

Town of East Lyme

Application Form Municipal Coastal Site Plan Review

For Projects Located Fully or Partially Within the Coastal Boundary

Please complete this form in accordance with the attached instructions (CSPR-INST-11/99) and submit it with the appropriate plans to the appropriate Town of East Lyme agency. Three (3) complete sets of full size plans are required, and one (1) 11" x 17" set of plans.

Section I: Application Identification

Applicant:	<u>Town of East Lyme, Department of Public Works</u>	Date:	<u>January 14, 2021</u>
Address:	<u>PO Box 519, 108 Pennsylvania Ave., Niantic, CT 06357</u>	Phone:	<u>860-691-4101</u>
Project Address or Location:	<u>(End of) Laurel Street Embankment Erosion Mitigation</u>		
Interest in Property:	<input type="checkbox"/> fee simple <input type="checkbox"/> option <input type="checkbox"/> Lessee <input type="checkbox"/> easement <input checked="" type="checkbox"/> other (specify) <u>owned by Conn Spiritualist CM Assoc, adjacent to access easement</u>		
List primary contact for correspondence if other than applicant:			
Name:	<u>Bill Scheer, Dep. Dir. of Public Works</u>		
Address:	<u>PO Box 519, 108 Pennsylvania Ave.</u>		
City/Town:	<u>Niantic</u>	State:	<u>CT</u> Zip Code: <u>06357</u>
Business Phone:	<u>860-691-4101</u>		
e-mail:	<u>bscheer@eltownhall.com</u>		

Section II: Project Site Plans

Please provide project site plans that clearly and accurately depict the following information, and check the appropriate boxes 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 Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
- Soil erosion and sediment controls
- Storm water treatment practices
- Ownership and type of use on adjacent properties
- Reference datum (i.e. National Geodetic Vertical Datum, Mean Sea Level, etc.)

Section III: Written Project Information

Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site Plan Review:

- Site Plan for Zoning Compliance
- Subdivision or Resubdivision Application
- Special Permit or Special Exception
- Variance
- Municipal Project (CGS Section 8-24)

Part I: Site Information

1. Street Address or Geographical Description:

(End of) Laurel Street

Town of East Lyme

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:

Niantic River

4. Identify and describe the existing land use on and adjacent to the site. Include any existing structures, municipal zoning classification, significant features of the project site:

Existing land use on-site is residential and for association use.

Existing structures consist of an asphalt paved road and both wooded and grass areas.

Significant feature of the site is the steep sloped embankment adjacent to road.

Existing land use adjacent to the site include waterfront to the west, a road to the east, and residential to the north and south. The site is located within the R-10 (Residential District).

5. Indicate the area of the project site: 500 acres or square feet (circle one)

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 stormwater 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 activity consists of stabilizing/armoring an embankment that has eroded as a result of a Town road/ driveway construction. Concrete blocks will be installed at base of embankment. Rip-rap or stone will be placed in erosion channel and over and in front of blocks for visual reasons.

There will be no grading or demolition at the site. There will be site preparations of clearing brush necessary to stabilize embankment at the site. The amount of impervious cover will not change.

Construction is intended to occur over the winter or spring for a period of one to two days.

There would be no change in the existing permitted use of the site as residential.

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 loading 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):

The use of stone to stabilize a sloped embankment is a best management practice (BMP).

The intent of this project is to stabilize an existing erosion condition. This will result in less TSS entering the Niantic River and a slight increase in infiltration.

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 Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)	X			
Beaches & Dunes – Definition: CGS Section 22a-93(7)(C); Policy: CGS Sections 22a-92(b)(2)(C) and 22a-92(c)(1)(K)				X
Bluffs & Escarpments – Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)	X	X		
Coastal Hazard Area – Definition: CGS Section 22a-93(7)(H); Policy: 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	X		
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters – Definition: CGS Sections 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A)	X	X		
Developed Shorefront – Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)				X
Freshwater Wetlands and Watercourses – Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)				X
Intertidal Flats – Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)				X
Islands – Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)				X
Rocky Shorefront – Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)				X
Shellfish Concentration Areas – Definition: Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)	X	X		
Shorelands – Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)	X	X		
Tidal Wetlands – Definition: CGS Section 22a-93(7)(E); Policies: CGD Sections 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)	X	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 of the identified coastal resources are as shown on the Connecticut Department of Environmental Protection's 1979 Coastal Resources Map in the vicinity of East Lyme. This proposed project is bordered on the south and west by the Niantic River Estaurine Embayments, Coastal Hazard Area, Bluffs & Escarpments, and Shellfish Concentration Areas; and on the north and east by Shorelands. The proposed activities are consistent with coastal resource policies and standards. As such, there would be no adverse impacts expected from the proposed project.

Part V: Identification of Applicable Coastal Use and Activity Policies and Standards

- Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the proposed project or activity:
- General Development* - CGS Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
 - Water-Dependent Uses** - CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A);
Definition CGS Section 22a-93(16)
 - Ports and Harbors – CGS Section 22a-92(b)(1)(C)
 - Coastal Structures and Filling – CGS Section 22a-92(b)(1)(D)
 - Dredging and Navigation – CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
 - Boating – CGS Section 22a-92(b)(1)(G)
 - Fisheries – CGS Section 22a-92(c)(1)(I)
 - Coastal Recreation and Access – CGS Sections 22a-92(a)(6), 22a-92(c)(1)(J) and 22a-92(c)(1)(K)
 - Sewer and Water Lines – CGS Section 22a-92(b)(1)(B)
 - Fuel, Chemicals and Hazardous Materials – CGS Sections 22a-92(b)(1)(C), 22a-(b)(1)(E), and 22a-92(c)(1)(A)
 - Transportation – CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
 - Solid Waste – CGS Section 22a-92(a)(2)
 - Dams, Dikes and reservoirs – CGS Section 22a-92(a)(2)
 - Cultural Resources – CGS Section 22a-92(b)(1)(J)
 - Open Space and Agricultural Lands – CGS Section 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 Sections 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): _____

 and standards since these activities minimize adverse impacts on erosion resulting in potential

 degrading of Tidal Wetlands, Shellfish and Fisheries. All Coastal Structures or Filling necessary to armor

 embankment will be done outside of the tidal wetland demarcation to minimize adverse impacts.

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 Section 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)		x
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)		x
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)		x
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)		x
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)		x
Degrading visual quality through significant alteration of the natural features of vistas and view points – CGS Section 22a-93(15)(F)		x
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 – CGD Section 22a-93(15)(A)		x
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)		x

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)		X
Replacing an existing water-dependent use with a non-water-dependent use – CGS Section 22a-93(17)		X
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)		X

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 Section 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.):

N/A (Erosion Mitigation of steep slope is not used as public access)

* If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use.

Part VIII: Mitigation of Potential 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)

There are no potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII.

This activity preserve and improve coastal resources and/or future water dependent activities.

Part IX: Remaining Adverse Impacts

Explain why any remaining 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):

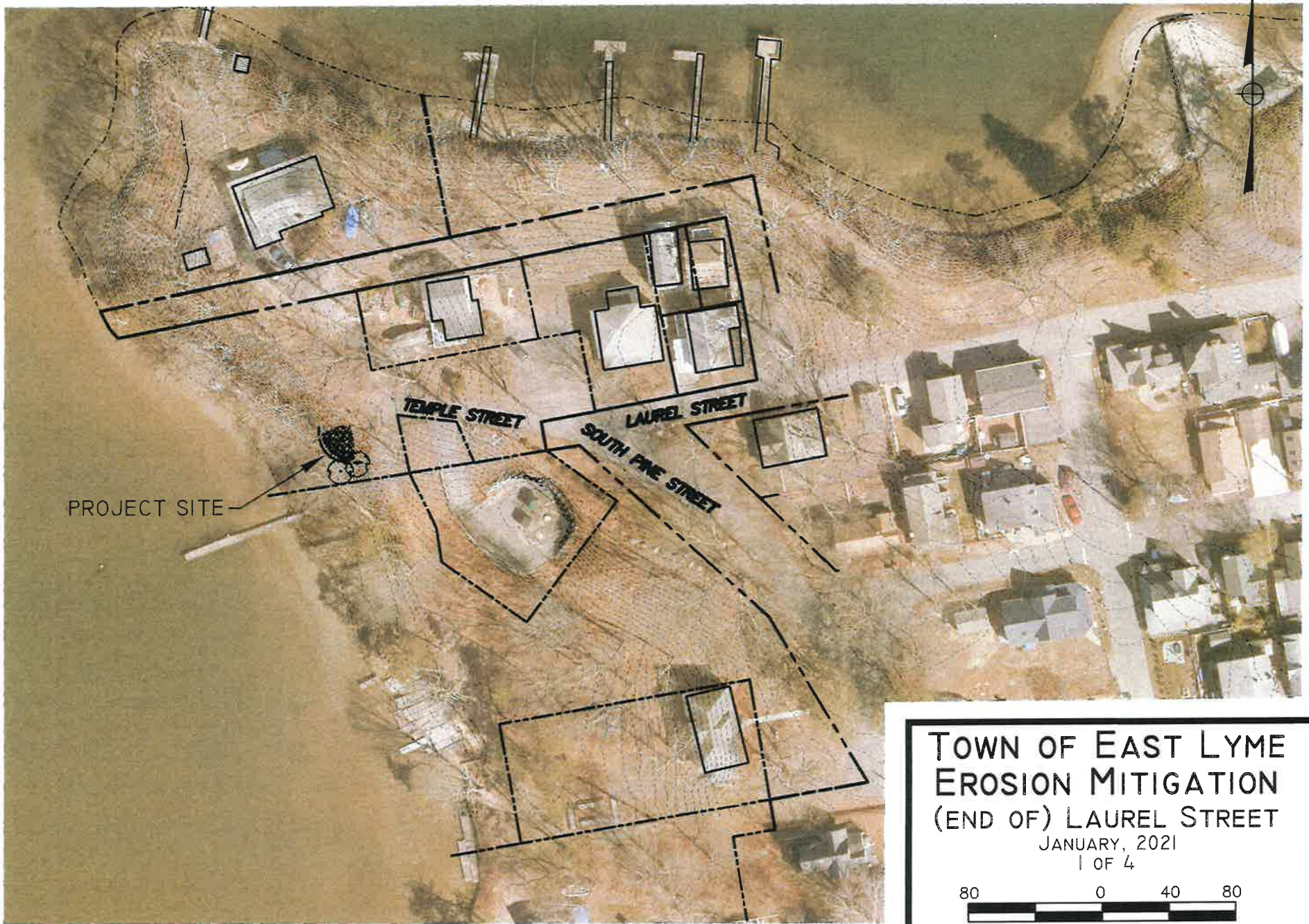
There are not remaining adverse impacts.

The undersigned hereby applies for approval of the foregoing Permit and declares that the statements contained in this application and in all documents and/or drawings submitted as part of same are, to the best of his/her knowledge and belief, true and accurate as presented.

Further, as owner, the undersigned covenants and grants hereby permission to the East Lyme Zoning Commission and its authorized representatives to enter upon the property for purposes of inspection and enforcement of the Zoning Regulations of the Town of East Lyme and of the provisions of this permit prior to, during, and after completion of the operation applied for and/or approved. This agreement shall be binding on the heirs, executors, administrators, assigns, and successors of the undersigned.

DDPW
DPW

Applicant: Town of East Lyme Date: _____
Signature [Signature] Print Name _____
 Preparer: William Scher Date: 1/12/21
Signature [Signature] Print Name _____
 Owner: JOE BARON Date: 1/12/21
Signature [Signature] Print Name _____



PROJECT SITE

TEMPLE STREET

LAUREL STREET

SOUTH PINE STREET

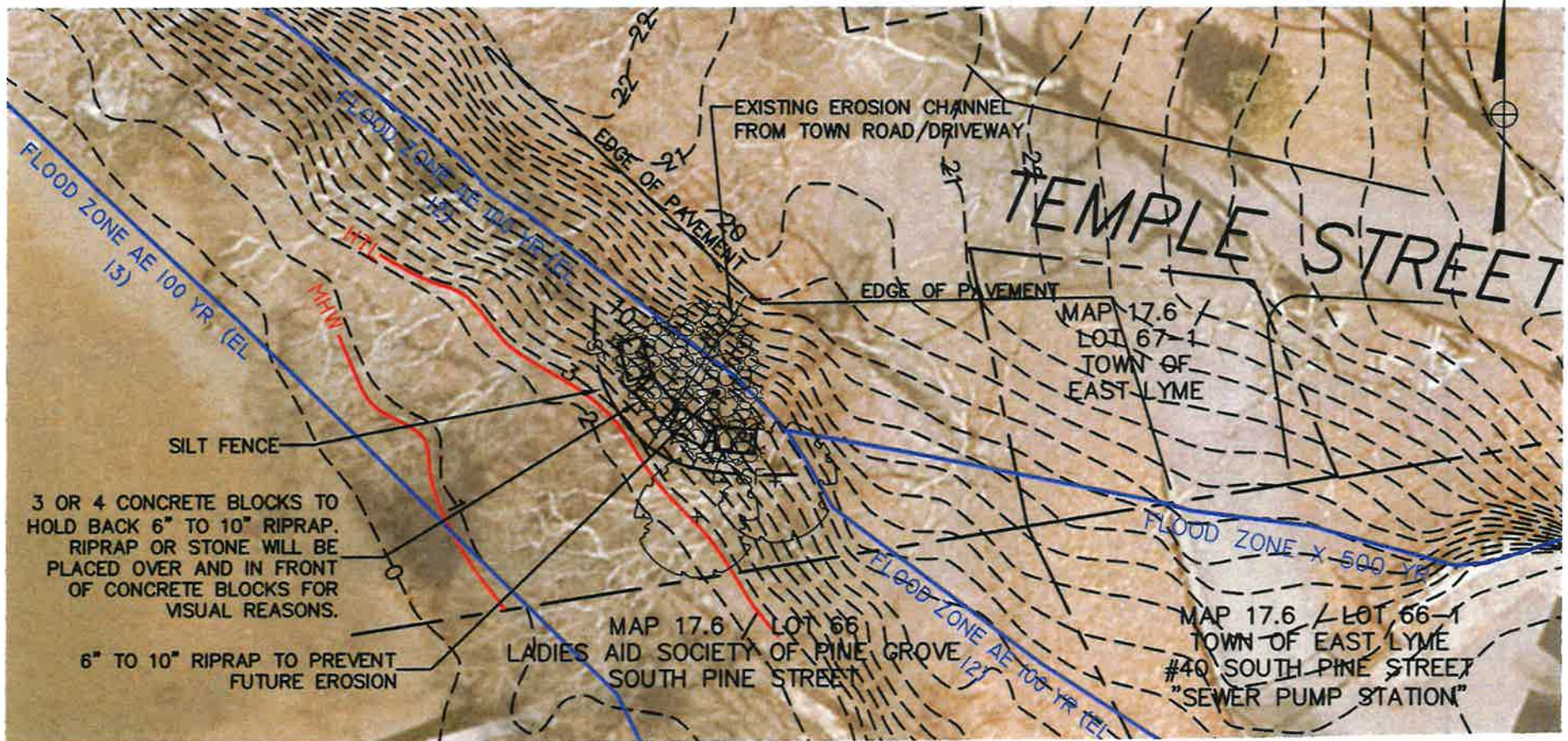
LOCATION MAP

**TOWN OF EAST LYME
EROSION MITIGATION
(END OF) LAUREL STREET**

JANUARY, 2021
1 OF 4



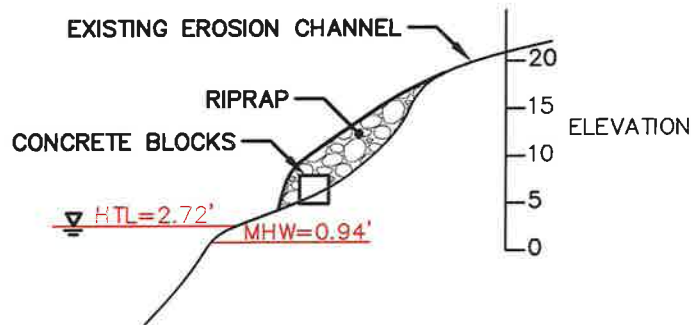
SCALE IN FEET



PLAN

NOTES

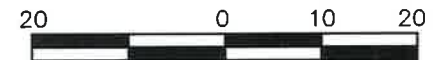
1. NAVD 88 DATUM.
2. IMAGERY FROM 2016.



SECTION

TOWN OF EAST LYME
EROSION MITIGATION
(END OF) LAUREL STREET

JANUARY, 2021
2 OF 4



HOR & VERT SCALE IN FEET



EROSION CHANNEL

LOOSE STONE FROM EMBANKMENT



VIEW LOOKING SOUTHWEST
(DOWN EROSION CHANNEL)

TOWN OF EAST LYME
EROSION MITIGATION
(END OF) LAUREL STREET
JANUARY, 2021
3 OF 4



VIEW LOOKING NORTHWEST
(PERPENDICULAR TO EROSION CHANNEL)

TOWN OF EAST LYME
EROSION MITIGATION
(END OF) LAUREL STREET

JANUARY, 2021
4 OF 4

1193

GRANT OF ACCESS AND UTILITY EASEMENT

See # 3
(Page 2)

THIS EASEMENT GRANT is made by the CONNECTICUT SPIRITUALIST CAMPMEETING ASSOCIATION, a corporation specially chartered by the State of Connecticut, owning property in the Town of East Lyme, County of New London and State of Connecticut (hereinafter called the "Grantor") to the TOWN OF EAST LYME, a municipal corporation located in the County of New London and State of Connecticut (hereinafter called the "Grantee"), and its successors and assigns, for the consideration of One Dollar, the receipt and sufficiency of which is acknowledged:

1. The Grantor hereby grants, releases and conveys to the Grantee and its officers, agents, servants and employees the nonexclusive right, privilege and authority to make use of the easement premises hereinafter described as a means of ingress and egress, on foot and by vehicle, from and to Laurel Street and the Grantee's property located southerly of the easement premises. The Grantee also may construct, erect and install such utility lines, including but not limited to electric and telephone and data transmission lines and wires, as may be necessary or desirable for the Grantee's operation of its sewer pumping station facility on the Grantee's property located southerly of the easement premises.

2. The land subject to this temporary easement is more particularly described in Schedule "A" attached hereto and made a part hereof, and are depicted on a map or plan entitled "Map Showing Easements to the Town of East Lyme Over Property of Connecticut Spiritualist Campmeeting Association and Ladies Aid Society of Pine Grove, East Lyme Connecticut, Scale 1 inch = 20 ft. dated 12/15/05, revisions to

NO CONVEYANCE TAXES COLLECTED

Esther B. Williams

TOWN CLERK OF EAST LYME


2/27/06, Martinez Couch & Associates, LLC, 98 South Turnpike Road, Wallingford, Connecticut 06492". Said premises are hereinafter called the "Easement Premises".

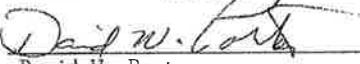
3. The Grantee may, in its discretion grade, pave or otherwise improve the surface of the Easement Premises, cut trees or brush and perform such other work as may be necessary or convenient for the design, construction, drainage, maintenance, repair, replacement, inspection and use of the Easement Premises so as to result in a pathway or roadway that is safe for use by vehicles and pedestrians. Whenever the Grantee performs such work, the Grantee shall return the Easement Premises as nearly as practicable to the condition it was in prior to such work, consistent with the purposes for which this easement is granted.

4. The Grantor shall have the right to make such use of the Easement Premises in any manner which does not interfere with the purposes for which this easement is granted.

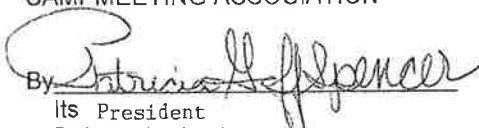
TO HAVE AND TO HOLD the aforesaid premises unto the said Grantee and its successors and assigns for the uses and purposes set forth above.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed by its duly authorized officer on this 23rd day of March, 2006.



Edward B. O'Connell


David W. Porter

CONNECTICUT SPIRITUALIST
CAMPMEETING ASSOCIATION
By 

Its President
Duly Authorized

STATE OF CONNECTICUT)
) ss. New London
COUNTY OF NEW LONDON)

On this the 23rd day of March, 2006, before me, Edward B. O'Connell, the undersigned officer, personally appeared Patricia Goff Spencer, who acknowledged herself to be the President of CONNECTICUT SPIRITUALIST CAMPMEETING ASSOCIATION, a corporation, and that she, as such President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as President.

In witness whereof I hereunto set my hand.



Notary ~~Public~~ Commissioner of Superior Court
My ~~Commission Expires:~~

SCHEDULE A

A certain piece or parcel of land located in the Town of East Lyme, County of New London and State of Connecticut, designated as Proposed Permanent Easement on a map entitled "Map Showing Easements to the Town of East Lyme Over Property of Connecticut Spiritualist Campmeeting Association and Ladies Aid Society of Pine Grove, East Lyme Connecticut, Scale 1 inch = 20 ft. dated 12/15/05, revisions to 2/27/06, Martinez Couch & Associates, LLC, 98 South Turnpike Road, Wallingford, Connecticut 06492". Said parcel is more particularly bounded and described as follows:

Beginning at a point which point marks the northeasterly corner of the herein described tract, which point is along the northerly bound of Laurel Street; thence running south 79° 49' 55" west, a distance of 25.18 feet to a point; thence running south 10° 06' 14" east, a distance of 8.30 feet; thence running north 83° 57' 11" west, a distance of 51.39 feet; thence running north 84° 09' 57" west, a distance of 34.66 feet to a point marking the southwesterly corner of the herein described tract; thence running north 05° 50' 03" east, a distance of 15.00 feet; thence running south 84° 09' 57" east, a distance of 34.38 feet to a point; thence running south 83° 57' 11" east, a distance of 73.59 feet to the point and place of beginning.

Said parcel contains 1,351 square feet and 0.031 acres.



Recorded March 24 2006
9:29 AM
P. M. Allen
Estate Clerk