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GUILFORD PLANNING & ZONING COMMISSION

**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: 11-23-2020

**Section I: Applicant Identification**

Applicant: Steven Virgadamo c/o Bailey Building Company, Inc.

Address: P O Box 473 Guilford CT 06437

Telephone: 203-627-6126 email: thebaileybuildingcompany@gmail.com

PROJECT ADDRESS/LOCATION 122 Seaside Avenue, Guilford, CT

Map: 24 Lot: 005 Zone: R-3

Interest in Property:  fee simple  option  lessee  easement  other (specify) \_\_\_\_\_

List primary contact for correspondence if other than applicant:

Name: James M Pretti, Jr., P.E., L.S., Criscuolo Engineering LLC

Address: 420 E. Main St., Bld. 1, Ste 9

City/Town: Branford State: CT Zip Code: 06405

Telephone: 203-481-0807

E-mail jim.pretti@engineeringllc.com

**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: 122 Seaside Avenue

City or Town: Guilford

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:

Tidal Ditch

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: Single family residence circa 1900 R-3, Guilford's Jacob's beach is located to the East.

5. Indicate the area of the project site: .0354 acres  or square feet 15,422

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): The scope of the project consists of the deconstruction of the existing cottage and the construction of a new 2-bedroom single family home that is compliant with FEMA standards. The impervious surface would increase from approximately 14% to 27%. Construction should take 12-15 months.

**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); N/A The project site is an existing developed single family

residential lot. The existing historical one-bedroom cottage will be removed. A new two-bedroom home will be built .  
 Downspouts with splash blocks will be installed at all corners.

**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 checked="" 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 checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developed Shorefront – Definition: CGS § 22a-93(7)(I); Policy 22a-92(b)(2)(G)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Freshwater Wetlands and Watercourses – Definition: CGS § 22a-93(7)(F); Policy: CGS § 22a-92(a)(2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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):

The proposed project does not conflict with the coastal policies identified in Part III above, and is therefore consistent with their intended purpose. The existing house would be demolished and a new FEMA compliant home would be built to the south. Similarly, the new septic system would be an upgrade to the one that is presently located on the property. Moreover there would be no potential adverse impacts to the coastal resources referenced that would result from the proposed project. The coastal resources would be protected by an erosion and sedimentation control plan during construction activities and until the site is completely stabilized.

**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):

The proposed project would have no impact on future water dependent uses or development on and adjacent to the site. There would be no potential adverse impacts to the coastal resources referenced that would result from the proposed project. The coastal resources would be protected by an erosion and sediment control plan during construction activities and until the site is completely stabilized.

**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

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 § 22a-93(15)(H)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Increase the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones- CGS § 22a-93(15)(E)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange of flushing rates, freshwater input, or existing basin characteristics and channel contours CGS §22a-93(15)(B)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff CGS §22a-93(15)(B)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction CGS §22a-93(15)(C)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading visual quality through significant alteration of the natural features of vistas and view points CGS § 22a-93(15)(F)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 CGS § 22a-93(15)(A)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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 §22a-93(15)(G)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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 §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 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 §22a-93(17)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Replacing an existing water-dependent use with a non-water-dependent use CGS §22a-93(17)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Siting a non-water- dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters CGS §22a-93(17)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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 §22a-9393(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.)\* The proposed project would have no impact on future water dependent uses or development on and adjacent to the site

\*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 Adverse 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 would be no potential adverse impacts to the coastal resources or on future water dependent uses that would result from the proposed project. The coastal resources would be protected by an erosion and sediment control plan during construction activities and until the site is completely stabilized

**Part IX: Remaining Adverse Impacts**

Explain why any remaining adverse 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):

N/A

Signatures:

Applicant: X [Signature]

Owner: X [Signature]

Date: 11/24/20

Date: 11/24/20