Town of East Lyme

Received
MAR 4 2026
Town of East Lyme
Land Use

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: John Paul Abarca Date: 1-29-26
Address: 15 Sunset Drive, Old Lyme, CT 06371 Phone: 860-391-1889
Project Address or Location: 46 Brainerd Rd, Niantic, CT 06357
Interest in Property: ☒ fee simple ☐ option ☐ Lessee ☐ easement
☐ other (specify)_____
List primary contact for correspondence if other than applicant:
Name: _____
Address: _____
City/Town: _____ State: _____ Zip Code: _____
Business Phone: _____
e-mail: _____

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:
   46 Brainerd Rd
   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:
   _____
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 is used for single family residence. Main building will remain a 3-bedroom, 3 bathroom. Existing above ground pool to remain. Existing parcel to be subdivided for a new 4 bedroom, 2½ bathroom residence.
5. Indicate the area of the project site: 2.23 (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):

Project proposes building a new single family, 4 bedroom, 2½ bath home totsling 2,420 ft² of building lot coverage. No portion of this construction will directly disturb the water course wetlands. The building is over 100 ft from water course, while leaching field would be over 50 ft. At least 30 of clearing around the building with at least several trees would be saved. The top soil and fill from excavation would be reused to flaten a portion of the backyard as to create a less aggressive sloped hill, but still more than enough to continue to shed water towards the wetlands. A long silt fence will be erected before construction/clearing as descibed/shown of engineeced site plan.

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 construction of this building would not cause erosion nor would it cause contamination to these wetlands. Significant runoff of stormwater is not likely.

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
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
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	
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
Shorelands – Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)				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

* 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 proposed project will not directly be disturbing the exact location of wooded wetlands as shown on site plans. and will be protected during construction with site fencing.

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 Sections22a-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): _____

_____

_____

_____

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)		
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 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.)*:

_____

* 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)

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):

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.

Applicant: John Paul Abarca — Date: 2-19-26
Signature — Print Name

Preparer: John Paul Abarca — Date: 2-19-26
Signature — Print Name

Owner: Nely Abarca — Date: 2-19-2021
Signature — Print Name