

Jennifer Lindo

From: Balint, Marcy <Marcy.Balint@ct.gov>
Sent: Monday, August 31, 2020 12:41 PM
To: Bill Mulholland
Cc: Jennifer Lindo; Docko Office
Subject: CT DEEP LWRD Comments on Coastal Site Plan Review for 295 Black Point Road, East Lyme.



To: East Lyme Planning and Zoning Commission
From: Marcy L. Balint, Sr. Environmental Analyst
Subject: Referral on 295 Black Point Road, East Lyme
Date: August 31, 2020

Dear Commission Members,

Thank you for referring the above noted coastal site plan received electronically on August 31, as requested. Our office has reviewed the proposal for consistency with the goals and policies of the Connecticut Coastal Management Act (CCMA) and offers the following comments, focused on proper NFIP FEMA construction for the proposed decks.

The two part proposed deck system is not attached to any structure, independently supported, and landward of the Coastal Jurisdiction Line. . The Lower deck is 10ftx20ft within the VE14 zone, then connects via stairs leading up to an 8ftx12ft deck outside of VE flood zone. Because they are attached, the entire deck system to be considered within in the VE zone as loads will transfer to the upper deck.

Please see the FEMA Technical Bulletin 5, page 18 has a section on decks:
https://www.fema.gov/media-library-data/158501465139851e87b018df989c582615db14752736f/FEMA_TB5_508_rev03132020.pdf

The largest coastal management concern centers on the deck system's capacity to remain in place during a storm event for this location and ability to survive any erosion or scour. The lower deck notes an elevation of 17.5 ft, upper deck 22.2 ft. We assume this to be the top of the deck and not the lowest horizontal structural member and

should be confirmed, with confirmation also that the lowest support of decks would be above BFE. We recommend engineering certification for this design, which we assume Docko Inc. can provide or has already provided, specifically, that both these decks and the stairs will remain in place during the 100 year storm event for this particular location. The lighting proposed on the decks should be floodproofed/designed for a wet location. Also, since the deck is far away from the main structure, Docko should confirm the assumption that there is no possibility for deflection or transfer of loads to the main house.

We hope these comments prove useful to the Commission in their review of this Coastal Site Plan, which are provided in accordance with Section 22a-105 thru 109 of the CCMA, and do not necessarily reflect other zoning considerations which may apply.

Sincerely,

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