

FOR OFFICE USE ONLY

Date Entered: _____

Application ID # _____

Town of Guilford 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), **please provide SEVEN copies of the application and submit them with SEVEN copies of the appropriate plans to the Planning and Zoning Department we also ask that you SEND DIGITAL PDF OF THE PLANS to planning.zoning@ci.guilford.ct.us** we cannot accept incomplete applications.

DATE: August 7, 2020 _____

Section I: Applicant Identification

Applicant: Jack and Beth Mariotti
 Address: 114 Leetes Island Rd.

 Guilford, CT 06437

 Telephone: 203-494-1475 email: JackMariotti@gmail.com

PROJECT
 ADDRESS/LOCATION 114 Leetes Island Rd.

Map: 21 Lot: 26A-2 Zone: R5 Unique Id# W0200003

Interest in Property: fee simple option lessee easement other (specify) owner
 List primary contact for correspondence if other than applicant:
 Name: _____
 Address: _____
 City/Town: _____ State: _____ Zip Code: _____
 Telephone: _____
 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 § 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
- Stormwater 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
- Special Permit or Special Exception
- Variance
- Municipal Project (CGS §8-24)

Part I: Site Information

1. Street Address or Geographical Description: 114 Leetes Island Rd.

City or Town: Guilford, CT

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:

Joshua Cove Salt Marsh

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: see attached

5. Indicate the area of the project site: _____ acres _____ or square feet Barn Addition = 498 sq. ft.
Swim Spa Installation = 171 sq. ft.

Check the appropriate box below to indicate whether the project or activity will disturb 5 acres or more total areas 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 DEEP's 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 or activity 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): _____

(6' by 13') addition of 3/4 bath to existing detached barn and conversion of space into year round living for exercise studio.

Installation of (7' by 17') above ground Fitness System/Swim Spa adjacent to existing residence.

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 loadings 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); Installation of stone infiltration trench along dripline

around existing barn and new addition.

Installation of silt fence barrier between barn and wetlands and between swim spa and tidal marsh.

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 § 22a-93(7); Policy: CGS § 22a-92(a)(2)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beaches & Dunes – Definition: CGS §22a-93(7)(C); Policies CGS§ 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bluffs & Escarpments- Definition CGS §22a-93(7)(A); Policy: CGS § 22a-92(b)(2)(A)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Coastal Hazard Area – Definition: CGS §22a-93(7)(H); Policies: CGS §22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters – Definition: CGS § 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS § 22a-92(a)(2)(A)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Developed Shorefront – Definition: CGS § 22a-93(7)(I); Policy 22a-92(b)(2)(G)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Freshwater Wetlands and Watercourses – Definition: CGS § 22a-93(7)(F); Policy: CGS § 22a-92(a)(2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intertidal Flats- Definition: CGS § 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Islands – Definitions: CGS § 22a-93(7)(J); Policy CGS § 22a-92(b)(2)(H)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rocky Shorefront – Definition: CGS§ 22a-93(7)(B); Policy CGS §22a-92(b)(2)(B)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shellfish Concentration Areas – Definition CGS § 22a-93(7)(N); Policy: CGS § 22a-92(c)(1)(I)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shorelands – Definition: CGS § 22a-93(7)(M); Policy; CGS § 22a-92(b)(2)(I)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tidal Wetlands – Definitions: CGS § 22a-93(7)(E); Policies: CGS § 22a-92(a)(2), 22a(b)(2)(E), and 22a-92(c)(1)(B)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* 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):

see attached

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

Identify all coastal policies and standards in or referenced by CGS § 22a-92 applicable to the proposed project or activity:

- General Development*- CGS § 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- Water-Dependent Uses** - CGS § 22a-92(a)(3) and 22a-92(b)(1)(A); Definition CGS § 22a-93(16)
- Ports and Harbors – CGS § 22a-92(b)(1)(C)
- Coastal Structures and Filling – CGS § 22a-92(b)(1)(D)
- Dredging and Navigation – CGS § 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- Boating – CGS § 22a-92(b)(1)(G)
- Fisheries – CGS § 22a-92(c)(1)(I)
- Coastal Recreation and Access – CGS § 22a-92(a)(6), 22a-92(c)(1)(j), and 22a-92(c)(1)(K)
- Sewer and water lines – CGS 22a-92(b)(1)(B)
- Fuel, Chemicals and Hazardous Materials – CGS § 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(10)(A)
- Transportation – CGS § 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- Solid Waste – CGS § 22a-92(a)(2)
- Dams, Dikes, and Reservoirs – CGS § 22a-92(a)(2)
- Cultural Resources- CGS § 22a-92(b)(1)(J)
- Open Space and Agricultural Lands CGS § 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 § 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):

Property is a single family dwelling. We are not proposing access to waterway.

Part VII.A.: Identification of Potential Adverse Impacts on Coastal Recourse

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 § 22a-93(15). If an adverse impact may result from the proposed project or activity, please