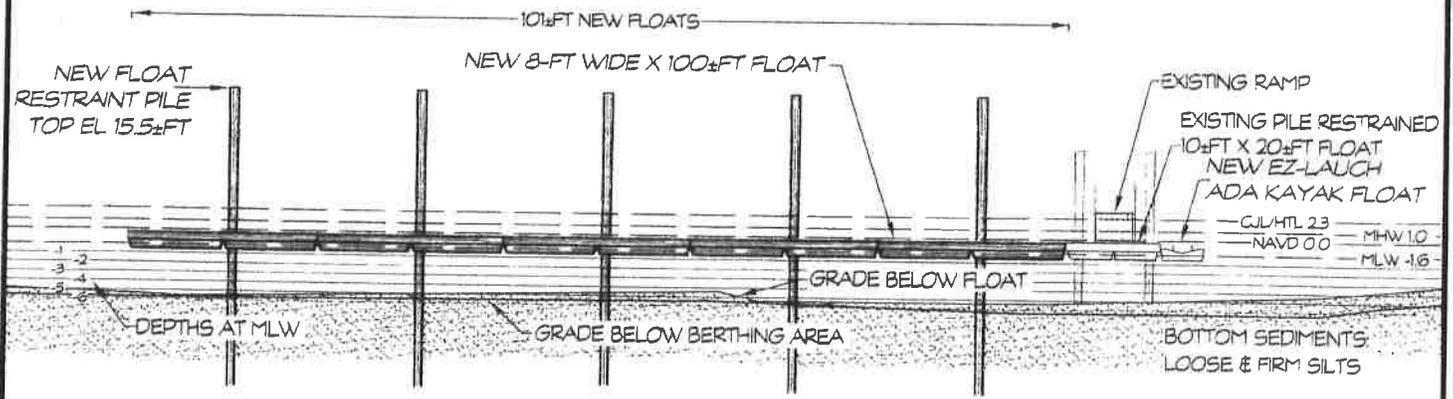
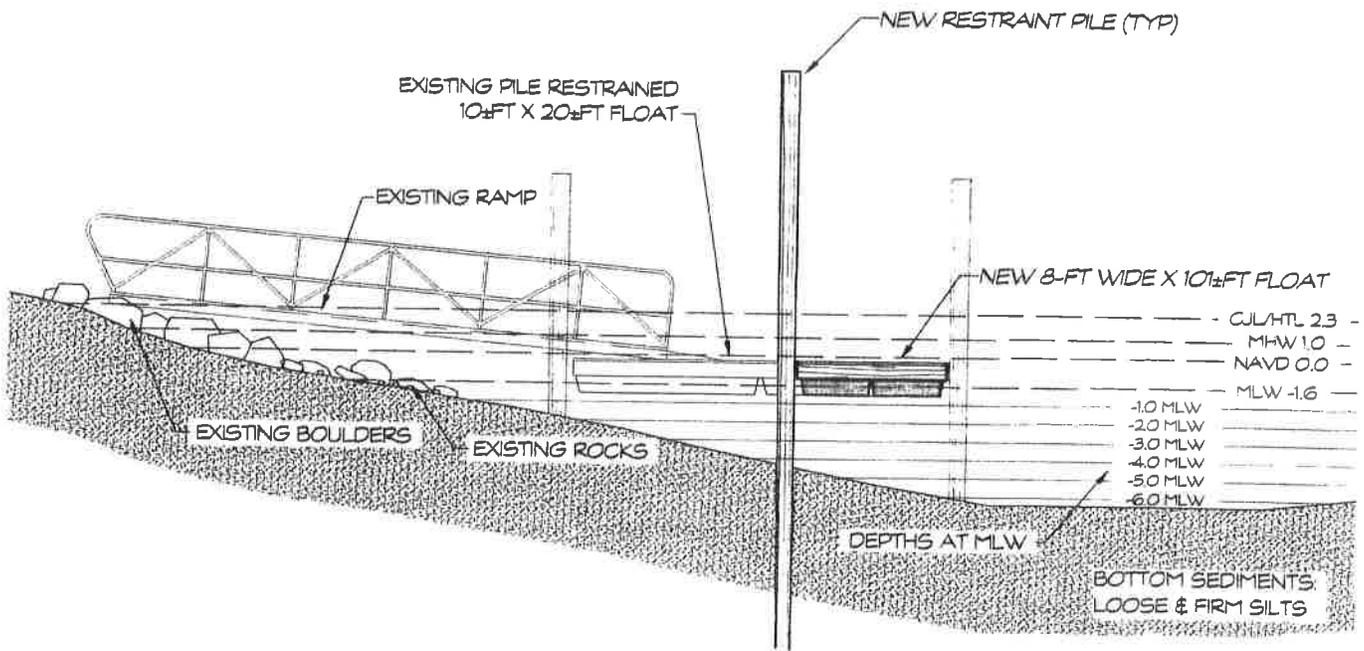
REVISED 7/31/15 DI NOTES
 REVISED 1-19-16 TOEL DOCK LAYOUT & MOORINGS

PROJECT: NEW TRANSIENT FACILITIES
 LOCATION: CINI PARK - TOWN of EAST LYME
 NEW LONDON COUNTY, CONNECTICUT
 WATERWAY: NIAN TIC RIVER
 DATE: JULY 28, 2014
 APPLICANT: TOWN of EAST LYME

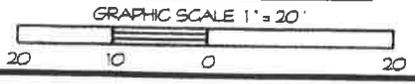
AGENT: SHEET 3 OF 4
DOCKO, INC.
 Keith B Neilson, PE
 Mystic, CT 06355
 860 572 8939 FAX 860 572 7569
 EMAIL office@docko.com



DWG 04-14-2584



PLAN VIEW



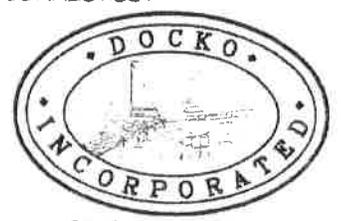
ELEVATIONS ARE BASED ON NAVD'88

DRAFT

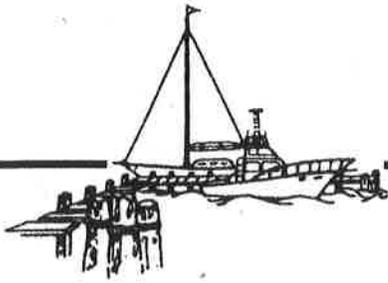
REVISED 7-31-15 D.I.
 NOTES & ADA FLOAT
 REVISED 1-19-16 TOEL
 DOCK LAYOUT &
 MOORINGS

PROJECT: NEW TRANSIENT FACILITIES
 LOCATION: CINI PARK - TOWN of EAST LYME
 NEW LONDON COUNTY, CONNECTICUT
 WATERWAY: NIAN TIC RIVER
 DATE: JULY 28, 2014
 APPLICANT: TOWN of EAST LYME

AGENT: SHEET 4 OF 4
DOCKO, INC.
 Keith B. Neilson, PE
 Mystic, CT 06355
 860 572 8939 FAX 860 572 7569
 EMAIL: office@docko.com



DWG 04-14-2584



Docko, Inc. *Serving the waterfront community since 1987*

P.O. Box 421, Mystic, CT 06355 (860) 572-8939 Fax: (860) 572-7569, email: office@docko.com

August 31, 2016

Mr. William Mulholland, Zoning Official
Town of East Lyme
108 Pennsylvania Avenue
Niantic, CT 06357

Re: Town of East Lyme, Planning Commission
Grand Street New Staging/Transient Dock
CGS 8-24

Dear Mr. Mulholland:

We are transmitting herewith application drawings for new staging and transient dinghy dock facilities for the Town of East Lyme Launch Ramp property located at the terminus of Grand Street in Niantic. This submission is in conjunction with CGS Section 8-24.

I trust that you will find these application drawings complete and acceptable. We look forward to making a presentation to the Commission on Tuesday night, September 6, 2016 and to receiving your comments. Please do not hesitate to contact us if you should have any questions or the need for further information should arise.

Yours truly,
DOCKO, INC.

Keith B. Neilson, P.E.

KBN: cc
Enclosure
CC: Mr. William Scheer
File: 10-02-2178 TOWN OF EAST LYME



NIANTIC RIVER

NIANTIC TOWN of EAST LYME

N/F PROPERTY OF HARBOR HILL MARINA

SITE
N/F PROPERTY OF TOWN of EAST LYME

PROJECT: NEW TRANSIENT/STAGING DOCK

GRAND STREET

N/F PROPERTY of BOATS REALTY LLC

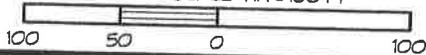
MAIN STREET (CT ROUTE 156)

NIANTIC BAY



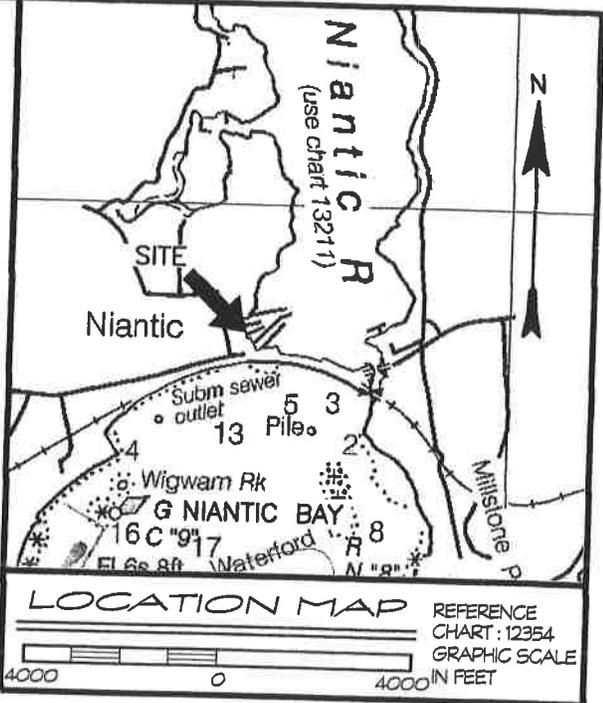
OVERALL PLAN

GRAPHIC SCALE 1 IN = 100 FT



REVISED 2-17-16 TO EL
PROJECT DESCRIPTION

DRAFT



NOTES:

- ELEVATION DATUM IS NGVD 1929.
- TIDE DATA IS TAKEN FROM 2016 NOAA TIDE TABLES REFERENCE : NIANTIC RIVER. CUL IS TAKEN FROM THE COASTAL JURISDICTIONAL LINE FACT SHEET : EAST LYME
- PROJECT DESCRIPTION:
CONSTRUCT A NEW 5-FEET WIDE X 9-1/2 FEET WOOD PILE AND TIMBER RAMP LANDING WITH RAILS AND ASSOCIATED HINGED RAMP. INSTALL AN 8-FEET WIDE X 16-1/2 FEET RAMP LANDING FLOAT WITH RAILS. 26-1/2 FEET OF 8-FEET WIDE FLOAT AND 40-1/2 FEET OF 6-FEET WIDE FLOAT ALL WITH ASSOCIATED RESTRAINT PILES AND SAFETY RAILS ALONG THE SHOREWARD EDGE OF THE FLOATS, WATERWARD OF THE MEAN HIGH WATER AND COASTAL JURISDICTION LINES.
- PROJECT PURPOSE:
TO PROVIDE DOCKING FOR TRANSIENT MOORING DINGHIES AND BOAT STAGING AT A MUNICIPAL LAUNCH RAMP.
- THESE APPLICATION DRAWINGS REPRESENT A COMPILATION OF SURVEYS FOR PERMIT PURPOSES. THEY ARE NOT CONSTRUCTION CONTRACT DOCUMENTS. A TOWN BUILDING PERMIT MAY BE REQUIRED.

6. ADJOINING PROPERTY OWNERS:

NORTH:	SOUTH:
HARBOR HILL MARINA, INC.	BOATS REALTY LLC
2 KNOLLWOOD DR	133 MAIN STREET
OLD SAYBROOK, CT 06475	NIANTIC, CT 06357

PROJECT: NEW STAGING/TRANSIENT DOCK

LOCATION: GRAND STREET - TOWN of EAST LYME
NEW LONDON COUNTY, CONNECTICUT

WATERWAY: NIANTIC RIVER
DATE: JANUARY 18, 2016
APPLICANT: TOWN of EAST LYME

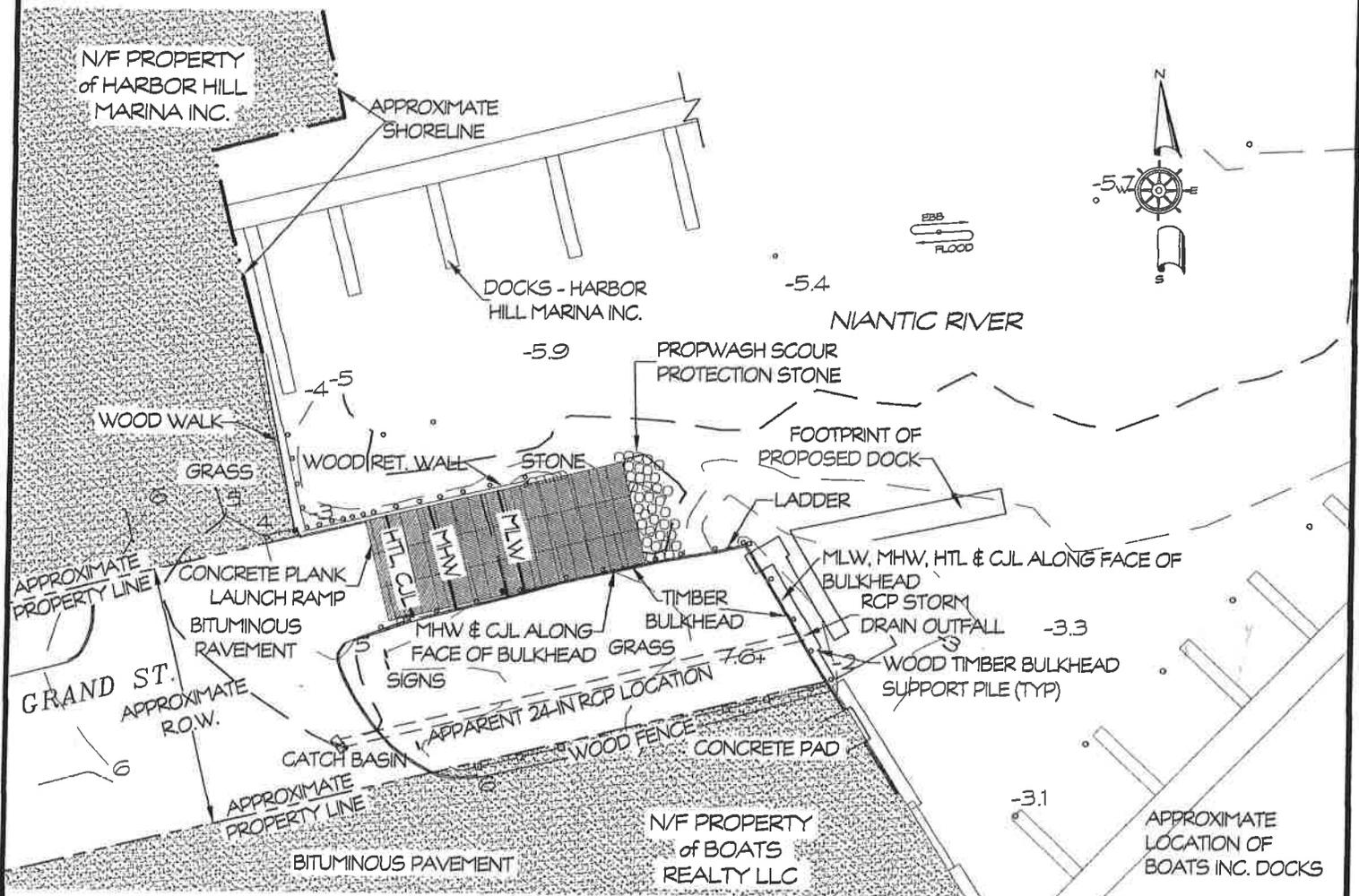
AGENT: SHEET 1 OF 4
DOCKO, INC.
Keith B. Nelson, PE
Mystic, CT 06355
860 572 8939 FAX 860 572 7569
EMAIL: office@docko.com



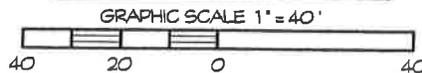
DWG 10-02-2178

NOTE:
NO OSPREY POLES WERE OBSERVED
WITHIN 500-FT OF THE SITE

DEP RESOURCES
ESTUARINE EMBAYMENTS
DEVELOPED SHOREFRONT
COASTAL FLOOD HAZARD
SHELLFISH CONCENTRATION AREAS



EXISTING CONDITIONS



SURVEY by J DEMPSEY ASSOCIATES
ELEVATIONS ARE BASED ON NGVD '29

DRAFT

REVISED 2-17-16 TO EL
SCALE, ADJOINING and
PROPOSED
DOCK FOOTPRINTS

PROJECT: NEW STAGING/TRANSIENT DOCK

LOCATION: GRAND STREET - TOWN of EAST LYME
NEW LONDON COUNTY, CONNECTICUT

WATERWAY: NIAN TIC RIVER
DATE: JANUARY 18, 2016
APPLICANT: TOWN of EAST LYME

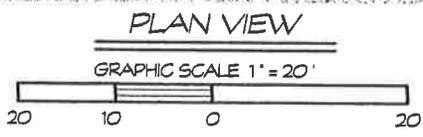
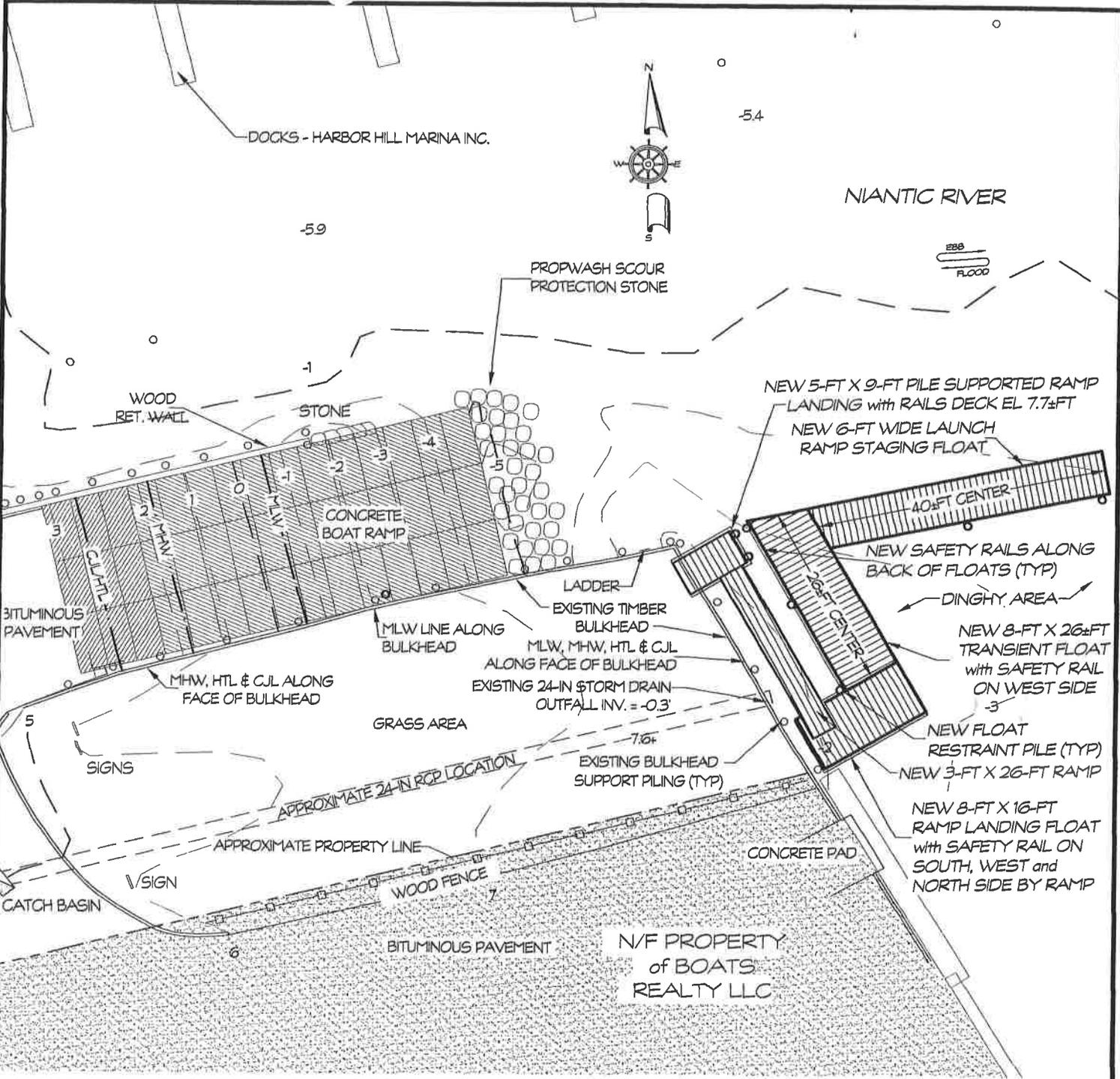
AGENT: SHEET 2 OF 4

DOCKO, INC.

Kelth B. Neilson, PE
Mystic, CT 06355
860 572 8939 FAX 860 572 7569
EMAIL: office@docko.com



DWG 10-02-2178



SURVEY by J DEMPSEY ASSOCIATES
ELEVATIONS ARE BASED ON NGVD 29

REVISED 2-4-16 TOEL
ADDITIONAL FLOAT
REVISED 2-17-16 TOEL
FLOAT CONFIGURATION

DRAFT

PROJECT: **NEW STAGING/TRANSIENT DOCK**

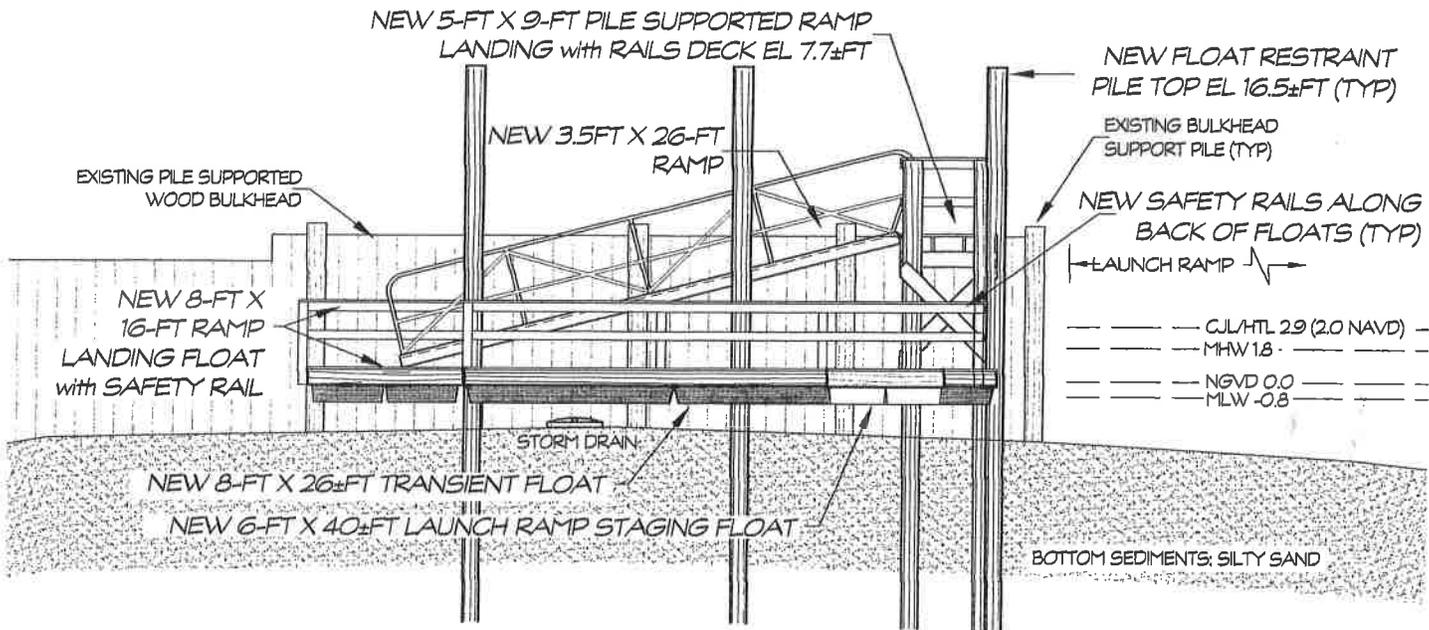
LOCATION: GRAND STREET - TOWN of EAST LYME
NEW LONDON COUNTY, CONNECTICUT

WATERWAY: NIANTIC RIVER
DATE: JANUARY 18, 2016
APPLICANT: TOWN of EAST LYME

AGENT: SHEET 3 OF 4
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Keith B. Nelson, PE
Mystic, CT 06355
860 572 8939 FAX 860 572 7569
EMAIL: office@docko.com

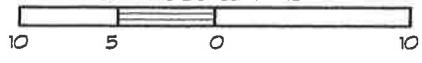


DWG 10-02-2178



TRANSIENT DOCK
WEST ELEVATION

GRAPHIC SCALE 1" = 10'



ELEVATIONS ARE BASED ON NGVD '29

REVISED 2-17-16 TO EL DOCK CONFIGURATION

DRAFT

PROJECT: NEW STAGING/TRANSIENT DOCK

LOCATION: GRAND STREET - TOWN of EAST LYME
NEW LONDON COUNTY, CONNECTICUT

WATERWAY: NIAN TIC RIVER

DATE: JANUARY 18, 2016

APPLICANT: TOWN of EAST LYME

AGENT: SHEET 4 OF 4

DOCKO, INC.

Kelth B. Nelson, PE

Mystic, CT 06355

860 572 8939 FAX 860 572 7569

EMAIL: office@docko.com



DWG 10-02-2178

Town of East Lyme

P.O. DRAWER 519

NIANTIC, CONNECTICUT 06357

Deputy Director of Public Works
William A. Scheer Jr.

860-691-4101
FAX 860-739-6930



To: Gary Goeschel, Director of Planning
From: Bill Scheer, P.E. , L.S. Deputy Director of Public Works
Date: September 27, 2016
Re: CGS 8-24 Review for the Proposed Docks at Cini Park and Grand Street Boat Launch

This office is requesting a CGS 8-24 review by the Planning Commission for municipal improvement for the projects referenced above. Both projects have been submitted to DEEP for permits. Shovel ready projects are more likely to receive funding including grants, and therefore we try to obtain necessary permitting (i.e. DEEP, 8-24) to ensure that the projects are viable.

Grand Street Dock:

This proposal will serve two purposes. To provide boaters using the boat launch a loading zone on the north side of the dock. Boaters can load or unload passengers and supplies after the boat is launched or before the boat is removed from the water. Currently passengers have to climb a vertical ladder on the bulkhead to enter or exit a boat. This improvement will make the existing Grand Street Boat launch much more user friendly. The south side of the dock will provide dingy dockage space for visiting boats that are anchored or moored. Waterford or East Lyme residents that have a dingy may also visit this dock. This will allow boaters to walk into town and visit the local businesses. If this project is constructed, rules and regulation regarding use, time limitations, and oversight will have to be developed.

Cini Park Dock:

This project will provide dingy dock space and space for a few smaller boats to allow boaters to go into Town and visit the local businesses. There is also a handicapped kayak launch attached to the west side of the dock that was spearheaded by a local Girl Scout. She is currently seeking funding for that portion of the project. If this project is constructed, rules and regulation regarding use, time limitations, and oversight will have to be developed.

c: Mark Nickerson, First Selectman