

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</u>	Date: <u>8-26-2025</u>
Address: <u>PO Box 519, Niantic</u>	Phone: _____
Project Address or Location: <u>McCooks Point Beach Park</u>	
Interest in Property: <input checked="" type="checkbox"/> fee simple <input type="checkbox"/> option <input type="checkbox"/> Lessee <input type="checkbox"/> easement <input type="checkbox"/> other (specify) _____	
List primary contact for correspondence if other than applicant:	
Name: <u>Docko Sound Engineering Associates</u>	
Address: <u>PO Box 421</u>	
City/Town: <u>Mystic</u>	State: <u>CT</u> Zip Code: <u>06355</u>
Business Phone: <u>860-572-8939</u>	
e-mail: <u>docko@soundengineeringassociates.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:

8-10 Atlantic 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 Bay - Long Island Sound

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:

This site is a public beach park primarily used by Town of East Lyme residents. The park has a number of facilities for patrons including the large parking lot, pavilion structure, playscape, "bathhouse" building with bathroom facilities, bocce court, and a beach area with a swimming raft. Adjacent to the West are residential homes and to the East is Hole in the Wall Beach, another Town of East Lyme public beach which is primarily used by East Lyme Residents. Both McCook's and Hole in the Wall Beach require beach passes which can be purchased by both residents of East Lyme and non-residents.

5. Indicate the area of the project site: 21.32 **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 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	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	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	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	X	
Developed Shorefront – Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)	X	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 primary coastal resources identified in Part 3 are the developed shoreline and beach which is the characteristic of much of the southwest corner of the site where the proposed work will occur.

The shoreline is considered to be developed due to the existing concrete seawall which historically stabilized and protected sediments and the parking lot for decades. This seawall is now experiencing

various stages of deterioration with a localized failure occurring in fall/winter of 2023 and being repaired under emergency in early 2024 and now requires full replacement and enhancement. Adjacent

to the site on the West are residential homes and beach. A number of these properties also have developed shoreline characteristics to various extents with their engineered stone or concrete with

reinforced steel sea/scour walls. On site to the east is additional beach and steep rocky shoreline which is open to growth of natural vegetation and typical erosion. This site fronts nearshore waters

of Long Island Sound and is subject to coastal hazards of flooding and waves created by Tropical Storms and seasonal nor'easters. This project will replace the existing heavily deteriorating wall with a

modern steel sheet pile and concrete seawall to protect this site and parking lot from continued erosion. There is little to no vegetation on the beach in the area of work, attributable to the highly stressed

sandy sediments in the wave break zone of a substantial open water fetch throughout the southeast and southwest quadrants.

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):

The only coastal use activities policies associated with this site are general development and coastal structures and filling. This site is waterfront property and has specific waterfront uses of the property. The use of the land is described as Municipal zoning. Land use Planning and Zoning is condoned in the Coastal Management Act and this site complies with the zoning regulations for the Town. Since the property and use of the property are consistent with local zoning, this project is thus also consistent with the Coastal Management Act. The proposed work on this site is to replace the existing deteriorated concrete seawall with a modern steel sheet pile and concrete seawall to protect this site and parking lot area.

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.):*

This project site is already classified as a water-dependent use because of its use as a public beach park. This property is a municipal lot which in fact, has existed in more or less the same condition for 50 years, preceding zoning and the Coastal Management Act. This is public town property and there are public access rights throughout the property and the work area which is entirely above the Mean High Water Line.

Replacement of the existing deteriorated concrete seawall to protect the property is a right of the town and benefits the use of the site by the public at large. The project will improve both aesthetics and protection of the property without adverse impact to the sediment transport system or adverse effects on drainage, water-flow and circulation, water quality of Public Trust Lands and waters of the State.

* 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)

Potential adverse impacts on coastal resources for this project are damage to the beach, damage to the town property or adverse impacts on future water dependent use development. As mentioned above, the adverse impact on future water dependent uses or opportunities as this site is not an issue as the site is already classified and actively utilized as public waterfront use. The proposed development stays entirely on the property and restores the site to much what it was like prior to the associated storm damage that has left the structure in poor condition. The conditions of the site and use of the property both prior and post construction is consistent with the Coastal Management Act as it exists and as it is being used. Access to the site will be from parking area at the southwest corner of the property. The proposed work is consistent with what has been previously undertaken at adjacent properties including modifications and/or replacement of shoreline protection facilities. Damaged ground will be restored upon completion of the project and the site will be restored to its pre-damaged condition. Photographs of the area are attached to demonstrate these points.


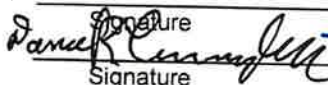
Part IX: Remaining Adverse Impacts

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 no known or foreseeable significant adverse impacts anticipated that would be attributed to this project. Once the project is complete the site will look much as it did before, and the vulnerable parking lot area will be protected. This will be done without adversely affecting site grading, drainage, or general site characteristics that have existed here for more than 50 years. In addition, the completed project will be on municipal property with no adverse impact on public access to public trust lands and waters of the State as the beach has been historically used, nor will it adversely affect, but instead improve aesthetics of the site. This project and the use of this land is consistent with zoning, and the seawall replacement will be completed prior to the seasonal usage of the beach and park as to not adversely impact public recreation.

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:  JEROLD LOKKEN Date: 12/11/2025
 Signature Print Name
 Preparer: _____ Date: _____
 Owner:  Daniel R. Cunningham Date: 12/1/25
 Signature Print Name

McCooks Point Beach CAM Application Descriptions

Part I – Site Information

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:

This site is a public beach park primarily used by Town of East Lyme residents. The park has a number of facilities for patrons including the large parking lot, pavilion structure, playscape, "bathhouse" building with bathroom facilities, bocce court, and a beach area with a swimming raft. Adjacent to the West are residential homes and to the East is Hole in the Wall Beach, another Town of East Lyme public beach which is primarily used by East Lyme Residents. Both McCook's and Hole in the Wall Beach require beach passes which can be purchased by both residents of East Lyme and non-residents.

Part II.A. Description of Proposed Project or Activity

This project is to remove 120+/-LF of longstanding deteriorated concrete seawall, 50+/-LF of which was repaired under emergency with precast concrete blocks and replace with 105+/-LF of steel sheet pile seawall with a concrete cap 85+/-CY over 265+/-SF. Also remove 30+/-LF of deteriorated concrete walkway and install 4+/-FT wide concrete steps with a handrail 5+/-CY over 60+/-SF all landward of the Coastal Jurisdiction Line. The purpose of this project is to replace the longstanding deteriorated seawall for protection of the McCook's Point Beach Park vehicle parking area and to restore the site to its pre-disturbed condition.

Part II.B.: Description of Proposed Stormwater Best Management Practices

At the current time, McCook's Point Beach Park has been subject to extreme shoreline damage and erosion from storm driven waves associated with tropical storms, hurricanes, and nor'easters. Historically the property has been protected by a concrete seawall emanating from the southwest corner of the site and extending northeasterly parallel to the beach before turning and heading northerly upland. A large section of this seawall between the southwest property corner and the turn where the wall extends northerly was completely destroyed in the fall/winter of 2023 and underwent emergency repair in the beginning of 2024. This structure now requires removal and replacement to adequately protect the park property. This proposed project will restore best management practices for sediment conservation and natural erosion protection at this site by protecting the parking area behind a protective sheet pile and concrete seawall and separating the area from erosive wave energy. Stormwater runoff from the site will flow overland following the

existing grading of the parking lot and flow through scuppers in the wall where it will be absorbed into the beach sands. These sediments act as a natural filtration medium, reducing suspended soils and promoting infiltration. Because no new hardened drainage surfaces are proposed, post-development runoff rates and volumes will not exceed pre-development conditions. Accordingly, the requirement of 80% removal of total suspended solids is not directly applicable, though the natural filtration provided by on-site sandy soils is expected to exceed this level of treatment.

Part IV: Consistency with Applicable Coastal Resource Policies and Standards

The primary coastal resources identified in Part 3 are the developed shoreline and beach which is the characteristic of much of the southwest corner of the site where the proposed work will occur. The shoreline is considered to be developed due to the existing concrete seawall which historically stabilized and protected sediments and the parking lot for decades. This seawall is now experiencing various stages of deterioration with a localized failure occurring in fall/winter of 2023 and being repaired under emergency in early 2024 and now requires full replacement and enhancement. Adjacent to the site on the West are residential homes and beach. A number of these properties also have developed shoreline characteristics to various extents with their engineered stone or concrete with reinforced steel sea/scour walls. On site to the east is additional beach and steep rocky shoreline which is open to growth of natural vegetation and typical erosion. This site fronts nearshore waters of Long Island Sound and is subject to coastal hazards of flooding and waves created by Tropical Storms and seasonal nor'easters. This project will replace the existing heavily deteriorating wall with a modern steel sheet pile and concrete seawall to protect this site and parking lot from continued erosion. There is little to no vegetation on the beach. In the area of work, attributable to the highly stressed sandy sediments in the wave break zone of a substantial open water fetch throughout the southeast and southwest quadrants.

PART V

The only coastal use activities policies associated with this site are general development and coastal structures and filling. This site is waterfront property and has specific waterfront uses of the property. The use of the land is described as Municipal zoning. Land use Planning and Zoning is condoned in the Coastal Management Act and this site complies with the zoning regulations for the Town. Since the property and use of the property are consistent with local zoning, this project is thus also consistent with the Coastal Management Act. The proposed work on this site is to replace the existing deteriorated concrete seawall with a modern steel sheet pile and

concrete seawall to protect this site and parking lot area.

Part VII.B.2. Identification of existing and/or proposed Water-dependent Uses

This project site is already classified as a water-dependent use because of its use as a public beach park. This property is a municipal lot which in fact, has existed in more or less the same condition for 50 years, preceding zoning and the Coastal Management Act. This is public town property and there are public access rights throughout the property and the work area which is entirely above the Mean High Water Line.

Replacement of the existing deteriorated concrete seawall to protect the property is a right of the town and benefits the use of the site by the public at large. The project will improve both aesthetics and protection of the property without adverse Impact to the sediment transport system or adverse effects on drainage, water-flow and circulation, water quality of Public Trust Lands and waters of the State.

Part VIII: Mitigation of Potential Impacts

Potential adverse impacts on coastal resources for this project are damage to the beach. damage to the lawn property or adverse Impacts on future water dependent use development. As mentioned above, the adverse impact on future water dependent uses or opportunities as this site is not an issue as the site is already classified and actively utilized as public waterfront use. The proposed development stays entirely on the property and restores the site to much what it was like prior to the associated storm damage that has left the structure in poor condition. The conditions of the site and use of the property both prior and post construction is consistent with the Coastal Management Act as it exists and as it is being used Access to the site will be from parking area at tile southwest corner of the property. The proposed work is consistent with what has been previously undertaken at adjacent properties including modifications and/or replacement of shorefront protection facilities.

Damaged ground will be restored upon completion of the project and the site will be restored to its pre-damaged condition. Photographs of the area are attached to demonstrate these points.

Part IX: Remaining Adverse Impacts

There are no known or foreseeable significant adverse impacts anticipated that would be attributed to this project. Once the project is complete the site will look much as it did before, and the vulnerable parking lot area will be protected. This will be done without adversely affecting site grading, drainage, or general site characteristics that have existed here for more than 50 years. In addition, the completed project will be on municipal property with no adverse

impact on public access to public trust lands and waters of the State as the beach has been historically used, nor will it adversely affect, but instead improve aesthetics of the site. This project and the use of this land is consistent with zoning, and the seawall replacement will be completed prior to the seasonal usage of the beach and park as to not adversely impact public recreation.