

# Town of

P.O. Drawer 519

Zoning Department



# East Lyme

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Niantic, Connecticut 06357

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DATE: September 3, 2020

TO: East Lyme Zoning Commission

FROM: William Mulholland *WM*

RE: Coastal Site Plan Application – 295 Old Black Point Rd

Coastal Site Plan reviews are mandated under the Coastal Management Act as found in Chapter 444 of the Connecticut General Statutes. This regulatory program is designed to protect the states coastal resources from unsuitable development on lands within the coastal boundary. Local shoreline communities must review specific types of development for compliance with the act.

In this application, Keith B. Neilson, P.E., Docko Inc., Agent for Mr. Vincent Dowling, proposes to construct a steel pile and concrete pedestal platform with rails and low voltage deck lighting, construct 4' wide platform access stairs with rails and an associated 8' wide x 12' stair landing with rails on a stone revetment at the southern tip of Black Point, adjacent to Long Island Sound and landward of the High Tide and CT Coastal Jurisdiction lines. Mr. Neilson is here this evening and will give a presentation.

1. **Move to APPROVE:** Application of Keith B. Neilson, P.E., Docko, Inc., Agent for Mr. Vincent Dowling, for a Coastal Area Management Review for New Platform, Stairs and Landing at 295 Old Black Point Road, Niantic, Connecticut.

Reasons:

1. Application is consistent with all-applicable goals and conditions of the CAM Act.
  2. Applicant has taken all reasonable measures to mitigate any adverse impacts of the proposed activity on both coastal resources and future water dependent uses.
2. **Move to DENY:** Application of Keith B. Neilson, P.E., Docko, Inc., Agent for Mr. Vincent Dowling, for a Coastal Area Management Review for New Platform, Stairs and Landing at 295 Old Black Point Road, Niantic, Connecticut.